

AGENDA

WYOMING ZONING BOARD OF APPEALS

CITY COUNCIL CHAMBERS

April 20, 2015

1:30 P.M.

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes
- 4. Public Hearings:

Appeal #V150010

Applicant: Value Place  
Location: 4500 Clyde Park Ave. S.W. (Zoned B-3)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code as follows:

Zoning Code Section 90-893 Nonresidential Districts limits building heights to 35 feet in this B-2 General Business District. The petitioner requests a variance to allow an Extended Stay Hotel of four stories and 44 feet in height. A variance to allow an additional nine feet of height is requested. P.P. #41-17-25-100-052

Tabled	_____	Closed	_____
Granted	_____	Denied	_____
Motion by	_____		
Seconded by	_____		
Yeas	_____	Nays	_____

Appeal #V150011

Applicant: Concept Design  
Location: 4500 Clyde Park Ave. S.W. (Zoned B-3)

Request: The petitioner requests three variances from the City of Wyoming Zoning Code as follows:

- 1. Zoning Code Section 90-799 Primary Sign Requirements Nonresidential Districts limits buildings to one wall sign of a maximum 150 square feet. In addition to the main business sign (Fox Powersports) of 140 square feet, the petitioner requests a variance to allow 15 additional wall signs, each up to 25 square feet, to identify product vendors. A variance to allow an additional 15 wall signs, total wall signage of 515 square feet, is requested.
- 2. Zoning Code Section 90-799 limits pole signs to a maximum of 100 square feet and may only identify on premise businesses. The petitioner requests a variance to allow a pole sign of 147 square feet to identify both the on premise business (Fox

Powersports) and an off premise business (Extended Stay Hotel). The requested variance is to allow an additional 47 square feet of pole sign area and allow identification of an off premise business.

- 3. Zoning Code 90-799 requires expressway business pole signs to be a minimum of 60 feet in height. The petitioner requests a variance to allow the expressway business pole sign to be 45 feet in height. The requested variance is to allow a reduction of 15 feet in height to the expressway business pole sign. P.P. #41-17-25-100-052

Tabled \_\_\_\_\_ Closed \_\_\_\_\_  
Granted \_\_\_\_\_ Denied \_\_\_\_\_  
Motion by \_\_\_\_\_  
Seconded by \_\_\_\_\_  
Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Appeal #V15-00012

Applicant: Todd Troost  
Location: 5280 Kenowa Ave. S.W. (Zoned ER-1)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code as follows:

Zoning Code Section 90-45 (7) Accessory Buildings specifies a maximum of 1,800 square feet of total accessory building area for properties of between two and three acres with the largest building not to exceed 1600 square feet. A total accessory building area of 2,197 square feet has been constructed on the property with the largest building being 1680 square feet. On January 2, 2015 the petitioner requested and was denied a variance to allow 397 square feet of total accessory building area, with the largest building being 80 square feet larger, than established by the Zoning Code. The petitioner requests a variance to remove three exterior walls from a portion of the building, leaving 384 square feet of roof with concrete slab attached to 1,296 square feet of fully enclosed building.  
P.P. #41-17-31-101-002

Tabled \_\_\_\_\_ Closed \_\_\_\_\_  
Granted \_\_\_\_\_ Denied \_\_\_\_\_  
Motion by \_\_\_\_\_  
Seconded by \_\_\_\_\_  
Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Appeal #V150013

Applicant: Metro Health  
Location: 2280 Main St. S.W. (Zoned PUD3)

Request: The petitioner requests a modification of conditions for the use variance Farmer’s Market to provide for a wider range of vendors and products. P.P. #41-17-34-376-040

Tabled \_\_\_\_\_ Closed \_\_\_\_\_  
Granted \_\_\_\_\_ Denied \_\_\_\_\_  
Motion by \_\_\_\_\_  
Seconded by \_\_\_\_\_  
Yeas \_\_\_\_\_ Nays \_\_\_\_\_

5. Public Comment:

6. **New Business:**