

AGENDA

WYOMING ZONING BOARD OF APPEALS

CITY COUNCIL CHAMBERS

March 7, 2016

1:30 P.M.

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

Appeal #V160003

Applicant: Stacy Brown-O'Dell  
Location: 5387 Canal Ave. S.W. (Zoned ER)

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

Zoning Code Section 90-41 requires properties to abut public street right-of-ways. The petitioner proposes to divide the 7.19 acre acre property into two parcels, with a rear parcel of 2.45 acres without street frontage. Access would be provided through an easement. The requested variance is to allow a parcel to be created that does not abut a public right-of-way. P.P. #41-17-31-101-007

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

Appeal #V160004

Applicant: Gezon High LLC  
Location: 1045 Gezon Parkway (Zoned RO1)

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

Zoning Code Section 90-893 Nonresidential Districts requires properties in the B-3 Planned Business District to be a minimum of 5 acres. The petitioner proposes to divide the 6 acre property into two parcels of 2.7 acres and 3.3 acres. The requested variance is to allow two parcels to be established that are 2.3 acres and 1.7 acres below the minimum 5 acre B-3 District requirement. P.P. #41-17-35-258-001

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

Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Appeal #V160005

Applicant: Jay Farlin  
Location: 835 Canterbury St. S.W. (Zoned R-2)

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

Zoning Code Section 90-891 Residential Districts requires residences in the R-2 Single Family District to have a rear yard setback of 35 feet, a side yard setback of 7 feet, and maximum lot coverage of 35%. In addition, Zoning Code Section 90-45 (5) requires accessory buildings to be a minimum of 10 feet from the residence. The petitioner constructed an addition and decking to the residence without permit. The addition and decking resulted in a rear yard setback of 28 feet, a sideyard setback of zero, and lot coverage of 39%. Also, the addition comes to 3 feet from the garage. The requested variances are to approve a reduced rear yard setback of 28 feet (35 feet required), approve a side yard setback of zero feet (7 feet required), approve a lot coverage of 39% (35% required) and a separation of 3 feet (10 feet required) from the residence to the garage. P.P. #41-17-14-226-018

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

Appeal #V160006

Applicant: Diesel Injection Service, LLC  
Location: 440 54th St. S.W. (Zoned I-2)

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

Zoning Code Section 90-893 Nonresidential Districts requires properties in the I-2 General Industrial District to have a minimum front yard setback of 25 feet. The petitioner proposes to construct a 316 square foot addition to the front of the existing building that would have a 17 foot setback. The addition would align with the existing front building wall which has a nonconforming front yard setback of 17 feet. The requested variance is to allow a reduced front yard setback of 8 feet from the required 25 feet for the proposed addition. P.P. #41-17-36-177-012

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

5. Public Comment:

6. New Business: