

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, June 6, 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. 23-2019 – Charles & Debra Shock – 31214 Jefferson

Re: ASSESSOR'S PLAT NO 31 (L15, P22) LOT 12

Location: North of Thirteen Mile Rd., East of Jefferson

REQUEST: Request for 6.5' total height variance for modification to second story balcony roof. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 24-2019 – Williams Nichols – 22914 Hoffman

Re: NEAR-LAKE SUBDIVISION (L5, P28) LOT 28

Location: South of Thirteen Mile Rd., West of Jefferson

REQUEST: Request for 2' front setback variance for new porch. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 25-2019 – Luke Baker – 22220 Grove Pointe

Re: LAKE POINTE GARDENS SUB'N (L3, P45) N 142' OF THE E 75' OF OUTLOT A

Location: North of Eleven Mile Rd., West of Jefferson

REQUEST: Request for 1' wall height variance, 2" total height variance, and 184 square foot size variance for new garage. (*Zoning Ordinance 15.499 Accessory Structure*)

Case No. 26-2019 – Scott Dupuie – 22510 Maple

Re: LAKE ST. CLAIR GARDENS SUBDIVISION (L8, P24) THE E 1/2F OF LOT 33 & ALL OF LOT 34

Location: North of Ten Mile Rd., East of Jefferson

REQUEST: Request for a 25% total lot coverage variance and a 22' rear setback variance for a deck. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 27-2019 – Dave Ulatowski for Quality Lumber– 33040 Jefferson

Re: ASSESSOR'S PLAT NO. 35 (L15, P26) LOT 31

Location: North of Masonic, East of Jefferson

REQUEST: Request for a variance to allow an accessory structure in a front yard and a request for a 102.27 square foot total size variance for an accessory structure. (*Zoning Ordinance 15.499 Accessory Structure*)

Case No. 28-2019 – Elias (Louie) Bricolas for Gilbert's – 22335 Harper

Re: ASSESSOR'S PLAT NO. 50 (L21, P38) LOTS 48-51

Location: South of Nine Mile, West of Harper

REQUEST: Request for a variance for no kneewall or landscaping adjacent to the parking lot abutting Harper. (*Zoning Ordinance 15.981 Site Design Standards for off-street*)

Case No. 29-2019 – James & Catherine Cupples – 23029 Maxine

Re: DALBY & CAMPBELL MACK LAWN SUBDIVISION (L7, P98) E 15' OF LOT 293 & ALL OF LOT 294

Location: South of Nine Mile, West of Marter

REQUEST: Request for 3.33% total lot coverage and a 156.42 square foot total lot coverage variance for a pool. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 30-2019 – Jason David for Van Fitness LLC – 21815 Greater Mack

Re: DALBY & CAMPBELL MACK AVENUE SUBDIVISION (L7, P64) LOTS 3-5 EXCEPT THE W 15' AND EXC THAT PART TAKEN FOR GREATER MACK ALSO A 50% INTEREST IN DALBY AND CAMPBELL'S MACK AVENUE SUBDIVISION (L7, P64), PART OF LOTS 2-6 AND PART OF VAC ALLEY, DESC AS FOLLOWS: BEG AT A POINT IN THE NORTHERLY LINE OF LOT 6, SAID POINT BEING 4.5' EASTERLY OF THE NORTHWESTERLY CORNER OF LOT 6; THENCE EASTERLY 61.73' TO A POINT IN THE NORTHERLY LINE OF LOT 5; THENCE S15°41'00"W 87.51'; THENCE N74°52'07"W 18'; THENCE S15°52'25"W 20.54' TO A POINT IN THE SOUTH LINE OF DALBY AND CAMPBELL'S MACK AVE SUBDIVISION (L7, P64); THENCE WESTERLY ALONG SAID LINE 22.2'; THENCE N15°40'22"E 30.28' ; THENCE N75°25'00"W 20.2'; THENCE N15°00'00"E 77.4' TO THE POB

Location: South of Nine Mile, West of Greater Mack

REQUEST: Request for a 16 parking space variance for a fitness center. (*Zoning Ordinance 15.500 Off-Street Parking Requirements*)

Other Business:

3. Approval of minutes from the **May 2, 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 June 6, 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