

City of St. Clair Shores

The Zoning Board of Appeals Agenda

A Public Hearing of the following Zoning Board cases will be heard on **April 6, 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 an 81 parking space variance for a Par 3 Miniature Golf Course, request for a 2 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*) **Approved at 2/2/2023 ZBA meeting for Request for a permanent use variance for Outdoor Commercial Recreation.**

Case No. 02-2023 – Kalabat Engineering on behalf of Dr. Sean Casselman – 21323, 21325, 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 54 space parking variance for medical office and general retail use. (*Chapter 48 - Zoning, Article XIX-15.495 General Provisions, Sec. 48-551-Off Street Parking*)

Other Business:

3. **Approval of minutes from the March 2, 2023 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 April 6, 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