

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, April 7, 2021

Page 1 of 3

The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m. Via Audio-Only Zoom, to attend the meeting by phone call: 1-888-475-4499, User Webinar ID: 992 636 8831 (wyandotte1) – instructions attached

Appeal #3343

Mid American Investments/Adam Palmer, 9250 Whittall, Grosse Ile, Michigan (owner & appellant)

for a variance to obtain a Certificate of Occupancy for 2nd floor dwellings (3 apartments) at 150 Maple, Lot 13, Block 71, in a CBD zoning district, where the proposed conflicts with Section 2403.R.1.a of the Wyandotte Zoning Ordinance.

SECTION 2403.R.1.a

One parking space for each dwelling unit is required. In the CBD, off street parking for residential use is required, where none is provided.

Appeal #3344

Corey Pillette, 1255 Chestnut, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a 2nd story addition at 1255 Chestnut, Lot 2, Hurst and Post's Sub., Block 338, in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

SECTION 2100

The required front yard setback in an RA Zoning District is 20'. The existing home has a front yard setback of 21'. The proposed 2nd floor addition encroaches into the front yard setback 5' 4", thereby creating a 14' 8" front yard setback.

Appeal #3345

Epic Property Management, LLC, 12863 Eureka, Southgate, Michigan (appellant) and Joshua Sterling, 26029 East River, Grosse Ile, Michigan (owner)

for a variance to obtain a building permit for a new commercial building at former 1431-1455 Eureka, Lots 85 thru 90, Eureka Manor Sub. and Lots 1 thru 5, Taylor Park Sub., in a B-2 zoning district, where the proposed conflicts with Section 2404.L of the Wyandotte Zoning Ordinance.

SECTION 2404.L

Off-street parking areas shall be provided with a continuous and completely obscuring wall or fence not less than five (5) feet, but not more than six (6) feet in height measured from the surface of the parking area. This wall or fence shall be provided on all sides where the abutting or adjacent property is used or designated as residential and shall be of solid type material such

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, April 7, 2021

Page 2 of 3

as brick, block or poured concrete or other approved material as determined by the Zoning Board of Appeals upon appeal and shall meet the requirements of the P-1 District, Section 1902, minimum distances and setbacks (see below). The obscuring wall or fence shall be properly maintained. The side lot line required wall shall end a minimum distance of ten (10) feet from the front line.

The applicant is proposing no continuous and completely obscuring wall or fence on the southeast side of the proposed development.

Appeal #3346

Paul Mueller, 3045 VanAlstyne, Wyandotte, (owner & appellant)

for a variance to obtain a building permit for a deck at 3045 VanAlstyne, Lot 91 and N ½ of Lot 92, Eureka Iron and Steel Works Re-Sub., in a RM-3 zoning district, where the proposed conflicts with Sections 2100 and 2500.F.1 of the Wyandotte Zoning Ordinance.

Section 2100:

In RM-3, Multiple Family Residential zoning district, the minimum sideyard setback is three (3) feet.

Section 2500.F.1:

Outside stairways, fire escapes, vestibules, balconies, decks and similar projections from the wall of a building and detached decks extending more than two (2) feet above the established grade shall not extend into any required yard.

The proposed deck on the south side is at the side yard property line. The height of the proposed deck is 7'10" high.

Appeal #3347

Ron Thomas, c/o the Vault on 1st, 3582 – 17th Street, Wyandotte (appellant) and Christ Doulos, 8558 Concord, Grosse Ile (owner)

for a variance to obtain a sign permit for an awning at 100 Maple, (legal description on file), in a CBD zoning district, where the proposed conflicts with Section 2408.F.1.e.1.2.3.4.5 of the Wyandotte Zoning Ordinance.

Section 2408.F.1.e.1.2.3.4.5

Letters or lettering shall not project above, below or beyond the vertical drip of the awning or canopy.

The proposed awning has no vertical drip/valance; therefore, the proposed lettering appears on the canopy.

City of Wyandotte, Michigan
Public Notice for Virtual Meeting of the **Zoning Board of Appeals and Adjustment** via
AUDIO-ONLY “Zoom”
scheduled for
Wednesday, April 7, 2021 at 6:30PM

The City of Wyandotte’s priority is always the health, safety, and welfare of residents, businesses, visitors and its staff. Wyandotte has proactively taken steps to prevent the further spread of the coronavirus (COVID-19) throughout the city, including hosting of virtual meetings. All City Council, Commission and Board meetings will be conducted as virtual meetings until further notice.

The **Zoning Board of Appeals and Adjustment Meeting** of the City of Wyandotte will be held via “Zoom” audio meeting platform per **City Ordinance Sec. 2-320 of Article XI to Chapter 2 “Declaration of Public Emergency for Public Meetings”**. The meeting is open remotely to the public to follow along and participate during the public portion of the meeting (referred to as Call to the Public on the Zoning Board of Appeals and Adjustment agenda). The agenda and related information can be accessed on the City of Wyandotte’s website here:

http://www.wyandotte.net/front_desk/agenda_and_minutes/zoning_board_of_appeals.php

Access the electronic meeting by doing the following:

1. To attend the meeting by phone:
 - Call: 888-475-4499
 - Use webinar ID: **992 636 8831 (wyandotte1)**

Should you have any questions or would like to provide input on any business that will come before the public body at the meeting, please contact Peggy Green at **(734) 324-4551, ext. 2053**, or via email pgreen@wyandottemi.gov

ELECTRONIC MEETING PARTICIPATION

- To help meeting flow and organization, all public comment will be taken at the Call to the Public portion of the meeting and after each item is considered by the Board as outlined on the agenda.
 - **Phone-in audience: To make a public comment, press “*9” to signify your desire to speak when public comment is called for and you will be called upon in order by the Chairperson or his designee.**

As required by the Americans with Disabilities Act of 1990, access to all programs, services and activities provided by the City of Wyandotte are available to individuals with disabilities with 48 hours’ notice. Individuals who believe they are in need of an accommodation should contact the Wyandotte City Clerk’s Office by emailing Lawrence Stec at clerk@wyandottemi.gov.