

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE Wednesday, July 16, 2014**

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.

**APPEAL #3183**

John Armiak, 1785 Sycamore, Wyandotte (owner & appellant)

for a variance to obtain a **Certificate of Occupancy for a front yard fence at 1785 Sycamore** (E 22.50' of Lot 26 also W 15' of Lot 27, Baisley Park Sub.), in a RA zoning district, where the proposed conflicts with Section 2406.A of the Wyandotte Zoning Ordinance.

**SECTION 2406.A:**

Which prohibits front yard fences, where the applicant proposes to install a 3' decorative fence from the NE corner of the dwelling to the front property line, then across the front to the NW corner of the lot, then along the west lot line to the rear of the dwelling.

**APPEAL #3184**

David Mihalic, 2154 Oak, Wyandotte (owner & appellant)

for a variance to obtain a **building permit for a garage at 2154 Oak** (Lot 295, Assessor's Plat #12), in a RA zoning district, where the proposed conflicts with Sections 2100 and 2402 of the Wyandotte Zoning Ordinance.

**SECTION 2100:**

A maximum of 35% lot coverage allowed for structures. Proposed 26x26 garage would result in allowable lot coverage being exceeded by 608 square feet.  
A minimum of 25' rear yard setback required for a garage attached to the home.  
Garage will be attached to home with a covered walkway and would have a 1' rear yard setback.

**SECTION 2402:**

Accessory buildings and uses; garages with basements are not listed as an allowable use.