

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, July 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. 21-2016 – Daniel & Sara Gersch – 22424 Manor

Re: EAGLE POINTE ON THE LAKE SUBDIVISION (L3, P37) W 25' OF LOT 168 & ALL OF LOT 169

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

REQUEST: Petition to request for 2' front yard variance for an unenclosed covered porch. (*Zoning Ordinance 15.481 Schedule of Regulations*)

Case No. 22-2016 – Kenneth Swetka – 27022 Koerber

Re: HENRY VAN LERBERGHE SUB'N. (L8, P82) LOT 132

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

REQUEST: Request for 2.8' sideyard variance for an addition. (*Zoning Ordinance 15.481 Schedule of Regulations*)

Case No. 24-2016 – Erik Heiderer on behalf of James Wark – 33434 Jefferson

Re: ASSESSOR'S PLAT NO 36 (L15, P27) S 1/2 OF LOT 7

Location: North of Masonic, West of Jefferson

REQUEST: Request for 10' total height variance for new house, request for variance to allow a garage in the front yard, request for 8.625' total height and 2' wall height variance for an accessory structure, and 196 square foot size variance for an accessory structure. . (*Zoning Ordinance 15.481 Schedule of Regulations and 15.499 Accessory Structure*)

Case No. 25-2016 – City of St. Clair Shores – 20000 Stephens

Re: ASSESSOR'S PLAT NO. 8 (L14, P39), PART OF LOT 1, DESC AS FOLLOWS:
BEG AT THE SE CORNER OF LOT 1; THENCE N68°12'00"W 588.7' ALONG THE
NORTHERLY LINE OF PLEASANT AVENUE TO A POINT; THENCE N19°12'00"W
652'; THENCE N87°23'00"W 149.8' TO A POINT IN THE EASTERLY LINE OF THE
I-94 EXPRESSWAY; THENCE
N22°11'00"E 239.25' ALONG THE E LINE OF THE I-94 EXPRESSWAY TO A
POINT IN THE SOUTH LINE OF STEPHENS AVENUE; THENCE S87°32'00"E
ALONG THE SOUTH LINE OF STEPHENS AVENUE 832.40 FEET TO THE
NORTHEAST CORNER OF LOT 1; THENCE SOUTH 00°41'00" WEST 1026.00
FEET TO THE POB

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

REQUEST: Request for variance to allow concrete block as an exterior finish material.
(*Zoning Ordinance 15.509 Site Plan Review*)

Other Business:

3. **Approval of minutes from the June 2, 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 July 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