

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, March 3, 2016 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. 38-2015 – Paula Glomboski – 23201 Beverly – TABLED From November 5, 2015 Meeting

Re: BEVERLY GARDENS SUB'N LOT 111 LIBER 5, PAGE 13

Location: North of Fourteen Mile, East of Harper

REQUEST: Request for 14.1% total coverage variance, 914.5 sq ft rear coverage variance, 1.84' sideyard setback variance and 2.34' rear setback variance for deck constructed without a permit. (*Zoning Ordinance 15.499 Accessory Structure*)

Case No. 04-2016 – Chelsea Orkis for Nino Salvaggio – 27900 Harper

Re: GREEN GARDEN SUBDIVISION NO. 3 (LIBER 8, PAGE 91), LOTS 866 THROUGH 895, THE SOUTH ONE-HALF OF LOT 896, AND ALL OF VACATED ALLEY ADJACENT THERETO

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

REQUEST: Petition to request for variance to allow the outdoor sale of live horticultural products. (*Zoning Ordinance 15.322, Sec. 35.46, Principle use permitted.*)

Case No. 05-2016 – Marcia Feighner – 28410 Glenwood

Re: GREEN GARDEN SUBDIVISION NO. 3 LOTS 1134 & 1135 LIBER 8, PAGE 91

Location: South of Martin Rd., West of Harper

REQUEST: Request for .92' sideyard variance, 2' rear yard variance, and variance to allow dirt floor instead of rat wall. (*Zoning Ordinance 15.481 Schedule of Regulations and 15.499 (13) Accessory Buildings/structures.*)

Case No. 06-2016 – Patrick DeLong for Great Lakes Ace Hardware – 23245 Greater Mack

Re: NINE-MACK URBAN RENEWAL PLAT NO. 1 LOT 42 EXC S 50 FEET LIBER 78, PAGES 34-36

Location: South of Nine Mile Rd., West of Greater Mack

REQUEST: Petition to request for variance to allow the outdoor sale of live horticultural products. (*Zoning Ordinance 15.322, Sec. 35.46, Principle use permitted.*)

Case No. 07-2016 – Marvin Farris – 21300 Erben

Re: GREENDALE SUB'N NO. 1 W 16 FT LOT 559 & ALL LOT 560 & E 10 FT LOT 561 LIBER 9, PAGE 35

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

REQUEST: Request for 325.1 square ft size variance and 24.9 square ft rear lot coverage variance for a garage addition. (*Zoning Ordinance 15.499 Accessory Structure*)

Case No. 08-2016 – Laymon Cummings for Kmart – 22801 Harper

Re: ASSESSOR'S PLAT NO. 5 (LIBER 14, PAGES 20-21), LOTS 4 THROUGH 6 EXCEPT THE SOUTH 418.50 FEET; ALSO HARPER AVENUE SUBDIVISION (LIBER 8, PAGE 51), LOTS 11 THROUGH 25 AND LOTS 29 THROUGH 44; ALL TOGETHER WITH ALL ADJACENT VACATED STREETS AND ALLEYS

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

REQUEST: Petition to request for variance to allow the outdoor sale of live horticultural products. (*Zoning Ordinance 15.322, Sec. 35.46, Principle use permitted.*)

Case No. 09-2016 – Larry Harris – 22444 Maxine

Re: DALBY & CAMPBELL MACK LAWN SUBDIVISION W 23 FT 4 INCHES OF LOT 176 & E 23 FT 4 INCHES OF LOT 177 LIBER 7, PAGE 98

Location: North of Eight Mile Rd., East of Greater Mack

REQUEST: Request for 0.4% total lot coverage variance and 12' front yard variance for non-permitted front porch. (*Zoning Ordinance 15.499 Accessory Structure*)

Other Business:

3. Approval of minutes from the **February 4, 2016**, 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 March 3, 2016, 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