

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, March 3, 2010

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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 second floor Council Chambers of the Wyandotte City Hall, 3131 Biddle Avenue, Wyandotte, Michigan.

#3103

Natalie Kelly, 108 Goddard, Wyandotte, (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a front yard fence at 108 Goddard** (E 2.0' of Lot 24 and Lot 23, George Perry's Sub.) in a RT zoning district, where the proposed conflicts with Section 2406.1 of the Wyandotte Zoning Ordinance.

SECTION 2406.1:

Which states that "no residential or nonresidential fence or wall shall be erected in a required front yard."

#3104

Mark Bellizzi, 1345 Fort, Wyandotte, (owner & appellant)

for a variance **to obtain a sign permit for a changeable message board sign at 1345 Fort** (Ely 84' of Lots 133, 134, and 135, Belmont A. Sub.) in a B-2 zoning district, where the proposed conflicts with Section 2408.F.2(k) of the Wyandotte Zoning Ordinance.

SECTION: 2408.F.2(k)

A changeable message board sign is an allowable sign in a B-2 district when it is permanent in nature and mounted in the ground with a foundation as in a ground sign. A permanent ground sign would also require a 5' setback from the front property line, per Section 2408.F.2(a)(3). The existing portable changeable message board sign has a 2' setback.

Typically a portable sign is allowed under Section 2408.F.2(j)(1) as an attention getting device approved for up to 30 days by the Wyandotte City Council.

Business owner is requesting that the portable sign be allowed to exist at the present location as a permanent sign.

#3105

Tittle Construction, 787 Southfield, Lincoln Park, Michigan (appellant) and Susan Barton, 389 Kings Highway, Wyandotte, Michigan (owner)

for a variance **to obtain a building permit to replace a roof over an existing porch at 389 Kings Highway** (Lot 328, Emmons Orchard Sub.) in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION: 2100

Exceeds maximum of 35% of the lot area is allowed to be covered with structures. Homeowner is proposing to replace existing roof on an existing nonconforming structure.

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#3106

Mark Stanko, 2302 – 1st Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage at 2302 – 1st Street** (S 35' of E 40' of Lot 6, also N 35' of Lot 7, Block 64) in a RT zoning district, where the proposed conflicts with Sections 2100, 2402.f and 2402.h of the Wyandotte Zoning Ordinance.

SECTION 2100:

A maximum of 35% of the lot area is allowed to be covered with structures. Homeowner is proposing to construct a 600 sf. detached frame garage that would result in the allowable lot coverage being exceeded by 556.25 sf. utilizing the existing lot area of 35'x95'.

Homeowner is considering purchasing an additional 10'x95' section of land from the City of Wyandotte. If property is purchased, the allowable lot coverage would be exceeded by 223.75 sf.

SECTION 2402.f:

For detached accessory structures, an exterior wall shall not be located less than three (3) feet from interior lot lines except accessory structures less than two hundred (200) square feet in area may be built on interior lot lines with no part thereof protruding over said lot line. There shall be no opening in any wall which is located less than three (3) feet from an interior lot line. This proposed garage would have a zero (0) sideyard setback utilizing the existing 35'x95' lot and would have a 10' sideyard if homeowner was to purchase an additional 10'x95' of land from the City of Wyandotte.

SECTION 2402.h:

When an accessory building 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 accessory building 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) feet 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. When an accessory building is located on a corner lot, the side line of which is substantially a continuation of the side lot line of the lot to its rear, said accessory building shall not be closer than the required street side yard setback of the lot to its rear. The home to the rear on Mulberry has a setback of 20' from the property line. Proposed garage on a 45' wide lot would be required to be set back a minimum of 20' from its side lot line to not encroach. Homeowner is proposing a 5' setback from the side property line.