

# 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, September 1, 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. 30-2016 – Douglas Robinson for Amvets – 22425 E. Nine Mile – Tabled from August 4, 2016 Meeting**

**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 – Tabled from August 4, 2016 Meeting**

**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*)

**Case No. 32-2016 – Homestead Building and Restoration for Brenda Holland – 22631 Masonic**

**Re:** DETROIT MASONIC COUNTRY CLUB SUBDIVISION (L10, P15) E 25' OF LOT 113 & ALL LOT 114

**Location:** North of Masonic, East of Harper

**REQUEST:** Request for variance to allow accessory structure in a sideyard. (*Zoning Ordinance 15.499 Accessory Structure*)

**Case No. 33-2016 – Rick Swaine for Beaumont Health – 21400 Eleven Mile Rd**

**Re:** CASPER HOFFMAN COMPANY'S SUPERHIGHWAY ALL OF LOTS 65-80, INCL PART OF LOT 241, ALL OF LOTS 242-248, VAC ALLY TO THE SLY LINE OF SD LOTS 65 THRU 80 INCL., PART OF VAC CEDAR AVE CONTIG TO THE SLY LINE OF SD LOTS 241 THRU 248 INCL AND PT OF LOTS 313 AND 314, DESC AS; BEG AT THE NE COR OF SD LOT 80, TH ALG THE NLY LINE OF LOT 65 THRU 80, AND THE SLY LINE OF ELEVEN MILE RD, 135 FT WIDE, S87\*24'30" W 320.05 FT TH ALG THE WLY LINE OF LOT 65, EXT SLY AND THE WLY LINE OF SD LOTS 248 AND 313 AND THE EXTENSIONS THERE OF S2\*51'55"E 324.17 FT, TH N87\*24'30"E 41.50 FT; TH N41\*30'47"E 59.86 FT, TH N87\*24'30"E 149.50 FT; TH N2\*2'30"W 40.70 FT; TH N87\*24'30"E 98 FT TH N2\*2'30"W 10.50 FT; TH ALG THE ELY LINE OF SD LOT 241, N1\*58'30"W 64 FT; TH N18\*38'14"W 47.85 FT; TH ALG THE ELY LINE OF SD LOT 80 AND ITS EXT SLY N2\*28'50"W 120 FT TO POB

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

**REQUEST:** Petition to request a variance to allow for the temporary use of a mobile PET CT unit within the designated location. (*Zoning Ordinance 15.626, Sec. 35.104 (vi) Hearing on appeal (VI)*)

**Case No. 34-2016 – Jim Papas for Pegasus Taverna – 24935 Jefferson**

**Re:** LABADIE'S NEARLAKE SUBDIVISION (L7, P18) LOTS 3&4 EXC THAT PART TAKEN FOR HWY; ALSO THE E 1/2 OF VAC ALLEY ADJ THERETO

**Location:** South of Ten Mile Rd., West of Jefferson

**REQUEST:** Petition to request for a 91 space parking variance, a 5' front setback variance, and a 10' sideyard setback variance. (*Zoning Ordinance 15.500 Off Street Parking and 15.481 Schedule of Regulations*)

**Other Business:**

3. Approval of minutes from the August 4, 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 September 1, 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