

# 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, April 1, 2021 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. 08-2021 – Annemarie Switchulis – 22588 Ardmore (tabled from 2/4/21 ZBA meeting)**

**Re:** ARDMORE PARK SUBDIVISION (L22, P38) LOT 58  
**Location:** South of Eleven Mile Rd, East of Jefferson  
**REQUEST:** Request for five-foot total height variance for a new house. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 15-2021 – Dr. James Lynch for Beaumont Hospital – 21400 Eleven Mile Rd**

**Re:** CASPER HOFFMAN COMPANY'S SUPERHIGHWAY ALL OF LOTS 65-80, INCL PART OF LOT 241, ALL OF LOTS 242-248, VAC ALLY TO THE SLY LINE OF SD LOTS 65 THRU 80 INCL., PART OF VAC CEDAR AVE CONTIG TO THE SLY LINE OF SD LOTS 241 THRU 248 INCL AND PT OF LOTS 313 AND 314, DESC AS; BEG AT THE NE COR OF SD LOT 80, TH ALG THE NLY LINE OF LOT 65 THRU 80, AND THE SLY LINE OF ELEVEN MILE RD, 135 FT WIDE, S87\*24'30" W 320.05 FT TH ALG THE WLY LINE OF LOT 65, EXT SLY AND THE WLY LINE OF SD LOTS 248 AND 313 AND THE EXTENSIONS THERE OF S2\*51'55"E 324.17 FT, TH N87\*24'30"E 41.50 FT; TH N41\*30'47"E 59.86 FT, TH N87\*24'30"E 149.50 FT; TH N2\*2'30"W 40.70 FT; TH N87\*24'30"E 98 FT TH N2\*2'30"W 10.50 FT; TH ALG THE ELY LINE OF SD LOT 241, N1\*58'30"W 64 FT; TH N18\*38'14"W 47.85 FT; TH ALG THE ELY LINE OF SD LOT 80 AND ITS EXT SLY N2\*28'50"W 120 FT TO POB

**Location:** South of Eleven Mile Rd, West of Harper

**REQUEST:** Permanent use variance to allow a mobile imaging unit within an O-1 Office District. (*Zoning Ordinance 15.200 Office Service District*)

**Case No. 16-2021 – Pratik Bhattacharya and Philip Fortier– 29924 Jefferson**

**Re:** ASSESSOR'S PLAT NO 30 (L15, P13) LOT 12

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

**REQUEST:** Request for one-foot side yard setback variances on the north and south sides of property for a second story balcony on a new house. Request for an eleven-foot front yard setback variance for a new house. Request for an eleven-foot height variance for an architectural roof spire on a new house. Request for a variance to allow a third story within a single-family residential district. Request for a variance to allow a garage to be placed more than five feet forward of the front porch of a new house. Request for a variance to allow a garage to exceed 55% of the front façade of a new house.  
*(Zoning Ordinance 15.481, Schedule of Regulations)*

**Case No. 17-2021 – Jerry Monte for Village Super Market Inc. – 28510 Harper**

**Re:** ASSESSOR'S PLAT NO 24 (L15, P6-7) LOTS 31-34; ALSO STANLEY PARK SUBDIVISION, LOTS 253-255 EXC THAT PART TAKEN FOR HARPER AVE

**Location:** North of Martin, East of Harper

**REQUEST:** Petition to request for variance to allow the outdoor sale of seasonal products. *(Zoning Ordinance 15.263, Sec 35.37 (1), General Requirements)*

**Other Business:**

3. **Approval of minutes from the March 4, 2021, ZBA meeting.**
4. **Audience participation.**
5. **Adjournment.**

**ANY CASES TABLED AT PRIOR MEETINGS MAY BE HEARD WITHOUT ADDITIONAL NOTICE**

**NOTICE:** In an effort to limit the number of people in an indoor space, petitioners and attendees may have to wait in the hallway until their case is called to be heard. Please note that a face mask or face covering is required to be worn at all times by commissioners, petitioners, and any other meeting attendees while inside City Hall. Your cooperation is greatly appreciated.

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 April 1, 2021, 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 Veronica Black (447-3341) if you are unable to attend this meeting.

Community Development  
City of St. Clair Shores