

# 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 5, 2020 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. 03-2020–Great Lakes Ace Hardware – 23245 Greater Mack**

**Re:** NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 42 EXC THE S 50' EXC THAT PART TAKEN FOR GREATER MACK

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

**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. 05-2020 – Great Lakes Ace Hardware – 31001 Harper**

**Re:** COUCHEZ FARMS SUB'N (L35, P38-39) PART OF OUTLOT A DESC AS; BEG AT SE COR SD OUTLOT A; TH N88°04'54"W 599.39'; TH N01°55'06"E 1004.16'; TH S85°42'31"E 660.94'; TH S01°55'06"W 160.14'; TH S85°42'31"E 182.75'; TH S37°09'30"W 215.98'; TH N85°48'24"W 270.24'; TH S04°30'35"W 173'; TH S85°55'48"E 187.82'; TH 31.01' ALG A CRUVE TO SW, R=558.90, CB S18°43'56"W 31.01; TH N85°55'48"W 182.37'; TH S04°08'16"W 408.24'; TH S85°35'03"E 178.43'; TH S01°57'30"W 25' TO POB

**Location:** South of Thirteen Mile, West of Harper

**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. 06-2020 –Viviano Flower Shop – 32050 Harper**

**Re:** ASSESSOR'S PLAT NO. 35 (L15, P26) EASTERLY 420' OF THE WESTERLY 447' OF LOT 42; ALSO SOCIA GARDENS SUBDIVISION (L3, P121), THE EASTERLY 44.69' AND THE SOUTHERLY 12' OF LOT 68, EXC THAT PART TAKEN FOR ROW

**Location:** South of Masonic, East of Harper

**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. 07-2020 – Nino Salvaggio Investment Co. LTD – 27900 Harper**

**Re:** GREEN GARDEN SUBDIVISION NO. 3 (L8, P91) LOTS 866-895 EXC THAT PART TAKEN FOR HARPER AVE, THE S 1/2 OF LOT 896, AND ALL OF VAC ALLEY ADJ THERETO

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

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

**Other Business:**

3. **Approval of minutes from the January 9, 2020, 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 5, 2020, 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 Veronica Black (447-3341) if you are unable to attend this meeting.

Community Development  
City of St. Clair Shores