

ZONING BOARD OF APPEALS

AGENDA

CITY OF WALKER

Thursday, January 14, 2010

7:00 P.M.

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1. (Tabled from 11-12-2009) The applicant's request is to maintain a 3375 sq. ft. detached accessory building instead of the 1200 sq. ft. allowed. To obtain a use variance to use the accessory structure for warehousing commercial goods.

Address: 774 Wilson, SW
PPN: 41-13-31-253-006

Owner & Applicant: Timothy Szubinski
774 Wilson, SW
Grand Rapids, Mi. 49534

Zoning: AA
Section: 94-5 (1), (5), 94-32, 94-352 (a), 94-171 (b)

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2. The applicant's request is to place a "Welcome to Downtown Standale" brick ground sign at the northeast corner of Lake Michigan Dr. & Wilson Ave. The sign will be 6 ft. tall and 8 ft. long and less than 2 ft. wide. A variance is needed due to the current location of 2 existing ground signs.

Address: 4365 Lake Michigan Dr.
PPN: 41-13-19-451-039

Owner: WG Standale, LLC
255 E. Brown St. Suite 106
Birmingham, Mi. 48009

Applicant: City of Walker
4243 Remembrance Rd., NW
Grand Rapids, Mi. 49534

Zoning: C-3
Section: 94-410 (d) (2)

3. The applicant's request is to split existing parcel creating a parcel with 25 ft. of street frontage instead of 125 ft. and exceeding the one to four width to depth ratio.

Address: 111 Maynard SW
PPN: 41-13-20-476-017

Owner: Elizabeth Kempker
111 Maynard Ave SW
Walker, MI 4934

Applicant: Same

Zoning: SA
Section: 94-59(a)

4. The applicant's request is to replace the existing freestanding pole sign with a new 80 sq. ft. sign and reader board which exceeds the 36 sq. ft. allowed. Also to replace the existing awning sign with a 42 square foot sign instead of the 18 sq. ft. allowed.

Address: 2616 Alpine Avenue
PPN: 41-13-12-104-039

Owner: Global Real Estate LLC
1650 Des Peres Rd. Suite 303
St. Louis, MO 63131

Applicant: Ron Donaldson
8230 Powderhorn Trail
Caledonia, MI 49316

Zoning: C-3 Highway Commercial

Section: 94-410 (c) (3)
94-410 (e) (1)
