

ZONING BOARD OF APPEALS
05-18-26 – 13

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, MAY 18, 2026, IN THE COUNCIL/COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:08 p.m. by Mayor Bryant.

Roll Call: Mayor Bryant
Council members: Brown, Gafa, Granger, Koester, McConaghy, Motschall
Absent: None

Also Present: City Manager Como
City Attorney Walling
City Clerk Antolin
Treasurer/Comptroller Schmidt
City Planner Mangan

Motion by Gafa, seconded by McConaghy, for purposes of the Zoning Board of Appeals hearing, that the following items be presented to, and received by, the Zoning Board of Appeals for consideration:

- 1) Variance Review (05/04/26) - City Planners Mangan (Haw)/Smith
- 2) Zoning Board of Appeals Application (04/14/26)
- 3) Site Plan - February 2026
- 4) Receipt of Payment
- 5) Affidavit of Property Owners Notified with List & Parcel Map
- 6) Affidavit of Legal Publication

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

THE PUBLIC HEARING WAS THEREUPON OPENED AT 7:09 P.M. FOR A ZONING BOARD OF APPEALS HEARING UNDER THE PROVISIONS OF MICHIGAN ZONING ENABLING ACT PA 110 OF 2006, MCL 125.3101 ET SEQ, TO HEAR THE APPEAL OF CHARLOTTE BENNETT, 1960 LENNON STREET, WHO IS APPEALING THE MINIMUM SIDE YARD SETBACK, PER SECTION 50-3.1.E. DUE TO NONCOMPLIANCE WITH THE ZONING ORDINANCE, A VARIANCE IS THEREFORE REQUIRED.

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City Planner Mangan provided an overview of the Petitioner's requests in accordance with the variance review dated May 4, 2026. She clarified questions from City Council. The contractor stated that the project is to be completed within 2-3 months.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. No one wished to be heard.

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

Motion by Granger, seconded by Koester, that the public hearing be closed at 7:18 p.m. PASSED UNANIMOUSLY.

Motion by Gafa, seconded by Granger, that the Zoning Board of Appeals approve the requested east side yard setback of 4 ft., 5 in. (a variance of 7 in.) to Section 50-3.1.E, as presented based on the following findings of fact for 1960 Lennon Street:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 4 feet from the eastern property line, on a 40-foot-wide lot. Strictly following the current R-1E zoning requirements for side yard setbacks would prevent the applicant from functionally expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1E One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed addition will be slightly recessed from the existing eastern building line of the home, which will not increase the existing nonconformity.
4. The need for relief is not self-created, as the home was constructed to comply with a previous Zoning Ordinance.
5. All other applicable zoning requirements of the R-1E district are met (or exceeded), including lot coverage, building height, and front and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Nobody wished to be heard under **New Business/Public Comment**.

Motion by Gafa, seconded by Koester, that tonight's meeting minutes be immediately certified.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy, Motschall
No: None
Absent: None

Motion by Koester, seconded by McConaghy, that tonight's meeting be adjourned at 7:20 p.m.
PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk