

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 5, 2019 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. 60-2019 – James Griffin – 22654 Wildwood

Re: SCHULTE'S SHORES SUB'N NO. 2 (L 22, P47) LOT 65 & W 1/2 LOT 66

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

REQUEST: Request for a 1.25' front setback variance for building a porch without a permit. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 61-2019 – Horace Watts – 22236 St Gertrude

Re: ST. GERTRUDE SUBDIVISION (L3, P117) LOT 43

Location: South of Martin Rd., East of Greater Mack

REQUEST: Request for a 27' side setback variance for a detached garage. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 62-2019 – Dave Duff – 29712 Gloria

Re: ELM GROVE GARDENS SUBDIVISION (L3, P168) LOT 10

Location: North of Twelve Mile Rd., West of Greater Mack

REQUEST: Request for a 2' front yard variance for an open unenclosed porch. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 63-2019 – Frank & Sherry Umlah – 28107 Ursuline

Re: STOEPELS MARTIN ROAD SUB'N (L6, P28) LOTS 538 & 539

Location: South of Martin Rd., West of Little Mack

REQUEST: Request for a 6' front setback variance for a porch. (*Zoning ordinance 15.481, Schedule of Regulations*)

Case No. 64-2019 – 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' total, within the LI district until April 30, 2020. (*Zoning Ordinance 15.499 Accessory Structures and 15.626 Hearing of Appeal*)

Other Business:

3. **Approval of minutes from the November 7, 2019, 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 5, 2019, 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 Nicole Laviolette (447-3392), if you are unable to attend this meeting.

Community Development
City of St. Clair Shores