

AGENDA
ZONING BOARD OF APPEALS AND ADJUSTMENT
MEETING DATE Wednesday, March 1, 2017

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 #3235

The Chelsea Group, LLC, Gilbert Rose, 2944 Biddle (appellant) and Newton Investment Co., LLC, 2944 Biddle (owner)

for a variance **to obtain a sign permit for a LED changeable message sign at 2944 Biddle (rear)** (N ½ of Lot 4, Block 57) in a CBD zoning district, where the proposed conflicts with Sections 2408.F.1.I.7 and 2408.F.1.I.3 of the Wyandotte Zoning Ordinance.

Section 2408.F.1.I.7: Calculation: Building frontage 27 sq. ft x 2 = 54 sq. ft. of allowable sign area. The proposed 34.25 sq. ft. LED sign plus existing signs of 27.5 sq. ft. equals a total of 61.75 sq. ft. of sign area. The proposed LED sign will exceed allowable area by 7.75 sq. ft.

Section 2408.F.1.I.3: The changeable message sign shall not consume more than sixty (60) percent of the total permitted display area of the sign. 54 square feet is the maximum display area signage for this building rear area multiplied by 60 percent equals 30 square feet of LED. The proposed sign area is 32.4 square feet of area.

Appeal #3236

MI Custom Signs, 20109 Northline, Taylor (appellant) and John Molnar, 2760 Biddle (owner)

for a variance **to obtain a sign permit for a ground sign at 2760 Biddle** (LOTS 8, 9 AND 10, BLOCK) in a CBD zoning district, where the proposed conflicts with Sections 2408.F.2.A.1 of the Wyandotte Zoning Ordinance.

Section 2408.F.2.A.1:

O-S, B-1, B-2, Districts sign types allowed: Wall, awning, canopy, freestanding, ground, marquee, projecting, pole, window, vehicle and temporary (except on outdoor café enclosures) as defined in this ordinance and subject to the following conditions and subject to design review when located in the design review district.

- (a) Ground Sign: One (1) ground sign shall be permitted having a sign area of note more than forty (40) square feet for each sign face. On corner lots, two (2) such signs are permissible where business fronts both such streets. Such sign shall not exceed six (6) feet in height.

The proposed sign would be 75 inches tall elevated 24 inches in a retaining wall for a total height of 8.25 feet from the existing lawn grade where only 6 feet is allowed.