

City of St. Clair Shores

The Zoning Board of Appeals Agenda

A Public Hearing of the following Zoning Board cases will be heard on **November 2, 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. 28-2023 – Pasho Mirdash – 21925 10 Mile Rd.

Re: ASSESSOR'S PLAT NO 18 (L14, P50) E 50' OF THE E 100' OF LOT 15

Location: North side of 10 Mile Rd., East of Harper

REQUEST: Request for 1 foot side yard setback variance for an egress window that was constructed in the sideyard without permission. (*Zoning Ordinance: Chapter 48 – Zoning, Article XVIII. – 15.480 Schedule of Regulations, Sec. 48-513. Schedule limiting height, bulk, density and area by zoning districts.*)

Case No. 29-2023 – Victoria Walch and Cheryl Herba – 22641 Pointe

Re: EAGLE POINTE ON THE LAKE SUBDIVISION (L3, P37) LOT 29

Location: North of 10 Mile Rd., East of Jefferson

REQUEST: Request for shed (second accessory structure) within the front yard. (*Zoning Ordinance: Chapter 48 – Zoning, Article XIX. – 15.495 General Provisions, Sec. 48-550. Accessory buildings/structures.*)

Case No. 30-2023 – S. E. Graham & Associates, Inc. on behalf of Joseph Lentine – 33604 Jefferson

Re: ASSESSOR'S PLAT NO 36 (L15, P27) LOT 12

Location: North of Masonic., East side of Jefferson

REQUEST: Request for accessory structure within the front yard. (*Zoning Ordinance: Chapter 48 – Zoning, Article XIX. – 15.495 General Provisions, Sec. 48-550. Accessory buildings/structures.*)

Case No. 31-2023 – Richard Pinsonneault – 21909 Downing

Re: HEFFNER & FLEMMING'S ELM DRIVE SUBDIVISION (L8, P90) LOTS 41 & 42 & THE W 1/2 LOT 43

Location: North of 9 Mile Rd., East of Harper

REQUEST: Request for second accessory structure over 144 square feet. Request for 1.125 inch wall height variance for a second accessory structure.
(Zoning Ordinance: Chapter 48 – Zoning, Article XIX. – 15.495 General Provisions, Sec. 48-550. Accessory buildings/structures.)

Other Business:

3. **Approval of minutes from the October 5, 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 November 2, 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 by the Community Development Department prior to the hearing date.

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