

AGENDA

WYOMING ZONING BOARD OF APPEALS

CITY COUNCIL CHAMBERS

June 3, 2013

1:30 P.M.

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

Appeal #V130012

Applicant: Steve Pleva  
Location: 3250 Hubal Ave. S.W. (Zoned R-2)

Request: Zoning Code Section 90-45 (7) limits accessory buildings in R-2 Single Family Residential Districts to a maximum of 768 sq. ft. The petitioner has a 624 sq. ft. accessory building and desires to construct a 240 sq. ft. addition to the building. The total accessory building area would be 864 sq. ft. The petitioner requests a variance for an additional 96 sq. ft. of accessory building area. P.P. #41-17-15-427-021

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

Appeal #V130013

Applicant: David Frueh  
Location: 3425 Buchanan Ave. S.W. (Zoned R-2)

Request: Zoning Code Section 90-9 Definitions – Home Occupations provides for limited business use of residences by the occupants. A provision of that Zoning Code states that no article or service shall be sold or offered for sale on the premises except as is produced by such occupation. The petitioner requests a variance to allow the residence to be used for the sale of firearm and related sporting goods as a Home Occupation. P.P. #41-17-13-453-011

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

Appeal #V1300015

Applicant: Jean Ermatinger  
Location: 949 Aldon St. S.W. (Zoned R-2)

Request: 1. Zoning Code Section 90-891 Residential Districts specifies a minimum side yard of seven feet in the R-2 Single Family Residential District. The petitioner proposes to build an addition to the rear of the existing home and maintain the current side yard setback of six feet four inches. The petitioner requests a variance of eight inches to the required seven foot setback for the proposed addition.  
2. Zoning Code Section 90-891 Residential Districts specifies a minimum 35 foot front yard setback in this R-2 Single Family Residential District. The petitioner proposes to construct a 24 sq. ft. porch in the front yard that would have a 31 foot front yard setback. The petitioner requests a variance of four feet to the required 35 foot front yard setback for the proposed porch. P.P. #41-17-11-428-004

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

Appeal #V130016

Applicant: AMDG Architects  
Location: 4600 & 4620 Herman Ave. S.W. (Zoned I-1)

Request: 1. Zoning Code Section 90-648 (4) Orientation of Overhead Doors specifies that such doors for truck loading areas shall not face the front yard. The petitioner proposes to construct two additions to the existing building at 4620 Herman Avenue. Each addition is proposed to have an overhead door facing Herman Avenue. The petitioner requests a variance to allow the two overhead doors.  
2. Zoning Code Section 90-648 (1) Uses Requiring Loading Area specifies that there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the streets. The proposed overhead doors with each addition will require utilizing Herman Avenue for the backing of tractor-trailers into the property. The petitioner requests a variance to allow the use of Herman Avenue to access the proposed overhead doors. P.P. #41-17-26-276-020 & 41-17-26-276-029

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

Appeal #V130017

Applicant: Kent Ward  
Location: 2720 44th St. S.W. (Zoned B-1)

Request: Zoning Code Section 90-372 (7) B-2 General Business District Special Uses specifies that open air business uses may be permitted subject to the approval of the planning commission. In April 1995, this B-1 Local Business District property obtained a use variance by the Board of Zoning Appeals to allow an outdoor dining area at the restaurant. The petitioner proposes to construct a second outdoor dining area of 765 sq. ft. The petitioner requests to expand the prior variance to include the second outdoor dining area. P.P. #41-17-28-201-035

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

Appeal #V130014

Applicant: Epique Homes, Inc.  
Location: 3360-3380 56th St. S.W. (Zoned ER)

Request: Zoning Code Section 90-45 (7) Accessory Buildings specifies a maximum of 768 square foot per building and a maximum combined 1000 square foot for all accessory buildings on a single family zoned parcel. The petitioner desires to construct a single accessory building of 1008 square foot in conjunction with a new home. The petitioner requests a variance to allow an additional 240 square foot of accessory building area. P.P. #41-17-32-476-018

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

5. Public Comment:

6. New Business:

Appeal #V130019

Applicant: The Dock Ministry  
Location: 4669 Division Ave. S.W. (Zoned B-2)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code as follows: Zoning Code Section 90-371 (B-2 General Business District Permitted Uses) does not provide for public schools within the district. The petitioner requests a use variance to allow the The Dock property to be used by Kelloggsville Public Schools for their Rocket Learning Lab - a variation of a traditional high school. P.P. #41-17-25-282-018

Appeal #V130020

Applicant: Vista Springs  
Location: 1905 28th St. S.W. (Zoned B-2)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code as follows: Zoning Code Section 90-796-1 (General Standards for Permitted Signs) requires all signs on a property to advertise only the business transacted or goods sold or produced on the premises. The petitioner requests a variance to allow an off premise advertising sign for Vista Springs to be erected on the Kenowa Credit Union property. P.P. #41-17-10-476-030