

# 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, November 3, 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. 40-2016 – Gregory Semack on behalf of Your Local Car Guys– 27229 Harper – Tabled from October 6, 2016**

**Re:** GREENDALE SUBDIVISION NO. 1 (L9, P35) LOTS 291, 292 ALSO LOT 1 OF A. P. NO. 65

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

**REQUEST:** Request for outdoor storage of vehicles in a B-1 district and a request for a 10 space parking variance for a used car dealership. (*Zoning Ordinance 15.260, B-1 local business district and 15.500, parking*)

**Case No. 42-2016 – Charles & Debra Shock – 31214 Jefferson – Tabled from October 6, 2016**

**Re:** ASSESSOR'S PLAT NO 31 (L15, P22) LOT 12

**Location:** North of Thirteen Mile Rd., East of Jefferson

**REQUEST:** Request for 4 foot total height variance for a new house. (*Zoning Ordinance 15.481, schedule of regulations*)

**Case No. 43-2016 – William Derrick on behalf of Greenhouse Gardens – 21807 Greater Mack**

**Re:** ASSESSOR'S PLAT NO. 44 (L19, P43) LOTS 1 & 2

**Location:** North of Eight Mile Rd., West of Greater Mack

**REQUEST:** Variance to allow existing fence in lieu of a concrete wall. (*Zoning Ordinance 15.508, walls*)

**Case No. 44-2016 – Antoinette Vanderbussche-Abud – 23411 Liberty**

**Re:** BABCOCKS LAKESIDE SUBDIVISION (L22, P48) LOT 47  
**Location:** South of Nine Mile Rd., East of Jefferson  
**REQUEST:** Request for 2.5% total lot coverage variance and 4 foot sideyard setback variance for a deck repair and expansion. (*Zoning Ordinance 15.481, schedule of regulations*)

**Case No. 45-2016 – Thomas Widmann – 22406 Alexander**

**Re:** GROSSE POINTE BLVD SUB'N (L3, P17) LOT 2  
**Location:** South of Eleven Mile Rd., East of Jefferson  
**REQUEST:** Request for a variance to allow a third accessory structure over 144 square feet, 5.9% total lot coverage, and 431.5 square feet rear lot coverage variance for a new garage. (*Zoning Ordinance 15.499, accessory buildings and 15.481, schedule of regulations*)

**Case No. 46-2016 – Bryan Lynch – 31218 Jefferson**

**Re:** ASSESSOR'S PLAT NO 31 (L15, P22) LOT 12  
**Location:** North of Thirteen Mile Rd., East of Jefferson  
**REQUEST:** Request for an addition to a detached garage in the front yard. Request for an 8" sideyard setback variance for an attached garage addition. (*Zoning Ordinance 15.499, accessory buildings and 15.481, schedule of regulations*)

**Case No. 47-2016 – Joy Elliot on behalf of J Bella's Nail Spa – 25402 Harper**

**Re:** MAPLE PARK SUBDIVISION (L7, P22) S 19.67' OF LOT 65 EXC THE E 43' ALSO A 14.89% INTEREST IN A PARCEL OF LAND DESC AS MAPLE PARK SUBDIVISION (L7, P22) THE E 52' OF LOT 62, LOT 63 EXC W 27' THE E 49' OF THE N. 37.89' LOT 64, THE E 43' OF THE S .72' OF LOT 64, THE E. 43' OF LOT 65 ALSO GROSSE POINTE LAKESIDE DRIVE SUBDIVISION (L3, P162) S 40' OF THE W 40' OF LOT 103 AND THE S 40' OF LOT 104  
**Location:** North of Ten Mile Rd., East of Harper  
**REQUEST:** Request for 9 parking space variance for nail salon. (*Zoning Ordinance 15.500, parking*)

**Other Business:**

3. Approval of minutes from the **October 6, 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 November 3, 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