

# 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 7, 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. 01-2019 – John Ricker – 28736 Harper**

**Re:** LACHANCE AND RICHARD'S LITTLE FARMS SUB'N (L6, P3) LOT 36 EXC THE S 20' AND ALL OF LOT 37 EXC THAT PART TAKEN FOR HARPER AVE

**Location:** North of Martin Rd., East of Harper

**REQUEST:** Request for variance to replace only a portion of a missing non-conforming wall. (*Zoning Ordinance 15.508 Walls and 15.498 Non-conforming Structures*)

**Case No. 08-2019 – Chelsea Orkis for Nino Salvaggio – 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 live horticultural products. (*Zoning Ordinance 15.322, Sec. 35.46, Principle use permitted.*)

**Case No. 09-2019 – Ryan Sapiano – 22120 Avalon**

**Re:** DALBY & CAMPBELL MACK AVE. SUBDIVISION (L7, P64) LOT 11

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

**REQUEST:** Request for 25' front setback variance and 4.8% lot coverage variance for a new porch and steps. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 10-2019 – Debra and Neil Jordt – 22521 Martin**

**Re:** BAYVIEW SUBDIVISION (L2, P104) W 80' OF OF LOT 14

**Location:** North of Martin Rd., West of Jefferson

**REQUEST:** Request for 3' front setback variance for an egress window. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 11-2019 – Ann Bobek for Vivano's 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 live horticultural products. (*Zoning Ordinance 15.322, Sec. 35.46, Principle use permitted.*)

**Case No. 12-2019 – Frank DeMercurio for Growing Smiles Pediatric Dentistry – 22524 Greater Mack**

**Re:** ELIZABETH SUBDIVISION (L26, P41) LOTS 32 & 33 EXC THEE 73'

**Location:** South of Nine Mile, East of Greater Mack

**REQUEST:** Request for 7 parking space variance for a pediatric dentist office. (*Zoning Ordinance 15.500 Off Street Parking*)

**Case No. 13-2019 – David S Harden – 23495 Greater Mack**

**Re:** NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 38

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

**REQUEST:** Request for 169 parking space variance for a sit down restaurant. (*Zoning Ordinance 15.500 Off Street Parking*)

**Other Business:**

3. Approval of minutes from the February 7, 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 March 7, 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