

City of St. Clair Shores

The Zoning Board of Appeals Amended Agenda

A Public Hearing of the following Zoning Board cases will be heard on **Thursday, December 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. 48-2016 – Ryan Galea – 22447 Ten Mile

Re: LAKE ST. CLAIR GARDENS ANNEX SUBDIVISION (L9, P48) LOTS 83 & 84

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

REQUEST: Request for 25' front setback and 3' rear yard variance for an addition to 22447 Ten Mile. (*Zoning Ordinance 15.481, schedule of regulations.*)

Case No. 49-2016 – Tony Lanno – 31024 Jefferson

Re: ASSESSOR'S PLAT NO 31 (L15, P22) LOT 8 ALSO FILLED BOTTOM LANDS ADJACENT

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

REQUEST: Request for 2.5' sideyard variance for an accessory structure built without a permit. (*Zoning Ordinance 15.481, schedule of regulations.*)

Case No. 50-2016 – Joe Allemon on behalf of Allemon Brothers Landscaping – 20451 Stephens

Re: STAR VALLEY SUBDIVISION (L32, P44-45) OUTLOT A

Location: North of Stephens, West of Little Mack

REQUEST: Request for approval to allow a temporary structure within the Light Industrial district. Not to exceed 6 months with removal by April 30, 2017. Request for 1'11" height variance for a temporary accessory structure. (*Zoning Ordinance 15.499, Accessory Structure and 15.626, Hearing on Appeal*)

**Case No. 51-2016 – Tony Bellestri & John Demers on behalf of Shipwreck Brewery
– 24409 Jefferson**

Re: HEFFNER & FLEMMING'S ELM DRIVE SUBDIVISION (L8, P90) E 20'
OF LOT 115 EXC N 40.38' OF LOT 116 EXC N 40.38' AS MEAS PAR
TO W LINE LOT 116 ALL OF LOTS 119-126 & ALL OF VAC ALLEY

Location: North of Stephens, West of Jefferson

REQUEST: Request for 30" brick kneewall variance, a variance to allow in excess of 6" of cementitious siding, and a 9 parking space variance. (*Zoning Ordinance 15.356, Standards and Requirements; 15.358 Modification of Approved Plans; and 15.500, Off Street Parking Requirements*)

Other Business:

3. Approval of minutes from the October 6, 2016, ZBA meeting.
4. Approval of minutes from the November 3, 2016, ZBA meeting.
5. Election of Officers
6. Audience Participation
7. 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 December 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.

Community Development
City of St. Clair Shores