

**WESTLAND ZONING BOARD OF APPEALS**  
**Agenda-Regular Meeting-No. 5**  
**May 19, 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 #2933 – Richard Hurley/Soave Homes Inc. – Vacant Beatrice Street**  
To consider the request of Richard Hurley/Soave Homes Inc. for nine (9) variances from Ordinance 248 in order to combine two existing parcels (Beatrice Street-PID #005-99-0015-701 & #005-99-0015-702) and simultaneously split them to create three separate parcels, resulting in the following deficiencies:
  - a) A five (5) foot lot width deficiency for Parcels 1, 2, and 3. The proposed lot combination and split would result in a lot width of fifty-five (55) feet for Parcels 1, 2, and 3. **(Section 110-7.10 requires a minimum lot width of sixty (60) feet).**
  - b) An 8.88' lot depth deficiency for Parcel 1. The proposed lot combination and split would result in a 91.12' lot depth for Parcel 1. **(Section 110-7.10 requires a minimum lot depth of one hundred (100) feet).**
  - c) A 2,188.4 square foot lot area deficiency for Parcel 1. The proposed lot combination and split would result in a lot area of 5,011.6 square feet for Parcel 1. **(Section 110-7.10 requires a minimum lot area of 7,200 square feet).**
  - e) An 8.85' lot depth deficiency for Parcel 2. The proposed lot combination and split would result in a 91.15' lot depth for Parcel 2. **(Section 110-7.10 requires a minimum lot depth of one hundred (100) feet).**
  - f) A 2,186.75 square foot lot area deficiency for Parcel 2. The proposed lot combination and split would result in a lot area of 5,013.25 square feet for Parcel 2. **(Section 110-7.10 requires a minimum lot area of 7,200 square feet).**
  - g) An 8.82' lot depth deficiency for Parcel 3. The proposed lot combination and split would result in a 91.18' lot depth for Parcel 3. **(Section 110-7.10 requires a minimum lot depth of one hundred (100) feet).**
  - h) A 2,185.1 square foot lot area deficiency for Parcel 3. The proposed lot combination and split would result in a lot area of 5,014.9 square feet for Parcel 3. **(Section 110-7.10 requires a minimum lot area of 7,200 square feet).**
  
2. **Petition #2936 – Mahde Abdullah/YLA Commercial, LLC. – 34601 Ford Road**  
To consider the request of Mahde Abdullah/YLA Commercial LLC., for two variances from Ordinance 248 in order to build a 4,272 square foot Commercial Center on vacant land located at 34601 Ford Road, resulting in the following deficiencies:
  - a) A landscape buffer strip deficiency. No buffer strip is provided in the front yard for the proposed Commercial Center. **(Section 110-11.3.2 requires a twenty (20) foot buffer strip in the front yard that abuts Ford Road)**
  - b) A required parking space deficiency of five (5) spaces. The petitioner proposes to provide twenty-six (26) spaces, two (2) of which will be ADA spaces. **(Section 110-16.2 requires thirty-one (31) spaces).**

3. **Petition #2937 - Roxann Mudry – 2163 Martin**  
To consider the request of Roxann Mudry for a side yard fence location variance from Ordinance 226-A-22, the Fence Ordinance, in order to install a new six (6) foot tall privacy fence in the north and south side yards of the home. ***(Section 22-304(a) states that privacy fences may only be placed in the rear yard).***
4. **Petition #2938 – Raymond Pollard – 29082 McDonald**  
To consider the request of Raymond Pollard for two (2) variances from Ordinance 226-A-22, the Fence Ordinance, in order to install a six (6) foot tall privacy fence in the west side yard of the home, and a four (4) foot high split rail fence in the front yard of the home, resulting in the following deficiencies:
  - a) A fence location deficiency. The petitioner proposes to install a six (6) foot tall privacy fence in the west side yard of the home. ***(Section 22-304(a) states that privacy fences may only be placed in the rear yard).***
  - b) A one (1) foot front yard fence height deficiency. The petitioner proposes to install a four (4) foot tall split rail fence in the front yard of the home. ***(Section 22-304(a) states that no fence shall be constructed in the front yard of a residential lot except for a split rail fence no tall than three (3) feet).***
5. **Petition #2939 – Laura Perkett – 8138 Hillcrest**  
To consider the request of Laura Perkett for a side yard fence location variance from Ordinance 226-A-22, the Fence Ordinance, in order to install a new six (6) foot tall privacy fence in the north side yard of the home. ***(Section 22-304(a) states that privacy fences may only be placed in the rear yard).***
6. **Petition #2940 – Charles M. Bain – 28114 Van Born**  
To consider the request of Charles M. Bain for a use variance from Ordinance 248 in order to allow the single family residential use that exists at this property to continue and run with the land. ***(Section 110-10.3, Permitted Principal Uses, does not permit a single family dwelling in the CB-3 General Commercial Business District)***
7. **Petition #2941 – Douglas Beachel/VMC Group – 38411 Ford Road**  
To consider the request of Douglas Beachel/VMC Group, for a front yard setback from Ordinance 248 in order to build a 3,235 square foot Burger King Drive-through Restaurant on vacant land located at 38411 Ford Road, which would provide for parking areas within the required 25-foot front yard setback. ***(Section 110-9.6.5(e) does not allow parking areas to be placed within the required 25-foot front yard setback; there is a 15-foot front yard setback provided).***
8. **Nominations for ZBA Chairman**
9. **Election of ZBA Chairman**
10. **Nominations for Vice-Chairman**
11. **Election of ZBA Vice-Chairman**
12. **Approval of Minutes of Regular Meeting held April 21, 2021**
13. **Public Comment**
14. **Commissioners' Comments**
15. **Adjournment**

Hector Lebert  
Chairman