

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, May 5, 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. **Discussion of Police and Fire Millage by City Manager Mike Smith**
3. **Cases to be Heard:**

Case No. 12-2016 – Maria Galla on behalf of MG Salon – 29900 Harper Suite D

Re: VISNAW'S LAKE SHORE GARDENS ANNEX SUBDIVISION LOT 19 (L6, P48)

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

REQUEST: Request for 5 parking space variance for new salon (*Zoning Ordinance 15.500, Sec. 35.73, Off Street Parking Requirements*).

Case No. 13-2016 – Thomas Amato on behalf of Gaudino's – 27919 Harper

Re: GREEN GARDEN SUBDIVISION NO. 3 (L8, P91) LOTS 1045-1048

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

REQUEST: Request for variance to allow painted concrete masonry units as a finish material, request for variance to allow a finish material other than brick, stone, or glass, and a 20 parking space variance for exterior renovations (*Zoning Ordinance 15.972 Building Walls and Zoning Ordinance 15.500, Sec. 35.73, Off Street Parking Requirements*).

Case No. 14-2016 – Warren Danford – 22514 Wildwood

Re: SCHULTE'S SHORES SUB'N NO. 2 LOTS 49-51 AND LOT 52 EXC THE E. 26'. (L22, P47)

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

REQUEST: Request for a 526.3 square foot total lot coverage variance (*Zoning Ordinance 15.481 Schedule of Regulations*), Request for an 850 rear yard coverage variance (*Zoning Ordinance 15.481 Schedule of Regulations*), Request for variance to allow two accessory structures in a side yard (*Zoning Ordinance 15.499, Sec 35.72 (4) Accessory Buildings*) Request for 2.5 foot side yard setback variance for two accessory structures (*Zoning*

Ordinance 15.499, Sec 35.72 (6) Accessory Buildings), Request for variance to allow third accessory structure (two sheds + boathouse) (Zoning Ordinance 15.499, Sec 35.72 (3) Accessory Buildings), Request for variance to allow pressure treated lumber in place of a ratwall under two accessory structures (Zoning Ordinance 15.499, Sec 35.72 (13) Accessory Buildings), Request for variance to allow recreational vehicle storage on an unimproved surface Zoning Ordinance 15.500, Sec. 35.73 (3), Off Street Parking Requirements), Request for variance to allow a temporary structure (Zoning Ordinance 15.626 (1) Hearing on Appeal), and Request 12 foot rear yard setback variance for temporary structure (Zoning Ordinance 15.481 Schedule of Regulations).

Case No. 15-2016 – Jerry Monte on behalf of Village Market – 28510 Harper

Re: ASSESSOR'S PLAT NO 24 (L15, P6-7) LOTS 31-34; ALSO STANLEY PARK SUBDIVISION, LOTS 253-255

Location: North of Martin Rd., East of Harper

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.*)

Other Business:

4. Approval of minutes from the **April 7, 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 May 5, 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