

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE Wednesday, April 21, 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.

**#3107**

Home Base Inc., 4141 Dix, Lincoln Park, Michigan (appellant) and Charles & Alice Whitmore, 939 Sycamore, Wyandotte (owner)

for a variance to obtain a building permit for an addition at 939 Sycamore (Lots 25 & 26, Charles H. Block Sub.) in a RA zoning district, where the proposed conflicts with Sections 2403.C and 2100 of the Wyandotte Zoning Ordinance.

**SECTION 2403.C:**

Which requires off street parking be located in a side or rear yard, where because of the proposed addition the off street parking will only be in the front yard and not extend into the side yard. There is adequate room to remove this proposed self nonconformance and place new off street parking in the side yard to eliminate it. There is an existing garage off the alley.

**SECTION 2100:**

A minimum of a 20' front yard setback is required or the average of the block. Proposed addition would be located 19' from the front lot line.

**#3108**

David & Angela Farley, 2102 – 2<sup>nd</sup> Street, Wyandotte (owner & appellant)

for a variance to obtain a mechanical permit for air conditioner unit to be located in sideyard at 2102 – 2<sup>nd</sup> Street (Lot 12 and N 14' of Lot 13, Grand Cross Sub., Block 77) in a RA zoning district, where the proposed conflicts with Section 2500.F.9 of the Wyandotte Zoning Ordinance.

**SECTION 2500.F.9:**

Mechanical equipment installed outside of one or two family dwellings and their attached structures shall not be installed in any front and/or side yard and shall be installed behind the structure and a minimum of five (5) feet from the property line. Where the proposed air conditioning unit would be located in the sideyard.

**NEW BUSINESS:**

Main Street Project – Brandon Wescott