

# 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, August 4, 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. 23-2016 – Chris Holsbeke for Roy O’Brien Ford – 22201 Nine Mile**

**Re:** LAKEVIEW GARDENS SUBDIVISION (L4, P88) W 95' OF LOTS 268, 269, & 270 & ALL OF LOTS 271 THRU 281 INCL ALSO LOTS 14 THRU 19 EXC THAT PART TAKEN FOR NINE MILE ROAD & ALL OF LOT 30 EXC THE W 220' OF A.P. NO. 6

**Location:** North of Nine Mile Rd., East of Harper

**REQUEST:** Request to allow the use of concrete block as an exterior finish material on the west elevation of the addition. (*Zoning Ordinance 15.509 site plan approval*)

### **Case No. 26-2016 – Keith & Jamey Kozierowski – 21833 Colony**

**Re:** POTTS & POTTS ST. CLAIR COLONY SUBDIVISION NO 1 (L8, P80) LOT 245

**Location:** South of Nine Mile Rd., East of Harper

**REQUEST:** Request for 26 square foot rear coverage variance for a hot tub. (*Zoning Ordinance 15.481 Schedule of Regulations*)

### **Case No. 27-2016 – Fatjon Zere – 21030 Michael Court**

**Re:** MARK BLAIR SUBDIVISION (L35, P32) E 2' OF LOT 51 & THE W 33' OF LOT 52

**Location:** North of Martin Rd., East of Little Mack

**REQUEST:** Request for 121 square foot total lot coverage variance for a covered porch. (*Zoning Ordinance 15.481 Schedule of Regulations*)

**Case No. 28-2016 – Marvin Farris – 21300 Erben**

**Re:** GREENDALE SUBDIVISION NO. 1 (L9, P35) W 16' OF LOT 559 & ALL OF LOT 560 & THE E 10' OF LOT 561

**Location:** South of Eleven Mile Rd., West of Harper

**REQUEST:** Request for 325 square foot size variance and 25 square foot rear lot coverage variance for a 20' x 12.8' garage addition and 12' x 4' roof over the driveway. (*Zoning Ordinance 15.499 Accessory Structure*)

**Case No. 29-2016 – John Korte – 22505 Fresard**

**Re:** FRESARDS LAKE SHORE SUBDIVISION (L4, P93) LOT 14

**Location:** North of Stephens Rd., West of Jefferson

**REQUEST:** Request for 6' sideyard variance and 6' rear yard variance for existing pool and attached deck. Request for 2' rear yard variance for existing shed. (*Zoning Ordinance 15.481 Schedule of Regulations*)

**Case No. 30-2016 – Douglas Robinson for Amvets – 22425 E. Nine Mile**

**Re:** NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) ALL OF LOT 4, LOT 5 EXC THE S 27 FT TAKEN FOR ROW & THE E 44.9' OF LOT 22 OF ELMCROFT SUB'N

**Location:** North of Nine Mile Rd., East of Harper

**REQUEST:** Request for variance to allow existing wooden fence in place of a concrete wall. (*Zoning Ordinance 15.508 Walls*)

**Case No. 31-2016 – Rosanne and Raffael Brugnani – 22537 St Clair Drive**

**Re:** GROSSE POINTE BLVD. SUBDIVISION NO. 1 (L3, P61) LOT 101

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

**REQUEST:** Request for 6" sideyard variance, 2' rear yard variance, 2nd story variance, 8.9' total height variance, and living space within an accessory structure. (*Zoning Ordinance 15.499 Accessory Structure*)

**Other Business:**

3. Approval of minutes from the July 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 August 4, 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