

AGENDA

WYOMING ZONING BOARD OF APPEALS

CITY COUNCIL CHAMBERS

April 7, 2014

1:30 P.M.

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

Appeal #V140007

Applicant: Robert Jewell
Location: 2231 Porter St. S.W. (Zoned B-1)

Request: The petitioner has a non-conforming single family residence in this B-1 Local Business zoning district. The petitioner currently has one non-related boarder at the residence, which is allowable under Zoning Code Section 90-7 (1) under the definition of Family. The petitioner desires to rent an additional room to a second boarder, which would cause the residence under Zoning Code Section 90-3 to become a Boardinghouse. This use is not allowable under the B-1 Local Business use provisions of Zoning Code Section 90-336. The petitioner requests a use variance to allow a second non-related boarder on the premises. P.P. #41-17-10-155-004

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

Appeal #V140008

Applicant: Charles Duzan
Location: 143 Janet St. S.E. (Zoned R-3)

Request: The petitioner has a residential lot in this R-3 Residential District. The petitioner desires to sell a rear yard portion the lot to an adjoining lot at 146 Walter Street to combine with that property. Zoning Code Section 90-891 Residential Districts requires lots to be a minimum of 8,400 square feet in this in this R-3 Residential District. The proposed lot would be 7,980 square feet in area. The petitioner requests a variance of 420 square feet to the required lot area of 8,400 square feet. P.P. #41-18-19-153-049

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

Appeal #V140009

Applicant: Universal Sign
Location: 651 – 50th St. S.W. (Zoned I-2)

Request: The petitioner desires to erect a wall sign of approximately 322 square feet on this industrial building under construction. Zoning Code Section 90-799 Primary Sign Requirements Nonresidential Districts limits such wall signs to a maximum of 100 square feet in this I-2 General Industrial District. The petitioner requests a variance of 222 feet of additional wall sign area. P.P. #41-17-25-300-043

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

Appeal #V140010

Applicant: First Companies
Location: 5811 Byron Center Ave. S.W. (Zoned PUD-1)

Request: The petitioner desires to construct a daycare center in the rear yard area of this property. The daycare site would be divided from the property and will not have frontage onto Byron Center Avenue and will not have direct driveway access to the street. Zoning Code Section 90-895 requires that daycare centers must front upon a major thoroughfare with direct access directly thereto. The petitioner requests a variance to waive these requirements. P.P. #41-17-33-427-022

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

5. Public Comment:

6. New Business: