



**CITY OF GROSSE POINTE WOODS**  
**REGULAR CITY COUNCIL MEETING AGENDA**  
**Monday, December 04, 2023 at 7:30 PM**

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*Robert E. Novitke Municipal Center - Council Chambers/Municipal Court,  
20025 Mack Plaza, Grosse Pointe Woods, MI 48236  
(313) 343-2440*

**1. CALL TO ORDER**

A. Administrative Memo: November 30, 2023

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. RECOGNITION OF COMMISSION MEMBERS**

**5. ACCEPTANCE OF AGENDA**

**6. CONSENT AGENDA**

**A. Approval of Minutes**

1. Council 11/20/23
2. Zoning Board of Appeals 11/20/23
3. Planning Commission 10/24/23

**B. Financial Report**

1. FY 2023 Audit Report - Plante Moran
  - a. Annual Comprehensive Financial Report Fiscal Year Ended June 30, 2023\*
  - b. Financial Report Fiscal Year Ended June 30, 2023 - Municipal Court\*

\*Please refer to the 12/04/23 Committee-of-the-Whole agenda item 4A.

**C. Claims and Accounts**

1. McKenna - Building/Planning Services
  - a. Invoice No. 21849-84 - Building Services - October 2023 - 11/21/23 - \$38,042.40.
  - b. Invoice No. 22-064-19 - Planning Services - October 2023 - 11/21/23 - \$1,340.00.
2. Plante Moran - Professional Services - Invoice No. 10121930 - 11/17/23 - \$3,900.00.

**7. PRESENTATION**

A. Oath of Office: Sergeant Kyle Seidel

**8. COMMUNICATIONS**

A. Legal Proceedings: Christal Lint, Daniel Spies, and Edgar Rinke, Jr. v City of Grosse Pointe Woods

1. Summons

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cc: Council - 7  
City Administrator  
City Attorney

Treasurer/Comptroller  
City Clerk  
Email Group/Media

Assistant City Administrator  
Post - 4

**9. NEW BUSINESS/PUBLIC COMMENT**

**10. CLOSED EXECUTIVE SESSION**

- A. Consideration of a Closed Session, Pursuant to MCL 15.268(e) To consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation regarding DRSN Real Estate GP, LLC vs. City of Grosse Pointe Woods - Docket # 18-000573.

**11. ADJOURNMENT**

**Paul P. Antolin, MiPMC  
City Clerk**

**IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)  
POSTED AND COPIES GIVEN TO NEWSPAPERS**

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249

**\*\*\* NOTE TO PETITIONERS: YOU, OR A REPRESENTATIVE, ARE REQUESTED TO BE IN ATTENDANCE AT THE MEETING SHOULD THE COUNCIL HAVE QUESTIONS REGARDING YOUR REQUEST. \*\*\***

OFFICE OF THE CITY ADMINISTRATOR

**Subject: Recommendations for the Regular Council Meeting of December 4, 2023**

- Item 1      CALL TO ORDER  
Prerogative of the Mayor to call this meeting to order.
- Item 2      ROLL CALL  
Prerogative of the Mayor to request a Roll Call from the City Clerk.
- Item 3      PLEDGE OF ALLEGIANCE  
Prerogative of the Mayor to lead the City Council, Administration, and members of the audience in the Pledge of Allegiance.
- Item 4      RECOGNITION OF COMMISSION MEMBERS  
Prerogative of the Mayor to request Commission Members in attendance at tonight's meeting to approach the podium and introduce themselves and the Commission on which they serve.
- Item 5      ACCEPTANCE OF THE AGENDA  
Prerogative of the City Council that all items on tonight's agenda be received, placed on file, and taken in order of appearance.
- Item 6      CONSENT AGENDA  
All items listed under the consent agenda are considered routine by the Council and will be enacted by one motion and a second. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the consent agenda and considered. One member may request that an item be removed and no second is required.

Prerogative of the City Council to approve all items (6A-6C) listed under the consent agenda as presented.

**A. Approval of Minutes**

1. Council 11/20/23
2. Zoning Board of Appeals 11/20/23
3. Planning Commission 10/24/23

**B. Financial Report**

1. FY 2023 Audit Report - Plante Moran
  - a. Annual Comprehensive Financial Report Fiscal Year Ended June 30, 2023\*
  - b. Financial Report Fiscal Year Ended June 30, 2023 - Municipal Court\*

\*Please refer to the 12/04/23 Committee-of-the-Whole agenda item 4A.

**C. Claims and Accounts**

1. McKenna - Building/Planning Services
  - a. Invoice No. 21849-84 - Building Services - October 2023 - 11/21/23 - \$38,042.40.
  - b. Invoice No. 22-064-19 - Planning Services - October 2023 - 11/21/23 - \$1,340.00.
2. Plante Moran - Professional Services - Invoice No. 10121930 - 11/17/23 - \$3,900.00.

Item 7        PRESENTATION

Item 7A      OATH OF OFFICE: SERGEANT KYLE SEIDEL  
Prerogative of the City Council to direct the City Clerk to administer the Oath of Office to Sergeant Kyle Seidel.

Item 8        COMMUNICATION

Item 8A      LEGAL PROCEEDINGS: CHRISTAL LINT, DANIEL SPIES, AND EDGAR RINKE, JR. V CITY OF GROSSE POINTE WOODS  
Prerogative of the City Council to receive these legal proceedings and forward to the City Attorney for further processing.

Item 9        NEW BUSINESS/PUBLIC COMMENT  
Prerogative of the Mayor to ask if there is any New Business to come before the City Council from the City Council or Administration; and then, to ask members of the audience if there is any Public Comment to come before the City Council.

Item 10      CLOSED SESSION (Requires motion with roll call vote)  
Consideration of a Closed Session, Pursuant to MCL 15.268(e) To consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation DRSN Real Estate GP, LLC vs. City of Grosse Pointe Woods – Docket # 18-000573.

Item 11      ADJOURNMENT  
Upon the conclusion of the Closed Session with no further business to be conducted by the City Council, prerogative of the City Council to motion for adjournment of tonight's meeting.

Respectfully submitted,



Frank Schulte  
City Administrator

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF THE CITY OF GROSSE  
POINTE WOODS HELD ON MONDAY, NOVEMBER 20, 2023, 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.

PRESENT: Mayor Bryant  
Council Members: Brown, Gafa, Granger, McConaghy, Vaughn  
ABSENT: Koester (Arrived at 8:20 p.m.)

Also Present: City Administrator Schulte  
Assistant City Administrator Como  
City Attorney Tomlinson  
Treasurer/Comptroller Murphy  
City Clerk Antolin  
City Planner Wolf  
McKenna Representative Jackson  
City Engineer Pangori  
Director of Public Services Kowalski

Motion by Vaughn, seconded by McConaghy, that Councilmember Koester be excused from tonight's meeting.

Motion carried by the following vote:

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

Council, Administration, and the audience Pledged Allegiance to the U.S. Flag.

The following Commission member was in attendance:

- Catherine Dumke, Senior Citizens' Commission
- Grant Gilezan, Planning Commission

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

Motion carried by the following vote:

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

**Motion** by McConaghy, seconded by Gafa, that all items (6A-6D) on the **Consent Agenda be approved as presented.**

The following two items were removed from the consent agenda and placed on the regular agenda:

- Item 6A3 – Citizens' Recreation Commission minutes – requested by Mayor Bryant
- Item 6D2 – Giffels Webster Invoice # 130275 – requested by Councilmember McConaghy

**A. Approval of Minutes**

1. Council 11/13/23
2. Committee-of-the-Whole 11/13/23
3. Citizens' Recreation Commission 10/10/23 with recommendations (\*Removed from the consent agenda and placed on the regular agenda)
4. Historical Commission 06/08/23

\*Approved all minutes listed on the consent agenda

**B. Monthly Financial Report**

1. October 2023 - \*Referred to the Finance Committee

**C. Resolution**

1. Public Act 152 - To Adopt the Annual Exemption Option  
\*Resolution adopted

**D. Claims and Accounts**

1. Anderson, Eckstein & Westrick, Inc. (AEW) - City Engineers
  - a. Vernier Rd. Water Main Replacement - Invoice# 146788 - Proj.# 0160-0446 - 11/01/23 - \$10,152.45.
  - b. Hampton Rd. Water Main & Resurface (Mack/Marter) - Invoice# 146790 - Proj.# 0160-0456 - 11/01/23 - \$2,564.36.

- c. Roslyn Rd. Water Main & Resurface (Mack/Marter) - Invoice# 146791 - Proj.# 0160-0464 - 11/01/23 - \$10,582.79.
  - d. 2023 Sewer Rehab Program - Invoice# 146792 - Proj.# 0160-0468 - 11/01/23 - \$3,235.88.
  - e. 2023 Sidewalk Repair Program - Invoice# 146793 - Proj.# 0160-0470 - 11/01/23 - \$1,373.98.
  - f. 2023-2024 General Engineering - Invoice# 146794 - Proj.#0160-0472 - 11/01/23 - \$1,704.90.
  - g. Torrey Rd. Pump Station Generator - Invoice# 146795 - Proj.#0160-0473 - 11/01/23 - \$46,400.00.
  - h. Vernier & Mack Ave. Intersection Improvement - Invoice# 146838 - Proj.# 0160-0455 - 11/01/23 - \$30,000.00.
  - i. 2023 Sewer Cleaning and CCTV Investigation Program - Proj.# 0160-0467 - Pay Estimate No. 1 - Corby Energy Services, Inc. - 11/09/23 - \$54,090.70.
  - j. 2023 Sewer Rehabilitation by Full Length CIPP Lining - Proj.# 0160-0468 - Pay Estimate No. 1 - Insituform Technologies USA, LLC - 11/10/23 - \$67,327.62.
  - k. Roslyn Rd. Water Main & Resurfacing Project - Proj.# 0160-0464 - Pay Estimate No. 2 - Pamar Enterprises, Inc. - 11/10/23 - \$519,930.90.
  - l. Hampton Rd. Water Main & Resurfacing Project - Proj.# 0160-0456 - Pay Estimate No. 6 - Pamar Enterprises, Inc. - 11/10/23 - \$24,655.65.
2. Giffels Webster - Professional Services - GPW Master Plan Update - Invoice# 130275 - Proj.# 2034600 - 11/07/23 - \$4,625.00. (\*Removed from the consent agenda and placed on the regular agenda)
  3. WCA Assessing - Assessing Services - Invoice# 111523 - December 2023 - 11/15/23 - \$7,175.58.

\*Approved all invoices on the consent agenda

Motion carried by the following vote:

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

The following two items were removed from the consent agenda for discussion:

- 1) Item 6A3 - Citizens' Recreation Commission 10/10/23 with recommendations

**Motion** by Gafa, seconded by McConaghy, that the October 10, 2023 minutes of the Citizens’ Recreation Commission be approved, but the recommendation for the \$850.00 Commission Member clothing allowance will be discussed at a future Committee-of-the-Whole meeting.

Motion carried by the following vote:

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

2) Item 6D2 – Giffels Webster Invoice# 130275

Motion by McConaghy, seconded by Vaughn, that the City Council approve item 6D2 regarding the Giffels Webster Invoice# 130275 in the amount of \$4,625.00.

City Administration provided clarification regarding the invoice.

Motion carried by the following vote:

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

The City Council recessed the Regular City Council Meeting and convened as a Zoning Board of Appeals at 7:11 p.m. Upon conclusion of the Zoning Board of Appeals meeting, the City Council reconvened at 8:29 p.m.

Under New Business, no one wished to be heard.

Under Public Comment, the following individuals were heard:

- Stevan Skorupski, 19970 Norton Ct. – Addressed the abundance of one-way signs on Mack Ave. and the trees of the city regarding its maintenance and upkeep.

**Motion** by Gafa, seconded by McConaghy, to **adjourn tonight’s meeting** at 8:32 p.m. PASSED UNANIMOUSLY.



Respectfully submitted,

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Paul P. Antolin  
City Clerk

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Arthur W. Bryant  
Mayor

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, NOVEMBER 20, 2023, 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 7:12 p.m. by Mayor Bryant.

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

Also Present: City Administrator Schulte  
Assistant City Administrator Como  
Treasurer/Comptroller Murphy  
City Attorney Tomlinson  
City Clerk Antolin  
Director of Public Services Kowalski  
City Engineer Pangori  
Assistant Planner Wolf  
McKenna Representative Jackson

**Motion** by McConaghy, seconded by Gafa, that Councilmember Koester, be excused from tonight's meeting.

Motion carried by the following vote:

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

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

Motion carried by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:13 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 RUSSELL SANDS, 551 ROSLYN ROAD, WHO IS APPEALING THE SIDE YARD SETBACK REQUIREMENTS, DUE TO NONCOMPLIANCE WITH SECTION 50-3.1.A.4 OF THE ZONING ORDINANCE. A VARIANCE IS THEREFORE REQUIRED.

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

- 1) ZBA Review 11/10/23 - Senior Planner/Assistant Planner
- 2) Building Permit Application
- 3) Email 10/06/23 - Assistant Planner
- 4) Letter 10/19/23 - Accessible environments, LLC
- 5) Application to the Zoning Board of Appeals
- 6) Proposed Accessible Addition/Renovations Plan
- 7) Memo 11/15/23 - Department of Public Safety
- 8) Memo 11/15/23 - Director of Public Works
- 9) Receipt of Payment
- 10) Affidavit of Property Owners Notified
- 11) Parcel/Aerial Maps (2)
- 12) Affidavit of Legal Publication

Assistant Planner Wolf provided an overview of the Petitioner's request in accordance with her Zoning Board of Appeals review dated November 10, 2023.

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

- Donald Szczepanski, Accessible Environments, LLC

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

**Motion** by McConaghy, seconded by Granger, that the public hearing be closed at 7:22 p.m. PASSED UNANIMOUSLY.

**Motion** by Brown, seconded by McConaghy, regarding Zoning Board of Appeals: Russell Sands, 551 Roslyn Rd., that the Zoning Board of Appeals grant a variance from the side yard setback requirements of Sec. 50-3.1.A.4, as a case can be made to justify the findings of practical difficulty as described in the variance standards.

Motion carried by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:27 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 JAMES KALICH JR., 1398 ANITA AVENUE, WHO IS REQUESTING A VARIANCE FOR A BUILDING ADDITION TO LEGAL

NONCONFORMING HOME. PER SECTION 50-7.16 OF THE ZONING ORDINANCE, A VARIANCE IS THEREFORE REQUIRED.

**Motion** by Granger, seconded by Gafa, to receive and place on file the following communications pertaining to this variance request:

- 1) ZBA Review 11/09/23 - Senior Planner/Assistant Planner
- 2) Building Permit Application
- 3) Builder Registration Form/Certificate of Liability
- 4) Email 10/03/23 - Assistant Planner
- 5) Letter of Intent - 10/30/23
- 6) Application to the Zoning Board of Appeals
- 7) Site Plan
- 8) Memo 11/15/23 - Department of Public Safety
- 9) Memo 11/15/23 - Director of Public Services
- 10) Receipt of Payment
- 11) Affidavit of Property Owners Notified
- 12) Parcel/Aerial Maps (2)
- 13) Affidavit of Legal Publication

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, McConaghy, Vaughn

No: None

Absent: Koester

Assistant Planner Wolf provided an overview of the Petitioner's request in accordance with her Zoning Board of Appeals review dated November 9, 2023.

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

- James Kalich, 1398 Anita Avenue

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

**Motion** by Vaughn, seconded by Granger, that the public hearing be closed at 7:32 p.m. PASSED UNANIMOUSLY.

**Motion** by Gafa, seconded by McConaghy, regarding Zoning Board of Appeals: James Kalich Jr., 1398 Anita Avenue, that the Zoning Board of Appeals grant a variance from section 50-7.16 to enlarge a legal nonconforming residential structure, based upon the application and site plans submitted by the applicant a case can be made to justify the findings of a practical difficulty as described in the review letter.

Motion carried by the following vote:

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

THE MEETING WAS THEREUPON OPENED AT 7:35 P.M. FOR A ZONING BOARD OF APPEAL HEARING UNDER THE PROVISIONS OF MICHIGAN ZONING ENABLING ACT PA 110 OF 2006, MCL 125.3101 ET SEQ, TO HEAR THE APPEAL OF NICHOLAS & ALANNA AVOURIS, 707 NORTH RENAUD ROAD, WHO IS APPEALING LOT COVERAGE, FIRST FLOOR ELEVATION AND SIDE YARD SETBACK REQUIREMENTS, DUE TO NONCOMPLIANCE WITH SECTIONS 50-3.1.A.4 AND 50-5.20, OF THE ZONING ORDINANCE. VARIANCES ARE THEREFORE REQUIRED.

Assistant Planner Wolf provided an overview of the Petitioner's request in accordance with her Zoning Board of Appeals review dated November 15, 2023. However, in the last review it was discovered the zoning ordinance allows the reduction of side yard space based on the average of the properties on the block. There were enough sketch plans on file from adjacent properties to conclude that the side yard setback is in compliance with zoning ordinance. Therefore, only two variances are required for the lot coverage and first floor elevation.

**Motion** by Granger, seconded by Vaughn, to receive and place on file the following communications pertaining to this variance request including the additional documents received tonight:

- 1) ZBA Review 11/15/23 - City Planner
- 2) Building Permit Application
- 3) Revised Building Permit Application
- 4) Letter of Intent 10/27/23 - Nicholas & Alanna Avouris
- 5) Application to the Zoning Board of Appeals
- 6) Site Plan
- 7) Site Plans with notes (2)
- 8) Memo 11/15/23 - City Engineer
- 9) Memo 11/15/23 - Department of Public Safety
- 10) Memo 11/15/23 - Director of Public Services
- 11) Receipt of Payment
- 12) Affidavit of Property Owners Notified
- 13) Parcel/Aerial Maps (2)
- 14) Affidavit of Legal Publication
- 15) Email 11/17/23 - Elizabeth and John Dallas
- 16) Email 11/17/23 - Laura Peeples

Motion carried by the following vote:

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

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

- Eric Shepherd, 24055 Jefferson Ave. Suite 2000, St. Clair Shores

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

- Rob Musial, 806 N. Renaud Rd.
- Richard Linnell, 2804 Orchard Lake Rd., Keego Harbor
- Mark Wilamowski, 742 N. Renaud Rd.
- Andrea Wilamowski, 742 N. Renaud Rd.
- Dan Spies, 727 N. Renaud Rd.
- Christal Lint, 727 N. Renaud Rd.
- Patricia Fayad, 762 N. Renaud Rd.
- Ed Rinke, 633 N. Renaud Rd.

**Motion** by McConaghy, seconded by Gafa, that the public hearing be closed at 8:08 p.m. PASSED UNANIMOUSLY.

**Motion** by Vaughn, seconded by McConaghy, regarding Zoning Board of Appeals: Nicholas and Alanna Avouris, 707 North Renaud Road, that the Zoning Board of Appeals grant the variances for Section 50-3.1.A (Lot Coverage) and Section 50-5.20 (First Floor Elevation) with the stipulations that no further accessory building be permitted on the property or no further action is taken to increase the lot coverage; and based on the following:

1. The applicant has provided evidence as to why they satisfy each of the required variance standards.
2. Strict compliance with the ordinance prevents improvement of the property in a manner which is reasonable, customary and consistent with other properties in the area.
3. Strict compliance with the ordinance causes practical difficulty due to significant or unjustified expense in light of the scope of the project and its current stage of completion.
4. The practical difficulty with compliance was not created as a result of any action taken by the applicant which was unlawful, or which could have been reasonably foreseen to create difficulty in complying with the ordinance. The owner hired an architect to prepare and submit the plans for approval.

5. Strict compliance with the ordinance causes practical difficulty due to significant or unjustified expense in light of the approval of the plans more than a year ago and substantial expenditures by the owner to build in accordance with the plans.

City Engineer Pangori briefly discussed the proposed grading plan. Assistant Planner Wolf answered questions from Council.

Motion carried by the following vote:

Yes: Brown, Bryant, McConaghy, Vaughn

No: Gafa, Granger

Absent: Koester

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

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

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, McConaghy, Vaughn

No: None

Absent: Koester

**Motion** by Granger, seconded by McConaghy, that tonight's meeting be adjourned at 8:17 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin  
City Clerk

Commission Approved November 28, 2023

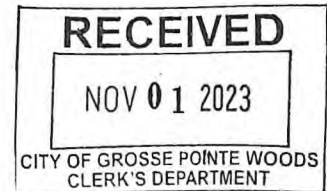
PLANNING COMMISSION

10/24/23 - 23

MINUTES OF THE REGULAR **PLANNING COMMISSION** MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON **OCTOBER 24, 2023**, IN THE COUNCIL-COURT ROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:03 p.m. by Chair Gerhart.

Roll Call: Chair Gerhart  
Commission Members: Fuller, McNelis, O'Keefe, Vitale  
Absent: Bailey, Fenton, Gilezan, Hamborsky  
Also Present: City Planner, Brigitte Smith  
Recording Secretary Miotto  
Council Member Vaughn



**MOTION** by McNelis, seconded by Vitale, to excuse Commission Members Bailey, Fenton, Gilezan and Hamborsky from attendance at tonight's meeting.

Motion carried by the following vote:

YES: Fuller, Gerhart, McNelis, O'Keefe, Vitale  
NO: None  
ABSENT: Bailey, Fenton, Gilezan, Hamborsky

The Planning Commission, staff, and the public, Pledged Allegiance to the U. S. Flag.

**MOTION** by Fuller, seconded by McNelis, that tonight's agenda be received and placed on file.

Motion carried by the following vote:

YES: Fuller, Gerhart, McNelis, O'Keefe, Vitale  
NO: None  
ABSENT: Bailey, Fenton, Gilezan, Hamborsky

Chair Gerhart recognized Commission member and Council Representative in attendance:

- Catherine Dumke, Senior Citizens' Commission
- Council Member Vaughn

Commission member Hamborsky arrived at 7:05 pm.



