

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, MAY 6, 2024, 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 7:42 p.m. by Mayor Bryant.

Roll Call: Mayor Bryant  
Council members: Brown, Gafa, Granger, Koester  
Absent: McConaghy, Vaughn

Also Present: City Administrator Schulte  
Assistant City Administrator Como  
City Attorney Walling  
City Clerk Antolin  
Deputy Treasurer/Comptroller Schmidt  
City Planner Wolf

**Motion** by Gafa, seconded by Granger, that Councilmembers McConaghy and Vaughn be excused from tonight's meeting.

Motion carried by the following vote:

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

**Motion** by Gafa, seconded by Granger, that all items on tonight's agenda be received, placed on file, and taken in the order of appearance.

Motion carried by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:44 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 KATIE AND JONATHON CLARK, 20620 FAIRWAY LANE, WHO ARE APPEALING THE SIDEYARD SETBACK REQUIREMENTS, DUE TO NONCOMPLIANCE WITH SECTION 50-3.1.B.4 (R-1B ONE-FAMILY RESIDENTIAL - DEVELOPMENT STANDARDS) OF THE ZONING ORDINANCE. A VARIANCE IS THEREFORE REQUIRED.

Secretary's Note: for purposes of the Zoning Board of Appeals hearing, the following items were presented to, and received by, the Zoning Board of Appeals for consideration:

- 1) ZBA Review 04/30/24 - City Planner Wolf/Senior Principal Planner Urbiel
- 2) Building Permit PB240093
- 3) Letter of Intent 03/15/24 - Katie and Jonathon Clark
- 4) Application to the Zoning Board of Appeals
- 5) Building Permit Application
- 6) Affidavit of Property Owners Notified with List
- 7) Parcel Map
- 8) Affidavit of Legal Publication
- 9) Site Plan

City Planner Wolf provided an overview of the Petitioner's request in accordance with her Zoning Board of Appeals review dated April 30, 2024.

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

- George Bailey (Architect), 1155 Hampton Rd.
- Jill Pollock, 20640 Fairway Ln.
- Nasser Deeb, 20610 Fairway Ln.

**Motion** by Gafa, seconded by Granger, that the Zoning Board of Appeals receive and place on file the site plan submitted by Bailey Built, PLLC.

Motion carried by the following vote:

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

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. Nobody wished to be heard.

**Motion** by Granger, seconded by Gafa, that the public hearing be closed at 7:57 p.m. PASSED UNANIMOUSLY.

**Motion** by Koester, seconded by Gafa, regarding the Zoning Board of Appeals: Katie and Jonathon Clark, 20620 Fairway Lane, that the Zoning Board of Appeals grant a variance from the side yard setback requirements of Sec. 50-3.1.B.4, as presented.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester

No: None

Absent: McConaghy, Vaughn

**Motion** by Granger, seconded by Brown, that tonight's meeting minutes be immediately certified.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester

No: None

Absent: McConaghy, Vaughn

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

**Motion** by Gafa, seconded by Brown, that tonight's meeting be adjourned at 8:01 p.m.  
PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin  
City Clerk