

WESTLAND ZONING BOARD OF APPEALS
Agenda-Regular Meeting-No. 6
June 16, 2021 @ 5:30 p.m.
To Be Hosted Electronically Via ZOOM Or At
Westland City Hall
36300 Warren Road
Westland, MI 48185

Call to Order

Pledge of Allegiance

Roll Call

1. **Petition #2942 – James Tucker – 38602 Avondale**
To consider the request of James Tucker for a variance from Ordinance 226-A-22, the Fence Ordinance, in order to install a six (6) foot tall privacy fence in the west and east side yards of the home. ***(Section 22-304(a) states that privacy fences may only be placed in the rear yard).***

2. **Petition #2936 – Mahde Abdullah/YLA Commercial, LLC. – 34601 Ford Road (Postponed May 19, 2021)**
To consider the request of Mahde Abdullah/YLA Commercial LLC., for three (3) variances from Ordinance 248 in order to construct a one-story, 4,539 square foot commercial building on vacant land located at 34601 Ford Road, resulting in the following deficiencies:
 - a) A front yard setback deficiency. The proposed site plan shows parking in the front yard setback. ***(Section 110-9.4.5 requires a fifteen (15) foot front yard setback that is unobstructed by parking areas)***
 - b) A ten (10) foot rear yard setback deficiency. The site plan provides a ten (10) foot rear yard setback. ***(Section 110-9.4.5 requires a twenty (20) foot rear yard setback)***
 - c) A landscape buffer strip deficiency. No buffer strip is provided in the front yard that abuts Ford Road. ***(Section 110-11.3.2 requires a twenty (20) foot buffer strip in the front yard that abuts Ford Road)***

3. **Approval of Minutes of Regular Meeting held May 19, 2021**

4. **Public Comment**

5. **Commissioners' Comments**

6. **Adjournment**

Hector Lebert
Chairman