

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, November 2, 2016

This meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m., local standard time on the 2nd floor in the Municipal Service Conference Room, of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan.

Appeal #3230

DFC Distribution, 5040 Heather Dr. X 107, Dearborn, (appellant) and Fort Street Plaza, 1806 N. Telegraph Road, Dearborn (owner)

for a variance **to obtain a Certificate of Occupancy for retail and repair of electronics at 1209 Fort** (E 84' of Lots 152 to 156, Inc., Belmont Sub.) in a B-2 zoning district, where the proposed conflicts with Section 2403 of the Wyandotte Zoning Ordinance.

Section 2403:

A minimum of 7 parking spaces required for proposed retail and repair of electronics. Existing parking lot has 27 spaces with 24 spaces already required for the new uses at 1217 and 1231 Fort. There are 3 spaces remaining, where a total of 7 spaces is required.

Appeal #3231

Rhonda Shuman, 444 Maple, Wyandotte (owner & appellant)

for a variance **to obtain a Certificate of Occupancy for a rear yard fence at 444 Maple** (Lot 12, Block 125) in a RT zoning district, where the proposed conflicts with Section 2406 of the Wyandotte Zoning Ordinance.

Section 2406:

Fences, not exceeding five (5) feet in height may occupy a side yard, however, fences six (6) feet in height may be permitted provided a side yard width of not less than four (4) feet on both sides of the fence is provided and a front yard of not less than twenty (20) feet is provided. Fences not exceeding six (6) feet in height may occupy a rear yard. Except for the following: Wherein the adjacent lot is developed and the side yard fence is adjacent to the rear yard of the developed lot or wherein the lot is adjacent to an alley or a street, then said side yard fence may be six (6) feet in height. Where the existing fence with 6' panels varies in height from 6'-4" to 6'-7" in height at the north side of the tree. The top of the fence is level, but due to the yard dipping down, the height of 6'-7" above the yard grade exists.

Appeal #3232

James Hanson, 1063 – 8th Street, Wyandotte (owner & appellant)

for a variance **to obtain a building permit for a garage addition at 1063 – 8th Street** (S 20 ft of Lot 101 ALSO N 22 FT OF LOT 102 G. F. BENNETT'S GODDARD ROAD 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 in a RA zoning district. The existing addition to the garage results in the allowable lot coverage being exceeded by 89.22 sq. ft.