

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, May 6, 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. 19-2021– Ashleigh Larimer for North Shores Nutrition – 31547 Harper

Re: ONE SISTER SUBDIVISION (L55, P22-23) PART OF LOTS 12 AND 13 DESC AS FOLLOWS: BEG AT THE SW CORNER OF LOT 12; THENCE N26°17'10"W 71.36'; THENCE NORTH 63°42'50"E 15.64' TO THE POB; THENCE N26°34'43"W 47.98'; THENCE N63°23'47"E 30.25'; THENCE S26°51'01"E 48'; THENCE S63°26'10"W 30.48' TO THE POB

Location: North of Thirteen Mile Rd, West of Harper

REQUEST: Request for an 8 parking space variance for a restaurant with service over the counter. (*Zoning Ordinance 15.500, Parking*)

Case No. 20-2021– END Studio for Jason and Michelle White – 21100 Walton

Re: MACK AVENUE HOMESITES SUB'N (L8, P64) W 22' LOT 50 & E 28' LOT 51

Location: South of Eleven Mile Rd, East of Little Mack

REQUEST: Request for a .75' and 2.33' sideyard setback variance for a 2nd story and rear addition. (*Zoning Ordinance 15.481, Schedule of Regulations*)

Case No. 22-2021 – Paul Korzetz – 28624 Kimberly Lane

Re: THIELE'S ST. CLAIR ESTATES SUBDIVISION (L38, P19-20) LOT 12

Location: North of Martin Road, East of Little Mack

REQUEST: Request for a 6' rear setback variance for an addition. (*Zoning Ordinance 15.481, Schedule of Regulations*)

Case No. 23-2021– DeAnn Lukas for DAP Properties, LLC. – 25030 Jefferson

Re: LAKE ST CLAIR GARDENS SUB'N NO 1 PART OF LOTS 113, 114 & 115 DESC AS FOL; BEG AT SW COR LOT 113; TH ELY 31.37 FT; TH N'LY 76.5' TO A PT IN N LINE LOT 115, SD PT BEING 55.12 FT FROM NW COR LOT 115; TH W'LY 55.12 FT TO NW COR LOT 115; TH S'LY 80.10 FT TO POB, ALSO ALL OF LOTS 116 & 117 LIBER 10, PAGE 65

Location: South of Ten Mile Road, East of Jefferson

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

Case No. 24-2021– Dr. Sheabra Simpson – 19718 Sussex

Re: GORDON ROCK SUB'N NO. 4 (L35, P18-19) ALL THAT PART OF THE W 18' OF LOT 84 ALL OF LOT 85, AND THE E 19.3' OF LOT 86, LYING S OF A LINE DESCRIBED AS: BEGINNING AT A POINT IN THE N LINE OF LOT 84, SAID POINT BEING 6' W OF THE NE CORNER OF LOT 84, AND ENDING AT A POINT S 71°17'29" W 200'

Location: North of Martin Road, East of I-94

REQUEST: Request for 15' rear yard variance for a new deck. (*Zoning Ordinance 15.481, Schedule of Regulations*)

Case No. 25-2021– 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: 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 April 1, 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 May 6, 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