

WESTLAND ZONING BOARD OF APPEALS
Agenda-Regular Meeting-No. 3
March 17, 2021 @ 5:30 p.m.
To Be Hosted Electronically Via ZOOM Or At
Westland City Hall
36300 Warren Road
Westland, MI 48185

Call to Order

Pledge of Allegiance

Roll Call

1. Petition #2931 – Christopher Purser – 2155 S. Newburgh

To consider the request of Christopher Purser for four (4) variances from Ordinance 248 in order to construct a garage in the front yard of the home, on the northwest side of the property, resulting in the following deficiencies:

- a) A detached accessory structure front yard setback deficiency. The petitioner proposes to construct a garage in the front yard of the property. (***Section 110-7.4.2(d) states that front, side, and rear yards shall be unobstructed from the ground level to the sky except by natural vegetation and as allowed in subsections 110-4.65 and 110-7.4.3 and in Article XI.***)
- b) A detached accessory structure location deficiency. The petitioner proposes to construct a garage in the front yard of the property. (***Section 110.7.4.3 states that a detached accessory building shall be located so that its front building line is at least ten (10) feet to the rear of the building line of any building, provided that a detached private garage shall be so located that its front building line is not closer to the front lot line than the rear building line of any main building.***)
- c) A detached accessory structure yard setback deficiency. The petitioner proposes to construct a garage in the front yard of the property. (***Section 110.7.4.3 states that accessory buildings for residential land uses shall not be erected in any required yard except a rear yard, provided further, that in no instance shall such a building be nearer than two (2) feet to any adjoining lot line.***)
- d) A twenty-two (22) foot detached accessory structure front yard setback deficiency. The petitioner proposes a three (3) foot front yard setback for the proposed garage. (***Section 110.7.10 requires a minimum front yard setback of twenty-five (25) feet.***)

2. Approval of Minutes of Regular Meeting held February 17, 2021

3. Citizens Comments or Questions

4. Commissioners' Comments

5. Adjournment

Hector Lebert
Chairman