

# 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, October 1, 2020** at on Avenue, City Hall, St. Clair Shores, MI 48081.

**NOTICE: Due to the Governor's executive order limiting the number of people in an indoor space, a scheduled time has been assigned to each ZBA case. Petitioners and attendees shall wait outside of Council Chambers until their case is called. Please note that a face mask or face covering is required to be worn at all times by commissioners, petitioners, and any other meeting attendees while inside City Hall. Your cooperation is greatly appreciated.**

**7:00 PM**

1. Call to Order.

2. Cases to be Heard:

**7:05 PM**

**Case No. 16-2020 – Kim Rattet & Charles Morden – 23208 Greater Mack (tabled from July 9, 2020 and September 3, 2020 meeting; revised request)**

**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 32 parking space variance for a commercial recreation use, a fitness center, and a chiropractor. (*Zoning Ordinance 15.500, Parking*)

**7:20 PM**

**Case No. 19-2020 – Alpesh Patel – 21701 Chalon (tabled from September 3, 2020 meeting)**

**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*)

**7:35 PM**

**Case No. 23-2020 – Anthony and Michael Stonik for Harper Shores LLC – 26503 Harper**

**Re:** COOLIDGE PARK SUB'N (L10, P9) LOTS 207-209 EXC THE E 27', AND THE N 3' OF VAC FRAZHO ROAD ADJ ALSO THE E. 1/2 OF ADJ VAC ALLEY

**Location:** North of Frazho, West of Harper

**REQUEST:** Request for a six foot concrete wall variance. (*Zoning Ordinance 15.508, Walls*)

**7:45 PM**

**Case No. 24-2020 – Robert D. Watkins for Bokay Enterprises LLC – 30233 Jefferson**

**Re:** ASSESSOR'S PLAT NO. 48 (L21, P48) LOT 1 & N 8' EXC W 50' OF LOT 2

**Location:** South of 13 Mile Road, West of Jefferson

**REQUEST:** Request to allow existing chain link fence in lieu of a concrete wall.  
(*Zoning Ordinance 15.508, Walls*)

**7:55 PM**

**Case No. 26-2020 – Matthew Micallef – 21620 St. Gertrude**

**Re:** LACHANCE AND RICHARD'S LITTLE FARMS SUB'N (L6, P3) LOT 41

**Location:** North of Martin Road, East of Harper

**REQUEST:** Request for second accessory structure over 144 square feet, request for 1056 square foot total size variance, request for 1 foot wall height variance, request for 8 foot total height variance, and request for habitable space within an accessory structure. (*Zoning Ordinance 15.499, Accessory Structure and 15.481, Schedule of Regulations*)

**Other Business:**

- 3. Approval of minutes from the September 3, 2020, 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 October 1, 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