

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE Wednesday, October 7, 2015**

**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 #3206**

Alberto Alvarez, 1647 Richmond, Lincoln Park (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a sideyard fence** (Lot 75 and E 15' of Lot 76, Schorr Grove Sub.) in a RA zoning district, where the proposed conflicts with Section 2406.8 of the Wyandotte Zoning Ordinance.

**SECTION 2406.8:**

When a fence 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 fence 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 forty (40) or less in width the setback need not exceed fifteen (15) feet. Where lots are thirty-five (35) feet or less, the setback need not exceed ten (10) feet. When a fence is located on a corner lot, the side line of which is substantially a continuation of the side lot line of which is substantially a continuation of the side lot line of the lot to its rear, said fence shall not be closer than the required street side yard setback of the lot to its rear.

Therefore the proposed fence in the side yard is only allowed to be located 20 feet from the side property line of Davis Street which is located 1.35 feet North from the back of walk. This would result in a fenced in yard area of 14.3 feet from the bump out of the home. The proposed location would be all the way up to the property line of the Davis street right of way which would result in a side yard fenced area of 34.3 feet.

**APPEAL #3207**

Albert Wojtala, 2380 – 20<sup>th</sup> Street, Wyandotte (owner & appellant)

for a variance **to obtain a sign permit for a painted on wall sign** (N 10' of E 84' of Lot 136 and S 25' of E 84' of Lot 137, Belmont A Sub.) in a B-2 zoning district, where the proposed conflicts with Section 2408.G.11 of the Wyandotte Zoning Ordinance.

**SECTION 2408.G.11:**

Decorative murals or wall paintings are prohibited in the B-2 Zoning District.