

STERLING HEIGHTS ZONING BOARD OF APPEALS
AGENDA FOR JANUARY 19, 2017
REGULAR MEETING TO BE HELD AT
STERLING HEIGHTS CITY HALL
40555 UTICA ROAD
7:00 P.M.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Correspondence
5. Public Hearings

1. PZBA16-0028 – Yuqiong Shi

Requesting board approval for the following variances: 1) to allow a massage establishment within five hundred (500) feet of a residential district; 2) to allow a massage establishment within a shopping center of less than 100,000 square feet; 3) to allow a massage establishment within 1,000 feet of a place of worship - East side of Red Run Road, north side of Fourteen Mile Road in Section 35
Property address: 13233 Fourteen Mile Road

2. PZBA16-0029 – BHM Enterprises LLC - Ron Iacobelli

Requesting Board approval for a use variance to allow a body art facility as defined within the City's Zoning Ordinance within a C-3 General Business Zoning District - West side of Van Dyke, south of Triangle Drive in Section 04.
Property address: 43701 Van Dyke

3. PZBA16-0030 – Ervis Hoxha

Requesting Board approval for the following variances: 1) to allow two (2) lots (proposed split) that do not meet the minimum lot frontage; fifty three (53) feet and sixty (60) feet respectively – eighty (80) feet required; 2) to permit a lot that does not meet minimum lot area requirements; 7,354 square feet – 10,000 square feet required. - West side of Clinton River Road, between Leslie Drive and Canal Road in Section 03.
Property address: 8390 Clinton River Road

4. PZBA16-0031 – Dan McCarthy

Requesting Board approval for a variance of one hundred and thirty-six (136) feet to the maximum size of an accessory building - East side of Ryan between 18 and 18 ½ Mile Roads in Section 08.
Property address: 41776 Ryan Road

5. PZBA16-0025 – Zak Essak - Venezia Grand Banquet Hall

Requesting Board approval for the following variances: 1) to permit a freestanding sign to encroach eleven (11) feet into the required twelve (12) foot setback from the front property line, 2) to permit a freestanding sign to exceed the maximum height permitted by eleven and one half (11.5) feet, and 3) to permit a freestanding sign to exceed the maximum area permitted by five hundred and eighty four (584) feet.
- East side of Van Dyke between Parkside Circle and Gage Crescent in Section 10.
Property address: 42300 Van Dyke

6. Approval of Minutes
December 22, 2016
7. New Business
8. Old Business
9. Public Participation
10. Adjournment

Derek D'Angelo, Chairman
Zoning Board of Appeals

FOR ALL PUBLIC HEARING ITEMS, ANY INTERESTED PERSON MAY APPEAR AND COMMENT IN PERSON OR BY AGENT OR ATTORNEY UPON THE SCHEDULED AGENDA ITEM DURING THE PUBLIC HEARING BEING HELD ON THE DATE AND TIME, AND AT THE LOCATION NOTED ABOVE. WRITTEN COMMENTS MAY BE SUBMITTED TO THE OFFICE OF PLANNING, 40555 UTICA ROAD, STERLING HEIGHTS, MICHIGAN 48311-8009 OR AT CMCLEOD@STERLING-HEIGHTS.NET UP TO THE MEETING TIME.

COPIES OF THE APPLICATION AND RELATED DOCUMENTS PERTAINING TO ANY REQUEST ON THE AGENDA ARE AVAILABLE FOR INSPECTION AT THE OFFICE OF PLANNING DURING REGULAR BUSINESS HOURS AND AT THE MEETING FOR THE PUBLIC HEARING. ANY QUESTIONS REGARDING THE ABOVE ITEMS SHOULD BE DIRECTED TO THE OFFICE OF PLANNING AT 586-446-2360.

THE CITY OF STERLING HEIGHTS WILL PROVIDE NECESSARY REASONABLE AUXILIARY AIDS AND SERVICES TO INDIVIDUALS WITH DISABILITIES AT THE MEETING UPON SEVEN DAYS NOTICE TO THE COMMUNITY RELATIONS OFFICE AT 586-446-2470.

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