

# City of St. Clair Shores

## The Zoning Board of Appeals Agenda

### VIA TELECONFERENCE

Notice is hereby given that due to precautions being taken to mitigate the spread of the Coronavirus (COVID-19) and protect the public health, the City of St. Clair Shores regular Zoning Board of Appeals meeting will be conducted **virtually** (online and/or by phone) on **Thursday, February 4, 2021 at 7 p.m.** The meeting is being held in compliance with the MDHHS guidelines to prevent the spread of COVID-19.

**Audience Participation:** Members of the public wishing to participate in the meeting will have access to the meeting through the following method:

**Telephone Option:**

1. Dial **(929) 205-6099** at the time of the meeting.
2. Enter meeting code: 818 8000 4188
3. Enter passcode: 431512

NOTE: If this meeting returns to an in-person meeting, a notice will be posted on the City's website [www.scsmi.net](http://www.scsmi.net) in the Agenda Center and on the doors to City Hall.

Note: All participants are muted until called upon individually during the Audience Participation Portions of the meeting. To be recognized to speak, dial \*9 and you will be called upon when it is your turn and identified by the last 4 digits of the phone number you dialed in on.

OR

**Email Option:** Send your public comment through email at: [chris@scsmi.net](mailto:chris@scsmi.net) and your comment will be read at the meeting.

**Rules of Procedure:**

Any member of the public wishing to comment during the Audience Participation portions will be allowed to do so remotely by electronic or telephonic means set forth above. In order to maintain decorum, the Board will determine the order of speakers and the appropriate time frame for which comments are allowed.

**Notice:** Individuals with disabilities needing accommodations for effective participation through electronic means in this method could contact the City Clerk at (586-447-3301) or by email at [marya@scsmi.net](mailto:marya@scsmi.net) at least two working days in advance of this meeting. An attempt will be made to make reasonable accommodations.

1. **Call to Order.**
2. **Cases to be Heard:**

**Case No. 07-2021 – Shayne Bailou – 22453 Maple**

**Re:** WEST'S VENETIAN GARDENS SUBDIVISION (L12, P42) LOT 17

**Location:** North of 10 Mile Rd, East of Jefferson

**REQUEST:** Request for an 8.5% total lot coverage variance, a 106 square foot rear lot coverage variance, a 3.5 foot total height variance, and a variance to allow a second story in a proposed accessory structure. (*Zoning Ordinance 15.499, Accessory Structure and 15.481, Schedule of Regulations*)

**Case No. 08-2021 – Annemarie Switchulis – 22588 Ardmore**

Re: ARDMORE PARK SUBDIVISION (L22, P38) LOT 58

Location: South of 11 Mile Rd, East of Jefferson

REQUEST: Request for a variance to allow separate living space above garage, request for variance to allow separate 2nd story living space above primary living space, request for 28 foot variance to allow a garage to be built forward of the front porch, request for 4 foot side yard setback variance for an egress window, request for 5 foot total height total height variance for a new house. (*Zoning Ordinance 15.481, Schedule of Regulations and 15.050 RA-1 Single Family Residential District*)

**Other Business:**

3. **Approval of minutes from the January 7, 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 February 4, 2021, at 7:00 p.m., a PUBLIC HEARING** will be heard virtually via Zoom, 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 Veronica Black (447-3341) if you are unable to attend this meeting.

Community Development, City of St. Clair Shores