

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

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 **312-626-6799**, Use webinar ID: **992 636 8831 (wyandotteI)**.

APPEAL #3399 – tabled from the March 6, 2024 meeting. Section 190.323(G) only.

James David, 2810 9th Street, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a garage at 2810 9th (LOT 43 T. D. EVANS SUB) in a RA zoning district, where the proposed conflicts with Sections 190.290 and 190.323(G) of the Wyandotte Zoning Ordinance.

Section 190.290: (granted at the March 6, 2024, meeting)

Proposed garage has proper location on lot, but exceeds lot coverage by 73.235 square feet.

Section 190.323(G): (tabled until the April 3, 2024, meeting)

No detached accessory building in an RA, RU, RT, RM-1, RM-1A, RM-2, RM-3, O-S or B-1 district shall exceed 15 feet in height to the ridgeline, with an exception that no accessory building may exceed 15 feet in height; provided, the slope of the roof has a pitch of 4:12 or greater to a maximum height of 17 feet to the ridgeline.

Proposed 18.5 foot tall garage exceeds height limitation by 3.5 feet.

APPEAL #3401

Ron Thomas, 97 Oak Ste. 101, Wyandotte (owner & appellant)

to obtain a variance for decorative lighting along Pennsylvania at 4711 13th Street (legal description on file) in a I-3 zoning district, where the proposed conflicts with Section 190.325(N) of the Wyandotte Zoning Ordinance.

Section 190.325(N):

- (1) All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only. When a parking lot abuts a major thoroughfare lighting fixtures shall be provided in the private greenbelt adjacent to the street.
- (2) This lighting will be required to be the following:

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, April 3, 2024

Manufacture	Holophane Unique Solutions
	515 McKinley Avenue, Newark, OH 43055
Post	Burlington Series, Black Cast Aluminum 11" Sq. Base 4" dia. Fluted Shaft
Light	GranVille Series Luminaire, Leaf Style Housing
Arm mount	Philadelphia Series, Black Cast Aluminum 36" -2 Arm 180 deg.
Height	12 feet except on Eureka, Biddle and Fort Streets where the height shall be 14 feet
Spacing	Lights shall be spaced not more than 50 feet apart
Fixture heads	2 head fixtures are required on Eureka, Biddle and Fort Streets; all other streets require single head fixtures; 2 headed fixtures shall be located perpendicular to the street

OR

Manufacture	Cooper Lighting
	1121 Highway 74, South Peach Tree City, GA 30269
Post	Grand, Black Cast Aluminum, 11.5", 1 Piece Structural
	Catalog #CLB050LEDU33x32 BK
Height	12 feet, except on Eureka, Biddle and Fort Streets where the height shall be 14 feet
Spacing	Lights shall be spaced not more than 50 feet apart
Fixture heads	2 headed fixtures are required on Eureka, Biddle and Fort Street which will require the use of Holophane Unique Solutions approved light. All other streets require single headed fixtures which allow the approved light from Cooper Lighting; 2 headed fixtures shall be located perpendicular to the street

The approved site plan indicated decorative lighting along Pennsylvania, no decorative lights installed.

APPEAL #3402

Kal Audi, 5743 Kenmore, Dearborn Heights, Michigan (owner & appellant)

for a variance to obtain a building permit for a deck at 130 North Drive (Lot 77, River Park Gardens Sub.) in a RT zoning district, where the proposed conflicts with Section 190.332(F)(1) of the Wyandotte Zoning Ordinance.

Section 190.332(F)(1):

Outside stairways, fire escapes, vestibules, balconies, decks and similar projections from a wall of a building and detached decks extending more than two feet above the established grade shall

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, April 3, 2024

Page 3 of 3

not extend into any required yard. A landing required for exit from a building of a maximum area of ten square feet is allowed.

Whereas, the west side of proposed deck projects into required 4 foot side yard.

OTHER BUSINESS:

1. none.

The City of Wyandotte will provide auxiliary aids and service to individuals with disabilities at the meeting upon one week's notice to the City of Wyandotte. Individuals with disabilities requiring auxiliary aids or services should contact the City of Wyandotte by writing or calling the following: Department of Engineering and Building, 3200 Biddle Avenue, Wyandotte, Michigan 48192, phone (734)324-4551.