

ZONING BOARD OF APPEALS
02-02-26 – 01

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, FEBRUARY 2, 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 7:05 p.m. by Mayor Bryant.

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

Also Present: City Manager Como
City Attorney Walling
City Clerk Antolin
Treasurer/Comptroller Schmidt
City Planner Mangan
Director of Parks and Recreation Gafa

Motion by Gafa, seconded by Brown, 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, Motschall
No: None
Absent: McConaghy

Motion by Motschall, seconded by Brown, that Councilmember McConaghy be excused from tonight's meeting.

Motion carried by the following vote:

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

THE PUBLIC HEARING WAS THEREUPON OPENED AT 7:07 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 MATTHEW AND JESSICA YASCOLT, 809 SHOREHAM ROAD, WHO ARE APPEALING

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THE MINIMUM SIDE YARD SETBACKS, PER SECTION 50-3.1.B(4). DUE TO NONCOMPLIANCE WITH THE ZONING ORDINANCE, A VARIANCE IS THEREFORE REQUIRED.

Motion by Granger, seconded by Gafa, 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 01/28/26 - City Planner Mangan
- 2) Building Permit Application
- 3) Images of Site
- 4) Site Boundary Survey
- 5) Floor and Exterior Elevation Plans
- 6) Affidavit of Property Owners Notified with List & Parcel Map
- 7) Affidavit of Legal Publication

Motion carried by the following vote:

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

City Planner Mangan provided an overview of the Petitioner's requests in accordance with her variance review dated January 28, 2026. Councilmember Koester confirmed with City Planner Mangan that the footprint is expanding within the existing building lines.

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

- Zack Ostroff, 1515 Midwood Dr., White Lake, MI, Contractor.

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 Gafa, seconded by Motschall, that the public hearing be closed at 7:14 p.m. PASSED UNANIMOUSLY.

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Motion by Gafa, seconded by Brown, regarding the Variance Request: Matthew and Jessica Yascolt, 809 Shoreham Road, that the Zoning Board of Appeals approve the variance of 4 feet 5 inches to Sections 50-3.1.B(4), as presented based on the following findings of fact:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 8 feet from the western property line. Strictly following the current R-1B 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-1B One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed addition will follow the existing western building line of the home, which results in a more uniform building design.
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-1B 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, Motschall
No: None
Absent: McConaghy

Councilmember Granger commented on recent setback variances and the consideration to have a more streamlined process to avoid redundant variance procedures. City Planner Mangan stated that the Zoning Ordinance is still being reviewed and any revisions will be considered by the Planning Commission to recommend to City Council. It was also confirmed that the lot coverage is still under the required 35%.

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

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

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, Motschall

No: None

Absent: McConaghy

Motion by Motschall, seconded by Koester, that tonight's meeting be adjourned at 7:18 p.m.
PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk