

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, July 11, 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. 31-2019 – Howard Heinrich – 22568 Ten Mile

Re: LAKE ST. CLAIR GARDENS SUB'N NO 1 (L10, P65) LOT 160 ALSO ALL THAT PART OF VACATED 10 MILE ADJ

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

REQUEST: Request for .36' sideyard setback and .06' sideyard variances and 19.22' front yard setback for extension of 2nd floor. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 32-2019 – Christopher Holland – 22962 Maxine

Re: DALBY & CAMPBELL MACK LAWN SUBDIVISION (L7, P98) W 1/2 OF LOT 115 & ALL OF LOT 116

Location: South of Nine Mile Rd., West of Marter

REQUEST: Request for 10' sideyard and 112 square foot total lot coverage variance for carport. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 33-2019 – Stucky Vitale for Shores Inn – 23410 Greater Mack

Re: NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOTS 27-29, EXC THE WESTERLY 11.5' ALSO A 10.88% INEREST IN SAD #33 DESC AS NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) THE S 1' OF LOT 24, THE W 3' OF LOT 24, THE N 6' OF LOT 24, ALL OF LOT 25, AND ALL OF VAC ALLEY LYING ADJ

Location: South of Nine Mile Rd., East of Greater Mack

REQUEST: Request for a 16' front setback variance for a new outdoor seating area enclosure. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 34-2019 – Stucky Vitale for Fisher Dynamics – 33300 Fisher Dr

Re: A/P NO 74, LOT 4 & LOT 11 EXC DESC AS BEG AT SLY MOST PT;OF SD LOT 11 TH N56°40'30"W 400 FT, TH N33°04'30"E 295.75 FT, TH N89°35'51"E 40.94 FT, TH S09°26'55"E 42.63 FT, TH S56°55'30"E 337.04 FT, TH S33°04'30"W 288.66 FT TO POB

Location: South of Fourteen Mile Rd., West of Harper

REQUEST: Request to allow a temporary structure for two years. Request for a 40 parking space variance for a new temporary structure. (Zoning Ordinance 15.626, Sec. 35.104 (vi) Hearing on appeal (VI) and *15.500 Off Street Parking*)

Case No. 35-2019 – Stucky Vitale for Z's Pub – 22512 Greater Mack

Re: JOHN BRITZ-WOODBINE SUBDIVISION (L7, P40) LOTS 1-3 EXC THAT PART TAKEN FOR GREATER MACK

Location: South of Nine Mile Rd, East of Greater mack

REQUEST: Request for a 6 parking space variance for a new walk-in cooler. (*Zoning Ordinance 15.500 Off Street Parking*)

Case No. 36-2019 – Douglas Howell – 21918 Shady Lane

Re: ASSESSOR'S PLAT NO. 45 (L19, P13) LOT 12

Location: South of Nine Mile, West of Greater Mack

REQUEST: Request for 34 square foot size variance for accessory structure. (*Zoning Ordinance 15.499 Accessory Structure*)

Case No. 37-2019 – Affordable Construction for Janet Safadi – 22660 Bayview

Re: KAY'S BAYVIEW SUBDIVISION NO 1 (L20, P18) LOT 74

Location: North of Ten Mile, East of Jefferson

REQUEST: Request for 147 square foot size variance for accessory structure addition. (*Zoning Ordinance 15.499 Accessory Structure*)

Case No. 38-2019 – Michael & Keri Chretien – 22959 Marter Rd

Re: ROSSIN & RINGLER'S CHAPOTON WOODS SUBDIVISION NO. 3 (L27, P46) LOT 280

Location: South of Nine Mile, West of Marter

REQUEST: Request for 47 square foot rear lot coverage variance for a pool. (*Zoning ordinance 15.481, Schedule of Regulations*)

Other Business:

3. Approval of minutes from the **June 6, 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 July 11, 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