

City of St. Clair Shores

The Zoning Board of Appeals Amended Agenda II

A Public Hearing of the following Zoning Board cases will be heard on **Thursday, October 3, 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. 51-2019 – Stephen Swalec – 23212 Middlesex

Re: LAKE SHORE ACRES SUBDIVISION NO. 2 (L35, P35-36) LOT 190

Location: South of Marter, West of Lakeshore Dr. (Jefferson)

REQUEST: Request for a 4.3% total lot coverage variance and a 2.2' rear yard setback variance to replace a sunroom. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 52-2019 – Mark Cook for Yates Industries – 23060 Industrial Dr E

Re: FREEWAY INDUSTRIAL URBAN RENEWAL PLAT SUBDIVISION (L56, P43-44) N 200.44' OF LOT 2 EXC THE E 50' OF THE N 50'

Location: North of Nine Mile Rd., East of I-94

REQUEST: Request for a 13' wall height variance for an accessory structure not to exceed a total wall height of 21'. (*Zoning Ordinance 15.499, Accessory structures/Buildings*)

~~Case No. 53-2019 – Gerard David – 29526 Jefferson (address corrected)~~

Re: ——— LAKE ST. CLAIR GARDENS ANNEX SUBDIVISION (L9, P48) LOT 39

Location: ——— South of Twelve Mile Rd., East of Jefferson ———

REQUEST: — Request for 3' sideyard setback variance for the expansion and renovation of an existing home or meet the setback for the existing north wall, whichever is less. Request for 4' sideyard setback variance for an egress window and well. (*Zoning ordinance 15.481, Schedule of Regulations*)

PETITIONER REQUESTED TO BE REMOVED FROM THIS AGENDA

Case No. 54-2019 – Anthony Cavataio – 25908 Ursuline

Re: CATALDO SUBDIVISION NO. 5 (L28, P47) LOT 316

Location: South of Frazho, West of Little Mack

REQUEST: Request for 1.5' front yard setback variance for a new porch. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 55-2019 – Department of Public Works – 19700 Pleasant

Re: FREEWAY INDUSTRIAL URBAN RENEWAL PLAT SUBDIVISION (L56, P43-44) LOT 3

Location: South of Stephens, East of I-94

REQUEST: Request for a 2-foot wall height variance, a 26-foot total height variance, and a variance to allow a roof other than a hip or gable shape for a new material storage facility accessory structure. (*Zoning Ordinance 15.499, Accessory structures/Buildings*)

Other Business:

3. **Approval of minutes from the September 5, 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 October 3, 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