**MOTION** by Vitale, seconded by Fuller, that the September 26, 2023, Planning Commission meeting minutes be approved as presented.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

The first item on the agenda was the **Sign Ordinance Review Discussion**. Continued discussion from previous meetings. City Planner Smith provided a summary of what is being recommended related to temporary signs, both commercial and residential, and lighting for any type of sign. Time, quantity, and size of commercial and residential signs were discussed. Consensus was reached that the ordinance should include parameters around time, quantity and size of signs. Chair Gerhart requested that City Attorney Tomlinson attend the next meeting. Illuminated signs were discussed including a halo effect that projects light on the surface of the building itself. The Commission requested City Planner Smith provide a graphic representation of these signs and a method of measuring the light for code enforcement. Measurement methods for sign illumination should be reviewed. The color scheme of lights and quantity of lights on commercial buildings was also discussed. City Planner Smith will provide recommended language at the next meeting.

**MOTION** by Vitale, seconded by Fuller, that the Planning Commission postpone this until the November 2023 meeting.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O’Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

The next item on the agenda was **Off-Street Parking Requirements (50-5.3)**. City Planner Smith provided an overview of the updated recommended amendment to the zoning ordinance to allow for reasonable flexibility in the off-street parking requirements in two ways: 1) Parking Waivers. The Zoning Administrator and Planning Commission would have the ability to grant waivers in off-street parking requirements, provided that there is no reduction in the number of spaces reserved for persons with disabilities. The Building/Planning Department may waive up to 10% of the total site parking. If parking space reduction is more than 10% of the total site parking, then a public hearing is required. The Planning Commission has final authority over granting parking waivers.

2) Shared Parking Agreements. In all non-residential and mixed-use zones, private parking facilities may be shared by multiple users whose activities are not normally conducted during the same hours, or when hours of peak use vary. Discussion was had around across the street parking. City Planner Smith will provide additional recommendations related to circular drive

restrictions, and Sec. 50-5.5 restriction for 90-degree parking to less than the stated 25'-0", and accommodations for compact parking.

**MOTION** by Fuller, seconded by McNelis, that the Planning Commission schedule a Public Hearing on the off-street parking zoning ordinance amendment for November.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

The next item on the agenda were the **Building Official's Monthly Report for October 2023**.

**MOTION** by Vitale, seconded by Fuller, to receive and place on file.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

The next item on the agenda were the **Council Reports for October 2 and October 16**.

Chair Gerhart reported that Commissioner Fenton was granted a leave of absence while he is interim Superintendent of the Grosse Pointe Public School System. There were no other issues of interest to the Planning Commission. Commission member Gilezan will attend November Council meetings.

There was no **New Business**.

Under **Old Business**, it was requested that the Giffels-Webster Master Plan Survey be emailed to the business owners.

Under **Public Comment**, the following were heard:

- Margaret Potter – 1834 Allard, on off street parking.
- Wilson Moin – 1956 Allard, in opposition of raised garden boxes.
- Nadia Anusbikian – 1953 Allard, in opposition of front yard planter boxes, and code enforcement.

- Kimberly Moin – 1956 Allard, provided photos and spoke about lack of code enforcement on yard maintenance and in opposition of front yard raised planter boxes.

**MOTION** by Fuller, seconded by O-Keefe, to adjourn at 8:38 p.m.

Motion carried by the following vote:

YES: Fuller, Gerhart, Hamborsky, McNelis, O'Keefe, Vitale

NO: None

ABSENT: Bailey, Fenton, Gilezan

Respectfully Submitted,  
Gretchen Miotto  
Clerk's Confidential Administrative Assistant & Recording Secretary



MCKENNA

HEADQUARTERS  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

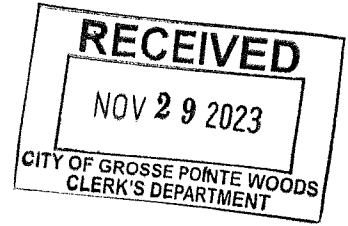
O 248.596.0920  
F 248.596.0930  
MCKA.COM

November 21, 2023

Invoice No: 21849 - 84

Frank Schulte  
City Administrator  
City of Grosse Pointe Woods  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236

Project 21849 Grosse Pointe Woods Building Services



Professional Services from October 1, 2023 to October 31, 2023

Building Department Services - 85% of Revenue

Contract Amount

SM

Number of Permit Revenue	45,344.00
Fee Each	.85
Total Fee	38,542.40

**Total Fee \$38,542.40**

Vehicle Credit (500.00)  
**Total (\$500.00)**

General Zoning/Administration

General Zoning/Administration professional services.

	Hours	Amount
Assistant Planner		
	19.00	
<b>Total</b>		<b>0.00</b>

**Invoice Total \$38,042.40**

Outstanding Invoices

Number	Date	Balance
82	10/18/2023	40,186.27
<b>Total</b>		<b>\$40,186.27</b>

pd 11/16/23

101371818.000

THANK YOU. Please remit to above address and indicate project number on voucher.

SM 11/29/23

FS 11-29-23



MCKENNA

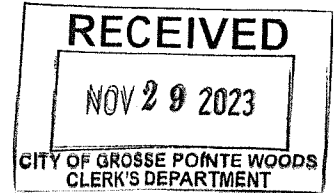
HEADQUARTERS  
235 East Main Street  
Suite 105  
Northville, Michigan 48167

O 248.596.0920  
F 248.596.0930  
MCKA.COM

November 21, 2023

Invoice No: 22-064 - 19

Frank Schulte  
City Administrator  
City of Grosse Pointe Woods  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236



Project 22-064 Grosse Pointe Woods Planning Services  
Professional Services from October 1, 2023 to October 31, 2023

Professional Hourly Services

	Hours	Rate	Amount
President			
	1.00	150.00	150.00
Prepare for and attend October 16, 2023 City Council Meeting.			
Assistant Planner			
	3.00	85.00	255.00
Address questions from applicants. Address questions for signage at 19733 Mack. Review the proposed site plan for 19980 Wedgewood. Discuss zoning review of 1488 Hampton with the construction project manager.			
	1.00	85.00	85.00
Conduct zoning review of 1992 Anita.			
	3.50	85.00	297.50
Prepare for and attend the October 24, 2023 Planning Commission Meeting.			
	1.00	85.00	85.00
Prepare, distribute, and revise the agenda for the October 24, 2023 Planning Commission Meeting.			
	2.50	85.00	212.50
Prepare materials for the sign ordinance review and the packet for the October 24, 2023 Planning Commission Meeting. Distribute the Planning Commission Packet.			
	1.50	85.00	127.50
Prepare public notices for 707 N Renaud, 551 Roslyn, and 1389 Anita for the November 20, 2023 ZBA Meeting.			
	1.50	85.00	127.50
Prepare the zoning ordinance amendments on parking requirements.			
<b>Total</b>			<b>\$1,340.00</b>

Invoice Total \$1,340.00

Outstanding Invoices

Number	Date	Balance
18	10/17/2023	2,629.50
<b>Total</b>		<b>\$2,629.50</b>

*pd 11/16/23*

*101371818000*

*SM 11/29/23*

*FS 11-29-23*

THANK YOU. Please remit to above address and indicate project number on voucher.



**Plante & Moran, PLLC**  
 1098 Woodward Avenue  
 Detroit, MI 48226  
 Tel: +1 (248) 3522500

**INVOICE**

City of Grosse Pointe Woods  
 20025 Mack Plaza Drive  
 Grosse Pte. Woods, MI 48236  
 United States of America

Date: 11/17/2023  
 Client No: 64954  
 Invoice No: 10121930  
 Page: 1

**For Professional Services Rendered**

Final bill for services rendered in connection with the June 30, 2023 City of Grosse Pointe Woods financial statement audit engagement. (Invoice allocation – City \$3,000 – Court \$900) 3,900.00

**Balance Due** \$3,900.00 USD

**Plante Moran**  
**Audit Fee Distribution**  
 23-24

3rd pmt

Inv. 64954

**RECEIVED**

**NOV 27 2023**

**CITY OF GROSSE POINTE WOODS  
 CLERK'S DEPARTMENT**

101-193-818.000	3,000
-----------------	-------

101-286-818.000	900
<b>TOTAL</b>	<b>3,900</b>

*Sm 11/27/23*

*FS 11-27-23*

**Remittance Information:**

**Check:**

Plante & Moran PLLC  
 16060 Collections Center  
 Drive  
 Chicago, IL 60693

Bank  
 Routing/ABA#  
 Bank Address

Account Number  
 Account Name

**Wire Transfer:**

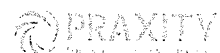
Bank of America  
 026009593  
 100 West 33rd Street  
 New York, NY 10001

9890996003  
 Plante & Moran, PLLC

**ACH:**

Bank of America  
 071000039  
 1401 Elm Street 2nd Floor  
 Dallas, TX 75202

9890996003  
 Plante & Moran, PLLC



**Client Payment Portal:** <https://www.plantemoran.com/client-payment-portal>

STATE OF MICHIGAN THIRD JUDICIAL CIRCUIT WAYNE COUNTY	SUMMONS	CASE NO. 23-015008-CH Hon. Leslie Kim Smith
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Court telephone no.: 313-224-2427

Plaintiff's name(s), address(es), and telephone no(s)  
Lint, Christal et. Al

v

Defendant's name(s), address(es), and telephone no(s).  
The City of Grosse Pointe Woods

Plaintiff's attorney, bar no., address, and telephone no  
Richard Daniel Linnell 59339  
2804 Orchard Lake Rd Ste 203  
Keego Harbor, MI 48320-1449

**Instructions:** Check the items below that apply to you and provide any required information. Submit this form to the court clerk along with your complaint and, if necessary, a case inventory addendum (form MC 21). The summons section will be completed by the court clerk.

**Domestic Relations Case**

- There are no pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.
- There is one or more pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint. I have separately filed a completed confidential case inventory (form MC 21) listing those cases.
- It is unknown if there are pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.

**Civil Case**

- This is a business case in which all or part of the action includes a business or commercial dispute under MCL 600.8035
  - MDHHS and a contracted health plan may have a right to recover expenses in this case. I certify that notice and a copy of the complaint will be provided to MDHHS and (if applicable) the contracted health plan in accordance with MCL 400.106(4).
  - There is no other pending or resolved civil action arising out of the same transaction or occurrence as alleged in the complaint.
  - A civil action between these parties or other parties arising out of the transaction or occurrence alleged in the complaint has been previously filed in  this court,  \_\_\_\_\_ Court, where it was given case number \_\_\_\_\_ and assigned to Judge \_\_\_\_\_.
- The action  remains  is no longer pending.

Summons section completed by court clerk.

SUMMONS

**NOTICE TO THE DEFENDANT:** In the name of the people of the State of Michigan you are notified:

1. You are being sued.
2. **YOU HAVE 21 DAYS** after receiving this summons and a copy of the complaint to **file a written answer with the court** and serve a copy on the other party or **take other lawful action with the court** (28 days if you were served by mail or you were served outside this state).
3. If you do not answer or take other action within the time allowed, judgment may be entered against you for the relief demanded in the complaint.
4. If you require special accommodations to use the court because of a disability or if you require a foreign language interpreter to help you fully participate in court proceedings, please contact the court immediately to make arrangements.

Issue date 11/17/2023	Expiration date* 2/16/2024	Court clerk Laverne Chapman
--------------------------	-------------------------------	--------------------------------

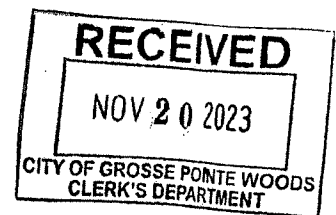
Cathy M. Garrett- Wayne County Clerk.

\*This summons is invalid unless served on or before its expiration date. This document must be sealed by the seal of the court.

MC 01 (3/23)

SUMMONS

MCR 1.109(D), MCR 2.102(B), MCR 2.103, MCR 2.104, MCR 2.105



**PROOF OF SERVICE**

**TO PROCESS SERVER:** You must serve the summons and complaint and file proof of service with the court clerk before the expiration date on the summons. If you are unable to complete service you must return this original and all copies to the court clerk.

**CERTIFICATE OF SERVICE / NONSERVICE**

I served  personally  by registered or certified mail , return receipt requested, and delivery restricted to the addressee(copy of return receipt attached) a copy of the summons and the complaint, together with the attachments listed below, on:

I have attempted to serve a copy of the summons and complaint, together with the attachments listed below, and have been unable to complete service on:

Name <i>Gretchen Miotto</i>	Date and time of service <i>11/20/23 10:45AM</i>
Place or address of service <i>20025 MACK PLAZA DR, GPW, MI 48236</i>	
Attachments (if any)	

I am a sheriff, deputy sheriff, bailiff, appointed court officer or attorney for a party.

I am a legally competent adult who is not a party or an officer of a corporate party. I declare under the penalties of perjury that this certificate of service has been examined by me and that its contents are true to the best of my information, knowledge, and belief.

Service fee \$	Miles traveled \$	Fee \$	
Incorrect address fee \$	Miles traveled \$	Fee \$	Total fee \$

Signature  
*Gretchen Miotto*  
Name (type or print)

**ACKNOWLEDGMENT OF SERVICE**

I acknowledge that I have received service of the summons and complaint, together with

Attachments (if any) \_\_\_\_\_ on *11/20/23 10:45AM*  
Date and time

\_\_\_\_\_ on behalf of \_\_\_\_\_

Signature  
\_\_\_\_\_



STATE OF MICHIGAN

IN THE 3<sup>RD</sup> CIRCUIT COURT FOR THE COUNTY OF WAYNE

CHRISTAL LINT, DANIEL SPIES, and  
EDGAR RINKE, JR.,

Plaintiffs,

CASE NO.: 23 -  
HON.

- CH

v

NICHOLAS AVOURIS and ALANNA AVOURIS;  
THE CITY OF GROSSE POINTE WOODS;  
ARTHUR W. BRYANT, Mayor of the City of Grosse  
Pointe Woods; THE CITY OF GROSSE POINTE WOODS  
BUILDING DEPARTMENT; and MCKENNA AND ASSOCIATES,  
a Michigan domestic profit corporation,  
Jointly and severally,

Defendants.

---

LINNELL & ASSOCIATES, PLLC  
BY: RICHARD D. LINNELL (P59339)  
DAVID H. APPLEBAUM (P78794)  
Attorneys for Plaintiffs  
2804 Orchard Lake Rd., Ste. 203  
Keego Harbor, Michigan 48320  
Telephone: (248) 977-4182  
Email: jbooth@linnellfirm.com

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**THERE IS NO OTHER CIVIL ACTION BETWEEN THESE  
PARTIES ARISING OUT OF THE SAME TRANSACTION  
OR OCCURRENCE AS ALLEGED IN THIS COMPLAINT  
PENDING IN THIS COURT, NOR HAS ANY SUCH ACTION  
BEEN PREVIOUSLY FILED AND DISMISSED OR  
TRANSFERRED AFTER HAVING BEEN ASSIGNED TO A  
JUDGE.**

**COMPLAINT REQUESTING EQUITABLE AND INJUNCTIVE RELIEF**

NOW COME Plaintiffs CHRISTAL LINT, DANIEL SPIES, and EDGAR RINKE JR.  
("Plaintiffs"), by and through their attorneys LINNELL & ASSOCIATES, PLLC, and for their  
Complaint against Defendants NICHOLAS AVOURIS and ALANNA AVOURIS; THE CITY

OF GROSSE POINTE WOODS; ARTHUR BRYANT; THE CITY OF GROSSE POINTE WOODS BUILDING DEPARTMENT; and MCKENNA AND ASSOCIATES, and state as follows:

**PARTIES, JURISDICTION, AND VENUE**

1. Plaintiff CHRISTAL LINT (“Lint”) is an owner of residentially-zoned real property located in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, and more commonly known as 727 N. Renaud Rd., Grosse Pointe Woods, Michigan (“Lint Property”).

2. Plaintiff DANIEL SPIES (“Spies”) is also an owner of residentially-zoned real property located in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, and more commonly known as 727 N. Renaud Rd., Grosse Pointe Woods, Michigan (“the Lint Property”).

3. Plaintiff EDGAR RINKE, JR. (“Rinke”) is the owner of residentially owned real property located in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, more commonly known as 633 S. Renaud Rd., Grosse Pointe Woods, Michigan.

4. Defendants NICHOLAS AVOURIS and ALANNA AVOURIS (“Avouris”) are the owners of residentially zoned real property located in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, more commonly known as 707 N. Renaud Rd., Grosse Pointe Woods, Michigan, which is the genesis of this litigation (“Subject Property”).

5. Defendant THE CITY OF GROSSE POINTE WOODS (“GPW”) is a Michigan municipal corporation operating in Wayne County, Michigan.

6. Defendant ARTHUR W. BRYANT, in his capacity as Mayor of GPW (“Bryant”) is, upon information and belief, an individual who resides in Grosse Pointe Woods, Wayne County, Michigan.

7. Defendant THE CITY OF GROSSE POINTE WOODS BUILDING DEPARTMENT (“GPW BD”) is an instrumentality and department of GPW delegated the responsibility of ensuring the health, safety, and welfare of citizenry at large in GPW are protected by enforcing building and construction standards within the boundaries of the municipality.

8. THE CITY OF GROSSE POINTE WOODS ZONING BOARD OF APPEALS, (“GPW Zoning Board”) as authorized under the Michigan Zoning Enabling Act (“MZE”) and Sec. 50-7.15 of the City of Grosse Pointe Woods Zoning Ordinance (“GPW Zoning Ordinance”).

9. GPW, Bryant, the GPW BD and shall be collectively referred to as the (“Municipal Defendants”)

10. Defendant MCKENNA AND ASSOCIATES (“McKenna”) is a Michigan corporation frequently in the business of contracting urban planning, landscape architectural, and other planning services to both municipal and private clients.

11. Venue is proper with this Court, as the subject properties are located in Wayne County, Michigan.

12. Subject matter jurisdiction is proper in this Court as Plaintiffs seek equitable and injunctive relief.

13. This Complaint concerns the illegal construction of the Subject Property, a single-family residence in violation of both the City of Grosse Pointe Woods Code of Ordinances (“GPW Code”) and GPW Zoning Ordinance, together with the intentional obscuring of public records by various departments of GPW to facilitate said construction.

### **GENERAL ALLEGATIONS**

14. Plaintiffs incorporate the previous allegations as though fully restated herein.

#### **I. Summary Of Argument.**

15. Prior to Avouris purchasing the Subject Property, a single family ranch home was situated upon the Subject Property (**Exhibit A**, Neighborhood flyer).

16. Avouris, without the necessary permits, demolished the ranch home, to the point where no part of the original structure remained.

17. Avouris then constructed a new dwelling on the Subject Property, again, without all necessary permits, and without application for variances from the GPW Zoning Board.

18. Now, with an unpermitted structure on the Subject Property, Avouris and the Municipal Defendants are attempting to evade the application of the GPW Code and GPW Zoning Ordinance the Subject Property.

19. The intentional acts of Avouris resulted in the demolition and abandonment of a non-conforming structure, followed by the erection of a new structure that violates several clear legal requirements, including the termination of any pre-existing non-conforming use status that may have been applicable to the former structure on the Subject Property.

20. Defendants – individually or collectively -- cannot now manufacture a set of circumstances wherein the Subject Property is legally conforming.

21. Plaintiff Lint has requested supporting documentation from Municipal Defendants via the Freedom of Information Act (“FOIA”) process of permits and plans related to the Subject Property.

22. Plaintiff’s Lint’s requests have not been met with transparency, and instead lack the production of responsive documents in existence at the time the requests were made.

23. Avouris abandoned the previously existing non-conforming structure, and the Municipal Defendants must declare that Avouris’s actions constitutes conclusive proof of an intention to legally abandon use of the non-conforming structure.

24. The dwelling on the Subject Property is new construction, and the Municipal Defendants must require the nuisance structure abated.

## **II. Abbreviated Construction History of the Subject Property.**

25. Avouris acquired the Subject Property, consisting of Lots 104-112 in the plat of the Renmoor Manor Subdivision, or around, June of 2021, as evidenced by the warranty deed duly recorded in Liber 56822, Page 958, Wayne County Records.

26. Prior to their purchase of the Subject Property, Avouris began discussions with GPW regarding necessary permits for a “kitchen renovation”, as indicated in information obtained by Lint via FOIA request from Municipal Defendants (the ensuing chronology was obtained from the public record, **Exhibit B, McKenna Report and Avouris Permits.**).

27. In or about June 2021, Avouris purchased the Subject Property.

28. On or about July 9, 2021, Avouris received a simple permit for the presence of a “clean out” dumpster at the Subject Property (**Exhibit B**).

29. On or about April 14, 2022, officers or agents of the Municipal Defendants were on-site at the Subject Property, and noted Avouris was “renovating the inside of the home” and “*no permits*”.

30. Without the cessation of interior alterations, on or about July 27, 2022, Avouris obtained a “remodel only” permit (**Exhibit B**).

31. It is further noteworthy that Avouris demolished the dwelling on the Subject Property in its entirety over a year after the time of purchase, while the “remodel” only permit reflected an estimated value of work at One Hundred and Fifty Thousand and 00/100 Dollars (\$150,000.00), a fictitiously low figure.

32. Again, Avouris continued a trend of unpermitted destruction, construction and

expansion, by demolishing the original garage of the Subject Property without the requisite permitting or any authorization to do so, as required by both the GPW Code and the GPW Zoning Ordinance (see November 10, 2022, code violation of GPW record) (**Exhibit C**, Subject Property BSA).

33. As will be described in the ensuing paragraphs, Avouris commenced substantial and material construction, altering the overall height, setbacks, and overall footprint and lot coverage ratio of the Subject Property Without any stamped and approved permits from Municipal Defendants, without site plan approval, and without any consideration of the GPW Planning Commission or GPW Zoning Board of Appeals, (**Exhibit A, Comparison Photo**).

34. From Avouris' purchase, in or around June 2021, until the initiation of this action, Avouris has been constructing an illegal structure with the implicit support of Municipal Defendants, having (i) issued retroactive permits, (ii) identified construction completed without permits as "complying" with the GPW Code and GPW Zoning Ordinance despite objective violations of same, and (iii) creating intentional blockades and delays in the document production process

## **II. Deficiencies of the Subject Property, As Constructed.**

35. In or around April of 2023, Plaintiff Lint, whose land abuts the Subject Property, noted substantial alterations to the existing grade of the Subject Property. In short, the dwelling on the Subject Property was now elevated on a hill, where no slope previously existed.

36. In a telephonic conversation in or around May of 2023, Municipal Defendants indicated to Plaintiff Lint that plans for the Subject Property in Municipal Defendants' possession did not include additional drainage provisions to mitigate the inevitable increase in surface water runoff onto surrounding properties, as a result of the grade change and dramatic increase in lot

coverage by the new dwelling.

37. The Lint Property and dwelling suffered immediate harm from the increased surface water runoff and increase in grade of the Subject Property without proper remediation.

38. The Lint Property incurred water infiltration through the foundation in Plaintiff Lint's basement (a condition that was not previously occurring) on no less than three (3) occasions after the change in grade (**Exhibit D**, Affidavit of Lint).

39. Plaintiff Lint was forced to demolish portions of Plaintiff Lint's basement and remediate mold where none had existed previously.

40. The aforementioned harm to the Lint Property corroborates and confirms the unpermitted construction of the Subject Property (Avouris constructing without approved plans) and Municipal Defendants' complicit role in the process (not issuing a stop work order or publicly available GPW Code citation, or otherwise enforcing the GPW Code).

41. In the interest of clarity, as it was objectively apparent as of August of 2023 that Avouris had constructed a new dwelling on the Subject Property without the municipal approval to do so, Plaintiffs requested an in person meeting with GPW City Administrator, Frank Schulte ("Schulte") ("Administrator Meeting") (**Exhibit E**, Scheduling correspondence and responses)

42. On September 29, 2023, the date and time scheduled for the Administrator Meeting, Schulte refused to make himself present for his constituents, instead sending an agent from McKenna, a private landscape architectural and urban design firm that frequently contracts services to municipal corporations.

43. Sam Woodrick of McKenna ("Woodrick"), acting as a contractor of Avouris appeared at the Administrator Meeting in Schulte's stead.

44. At the Administrator Meeting, Woodrick affirmed to Plaintiffs Lint, and other

residents who live on North Renaud that were in attendance, that the Subject Property is in compliance with the GPW Code and GPW Zoning Ordinance requirements for both overall structure height and structure setback in the designated R1-A zoning district, however, Woodrick did not offer any documentation or support of this position.

45. After the Administrator Meeting he declined to attend, Schulte, in email, confirms Municipal Defendants' position that the Subject Property complies with all necessary construction requirements (**Exhibit E**, confirming email from Schulte).

46. However, Municipal Defendants commissioned a report from McKenna on compliance of the Subject Property ("McKenna Report") (**Exhibit B**, McKenna Report) that *directly contradicts* Schulte's assertions.

47. The McKenna Report indicates *no less than six (6) violations of the GPW Code and GPW Zoning Ordinance, to wit;*

- a. The newly-constructed garage and front porch of the Subject Property extends into the forty foot (40') front setback, as required by the GPW Code and GPW Zoning Ordinance;
- b. The minimum side yard setback does not total the required twenty-five feet (25');
- c. The maximum building ridge height of 31.4' exceeds the thirty foot (30') ordinance maximum;
- d. The first floor grade elevation is ten inches (10") above the ordinance maximum;
- e. The lot coverage ratio exceeds the ordinance maximum;
- f. The original structure on the Subject Property was a nonconforming



structure that was not in compliance with current front yard and side yard setback requirements; and

g. The Subject Property had ultimately become a full demolition and new construction.

48. Citations and permits associated with the Subject Property indicate in photographs at one point, all that remained of the original dwelling site was a literal “hole in the ground” (**Exhibit C**, pertinent citations from the municipal record).

49. Aerial photographs of the Subject Property pre- and post-Avouris acquisition restate what is obvious to Municipal Defendants and all residents of the neighborhood: that Avouris constructed a new, substantially larger dwelling that materially expanded the size and scope of non-conformance, without the permits or approvals to do so.

50. Avouris was required but has never produced a boundary survey of the Subject Property.

51. Avouris was required but has never produced a plot plan depicting the building envelope and the footprint of the new dwelling entirely within the building envelope.

52. The McKenna Report was only revealed to Plaintiff Lint on or about October 15, 2023, in one of many FOIA requests (multiple because of deficiencies by the Municipal Defendants in the response with each).

53. Upon information and belief, this information was known to Municipal Defendants at the time of the Administrator Meeting.

54. Upon information and belief, Municipal Defendants withheld this information to intentionally create an opportunity for Avouris to attempt to “correct” the numerous intentional GPW Code violations by creating a delay in the transfer of public information to the public, and

encouraging Avouris to seek variances from the GPW Zoning Board for Avouris' violations.

55. On September 26, 2023, Plaintiffs Lint and approximately 12 other residents from North Renaud attended a GPW Planning Commission meeting; and on October 2, 2023, all Plaintiffs attended a GPW City Council meeting after the McKenna Report was known to Municipal Defendants and not disclosed to the Plaintiffs and other concerned citizens attending.

56. On or about October 30, 2023, immediately after Plaintiff Lint received and reviewed the McKenna Report and other documents provided in response to her FOIA request, Schulte emailed Plaintiff Lint indicating that Avouris had amended building plans, submitted new plans, and was seeking GPW Zoning Board variances for three (3) items.

57. As explicitly stated in the McKenna Report, the Subject Property has no less than six (6) self-created zoning violations associated with the unpermitted structure, as well as the loss of any non-conforming use status due to the demolition of the prior dwelling on the Subject Property.

58. The Subject Property evolved from a legally abandoned, non-conforming use, and otherwise is not entitled to variances for the intentional GPW Code violations.

59. Municipal Defendants intentionally withheld public information despite repeated FOIA requests from Plaintiff Lint.

60. The GPW Zoning Board cannot resolve the outstanding nuisances per se and other legal infractions with variances.

61. The prior non-conforming must be deemed legally abandoned and the new existing nuisances per se must be abated through their destruction, and resubmittal of building plans that conform to the GPW Code and GPW Zoning Ordinance through the appropriate and traditional municipal process.

## COUNT I – NUISANCE PER SE AS TO THE SUBJECT PROPERTY

62. Plaintiffs incorporate the previous allegations as though fully restated herein.

63. The use of land in violation of local ordinances constitutes a nuisance per se, MCL 125.3407; MSA 5.2963(24).

64. Any violation of a local township zoning ordinance constitutes a nuisance per se and is to be ordered abated by the court upon an action being brought by the officials designated to administer and enforce the ordinance. *See Lamkin v Hamburg Twp. Bd. of Trustees*, 318 Mich App 546, 555–557; 899 NW2d 408, 414–415 (2017).

65. Private landowners have long been entitled to an individual cause of action for enforcement of zoning ordinances: “[the] Supreme Court has long recognized the propriety of private citizens bringing actions to abate public nuisances, arising from the violation of zoning ordinances or otherwise, when the individuals can show damages of a special character distinct and different from the injury suffered by the public generally. *Morse v Liquor Control Comm.*, 319 Mich 52; 29 NW2d 316 (1947); *Plassey vs. Loewenstein & Son*, 330 Mich 525; 48 NW2d 126 (1951). *See also Towne v Harr*, 185 Mich App 230, 232; 460 NW2d 596 (1990); “a party must demonstrate more than a mere increase in traffic” *Unger v Forest Home Twp*, 65 Mich App 614, 617; 237 NW2d 582 (1975).

66. The existence of the nuisance may be established merely by showing a violation of the ordinance. Thus, individuals need not prove a nuisance in fact, as the zoning violation renders the building a nuisance per se. *See Bruggeman v Minster*, 42 Mich App 177; 201 NW2d 344 (1972).

67. The McKenna Report objectively and conclusively indicates that Avouris constructed a non-conforming structure in violation of the GPW Code and GPW Zoning Ordinance

for the expansions of non-conforming use, and code violations previously discussed herein.

68. Plaintiffs Lint and Spies have suffered special harm and damages distinct from the citizenry at large, including but not limited to water runoff and intrusions onto the Lint Property, water damage to their property necessitating mold remediation and demolition of interior elements of the Lint Property.

69. Plaintiffs Lint and Spies are distinct from the citizenry at large as the immediately abutting landowners making contact with a non-conforming property that has numerous health and safety violations present on site.

70. Plaintiff Rinke is distinct from the citizenry at large as he is immediately affected by the violating Subject Property, as being within the three hundred foot (300') notice radius for the Subject Property.

71. Plaintiff Rinke is distinct from the citizenry at large as Plaintiff Rinke has created a public record at Municipal Defendants City Council meetings speaking in opposition to the Subject Property.

72. In the event that the GPW Zoning Board erroneously rules to grant any variances for the Subject Property, Plaintiffs are “aggrieved parties” for purposes of standing to file and intervene in appeals from the GPW Zoning Board to this Circuit Court: a party seeking relief from a decision of a ZBA is not required to demonstrate “standing” but instead must demonstrate to the circuit court acting in an appellate context that he or she is an “aggrieved” party.’ ” *Saugatuck Dunes Coastal Alliance*, unpub. op. at 4, quoting *Olsen*, 325 Mich App at 180-181, 924 N.W.2d 889. *Saugatuck Dunes Coastal All. v. Saugatuck Twp.*, 509 Mich. 561, 574–75, 983 N.W.2d 798, 804–05 (2022)

73. Pursuant to MCL 125.3407 this Court shall order the nuisance abated, and the

owner or agent in charge of the dwelling, building, structure, tent, recreational vehicle, or land is liable for maintaining a nuisance per se.

74. Municipal Defendants cannot grant a variance or otherwise relieve these self-created nuisances.

WHEREFORE, Plaintiffs respectfully request this Court enter an Order:

- A. The subject property is a nuisance;
- B. Order that the nuisances be abated by Defendant Avouris;
- C. Order that the Municipal Defendants abate the nuisances present on the Subject Property;
- D. Order that Defendant Avouris is enjoined from continuing construction on the Subject Property until nuisances are abated;
- E. Order any other relief necessary to abate the nuisances; and
- F. Award legal fees to Plaintiffs.

**COUNT II-DECLARATORY RELIEF-  
ABANDONMENT OF NON-CONFORMING USE AND ABATEMENT OF NUISANCE**

75. Plaintiffs incorporate the previous allegations as if fully restated herein.

76. The right to build according to a preferred design is not a substantial property right. *Risko v Grand Haven Charter Twp. Zoning Bd. of Appeals*, 284 Mich App 453, 465; 773 NW2d 730 (2009).

77. Local governmental units possess broad authority to establish requirements regarding matters such as the height of structures and setback regulations. *Id.* at 463, citing MCL 125.3201.

78. The GPW Code states:

Nonconforming uses-

A. Any lawful nonconforming use consisting of a building, existing at the time of the effective date of the ordinance from which this chapter is derived, may be continued, except as prohibited

or restricted in this chapter, provided that the building or use thereof shall not be structurally changed, altered or enlarged unless such altered or enlarged building or use shall conform to the provisions of this chapter for the district in which it is located. No nonconforming use, if changed to a use permitted in the district in which it is located, shall be resumed or changed back to a nonconforming use. *Failure to continue to use any land, building or structure, or part thereof, which use is a nonconforming use under this chapter, for a period of one year or more, shall be held to be conclusive proof of an intention to legally abandon any such nonconforming use.* (Code Sec. 50-7.16)(*Emphasis Added*).

79. As previously discussed herein, more than one (1) year has elapsed, and the Subject Property has lost any non-conforming use status.

80. Although a non-conforming use is permitted to continue, the Zoning Board need not permit a property owner to alter the quality, intensity, or location of a non-conforming use. *City of Troy v Aslanian*, 170 Mich App 523, 526–529; 428 NW2d 703 (1988).

81. The rules governing the construction of statutes apply with equal force to the interpretation of municipal ordinances. *Gora v Ferndale*, 456 Mich 704, 711; 576 NW2d 141 (1998).

82. The primary goal of statutory interpretation is to ascertain and give effect to the intent of the Legislature. *Draprop Corp. v Ann Arbor*, 247 Mich App 410, 415; 636 NW2d 787 (2001).

83. Statutory language should be construed reasonably, keeping in mind the purpose of the act. *Id.*

84. The first consideration in determining legislative intent is the specific language of the statute. *Id.*

85. If the statutory language is clear and unambiguous, judicial construction is neither required nor permitted and courts must apply the statute as written. *Id.*

86. Regarding abatement of non-conforming uses, the GPW Code is unambiguous:

Responsibility for administration and enforcement The provisions of this chapter shall be administered and enforced by a building inspector or administrative official (Code Sec. 50-7.16).

87. Avouris has expanded a non-conforming use.

88. Nonconforming uses shall be abated.

89. Defendant GPW *must* eliminate the nuisance.

90. “Shall” is not discretionary; rather it is an unambiguous requirement the action is taken.

91. The Subject Property harm was completely avoidable by Avouris; they chose to build a structure with this violation.

92. The law charges Avouris with knowing the requirements of the GPW Code and GPW Zoning Ordinance.

93. This Court must order Avouris to abate the nuisance.

WHEREFORE, Plaintiffs respectfully request this Court enter an Order:

A. That the Subject Property is a nuisance;

B. That the current structure on the Subject Property does not enjoy any prior non-conforming use status or protections due to demolition of the original structure and passage of time of more than one (1) year;

C. That Defendant GPW must abate the nuisance;

D. Order that the nuisances be abated by demolition of the home;

E. Order any other relief necessary to abate the nuisances; and

F. Award legal fees to Plaintiffs.

### **COUNT III-**

#### **PETITION FOR SUPERINTENDING CONTROL/WRIT OF MANDAMUS**

94. Plaintiffs incorporate the previous allegations as though fully restated herein.

95. Superintending control is directed to a lower court or tribunal, and mandamus is directed to a public official. See *Jones v. Dept. of Corrections*, 468 Mich. 646, 658, 664 N.W.2d 717 (2003), and *In re Payne*, 444 Mich. 679, 687–689, 514 N.W.2d 121 (1994).

96. However, they are so closely related that they are sometimes treated as effectively synonymous.

97. For superintending control to lie, the petitioners must establish that the respondents have failed to perform a clear legal duty *and* the absence of an adequate legal remedy.” *Recorder’s Court Bar Ass’n v. Wayne Circuit Court*, 443 Mich. 110, 134, 503 N.W.2d 885 (1993).

98. Both serve as vehicles for compelling the performance of a clear legal duty. *Genesee Prosecutor v. Genesee Circuit Judge*, 386 Mich. 672, 680, 194 N.W.2d 693 (1972).

99. To prevail in an action for mandamus (or superintending control), any legal right held by the plaintiff must be distinct from the legal rights held by citizens generally.

100. As previously discussed herein, Plaintiffs are specially harmed by the Subject Property and violations arising therefrom.

101. The GPW Code unambiguously and conclusively states that the GPW Code must be enforced as written.

102. The GPW Code and its application by Defendant GPW is not discretionary.

103. As previously stated, the GPW zoning administrator *shall* enforce the GPW Code.

104. The Subject Property is not a non-conforming use as over one (1) year has elapsed between Avouris closing on the Subject Property and beginning construction; Avouris building permits have been outstanding for over one (1) year, and Avouris demolished the original structure on the Subject Property, all of which are conclusive proof of abandonment of non-conformity.

105. This Court must direct GPW to enforce its codes and ordinances as written, as GPW has demonstrated it will not enforce its ordinance provisions without judicial intervention.

106. This Court must direct GPW to abate the nuisances present on the Subject Property, as GPW has had ample time and opportunity to do so without judicial intervention, and refuses to



take action to abate the nuisance.

WHEREFORE Plaintiffs respectfully request this Court order:

- A. That GPW must enforce its ordinances as written, and that said ordinances are not discretionary;
- B. That enforcement of the GPW ordinances must result in GPW ordering the Subject Property a nuisance;
- C. That GPW must abate and eliminate any nuisances within its jurisdiction;
- D. That GPW must take action to abate the Subject Property.

#### **COUNT IV-FOIA VIOLATION**

107. Plaintiffs incorporate the previous allegations as though fully restated herein.

108. The FOIA is a mechanism through which the public may examine and review the workings of government and its executive officials. *Messenger v Ingham Co. Prosecutor*, 232 Mich App 633, 641; 591 NW2d 393 (1998).

109. By its express terms, the FOIA is a prodisclosure statute; a public body *must disclose all public records* not specifically exempt under the act. *Herald Co. v Bay City*, 463 Mich 111, 119; 614 NW2d 873 (2000); *Scharret, supra* at 411.

110. FOIA was enacted to carry out this state's strong public policy favoring access to government information, recognizing the need for citizens to be informed so that they may fully participate in the democratic process and thereby hold public officials accountable for the manner in which they discharge their duties.

111. Plaintiff Lint has placed numerous FOIA requests with Municipal Defendants (**Exhibit F**, FOIA requests and responses).

112. Each and every response by Municipal Defendants was deficient, and the result of

withheld information as Municipal Defendants attempted to allow retroactive approvals of the Subject Property.

113. In response to Plaintiff Lint's FOIA 23-31, Municipal Defendants produced numerous documents that should have been produced in response to requests months earlier (related to responsive surveys of the Subject Property and building department violations of the Subject Property not contained in other public records).

114. Municipal Defendants produced emails referencing inspections of the Subject Property and did not produce said inspections.

115. Plaintiff Lint had made police reports, which were not produced by Municipal Defendants.

116. This Court must order the full production of the record pertaining to the Subject Property, as Defendants intentionally obscure the public's ability to hold its officials responsible for their public duties.

WHEREFORE, Plaintiffs respectfully request this Court enter an Order:

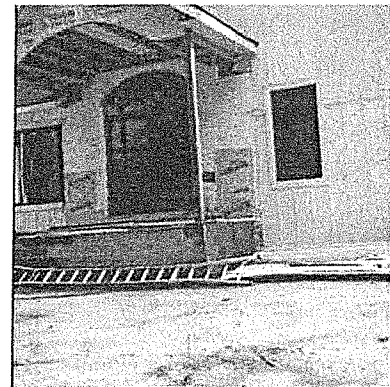
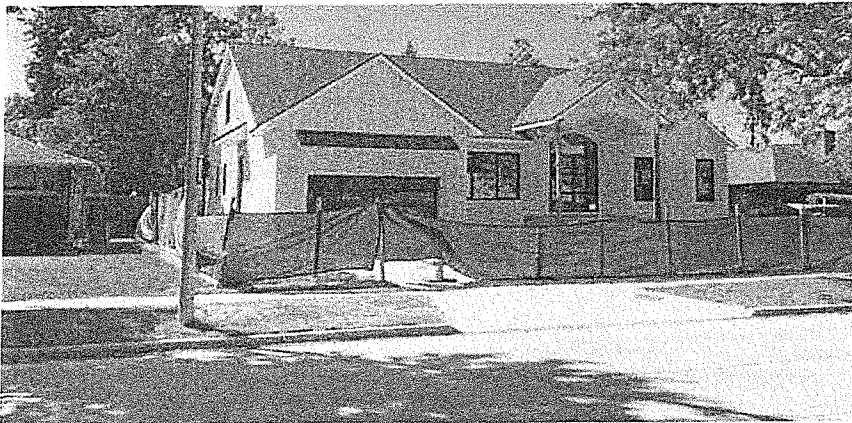
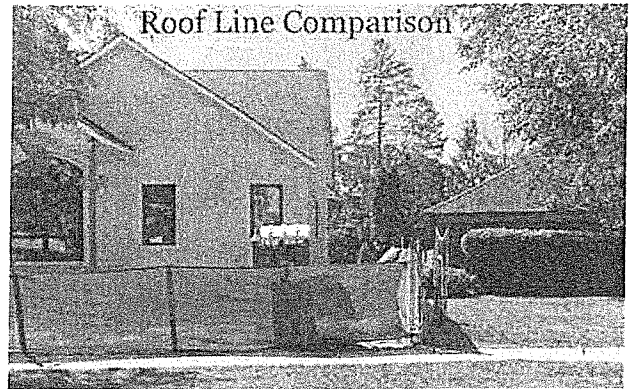
- A. The subject property is a nuisance;
- B. Order that the nuisances be abated by demolition of the home;
- C. Order any other relief necessary to abate the nuisances; and
- D. Award legal fees to Plaintiffs.

LINNELL & ASSOCIATES, PLLC

Dated: November 17, 2023

/s/ Richard D. Linnell  
By: RICHARD D. LINNELL (P59339)  
DAVID H. APPLEBAUM (P78794)  
Attorneys for Plaintiffs  
2804 Orchard Lake Rd., Ste. 203  
Keego Harbor, Michigan 48320  
Telephone: (248) 977-4182

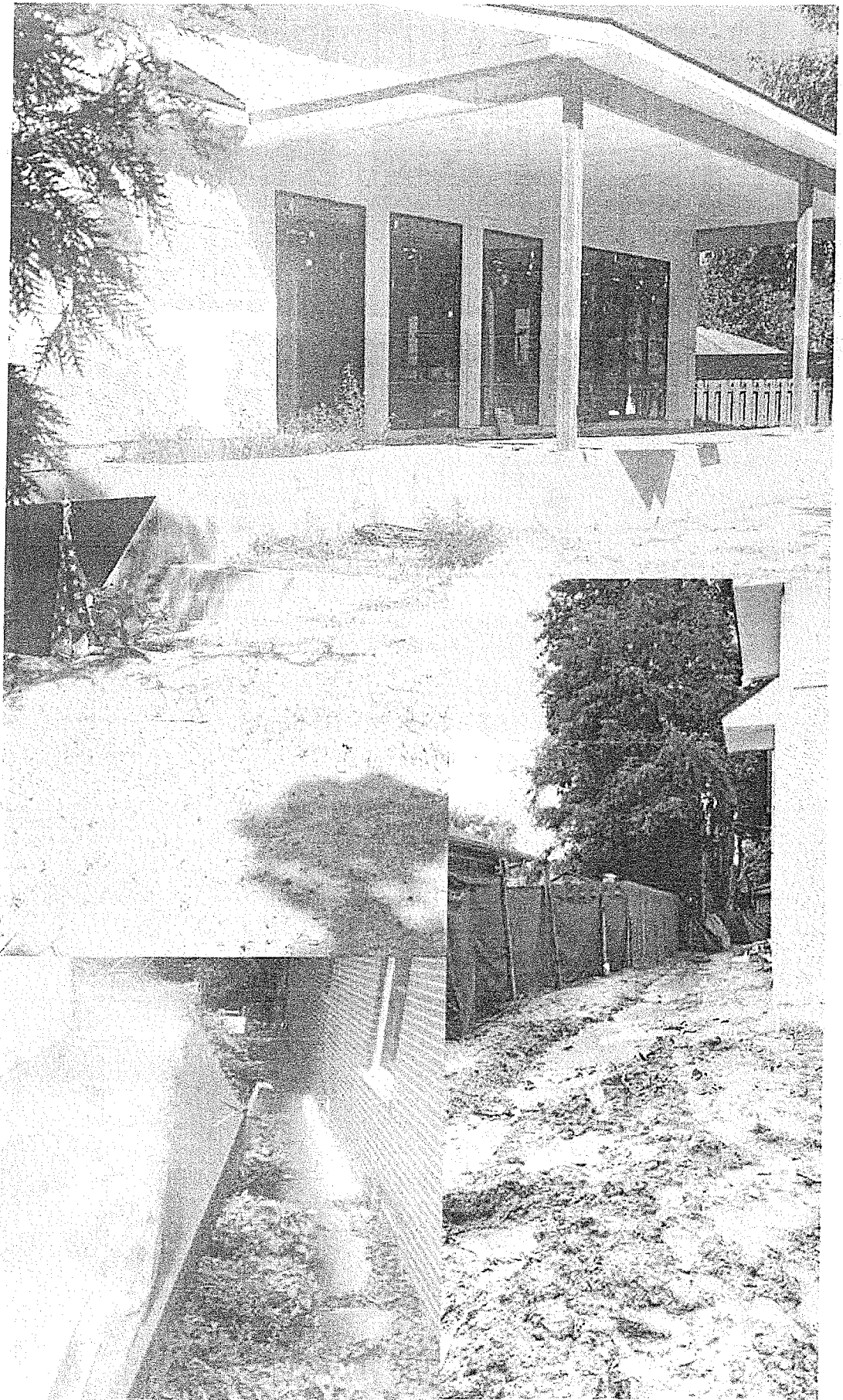
# **EXHIBIT A**

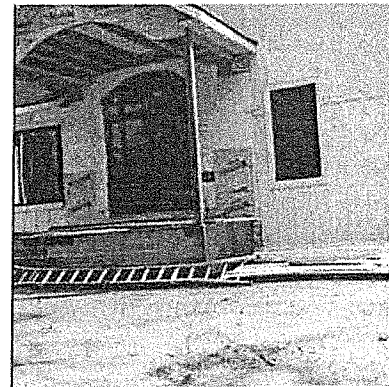
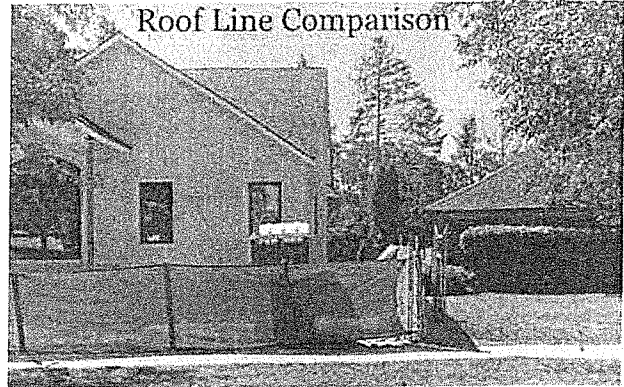


**Join Your Neighbors in Expressing Concerns and Requesting ACTION at the GPW City Council Meeting Tuesday, September 26, 2023 - 7:00pm**

### **707 N. RENAUD DOES NOT MEET STANDARDS**

- Barn-like surface structure completely replaced single story 1950's ranch
- Home is not consistent with other homes in the neighborhood
- Structure size significantly exceeds the permitted size for the neighborhood (Current code is 35% of lot size)
- Existing permit is for a remodel valued at \$150k and does not represent the NEW construction of the structure
- First floor of structure is raised several feet above ground exceeding permitted level
- Altered existing grade of yard which has been sloped towards adjacent properties resulting in standing water and runoff INTO the adjacent properties
- Construction permit, which expired once, will be up for reconsideration in October 2023
- Will NOT receive tax value based on new construction





**Join Your Neighbors in Expressing Concerns and Requesting ACTION at the GPW City Council Meeting Tuesday, September 26, 2023 - 7:00pm**

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# **EXHIBIT B**



Questions ?

Lintcl@yahoo.com



MCKENNA

September 26, 2023

City of Grosse Pointe Woods  
20025 Mack Plaza Dr  
Grosse Pointe Woods, MI 48236

**SUBJECT: 707 N RENAUD ZONING REVIEW AND VARIANCE OVERVIEW**  
**ZONING: R-1A ONE-FAMILY RESIDENTIAL**  
**APPLICANT: NICOLAS & ALANNA AVOURIS, PROPERTY OWNERS**

Dear City Administration:

We have reviewed an updated site plan prepared by Fenn & Associates for Nicholas D. Avouris Designs for the renovation of a single-family home at 707 N Renaud in the R-1A Residential District. The Building Department received the updated Site Plan on September 26, 2023. This site plan and building footprint received has changed from the original site plan that was submitted to the GPW Building Department on July 14, 2022. Nevertheless, the house in its form before the renovations, was a nonconforming structure due to its noncompliance with the 40-foot front yard setback and 25-foot total side yard setbacks. Any additions or expansions of nonconforming structures, including nonconforming residential structures, must be reviewed by the Zoning Board of Appeals. This review letter highlights the additional components that do not comply with the R-1A District standards of the Zoning Ordinance that went into effect on May 15, 2022. The applicant needs multiple variances from the Zoning Board of Appeals.

Aerial Image of 707 N Renaud



Zoning Map



PLAN DETAILS

DETROIT  
1938 Franklin Street  
Suite 203  
Detroit, Michigan 48207

☎ 313.888.9882  
☎ 248.596.0930  
MCKENNA.COM

Communities for real life.



This review is based on the revised demo plans and elevation drawings dated June 29, 2022, revised on September 15, 2022 and the floor plan dated December 10, 2021. The floor plan indicates that the existing building footprint, which was a noncompliant structure due to noncompliance with the front and side yard setbacks, was expanded and a screened in porch (lanai) was added in the rear of the building without approval from the Zoning Board of Appeals. Additional components of the proposed renovations that ultimately become a full demolition and new construction, that is now near completion, do not comply with standards of the Zoning Ordinance. The table below details the components out of compliance with Ordinance requirements.

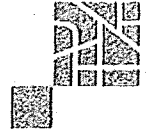
**DIMENSIONAL REQUIREMENTS**

Standard	Requirement	Prior Conditions	New Conditions	Compliance
Minimum Front Setback*	40'	<40', the Garage extends past the 40' setback. Nonconforming.	<40', the Garage and the open front porch extends past the 40' setback	No
Minimum Side Setback	10' for at least one side; 25 ft minimum for each side	10', <15' Does not total to the min. 25'. Nonconforming.	10', <15' Does not total to the min. 25'	No
Minimum Rear Setback	28'	>28'	>28'	Yes
Maximum Building Height	2.5 stories or 30'	Unknown at this time.	31'4" Ridge Height	No
Finish Grade Line / Building Grade Line	<12' >18' from the front sidewalk	Unknown at this time.	To be provided.	TBD
First Floor Elevation**	<6" >26" above the finish grade line	Unknown at this time.	3'	No
Lot Size	8,500 sq.ft.	Unknown at this time.	90' by 145' = 13,050 ft <sup>2</sup>	Yes
Lot Coverage***	35%	<32%	Home w/o Lanai = 4,211.476 ft <sup>2</sup> or 32% Home w/ Lanai = 4,869.066 ft <sup>2</sup> or 37%	No, not with the lanai at the rear end of the house

\*Section 50-5.14, "porches, platforms, balconies, ... attached garages and other projections shall be considered as part of the building and not as a part of the yards or courts or unoccupied spaces." "The building inspector may permit encroachments or extensions into the front or rear yard provided such structures do not extend more than 30 inches from the main wall of the building, do not in the aggregate occupy more than 20 percent of the length of such wall, and do not interfere with the light or ventilation of any room used as a dwelling. This section shall not apply to unenclosed outside porches not exceeding one story in height which do not extend into the required front yard farther than eight feet or into the rear yard farther than 12 feet."

\*\*First floor elevation is the height that the first floor extends above the building grade line/finish grade line, which is elevation of the ground adjoining the building on all four sides.

\*\*\*Lot Coverage means the part or percent of the lot occupied by buildings or structures, including accessory buildings or structures and above ground and permanent swimming pools.

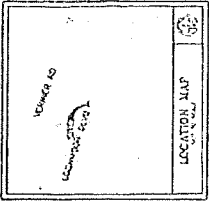


**Findings:** The addition expanding the residential home and the lanai (screened in porch) do not comply with various components of the Zoning Ordinance: It exceeds the front and side yard setbacks, allowed lot coverage, first floor elevation, and building height allowed by-right in the R-1A District. The Building Official may permit the extension of the garage into the front yard setback as it does not exceed 8-feet past the required front yard setback; however, they may not permit the extension of the open porch into the front yard as is because it extends 8-feet past the required setback. The front open porch must also be considered by the Zoning Board of Appeals. The ZBA must review and consider these design elements that do not comply with the Ordinance. This renovation is of a nonconforming structure that does not comply with the Ordinance, variances are needed.

Respectfully submitted,

**MCKENNA**

Brigitte Wolf, AICP



LOCATION MAP

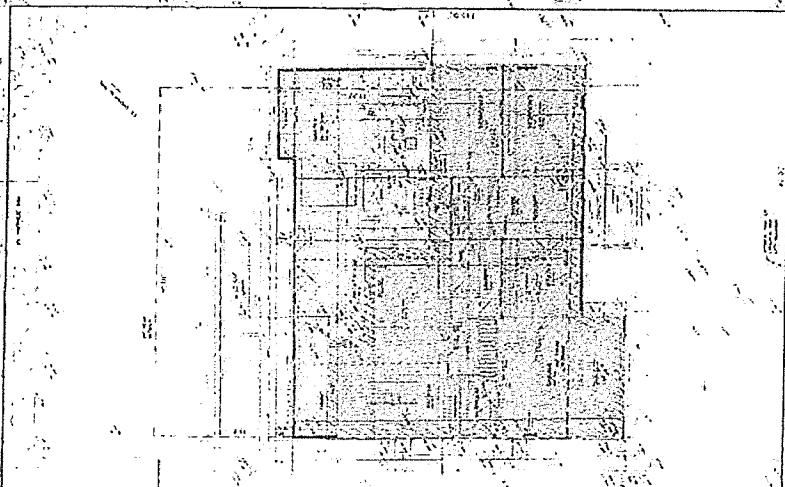
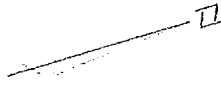
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DO NOT RELY ON THIS MAP FOR CONSTRUCTION OR SURVEYING PURPOSES

**LEGEND**

EXISTING LOT LINES	---
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PAGE 106

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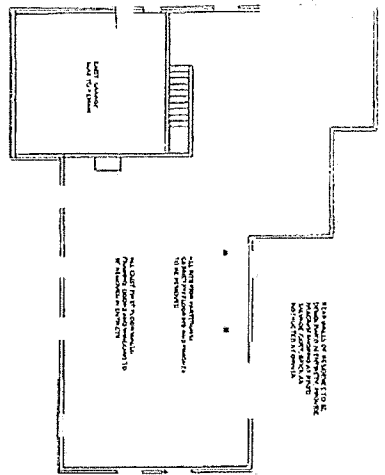
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**FRANK & ASSOCIATES, INC.**  
 1000 PINE STREET, SUITE 200  
 OAKLAND, CA 94612  
 TEL: (415) 778-7979  
 FAX: (415) 778-7980  
 WWW.FRANKANDASSOCIATES.COM

PROJECT NO. 1000 PINE STREET, SUITE 200  
 SHEET NO. 1000 PINE STREET, SUITE 200  
 DATE: 10/10/2014  
 SCALE: AS SHOWN  
 DRAWN BY: J. [Name]  
 CHECKED BY: [Name]

**FIRST FLOOR DEMO PLAN**  
SCALE: 1/8" = 1'-0"



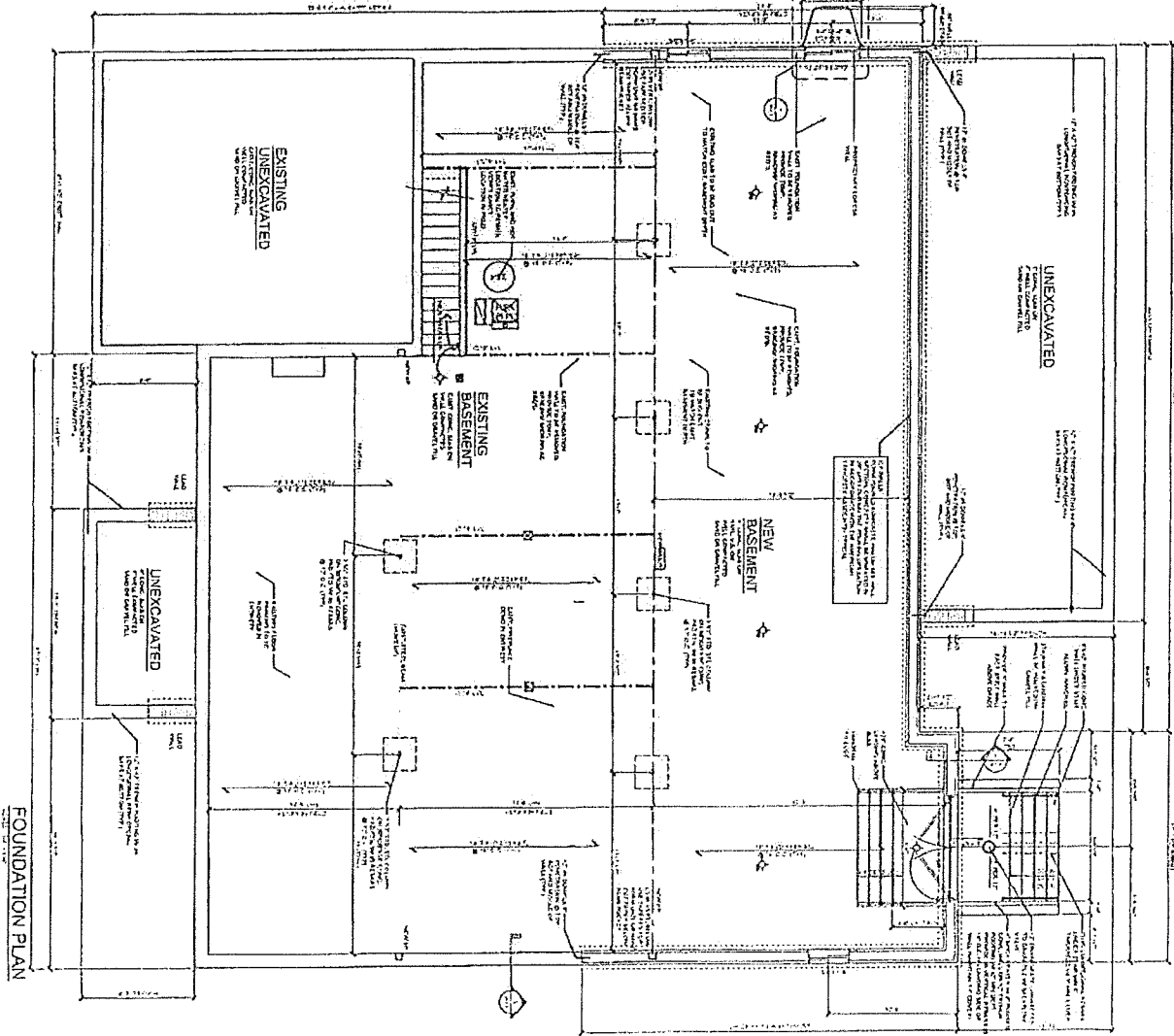
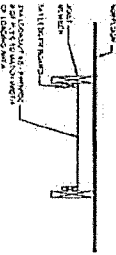
**GENERAL REQUIREMENTS**  
 1. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND THE ILLINOIS CONSTRUCTION CODE.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF CHICAGO.  
 3. ALL DEMOLITION WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 5. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.  
 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURAL ELEMENTS TO REMAIN.  
 7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES ON THIS PLAN.

**ELECTRICAL SCHEDULE**

NO.	DESCRIPTION	QTY	UNIT
1	120V 15 AMP CIRCUIT BREAKER	1	EA
2	120V 20 AMP CIRCUIT BREAKER	1	EA
3	120V 30 AMP CIRCUIT BREAKER	1	EA
4	120V 40 AMP CIRCUIT BREAKER	1	EA
5	120V 50 AMP CIRCUIT BREAKER	1	EA
6	120V 60 AMP CIRCUIT BREAKER	1	EA
7	120V 75 AMP CIRCUIT BREAKER	1	EA
8	120V 100 AMP CIRCUIT BREAKER	1	EA
9	120V 150 AMP CIRCUIT BREAKER	1	EA
10	120V 200 AMP CIRCUIT BREAKER	1	EA
11	120V 250 AMP CIRCUIT BREAKER	1	EA
12	120V 300 AMP CIRCUIT BREAKER	1	EA
13	120V 350 AMP CIRCUIT BREAKER	1	EA
14	120V 400 AMP CIRCUIT BREAKER	1	EA
15	120V 450 AMP CIRCUIT BREAKER	1	EA
16	120V 500 AMP CIRCUIT BREAKER	1	EA
17	120V 550 AMP CIRCUIT BREAKER	1	EA
18	120V 600 AMP CIRCUIT BREAKER	1	EA
19	120V 650 AMP CIRCUIT BREAKER	1	EA
20	120V 700 AMP CIRCUIT BREAKER	1	EA
21	120V 750 AMP CIRCUIT BREAKER	1	EA
22	120V 800 AMP CIRCUIT BREAKER	1	EA
23	120V 850 AMP CIRCUIT BREAKER	1	EA
24	120V 900 AMP CIRCUIT BREAKER	1	EA
25	120V 950 AMP CIRCUIT BREAKER	1	EA
26	120V 1000 AMP CIRCUIT BREAKER	1	EA

**NOTES:**  
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**TYPICAL BLOCKING LADDER DETAIL**



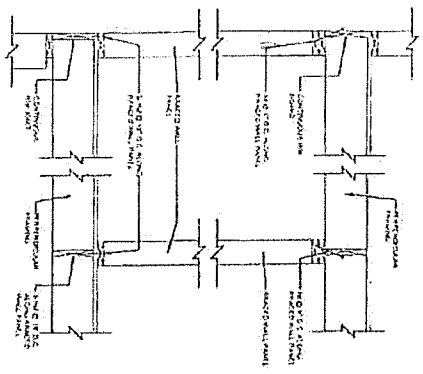
**FOUNDATION PLAN**

**RENAUD ADDITION**

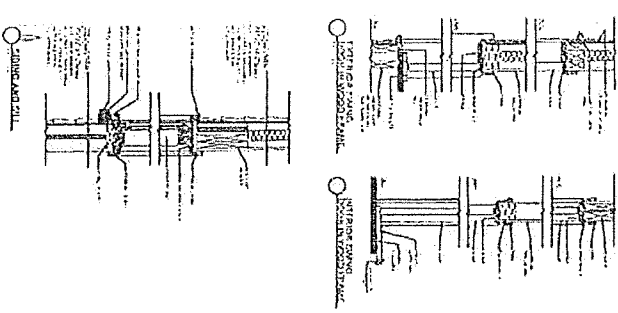
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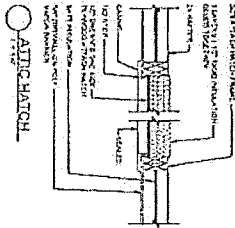
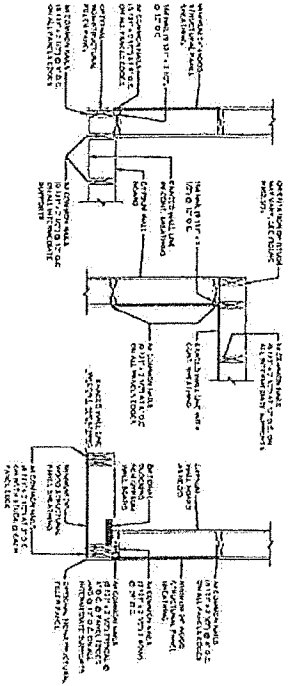
**PROJECT INFORMATION:**  
 PROJECT NO: 2304  
 DATE: 12/15/2024  
 SCALE: 1/8" = 1'-0"



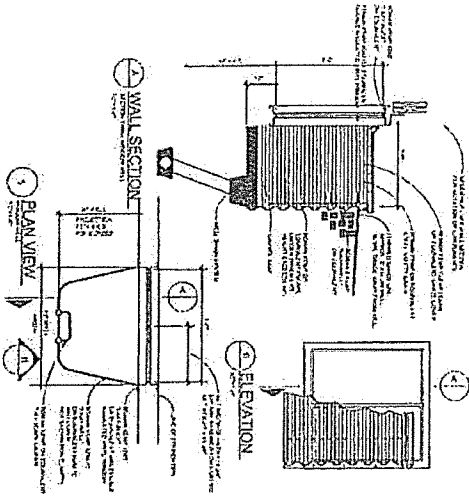
SPACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO CORNER BUILDING FRAMING.



