

City of St. Clair Shores

The Zoning Board of Appeals Amended Agenda

A Public Hearing of the following Zoning Board cases will be heard on **December 7, 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. 11-2022 – Gjelosh Marjakaj on behalf of Brunch with Me – 25801 Jefferson
(Tabled at 3/3/2022 ZBA meeting, pending determination of City-owned land behind building)

PETITIONER ELECTED TO BE HEARD AT DIFFERENT MEETING DATE

Re: ~~STATLER HEIGHTS SUBDIVISION (L2, P63A) LOTS 45 & 46 EXC W
20 FT ALSO EXC THAT PART TAKEN FOR HWY
Split on 10/04/2023 with 09-14-22-478-037, 09-14-22-478-038 into 09-14-
22-478-040;~~

Location: ~~North of 10 Mile Rd., West side of Jefferson~~

REQUEST: ~~Request for a variance to waive the concrete screenwall requirement for a
permanent addition to the front of 25801 Jefferson. (Chapter 48 Zoning Article XIX-
15.495 General Provisions, Section 48-559 Walls)~~

Case No. 37-2022 – Jeff Scheuer on behalf of The Landscape Yard– 28831 Harper
(Approved at 12/1/2022 ZBA with stipulation that it will be reheard in one year to review
condition of structure)

Re: DALBY & CAMPBELLS HARPER AVE SUBDIVISION (L9, P5) LOTS
242-245 ALSO LACHANCE AND RICHARD'S LITTLE FARMS SUB'N
(L6, P3) LOT 52 EXC THAT PART TAKEN FOR HARPER AVE

Location: South of 12 Mile Rd., West side of Harper

REQUEST: A request for a variance to allow for a permanent, free-standing
accessory structure in a B-3 zoning district (Zoning Ordinance Chapter
48, Article XIII – 15.320 B-3 General Business Districts, Sec. 48-368
Principal uses permitted and Article XIX – 15.495 General Provisions,
Sec. 48.550 – Accessory buildings / structures)

Case No. 32-2023 – Patrick Maher– 21639 Ardmore Park Drive

Re: GREENDALE SUB NO. 3 (L9, P62) W 37' OF LOT 1085 & THE E 28' OF
LOT 1086

Location: South of 11 Mile Rd., East of Harper

REQUEST: Request for 10.5% total lot coverage variance for expanded front porch.
(*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.*)

Other Business:

3. **Approval of minutes from the November 2, 2023 ZBA meeting.**
4. **2024 ZBA meeting dates.**
5. **Audience participation.**
6. **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 7, 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