

## AGENDA

### ZONING BOARD OF APPEALS AND ADJUSTMENT

MEETING DATE: WEDNESDAY, February 2, 2022

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The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m.

You may **come in person** or you may **express your views in writing**, but the letter must be received by the Board at Wyandotte City Hall, 3200 Biddle, Suite 200, Wyandotte, MI 48192, prior to the date of the public hearing. **Or** you can **participate by phone** by calling 888-475-4499, Use webinar ID: 992 636 8831 (wyandotte1).

#### Appeal #3366

Tyler and Hannah Rife, 1026 5<sup>th</sup> Street, Wyandotte (owner & appellant)

**for a variance to obtain a Certificate of Occupancy to provide no off street parking at 1026 5<sup>th</sup> Street** (Lot 52, Sullivan's Sub) in a RA zoning district, where the proposed conflicts with Section 190.324.R.1.A of the Wyandotte Zoning Ordinance.

#### **Section 190.324.R.1.A:**

There shall be provided in all Zoning Districts at the time of erection or enlargement of any main building or structure, automobile off street parking with adequate access to all spaces. The minimum of off street parking for one and two family dwellings is one (1) parking space for each dwelling unit.

The following was noted:

- At the upon sale inspection dated July 24, 2017, it was noted to repair/replace the parking slabs in the rear yard.
- At the January 17, 2019, reinspection the Inspector showed what area was to be removed and replaced. Other areas were to have cracks filled.
- At the November 30, 2021, reinspection the rear parking pad was removed altogether and vinyl privacy fencing installed without gate access. Thereby removing all off street parking.

#### Appeal #3367

Thomas Roberts Architect LLC-Wayne Dutton, 2927 4<sup>th</sup> Street, Wyandotte (appellant) and Anthony McDonald, 2011 Oak Street, Wyandotte (owner)

**for a variance to obtain a building permit for attached garage and Certificate of Occupancy for a front yard fence at 2011 Oak Street** (Lots 119, 120 and 121, Eureka Estates Sub.) in a RA zoning district, where the proposed conflicts with Sections 190.323(A), 190.290, 190.323(H), and 190.327B of the Wyandotte Zoning Ordinance.

#### **Section 190.323(A):**

Where the accessory building is structurally attached to the main building, it shall be subject to all regulations applicable to main buildings. The proposed garage is attached to the home.

#### **Section 190.290:**

The required rear yard setback in an RA district is 25'. The proposed attached garage will encroach into the rearyard setback 8', matching the same encroachment as the home.

#### **Section 190.323(H):**

When an accessory building is located on a corner lot, the side lot line which is substantially a continuation of the front lot line of the lot to its rear, said building shall not be located closer to the street side lot line than the existing front yard setback of the lot to its rear, provided, in those instances where lots are 40' or less in width, the setback need not exceed 15'. Where lots are 35' or less, the setback need not exceed 10'. The proposed attached garage is located closer to the street side lot line than the existing front yard setback of the lot to its rear.

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**Section 190.327B:**

No residential or non-residential fence or wall shall be erected in a required front yard; except that, on lots with a side lot line adjacent to an alley or street, a decorative or ornamental fence shall be allowed, such as, but not limited to, a split rail or 2 rail fence, but not to include chainlink or fences of solid type construction and not exceeding 4' in height, may be constructed along the alley, street line or extension of the side yard to the front of said lot. The proposed solid type 6' privacy fence would extend into the required front yard and exceed the 4' maximum height requirement.

**Appeal #3368**

Todd Hannah, 2232 Eureka, Wyandotte (owner & appellant)

**for a variance to obtain a sign permit at 2232 Eureka** (legal description on file) in a B-2 zoning district, where the proposed conflicts with Section 190.329.F.2.b.3 of the Wyandotte Zoning Ordinance.

**Section 190.329.F.2.b.3:**

It shall be unlawful to erect any pole sign to a height greater than 30' above the level of the street upon which the sign faces. The distance from the ground sign to the bottom shall be not less than 8' and shall be so erected as to not obstruct traffic vision. The area of such sign shall not exceed 120 square feet for each sign face.

The bottom of the proposed pole sign is 6' from the ground.

Sign Permit #PSIGN21-0029 was issued December 17, 2021, approving a sign proposed to be located not less than 8' above the ground to the bottom of sign, meeting ordinance requirements.

**Appeal #3369**

MI Custom Signs, 20109 Northline, Taylor, Michigan (appellant) and Epic Property, 12863 Eureka, Southgate, Michigan (owner)

**for a variance to obtain a sign permit for a ground sign at 1475 Eureka** (legal description on file) in a B-2 zoning district, where the proposed conflicts with Section 190.329.F.2.a.3 of the Wyandotte Zoning Ordinance.

**Section 190.329.F.2.a.3:**

No ground sign shall be located nearer than 5' to any existing or proposed right of way line. Proposed ground sign would be located at the front property line. The front property line is located 2' south of the south edge of the city sidewalk.