



5/21/2025 | 6:00 PM

**Municipal Services Center, Council Chamber
3600 Tremont Road**

1. Call to Order/Roll Call

2. Consent Agenda

- a. ~~Review of January 22, 2025 and April 23, 2025 BZAP meeting minutes.~~
- b. 1740 Essex Road (VAR-22-25) - To allow a two-story addition to replace an existing sunroom, maintaining the current encroachment of up to 1.45 feet into the eight-foot minimum side yard setback.
- c. 2224 Tremont Road (VAR-23-25) - To allow a second story addition to be located atop an existing office that encroaches eight inches into the eight-foot minimum side yard setback.
- d. 2614 Tremont Road (VAR-24-25) - To allow an open breezeway to encroach up to 8'-5" into 34'-6" rear yard setback.

3. Variance/Conditional Uses

- a. 2020 Wyandotte Road (VAR-18-25) - To allow a second story addition to encroach up to eight feet into the 25'-6" rear yard setback.
- b. 2681 Montcalm Road (VAR-19-25) - To allow a one-story addition that encroaches up to two feet into the 12-foot minimum side yard longwall setback and reduces the side yard setback sum from 20 feet to 19'-6".
- c. 2017 Hythe Road (VAR-20-25) - To allow a one-story addition that encroaches 2'-11" into 12-foot minimum side yard setback, 4'-9" into the 13'-10" side yard longwall and decreases the side yard setback sum from 26 feet to 22'-11".
- d. 2090 Riverside Drive (VAR-21-25) - To allow the retention of a partially-built fireplace/oven that encroaches 2'-2" into a 10-foot minimum side yard setback and a patio which increases the maximum development coverage from 45 percent to 49.7.

4. Adjournment

