

# 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, April 4, 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. 14-2019 – Jerry Monterosso for Village Market – 28510 Harper**

**Re:** ASSESSOR'S PLAT NO 24 (L15, P6-7) LOTS 31-34; ALSO STANLEY PARK SUBDIVISION, LOTS 253-255 EXC THAT PART TAKEN FOR HARPER AVE

**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*)

### **Case No. 15-2019 – Gordon Russell for Russell Investments – 21609 Englehardt**

**Re:** L. J. HILLOCK'S MACK AVE. SUBDIVISION (L11, P14) LOTS 12 & 13

**Location:** South of Nine Mile Rd., East of Harper

**REQUEST:** Request for (2) 10' frontage variances and (2) 1,400 square foot lot size variances to split a lot. (*Zoning Ordinance 15.481, Schedule of Regulations*)

### **Case No. 16-2019 – Phil & Reba Lewandowski – 20403 Frazho**

**Re:** CATALDO SUBDIVISION NO. 3 (L27, P29) W 38.5' OF LOT 265 & THE E 10' OF LOT 266

**Location:** North of Frazho Rd., West of Little Mack

**REQUEST:** Request to allow a temporary structure in a RA-1 district. (*Zoning Ordinance 15.626 (1)(v), Hearing on Appeal*)

### **Case No. 17-2019 – Peter Daleo of Goldleaf Building – 22468 Maple**

**Re:** LAKE ST. CLAIR GARDENS ANNEX SUBDIVISION (L9, P48) LOT 32

**Location:** North of Ten Mile Rd., West of Harper

**REQUEST:** Request for 192 square foot total lot coverage variance for a new house.  
(*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 18-2019 – John Fricno for Great Lakes Ace – 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 Rd., West of Harper

**REQUEST:** Variance to allow outdoor storage behind building and variance to allow  
outdoor storage and display in parking lot. (*Zoning Ordinance 15.263, Sec  
35.37 (1), General Requirements*)

**Other Business:**

3. **Approval of minutes from the March 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 April 4, 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