

WESTLAND ZONING BOARD OF APPEALS
Agenda-Regular Meeting-No. 9
Hosted electronically via ZOOM
September 16, 2020 @ 5:30 p.m.
Westland City Hall
36300 Warren Road
Westland, MI 48185

Call to Order

Pledge of Allegiance

Roll Call

1. Petition #2918- Connie Hatch – 517 S. Sybald

To consider the request of Connie Hatch for three (3) variances from Ordinance 226-A, the fence Ordinance, in order to replace a six (6) foot high privacy fence in the south side yard of the home, resulting in the following deficiencies;

- a) A one (1) foot, six (6) inch side yard fence height deficiency. The petitioner proposes to replace a six (6) foot high privacy fence in the south side yard. *(Section 22-303(c) states that side yard fences may not be more than four (4) feet, six (6) inches in height)*
- b) A side yard fence location deficiency. The petitioner proposes to replace a six (6) foot high privacy fence in the south side yard. There is no side door in the south side yard of the home. *(Section 22-304(a) (2) states that only side yards with a side door may be enclosed with a fence)*
- c) A side yard fence location variance. The petitioner proposes to replace a six (6) foot high privacy fence in the south side yard. *(Section 22-304(a) (1) states that a side yard fence may be constructed on a corner lot on the street side)*

2. Petition #2919-Tasha Glover – 37609 Palmer

To consider the request of Tasha Glover for three (3) variances from Ordinance 226-A, the fence Ordinance, in order to replace a six (6) foot high privacy fence in the east and west side yards of the home, resulting in the following deficiencies;

- a) A one (1) foot, six (6) inch side yard fence height deficiency. The petitioner proposes to replace a six (6) foot high privacy fence in the east and west side yards. *(Section 22-303(c) states that side yard fences may not be more than four (4) feet, six (6) inches in height)*
- b) A side yard fence location deficiency. The petitioner proposes to replace a six (6) foot high privacy fence in the east and west side yards. There is no side door in the south side yard of the home. *(Section 22-304(a) (2) states that only side yards with a side door may be enclosed with a fence)*
- c) A side yard fence location variance. The petitioner proposes to replace a six (6) foot high privacy fence in the east and west side yards. *(Section 22-304(a) (1) states that a side yard fence may be constructed on a corner lot on the street side)*

3. Petition #2920-Kevin Guerra – 8666 Terri Drive

To consider the request of Kevin Guerra for two (2) variances from Ordinance 226-A, the fence Ordinance, in order to install a six (6) foot high privacy fence in the south side yard of the home, resulting in the following deficiencies;

- a) A one (1) foot, six (6) inch side yard fence height deficiency. The petitioner proposes to install a six (6) foot high privacy fence in the south side yard. *(Section 22-303(c) states that side yard fences may not be more than four (4) feet, six (6) inches in height)*
- b) A side yard fence location deficiency. The petitioner proposes to install a six (6) foot high privacy fence in the south side yard. There is no side door in the south side yard of the home. *(Section 22-304(a) (2) states that only side yards with a side door may be enclosed with a fence)*

4. Petition #2921-Diann Lockrey – 31215 Gladys

To consider the request of Diann Lockrey for three (3) variances from Ordinance 226-A, the fence Ordinance, in order to install a five (5) foot high privacy fence in the east side yard of the home which is the street side of a corner lot, resulting in the following deficiencies;

- a) A six (6) inch side yard fence height deficiency. The petitioner proposes to install a five (5) foot high privacy fence in the east side yard of the home which is the street side of a corner lot. *(Section 22-303(c) states that side yard fences may not be more than four (4) feet, six (6) inches in height)*
- b) A side yard fence location deficiency. The petitioner proposes to install a five (5) foot high privacy fence in the east side yard of the home which is the street side of a corner lot. There is no side door in the south side yard of the home. *(Section 22-304(a) (2) states that only side yards with a side door may be enclosed with a fence)*
- c) A side yard fence location variance. The petitioner proposes to install a five (5) foot high privacy fence in the east side yard of the home which is the street side of a corner lot. *(Section 22-304(a) (1) states that a side yard fence may be constructed on a corner lot on the street side)*

5. Petition #2922-Jesse Steeves – 2645 S. Brandon

To consider the request of Jesse Steeves for a use variance from Ordinance 248 in order to allow the duplex located at 2645 S. Brandon to exist as a conforming use in order to be approved for a loan and purchase the property. *(Section 110-9.4, Permitted Principal Uses does not permit a duplex in the R-5 Single Family Residential District)*

6. Approval of Minutes of Regular Meeting held July 22, 2020

7. Citizens Comments or Questions

8. Commissioners' Comments

9. Adjournment

**Hector Lebert
Chairman**