

# 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 4, 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. 47-2021 – Dominick Dighera – 22468 Milner**

Re: MILLER AND TANNER SUBDIVISION (L3, P81) LOT 54

Location: South of Eleven Mile Rd., East of Jefferson

REQUEST: Request for 10% total lot coverage variance, request for 255.73 square foot rear lot coverage variance, request 1.66 foot total height variance, request for variance for a second floor, and request for a living area in an unpermitted accessory structure built without a permit. (*Zoning Ordinance 15.481, Schedule of Regulations and 15.499, Accessory Structure*)

**Case No. 48-2021 – Lawrence Tucker – 20505 Stephens**

Re: ASSESSOR'S PLAT NO. 12 (L14, P43) THE S 180' OF LOT 9 EXC THE W 30'

Location: North side of Stephens, West of Little Mack

REQUEST: Request for a 1,232 square foot size variance, a 5 foot total height variance, and a 7.5 foot wall height variance for an accessory structure. (*Zoning Ordinance 15.481, Schedule of Regulations and 15.499, Accessory Structure*)

**Case No. 49-2021 – Andrew Stark – 22540 Benjamin**

Re: ASSESSOR'S PLAT NO. 19 (L15, P1) LOT 14 (I)

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

REQUEST: Request for a 3 foot front setback variance and a 7.4% total lot coverage variance for an addition. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 50-2021 – Chris and Silvia Stevenson – 21129 Hoffman**

Re: COUCHEZ FARMS SUB'N NO. 2 (L37, P26) LOT 247

Location: South of 13 Mile Rd., West of Harper

REQUEST: Request for 3.3% total lot coverage variance for a pool. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 51-2021 – Wayne Craft, Inc for Jody Pappazi – 24605 Princeton**

Re: SUN VALLEY SUBDIVISION (L30, P47-48) LOT 227

Location: North of Stephens, West of Little Mack

REQUEST: Request for 9 foot rear setback variance for a covered patio. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 52-2021 – Kiil Properties, LLC – 25614 Jefferson**

Re: ASSESSOR'S PLAT NO. 19 (L15, P1) W 175.57' OF LOT 1 EXC THAT PART TAKEN FOR HIGHWAY

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

REQUEST: Request for a vinyl fence in lieu of a concrete wall. (*Zoning Ordinance 15.508, Walls*)

**Case No. 53-2021 – Lorraine DalPra for Michigan Neurology Associates – 19699 E. 8 Mile Rd**

Re: HEFFNER & FLEMMING SUBDIVISION (L10, P27) LOTS 161-164 & THE S 1/2 OF VAC NESBITT AVE

Location: North side of 8 Mile Rd, East of Beaconsfield

REQUEST: Request for a variance to allow temporary use of a mobile MRI unit within a designated location. (*Zoning Ordinance 15.626, Hearing on Appeal*)

**Case No. 54-2021 – Todd Frye for Carl Bauer – 22431 Lakeland**

Re: EAGLE POINTE ON THE LAKE SUBDIVISION (L3, P37) LOT 65 & W 1/2 OF LOT 66

Location: North of 10 Mile Rd, East of Jefferson

REQUEST: Request for 18 foot rear setback variance for a cover over an existing deck. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 55-2021 – Stevens Architects for Perdue Premium Meat Company INC – 20643 Stephens**

Re: LAKEWOOD GARDENS SUBDIVISION NO. 1 (L7, P52) LOTS 110-117 EXC THE S 10.5' ; LOT 118 EXC THE S 10.5' AND EXC THE E 27'; LOTS 119 & 120 EXC THAT PART TAKEN FOR LITTLE MACK AND ALL OF LOT 121. Split on 02/11/2011 from 14-28-278-046, 14-28-278-029;

Location: North side of Stephens, West of Little Mack

REQUEST: Request for a 15 foot front setback variance and a variance to allow concrete block as an exterior finish material for a waste water treatment facility addition. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Other Business:**

3. Approval of minutes from the October 7, 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 November 4, 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