

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, April 7, 2016 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. 05-2016 – Marcia Feighner – 28410 Glenwood (tabled from March 3, 2016)

Re: GREEN GARDEN SUBDIVISION NO. 3LOTS 1134 & 1135 LIBER 8, PAGE 91

Location: South of Martin Rd., West of Harper

REQUEST: Request for .92' sideyard variance, 2' rear yard variance, and variance to allow dirt floor instead of rat wall. (*Zoning Ordinance 15.481 Schedule of Regulations and 15.499 (13) Accessory Buildings/structures.*)

Case No. 06-2016 – Patrick DeLong for Great Lakes Ace Hardware – 23245 Greater Mack (tabled from March 3, 2016)

Re: NINE-MACK URBAN RENEWAL PLAT NO. 1 LOT 42 EXC S 50 FEET LIBER 78, PAGES 34-36

Location: South of Nine Mile Rd., West of Greater Mack

REQUEST: Petition to request for variance to allow the outdoor sale of live horticultural products. (*Zoning Ordinance 15.322, Sec. 35.46, Principle use permitted.*)

Case No. 09-2016 – Larry Harris – 22444 Maxine (tabled from March 3, 2016)

Re: DALBY & CAMPBELL MACK LAWN SUBDIVISION W 23 FT 4 INCHES OF LOT 176 & E 23 FT 4 INCHES OF LOT 177 LIBER 7, PAGE 98

Location: North of Eight Mile Rd., East of Greater Mack

REQUEST: Request for 0.4% total lot coverage variance and 12' front yard variance for non-permitted front porch. (*Zoning Ordinance 15.499 Accessory Structure*)

Case No. 10-2016 – Attorney David Parnell on behalf of Frank Van Paepeghem – 22735 Maxine

Re: DALBY & CAMPBELL MACK LAWN SUBDIVISION LOT 255 & W 5 FT LOT 256 LIBER 7, PAGE 98

Location: North of Eight Mile Rd., East of Greater Mack

REQUEST: Request for use variance to allow a commercial business in a RA-1 district

Case No. 11-2016 – Tom Davis on behalf of Burger King – 24201 Harper

Re: ASSESSOR'S PLAT NO. 9 (LIBER 14, PAGE 40), PART OF LOT 12, LAKEWOOD GARDENS SUBDIVISION (LIBER 6, PAGE 18), PART OF LOTS 103, 105, 106, AND ALL OF LOT 104, AND PART OF VACATED STEPHENS AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 87°57'33" EAST 363.97 FEET; THENCE SOUTH 08°05'01" WEST 84.17 FEET; THENCE SOUTH 87°54'57" EAST 106.72 FEET; THENCE SOUTH 21°52'43" WEST 161.80 FEET; THENCE NORTH 87°23'27" WEST 64.98 FEET; THENCE SOUTH 84°23'10" WEST 133.65 FEET; THENCE NORTH 02°11'30" EAST 181.72 FEET; THENCE NORTH 87°57'33" WEST 210.26 FEET; THENCE NORTH 02°17'14" EAST 71.42 FEET TO THE POINT OF BEGINNING

Location: North of Nine Mile Rd., West of Harper

REQUEST: Request for variance to allow exterior finish materials other than brick, stone or glass and for 30 inch brick knee wall variance. (*Zoning Ordinance 15.972 Building Walls and Zoning Ordinance 15.981 Site Design Standards for Off Street Parking*)

Other Business:

3. **Approval of minutes from the March 3, 2016, 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 April 7, 2016, 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