

# 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 **February 2, 2023 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. 01-2023 – Justin and David Roth on behalf of Shores Lanes Incorporated – 31100 Harper**

**Re:** ASSESSOR'S PLAT NO 69 (L43, P32) LOTS 4-8 ALSO PART OF LOT 1 OF ASSESSOR'S PLAT NO 33 DESC AS FOLL; COMM AT NE COR LOT 1; TH N85\*43'30"W 655.15 FT, TH S2\*23'W 170 FT TO PT OF BEG ; TH S2\*23'W 453.55 FT; TH N89\*45'W 133.10 FT; TH N2\*23'E 453.76 FT, TH S89\*45'

**Location:** South of 13 Mile Rd., East side of Harper

**REQUEST:** Request for a permanent use variance for Outdoor Commercial Recreation, request for an 81 parking space variance for a Par 3 Miniature Golf Course, request for a 3 foot height variance for a decorative fence, and a request for a 6 foot setback variance for a fence within the Harper Avenue Right of Way. (*Zoning Ordinance Chapter 48 Article XII-15.290 B-2 Community Business District, Article XXXII-Harper Avenue Overlay District Section 48-969-Site Design Standards for Off-Street Parking, and Section 48-949-Retail node*)

### **Case No. 02-2023 – Kalabat Engineering on behalf of Medical Weight Loss – 21327 Harper**

**Re:** ~~ASSESSOR'S PLAT NO. 2 (L14, P16-17) LOT 8 EXC THE WLY 39' & EXC THAT PART TAKEN FOR HARPER AVE Split on 01/21/2020 with 09-14-33-452-024 into 09-14-33-452-025;~~

**Location:** ~~North of 8 Mile Rd., West side of Harper~~

**REQUEST:** ~~Request for 17 space parking variance for a medical office facility at 21327 Harper. (*Chapter 48 Zoning Article XIX-15.495 General Provisions, Section 48-551-Off Street Parking*) **Removed from agenda by Petitioner.**~~

### **Case No. 03-2023 – Jerry Smith Jr. on behalf of Smith Two LLC – 23535 Beverly**

**Re:** BEVERLY GARDENS SUB'N (L5, P13) LOT 141

**Location:** North of Masonic, East of Greater Mack

**REQUEST:** Request for 3.5' front setback variance for the stairs of a wood deck.  
(Zoning Ordinance: Chapter 48 – Zoning, Article XXI. – 15.540 General Exception as to area, height, and use, Sec. 48-627. – Porches, and Article XVIII. – 15.480 Schedule of Regulations, Sec. 48-513. Schedule limiting height, bulk, density and area by zoning districts)

**Other Business:**

3. Approval of minutes from the December 1, 2022 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 February 2, 2023, 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 Denise Pike, Community Services Director (447-3418) or Veronica Black (447-3341) if you are unable to attend this meeting.

Community Development,  
City of St. Clair Shores