

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, November 2, 2022

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The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m. (hybrid format).

You may **come in person** or you may **express your views in writing**, but the letter must be received by the Board at Wyandotte City Hall, 3200 Biddle, Suite 200, Wyandotte, MI 48192, prior to the date of the public hearing. **Or you can participate by phone** by calling **312-626-6799**, Use webinar ID: **992 636 8831 (wyandotte1)**.

APPEAL #3378

Nicholas King, 2232 12th Street (owner & appellant)

for a variance to obtain a concrete permit to replace driveways at 2232 12th Street (Lots 3 & 4, Yost's Sub.) in a RA zoning district, where the proposed conflicts with Section 190.324.C of the Wyandotte Zoning Ordinance.

Section 190.324.C:

Off-street parking spaces may be located within a side or rear yard. Off-street parking shall not be permitted within a required front yard unless otherwise provided for in this chapter.

Proposed plans to remove and replace existing driveways and walkway to house.

Note: Driveway to the north of the property is conforming, as well as the walkway. Driveway to the south in violation of Wyandotte parking requirements. New concrete structures must conform to zoning ordinances

APPEAL #3379

Wyandotte Crossings/National Trails – Joe DiSanto, 21980 Sibley Road, Brownstown (owner & appellant)

for a variance to obtain a Certificate of Occupancy for a bus/transportation vehicle storage lot at 3897 Fort Street (north vacant lot) (Lots 24-25-26-27-28 Also the N 57' of Lot 29 exc the Wly 194' of Lots 24-25 and N 14' of Lot 26, John M Welch's Nursery Park Add'n) in a B-2 zoning district, where the proposed conflicts with Section 190.185 of the Wyandotte Zoning Ordinance.

Section 190.185:

A bus/transportation storage lot is not a principal use permitted.

APPEAL #3380

Michael Loria, 2955 23rd Street, Wyandotte (owner & appellant)

for a variance to obtain a concrete permit for a driveway at 2955 23rd Street (N 40' of the S 120' of Lot 427 also N 40' of the S 120' of the S 58.50' of Lot 426, Assessor's Wyandotte Plat No. 12) in a RA zoning district, where the proposed conflicts with Section 190.324(c) of the Wyandotte Zoning Ordinance.

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Section 190.324(c):

Off-street parking spaces may be located within a side or rear yard. Off-street parking shall not be permitted within a required front yard unless otherwise provided for in this chapter.

The proposed 17.2' wide concrete between the sidewalk and the home qualifies as front yard parking and is in violation of the Wyandotte Zoning Ordinance:

APPEAL #3381

Anthony McDonald, 2011 Oak Street, Wyandotte (owner & appellant)

for a variance to obtain a Certificate of Occupancy for a front yard fence at 2011 Oak (Lots 119, 120 & 121, Eureka Estates Sub) in an O-S zoning district, where the proposed conflicts with Section 190.327.B of the Wyandotte Zoning Ordinance.

Section 190.327.B:

No residential or non-residential fence or wall shall be erected in a required front yard except that on lots with a side lot line adjacent to an alley or a street, a decorative or ornamental fence shall be allowed, such as but not limited to, a split rail or a two-rail fence, but not to include chain link or fences of solid type construction and not exceeding 4' in height, may be constructed along the alley, street line or extension of the side yard to the front of said lot.

Proposed fence would be a 6' high fence extending 20'-4" into the required front yard and terminate 8' from the front property line.

APPEAL #3382

Valerie Grant, 457 Elm, Wyandotte (owner & appellant)

for a variance to obtain a concrete permit for a driveway at 457 Elm (Lot 1 exc N 70' of the W 40', also Lot 2 exc the E 5', Block 125) in a RT zoning district, where the proposed conflicts with Section 190.324(c) of the Wyandotte Zoning Ordinance.

Section 190.324(c):

Off street parking may be located within a side or rear yard. Off street parking shall not be permitted within a required front yard unless otherwise provided for in this chapter.

Proposed driveway does not extend at least 20' past the front of the house, thereby creating front yard parking.