

WESTLAND ZONING BOARD OF APPEALS
Agenda-Regular Meeting-No. 10
October 18, 2023 @ 5:30 p.m.
Westland City Hall
36300 Warren Road
Westland, MI 48185

Call to Order

Pledge of Allegiance

Roll Call

1. **Petition #2959-Joseph Eadeh/Soave Homes – Vacant Beatrice**
To consider the request of Joseph Eadeh/Soave Homes, for two (2) variances from Ordinance 248 in order to construct a single-family home located at Parcel #005-99-0014-000, resulting in the following deficiencies:
 - a) An eleven (11) foot rear yard setback. The petitioner is proposing a twenty-four (24) foot rear yard setback for the proposed single family home. ***(Section 110-7.10 requires a minimum thirty-five (35) foot rear yard setback)***
 - b) A 7.8% required front yard coverage deficiency. The petitioner is proposing to cover 40.8% of the required front yard with concrete. ***(Section 110-16.2.b states that concrete coverage in the front yard shall not exceed thirty-three (33) percent of the required front yard area)***

2. **Petition #2960-Kyle Flaming/JM Civil Engineering for Take 5 Oil Change-6555 Newburgh Road**
To consider the request of Kyle Flaming/JM Civil Engineering, for three (3) variances from Ordinance 248 in order to construct an oil change shop located on a newly created outlot at 6555 Newburgh Road, resulting in the following deficiencies:
 - a) A 21.75 foot front yard setback deficiency. The petitioner is proposing a 13.25 foot front yard setback for the proposed oil change shop building. ***(Section 110.9.7.5(a) requires a minimum thirty-five (35) foot front yard setback)***
 - b) A variance from the front property line requirement. The petitioner proposes parking within twenty-five (25) feet of the front property line. ***(Section 110-9.7.5(e) prohibits parking within twenty-five (25) feet of the front property line)***
 - c) A three (3) foot building height deficiency. The petitioner proposes to construct the oil change shop building at a height of sixteen (16) feet, three (3) inches. ***(Section 110-9.7.6(a) allows for a maximum building height equal to the distance to the nearest property line; therefore, the maximum building height permitted is thirteen (13) feet, three (3) inches)***

3. **Approval of Minutes of Regular Meeting held July 19, 2023**

4. **Approval of 2024 Schedule of Regular Meetings for the Zoning Board of Appeals**

5. **Public Comment**

6. **Commissioners' Comments**

7. **Adjournment**

David Rappaport
Chairman