

**AGENDA**  
**ZONING BOARD OF APPEALS AND ADJUSTMENT**  
**MEETING DATE: WEDNESDAY, March 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 #3385**

Scott Hamelin, 19594 Parke Lane, Grosse Ile (owner & appellant)

**for a variance to obtain a Certificate of Occupancy for a warehouse and print shop at 562/564 Oak** (Lot 14, Block 146) in a RM-1 zoning district, where the proposed conflicts with Section 190.322.E.3 of the Wyandotte Zoning Ordinance.

**Section 190.322.E.3:**

“any nonconforming use of a structure, or structure and premise, may be changed to another nonconforming use provided that the board of appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use.”

Proposed print shop is not a principal use permitted in a RM-1 zoned district.

Previous nonconforming use, kitchen sales and windows, was approved as a nonconforming use change from a previous nonconforming use.

**Appeal #3386**

Dennis & Janice Pappas, 4427 16<sup>th</sup> Street, Wyandotte (owner & appellant)

**for a variance to Mechanical Permit PMECH21-0152 for a sideyard air condensing unit at 4427 16<sup>th</sup> Street** (S 3' of Lot 4, Lot 5, also N 6' of Lot 6 & W 9' adj vac alley, Verheyden's Sub.) in a RM-1 zoning district, where the proposed conflicts with Section 190.323(L) of the Wyandotte Zoning Ordinance.

**Section 190.323(L):**

Mechanical equipment installed outside of one- or two-family dwellings and their attached structures shall not be installed in any front and/or minimum required side yard and shall be located behind the dwelling and not closer than five feet from the property line. Exception: where a side yard abuts a street or an alley, the Building Official may approve a side yard location on the street or alley side, if the locations is established prior to installation.

The proposed unit is located within the four (4) foot required side yard.  
Mechanical Permit was issued on 7-28-21 for unit to be located in rear.