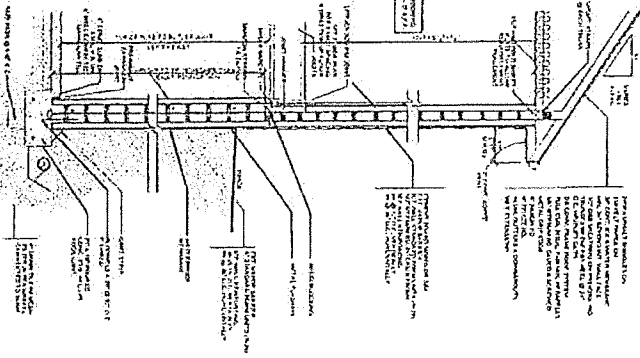
CORNER FRAMING REQUIREMENTS FOR CONTIGUOUS SHEATHINGS



ATTIC HATCH

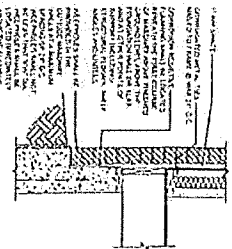


1 TYP. BASEMENT WALL SECTION

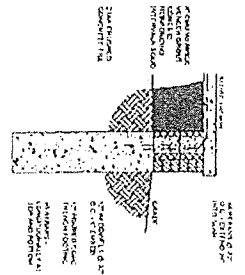


2 TYP. BUILT UP WALL SECTION

WEIR HOLE DETAIL



PATIO DETAIL



<p> <input type="checkbox"/> COIC MATS  <input type="checkbox"/> DECKING  <input type="checkbox"/> CONCRETE  <input type="checkbox"/> STICKER  <input type="checkbox"/> OTHER                 </p>	<p> <input type="checkbox"/> 1/2\"/&gt; </p>
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**RENAUD ADDITION**  
 DRAWING NO. 2304  
 DATE 11/11/11  
 SCALE 1/8\"/>

**STAIRWAY NOTES AND DETAILS**

**STAIR SECTION**

**TYPICAL RAILING DETAIL**

STAIR SECTION

TYPICAL RAILING DETAIL

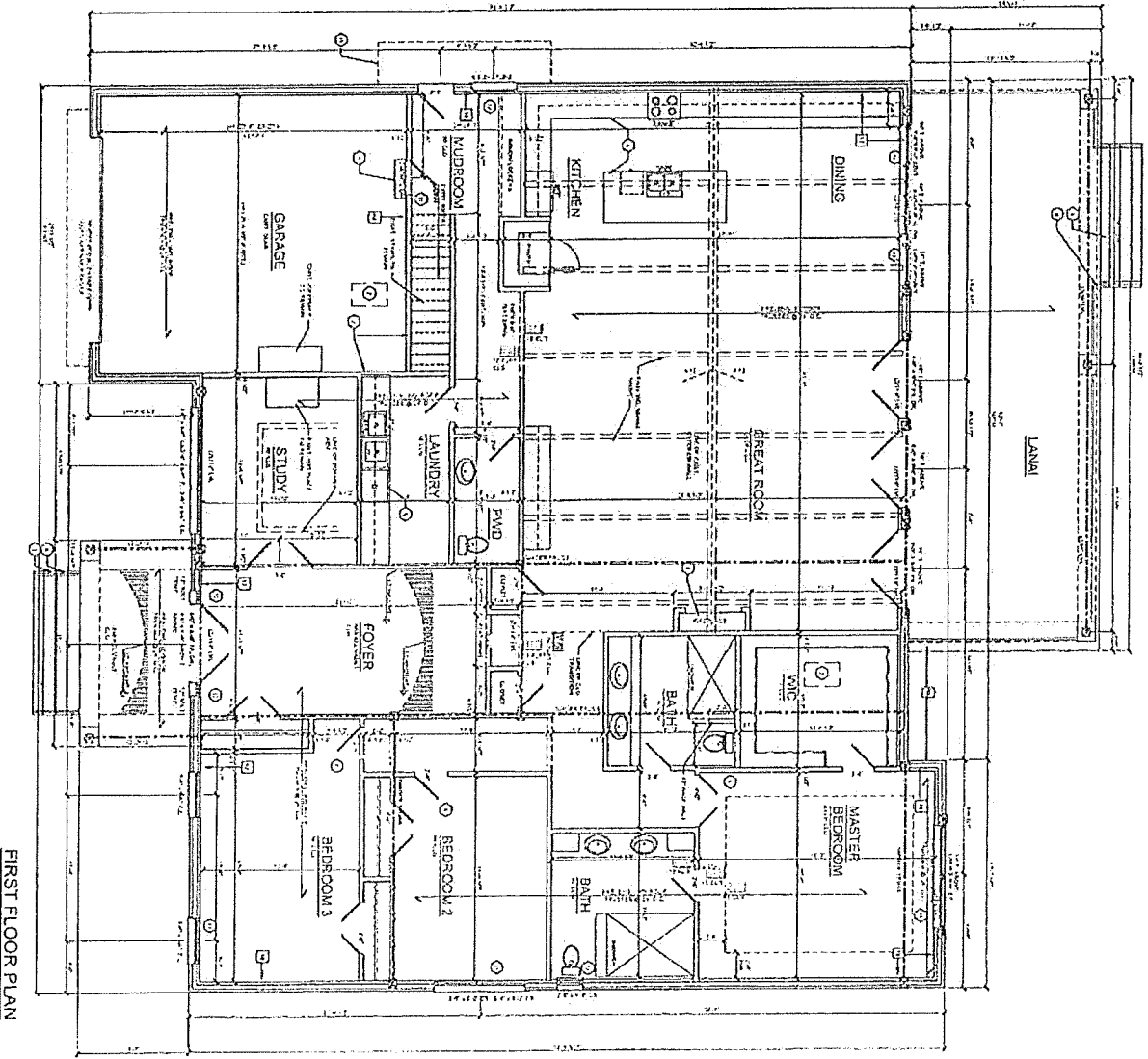
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1	FOUNDATIONS	1	FOUNDATIONS
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3	FOUNDATIONS	3	FOUNDATIONS
4	FOUNDATIONS	4	FOUNDATIONS
5	FOUNDATIONS	5	FOUNDATIONS
6	FOUNDATIONS	6	FOUNDATIONS
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- KEYED FLOOR PLAN NOTES**
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**GENERAL EQUIPMENT SCHEDULE**

1	STOVE	1	STOVE
2	REF	2	REF
3	DISHWASHER	3	DISHWASHER
4	ICE MAKER	4	ICE MAKER
5	WASHER	5	WASHER
6	DRYER	6	DRYER
7	AC	7	AC
8	HVAC	8	HVAC
9	EXHAUST	9	EXHAUST
10	STOVE	10	STOVE
11	REF	11	REF
12	DISHWASHER	12	DISHWASHER
13	ICE MAKER	13	ICE MAKER
14	WASHER	14	WASHER
15	DRYER	15	DRYER
16	AC	16	AC
17	HVAC	17	HVAC
18	EXHAUST	18	EXHAUST
19	STOVE	19	STOVE
20	REF	20	REF

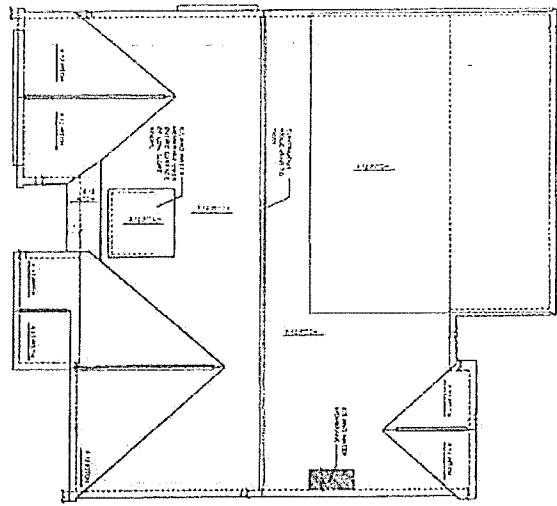


**FIRST FLOOR PLAN**

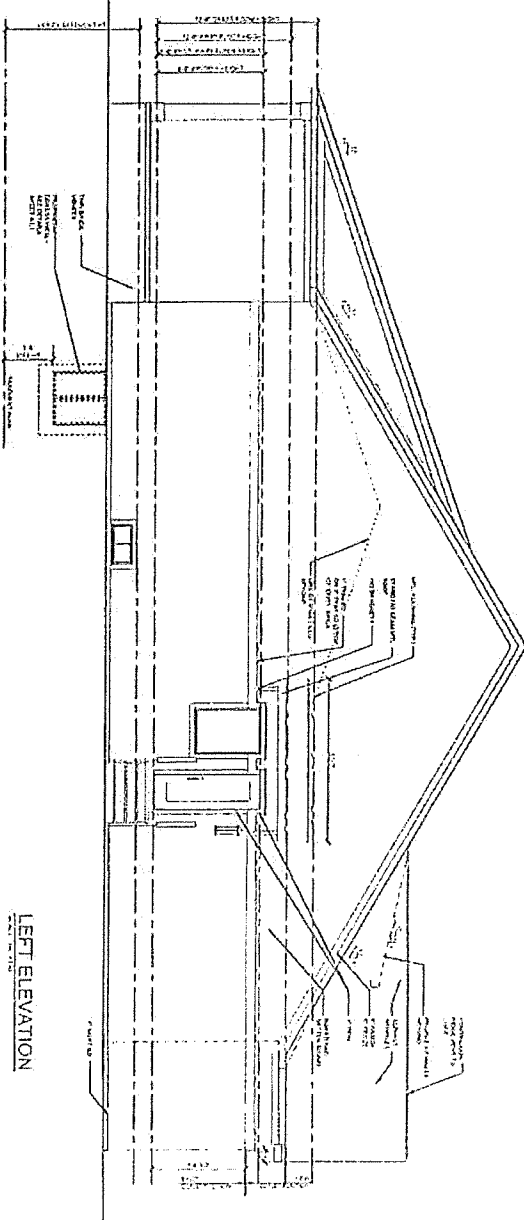
**RENAUD ADDITION**

**A2**

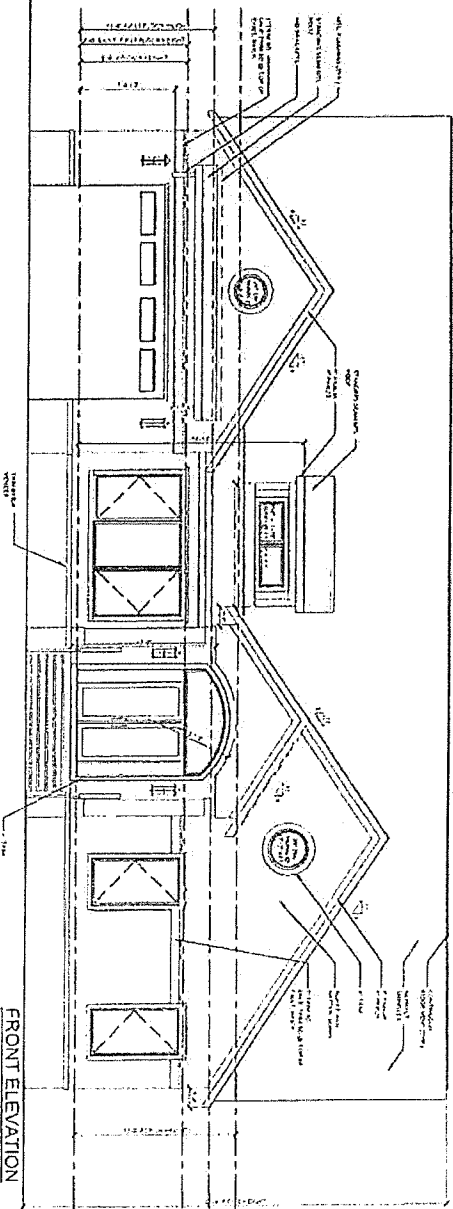
2004



**ROOF PLAN**



**LEFT ELEVATION**

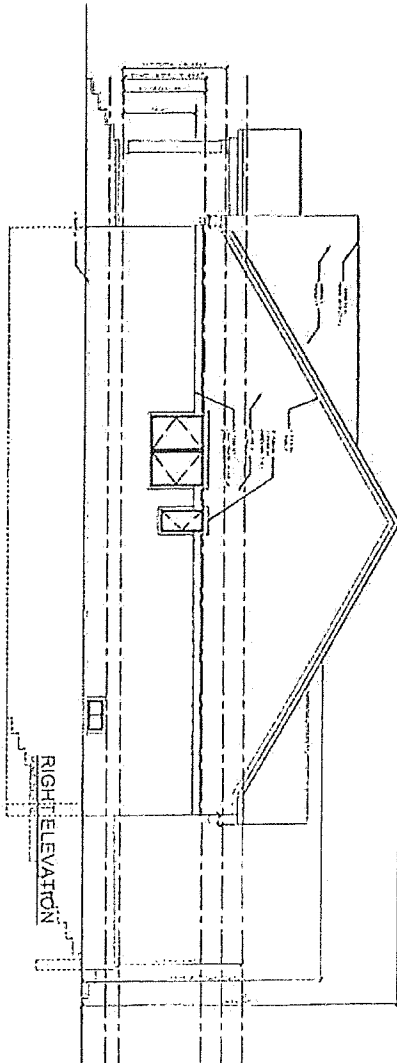


**FRONT ELEVATION**

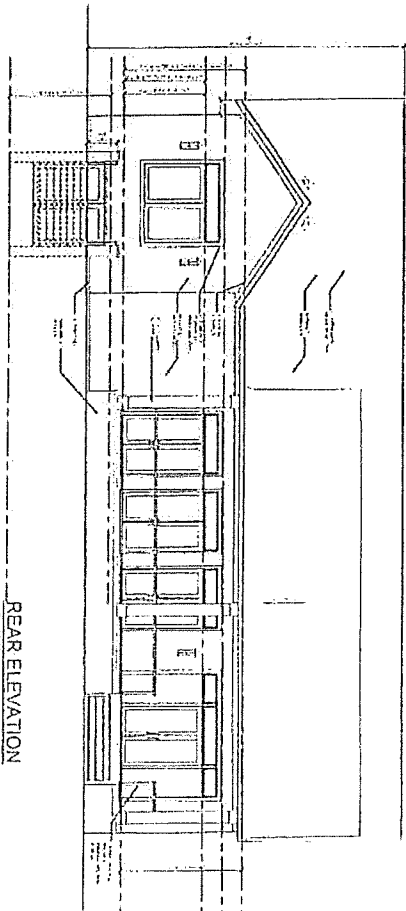
**RENAUD ADDITION**

<p><b>PROJECT</b>  <b>OWNER</b>  <b>DATE</b>  <b>NO.</b>  <b>SCALE</b>  <b>DATE</b></p>	<p><b>REVISIONS</b></p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> <tr><td>11</td><td></td></tr> <tr><td>12</td><td></td></tr> <tr><td>13</td><td></td></tr> <tr><td>14</td><td></td></tr> <tr><td>15</td><td></td></tr> <tr><td>16</td><td></td></tr> <tr><td>17</td><td></td></tr> <tr><td>18</td><td></td></tr> <tr><td>19</td><td></td></tr> <tr><td>20</td><td></td></tr> <tr><td>21</td><td></td></tr> <tr><td>22</td><td></td></tr> <tr><td>23</td><td></td></tr> <tr><td>24</td><td></td></tr> <tr><td>25</td><td></td></tr> <tr><td>26</td><td></td></tr> <tr><td>27</td><td></td></tr> <tr><td>28</td><td></td></tr> <tr><td>29</td><td></td></tr> <tr><td>30</td><td></td></tr> <tr><td>31</td><td></td></tr> <tr><td>32</td><td></td></tr> <tr><td>33</td><td></td></tr> <tr><td>34</td><td></td></tr> <tr><td>35</td><td></td></tr> <tr><td>36</td><td></td></tr> <tr><td>37</td><td></td></tr> <tr><td>38</td><td></td></tr> <tr><td>39</td><td></td></tr> <tr><td>40</td><td></td></tr> <tr><td>41</td><td></td></tr> <tr><td>42</td><td></td></tr> <tr><td>43</td><td></td></tr> <tr><td>44</td><td></td></tr> <tr><td>45</td><td></td></tr> <tr><td>46</td><td></td></tr> <tr><td>47</td><td></td></tr> <tr><td>48</td><td></td></tr> <tr><td>49</td><td></td></tr> <tr><td>50</td><td></td></tr> <tr><td>51</td><td></td></tr> <tr><td>52</td><td></td></tr> <tr><td>53</td><td></td></tr> <tr><td>54</td><td></td></tr> <tr><td>55</td><td></td></tr> <tr><td>56</td><td></td></tr> <tr><td>57</td><td></td></tr> <tr><td>58</td><td></td></tr> <tr><td>59</td><td></td></tr> <tr><td>60</td><td></td></tr> <tr><td>61</td><td></td></tr> <tr><td>62</td><td></td></tr> <tr><td>63</td><td></td></tr> <tr><td>64</td><td></td></tr> <tr><td>65</td><td></td></tr> <tr><td>66</td><td></td></tr> <tr><td>67</td><td></td></tr> <tr><td>68</td><td></td></tr> <tr><td>69</td><td></td></tr> <tr><td>70</td><td></td></tr> <tr><td>71</td><td></td></tr> <tr><td>72</td><td></td></tr> <tr><td>73</td><td></td></tr> <tr><td>74</td><td></td></tr> <tr><td>75</td><td></td></tr> <tr><td>76</td><td></td></tr> <tr><td>77</td><td></td></tr> <tr><td>78</td><td></td></tr> <tr><td>79</td><td></td></tr> <tr><td>80</td><td></td></tr> <tr><td>81</td><td></td></tr> <tr><td>82</td><td></td></tr> <tr><td>83</td><td></td></tr> <tr><td>84</td><td></td></tr> <tr><td>85</td><td></td></tr> <tr><td>86</td><td></td></tr> <tr><td>87</td><td></td></tr> <tr><td>88</td><td></td></tr> <tr><td>89</td><td></td></tr> <tr><td>90</td><td></td></tr> <tr><td>91</td><td></td></tr> <tr><td>92</td><td></td></tr> <tr><td>93</td><td></td></tr> <tr><td>94</td><td></td></tr> <tr><td>95</td><td></td></tr> <tr><td>96</td><td></td></tr> <tr><td>97</td><td></td></tr> <tr><td>98</td><td></td></tr> <tr><td>99</td><td></td></tr> <tr><td>100</td><td></td></tr> </table>	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16		17		18		19		20		21		22		23		24		25		26		27		28		29		30		31		32		33		34		35		36		37		38		39		40		41		42		43		44		45		46		47		48		49		50		51		52		53		54		55		56		57		58		59		60		61		62		63		64		65		66		67		68		69		70		71		72		73		74		75		76		77		78		79		80		81		82		83		84		85		86		87		88		89		90		91		92		93		94		95		96		97		98		99		100		<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>--- FINISH</li> <li>--- BOUNDARY</li> <li>--- DIMENSION</li> <li>--- VINYL SIDING</li> <li>--- WOOD SHAKES</li> <li>--- ASPH/FLT SHINGLES</li> <li>--- VINYL SIDING</li> <li>--- WOOD SHAKES</li> <li>--- ASPH/FLT SHINGLES</li> <li>--- VINYL SIDING</li> <li>--- WOOD SHAKES</li> <li>--- ASPH/FLT SHINGLES</li> </ul>	<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>1. SEE GENERAL NOTES.</li> <li>2. SEE GENERAL NOTES.</li> <li>3. SEE GENERAL NOTES.</li> <li>4. SEE GENERAL NOTES.</li> <li>5. SEE GENERAL NOTES.</li> <li>6. SEE GENERAL NOTES.</li> <li>7. SEE GENERAL NOTES.</li> <li>8. SEE GENERAL NOTES.</li> <li>9. SEE GENERAL NOTES.</li> <li>10. SEE GENERAL NOTES.</li> </ol>	<p><b>SCALE</b></p> <p>AS SHOWN</p>	<p><b>DATE</b>          2/20/14</p>	<p><b>NO.</b>          A3</p>	
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RIGHT ELEVATION



REAR ELEVATION



RENAUD ADDITION

THOMAS R. GORDON  
 ARCHITECT  
 1111 1/2 AVENUE  
 WASHINGTON, D.C. 20004

DATE	01/15/82
PROJECT	RENAUD ADDITION
CLIENT	MR. & MRS. R. J. RENAUD
ARCHITECT	THOMAS R. GORDON
SCALE	AS SHOWN
NO. OF SHEETS	11
SHEET NO.	01-20-82
DATE	1/15/82
BY	R.J.
CHECKED	R.J.
APP. NO.	A4
SCALE	AS SHOWN

