

City of St. Clair Shores

The Zoning Board of Appeals Agenda

A Public Hearing of the following Zoning Board cases will be heard on **January 6, 2022 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. 01-2020 – Spencer Channell – 24409 Jefferson (tabled at 1/9/2020 ZBA meeting)

Re: HEFFNER & FLEMMING'S ELM DRIVE SUBDIVISION (L8, P90) LOT 115 EXC THE E 20' OF THE N 40.38', LOT 116 EXC THE N 40.38' AS MEAS PAR TO THE W LINE OF LOT 116, ALL OF LOTS 119-126 & ALL OF ADJ VAC ALLEY

Location: North of Stephens, West side of Jefferson

REQUEST: Request for a variance to allow existing fence in place of a concrete wall. (*Zoning Ordinance 15.508 Walls*)

Case No. 56-2021 – David S. Harden for Cache Cocktail & Wine Bar – 23218 Greater Mack (tabled at 12/2/2021 ZBA meeting)

Re: NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 22 EXC THAT PART TAKEN FOR GREATER MACK ALSO a 3.38% 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 side of Greater Mack

REQUEST: Request for a 41 space parking variance for a wine bar with service over the counter. (*Zoning Ordinance, 15.500 Parking*)

Case No. 01-2022 – Mark Fuga on behalf of the Shores Place LLC – 23200 - 23208 Greater Mack

Re: NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 19 AND THE N 1/2 OF VACATED DOREMUS AVENU ADJ EXC THAT PART TAKEN FOR GREATER MACK ALSO A 25.5% INTEREST IN SAD #27 DESC AS NINE MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 12, EXC BEG AT NE COR OF LOT 12; TH S24*42'30"W 78.23'; TH 32.39' ALG A CURVE TO SW, R=220, CB S28855'33"W 32.36'; TH N69838'54"W 61.52'; TH N20*30'00"E 110" THE S69*38'54"E T2' TO THE POB; ALSO E 11' OF LOTS 13-18

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

REQUEST: Request for a 16 parking space variance for a 3,250 square foot office and a request for a 15 parking space variance for a restaurant with service over the counter. (*Zoning Ordinance, 15.500 Parking*)

Case No. 02-2022 – Allemon Brothers Landscaping – 20451 Stephens

Re: STAR VALLEY SUBDIVISION (L32, P44-45) OUTLOT A

Location: North side of Stephens, West of Little Mack

REQUEST: Request for a temporary structure not to exceed 14 feet in height. (*Zoning Ordinance 15.499 Accessory Structures and 15.626 Hearing of Appeal*)

Other Business:

3. **Approval of minutes from the December 2, 2021, 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 January 6, 2022, 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 Denise Pike, Community Services Director (447-3418) or Veronica Black (447-3341) if you are unable to attend this meeting.

Community Development,
City of St. Clair Shores