

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, January 2, 2013

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.

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APPEAL #3165

Harry Monks, 2228 Biddle, Wyandotte (owner & appellant)

for a variance to obtain a concrete permit for front yard parking at 2220/2228 Biddle (E 100' of Lot 4, Block 50), in a PD zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

SECTION 2403.C:

Off street parking spaces may be located within a side or rear yard. Off street parking shall not be permitted within a required front yard. Proposed parking is in a front yard.

Note A: The property at 2220/2228 Biddle does not have an area for a driveway along the side of the home and no alley access for parking in the rear. He is requesting approval to install parking in the front yard.

Note B: Biddle Avenue is a County right-of-way and the County would also have to approve two curb cuts.

APPEAL #3166

Italy American Construction, 8401 Telegraph, Dearborn Heights, (appellant) and Thomas and Helen Wallace, 2144 – 4th Street, Wyandotte (owner)

for a variance to obtain a building permit for a garage at 2144 – 4th Street (Lot 1, Wyandotte Home Company Sub.), in a RT zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100:

A minimum of a 20' front yard setback or the average of the block, 50% or more occupied, is required for a structure in a RT zoning district. Proposed garage would be located 10' back from the front lot line and the average of the block is not applicable since it is the only home on the block.