

**AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE **Wednesday, August 19, 2009****

Page 1 of 2

The meeting of the Zoning Board of Appeals and Adjustment will be held at *6:30 p.m.*, local standard time in the second floor Council Chambers of the Wyandotte City Hall, 3131 Biddle Avenue, Wyandotte, Michigan.

Appeal #3086

Sandra Hanna, 3923 – 15th Street, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a front yard fence at 3923 – 15th Street**, on S 14' of Lot 79, also Lot 80, Taylor Park Sub., in a RA 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. Decorative fence extends past front of home into the front yard.

Appeal #3088

Zion Freewill Baptist Church, 1570 Oak Street, Wyandotte (owner & appellant)

for a variance **to obtain a sign permit for a ground sign at 1570 Oak Street**, on Lot 14, Block 1, Dewey Place Sub., in an OS zoning district, where the proposed conflicts with Sections 2408.F.2.(a)(1) and 2408.F.2.(a)(3) of the Wyandotte Zoning Ordinance.

SECTION 2408.F.2.(a)(1):

Ground Sign. One (1) ground sign shall be permitted having a sign area of not more than 40 square feet for each sign face. On corner lots, two (2) such signs are permissible where business fronts both streets. Such sign shall not exceed 6' height. Proposed ground sign would be 60.67 sq. ft. in area and 7.42 feet in height.

SECTION 2408.F.2.(a)(3):

No ground sign shall be located nearer than 5' to any existing or proposed right-of-way line. Proposed ground sign would be located 3.6' from the right of way line.

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, August 19, 2009

Page 2 of 2

Appeal #3089

Josephine Clark, 423 Superior, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy to provide no off street parking at 423 Superior**, on West 50.0 feet of Lot 5, Block 122 Sub of Blks 121 and 122, in a RT zoning district, where the proposed conflicts with Section 2403.R.1.a of the Wyandotte Zoning Ordinance.

SECTION 2403.R.1.a:

One and two family dwelling Wyandotte Zoning Ordinance. A minimum of one off street parking space is required for a one or two family dwelling unit. Home was cited during an upon sale inspection to comply with the ordinance and is requesting an exception from this requirement.

Appeal #3090

Sam DiSanto Cement Co., 26272 King Road, Brownstown Twp., (appellant) and Diane Grahl, 2410 – 22nd Street, Wyandotte (owner)

for a variance **to obtain a variance to Permit #09-861 for front yard parking at 2410 – 22nd Street**, on Lot 310, Scherer's Westgate Manor Sub., in a RA zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

SECTION 2403.C:

Which requires off street parking be located in a side or rear yard, where proposed off street parking will only be in the front yard and not extend into the side yard.

Appeal #3091

Robert Barnhart, 109 Walnut, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for 6' high sideyard fence at 109 Walnut**, on N 70' of Lot 7, Block 65 in a RT zoning district, where the proposed conflicts with Section 2406.A.8 of the Wyandotte Zoning Ordinance.

SECTION 2406.A.8:

When a fence is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, said fence shall not be located closer to the street side lot line than the existing front yard setback of the lot to the rear, provided in those instances where lots are forty (40) or less in width, the setback need not exceed fifteen (15) feet. Where lots are thirty five (35) feet or less, the setback need not exceed ten (10) feet.

The applicant requests installing a fence up to the street side property line which will be beyond the existing front yard setback of the house to the rear.