

# 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, AUGUST 1, 2019 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. 36-2019 – Douglas Howell – 21918 Shady Lane (from July 11, 2019 meeting)**

**Re:** ASSESSOR'S PLAT NO. 45 (L19, P13) LOT 12

**Location:** South of Nine Mile, West of Greater Mack

**REQUEST:** Request for 84 square foot size variance for accessory structure. (*Zoning Ordinance 15.499 Accessory Structure*)

**Case No. 39-2019 – Mark Cook for Yates Industries – 23060 Industrial Dr East**

**Re:** FREEWAY INDUSTRIAL URBAN RENEWAL PLAT SUBDIVISION (L56, P43-44) N 200.44' OF LOT 2 EXC THE E 50' OF THE N 50'

**Location:** North of Nine Mile Rd., East of I-94

**REQUEST:** Request for an 11.6' total height and an 8.35' wall height variance for an accessory structure within a non-residential district. (*Zoning Ordinance 15.497 Scope*)

**Case No. 40-2019 – Brian Hodare – 22566 Lavon**

**Re:** AVON ON THE LAKE SUBDIVISION (L54, P12) LOT 27

**Location:** South of Eleven Mile Rd., East of Jefferson

**REQUEST:** Request for an 858.96 square foot total lot and a 184 square foot rear lot coverage variance, request for 4' and 6" sideyard variance, and request for an 8' rear yard variance for a deck. (*Zoning ordinance 15.481, Schedule of Regulations*)

**Case No. 41-2019 – Jennifer Waters – 21408 Alexander**

**Re:** GREENDALE SUBDIVISION NO. 1 (L9, P35) LOT 293 & THE E 20' OF LOT 294

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

**REQUEST:** Request for .09' sideyard setback variance for an existing pool, a 0.4' sideyard setback variance for an existing shed, a 808 square foot total lot coverage and 411.75' rear lot coverage variance for a proposed pergola. (*Zoning ordinance 15.481, Schedule of Regulations*)

**Case No. 42-2019 – Samuel Randazzo – 21721 Alger**

**Re:** HEFFNER & FLEMMING'S GLENHURST SUBDIVISION (L10, P37) LOT 161 & THE W 10' OF LOT 162

**Location:** North of Eight Mile Rd., East of Marter

**REQUEST:** Request for 3' front setback variance for porch. (*Zoning Ordinance 15.548, Porches*)

**Case No. 43-2019 – Joseph & Lisa Bommarito – 22717 Corteville**

**Re:** CORTEVILLE SHORES SUBDIVISION (L57, P21-22) LOT 2

**Location:** South of Twelve Mile, West of Jefferson

**REQUEST:** Request for 146.72 square foot total lot coverage and 207.5 square foot rear lot coverage variance for an accessory structure. (*Zoning Ordinance 15.499 Accessory Structure*)

**Case No. 44-2019 – Joseph Paluzzi – 23415 Jefferson**

**Re:** AP NO. 7 (L14, P36-38) PART OF LOT 68 & 69 DESC AS FOL; BEG AT A PT ON SLY LINE OF LOT 68, SD PT BEING 651.53 FT ON THE NLY LINE OF LOT 10; SD PT BEING 167 FT FROM NW COR OF LOT 10; TH S21\*33'21"W 25'; TH S84\*37'15"W 62.25 FT; TH S21\*33'21"W 55.40 FT TO THE PT OF ENDING ON THE SLY LINE OF LOT 67, ALSO EXC THAT PART OF LOT 67 TAKEN FOR JEFFERSON AVE.

**Location:** South of Nine Mile, West of Jefferson

**REQUEST:** Request for a variance for a 6' concrete wall as part of a new multi-family development. (*Zoning Ordinance 15.144 Screening*)

**Case No. 45-2019 – Joseph Paluzzi for Cosmopolitan Travel Service – 22313 Greater Mack**

**Re:** MACK AVE. GARDENS SUBDIVISION (L5, P11) LOTS 82 & 83 EXC THE E 27' AND ALL OF LOTS 84-87

**Location:** South of Nine Mile, West of Greater Mack

**REQUEST:** Request for a variance for a 6' Concrete wall. (*Zoning Ordinance 15.508 Walls*)

**Other Business:**

3. Approval of minutes from the **JULY 11, 2019**, 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 **AUGUST 1, 2019**, 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 Nicole Laviolette (447-3392), if you are unable to attend this meeting.

Community Development  
City of St. Clair Shores