

# 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, July 9, 2020 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. 08-2020 –Anthony Muhich for Thomson Animal Clinic– 23500 Harper**

**Re:** LAKEVIEW GARDENS SUBDIVISION (L4, P88) LOT 321 EXC THAT PART TAKEN FOR HARPER AVE

**Location:** North of Nine Mile Rd., East of Harper

**REQUEST:** Request for variance for a 6 foot concrete wall between a business and residence  
(*Zoning Ordinance 15.508 Walls*)

### **Case No. 09-2020 – Matthew Smythe – 22730 Garfield**

**Re:** INGLESIDE GARDENS SUBDIVISION (L3, P191) LOT 33

**Location:** North of Twelve Mile Rd., West of Jefferson

**REQUEST:** Request for 650.4 square foot size variance, 3.2% total lot coverage variance, 520.9 square foot rear lot coverage variance, a 6.33 foot total height variance, an 8.33 foot wall height variance, a variance to allow shed roof, and a variance to allow a flat roof for an oversize accessory structure.  
(*Zoning Ordinance 15.481 Schedule of Regulations; 15.499 Accessory Structure*)

### **Case No. 11-2020 – Kathy Stover – 24512 Ursuline**

**Re:** SUN VALLEY SUBDIVISION (L30, P47-48) LOT 256

**Location:** North of Stephens, West of Little Mack

**REQUEST:** Request for 2.4% total lot coverage variance and 313.85 square foot rear lot coverage variance for a new pool and deck.  
(*Zoning Ordinance 15.481 Schedule of Regulations*)

**Case No. 12-2020 – Jerry Brown – 22010 Statler**

**Re:** STATLER HEIGHTS SUBDIVISION (L2, P63A) LOT 20 & THE E 25' OF LOT 19

**Location:** North of Ten Mile Rd., West of Jefferson

**REQUEST:** Variance to allow a second accessory structure over 144 square feet. Request for a 320 square feet variance for an oversized garage. Request for .33 foot total height variance. Request for 1 foot wall height variance. Request for variance to allow habitable space within an accessory structure. (*Zoning Ordinance 15.499 Accessory Structure*)

**Case No. 13-2020 – Detroit Architectural Group – 31601 Harper**

**Re:** ASSESSOR'S PLAT NO 34 PART OF LOT 4 DESC AS FOL; BEG AT THE SE CORNER OF LOT 148 OF THE WILLIAM P HULL SUB NO 1 (L31, P35); TH N49°43'20"E 254.31' TO THE NE CORNER OF LOT148; THE S85°55'30"E 308.82' TO THE CENTER LINE OF HARPER AVE; TH S35°33'31"W 109.49' ALONG THE CENTER LINE OF HARPER AVE AND CONTINUING ALONG THE CENTER LINE OF HARPER AVE IN A CURVE TO THE RIGHT OF RADIUS 1016.46', CENTRAL ANGLE OF 19°28'14", LENGTH OF 345.42' AND LONG CHORD S46°14'14"W 343.75'; TH ON A CURVE TO THE LEFT ALONG THE NORTH LINE OF SHARE AVE OF RADIUS 510'. CENTRAL ANGLE OF 30°8'38" LENGTH OF 268.32' AND LONG CHORD N45°56'16"W 265.24' TO POB

**Location:** North of Thirteen Mile Rd., West of Harper

**REQUEST:** Request for variance to allow all rooms within a nursing home to be comprised of only a bedroom and bathroom. Request for 10 ft. setback variance for a nursing home. (*Zoning Ordinance 15.481 Schedule of Regulations (b)*)

**Case No. 14-2020 – Rick Bertges – 29626 Jefferson**

**Re:** ASSESSOR'S PLAT NO. 29 (L15, P12) N 49.91' OF LOT 3

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

**REQUEST:** Request for 16' front setback variance for an addition to an attached garage. (*Zoning Ordinance 15.481 Schedule of Regulations*)

**Case No. 16-2020 – Kim Rattet & Charles Morden – 23208 Greater Mack**

**Re:** NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 19 AND THE N 1/2 OF VACATED DOREMUS AVENU ADJ EXC THAT PART TAKEN FOR GREATER MACK ALSO A 25.5% INTEREST IN SAD #27 DESC AS NINE MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 12, EXC BEG AT NE COR OF LOT 12; TH S24°42'30"W 78.23'; TH 32.39' ALG A CURVE TO SW, R=220, CB S28855'33"W 32.36'; TH N69838'54"W 61.52'; TH N20°30'00"E 110" THE S69°38'54"E T2' TO THE POB; ALSO E 11' OF LOTS 13-18

**Location:** South of Nine Mile Rd., East of Greater Mack

**REQUEST:** Request for a use variance to allow a commercial recreation use within the B-3 district. Request for a 24 parking space variance for a commercial recreation use, a fitness center, and a chiropractor.  
(*Zoning Ordinance 15.500 Parking; 15.320 B-3 General Business Districts*)

**Other Business:**

3. **Approval of minutes from the March 5, 2020, 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 9, 2020, 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