

WESTLAND ZONING BOARD OF APPEALS

Agenda-Regular Meeting-No. 7

July 17, 2019 @ 5:30 p.m.

Westland City Hall

36300 Warren Road

Westland, MI 48185

Call to Order

Pledge of Allegiance

Roll Call

1. Petition #2897 – Angelo Askar/BP Gas Station-30435 Cherry Hill

To consider the request of Angelo Askar/BP Gas Station, for four (4) variances from Ordinance 248 in order to expand the existing gas station/convenience store footprint by adding 1,470 square feet to the existing building, resulting in the following deficiencies:

- a) A thirty (30) foot side yard setback deficiency. The petitioner proposes to expand the existing gas station/convenience store by adding 1,470 square feet to the existing 1,575 square foot building, resulting in a side yard setback of 0 feet. *(Section 110-9.7.5.(A) states that the required side yard setback in the CB-4 district is thirty (30) feet)*
- b) A thirty-five (35) foot rear yard setback deficiency. The petitioner proposes to expand the existing gas station/convenience store by adding 1,470 square feet to the existing 1,575 square foot building, resulting in a rear yard setback of 0 feet. *(Section 110-9.7.5.(A) states that the required rear yard setback in the CB-4 district is thirty-five (35) feet)*
- c) A dumpster enclosure location deficiency. The petitioner proposes to re-locate the existing dumpster enclosure to the front yard as part of the proposed expansion. *(Section 110-9.7.5.(A) states that no dumpster can be located in the front yard)*
- d) An on-site parking deficiency of five (5) spaces. The petitioner proposes to provide eleven (11) on-site parking spaces. *(Section 110-16.2 requires sixteen (16) on-site parking spaces)*

2. Petition #2898 - D. Scott Wright/US Farathane – 39200 Ford Roadf

To consider the request of D. Scott Wright/US Farathane, for a ten (1) foot building height variance from Ordinance 248 in order to construct an addition to the existing building, a portion of which would be constructed at a height of forty-five (45) feet. *(Section 110-10.3.7(A) states that the maximum building height permitted in the I-1 district shall be thirty-five (35) feet)*

3. Approval of Minutes of Regular Meeting held June 19, 2019

4. Citizens Comments or Questions

5. Commissioners' Comments

6. Adjournment

Dwayne Walker

Chairman