

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE Wednesday, May 4, 2016**

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 #3218**

Bob Hensley, 2504 – 17<sup>th</sup> Street (owner & appellant)

for a variance to obtain a mechanical permit for an air conditioner to be located in the sideyard at 2504 – 17<sup>th</sup> Street (Lots 240 and 241, West Park No. 1 Sub.) in a RA zoning district, where the proposed conflicts with Section 2500.F.9 of the Wyandotte Zoning Ordinance.

**Section 2500.F.9:**

Mechanical equipment installed outside of one or two family dwellings and their attached structures shall not be installed in any front and/or sideyard and shall be located behind the structure and a minimum of 5' from the property line. Proposed relocation of air conditioner unit would be located in the sideyard and 1' from the property line.

**APPEAL #3219**

Todd Browning, 2512 – 17<sup>th</sup> Street (owner & appellant)

for a variance to obtain a mechanical permit for an air conditioner to be located in the sideyard at 2512 – 17<sup>th</sup> Street (Lot 239, West Park No. 1 Sub.) in a RA zoning district, where the proposed conflicts with Section 2500.F.9 of the Wyandotte Zoning Ordinance.

**Section 2500.F.9:**

Mechanical equipment installed outside of one or two family dwellings and their attached structures shall not be installed in any front and/or sideyard and shall be located behind the structure and a minimum of 5' from the property line. Proposed relocation of air conditioner unit would be located in the sideyard and 1' from the property line.

**APPEAL #3220**

Michael & Jennifer Balcom, 2435 – 15<sup>th</sup> Street (owner & appellant)

for a variance to obtain a building permit for front and rear addition at 2435 – 15<sup>th</sup> Street (S 20' of Lot 69 also N 20' of Lot 70, Mizner's Sub.) in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

**Section 2100:**

A maximum of 35% lot coverage is allowed for structures in a RA zoning district. Proposed front and rear addition will result in the allowable lot coverage being exceeded by 239.72 square feet.

A minimum of a 20' front yard setback is required or the average of the block. Proposed front addition would be located 19.5 feet from the front property line, and the average of the block is 19.90 feet. Note: field measured.

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**APPEAL #3221**

Austin Sash, 1743 N. Trenton Drive, Trenton (appellant) and Peter Dieringer, 848 Oak, Wyandotte (owner)

for a variance **to obtain a Certificate of Occupancy for a four (4) family multiple dwelling at 848 Oak** (Lots 118, 199, 120, Bishop's Sub.) in a B-1 zoning district, where the proposed conflicts with Sections 2100, 2100.E and 2404.Q of the Wyandotte Zoning Ordinance.

Section 2100.0 – Front Yard: A minimum of a 20 foot front yard is required for a multiple family dwelling. Existing building which is proposed to be converted to a Four (4) family dwelling has a 2.92 foot front yard setback to the property line.

Section 2100.E: The following minimum lot area per dwelling shall be provided:  
Four (4) – two (2) bedroom apartments require 2,200 square feet of lot area each or 8,800 square feet. There is a total lot area of 8,625 square feet and therefore is deficient in the minimum lot area by 175 square feet.

Section 2404.Q – For all new parking areas of six (6) or more spaces or existing parking lots that add additional parking spaces the off street parking area shall have a planting area of at least five (5) feet in width along any street. Additional planting areas shall be required equaling at least ten (10) square feet in area for each parking space. Landscape plan shall be submitted for review by Planning Commission. Nine (9) parking spaces are shown on plan and requirements are not met. Landscape plan has not been submitted.

Note: If approved by Planning Commission, as Limited Dwellings under Special Uses Provisions then any site plan deficiencies will require a zoning variance by the Zoning Board of Appeals. If both boards approve this use, then Architectural plans shall be submitted by a State of Michigan Licensed Architect with the building permit application.

**Currently 1<sup>st</sup> floor is a business office with the 2<sup>nd</sup> floor having two (2) apartments. The property is zoned B-1, which allows uses permitted as special uses and as regulated in the OS District. (Section 2200.L.Limited Dwellings)**

**The applicant is proposing to add two 1<sup>st</sup> floor apartments at the rear and front of existing business office area. This would eliminate the business office area, and the 2 upper apartments would remain.**