

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE Wednesday, June 5, 2013**

**The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m., local standard time in the third floor Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.**

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**APPEAL #3171**

Wyandotte School District, 639 Oak Street, Wyandotte, (owner & appellant)

for a variance **to obtain a building permit for a parking lot at 906 Goddard** (Lots 1 – 5, Montie’s Goddard Ave. Sub.), in a RA zoning district, where the proposed conflicts with Sections 2404.L, 2404.N and 2404.R of the Wyandotte Zoning Ordinance.

**SECTION 2404.L:**

Offstreet parking areas shall be provided with a continuous and completely obscuring wall or fence not less than 5’, but not more than 6’ in height measured from the surface of the parking area. This wall or fence shall be provided on all sides where the abutting or adjacent property is used or designated as residential and shall be of solid type material such as brick, block or poured concrete or other approved material as determined by the Zoning Board of Appeals upon appeal and shall meet the requirements of the P-1 District, Section 1902, minimum distances and setbacks. The obscuring wall or fence shall be properly maintained. The side lot line required wall shall end a minimum distance of 10’ from the front line.

**SECTION 2404.N:**

All lighting used to illuminate any off street parking area shall be so installed as to be confined within and directed onto the parking area only. When a parking lot abuts a major thoroughfare, decorative lighting fixtures shall be provided in the private greenbelt adjacent to the street. This lighting shall conform to the zoning ordinance.

**SECTION 2404.R:**

All parking lot landscaped area shall be provided with underground irrigation.

School District is proposing to install a parking lot that does not comply with Subsections L, N and R.

(continued)

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**APPEAL #3172**

Deborah Fudge, 305 Superior, Wyandotte, (owner & appellant)

for a variance **to obtain a building permit for additions and garage at 305 Superior** (S 85' of Lot 7, Block 101), in a RT zoning district, where the proposed conflicts with Sections 2100 and 2402 of the Wyandotte Zoning Ordinance.

**SECTION 2100: (Site Plan 1)**

A minimum of a 20' front yard setback or the average front yard setback of the block is required for an addition to a home. Proposed front addition would have a 15'-10 7/8" front yard setback and the average of the block is 16.70'.

A minimum of a 4' sideyard setback is required for an addition to the home. Proposed side addition would have a 3' setback to the side lot line.

A minimum of a 25' rear yard is required for an addition to a home. Proposed rear attached garage would have a 6'-0 1/2" rear yard setback.

**SECTION 2100: (Site Plan 2)**

A minimum of a 20' front yard setback or the average front yard setback of the block is required for an addition to a home. Proposed front addition would have a 15'-10 7/8" front yard setback and the average of the block is 16.70'.

A minimum of a 4' sideyard setback is required for an addition to the home. Proposed side addition would have a 3' setback to the side lot line.

A minimum of a 25' rear yard setback is required for an addition. Proposed rear attached garage would have a 12'-2 5/8" rear yard setback.

**SECTION 2402: (Site Plan 2)**

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 40' or less in width the setback need not exceed 15'. Where lots are 35' or less, the setback need not exceed 10'. 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 buildings shall not be closer than the required street side yard setback of the lot to its rear. Existing home at rear has a 8.33' front yard setback to porch enclosure. Proposed garage would have a 7' setback.