

STERLING HEIGHTS ZONING BOARD OF APPEALS
AGENDA FOR MARCH 23, 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. PZBA17-0003 - Scott Woolsey - Highline Motors Sports, LLC
Requesting board approval for a Use Variance to allow a used car dealership in an M-1 Light Industrial District - East side of Mound Road between Sterling Drive North and Product Drive in Section 33.
Property address: 34400 Mound Road
2. PZBA17-0004 - Terri Simpson/Signtext
Requesting board approval for a variance to allow a window/wall graphic in excess of the maximum signage permissible - South side of Fifteen Mile Road between Van Dyke and Mound Road in Section 33.
Property address: 6600 Fifteen Mile Road
3. PZBA17-0005 - Kevin Denha
Requesting board approval for the following: 1) a variance to the minimum front yard setback, 2) a variance to allow drive-through stacking spaces to intersect parking maneuvering lanes, 3) a variance to allow drive-through stacking spaces to share an access lane with parking maneuvering lanes, 4) a variance to allow a reduction in the required number of frontage landscape trees and shrubs, 5) a variance to allow a reduction in the number/amount of parking lot island plantings, 6) a variance to allow a freestanding sign to encroach into the required front yard setback for signage - East side of Van Dyke between Crestview and Denwood Drive in Section 34.
Property address: 33800 Van Dyke
4. PZBA17-0006 - Jeffrey Johnson
Requesting board approval for a variance to allow proposed subdivision lots that do not meet the minimum depth requirement - North side of Eighteen ½ Mile Road between Ryan and Mound in Section 08.
Property address: 4875 Eighteen ½ Mile Road and 42245 Tessmer Dr.
5. PZBA17-0002 - Ziad Koza - 18-Dequindre Investments, LLC
Requesting board approval for the following: 1) a variance to allow parking in the required front yard setbacks of 18 Mile Road and Dequindre Road, 2) a variance to allow a gas canopy within the required front yard setback, 3) a variance to allow an existing gasoline service station to be reconstructed on a lot of less than 21,000 square feet, 4) a variance to allow a building within the required 35 foot rear setback, 5) a variance to reduce the total number of parking spaces provided for a gasoline service station, 6) a variance to allow

for parallel parking spaces - Southeast corner of 18 Mile Road and Dequindre
in Section 18.

Property address: 40980 Dequindre Road

6. Approval of Minutes
February 23, 2017
7. New Business
8. Old Business
9. Public Participation
10. Adjournment

David Graef, 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.

Published: Sterling Heights Sentry March 8, 2017