

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, May 2, 2018

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The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m., local standard time, in the third floor Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.

Appeal #3266

Jonathon Kidd, 355 Highland, Wyandotte (owner & appellant)

for a variance **to obtain a concrete permit for a driveway at 355 Highland**, Lot 470, Emmon's Orchard Sub. in a RA zoning district, where the proposed conflicts with Sections 2404 and 2403.C of the Wyandotte Zoning Ordinance.

SECTION 2404:

Off street parking shall be 8' in width (minimum). Applicant only has 7' available in sideyard.

SECTION 2403.C:

Off street parking shall not be permitted within a required front yard unless otherwise provided for in this ordinance.

Appeal #3267

Home Base, 4141 Dix, Lincoln Park (appellant) and Sherry Vitick, 2314 – 22nd, Wyandotte (owner)

for a variance **to obtain a building permit for a garage at 2314 – 22nd Street**, S 21' of Lot 294 and N 21' of lot 295, Scherer's Westgate Manor Sub. in a RA zoning district, where the proposed conflicts with Section 2402.F of the Wyandotte Zoning Ordinance.

SECTION 2402.F

For detached accessory structures, an exterior wall shall not be located less than three (3) feet from an interior lot line. The proposed garage is 1.3 feet off the south lot line.

Appeal #3268

Matt & Raquel Ashlin, 466 Poplar, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a front yard fence at 466 Poplar**, W 35' of Lot 14, Block 119, in a RT zoning district, where the proposed conflicts with Section 2406.A.1 of the Wyandotte Zoning Ordinance.

SECTION 2406.A.1:

No residential or nonresidential 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 four (4) feet in height, may be constructed along the alley, street line, or extension of the side yard to the front of said lot.

Proposed solid type six (6) foot privacy fence would not meet the decorative or ornamental requirement, exceed the maximum four (4) foot height requirement, and extend into front yard.