

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE: WEDNESDAY, NOVEMBER 4, 2020**

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**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 #3334- tabled from the October 7, 2020 meeting.**

Felnagrace Yoder, 244 Elm, Wyandotte (owner and appellant)

**for a variance to obtain a building permit for a front porch at 244 Elm, (LOT 12 PLAT OF PART OF WYANDOTTE, PART 2, BLOCK 85), in an CBD zoning district, where the proposed conflicts with Sections 2500.F.6 and 2401.D.. of the Wyandotte Zoning Ordinance.**

**Section 2500.F.6**

An unenclosed terrace porch may project 6' into a required front yard and may include a fixed canopy or awning, but this shall not be determined to include enclosed sides. Proposed 6' front porch would be encroaching into the required front yard. A legal front porch encroachment would be encroaching 6' with a house setback of 20' from the front lot line. This porch would be encroaching 6' into a Zoning Board of Appeals and Adjustment approved 11' front yard setback for the house.

**Section 2401.D.1**

Nonconforming structures. Where a lawful structure exists at the effective date of adoption or amendment of this ordinance by reasons of restrictions on area, lot coverage, height, yards or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following revisions. No structure may be enlarged or altered in a way which it increases its nonconformity. The existing nonconforming single family dwelling in the CBD zoning district is not allowed, thereby, no altering or enlarging of the existing structure is allowed. Previous Zoning Board of Appeals and Adjustment (Appeal #3282) meeting on November 7, 2018, granted a variance for an addition.

**APPEAL #3335**

Peter and Michelle Lubaway, 3075 Van Alstyne, Wyandotte (owner & appellant)

**for a variance to obtain a building permit for a reconstruction/renovation of an accessory structure for recreational use by owner at 3075 Van Alstyne, (LOTS 97 AND 98 EUREKA IRON AND STEEL WORKS RE-SUB), in a RM-3 zoning district, where the proposed conflicts with Sections 2402.F of the Wyandotte Zoning Ordinance.**

**Section 2402.F:**

For detached accessory structures, an exterior wall shall not be located less than three (3) feet from interior lot lines except accessory structures less than two hundred (200) square feet in area may be built on interior lot lines with no part thereof protruding over said lot line. There shall be no opening in any wall which is located less than three (3) feet from an interior lot line.

The proposed reconstruction/renovation plans submitted show a north lot line setback of 1.4 feet and three (3) windows on the north wall of the accessory structure.

City of Wyandotte, Michigan  
Public Notice for Virtual Meeting of the **Zoning Board of Appeals and Adjustment** via  
AUDIO-ONLY “Zoom”  
scheduled for  
**Wednesday, November 4, 2020 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 **SB #1108 (10-13-20)**. 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](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](mailto: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](mailto:clerk@wyandottemi.gov).