



AGENDA
CITY OF PORT HURON ZONING BOARD OF APPEAL MEETING
 6:00 p.m., Monday, December 5, 2016
 Public Meeting Room, Municipal Office Center

- A. ROLL CALL:** Chairman Larry McNamara
 Vice Chair David Schwartz
 Commissioner Michael Cogley
 Commissioner James A. Dewey
 Commission Jim Yu
- B. ADDITIONS TO THE AGENDA:**
- C. PRESENTATIONS:**
- D. APPROVAL OF MINUTES OF PREVIOUS MEETING:**
 1. Regular meeting minutes of November 7, 2016.
- E. COMMUNICATIONS AND PETITIONS:**
- F. PUBLIC HEARINGS:**
 1. Leroy J. Stevens, from Bluewater View L.L.C., is requesting the following four variances to construct a high-rise, residential condominium development, on the property located at 200 Glenwood Avenue:

Item	Proposed	Required	Variance
a) Front yard setback Facing the St. Clair River	10 feet	25 feet	15 feet
b) Side yard setback Along Glenwood Avenue & Beers Street	0 feet	12.5 feet	12.5 feet
c) Height	12 stories or 140 feet	10 stories or 80 feet	2 stories or 60 feet
d) Lot coverage Lot size is 141,259 square feet	53.36% coverage 75,377 square feet	35% coverage 49,441 square feet	18.36% coverage 25,936 square feet

Per Division 16. Sec. 52-621. Schedule. of the Code of Ordinances for the City of Port Huron, in the CBD (Central Business District), the following regulations are required:

The schedule of regulations for zoning districts shall be as follows:

Zoning District	Minimum Lot Width (in feet) *****	Minimum Lot Area (in sq. ft.)	Maximum Lot Coverage (percent)	Maximum Height of Building*****		Minimum Yard Requirements in Feet (Unobstructed) Sides Least Total of:				Minimum Floor Area per Dwelling Unit (in sq. ft.) e
				In Stories	In Feet	Front a, b, c, d	One	Two	Rear	
A-2	100v	10,000 h, l	35	--	--	25 m	10 f, i, j, m	20 i, j, m	30 m	K
CBD	50*	--	--	7 r	80 r	n	n, o	--	o, p	q

- f. In R, R-1, A-1 and A-2 districts, the width of side yards, which abut upon a street on the same side or on the opposite side of the same block, upon which other residential lots front, shall not be less than 50 percent of the required front yard for homes which front upon such side street.
- m. Where allowed in the CBD district, all or some of the minimum yard requirements for high-rise residences may be waived by the Zoning Board of Appeals.
- r. Modifications allowing greater height may be permitted by the zoning board of appeals after public hearing.

Resolution #1: To grant (a) a front yard setback variance of 15 feet AND (b) a side yard setback variance of 12.5 feet AND (c) a height variance of 2 stories or 60 feet AND (d) a lot coverage variance of 18.36% coverage or 25,936 square feet, for construction of a high-rise, residential condominium development on the property located at 200 Glenwood Avenue.

2. Leroy J. Stevens, on behalf of ALD Thermal, is requesting a rear yard setback variance of 21 feet 9.25 inches to construct an addition of a 1,848 square foot maintenance building to the east side of the existing building on the property located at 2656 – 24th Street. The new building will be located 8 feet 2.75 inches from the east (rear) property line.

Per Division 16. Sec. 52-621. Schedule. of the Code of Ordinances for the City of Port Huron, in the M-1 (Light Industrial District) zone, the minimum required rear yard setback is 30 feet.

Resolution #2: To grant a 21 foot 9.25 inch rear yard setback variance for construction of an addition on the property located at 2656 – 24th Street.

G. ON THE TABLE:

H. COMMISSION ITEMS:

I. ADJOURNMENT:

David Haynes

David Haynes, Planning Director

PLEASE NOTE: Doors to the Municipal Office Center will open fifteen (15) minutes before the start of the meeting.

The City of Port Huron complies with the “Americans with Disabilities Act & Title VI”. If auxiliary aids or services are required at a public meeting, please contact Susan M. Child, City Clerk, City of Port Huron, 100 McMorran Blvd., Port Huron, MI 48060, 810-984-9725, at least three (3) business days prior to any such meeting.