

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE: WEDNESDAY, June 2, 2021

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The meeting of the Zoning Board of Appeals and Adjustment will be held at 6:30 p.m., local standard time, in the third floor Council Chambers of the Wyandotte City Hall, 3200 Biddle Avenue, Wyandotte, Michigan

APPEAL #3350

Xochil Aguinago, 984 Vinewood, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a gazebo at 984/988 Vinewood, Lots 5 and 6, Rich Welch Sub., Block 13, in a RM-3 zoning district, where the proposed conflicts with Sections 2402.E and 2402.F of the Wyandotte Zoning Ordinance.

SECTION 2402.E:

No detached accessory building shall be located closer than ten (10) feet to any main building. In those instances where the rear lot line is continuous with an alley right of way, the accessory building shall be no closer than one (1) foot to such rear lot line.

Proposed gazebo is located (3') three feet from main building and (8") eight inches from rear lot line.

SECTION 2402.F:

For detached accessory structure greater than 200 SQ. FT. an exterior wall shall not be located less than (3') three feet from interior lot lines. The 371.49 SQ. FT. structural frame of the gazebo is located zero feet from the side lot line.

APPEAL #3351

Great Lakes Physical Medicine and Rehabilitation, 3247 Biddle, Wyandotte (appellant) and Dr. Anne Abrahamson and Mr. Nicholas Abrahamson, 22045 W River Road, Grosse Ile (owner)

for a variance to obtain a sign permit for a color electronic message center at 3247 Biddle, Lots 39 to 41, Eureka Iron and Steel Works Re-Sub, in a CBD zoning district, where the proposed conflicts with Sections 2408.F.1(i) of the Wyandotte Zoning Ordinance.

Section 2408.F.1(i):

Changeable message signs are permitted on buildings that are located on the following streets: East side of First Street between Elm Street and alley north of Oak Street. East side of Second Street between Sycamore Street and alley north of Oak Street. Third Street between Eureka Avenue and alley north of Elm Street.

Changeable message signs shall only be permitted as a wall sign that is facing First Street, Second Street or Third Street, in the locations set forth above.

The proposed address of 3247 Biddle is not one of the permitted streets that allow changeable message signs.