

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, November 1, 2023

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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 (wyandotte1)**.

APPEAL #3396

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

for a variance to obtain a sign permit for a billboard at 4644 Biddle (legal description on file) in an I-1 zoning district, where the proposed conflicts with Sections 190.329.F(4) and 190.329.F(2)(j).1 & .2 of the Wyandotte Zoning Ordinance.

Section 190.329.F(4):

In an I-1 zoning district, all signs allowed in a B-2 zoning district are allowed, but in a B-2 zoning district, billboards are allowed only on Fort Street. Section 190.329.F(2)(h) allows billboards of 200 sft. feet in area and a maximum of 30' in height.

Proposed sign is 288 sft. in area and 35' in height and on Biddle Avenue.

Section 190.329.F(2)(j).1 & .2:

1. Changeable message signs shall only be permitted as ground, wall or pole signs. This plan indicates its designed to support a 3,300 lb. LED sign on each side.
2. An electronic changeable message sign shall be limited to the electronic display of a non-flashing or non-moving message that shall remain unchanged for at least 5 continuous seconds before it is replaced by another message. Electronic changeable messages shall be part of the total square footage of display area permitted for the sign even if the message is contained in a separate cabinet, except the face of the message shall not consume more than 60% of the total permitted display area of the sign.

This would allow 120 sft. of changeable message sign area. Proposed area of changeable message area is 288 ft.

OTHER BUSINESS:

1. Approval of 2024 Schedule