

# City of St. Clair Shores

## The Zoning Board of Appeals Amended 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, March 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. 08-2021 – Annemarie Switchulis – 22588 Ardmore (tabled from 2/4/21 ZBA meeting)**

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

Location: \_\_\_\_\_ South of 11 Mile Rd, East of Jefferson \_\_\_\_\_

REQUEST: \_\_\_\_\_ Request for 5 foot total height variance for a new house. (Zoning Ordinance 15.481, Schedule of Regulations **TABLED UNTIL 4/1/21 MEETING**)

**Case No. 01-2021 – Mary Walker – 23904 Elmira (petitioner withdrew from previous meeting)**

**Re:** DEZIEL JEFFERSON GARDENS SUB'N (L9, P17) LOT 214

**Location:** North of Masonic, West of Jefferson

**REQUEST:** Request for variance to allow a shed in a side yard. Request for 0.34 foot side yard setback variance for a non-permitted garage. (*Zoning Ordinance 15.499, Accessory Structure*)

**Case No. 09-2021 – Bernard Yaldou for XO Sports Bar and Grill – 31033 Jefferson**

**Re:** HUGO SCHERER'S DORION GARDENS SUBDIVISION (L3, P7) LOTS 4 AND 5

**Location:** South of 13 Mile Rd, West of Jefferson

**REQUEST:** Request for an 8 space parking variance and 18 foot front setback variance for additional outdoor seating. (*Zoning Ordinance 15.500, Parking and 15.481, Schedule of Regulations*)

**Case No. 10-2021 – Anna and Rouzbeh Oskui for Syphus Training – 24114 Harper**

**Re:** RIDGEWAY PARK SUBDIVISION (L4, P31) N 66' OF LOTS 96-98 EXC THAT PART LYING WITHIN 60' OF THE CENTERLINE OF HARPER AVE ALSO A 47.64% INTEREST IN A PARCEL OF LAND DESC AS RIDGEWAY PARK SUBDIVISION (L4, P31), LOT 94 EXC THE E. 2.5'; ALSO LOT 95 EXC THE S 72' OF THE WEST 30'

**Location:** North of 9 Mile Rd, East of Harper

**REQUEST:** Request for 7 parking space variance for a fitness center. (*Zoning Ordinance 15.967 Off-street Parking*)

**Case No. 11-2021 – Laronda Dukes for Tea & Toes Play Spa – 22410 Harper Ste B**

**Re:** WALTER C. HOFER SUBDIVISION (L9, P93), LOT 17 EXC THE E 10' ALSO A 18.44% INTEREST IN A PARCEL OF LAND DESCRIBED AS E. 10' OF LOTS 15-20, ALSO THE S. 130.5' OF LOTS 27 & 28 EXCLUDING THE E. 4' OF LOT 28

**Location:** South of 9 Mile Rd, East of Harper

**REQUEST:** Request for 9 parking space variance for a salon. (*Zoning Ordinance 15.500 Parking*)

**Case No. 12-2021 – David Parnell on behalf of Renee Butler for CherD Beauty Bar Cafe – 22210 Harper**

**Re:** HEFFNER & FLEMMING'S GLENHURST SUBDIVISION (L10, P37) LOT 302 EXC THE E 25' also A 28.62% INTEREST IN A PARCEL DESCRIBED AS HEFFNER & FLEMING'S GLENHURST SUBDIVISION (LIBER 10, PAGE 37) LOTS 301 & 410, THE E. 25' OF LOTS 411-414, THE W. 20' OF LOT 409 AND THE E. 25' OF LOTS 302-306

Location: South of 9 Mile Rd, East of Harper  
REQUEST: Request for 4 parking space variance to allow 2 additional chairs at an existing salon. (*Zoning Ordinance, 15.500 Parking*)

**Case No. 13-2021 – The Kroger Co. of Michigan – 22801 Harper**

Re: ASSESSOR'S PLAT NO. 5 (L14, P20-21) LOTS 4-6 EXC THE S 418.5'; ALSO HARPER AVENUE SUBDIVISION (L8, P51), LOTS 11-25 AND LOTS 29-44; ALL TOGETHER WITH ALL ADJ VAC STREETS AND ALLEYS EXC THAT PART TAKEN FOR HARPER AVE

Location: South of 9 Mile Rd, West of Harper  
REQUEST: Request for a variance to allow a precast screen wall to be located 4.5 feet from the property line. Request to allow a precast screen wall that is not brick embossed. Request to allow a concrete panel wall system in place of 6 foot precast panels or poured-in-place wall. (*Zoning Ordinance 15.508 Walls*)

**Case No. 14-2021 – Jessica Rice and Ed Lesniak – 21600 Pleasant**

Re: LAKEVIEW GARDENS SUBDIVISION (L4, P88) LOT 201  
Location: North of 9 Mile Rd, East of Harper  
REQUEST: Request for a 3 foot side yard setback variance for an egress window. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Other Business:**

3. Approval of minutes from the February 4, 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 March 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