

City of St. Clair Shores

The Zoning Board of Appeals Agenda

A Public Hearing of the following Zoning Board cases will be heard on **October 5, 2023 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. 24-2023 – Anthony AVECILLA – 22911 California

Re: DALBY & CAMPBELL MACK LAWN SUBDIVISION (L7, P98) E 21' OF LOT 69 & THE W 21' OF LOT 70

Location: North of 8 Mile Rd., West of Marter

REQUEST: Request for 2' front setback variance to allow an open unenclosed porch. *(Chapter 48 - Zoning, Article XXI. – 15.540 General Exception as to area, height, and use, Sec. 48-627. – Porches).*

Case No. 25-2023 – Joseph S. Novitsky on behalf of Sue and Jim Jurcak – 30202 Jefferson

Re: ASSESSOR'S PLAT NO 30 (L15, P13) LOT 27 ALSO FILLED BOTTOM LANDS ADJ DESC AS: BEG AT NE COR LOT 27; TH S88*54'22"E 90.85 FT; TH S33*52'W 60.10 FT; TH N88*35'W 80.20 FT TO SE COR LOT 27; TH N ALG E LINE LOT 27 TO POB

Location: South of 13 Mile Rd., East side of Jefferson

REQUEST: Request for variance for a third story on a residential home, and variance to allow an attached garage to extend more than 5 feet beyond the front façade of a home. *(Chapter 48 – Zoning, Article XVIII. – 15.480 Schedule of Regulations, Sec. 48-513 Schedule limiting height, bulk, density, and area by zoning districts).*

Other Business:

3. **Approval of minutes from the September 7, 2023 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 5, 2023, 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 Denise Pike, Community Services Director (447-3418) or Veronica Black (447-3341) if you are unable to attend this meeting.

Community Development,
City of St. Clair Shores