

AGENDA

WYOMING ZONING BOARD OF APPEALS

CITY COUNCIL CHAMBERS

September 3, 2013

1:30 P.M.

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

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

Tabled	_____	Closed	_____
Granted	X	Denied	_____
Motion by	Burrill		
Seconded by	Beduhn		
Yeas	7	Nays	0

Res. #5542

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

Tabled	_____	Closed	_____
Granted	X	Denied	_____
Motion by	Burrill		
Seconded by	Dykhouse		
Yeas	7	Nays	0

 Res. #5543

5. Request for Reconsideration:

Appeal #V130031

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

Request: On August 19, 2013 the Board of Zoning Appeals considered and approved a rear yard setback of 30 feet (a reduction of five feet) for a 480 sq. ft. sun room addition to the property at 946 Iowa St. S.W. Subsequently, it was discovered that the addition would also be within 10 feet of an existing accessory building, as is the existing home. On September 3, 2013 the Board of Zoning Appeals will consider extending the variance to also authorize the setback of five feet from the addition to the accessory building. The requested variance from Zoning Code Section 90-45 (5) is to allow a five foot setback from the building addition to the detached accessory building instead of the required ten feet. P.P. #41-17-23-279-003

Tabled	_____	Closed	_____
Granted	X	Denied	_____
Motion by	Palmer		
Seconded by	Burrill		
Yeas	7	Nays	0

 Res. #5541 (amended)

6. Public Comment:

7. New Business:

Applicant: James Bottema  
Location: 1430 Burton St. S.W. (Zoned B-2)

Request: The petitioner requests a variance from the City of Wyoming Zoning Code as follows: Zoning Code Section 90-45 (7) Accessory Buildings and Uses limits the area of accessory buildings to 1000 square feet for single family residential zoned or used properties. The petitioner desires to construct a 1008 square foot detached accessory building in addition to the existing 120 square foot accessory building. The total square footage of the two accessory buildings would be 1128 square feet. The petitioner requests a variance for an additional 128 square feet of accessory building area. P.P. #41-17-11-101-002 (to be combined with 41-17-11-101-003)

Appeal #V130036

Applicant: Construction Services of West Michigan

Location: 550 32nd St. S.E. (Zoned I-1)

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

Zoning Code Section 90-893 Nonresidential Districts requires a side yard building setback of ten feet. The petitioner proposes to construct an addition to the existing building. The proposed addition would have a side yard building setback of four feet. The petitioner requests a variance of six feet to the required ten foot side yard setback for the proposed addition. P.P. #41-18-18-402-019

Appeal #V130037

Applicant: R. James Morgan

Location: 3975 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 90-893 Nonresidential Districts requires a front yard setback of 25 feet for buildings and parking. The petitioner proposes to redevelop the property and place parking with a driveway into the existing 25 foot front yard setback. The resulting setback to the parking spaces would be six feet. The petitioner requests a variance of 19 feet to the required front yard setback. P.P. #41-17-24-283-021