

# 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 7, 2021 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. 43-2021 – Betty Schmidt – 22628 Harper Lake (tabled from 9/2/21 ZBA)**

Re: JEFFERSON-HARPER SUPERHIGHWAY SUBDIVISION (L9, P13) LOT 165

Location: North of Nine Mile Rd., West of Jefferson

REQUEST: Request for a 5.2% total lot coverage variance, 275 square foot rear lot coverage variance, and a 6' side yard setback variance for a pool built without a permit. (*Zoning Ordinance 15.481, Schedule of Regulations and 15.499, Accessory Structure*)

**Case No. 44-2021 – Jon Pastucha on behalf of Kevin & Sherri Esch – 34170 Jefferson**

Re: ASSESSOR'S PLAT NO. 38 (L15, P29); LOT 2 & THE SW 1/2 OF LOT 3, DESC AS FOLL: COMM AT NW COR LOT 3; TH S39\*40'W 87.00 FT TO POB; TH S46\*33'30"E 276.32 FT; TH S39\*05'W 94.27 FT; TH N50\*20'22"W 276.68 FT; TH N39\*40'E 112.50 FT TO POB

Location: North of Masonic, East of Jefferson

REQUEST: Request for 23' front setback variance to allow a structure (basketball hoop). (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 45-2021 – Kyle Siecinski – 25304 Winton**

Re: CATALDO SUBDIVISION (L25, P21) LOTS 7 AND 8 EXC THE S 32' OF LOT 7, AND EXC THAT PART LYING SOUTHWESTERLY OF A LINE DESC AS FOLLOWS: BEG AT THE NW CORNER OF LOT 8; THENCE SOUTHEASTERLY TO THE SE CORNER OF SAID LOT 3

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

REQUEST: Request for 18' front setback variance to allow an unenclosed porch to encroach 5' into the 25' front setback. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 46-2021 – Sun Burst Home Improvement on behalf of Sheila Connolly –  
33612 Jefferson**

Re: KOPPIN & TSCHAEICHE SUBDIVISION (L2, P93) LOT 1

Location: North of Masonic., East of Jefferson

REQUEST: Request for variance to allow a garage in front yard and a 35' front setback variance. (*Zoning Ordinance 15.481, Schedule of Regulations and 15.499, Accessory Structure*)

**Other Business:**

3. **Approval of minutes from the September 2, 2021, 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 7, 2021, 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