

**APPROVED MINUTES OF THE CITY OF ST. CLAIR SHORES
ZONING BOARD OF APPEALS
October 5, 2023**

Present:

Lee Bertolo, Chairman
Bill Lince, Vice-Chairman
Thomas Budnick, Secretary
Tony Bellestri
Steve Scavone
Duane Michno
Mark Moffitt

Alternates:

Peter Stellas, Alt

Absent:

Also, Present:

Eric Shepherd, City Attorney
Liz Koto, City Planner
Debra Costanzo, Recording Secretary

Call to Order

Chairman Bertolo called the meeting to order at 7:00 p.m., roll was called, and a quorum was present. The Pledge of Allegiance was said by all. Secretary Budnick instructed the petitioner that it is understood by the Zoning Board of Appeals that their presence here tonight constitutes that they are a legal representative of the petitioner and that each statement of intent, promise and/or pledge, made by the petitioner or agent, either orally or in writing, permitted by ordinance shall be binding upon the petitioner and shall be a condition of set variance if approved.

Case No. 24-2023 – Anthony Vecilla – 22911 California

REQUEST: Request for 2' front setback variance to allow an open unenclosed porch.
(Chapter 48 - Zoning, Article XXI. – 15.540 General Exception as to area, height, and use, Sec. 48-627. – Porches).

Anthony Vecilla explained the front porch is remove and replace as is, with no change in size. Several porches in this area are non-conforming to the current setback requirements.

Audience Participation: None

Correspondence: None

Motion by Vice-Chairman Lince, supported by Commissioner Michno, to approve the request for a variance.

A roll call vote was taken.

Ayes: 7

Nays: 0

Motion: Passed

Case No. 25-2023 – Joseph S. Novitsky on behalf of Sue and Jim Jurcak – 30202 Jefferson

REQUEST: Request for variance for a third story on a residential home, and variance to allow an attached garage to extend more than 5 feet beyond the front façade of a home. (*Chapter 48 – Zoning, Article XVIII. – 15.480 Schedule of Regulations, Sec. 48-513 Schedule limiting height, bulk, density, and area by zoning districts*).

Sue Jurcak, Owner, and Joseph Novitsky, Architect Requesting a 3rd floor deck due to limited lake views on first floor. Also referred to as an attic with a deck, ½ story or a widows walk. Requested because they are building the home set back to save the neighbors lake view line, and as such have limited their lake view. Requesting a side load garage due to the lot size, aesthetics and difficulty pulling onto Jefferson Rd.

Vice-Chairman Lince asked if the two variances will be addressed together or separately. Determined they would do separately. Discussion around the ordinance clarification addressing a Mezzanine, ½ story and third floor/attic.

Commissioner Scavone suggested to the petitioner to table the variance requested and re-design the plans to fit this ordinance more closely.

Audience Participation: Russell Mosure, 30230 Jefferson, spoke in favor of both variances.

Correspondence: Kelly Zatkoff, the neighbor on north side, submitted a letter against the Third story and in favor of garage variance.

Motion by Secretary Budnick, supported by Commissioner Scavone, to approve the request for a Garage variance.

A roll call vote was taken.

Ayes: 6

Nays: 1

Motion: Passed

Motion by Secretary Budnick, supported by Commissioner Bellestri, to approve the request for a Third Story variance.

A roll call vote was taken.

Ayes: 3

Nays: 4

Motion: Denied

APPROVAL OF THE MINUTES FROM September 7, 2023, ZBA MEETING

Commissioner Michno requested correction to Pg 4, Who made the motion and Pg 5 wording clarification.

Motioned by Commissioner Bellestri supported by Vice-Chairman Lince, to approve the September 7, 2023, ZBA meeting minutes with corrections.

A roll call vote was taken.

Ayes: All

Nays: None

Motion: Passed

Other Business None

New Business None

Adjournment:

Motioned by Commissioner Michno supported by Commissioner Moffitt, to adjourn the meeting at 8:09 p.m.

A roll call vote was taken.

Ayes: All

Nays: None

Motion: Passed