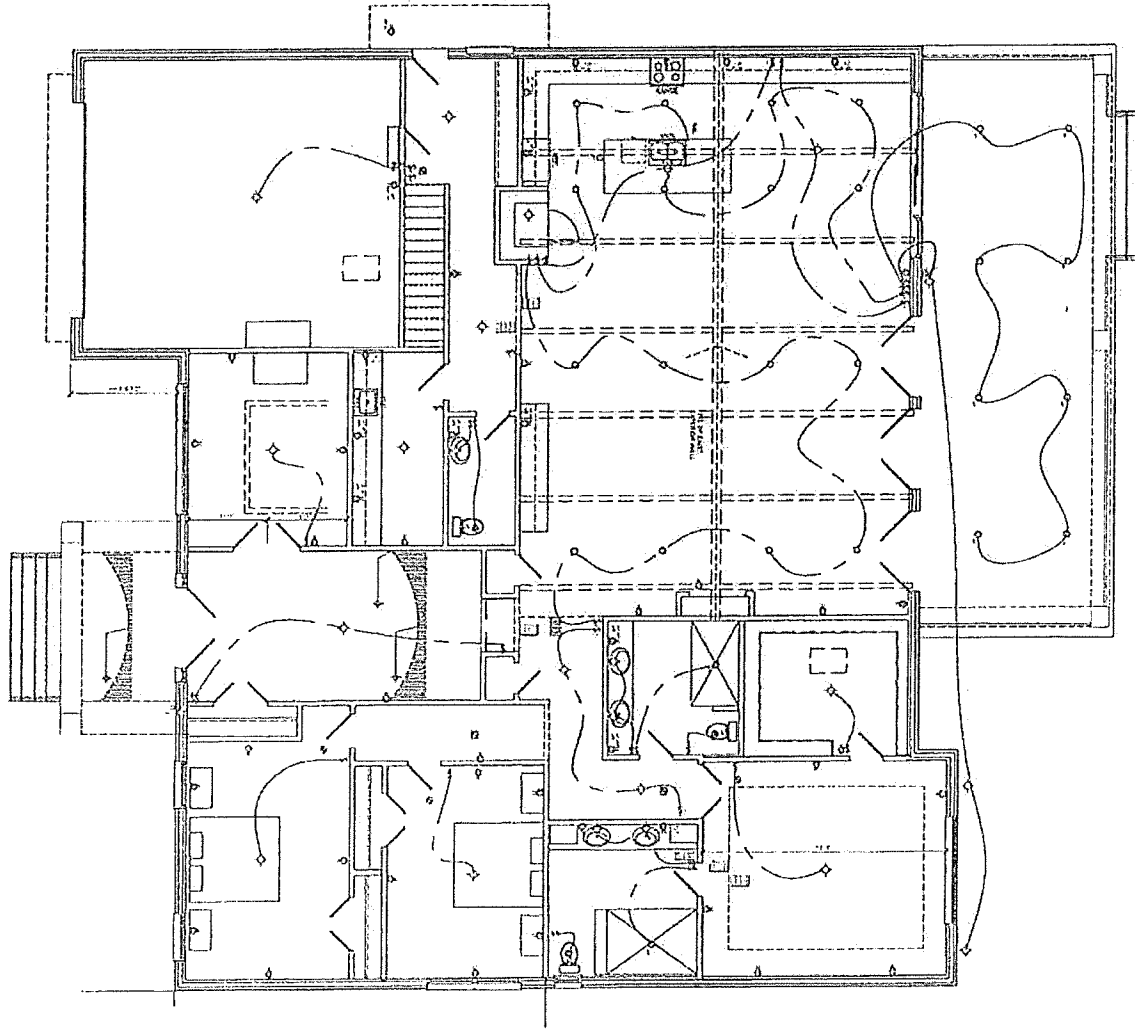
**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL ELECTRICAL INSPECTOR.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURAL MEMBERS.
5. ALL NEW WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEC.
6. ALL ELECTRICAL WORK SHALL BE TESTED AND DOCUMENTED AT THE END OF EACH DAY OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELECTRICAL SYSTEMS.
8. ALL ELECTRICAL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES.
10. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH DAY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FINISHES.
12. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELECTRICAL SYSTEMS.
14. ALL ELECTRICAL WORK SHALL BE TESTED AND DOCUMENTED AT THE END OF EACH DAY OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FINISHES.
16. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ELECTRICAL SYSTEMS.
18. ALL ELECTRICAL WORK SHALL BE TESTED AND DOCUMENTED AT THE END OF EACH DAY OF WORK.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FINISHES.
20. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

**LEGEND:**

○	NEW LIGHT FIXTURE
□	NEW ELECTRICAL PANEL
△	NEW SWITCH
◇	NEW OUTLET
○	EXISTING LIGHT FIXTURE
□	EXISTING ELECTRICAL PANEL
△	EXISTING SWITCH
◇	EXISTING OUTLET
○	NEW GROUNDING POINT
□	NEW ELECTRICAL PANEL
△	NEW SWITCH
◇	NEW OUTLET
○	EXISTING LIGHT FIXTURE
□	EXISTING ELECTRICAL PANEL
△	EXISTING SWITCH
◇	EXISTING OUTLET
○	NEW GROUNDING POINT

**FIRST FLOOR ELECTRIC PLAN**



DATE	06-05-20
PROJECT	RENAUD ADDITION
CLIENT	RENAUD
DESIGNER	E1
SCALE	AS SHOWN
PROJECT NO.	20204

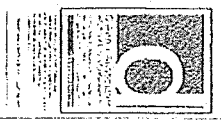
**REVISIONS:**

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

**PROJECT INFORMATION:**

PROJECT: RENAUD ADDITION  
 ADDRESS: 12345 MAIN ST, ANYTOWN, ONTARIO  
 CONTRACT NO.: 20204  
 DRAWING NO.: E1

**RENAUD ADDITION**





06/23/2023

Dear and AVOURIS, NICHOLAS D - ALANNA:

**Expired Building Permit PB220396 to expire at 707 N RENAUD RD on 08/22/2023 for Demo only for remodel of entire home by homeowner Alanna Avouris..**

Please be advised that the above subject permits will be expiring within 30 days and a final inspection is required. Failure to schedule final inspections may result in tickets or fines.

Permits may be extended once for a timeframe of 90 days, if you would like to request an extension or to speak to a Building Department staff member please contact our office at 313-343-2426.

Sincerely,

Grosse Pointe Woods Building Department  
[building@gpwmi.us](mailto:building@gpwmi.us)  
313.343.2426



07/24/2023

Dear and AVOURIS, NICHOLAS D - ALANNA:

**Expired Building Permit PB220396 to expire at 707 N RENAUD RD on 08/22/2023 for Demo only for remodel of entire home by homeowner Alanna Avouris..**

Please be advised that the above subject permits will be expiring within 30 days and a final inspection is required. Failure to schedule final inspections may result in tickets or fines.

Permits may be extended once for a timeframe of 90 days, if you would like to request an extension or to speak to a Building Department staff member please contact our office at 313-343-2426.

Sincerely,

Grosse Pointe Woods Building Department  
[building@gpwmi.us](mailto:building@gpwmi.us)  
313.343.2426



08/25/2023

Dear and AVOURIS, NICHOLAS D - ALANNA:

**Expired Building Permit PB220396 to expire at 707 N RENAUD RD on 10/24/2023 for Demo only for remodel of entire home by homeowner Alanna Avouris.**

**EXTENDED 90 DAYS ON 7/24/23. MRM.**

Please be advised that the above subject permits will be expiring within 30 days and a final inspection is required. Failure to schedule final inspections may result in tickets or fines.

Permits may be extended once for a timeframe of 90 days, if you would like to request an extension or to speak to a Building Department staff member please contact our office at 313-343-2426.

Sincerely,

Grosse Pointe Woods Building Department  
[building@gpwmi.us](mailto:building@gpwmi.us)  
313.343.2426



09/25/2023

Dear and AVOURIS, NICHOLAS D - ALANNA:

**Expired Building Permit PB220396 to expire at 707 N RENAUD RD on 10/24/2023 for Demo only for remodel of entire home by homeowner Alanna Avouris.**

**EXTENDED 90 DAYS ON 7/24/23. MRM.**

Please be advised that the above subject permits will be expiring within 30 days and a final inspection is required. Failure to schedule final inspections may result in tickets or fines.

Permits may be extended once for a timeframe of 90 days, if you would like to request an extension or to speak to a Building Department staff member please contact our office at 313-343-2426.

Sincerely,

Grosse Pointe Woods Building Department  
[building@gpwmi.us](mailto:building@gpwmi.us)  
313.343.2426

From: Christal Lint lintcl@yahoo.com  
Subject: For your investigation Re 707 N Renaud  
Date: Oct 3, 2023 at 9:38:30 AM  
To: Debra Walling dwalling@rsjalaw.com, Tim Tomlinson  
TTomlinson@yorkdolanlaw.com

Good morning,

Earlier this morning, I followed up with Mr Tomlinson regarding a downspout violation I reported last week at 707. As I stated at last night's council meeting, last week 707 slapped downspouts onto the structure facing my property and the property on the other side. It occurred to me that not only with respect to this violation but some of the other more serious violations you're investigating, that the owner knows what's required of the code because he's renovated other homes in the neighborhood.

One such home is 871 N Renaud. In connection with a permit to replace a roof on that house a few years ago, he was explicitly instructed that downspouts face the front and back of the property, and not the sides. As I looked more into 871 N Renaud, there are a number of other issues you should be aware of. Most importantly, although the permit granted was for the roof, 871 was a massive renovation project for which no permits were applied for and granted. See the listing description from the sale just last year here [https://www.zillow.com/homedetails/871-N-Renaud-Rd-Grosse-Pointe-Woods-MI-48236/88388278\\_zpid/](https://www.zillow.com/homedetails/871-N-Renaud-Rd-Grosse-Pointe-Woods-MI-48236/88388278_zpid/).

In talking with the neighbor next door to 871, I understand that the interior work was not the only work done. I was informed that house was significantly expanded upon in the back. The sale listing above seems to corroborate this as the home is listed for sale at over 5000 sq feet; obviously a home in this neighborhood built in the 1950s was not built to be of that size. I'm sure you have access to records to confirm all of this.

I don't think I need to detail for you the parallels between 871 and 707. I do have to point out that the owner clearly has a history of successfully evading the zoning ordinance and oversight of the building department. I also think it's worth noting that permit information is, as per state guidelines, the primary manner in which property taxes are assessed. So in addition to zoning violations, the owner is permitted to evade full tax responsibility while the rest of the community who follows the law pays their full freight.

The adverse consequences to the neighborhood if the City does not take firm and immediate action on 707 cannot be understated. I do plan to continue my investigation with the limited tool available to me and will continue to share what I find with you.

Best regards,  
Christal

Sent from my iPhone



# EXHIBIT C

**Enforcement Information**

[Back To Top](#)

**Amount Due**  
 Enforcement - Building Permits Total **\$0.00**

Number: E220441      Status: Case Closed

Category: Building Permits

Date Filed: 04/14/2022

Date Closed: 04/20/2022

Last Action Date: *No Data to Display*

Next Action Date: *No Data to Display*

Complaint:

Renovating inside of the home. No permits. See pics. 2 commercial dumpsters at the property.

**Inspection Information**

[Back To Top](#)

Inspection Type	Inspector	Status	Scheduled Date	Completed Date	Result
Ordinance	Not Available	Completed	4/14/2022	4/14/2022	Violation(s) <a href="#">View</a>
Compliance	Not Available	Completed	4/20/2022	4/20/2022	Completed <a href="#">View</a>

**Fees & Payments**

[Back To Top](#)

Date	Action	Qty	Description	Billed	Paid
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**Enforcement Information**

[Back To Top](#)

**Amount Due**  
Enforcement - Building Permits Total **\$0.00**

Number: E221138  
 Category: Building Permits  
 Status: Case Closed  
 Date Filed: 10/10/2022  
 Date Closed: 10/17/2022  
 Last Action Date: *No Data to Display*  
 Next Action Date: *No Data to Display*

Complaint: No permit to demo the garage

**Inspection Information**

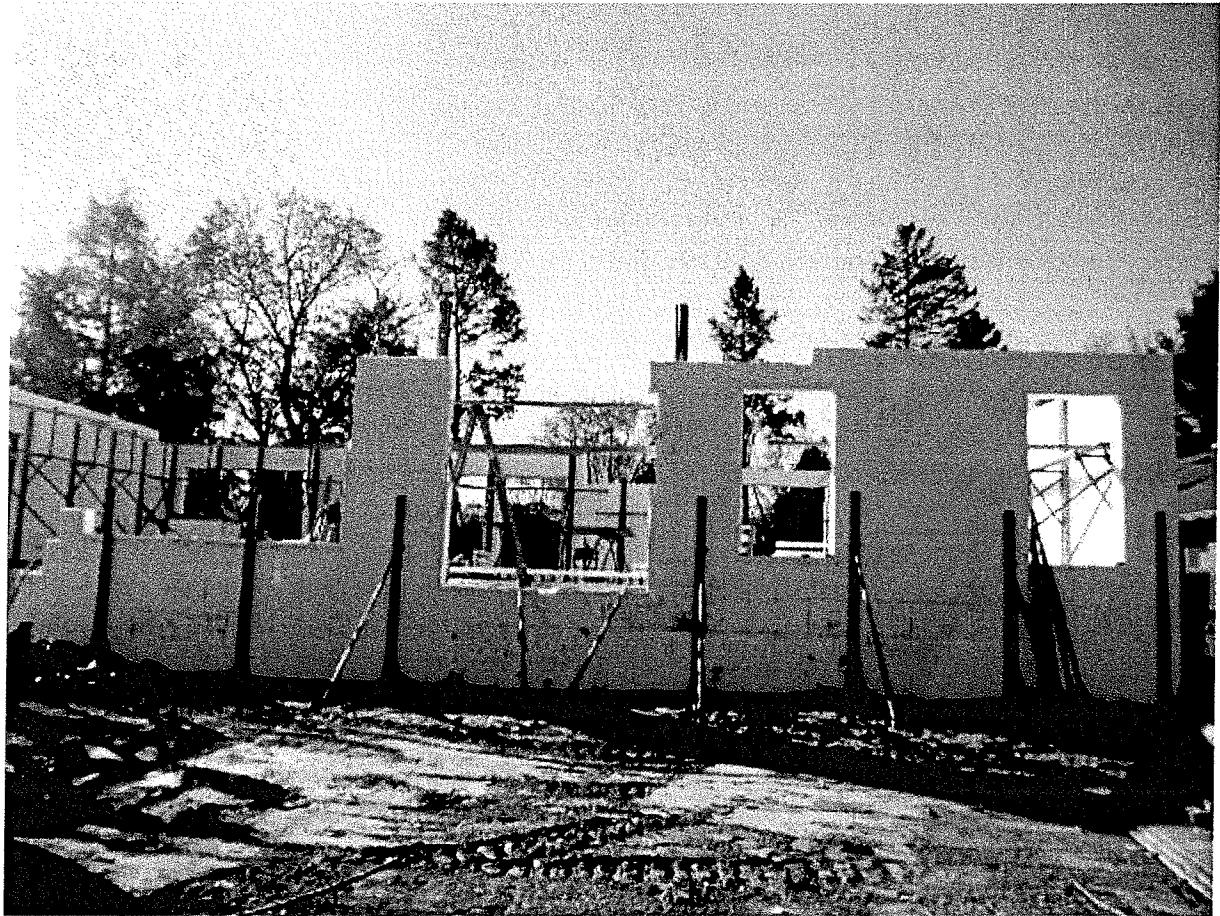
[Back To Top](#)

Inspection Type	Inspector	Status	Scheduled Date	Completed Date	Result
Ordinance	<i>Not Available</i>	Completed	10/10/2022	10/10/2022	Violation(s) <a href="#">View</a>
Compliance	<i>Not Available</i>	Completed	10/17/2022	10/17/2022	No Violation <a href="#">View</a>

**Fees & Payments**

[Back To Top](#)

Date	Action	Qty	Description	Billed	Paid



# EXHIBIT D

STATE OF MICHIGAN

IN THE 3<sup>RD</sup> CIRCUIT COURT FOR THE COUNTY OF WAYNE

CHRISTAL LINT, DANIEL SPIES, and  
EDGAR RINKE, Jr.,

Plaintiffs,

CASE NO.: 23 -  
HON.

- CH

v

NICHOLAS AVOURIS and ALANNA AVOURIS;  
THE CITY OF GROSSE POINTE WOODS;  
ARTHUR W. BRYANT, Mayor of the City of Grosse  
Pointe Woods; THE CITY OF GROSSE POINTE WOODS  
BUILDING DEPARTMENT; and McKENNA AND ASSOCIATES,  
a Michigan domestic profit corporation,  
Jointly and severally,

Defendants.

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LINNELL & ASSOCIATES, PLLC  
BY: RICHARD D. LINNELL (P59339)  
DAVID H. APPLEBAUM (P78794)  
Attorneys for Plaintiffs  
2804 Orchard Lake Rd., Ste. 203  
Keego Harbor, Michigan 48320  
Telephone: (248) 977-4182  
Email: jbooth@linnellfirm.com

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**AFFIDAVIT OF CHRISTAL LINT**

State of Michigan     )  
                                  ) ss  
County of Oakland    )

I, Christal Lint, first being duly sworn, deposes and says that she has personal knowledge of, and if called as a witness can testify competently to, the following facts:

1. I am an owner of record of residentially-zoned real property located in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, and more commonly known as 727 N. Renaud Rd., Grosse Pointe Woods, Michigan (“Lint Property”).

2. The Lint Property immediately abuts and makes contact with 707 N. Renaud Rd., Grosse Pointe Woods, Michigan, which is the genesis of this litigation (“Subject Property”).

3. When I purchased the Lint Property, the dwelling on the Subject Property was a single family ranch home.

4. When NICHOLAS AVOURIS and ALANNA AVOURIS (“Avouris”) purchased the Subject Property, they began unpermitted and unauthorized construction on the Subject Property.

5. Avouris demolished the existing ranch home, and built a new, much larger home in its place.

6. As an adjacent homeowner, I never received any kind of notice of planning commission meetings or site plan approval that would reflect new construction of this magnitude.

7. During the construction process, the grade of the Subject Property was changed such that water runoff pools on the Lint Property and caused flooding in my basement, causing damage to my home and possessions.

8. This happened on numerous occasions, which I alerted Defendant THE CITY OF GROSSE POINTE WOODS (“GPW”) and Defendant THE CITY OF GROSSE POINTE WOODS BUILDING DEPARTMENT (“GPW BD”) agents and representatives to in repeated electronic correspondence, with pictures.

9. I followed the FOIA process with Defendant City Clerk, and requested plans and correspondence from Defendant GPW and Defendant GPW BD related to the Subject Property. In particular, I requested surveys and drainage plans: items that are required for new constructions.

10. I never received those items.

11. I requested the Defendant GPW City Administrator have a meeting with a group of

concerned citizens.

12. The Defendant GPW City Administrator did not appear at the meeting, but instead sent a planning department representative.

13. Shortly after the meeting, the Defendant GPW City Administrator sent correspondence saying the Subject Property fully complied with Defendant GPW's codes and ordinances.

14. Later, in a response to a repeated FOIA request, I received the McKenna Report dated September 26, 2023.

15. The McKenna Report identified many relevant on-site measurements from the Subject Property and identified many zoning violations.

16. As a result of the McKenna Report, I requested multiple updates and new FOIAs from Defendant GPW, and Defendant GPW BD.

17. Information such as police reports that I filed, and inspection reports and surveys mentioned in other FOIA correspondence, as well as communications with Defendant Avouris, were never produced to me.

18. Defendant GPW and GPW BD lack transparency and intentionally withholds documents that substantiate the Subject Property numerous zoning violations.

19. The facts as stated in this Complaint are accurate and true to the best of my knowledge.

### VERIFICATION

I declare that the statements above are true to the best of my knowledge, information, and belief.

Dated: November \_\_\_\_\_, 2023

\_\_\_\_\_  
CHRISTAL LINT

Subscribed and sworn to before me this



\_\_\_\_\_ day of November, 2023.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
County, Michigan  
Acting in \_\_\_\_\_ County  
My Commission Expires:

# EXHIBIT E

**From:** [Sam Woodrick](#)  
**To:** [Frank Schulte](#); [Tim Tomlinson](#)  
**Cc:** [Susan Como](#)  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud— NEW ACTIVITY - RESPONSE REQUIRED.  
**Date:** Friday, September 22, 2023 6:32:18 PM

---

I don't remember exactly, but no I don't think I gave consent.

Just to be clear, I may have admitted that I didn't know if it complied with the lot coverage requirements but it's not my responsibility to know that 100% for certain. It's the plan reviewer's responsibility at the time of review.

We ran another calculation on the submitted plans yesterday for lot coverage and, per the submitted plans, they are well within the lot coverage maximum spelled out in the zoning ordinance.

But, we will be having a building inspector go out and measure the footprint next week just to verify that the HO is complying with the submitted plans.

Get Outlook for iOS

---

**From:** Sam Woodrick <[swoodrick@mcka.com](mailto:swoodrick@mcka.com)>  
**Sent:** Friday, September 22, 2023 6:22:03 PM  
**To:** Frank Schulte <[fschulte@gpwmi.us](mailto:fschulte@gpwmi.us)>; Tim Tomlinson <[ttomlinson@yorkdolanlaw.com](mailto:ttomlinson@yorkdolanlaw.com)>  
**Cc:** Susan Como <[SComo@gpwmi.us](mailto:SComo@gpwmi.us)>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud— NEW ACTIVITY - RESPONSE REQUIRED.

Yep. I suspected she did indeed start recording in the middle of the meeting. I hope my exasperation isn't too apparent in the recording, but she started talking about how a BB gun shot her daughter's window and I had trouble understanding the relevance.

Get Outlook for iOS

---

**From:** Frank Schulte <[fschulte@gpwmi.us](mailto:fschulte@gpwmi.us)>  
**Sent:** Friday, September 22, 2023 6:16:23 PM  
**To:** Tim Tomlinson <[ttomlinson@yorkdolanlaw.com](mailto:ttomlinson@yorkdolanlaw.com)>  
**Cc:** Sam Woodrick <[swoodrick@mcka.com](mailto:swoodrick@mcka.com)>; Susan Como <[SComo@gpwmi.us](mailto:SComo@gpwmi.us)>  
**Subject:** Fwd: CC 23-31 FOIA request - 707 N. Renaud— NEW ACTIVITY - RESPONSE REQUIRED.

