

AGENDA

WYOMING ZONING BOARD OF APPEALS

CITY COUNCIL CHAMBERS

August 19, 2013

1:30 P.M.

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

Appeal #V130031

Applicant: West Michigan Construction
Location: 946 Iowa St. S.W. (Zoned R-2)

Request: Zoning Code Section 90-891 Residential Districts specifies a minimum 35 foot rear yard setback in this R-2 Single Family Residential District. The petitioner proposes to construct a 480 sq. ft. sun room addition in the rear yard that would have a 30 foot rear yard setback. The petitioner requests a variance of five feet to the required 35 foot rear yard setback for the proposed addition. P.P. #41-17-23-279-003

Tabled	_____	Closed	_____
Granted	X	Denied	_____
Motion by	Palmer		
Seconded by	Lomonaco		
Yeas	5	Nays	0

Res. #5541

- 5. Public Comment:
- 6. New Business:

Appeal #V130032

Applicant: Carniceria El Ranchito
Location: 743 36th St. S.W. (Zoned B-1)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code Section 90-44, which requires commercial mechanical appurtenances to be located in the rear yard and no closer than 20 feet to an adjoining property. The petitioner has constructed a cooler behind the commercial building that is 7 foot 3 inches from the adjoining side property line and requests a variance for a reduction of 12 feet 9 inches to the required appurtenance setback. P.P. # 41-17-13-355-017

Appeal #V130033

Applicant: Wilsontown, LLC
Location: 4830 Wilson Ave. S.W. (Zoned PUD-2)

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

1. Zoning Code Section 90-41 requires street frontage for any lot or parcel to obtain a building permit for construction. The petitioner desires to divide his property and create a separate parcel for the construction of Gordman's, a commercial business. That parcel would not have street frontage. The petitioner requests a variance to waive the street frontage requirement.
2. Zoning Code Section 90-893 Nonresidential Districts requires a front yard building setback of 25 feet. The petitioner proposes a front yard setback of 12 feet on the proposed new parcel. The petitioner requests a variance of 13 feet to the required 25 foot front yard setback for the proposed development.
3. Zoning Code Section 90-893 Nonresidential Districts requires a rear yard setback of 30 feet. The petitioner proposes a rear yard setback of 27.2 feet on the proposed new parcel. The petitioner requests a variance of 2.8 feet to the required 30 foot rear yard setback for the proposed development.
4. Zoning Code Section 90-799 Table 799 limits commercial pole signs to 200 square feet in area. In November 1999, the property obtained a variance to construct a 700 square foot pole sign on Wilson Avenue to identify the various businesses. The petitioner desires to add a 70 square foot sign panel to the existing sign to identify the new business. The request is to modify the prior sign area variance to accommodate the proposed additional signage. P.P. # 41-17-29-326-003