

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, September 2, 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 from June 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 Rd., East of Jefferson

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

Case No. 40-2021 – Steve Elias for Tony J's Bar and Grille – 32215 Jefferson

Re: SUPERVISOR'S PLAT OF EDGEWATER PARK SUBDIVISION (L3, P153) LOTS 3 & 4 Split on 02/10/2011 from 14-02-452-047, 14-02-452-023;

Location: South of Masonic, West of Jefferson

REQUEST: Request for a 43 space parking variance to expand existing restaurant into existing liquor store. (Does not include proposed patio on northeast end of building). (*Zoning Ordinance 15.500, Off Street Parking Requirements*)

Case No. 41-2021 – Italy American Construction for George and Wendy Agnello – 22620 Lake Blvd

Re: GROSSEDALE SUBDIVISION (L2, P105) E 1/2 OF THE W 1/2 & W 1/2 OF E 1/2 OF LOT 24

Location: North of Twelve Mile Rd., East of Greater Mack

REQUEST: Request for a 296 square foot size variance for a second accessory structure. (*Zoning Ordinance 15.499, Accessory Structure*)

Case No. 42-2021 – Ann and Mindy Soloman – 29703 Taylor

Re: DALBY & CAMPBELL'S HARPER AVE.SUBDIVISION NO. 1 (L9, P6) LOTS
449 & 450

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

REQUEST: Request for variance to allow a pool (accessory structure) in a side yard.
(*Zoning Ordinance 15.499, Accessory Structure*)

Case No. 43-2021 – Betty Schmidt – 22628 Harper Lake

Re: JEFFERSON-HARPER SUPERHIGHWAY SUBDIVISION (L9, P13) LOT
165

Location: North of Nine Mile Rd., West of Jefferson

REQUEST: Request for a 5.2% total lot coverage variance, 275 square foot rear lot
coverage variance, and a 6' side yard setback variance for a pool built
without a permit. (*Zoning Ordinance 15.481, Schedule of Regulations and
15.499, Accessory Structure*)

Other Business:

3. **Approval of minutes from the August 5, 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 September 2, 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