

City of St. Clair Shores

The Zoning Board of Appeals Agenda

A Public Hearing of the following Zoning Board cases will be heard on **Thursday, November 5, 2020 at 7:00 p.m.** in the **Council Chambers** at 27600 Jefferson Avenue, City Hall, St. Clair Shores, MI 48081.

NOTICE: In an effort to limit the number of people in an indoor space, a scheduled time has been assigned to each ZBA case. Petitioners and attendees shall wait outside of Council Chambers until their case is called. Please note that a face mask or face covering is required to be worn at all times by commissioners, petitioners, and any other meeting attendees while inside City Hall. Your cooperation is greatly appreciated.

7:00 PM

1. Call to Order.
2. Cases to be Heard:

7:05 PM

Case No. 19-2020 – Alpesh Patel – 21701 Chalon (tabled from September 3, 2020 meeting)

Re: ST. JOAN OF ARC COURTS SUBDIVISION NO. 3 (L27, P37) LOT 145

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

REQUEST: Request for variance to allow an accessory structure over 144 square feet. Request for a 4 percent total lot coverage variance. Request for a 414.15 square foot rear lot coverage variance. Request for 2 foot sideyard setback variance. Request for a 1.4 foot rear yard setback variance. Request for 4 foot wall height variance. Request for a variance to allow an accessory structure without a ratwall. (*Zoning Ordinance 15.499, Accessory Structure and 15.481, Schedule of Regulations*)

7:25 PM

Case No. 27-2020 – Shore Pointe Build LLC – 21807 Ten Mile Rd

Re: ASSESSOR'S PLAT NO 18 (L14, P50) LOT 17 Split on 06/23/2020 with 09-14-27-126-020 into 09-14-27-126-027

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

REQUEST: Request for 43.9 square foot size variance for an addition to an accessory structure. (*Zoning Ordinance 15.499, Accessory Structure*)

7:45 PM

Case No. 28-2020 – James Coleman – 21729 Englehardt

Re: L. J. HILLOCK'S MACK AVE. SUBDIVISION (L11, P14) LOT 25 & THE W 1/2 OF LOT 26

Location: South of Nine Mile Rd, East of Harper

REQUEST: Request for 2.5 foot total height variance, 151 square foot rear lot coverage variance, and a variance to allow a habitable space in an accessory structure. (*Zoning Ordinance 15.499, Accessory Structure and 15.481, Schedule of Regulations*)

8:05 PM

Case No. 29-2020 – Peter Kayser – 22619 Millenbach

Re: VISNAW'S LAKEWOOD SHORES SUBDIVISION (L9, P24) LOT 225

Location: South of 12 Mile Rd, West of Jefferson

REQUEST: Request for 24 square foot size variance for a second accessory structure over 144 square feet. (*Zoning Ordinance 15.499, Accessory Structure*)

8:25 PM

Case No. 30-2020 – Allemon Brothers Landscaping – 20451 Stephens

Re: STAR VALLEY SUBDIVISION (L32, P44-45) OUTLOT A

Location: North of Stephens, West of Little Mack

REQUEST: Request approval of a temporary structure not to exceed 14 feet total, within the LI district until April 30, 2021. (*Zoning Ordinance 15.499 Accessory Structures and 15.626 Hearing of Appeal*)

Other Business:

3. **Approval of minutes from the October 1, 2020, 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 5, 2020, 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