

City of St. Clair Shores

The Zoning Board of Appeals Agenda

VIA TELECONFERENCE

Notice is hereby given that due to precautions being taken to mitigate the spread of the Coronavirus (COVID-19) and protect the public health, the City of St. Clair Shores regular Zoning Board of Appeals meeting will be conducted **virtually** (online and/or by phone) on **Thursday, January 7, 2021 at 7 p.m.** The meeting is being held in compliance with the MDHHS guidelines to prevent the spread of COVID-19.

Audience Participation: Members of the public wishing to participate in the meeting will have access to the meeting through the following method:

Telephone Option:

1. Dial **(929) 205-6099** at the time of the meeting.
2. Enter meeting code: 818 8000 4188
3. Enter passcode: 431512

NOTE: If this meeting returns to an in-person meeting, a notice will be posted on the City's website www.scsmi.net in the Agenda Center and on the doors to City Hall.

Note: All participants are muted until called upon individually during the Audience Participation Portions of the meeting. To be recognized to speak, dial *9 and you will be called upon when it is your turn and identified by the last 4 digits of the phone number you dialed in on.

OR

Email Option: Send your public comment through email at: chris@scsmi.net and your comment will be read at the meeting.

Rules of Procedure:

Any member of the public wishing to comment during the Audience Participation portions will be allowed to do so remotely by electronic or telephonic means set forth above. In order to maintain decorum, the Board will determine the order of speakers and the appropriate time frame for which comments are allowed.

Notice: Individuals with disabilities needing accommodations for effective participation through electronic means in this method could contact the City Clerk at (586-447-3301) or by email at marya@scsmi.net at least two working days in advance of this meeting. An attempt will be made to make reasonable accommodations.

1. **Call to Order.**
2. **Cases to be Heard:**

Case No. 02-2021 – Ryan Balicki for Copper Hop Brewing Co. – 23401 Greater Mack

Re: NINE-MACK URBAN RENEWAL PLAT NO. 1 (L78, P34-36) LOT 39 & LOT 41 EXC THAT PART TAKEN FOR GREATER MACK

Location: South of 9 Mile Rd., West of Greater Mack

REQUEST: Request for a 33 space parking variance for a second permanent outdoor seating area. (*Zoning Ordinance 15.500, Parking*)

Case No. 03-2021 – Dominik Wietrzynski for Hillstream Dental – 31850 Harper

Re: EUCLID BEACH SUBDIVISION (L3, P31) LOTS 169 & 170 EXC THE W
27' OF LOT 170 TAKEN FOR HARPER AVE

Location: South of Masonic, East of Harper

REQUEST: Request for a variance to allow a chain-link fence in lieu of a concrete
wall. (*Zoning Ordinance 15.508, Walls*)

Case No. 04-2021 – Frank Garnatz – 22490 Ardmore Park Drive

Re: ARDMORE PARK SUBDIVISION (L22, P38) LOT 73

Location: South of 11 Mile Rd, East of Jefferson

REQUEST: Request for 21.5 foot variance to allow a garage to be built forward of the
front porch. (*Zoning Ordinance 15.481, Schedule of Regulations*)

Case No. 05-2021 – Jeff Salvatore – 27906 Vogt

Re: GROVE POINTE GARDENS SUBDIVISION (L2, P237) LOTS 94

Location: North of 11 Mile Rd, West of Jefferson

REQUEST: Request for a 5.83 foot variance to allow an attached garage to extend
forward of the front porch. (*Zoning Ordinance 15.481, Schedule of
Regulations*)

Case No. 06-2021 – Jeff Salvatore – 27914 Vogt

Re: GROVE POINTE GARDENS SUBDIVISION (L2, P237) LOTS 93

Location: North of 11 Mile Rd, West of Jefferson

REQUEST: Request for a 5.83 foot variance to allow an attached garage to extend
forward of the front porch. (*Zoning Ordinance 15.481, Schedule of
Regulations*)

Other Business:

3. **Approval of minutes from the December 3, 2020, 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 January 7, 2021, at 7:00 p.m., a PUBLIC HEARING will be heard virtually via Zoom, 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 Chris Rayes, Community Services Director (447-3337) or Veronica Black (447-3341) if you are unable to attend this meeting.

Community Development, City of St. Clair Shores