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Christal Lint <[lintel@yahoo.com](mailto:lintel@yahoo.com)>  
**Date:** September 22, 2023 at 6:06:27 PM EDT  
**To:** Frank Schulte <[fschulte@gpwmi.us](mailto:fschulte@gpwmi.us)>  
**Cc:** Bruce Eck <[beck@mcka.com](mailto:beck@mcka.com)>, Mollie Mackinnon <[mmackinnon@gpwmi.us](mailto:mmackinnon@gpwmi.us)>, City Clerk <[CityClerk@gpwmi.us](mailto:CityClerk@gpwmi.us)>, Susan Como <[SComo@gpwmi.us](mailto:SComo@gpwmi.us)>, [swoodrick@mcka.com](mailto:swoodrick@mcka.com)  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud— NEW ACTIVITY - RESPONSE REQUIRED.

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe.**

Frank,

We recorded the meeting. You are welcome to listen. But it is not even remotely accurate that Sam provided us with any evidence of compliance. In fact, all he provided was a handful of illegible documents that he said were all you at the city were provided and approved. As an attorney, I can read the code and know that the documents that we were provided did not meet code requirements. I filed multiple FOIA requests and have not been provided with documents responsive to my requests — which confirms what Sam and Paul communication — all you've been provided does not meet requirement for a new construction that completely replaced a prior brick ranch that was about 1/2 the size.

To be clear, the existing structure is of a materially different footprint than the prior structure. The documents are labeled "addition" and was valued at 150k. The new structure, as evidence by google earth, exceed the 35 percent lot coverage requirement and is materially different than the prior structure. Further, Sam admitted that he did not know whether the structure at 707 complied with the 35 percent requirement. I have retained an engineer who confirmed — with the use of google earth — that the structure exceeds by approximate 15 percent the 35 percent requirement.

Moreover, 707 does not have a boundary survey on file. (I however did pay for a boundary survey.) Oddly, Sam did represent that he measured the setbacks — but didn't measure the lot coverage percentage — and said that 707 abides by setback requirement. I am not sure how setback requirement were determined without a boundary survey.

I have mold in my basement; my arborvitae are destroyed; my daughter's bedroom window was shot out by a pellet gun from 707; there is standing water at all corner when it rains; there are rats through the neighborhood; there is a porta John that the public uses regularly on the lot along my property line; the house is raised on a hill like the homes on lakeshore, and the land is completely pitched away from 707 towards the surrounding lot; it is obvious that there is non compliance with code grading requirements. This is just the tip of the iceberg in terms of what we wanted to discuss with you as the person responsible for the City. I and my neighbors have called the city at every juncture about these issue and strangely there in nothing in the city's files related to these complaints or how the were considered and decided upon by the city— I requested those materials via FOIA.

Finally, the aesthetics of the structure do not comply with the character or quality of materials requirement in the code. The structure is a literal joke across the Woods and the entire Grosse Pointe communities. This is a fact.

The Renaud residents look forward to speaking with you and the city attorney. Have nice weekend.

Christal

Sent from my iPhone

On Sep 22, 2023, at 4:39 PM, Frank Schulte <fschulte@gpwmi.us> wrote:

Dear Mrs. Lint

Unfortunately, I had a prior commitment and could not make the meeting. Sam Woodrick from McKenna the city planner provided you and the other residents information that 707 North Renaud reconstruction meets all city codes and ordinances.

City attorney Tim Tomlinson will provide you a follow-up correspondence regarding your additional concerns.

Thanks,

Frank Schulte  
City Administrator  
City of Grosse Pointe Woods  
20025 Mack Plaza Drive

Grosse Pointe Woods, MI 48236  
Direct: #313.343.2450  
Fax: #313.343.2658

"It's not what you look at that matters, it's what you see." ~Henry David Thoreau

---

**From:** Christal Lint <lintcl@yahoo.com>  
**Sent:** Friday, September 22, 2023 1:00 PM  
**To:** Paul Antolin <pantolin@gpwmi.us>  
**Cc:** Bruce Eck <beck@mcka.com>; Mollie Mackinnon <mmackinnon@gpwmi.us>; City Clerk <CityClerk@gpwmi.us>; Frank Schulte <fschulte@gpwmi.us>; Susan Como <SComo@gpwmi.us>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud— NEW ACTIVITY - RESPONSE REQUIRED.

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe.**

As a follow up to our meeting yesterday with Sam, I am writing to express our collective disappointment that with the fact that Sam was the only attendee from the city. We expressly requested the City Manager attend. We had 5 owners yesterday, and several more have issues but couldn't get off work. We all took time off work to meet and we were basically told the same thing I was told on the phone with Sam. And again, we were essentially told that the city could do nothing, despite the fact that the FOIA response I received indicated that the only "plans" submitted and approved by the city are illegible and are labeled "addition"; additionally documents related to filed complaints about the property and the work being done are undoubtedly incomplete based on calls from the 5 owners who attended yesterday's meeting.

I am requesting again a meeting with the manager and owners after normal business hours in the next 2 weeks or we will attend the next city council meeting and raise our concerns there.

Thank you.

Sent from my iPhone

On Sep 13, 2023, at 4:47 PM, Christal Lint <lintcl@yahoo.com> wrote:

Got it. So as I understand it, from your perspective I've been given everything the city has for 707 that was covered by my FOIA request.

Thank you for your assistance.

Sent from my iPhone

On Sep 13, 2023, at 4:12 PM, Paul Antolin <pantolin@gpwmi.us> wrote:

Good afternoon Christal,

According to the Building Dept. you were given all documents available

in response to your FOIA request. I was informed that a representative from the Building Dept. will be contacting you shortly.

At this time, I have no further information for you, other than the Building representative that contacts you should be able to answer any questions you may have.

Thank you and have a nice day.

**Paul P. Antolin, MiPMC  
City Clerk**

City of Grosse Pointe Woods – Clerk’s Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

**From:** Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
**Sent:** Wednesday, September 13, 2023 12:14 PM  
**To:** Paul Antolin <[pantolin@gpwwi.us](mailto:pantolin@gpwwi.us)>  
**Cc:** Bruce Eck <[beck@mcka.com](mailto:beck@mcka.com)>; Mollie Mackinnon <[mmackinnon@gpwwi.us](mailto:mmackinnon@gpwwi.us)>; City Clerk <[CityClerk@gpwwi.us](mailto:CityClerk@gpwwi.us)>; Frank Schulte <[fschulte@gpwwi.us](mailto:fschulte@gpwwi.us)>; Susan Como <[SComo@gpwwi.us](mailto:SComo@gpwwi.us)>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud— NEW ACTIVITY - RESPONSE REQUIRED.

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe.**

Hi,

There are landscapers dropping off a bunch of stuff right now at 707 (including many Arborvitae) which, after over a week of no outside work, suggests to me that they’re planning to plant them without addressing grading and other requirements pursuant to an approved plan.

Paul, do you have all the documents responsive to my FOIA request?

Sent from my iPhone

On Sep 13, 2023, at 10:53 AM, Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)> wrote:

Following up on this as we’ve not heard anything in over a week.

Sent from my iPhone

On Sep 5, 2023, at 4:32 PM, Christal Lint  
<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)> wrote:

Hi Paul,

I just wanted to reiterate that the issues are not limited to those that I outlined in my correspondence related to my property, such as the mold in my basement from water runoff from 707. As I mentioned, several other homeowners on N. Renaud have issues with 707 and would like to speak to the City Manager (I've been told by the engineer I retained that he/she is the appropriate city official to meet with), and many of these issues will not be able to be resolved in the absence of the materials requested by my FOIA requests being provided prior to a meeting. In other words, without those materials— particularly the plans that were submitted and approved— it's unclear how anyone would be able to have a meaningful discussion.

Nevertheless, I understand that you are simply conveying a message. And I'm simply clarifying the record to the extent that it was unclear.

Thank you.

Sent from my iPhone

On Sep 5, 2023, at 4:07 PM,  
Paul Antolin  
<[pantolin@gpwwmi.us](mailto:pantolin@gpwwmi.us)> wrote:

Good afternoon Christal,

I just spoke with the City Administrator, Frank Schulte. He will be meeting with Building Official Bruce Eck and McKenna (Building Services) tomorrow to discuss your issue with 707 N. Renaud.

After their meeting, they will reach out to you to further discuss the matter and answer any further questions you may have.

Feel free to contact me if you have any questions.

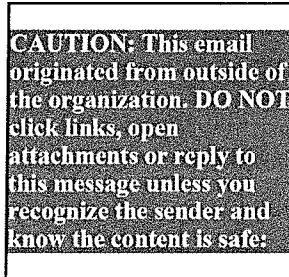
Thank you,

**Paul P. Antolin, MiPMC  
City Clerk**

City of Grosse Pointe Woods –  
Clerk's Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI  
48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

---

**From:** Christal Lint  
<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
**Sent:** Tuesday, September 5,  
2023 8:56 AM  
**To:** Paul Antolin  
<[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
**Cc:** Bruce Eck  
<[beck@mcka.com](mailto:beck@mcka.com)>; Mollie  
Mackinnon  
<[mmackinnon@gpwmi.us](mailto:mmackinnon@gpwmi.us)>;  
City Clerk  
<[CityClerk@gpwmi.us](mailto:CityClerk@gpwmi.us)>; Frank  
Schulte <[fschulte@gpwmi.us](mailto:fschulte@gpwmi.us)>;  
Susan Como  
<[SComo@gpwmi.us](mailto:SComo@gpwmi.us)>  
**Subject:** Re: CC 23-31 FOIA  
request - 707 N. Renaud



Thank you. I was planning to head up to request the meeting on behalf of my husband and I and the three owners who I've spoken to this far who would like to meet as well. In light of your email, I'll hold off with the expectation that the response I receive will address this request.

Thanks again.

Sent from my iPhone



On Sep 5, 2023,  
at 8:49 AM, Paul  
Antolin  
<[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
wrote:

Good morning  
Christal,

I apologized for  
the late response  
as I was out of  
town for family  
medical reasons.

I am including the  
City  
Administrator  
and Assistant City  
Administrator on  
this email so they  
are aware of your  
request. You  
should be  
receiving a  
response shortly.

If you have any  
further  
questions, feel  
free to contact  
me.

Thank you,

**Paul P. Antolin,**  
**MiPMC**  
**City Clerk**

City of Grosse  
Pointe Woods –  
Clerk's Office  
20025 Mack  
Plaza Dr.  
Grosse Pointe  
Woods, MI  
48236-2397  
Phone: 313-343-  
2440  
Fax: 313-343-  
5667

**From:** Christal Lint  
<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
**Sent:** Friday, September 1, 2023 8:25 AM  
**To:** Paul Antolin  
<[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
**Cc:** Bruce Eck  
<[beck@mcka.com](mailto:beck@mcka.com)>; Mollie Mackinnon  
<[mmackinnon@gpwmi.us](mailto:mmackinnon@gpwmi.us)>; City Clerk  
<[CityClerk@gpwmi.us](mailto:CityClerk@gpwmi.us)>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

**CAUTION:**  
This email originated from outside of the organization. **DO NOT** click links, open attachments or reply to this message unless you recognize the sender and know the content is safe.

Good morning Paul,

I am sending this email for the benefit of your files on the issues we've been discussing.

I did not receive a response to my email below, therefore today I will be requesting a meeting with the City Manager. I also note for the record, that the meeting request

**From:** Sam Woodrick  
**To:** John Jackson  
**Subject:** Fwd: CC 23-31 FOIA request - 707 N. Renaud  
**Date:** Friday, September 22, 2023 5:37:43 PM  
**Attachments:** image003.jpg

Get Outlook for iOS

**From:** Frank Schulte <fschulte@gpwmi.us>  
**Sent:** Friday, September 22, 2023 5:36:26 PM  
**To:** Tim Tomlinson <ttomlinson@yorkdolanlaw.com>  
**Cc:** Sam Woodrick <swoodrick@mcka.com>; Susan Como <SComo@gpwmi.us>  
**Subject:** RE: CC 23-31 FOIA request - 707 N. Renaud

Hi Tim,

Please review prior emails from Chirstal Link she lives next door to 707 North Renaud which is being reconstructed. She is upset about the size of the new home and grading. During a rain event she had storm water runoff come from 707 North Renaud to her property at 727 North Renaud. Sam Woodrick from McKenna will provide you an email regarding the meeting that took place with her and other residents from the block.

Additional items.

- Her FOIA request that was submitted, all available information was answered and provided. She wanted grading and topo information which was not a requirement for this project.
- The home being built at 707 North Renaud meets all city code and ordinance requirements. The FOIA request submitted all available information was answered and provided.
- After the meeting it was decided the owner of 707 North Renaud will provide grading plan and it will be reviewed by our city engineer for approval.

Tim for your information I found out Christal Lint home at 727 North Renaud is not Homestead and registered to address in Chicago. The winter 2020 taxes have not been paid in the amount of \$8,031.65. No park pass has been taken out. If Chirstal Link does not have a State of Michigan license is she consider a resident?

Once you review Sam Woodrick email, please provide Christal Lint a letter that the home at 707 North Renaud meets all city code and ordinance requirements. The FOIA request was answered and grading plan will be reviewed by our city engineer for approval.

727 N RENAUD RD GROSSE POINTE WOODS, MI 48236 (Property Address)

Parcel Number: 010.08.0113.000 Account Number: 2064700



Item 1 of 3

Image/2.Sketches

**Property Owner:** SPIES, DANIEL-LINT, CHRISTAL

*Summary Information*

> Residential Building Summary

- Year Built: 1952
- Bedrooms: 0
- Half Baths: 1
- Full Baths: 2
- Sq. Feet: 3,131
- Acres: 0.300

> Assessed Value: \$329,800 | Taxable Value: \$241,574

> Property Tax information found

> 8 Building Department records found

Principal Residence Exemption

2023

0.0000 %

June 1st

Final

0.0000 %

Owner and Taxpayer Information

**Owner** SPIES, DANIEL-LINT, CHRISTAL  
 3922 N. MARSHFIELD  
 CHICAGO, IL 60613

**Taxpayer**

SEE OWNER INFORMATION

[Back To Top](#)

Other Information

User Number Index

0

[Back To Top](#)

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Summer	\$8,294.01	\$8,294.01	08/14/2023	\$0.00
2022	Winter	\$8,313.52	\$8,313.52	01/13/2023	\$0.00
2022	Summer	\$7,847.94	\$7,847.94	08/30/2022	\$0.00
2021	Winter	\$8,059.76	\$8,059.76	12/09/2021	\$0.00
2021	Summer	\$7,713.69	\$7,713.69	08/31/2021	\$0.00
2020	Winter	\$8,031.65	\$0.00		<b>\$8,031.65</b>
2020	Summer	\$7,996.88	\$8,034.78	10/15/2020	(\$37.90)
2019	Winter	\$7,654.46	\$7,654.46	02/14/2020	\$0.00
2019	Summer	\$7,549.84	\$7,549.84	09/03/2019	\$0.00

Thanks,

Frank Schulte  
City Administrator  
City of Grosse Pointe Woods  
20025 Mack Plaza Drive  
Grosse Pointe Woods, MI 48236  
Direct: #313.343.2450  
Fax: #313.343.2658

"It's not what you look at that matters, it's what you see." ~Henry David Thoreau

**From:** Christal Lint <lintcl@yahoo.com>  
**Sent:** Tuesday, September 5, 2023 8:56 AM  
**To:** Paul Antolin <pantolin@gpwmi.us>  
**Cc:** Bruce Eck <beck@mcka.com>; Mollie Mackinnon <mmackinnon@gpwmi.us>; City Clerk <CityClerk@gpwmi.us>; Frank Schulte <fschulte@gpwmi.us>; Susan Como <SComo@gpwmi.us>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe.**

Thank you. I was planning to head up to request the meeting on behalf of my husband and I and the three owners who I've spoken to this far who would like to meet as well. In light of your email, I'll hold off with the expectation that the response I receive will address this request.

Thanks again.

Sent from my iPhone

On Sep 5, 2023, at 8:49 AM, Paul Antolin <pantolin@gpwmi.us> wrote:

Good morning Christal,

I apologized for the late response as I was out of town for family medical reasons.

I am including the City Administrator and Assistant City Administrator on this email so they are aware of your request. You should be receiving a response shortly.

If you have any further questions, feel free to contact me.

Thank you,

Paul P. Antolin, MIPMC  
City Clerk

City of Grosse Pointe Woods -- Clerk's Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

**From:** Christal Lint <lintcl@yahoo.com>  
**Sent:** Friday, September 1, 2023 8:25 AM  
**To:** Paul Antolin <pantolin@gpwmi.us>  
**Cc:** Bruce Eck <beck@mcka.com>; Mollie Mackinnon <mmackinnon@gpwmi.us>; City Clerk <CityClerk@gpwmi.us>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe.**

Good morning Paul,

I am sending this email for the benefit of your files on the issues we've been discussing.

I did not receive a response to my email below, therefore today I will be requesting a meeting with the City Manager. I also note for the record, that the meeting request will include several neighbors /homeowners on N Renaud as well. After speaking to a few neighbors yesterday, I learned that many home owners on N Renaud have concerns similar to mine and several have called the building department — and in some instances the PD — about those issues. As of now, there are three other homeowners in addition to myself who want to meet with the City Manager, and based on my conversation with those owners, I expect the number of participants from N Renaud to expand.

I noticed that you copied someone with a city manager email address in your email yesterday, and that address is included in this email. If the City Manager or someone from their office is in fact on this email, it would be much appreciated if a response with available times to meet with myself and the other homeowners on N Renaud could be provided via email, rather than having me come in person to the office this morning to request the same.

Thank you.  
Christal

Sent from my iPhone

On Aug 31, 2023, at 11:02 AM, Christal Lint <lintcl@yahoo.com> wrote:

I do not have a copy of my request as I provided them to you, but the following is what I asked for, even if not word for word: (1) all plans for 707 N Renaud, including (but not limited to) all to plans relating to grading, soil erosion, sewage and water run off; (2) the boundary survey; (3) the topographic survey ; (4) all approvals of those plans; (5) any enforcement activity for code violations and (6) all communications between the city and developer relating to code violation issues.

As you'll recall, the only things I was provided were (1) the topographic survey and (2) documents related to a violation for tearing down the garage without a permit, which I understand to have included the wall that was supposed to be left up to make the construction a rehab rather than new construction; there are obviously significant implications for this violation including what was required to be submitted and approved and property tax implications. This is why I asked for correspondence regarding violations. The second violation related to not having fencing up. The document indicates there was no violation, and the building rep said in an email there is no requirement for fencing. (I find that hard to believe because that allows and did allow until i insisted something be put up, a giant hole in the ground and construction materials and machinery that is accessible by the kids in the neighborhood and any passerby's , not to mention that we all had to look at it daily.)

If it's not obvious at this point, the issues with 707 go far beyond the water issue, although that is the most pressing

in terms of damage to my property and what is likely to be damage to other bordering properties. It is an issue now and without an approved plan that complies with code for grading and water run off, it will be an issue long term. Currently the building has dug drainage ditches along my property and the property to the east — I would say at least a foot below the grade of my lot— and coupled with the altered grading of the lot as a whole — meaning the house is on a hill in the center and pitched away towards my property — now the water stands and has flowed into my basement at the corner and I now have mold growing in my basement. Aside from the mold inside being a health issue, the standing water is a health issue, particularly given the increase in bugs and rodents. Notable it also runs along the porta-potty on the lot, which has been dumped probably once and it was recently. I've been outside when random passerby's have stopped and used the John bc there isn't adequate security. That's a safety issue for me and the neighborhood. If I haven't told you I have 2 children— 11 and 13. In fact, before the fencing was put up my daughter's window, which is only accessible from 707, was shot with a BB gun. The developer tried to blame the children who live to the east; there is a police report for this incident. I also had to call over the weekend because the construction machinery that was left on the lot without a protective barrier was left on for days.

As evidences by the above, this not a project done by a professional firm with identification on the plot. In addition to there foregoing, there have been intermittent workers— some that have come at 10 in the evening and parked in front of my house — and the bulk off work has been done during holidays which I do not believe to be coincidence. (For example, after sitting on the house for more than a year, tear down began Easter weekend of 2022.) There are people who have come into my yard without permission— moving by trampoline, cutting down trees on my yard and hooking up to the electrical pole in my yard — I have dogs in addition to my kids. Not until I called the city more than once was it moved to the 707 lot; there was nothing in the materials related to that. Is this because there are no rules about trespassing and connecting dangerous electrical set ups without permission on neighboring properties.

The house was purchased in the spring of 2021, sat for a year, and tear down began in the spring of 2022. It has been over a year of dealing with the nuisance and safety and health issues and the house is nowhere near being done. There is nothing that the builder has done or that the city has overseen that gives me any confidence that the builder has complied with applicable laws and that I will not have water issues or other issues long term as a result of non-compliance. Therefore, I need the information I requested, as noted above, and there's been sufficient time to provide it. If there's no plan on file— please state that clearly. Then I can pursue through appropriate channels how the project got to the current state without a plan. Similarly, if there is not a boundary survey on file, please clearly state that.

Paul, I copied you on my responses to the building dept and made clear that those responses did not adequately respond to my FOIA request nor was it appropriate to expect me to rely on a verbal representation from the builder to the city as to ensuring appropriate grading and drainage. And saying that we will wait until the project is completed is unacceptable as it too late — the final plans need to comply with the approved which is why I asked for and need the approved plans.

I will stop by the office to request an in person meeting with the city manager about this, unless someone responds and lets me know that the materials I requested will be provided today.

Thank you and have a nice weekend.

Sent from my iPhone

On Aug 31, 2023, at 10:04 AM, Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)> wrote:

Good morning Christal,

I was under the impression that we provided all the information that was available. Please clarify exactly what it is you're missing. From the correspondence with the building dept. some of the information requested wasn't available until the project was complete. Unless i misunderstood something.

Currently, I'm out of the office but should you come to City Hall, the building dept. should be able to help clarify your questions.

