

WESTLAND ZONING BOARD OF APPEALS
Agenda-Regular Meeting-No. 11
November 17, 2021 @ 5:30 p.m.
Westland City Hall
36300 Warren Road
Westland, MI 48185

Call to Order

Pledge of Allegiance

Roll Call

1. **Petition #2944 – Richard Hurley/Soave Homes, Inc. – 8311 Beatrice**
To consider the request of Richard Hurley/Soave Homes, Inc., for two (2) variances from Ordinance 248 in order to construct a 1,407 square foot home on the subject property, resulting in the following deficiencies:
 - a) An 11-foot rear yard setback deficiency. The petitioner is proposing a 24-foot rear yard setback for the proposed home. *(Section 110-7.10 requires a minimum 35-foot rear yard setback)*
 - b) A 12.7% coverage deficiency for the required front yard. The petitioner proposes to cover 45.7% of the required front yard with concrete. *(Section 110-16.2.b states that concrete coverage in the front yard shall not exceed 33% of the required front yard area)*

2. **Petition #2945 – Richard Hurley/Soave Homes, Inc. – 8319 Beatrice**
To consider the request of Richard Hurley/Soave Homes, Inc., for two (2) variances from Ordinance 248 in order to construct a 1,407 square foot home on the subject property, resulting in the following deficiencies:
 - a) An 11-foot rear yard setback deficiency. The petitioner is proposing a 24-foot rear yard setback for the proposed home. *(Section 110-7.10 requires a minimum 35-foot rear yard setback)*
 - b) A 12.7% coverage deficiency for the required front yard. The petitioner proposes to cover 45.7% of the required front yard with concrete. *(Section 110-16.2.b states that concrete coverage in the front yard shall not exceed 33% of the required front yard area)*

3. **Petition #2946 – Richard Hurley/Soave Homes, Inc. – 8327 Beatrice**
To consider the request of Richard Hurley/Soave Homes, Inc., for two (2) variances from Ordinance 248 in order to construct a 1,407 square foot home on the subject property, resulting in the following deficiencies:
 - a) An 11-foot rear yard setback deficiency. The petitioner is proposing a 24-foot rear yard setback for the proposed home. *(Section 110-7.10 requires a minimum 35-foot rear yard setback)*
 - b) A 12.7% coverage deficiency for the required front yard. The petitioner proposes to cover 45.7% of the required front yard with concrete. *(Section 110-16.2.b states that concrete coverage in the front yard shall not exceed 33% of the required front yard area)*

4. **Approval of Minutes of Regular Meeting held August 18, 2021**
5. **Approval of 2022 Schedule of Regular Meetings for the Zoning Board of Appeals**
6. **Public Comment**
7. **Commissioners' Comments**
8. **Adjournment**

**Hector Lebert
Chairman**