

ZONING BOARD OF APPEALS
07-13-26 – 16

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, JULY 13, 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 7:09 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
Treasurer/Comptroller Schmidt
City Clerk Antolin
Director of Public Safety Kosanke
Director of Public Services Kowalski
City Planner Mangan

Motion by Granger, seconded by Brown, to accept the agenda as presented and 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 (06/23/26) - City Planner Mangan (Haw)
- 2) Zoning Board of Appeals Application (04/09/26)
- 3) Site Plan and Survey (03/09/26)
- 4) Receipt of Payment (06/25/26)
- 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 7:10 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 CAROLYN NEVI, 839 COOK ROAD, WHO IS APPEALING THE MINIMUM REAR YARD

SETBACK, PER SECTION 50-3.1.B. DUE TO NONCOMPLIANCE WITH THE ZONING ORDINANCE, A VARIANCE IS THEREFORE REQUIRED.

City Planner Mangan provided an overview of the Petitioner's requests in accordance with the variance review dated June 23, 2026 and clarified questions from City Council.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individual was heard:

- Carolyn Nevi, 839 Cook Rd. - Homeowner

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 Motschall, seconded by McConaghy, that the public hearing be closed at 7:13 p.m. PASSED UNANIMOUSLY.

Motion by McConaghy, seconded by Brown, that the Zoning Board of Appeals concur with the City Planner's recommendation and approve the requested rear yard setback of 23-feet (a 5-foot variance) to Section 50-3.1.B, as presented based on the following findings of fact for 839 Cook Road:

1. The subject property is an established, nonconforming lot; strictly following the current R-1B zoning requirements for the rear yard setback would prevent the applicant from functionally expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1B One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed sunroom addition remains proportional to the overall massing of the home and surrounding residences.
4. Approval of the variance 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 Motschall, 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

Mayor Bryant declared tonight's Zoning Board of Appeals meeting adjourned at 7:16 p.m.

Respectfully submitted,

Paul P. Antolin
City Clerk