

City of St. Clair Shores

The Zoning Board of Appeals Agenda

A Public Hearing of the following Zoning Board cases will be heard on **Thursday, May 2, 2019 at 7:00 p.m.** in the **Council Chambers** at 27600 Jefferson Avenue, City Hall, St. Clair Shores, MI 48081.

1. Call to Order.
2. Cases to be Heard:

Case No. 19-2019 – Edward Russell for Russell Development – 22275 Harper/20720 California

Re: HEFFNER & FLEMMING'S GLENHURST SUBDIVISION (L10, P37) N 10' OF THE E 50' OF LOT 300, & E. 1/2 OF LOTS 415-419

Location: South of Nine Mile Rd., West of Harper

REQUEST: Variance to allow metal canopies to overhang Harper Right of Way, variance to allow a façade with less than 33% windows, and variance to allow exterior finish material other than brick, stone, or glass. (*Zoning Ordinance 15.972 Building Walls*)

Case No. 20-2019 – Eric Merriweather for Kroger – 23191 Marter Rd

Re: AP NO. 7 (L14, P36-38) PART OF LOTS 1 AND 2, DESC AS FOLLOWS: BEG AT THE NE CORNER OF LOT 1; THENCE N68°17'31"W ALONG THE NORTHERLY LINE OF LOT 1, 40.10' TO A POINT ON THE WESTERLY LINE OF JEFFERSON AVE; THENCE N68°17'31"W 309.8'; THENCE 21°48'00"W 209.39'; THENCE S68°17'31"E 67.59'; THENCE S21°50'15"W 121.95'; THENCE N68°07'00"W 443.99'; THENCE S68°17'31"E 377.01' TO THE POB

Location: North of Marter Rd., West of Jefferson

REQUEST: Petition to request for variance to allow the outdoor sale of seasonal products. (*Zoning Ordinance 15.263, Sec 35.37 (1), General Requirements*)

Case No. 21-2019 – Ronald Casado – 22543 Eleven Mile Rd

Re: SHOREWOOD MANOR SUBDIVISION (L31, P14) LOT 18

Location: North of Eleven Mile Rd., East of Jefferson

REQUEST: Request for 1.8% total lot coverage variance, a 1.1' sideyard setback variance and 37' front setback variance for a new porch and second story addition. (*Zoning Ordinance 15.481, Schedule of Regulations*)

Case No. 22-2019 – Joseph Safadi – 22660 Bayview

Re: KAY'S BAYVIEW SUBDIVISION NO 1 (L20, P18) LOT 74

Location: North of Eleven Mile Rd., West of Jefferson

REQUEST: Request for 2.5' sideyard setback variance and a request for a 282 square foot size variance for an addition to an existing boathouse (accessory structure). (*Zoning Ordinance 15.499 Accessory Structure*)

Other Business:

3. Approval of minutes from the **April 4, 2019**, ZBA meeting.
4. Audience participation.
5. Adjournment.

ANY CASES TABLED AT PRIOR MEETINGS MAY BE HEARD WITHOUT ADDITIONAL NOTICE

Individuals with disabilities or impairments who plan to attend this meeting need to contact the City Clerk's office at (586) 447-3303 or (586) 447-3388 (TDD) if auxiliary aides or services are needed. A written request may also be submitted to the City Clerk's Office.

On May 2, 2019, at 7:00 p.m., a PUBLIC HEARING will be heard in the **Council Chambers**, City Hall, 27600 Jefferson Avenue, thus giving you the opportunity of expressing your opinion on this appeal. Variations or modifications have no bearing on private restrictions. You may appear, authorize others to represent you, or you may express views in writing. Communications must be received before date of hearing.

Please call Chris Rayes, Community Services Director (447-3337) or Nicole Laviolette (447-3392), if you are unable to attend this meeting.

Community Development
City of St. Clair Shores