

ZONING BOARD OF APPEALS
09-08-25 – 01

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, SEPTEMBER 8, 2025, 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 7:11 p.m. by Mayor Bryant.

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

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

Motion by Gafa, seconded by McConaghy, that all items on tonight's agenda be received, placed on file, and taken in the order of appearance including documents submitted prior to tonight's meeting.

Motion carried by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:11 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 ANDERSON HUGHES, 2086 RIDGEMONT AVENUE, WHO IS APPEALING THE MINIMUM LOT SIZE, MINIMUM LOT WIDTH, AND MINIMUM SIDEYARD, PER SECTION 50-3.1.E; SIDEYARD ABUTTING A SIDE STREET, PER SECTION 50-3.8.A(3); AND THE MINIMUM SIZE DWELLINGS PER SECTION 50-3.4, REQUIREMENTS. DUE TO NONCOMPLIANCE WITH 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 Variance Review 08/12/25 - City Planners Haw & Warren
- 2) Memo 07/14/25 - Building Official Collins
- 3) Plot Plan
- 4) Photo of Vacant Lot (1)
- 5) Memo 09/02/25 - Director of Public Services Kowalski
- 6) Memo 09/03/25 - Director of Public Safety Kosanke
- 7) Letter 07/25/25 - Mark Hoffman
- 8) ZBA Application
- 9) Building Permit Application
- 10) Affidavit of Property Owners Notified with List & Parcel Map
- 11) Affidavit of Legal Publication

City Planner Jankowski provided an overview of the Petitioner's request in accordance with the Zoning Board of Appeals review dated August 12, 2025.

Councilmember Koester wanted to ensure that prior to approval, the request is totally compliant with the ordinance. Councilmember Granger confirmed that an attached garage is included with the site plans and directed the city planner to confirm the percentage of lot coverage. Mayor Bryant commented on a house fire that occurred several years ago confirming a house was on the lot, previously.

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

- Anderson Hughes, Petitioner

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

- Mark Supal, 961 S. Renaud Rd., was not opposed to the request, but wanted to address the side yard setbacks for emergency access.

Motion by Motschall, seconded by Koester, that the public hearing be closed at 7:25 p.m. PASSED UNANIMOUSLY.

Motion by McConaghy, seconded by Motschall, regarding the Multi-Variance Request: Anderson Hughes, 2086 Ridgemont Avenue, that the Zoning Board of Appeals approve the variances to Sections 50-3.1.E; 50-3.8.A(3); and 50-3.4, as presented based on the following findings of fact:

1. The subject lot is an established, nonconforming corner lot; strictly following the current R-1E zoning requirements for lot size, lot width, and side yard setbacks would prevent the applicant from building a single-unit home, an otherwise permitted, by right use in this district.
2. The proposed home is consistent with the intent of the R-1E One-Family Residential District, which encourages single-unit, detached residential development.
3. The requested variances are the minimum necessary to allow reasonable use of the property and are in character with the surrounding neighborhood, where similar dimensional conditions exist. A lesser variance would not allow for a functional or proportionate building footprint and would not provide adequate relief.
4. The need for relief is not self-created, as the lot is an existing, nonconforming corner lot.
5. All other applicable zoning requirements have been met, 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 Granger, seconded by Brown, 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 Motschall, seconded by Koester, that tonight's meeting be adjourned at 7:28 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk