

**AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE **Wednesday, May 1, 2013****

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.

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APPEAL #3165 – (postponed from March 6, 2013, meeting at request of owner)

Harry Monks, 2228 Biddle, Wyandotte (owner & appellant)

for a variance to obtain a concrete permit for front yard parking at 2220/2228 Biddle (E 100' of Lot 4, Block 50), in a PD zoning district, where the proposed conflicts with Section 2403.C of the Wyandotte Zoning Ordinance.

SECTION 2403.C:

Off street parking spaces may be located within a side or rear yard. Off street parking shall not be permitted within a required front yard. Proposed parking is in a front yard.

Note A: The property at 2220/2228 Biddle does not have an area for a driveway along the side of the home and no alley access for parking in the rear. He is requesting approval to install parking in the front yard.

Note B: Biddle Avenue is a County right-of-way and the County would also have to approve two curb cuts.

APPEAL #3169

395 Property Management, LLC, 311 Cedar, Wyandotte (owner & appellant)

for a variance to obtain a building permit for a parking lot at 395 St. Johns (legal description on file), in an I-1 zoning district, where the proposed conflicts with Sections 2404.G and 2404.R of the Wyandotte Zoning Ordinance.

Section 2404.G:

The entire parking area, including spaces and maneuvering lanes, required under this section shall be provided with asphaltic or concrete surfacing in accordance with specifications approved by the City Engineer. Existing gravel lot for trailer and truck parking is in violation of this ordinance.

Section 2404.R:

All parking lot landscaped areas shall be provided with underground irrigation. Proposed parking lot would not be provided with an underground irrigation line.

APPEAL #3170

CBS Outdoor, 88 Custer, Detroit (appellant) and City of Wyandotte, 3200 Biddle, Wyandotte (owner)

for a variance to obtain a sign permit for a billboard at 4610 Biddle (legal description on file), in an I-1 zoning district, where the proposed conflicts with Section Section 2408.F.2(i)(1) of the Wyandotte Zoning Ordinance.

Section 2408.F.2(i)(1):

Billboards not exceeding 200 square feet per sign face are permitted only in B-2 Districts on Fort Street and shall be located no nearer than 3000 feet between such billboards with a maximum height of 30 feet. Billboard shall be animated and lighting shall be continuous.