



Zoning Board of Appeals – Public Hearing
Tuesday, August 10, 2021 - 7:00 P.M.
City Commission Chambers, City Hall, 301 Washington Avenue, Bay City, MI

AGENDA

1. Call to Order
2. Introduction & Roll Call
3. Approval of Minutes
4. Public Comment - Non-Agenda Items
5. New Business

Case Z 21-07 – 100 Green Avenue – Paul Chesny

The appellant is requesting a use variance that would, if granted, authorize the establishment of a restaurant with alcohol service in the R-1 Single-Family Residential zoning districts. The appellant must obtain a use variance from R-1 Single-Family Residential zoning district regulations to establish a restaurant with alcohol service as proposed.

Case Z 21-08 – 1200 S. Wenona – Patrick Gorzenski

1. The appellant is requesting a use variance that would, if granted, authorize the establishment of an indoor and outdoor seating area for food service in the R-1 Single-Family Residential zoning districts. The appellant must obtain a use variance from R-1 Single-Family Residential zoning district regulations to establish indoor food service and an outdoor seating area as proposed.
2. The appellant is requesting a dimensional variance from Section 122-303(a) that requires front yards shall remain unoccupied except for landscaping, signs, fences, driveways, and off-street parking access aisles.
3. The appellant is requesting a non-use variance from Article XXII, Section 122-522 Nonconforming Uses: General Regulations, regarding the legal nonconforming uses of land and buildings. The property is zoned R-1 Single Family Residential.

Case Z 21-09 – 411 S. Henry – D & M Site

Appellant is appealing planning commission's denial of application for Special Use Approval proposing establishment of gas station/convenience store.

6. Other Business
7. Adjourn