

# 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, December 3, 2020 at 7:00 p.m.** This **virtual** meeting will be conducted via Zoom. To participate in the virtual meeting, please dial the conference call in number **(929) 205-6099** at the time of the meeting.

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

**Case No. 24-2020 – Robert D. Watkins for Bokay Enterprises LLC – 30233 Jefferson**

Re: ASSESSOR'S PLAT NO. 48 (L21, P48) LOT 1 & N 8' EXC W 50' OF LOT 2

Location: South of 13 Mile Rd, West of Jefferson

REQUEST: Request to allow existing chain link fence in lieu of a concrete wall.  
(*Zoning Ordinance 15.508, Walls*)

**Case No. 25-2020 – Paul Hendrie – 22537 Manor**

Re: EAGLE POINTE ON THE LAKE SUBDIVISION (L3, P37) LOTS 124 & 125

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

REQUEST: Request for a 2 foot wall height variance for new garage.  
(*Zoning Ordinance 15.499, Accessory Structure*)

**Case No. 31-2020 – Kurt Backer – 29630 Jefferson**

Re: ASSESSOR'S PLAT NO. 29 (L15, P12) LOT 2 EXC THE N 48.42'

Location: North of 12 Mile Rd, East of Jefferson

REQUEST: Request for 16.9' front setback variance for a building addition. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 32-2020 – Lorraine DalPra for Ogrady Properties LLC – 19699 8 Mile Rd**

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

Location: North 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. 33-2020 – Lori M. Shovlin – 22481 Ardmore**

**Re:** ARDMORE PARK SUBDIVISION (L22, P38) LOT 15

**Location:** South of 11 Mile Rd, East of Jefferson

**REQUEST:** Request for 2 foot sideyard setback for addition. (*Zoning Ordinance 15.481, Schedule of Regulations*)

**Case No. 34-2020 – Gjelosh Marjakaj for Detroit's Finest Coney Island – 25801 Jefferson**

**Re:** STATLER HEIGHTS SUBDIVISION (L2, P63A) LOTS 45 & 46 EXC W 20 FT ALSO EXC THAT PART TAKEN FOR HWY

**Location:** North of 10 Mile Rd, West of Jefferson

**REQUEST:** Request for a 6 parking space variance for a permanent outdoor seating area. (*Zoning Ordinance 15.500, Parking*)

**Case No. 35-2020 – Shorepointe Propco LLC – 26001 Jefferson**

**Re:** SHORE POINTE VILLAGE CONDO; MCCP NO 1062; UNIT 1

**Location:** North of 10 Mile Rd, West of Jefferson

**REQUEST:** Variance to allow all rooms to be comprised of only a bedroom and bathroom. (*Zoning Ordinance 15.481 Schedule of Regulations (b)*)

**Other Business:**

3. **Approval of minutes from the November 5, 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 December 3, 2020, at 7:00 p.m., a PUBLIC HEARING** will be heard virtually via Zoom, 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