

City of St. Clair Shores

The Zoning Board of Appeals Agenda - Amended

A Public Hearing of the following Zoning Board cases will be heard on **Thursday, June 2, 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. 09-2016 – Larry Harris – 22444 Maxine

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 13.5' front yard variance for non-permitted front porch. (*Zoning Ordinance 15.481 Schedule of Regulations and 15.499 Accessory Structure*)

Case No. 14-2016 – Warren Danford – 22514 Wildwood (tabled from May 5, 2016 meeting)

Re: SCHULTE'S SHORES SUB'N NO. 2 (L 22, P47) LOTS 49-51 AND LOT 52 EXC THE E. 26'

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

REQUEST: Request for a ~~526.3~~ **355.2** square foot total lot coverage variance (*Zoning Ordinance 15.481 Schedule of Regulations*), Request for an ~~850~~ **591.5** rear yard coverage variance (*Zoning Ordinance 15.481 Schedule of Regulations*), Request for variance to allow two accessory structures in a side yard – **Temporary** (*Zoning Ordinance 15.499, Sec 35.72 (4) Accessory Buildings*) Request for 2.5 foot side yard setback variance for two accessory structures – **Temporary** (*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 **November – April** (*Zoning Ordinance 15.626 (1) Hearing on Appeal*), and

Request 12 foot rear yard setback variance for temporary structure **November – April** (*Zoning Ordinance 15.481 Schedule of Regulations*).

Case No. 16-2016 – Vincenzo Pizzo – 22411 Ardmore Park

Re: ARDMORE PARK SUBDIVISION (L22, P38) LOT 3 & W 52.5' OF LOT 4

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

REQUEST: Request for 1.75' sideyard variance and variance to allow a 2nd accessory structure over 144 square feet. (*Zoning Ordinance 15.481 Schedule of Regulations and 15.499 (13) Accessory Buildings/structures.*)

Case No. 17-2016 – Ron Supal – 20820 Cedar

Re: VISNAWS MACK AVE LITTLE FARMS SUB'N (L7, P13) LOT 14

Location: South of Eleven Mile Rd., West of Little Mack

REQUEST: Request for variance to allow two lots at 44.475' wide. (*Zoning Ordinance 15.481 Schedule of Regulations.*)

Case No. 18-2016 – for Subway – 24512 Harper

Re: FRESARDS LAKE SHORE SUBDIVISION (L4, P93) LOT 86 EXC THE N 50' AND EXC THE W 5' OF THE E 23' OF THE S 29' OF THE N 79', AND EXC THE E 18'; ALSO LOT 87 EXC THE N 50' AND EXC THE W 30'

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

REQUEST: Request for variance to allow finish building materials other than brick, stone or glass and variance to waive the requirement for a 30 inch brick kneewall. (*Zoning Ordinance 15.792 Building Walls, 15.981 Site Design Standards for Offstreet Parking.*)

Case No. 19-2016 – 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 Ten Mile Rd., West of Jefferson

REQUEST: Request for 23 space parking variance for an addition to the existing building. (*Zoning Ordinance 15.500 Off Street Parking.*)

Case No. 20-2016 – for EOS – 30625 Jefferson

Re: SCHULTES LAKE SHORE SUBDIVISION (L6, P54) LOT 1

Location: South of Thirteen Mile Rd., West of Jefferson

REQUEST: Variance to allow outdoor seating within a B-1 district, 8 parking space variance for an outdoor seating area, and 23 foot front setback variance for outdoor seating area. (*Zoning Ordinance 15.260 B-1 Local Business District, 15.500 Off Street Parking, and 15.481 Schedule of Regulations.*)

Other Business:

- 3. Approval of minutes from the May 5, 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 June 2, 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