

# 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 5, 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. 45-2019 – Joseph Paluzzi for Cosmopolitan Travel Service – 22313 Greater Mack (tabled from August 1, 2019 meeting)**

**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*)

**Case No. 41-2019 – Jennifer Waters – 21408 Alexander (tabled from August 1, 2019 meeting and re-advertised due to changes made)**

**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 2.09' side yard setback variance for an existing pool, a 0.4' sideyard setback variance for an existing shed, a 9.3% total lot coverage and 470.25 square foot rear lot coverage variance for non-permitted structures. (*Zoning ordinance 15.481, Schedule of Regulations*)

**Case No. 46-2019 – Shorepointe Build LLC for Colonial Title Co – 27500 Harper**

**Re:** GREENDALE SUBDIVISION (L9, P34) LOT 8 AND LOT 9

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

**REQUEST:** Request for variance to allow a residential deck exterior flooring to be used as an exterior building finish material. (*Zoning Ordinance 15.972 Building Walls*)

**Case No. 47-2019 – Tom Kalas for Leo's Coney Island – 22980 Nine Mile Rd**

**Re:** ASSESSOR'S PLAT NO. 11 (L14, P42) THE E 72' OF LOT 34 AND ALL OF LOTS 35-37

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

**REQUEST:** Request for a use variance to allow a restaurant in an O-1 district. (*Zoning Ordinance 15.202 Principal Uses Permitted*)

**Case No. 48-2019 – Thomas Christian – 20700 Avalon**

**Re:** DALBY & CAMPBELL MACK AVE. SUBDIVISION (L7, P64) W 17.5 FT LOT 79 & ALL LOT 80

**Location:** South of Nine Mile Rd, West of Harper

**REQUEST:** Request for 5' front yard variance for a porch. (*Zoning ordinance 15.481, Schedule of Regulations*)

**Case No. 49-2019 – Mike Damone for Premium Self Storage – 19669 Nine Mile**

**Re:** FREEWAY INDUSTRIAL URBAN RENEWAL PLAT SUBDIVISION (L56, P43-44) LOT 56

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

**REQUEST:** Request for variance to allow the use of concrete block (CMV) as an exterior finish material. (*Zoning Ordinance 15.509, Site Plan Review*)

**Other Business:**

3. **Approval of minutes from the August 1, 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 September 5, 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