

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, May 5, 2021

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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 #3349

Dwellings Michigan LLC, 487 Forest, Plymouth, Michigan (appellant) and Skyway 42 LLC, 1110 Superior, Wyandotte (owner) has appealed to the Zoning Board of Appeals and Adjustment of the City of Wyandotte **for a variance to obtain a sign permit for a changeable message sign at 2932 Biddle**, (S 44.48' of E 100' of Lot 2, Block 57), in a CBD zoning district, where the proposed conflicts with Section 2408.F.1.I of the Wyandotte Zoning Ordinance.

Section 2408.f.1.I:

Signs permitted in the central business district: changeable message signs. (1) Changeable message signs are permitted on buildings that are located on the following streets: east side of 1st Street between Elm Street and alley north of Oak Street, east side of 2nd Street between Sycamore Street and alley north of Oak Street and 3rd Street between Eureka Avenue and alley north of Elm Street. (2) Changeable message signs shall only be permitted as a wall sign that is facing 1st Street, 2nd Street or 3rd Street in the locations set forth above.

The previously installed kiosk meets the definition of a changeable message sign as various properties are advertised for sale on the electronic, self service panel. Changeable message signs facing Biddle Avenue are not permitted in the central business district.

Appeal #3349

Dorchester Custom Homes, 1041 Mollno, Wyandotte (appellant) and Mike Gaydos, 22605 Ann Marie Ct., Brownstown (owner)

for a variance to obtain a building permit for a new single family dwelling at 403 Cherry, (Lot 7, Block 131), in a RA zoning district, where the proposed conflicts with Section 2100 of the Wyandotte Zoning Ordinance.

Section 2100

The proposed structure exceeds the maximum lot coverage in the RA zoning district. 35% lot coverage is allowable, whereas 43.6% is proposed, thereby exceeding the permissible lot coverage by 605 square feet.

City of Wyandotte, Michigan
Public Notice for Virtual Meeting of the **Zoning Board of Appeals and Adjustment** via
AUDIO-ONLY “Zoom”
scheduled for
Wednesday, May 5, 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.