

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 3, 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. 12-2020 – Jerry Brown – 22010 Statler (tabled from July 9, 2020 meeting)

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. 16-2020 – Kim Rattet & Charles Morden – 23208 Greater Mack (tabled from July 9, 2020 meeting)

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*)

Case No. 17-2020 – Kem-Tec & Associates – 25515 Harper

Re: HARPER LABADIE SUB'N (L9, P92), LOTS 76-89 AND ALSO 1/2 OF VAC PUBLIC ALLEY LYING ADJ TO LOTS 83-89

Location: North of 10 Mile Road, West of Harper

REQUEST: Request for variance to allow an accessory structure on a commercial property without a primary structure. Request for variance to leave an existing fence in lieu of a 6 foot concrete screenwall at the rear of the property.
(Zoning Ordinance 15.499 Accessory Structure and 15.508 Walls)

Case No. 18-2020 – Matthew Gough – 29641 Maison

Re: LAKESHORE LITTLE FARMS ANNEX NO. 1 (L3, P181) LOT 89

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

REQUEST: Request for variance to allow five accessory structures and request for variance to allow second accessory structure over 144 square feet.
(Zoning Ordinance 15.499 Accessory Structure)

Case No. 19-2020 – Alpesh Patel – 21701 Chalon

Re: ST. JOAN OF ARC COURTS SUBDIVISION NO. 3 (L27, P37) LOT 145

Location: North of Eight Mile Rd., East of Harper

REQUEST: Request for variance to allow an accessory structure over 144 square feet. Request for a 4 percent total lot coverage variance. Request for a 414.15 square foot rear lot coverage variance. Request for 2 foot sideyard setback variance. Request for a 1.4 foot rear yard setback variance. Request for 4 foot wall height variance. Request for a variance to allow an accessory structure without a ratwall.
(Zoning Ordinance 15.499, Accessory Structure and 15.481, Schedule of Regulations)

Case No. 21-2020 – Louis Mancina– 21106 Alexander

Re: GREENDALE SUBDIVISION NO. 1 (L9, P35) LOT 322 & E 10' OF LOT 323

Location: South of Eleven Mile Road, West of Harper

REQUEST: Request for 0.3% total lot coverage variance. Request for a 157.5 square foot rear lot coverage variance. Request for a 0.34% sideyard setback variance. Request for a 0.5% total height variance. Request for a 1 foot wall height variance for a new garage.
(Zoning Ordinance 15.481, Schedule of Regulations and 15.499, Accessory Structure)

Case No. 22-2020 – James Hall– 22829 Gary Lane

Re: LAKE SHORE ACRES SUBDIVISION (L33, P11-12) LOT 20

Location: South of Marter Road, West of Lakeshore Drive

REQUEST: Request for a 3 foot rear yard variance for a sunroom.
(Zoning Ordinance 15.481, Schedule of Regulations)

Other Business:

3. Approval of minutes from the July 9, 2020, ZBA meeting.
4. Audience participation.
5. Adjournment.

ANY CASES TABLED AT PRIOR MEETINGS MAY BE HEARD WITHOUT ADDITIONAL NOTICE

NOTICE: Due to the Governor's executive order limiting the number of people in an indoor space, petitioners and attendees may have to wait in the hallway until their case is called to be heard.

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 3, 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