

City of St. Clair Shores

The Zoning Board of Appeals Agenda

A Public Hearing of the following Zoning Board cases will be heard on **August 3, 2023 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. 14-2023 – Jin Oh – 19925 Mauer

Previously heard at June 1, 2023 ZBA Meeting

Re: NOTRE DAME WOODS SUB'N NO. 3 (L32, P11) LOT 152 EXC BEG AT NE COR; TH S'LY ALG E LINE LOT 152, 134.43 FT TO SE COR LOT 152; TH W'LY ALG S LINE LOT 152, 3.68 FT; TH N'LY TO A PT IN THE N LINE LOT 152, SAID PT BEING 0.68 FT W OF NE COR LOT 152; TH E'LY ALG N LINE LOT 152, 0.68 FT TO POB, & THE E 2.68 FT LOT 153

Location: North of 8 Mile Rd., West of Harper

REQUEST: Request for a 4% (281.38 square foot) total lot variance and a 222.18 square foot rear lot variance for an existing gazebo and shed. Request for a 48 square foot variance for a second accessory structure (gazebo) over 144 square feet. Request for variance to allow a third accessory structure (shed). (*Zoning Ordinances Chapter 48, Article XVIII. -15.480 Schedule of Regulations, Sec. 48-513-Schedule limiting height, bulk, density, and area by zoning districts and Article XIX. – 15.495 General Provisions, Sec. 48-550. – Accessory building/structures.*)

Case No. 18-2023 – John Vitale on behalf of Stucky Vitale Architects – 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 9 Mile Rd., East side of Greater Mack

REQUEST: Request for use variance to allow a residential use within a B-3 district. (*Zoning Ordinance Chapter 48, Article XIII. – 15.320 B-3 General Business District, Sec. 48-368- Principal Uses Permitted.*)

Other Business:

3. **Approval of minutes from the July 13, 2023 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 3, 2023, 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 Denise Pike, Community Services Director (447-3418) or Veronica Black (447-3341) if you are unable to attend this meeting.

Community Development,
City of St. Clair Shores