

City of St. Clair Shores

The Zoning Board of Appeals Amended Agenda

A Public Hearing of the following Zoning Board cases will be heard on **Thursday, January 9, 2020 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

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 of Jefferson

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

Case No. 02-2020–28021 Have Associates, LLC– 28021 Harper

Re: GREEN GARDEN SUBDIVISION NO. 3 (L8, P91) LOTS 1014-1020 EXC THAT PART TAKEN FOR HARPER AVE

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

REQUEST: Request for a variance to allow a gate in place of a concrete wall.
(*Zoning Ordinance 15.508 Walls (2) & (3)*)

~~Case No. 03-2020–Great Lakes Ace Hardware – 23245 Greater Mack~~

~~**Re:** NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 42 EXC THE S 50' EXC THAT PART TAKEN FOR GREATER MACK~~

~~**Location:** South of Nine Mile Rd., West of Greater Mack~~

~~**REQUEST:** Petition to request for variance to allow the outdoor sale of seasonal products. (*Zoning Ordinance 15.263 General Requirements*)~~

REMOVED FROM AGENDA BY THE CITY

Case No. 04-2020 – Angela Grissom – 22620 Barton

Re: CHARTIER LAND CO. SUB'N (L12, P29) LOT 133

Location: North of Martin Rd., West of Jefferson

REQUEST: Request for 4' sideyard setback variance and a 6.4% total lot coverage variance to replace existing deck. (*Zoning Ordinance 15.481, Schedule of Regulations*)

Other Business:

3. **Approval of minutes from the December 5, 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 January 9, 2020, 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