

WESTLAND ZONING BOARD OF APPEALS
Agenda-Regular Meeting-No. 8
Hosted electronically via ZOOM
August 19, 2020 @ 5:30 p.m.
Westland City Hall
36300 Warren Road
Westland, MI 48185

Call to Order

Pledge of Allegiance

Roll Call

1. Petition #2917- Mark & Amy Grenier – 32146 Sandra Lane

To consider the request of Mark and Amy Grenier for two 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)*

2. Petition #2906 – Michael Soave – 8332 Hugh (removed from the May 20 ZBA agenda at the request of the petitioner)

To consider the request of Michael Soave for four (4) variances from Ordinance 248 in order to split a parcel of land located at 8332 Hugh into two (2) separate lots for construction of two (2) new single-family homes, resulting in the following deficiencies:

- a) A twenty (20) foot lot width variance for Parcel 1. The petitioner proposes to split the parcel into two (2) separate lots for construction of two (2) new single-family homes. Each of the proposed parcels would have a lot width of forty (40) feet. *(Section 7:4.2 requires a minimum lot width of sixty (60) feet).*
- b) A twenty (20) foot lot width variance for Parcel 2. The petitioner proposes to split the parcel into two (2) separate lots for construction of two (2) new single-family homes. Each of the proposed parcels would have a lot width of forty (40) feet. *(Section 7:4.2 requires a minimum lot width of sixty (60) feet).*
- c) A 1,800 square foot lot area variance for Parcel 1. The petitioner proposes to split the parcel into two (2) separate lots for construction of two (2) new single-family homes. Parcel 1 would comprise of 5,400 square feet. *(Section 7:4.2 requires a minimum lot area of 7,200 square feet).*
- d) A 1,800 square foot lot area variance for Parcel 2. The petitioner proposes to split the parcel into two (2) separate lots for construction of two (2) new single-family homes. Parcel 1 would comprise of 5,400 square feet. *(Section 7:4.2 requires a minimum lot area of 7,200 square feet).*

3. **Approval of Minutes of Regular Meeting held July 22, 2020**
4. **Citizens Comments or Questions**
5. **Commissioners' Comments**
6. **Adjournment**

**Hector Lebert
Chairman**