

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, September 1, 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.

#3114

Dennis & Nancy Ross, 535 Emmons, Wyandotte (owner & appellant)

for a variance **to obtain an addendum to Building Permit #10-870 for an enclosed structure over existing hot tub at 535 Emmons** (Lot 216, Emmons Orchard Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

A maximum of 35% of the lot area is allowed to be covered with structures. Existing gazebo results in the allowable lot coverage being exceeded by 106 square feet.

#3115

Carol Palczesny, 1450 – 16th Street, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a party store at 1753 Ford** (Lots 2, 3 and 4, West Park Sub.) in an O-S zoning district, where the proposed conflicts with Section 1100 of the Wyandotte Zoning Ordinance.

SECTION 1100:

Which does not list a party store as a principal use permitted

#3116

William Branson, 2223 – 2nd Street, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a front yard chainlink fence at 2223 – 2nd Street** (Lot 1, Block 63) in a RT zoning district, where the proposed conflicts with Section 2406.A.1 of the Wyandotte Zoning Ordinance.

SECTION 2406.A.1:

Which states that a residential fence may be erected in a required front yard when the side lot line is adjacent to a street, as is the case here, and that the fence cannot be chainlink. The proposed front yard fence is to be a chainlink fence.