

# City of St. Clair Shores

## The Zoning Board of Appeals Amended Agenda II

A Public Hearing of the following Zoning Board cases will be heard on **Thursday, July 8, 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. 23-2021- DeAnn Lukas for DAP Properties, LLC. - 25030 Jefferson (tabled 6/3/2021)**~~

~~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) **REMOVED FROM AGENDA BY PETITIONER**~~

**Case No. 29-2021- Justin & David Roth for Shore Lanes - 31100 Harper (tabled 6/3/2021)**

Re: ASSESSOR'S PLAT NO 69 (L43, P32) LOTS 4-8 ALSO PART OF LOT 1 OF ASSESSOR'S PLAT NO 33 DESC AS FOLL; COMM AT NE COR LOT 1; TH N85\*43'30"W 655.15 FT, TH S2\*23'W 170 FT TO PT OF BEG ; TH S2\*23'W 453.55 FT; TH N89\*45'W 133.10 FT; TH N2\*23'E 453.76 FT, TH S89\*45'

Location: South of Thirteen Mile Rd, East of Harper

REQUEST: Request for a use variance to allow a Commercial Recreation use outdoors within the B-3 District. Request for variance to allow the use of temporary chain link fencing in place of wrought iron or decorative aluminum fencing around an outdoor seating area. Request for a variance for a brick knee wall within the Harper Avenue Overlay Zone. Request for a 105 parking space variance for an outdoor seating and commercial recreation area. (Zoning Ordinance, 15.320 B-3 General Business District, 15.983 Outdoor Dining Areas, 15.981 Site Design Standards for Off-Street Parking, and 15.500 Off Street Parking Requirements)

**Case No. 34-2021 – Corrado Contracting, LLC for Credit Union One – 28201 Harper**

Re: GREEN GARDEN SUBDIVISION NO. 3 (L8, P91) LOTS 985-996 EXC THAT PART TAKEN FOR HARPER AVE & 1/2 OF VAC ALLEY

Location: South of Martin Rd, West of Harper

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

**Case No. 35-2021 – 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 5.5 foot rear setback variance for an addition. (Zoning Ordinance 15.481, Schedule of Regulations) **REMOVED FROM AGENDA BY CONTRACTOR**

**Case No. 36-2021– Michael McAdory for Travis Coffee Shop – 23500 Greater Mack**

Re: NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 31 EXC THAT PART TAKEN FOR GREATER MACK

Location: South of Nine Mile Road, East of Greater Mack

REQUEST: Request for a seven space parking variance for permanent outdoor seating. Request for 16 foot front setback variance for outdoor eating area. (*Zoning Ordinance 15.500, Off Street Parking Requirements and Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 37-2021– Kapones Restaurant and Bar – 24301 Harper**

Re: AP NO. 9 (L14, P40) PART OF LOTS 13 AND 14, ALL OF LOTS 91-93, PART OF LOTS 94-99, AND ALL OF VAC BLACKBURN AVE, DESC AS FOLLOWS: BEG AT A POINT IN THE WESTERLY LINE OF LOT 13, SAID POINT BEING 100' N OF THE SW CORNER OF LOT 13; THENCE N83°43'45"E 260.1'; THENCE N05°57'05"W 9.38'; THENCE N83°43'45"E 271.25' TO A POINT IN THE WESTERLY LINE OF HARPER AVE; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO A POINT IN THE NORTHERLY LINE OF LOT 95; THENCE WESTERLY TO THE NW CORNER OF LOT 91; THENCE S74°39'05"W 159.35'; THENCE S79°05'15"W 52.25'; THENCE N84°13'25"W 199.56' TO A POINT IN THE WESTERLY LINE OF LOT 13; THENCE SOUTHERLY 241.16' TO THE POB, EXC THAT PART TAKEN FOR HARPER AVE

Location: South of Ten Mile Road, West of Harper

REQUEST: Request for knee wall and landscaping variance for parking lot abutting Harper. (*Zoning Ordinance 15.981, Site Design Standards for Off Street Parking*)

**Case No. 38-2021– Sun Burst Home Improvement for Shelia Connolly– 33612 Jefferson**

Re: KOPPIN & TSCHAECHER SUBDIVISION (L2, P93) LOT 1

Location: North of Masonic, East of Jefferson

REQUEST: Request for variance to allow an accessory structure in a front yard, a 5 foot total height variance, and a 40 foot front setback variance for a new garage. (*Zoning Ordinance 15.481, Schedule of Regulations and Zoning Ordinance 15.499, Accessory Structures*)

**Other Business:**

3. Approval of minutes from the June 3 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 July 8, 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