

City of St. Clair Shores

The Zoning Board of Appeals Agenda

A Public Hearing of the following Zoning Board cases will be heard on **May 4, 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. 08-2023 – Joseph Paluzzi on behalf of MHB Heritage Condominiums, LLC – 23415 Jefferson

Re: A/P NO. 7 (L14, P36-38); PART OF LOT 68, DESC AS: BEG AT INTER WLY LINE OF JEFFERSON AVE AND NLY LINE OF LOT 68; TH S26°36'30 E 120.20 FT; TH N68°21'52 W 432.17 FT; TH N21°38'00 E 81.80 FT; TH S68°10'57 E 341.76 FT TO POB

Location: South of 9 Mile Rd., West side of Jefferson

REQUEST: Request for a 12.5 foot distance variance between building A and building B, a 30 foot front setback variance for building B, a 25.6 foot rear yard setback variance for Building A, a 20.8 foot side yard setback variance for building A and building B, and a 20 foot side yard setback for building A and building B. If the petitioner does not combine this lot with the rest of the Heritage development, then a 12.7% lot coverage variance will also be required. (*Chapter 48 - Zoning, Article XVIII. – 15.480 Schedule of regulations, Sec. 48-513. Schedule limiting height, bulk, density and area by zoning districts*).

Case No. 09-2023 – Joseph Goddyn and Laurel May – 22964 Colony

Re: POTTS & POTTS ST. CLAIR COLONY SUBDIVISION (L8, P26) LOT 66

Location: North of Marter Rd., West of Jefferson

REQUEST: Request for a 2' total height variance for a new accessory structure. (Chapter 48 - Zoning, Article XVIII. – 15.480 Schedule of regulations, Sec. 48-513. and Article XIX. – 15.495 General Provisions, Sec. 48-550. Accessory buildings / structures).

Case No. 10-2023 – Matthew and Sarah Cook – 22754 Worthington Ct

Re: WORTHINGTON ON THE LAKE SUBDIVISION (L3, P21) LOTS 41 & 42 ALSO OUTLOTS J & K OF SHOREWOOD MANOR NO 2

Location: North of 11 Mile Rd., East of Jefferson

REQUEST: Request for 3.5 foot width variance to allow a garage to exceed 55% of the front façade of a home. Request for a variance to allow a garage to extend beyond the remainder of the front façade of the home. (Chapter 48 - Zoning, Article XVIII. – 15.480 Schedule of regulations, Sec. 48-513. and Article XIX. – 15.495 General Provisions, Sec. 48-550. Accessory buildings / structures).

Case No. 11-2023 – Stucky Vitale Architects on behalf of Mary Bricolas – 23230 Greater Mack

Re: NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 23 ALSO A 14.56% INTEREST IN SAD #33 DESC AS NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) THE S 1' OF LOT 24, THE W 3' OF LOT 24, THE N 6' OF LOT 24, ALL OF LOT 25, AND ALL OF VAC ALLEY LYING ADJ

Location: South of 9 Mile Rd., East side of Greater Mack

REQUEST: Use Variance to allow a residential use within a B-3 District, request for a 17 space parking variance. (Chapter 48 - Zoning, Article XIII. – 15.320 B-3 General Business Districts, Sec. 48.368. – Principal uses permitted. and Article XIX-15.495 General Provisions, Sec. 48-551-Off Street Parking)

Other Business:

3. **Approval of minutes from the April 6, 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 May 4, 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