

**BUILDING/PROPERTY MAINTENANCE BOARD OF APPEALS
MEETING HELD IN THE COMMUNITY DEVELOPMENT CONFERENCE ROOM,
TUESDAY, FEBRUARY 14, 2023, AT 4:00 P.M.**

PRESENT

Dennis DeWulf
Chris Liebert
Mark Moffitt
Nicholas Dinverno
Chris Vitale
Shantelle Hubbard, Recorder

ABSENT

ALSO, PRESENT

Todd Mitchell, 21701 E. Eleven Mile, petitioner

Moffitt called the meeting to order at 4:00 p.m.

CASE NO. PBBA220006: Request a variance to move the door on the side of the house to the front then build a painted wood porch with wood steps and graspable railings at 21701 E. Eleven Mile. (Ordinance 22.012, Sec. 25-12)

Todd Mitchell, 21701 E. Eleven Mile, this was the original home in St. Clair Shores. Built sometime during 1920's the original house had a wood front porch that faces 11 Mile. In the 1970's they decided to put the door on the side facing Roy St. the front end of the house sunk so they had to have the foundation lifted. When they did that, they torn off the steps facing Roy St. Now they want to re-establish the front porch back onto the 11 mile side. Putting the door on 11 Mile and keeping with the style of the original home which would have been a wood front porch. He stated that there are others in the neighborhood that have wood front porches.

The petitioner stated that the porch would not look like a yard deck it would be trimmed and painted with white paint. In a year or so the whole house will be re-sided and at that time the wood porch will be sided.

Moffitt wanted to make sure that he is eliminated the steps on the side of the house that is facing towards Roy St. And there use to be a wooden porch. What is behind the wall now. Petitioner stated that when they took the porch out, they bricked it and insulated it and it is now a furnace room.

Vitale stated that the house does have brick on it. He believes the footings must be good. He that it looks like this is a type of project that we granted variances based on the idea of the esthetics that will match what might have been there originally. He is concerned that it looks like the porch is 10 ft. out and 8 ft. wide which would look like a tunnel. The petitioner reworked the plans where the porch would be 12' across the front and 10' feet out plus the steps.

The petitioner stated that putting the door back in the front and putting two double hung windows on either side of the front door. Changing the steps to 48" then the pitch on the roof the porch will match the roof on the house. That allows some seating out in front and do some landscape around it.

The petitioner handed pictures of other houses with a wood porch. One of those cases was one of the porches that they approved.

Petitioner stated that the side steps was temporary. While he puts the porch up, he would like the steps left on the side of the house so he can get in and out of his house.

The petitioner is pouring a 33' concrete walkway.

Vitale stated that with the porch in the front it would look better.

Vitale made a motion, supported by to DeWulf, to approve the request to move the door on the side of the house to the front of the house then build a painted wood porch with wood steps and graspable railings at 21701 E. Eleven Mile to grant the variance from the masonry ordinance and to comply with all accepted ICC building codes. And meet the 10" x 12" plans that he submitted with the new windows.

**Ayes: All
Nays: Moffitt
Absent: None
Motion: Passed**

Vitale made a motion, supported by Liebert to make Dennis DeWulf as Vice-Chairman.

**Ayes: All
Nays: None
Absent: None
Motion: Passed**

Audience Participation: None

APPROVAL OF BUILDING/PROPERTY MAINTENANCE BOARD OF APPEALS MEETING MINUTES OF JANUARY 10, 2023.

Vitale made a motion, supported by DeWulf, to approve the minutes from January 10, 2023.

**AYES: All
NAYES: None
ABSENT: None
MOTION: Passed**

ADJOURNMENT

Dinverno made a motion, supported by Liebert to adjourn at 4:15 p.m.

AYES: All

NAYES: None

ABSENT: None

MOTION: Passed