Thank you.  
Paul

Sent from my iPhone

On Aug 31, 2023, at 8:11 AM, Christal Lint <lintcl@yahoo.com> wrote:

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe.**

Good morning Paul,

It's now been several weeks since filing my requests and I've not yet received a full set of responsive materials. I plan to come up to the office this afternoon to retrieve those documents so that I can meet with my engineer before the holiday weekend.

Thank you.  
Christal

Sent from my iPhone

On Aug 21, 2023, at 1:37 PM, Christal Lint <lintcl@yahoo.com> wrote:

Thank you. I will follow up Thursday if I don't hear back before then as that will be two weeks from my original requests. Have a great week.

Sent from my iPhone

On Aug 21, 2023, at 12:55 PM, Paul Antolin  
<pantolin@gpwwmi.us> wrote:

Good afternoon Christal,

I've forwarded your email to the Building Official, Bruce Eck.

I did not respond to your questions as I am unsure of the definite answers and more importantly, did not want to misinform you.

If there are any further questions, feel free to contact me.

Thank you,

**Paul P. Antolin, MiPMC**  
City Clerk

City of Grosse Pointe Woods – Clerk's Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

**From:** Christal Lint <lintcl@yahoo.com>  
**Sent:** Wednesday, August 16, 2023 8:04 AM  
**To:** Paul Antolin <pantolin@gpwwmi.us>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or**

reply to this message unless you recognize the sender and know the content is safe:

Hi Paul,

Thanks again for the documents. I've had a chance to review the attached and I've sent the plan drawing on to my engineers to review and come by check out the structure to see if there are any obvious conflicts between approved plan and what's been built. I do have a few questions/comments on the remaining items.

The items emailed do not seem to fully respond to my request. For example, I asked for the soil erosion plan and other plan items related to water flow (different than, but in addition to the topographic survey) but I do not see it in the materials provided. Could you please provide all plans, including soil erosion and plans dealing with water flow, drainage, sewage, grading of land— all of which were in my original request of Aug. 10, 2023. If the city does not have these items, could you please confirm via email that no such plans were submitted and approved by the developer?

Additionally, I see that there was an inspection for inadequate fencing but there was no violation found. I don't understand how that's possible— I called in about the lack of any fencing and following my call he put up a fence. I'd like to request via FOIA, copies all communications between the property owner and the city regarding the fence and the other enforcement item— demolishing the garage without a permit. Please let me know if this email request is sufficient or if I should stop by the office to fill out a FOIA form. I understand that these requested communications are under a different request and therefore have a different time frame for response.

Regards,  
Christal

Sent from my iPhone

On Aug 14, 2023, at 10:59 AM, Christal Lint  
<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)> wrote:

Thank you very much, Paul.

Sent from my iPhone

On Aug 14, 2023, at 10:57 AM, Paul  
Antolin <[pantclin@gpwmj.us](mailto:pantclin@gpwmj.us)>  
wrote:

Good morning,

Please see the attached response



regarding your CC 23-32 FOIA request.

Per our discussion this morning, I will follow-up on your additional request for the Boundary, topographic surveys & Soil plan for 707 N. Renaud.

If you have any further questions, feel free to contact me.

Thank you,

**Paul P. Antolin, MiPMC  
City Clerk**

City of Grosse Pointe Woods –  
Clerk's Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-  
2397  
Phone: 313-343-2440  
Fax: 313-343-5667

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<707 n renaud demo  
permit\_Redacted.pdf>  
<707 s renaud site plan.pdf>  
<E221122\_Redacted.pdf>

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Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.

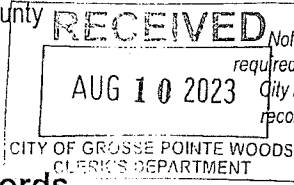
Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.

# **EXHIBIT F**

CC 23-31

City: Keep original and provide copy of both sides, along with Public Summary, to requestor at no charge.

City of Grosse Pointe Woods, Wayne County  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236  
Phone: 313 343-2440



Request Form  
Note: Requestors are not required to use this form. The City may complete one for recordkeeping if not used.

**FOIA Request for Public Records**

Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq.

Request No.: <sup>CC</sup> 23-31 Date Received: 8/10/23  
Check if received via:  Email  Fax  Other Electronic Method  
Date delivered to junk/spam folder: \_\_\_\_\_  
Date discovered in junk/spam folder: \_\_\_\_\_  
(Please Print or Type)

Name	Christal Lind	Phone	917 566 3870
Firm/Organization		Fax	
Street	727 N. Renaud	Email	lindcl@wpw.com
City	GPW	State	MI
		Zip	48236

Request for:  Copy  Certified copy  Record inspection  Subscription to record issued on regular basis  
Delivery Method:  Will pick up  Will make own copies onsite  Mail to address above  Email to address above  
 Deliver on digital media provided by the City: \_\_\_\_\_

Note: The City is not required to provide records in a digital format or on digital media if the City does not already have the technological capability to do so.

Describe the public record(s) as specifically as possible. You may use this form or attach additional sheets:

Any Plans for construction at 707 N Renaud, including the grading plan for the property, any plans for water collection and drainage and sewage. Also, records of any permits related to such plans and any records of approval, enforcement in regards to construction on or at 707 N. Renaud

**Consent to Non-Statutory Extension of City's Response Time**

I have requested a copy of records or a subscription to records or the opportunity to inspect records, pursuant to the Michigan Freedom of Information Act, Public Act 442 of 1976, MCL 15.231, et seq. I understand that the City must respond to this request within five (5) business days after receiving it, and that response may include taking a 10-business day extension. However, I hereby agree and stipulate to extend the City's response time for this request until:

*Christal Lind* (month, day, year) 8.10.23

Requestor's Signature	Date
-----------------------	------

(Complete both sides)

**Records Located on Website**

If the City directly or indirectly administers or maintains an official internet presence, any public records available to the general public on that internet site at the time the request is made are exempt from any labor charges to redact (*separate exempt information from non-exempt information*).

If the FOIA coordinator knows or has reason to know that all or a portion of the requested information is available on its website, the City must notify the requestor in its written response that all or a portion of the requested information is available on its website. The written response, to the degree practicable in the specific instance, must include a specific webpage address where the requested information is available. On the detailed cost itemization form, the City must separate the requested public records that are available on its website from those that are not available on the website and must inform the requestor of the additional charge to receive copies of the public records that are available on its website.

If the City has included the website address for a record in its written response to the requestor and the requestor thereafter stipulates that the public record be provided to him or her in a paper format or other form, including digital media, the City must provide the public records in the specified format (if the City has the technological capability) but may use a fringe benefit multiplier greater than the 50%, not to exceed the actual costs of providing the information in the specified format.

**Request for Copies/Duplication of Records on City Website**

I hereby stipulate that, even if some or all of the records are located on a City website, I am requesting that the City make copies of those records on the website and deliver them to me in the format I have requested above. I understand that some FOIA fees may apply.

Requestor's Signature

Date 8.10.23

**Overtime Labor Costs**

Overtime wages shall not be included in the calculation of labor costs unless overtime is specifically stipulated by the requestor and clearly noted on the detailed cost itemization form.

**Consent to Overtime Labor Costs**

I hereby agree and stipulate to the City using overtime wages in calculating the following labor costs as itemized in the following categories:

- 1.  Labor to copy/duplicate
- 2.  Labor to locate
- 3a.  Labor to redact
- 3b.  Contract labor to redact
- 6b.  Labor to copy/duplicate records already on City's website

Requestor's Signature

Date 8.10.23

**Request for Discount: Indigence**

A public record search must be made and a copy of a public record must be furnished without charge for the first \$20.00 of the fee for each request by an individual who is entitled to information under this act and who:

- 1) Submits an affidavit stating that the individual is indigent and receiving specific public assistance, OR
- 2) If not receiving public assistance, stating facts showing inability to pay the cost because of indigence.

If a requestor is ineligible for the discount, the public body shall inform the requestor specifically of the reason for ineligibility in the public body's written response. An individual is ineligible for this fee reduction if ANY of the following apply:

- (i) The individual has previously received discounted copies of public records from the same public body twice during that calendar year,
- (ii) The individual requests the information in conjunction with outside parties who are offering or providing payment or other remuneration to the individual to make the request. A public body may require a statement by the requestor in the affidavit that the request is not being made in conjunction with outside parties in exchange for payment or other remuneration.

Office Use:  Affidavit Received  Eligible for Discount  Ineligible for Discount

I am submitting an affidavit and requesting that I receive the discount for indigence for this FOIA request:

Date:

Requestor's Signature:

**Request for Discount: Nonprofit Organization**

A public record search must be made and a copy of a public record must be furnished without charge for the first \$20.00 of the fee for each request by a nonprofit organization formally designated by the state to carry out activities under subtitle C of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 and the Protection and Advocacy for Individuals with Mental Illness Act, if the request meets ALL of the following requirements:

- (i) Is made directly on behalf of the organization or its clients.
- (ii) Is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931.
- (iii) Is accompanied by documentation of its designation by the state, if requested by the City.

Office Use:  Documentation of State Designation Received  Eligible for Discount  Ineligible for Discount

I stipulate that I am a designated agent for the nonprofit organization making this FOIA request and that this request is made directly on behalf of the organization or its clients and is made for a reason wholly consistent with the mission and provisions of those laws under section 931 of the Mental Health Code, 1974 PA 258, MCL 330.1931:

Date:

Requestor's Signature:

**From:** [Christal Lint](#)  
**To:** [Paul Antolin](#)  
**Cc:** [Bruce Eck](#); [Mollie Mackinnon](#)  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud  
**Date:** Thursday, August 31, 2023 9:11:52 AM

---

Good morning Paul,

It's now been several weeks since filing my requests and I've not yet received a full set of responsive materials. I plan to come up to the office this afternoon to retrieve those documents so that I can meet with my engineer before the holiday weekend.

Thank you.  
Christal

Sent from my iPhone

On Aug 21, 2023, at 1:37 PM, Christal Lint <lintcl@yahoo.com> wrote:

Thank you. I will follow up Thursday if I don't hear back before then as that will be two weeks from my original requests. Have a great week.

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Good afternoon Christal,

I've forwarded your email to the Building Official, Bruce Eck.

I did not respond to your questions as I am unsure of the definite answers and more importantly, did not want to misinform you.

If there are any further questions, feel free to contact me.

Thank you,

**Paul P. Antolin, MiPMC**  
**City Clerk**

City of Grosse Pointe Woods – Clerk's Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

**From:** Christal Lint <lintcl@yahoo.com>  
**Sent:** Wednesday, August 16, 2023 8:04 AM  
**To:** Paul Antolin <pantolin@gpwmi.us>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Hi Paul,

Thanks again for the documents. I've had a chance to review the attached and I've sent the plan drawing on to my engineers to review and come by check out the structure to see if there are any obvious conflicts between approved plan and what's been built. I do have a few questions/comments on the remaining items.

The items emailed do not seem to fully respond to my request. For example, I asked for the soil erosion plan and other plan items related to water flow (different than, but in addition to the topographic survey) but I do not see it in the materials provided. Could you please provide all plans, including soil erosion and plans dealing with water flow, drainage, sewage, grading of land— all of which were in my original request of Aug. 10, 2023. If the city does not have these items, could you please confirm via email that no such plans were submitted and approved by the developer?

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Regards,  
Christal

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<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)> wrote:

Thank you very much, Paul.

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Good morning,

Please see the attached response regarding  
your CC 23-32 FOIA request.

Per our discussion this morning, I will follow-up  
on your additional request for the Boundary,  
topographic surveys & Soil plan for 707 N.  
Renaud.

If you have any further questions, feel free to  
contact me.

Thank you,

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<E221138\_Redacted.pdf>

<707 n renaud building pemrit\_Redacted.pdf>

<707 n renaud demo permit\_Redacted.pdf>

<707 s renaud site plan.pdf>

<E221122\_Redacted.pdf>

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.



**From:** [Christal Lint](#)  
**To:** [Paul Antolin](#)  
**Cc:** [Bruce Eck](#); [Mollie Mackinnon](#); [City Clerk](#)  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud  
**Date:** Thursday, August 31, 2023 11:03:06 AM

---

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As you'll recall, the only things I was provided were (1) the topographic survey and (2) documents related to a violation for tearing down the garage without a permit, which I understand to have included the wall that was supposed to be left up to make the construction a rehab rather than new construction; there are obviously significant implications for this violation including what was required to be submitted and approved and property tax implications. This is why I asked for correspondence regarding violations. The second violation related to not having fencing up. The document indicates there was no violation, and the building rep said in an email there is no requirement for fencing. (I find that hard to believe because that allows and did allow until i insisted something be put up, a giant hole in the ground and construction materials and machinery that is accessible by the kids in the neighborhood and any passerby's , not to mention that we all had to look at it daily.)

If it's not obvious at this point, the issues with 707 go far beyond the water issue, although that is the most pressing in terms of damage to my property and what is likely to be damage to other bordering properties. It is an issue now and without an approved plan that complies with code for grading and water run off, it will be an issue long term. Currently the building has dug drainage ditches along my property and the property to the east — I would say at least a foot below the grade of my lot— and coupled with the altered grading of the lot as a whole — meaning the house is on a hill in the center and pitched away towards my property — now the water stands and has flowed into my basement at the corner and I now have mold growing in my basement. Aside from the mold inside being a health issue, the standing water is a health issue, particularly given the increase in bugs and rodents. Notable it also runs along the porta-potty on the lot, which has been dumped probably once and it was recently. I've been outside when random passerby's have stopped and used the John bc there isn't adequate security. That's a safety issue for me and the neighborhood. If I haven't told you I have 2 children— 11 and 13. In fact, before the fencing was put up my daughter's window, which is only accessible from 707, was shot with a BB gun. The developer tried to blame the children who live to the east; there is a police report for this incident. I also had to call over the weekend because the construction machinery that was left on the lot without a protective barrier was left on for days.

As evidences by the above, this not a project done by a professional form with identification on the plot. In addition to there foregoing, there have been intermittent workers— some that have come at 10 in the evening and parked in front of my house — and the bulk off work has been done during holidays which I do not believe to be coincidence. (For example, after sitting on the house for more than a year, tear down began Easter weekend of 2022.) There are people who have come into my yard without permission— moving by trampoline, cutting down trees on my yard and hooking up to the electrical pole in my yard — I have dogs in addition to my

kids. Not until I called the city more than once was it moved to the 707 lot; there was nothing in the materials related to that. Is this because there are no rules about trespassing and connecting dangerous electrical set ups without permission on neighboring properties.

The house was purchased in the spring of 2021, sat for a year, and tear down began in the spring of 2022. It has been over a year of dealing with the nuisance and safety and health issues and the house is nowhere near being done. There is nothing that the builder has done or that the city has overseen that gives me any confidence that the builder has complied with applicable laws and that I will not have water issues or other issues long term as a result of non-compliance. Therefore, I need the information I requested, as noted above, and there's been sufficient time to provide it. If there's no plan on file— please state that clearly. Then I can pursue through appropriate channels how the project got to the current state without a plan. Similarly, if there is not a boundary survey on file, please clearly state that.

Paul, I copied you on my responses to the building dept and made clear that those responses did not adequately respond to my FOIA request nor was it appropriate to expect me to rely on a verbal representation from the builder to the city as to ensuring appropriate grading and drainage. And saying that we will wait until the project is completed is unacceptable as it too late — the final plans need to comply with the approved which is why I asked for and need the approved plans.

I will stop by the office to request an in person meeting with the city manager about this, unless someone responds and lets me know that the materials I requested will be provided today.

Thank you and have a nice weekend.

Sent from my iPhone

On Aug 31, 2023, at 10:04 AM, Paul Antolin <pantolin@gpwmi.us> wrote:

Good morning Christal,

I was under the impression that we provided all the information that was available. Please clarify exactly what it is you're missing. From the correspondence with the building dept. some of the information requested wasn't available until the project was complete. Unless i misunderstood something.

Currently, I'm out of the office but should you come to City Hall, the building dept. should be able to help clarify your questions.

Thank you.  
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Sent from my iPhone

On Aug 31, 2023, at 8:11 AM, Christal Lint <lintcl@yahoo.com> wrote:

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Good morning Paul,

It's now been several weeks since filing my requests and I've not yet received a full set of responsive materials. I plan to come up to the office this afternoon to retrieve those documents so that I can meet with my engineer before the holiday weekend.

Thank you.  
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If there are any further questions, feel free to  
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Fax: 313-343-5667

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**Sent:** Wednesday, August 16, 2023 8:04 AM  
**To:** Paul Antolin <pantolin@gpwmi.us>  
**Subject:** Re: CC 23-31 FOIA request - 707 N.  
Renaud

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Hi Paul,

Thanks again for the documents. I’ve had a chance to review the attached and I’ve sent the plan drawing on to my engineers to review and come by check out the structure to see if there are any obvious conflicts between approved plan and what’s been built. I do have a few questions/comments on the remaining items.

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building  
pemrit\_Redacted.pdf>

<707 n renaud demo  
permit\_Redacted.pdf>  
<707 s renaud site  
plan.pdf>  
<E221122\_Redacted.pdf>

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Property of the City of Grosse Pointe Woods. If you have received this  
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**From:** [Mollie Mackinnon](#)  
**To:** [Sam Woodrick](#)  
**Subject:** FW: CC 23-31 FOIA request - 707 N. Renaud  
**Date:** Tuesday, September 5, 2023 4:30:32 PM

---

**From:** Christal Lint <lintcl@yahoo.com>  
**Sent:** Thursday, August 31, 2023 11:03 AM  
**To:** Paul Antolin <pantolin@gpwmi.us>  
**Cc:** Bruce Eck <beck@mcka.com>; Mollie Mackinnon <mmackinnon@gpwmi.us>; City Clerk <CityClerk@gpwmi.us>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

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City of Grosse Pointe Woods – Clerk's Office  
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**Sent:** Wednesday, August 16, 2023 8:04 AM  
**To:** Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

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& Soil plan for 707 N.  
Renaud.

If you have any  
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Thank you,

**Paul P. Antolin,**  
**MiPMC**  
**City Clerk**  
City of Grosse  
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Clerk's Office

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building

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plan.pdf>

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please delete immediately.

**From:** [Mollie Mackinnon](#)  
**To:** [Sam Woodrick](#)  
**Subject:** FW: CC 23-31 FOIA request - 707 N. Renaud— NEW ACTIVITY - RESPONSE REQUIRED.  
**Date:** Wednesday, September 13, 2023 4:13:45 PM

---

**From:** Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
**Sent:** Wednesday, September 13, 2023 4:13 PM  
**To:** Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
**Cc:** Bruce Eck <[beck@mcka.com](mailto:beck@mcka.com)>; Mollie Mackinnon <[mmackinnon@gpwmi.us](mailto:mmackinnon@gpwmi.us)>; City Clerk <[CityClerk@gpwmi.us](mailto:CityClerk@gpwmi.us)>; Frank Schulte <[fschulte@gpwmi.us](mailto:fschulte@gpwmi.us)>; Susan Como <[SComo@gpwmi.us](mailto:SComo@gpwmi.us)>  
**Subject:** RE: CC 23-31 FOIA request - 707 N. Renaud— NEW ACTIVITY - RESPONSE REQUIRED.

Good afternoon Christal,

According to the Building Dept. you were given all documents available in response to your FOIA request. I was informed that a representative from the Building Dept. will be contacting you shortly.

At this time, I have no further information for you, other than the Building representative that contacts you should be able to answer any questions you may have.

Thank you and have a nice day.

**Paul P. Antolin, MiPMC**  
**City Clerk**

City of Grosse Pointe Woods – Clerk’s Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

---

**From:** Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
**Sent:** Wednesday, September 13, 2023 12:14 PM  
**To:** Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
**Cc:** Bruce Eck <[beck@mcka.com](mailto:beck@mcka.com)>; Mollie Mackinnon <[mmackinnon@gpwmi.us](mailto:mmackinnon@gpwmi.us)>; City Clerk <[CityClerk@gpwmi.us](mailto:CityClerk@gpwmi.us)>; Frank Schulte <[fschulte@gpwmi.us](mailto:fschulte@gpwmi.us)>; Susan Como <[SComo@gpwmi.us](mailto:SComo@gpwmi.us)>  
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Hi,

There are landscapers dropping off a bunch of stuff right now at 707 (including many Arborvitae)

which, after over a week of no outside work, suggests to me that they're planning to plant them without addressing grading and other requirements pursuant to an approved plan.

Paul, do you have all the documents responsive to my FOIA request?

Sent from my iPhone

On Sep 13, 2023, at 10:53 AM, Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)> wrote:

Following up on this as we've not heard anything in over a week.

Sent from my iPhone

On Sep 5, 2023, at 4:32 PM, Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)> wrote:

Hi Paul,

I just wanted to reiterate that the issues are not limited to those that I outlined in my correspondence related to my property, such as the mold in my basement from water runoff from 707. As I mentioned, several other homeowners on N. Renaud have issues with 707 and would like to speak to the City Manager (I've been told by the engineer I retained that he/she is the appropriate city official to meet with), and many of these issues will not be able to be resolved in the absence of the materials requested by my FOIA requests being provided prior to a meeting. In other words, without those materials— particularly the plans that were submitted and approved— it's unclear how anyone would be able to have a meaningful discussion.

Nevertheless, I understand that you are simply conveying a message. And I'm simply clarifying the record to the extent that it was unclear.

Thank you.

Sent from my iPhone

On Sep 5, 2023, at 4:07 PM, Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)> wrote:

Good afternoon Christal,

I just spoke with the City Administrator, Frank Schulte. He will be meeting with Building Official Bruce Eck and McKenna



(Building Services) tomorrow to discuss your issue with 707 N. Renaud.

After their meeting, they will reach out to you to further discuss the matter and answer any further questions you may have.

Feel free to contact me if you have any questions.

Thank you,

**Paul P. Antolin, MiPMC  
City Clerk**

City of Grosse Pointe Woods – Clerk’s Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

---

**From:** Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
**Sent:** Tuesday, September 5, 2023 8:56 AM  
**To:** Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
**Cc:** Bruce Eck <[beck@mcka.com](mailto:beck@mcka.com)>; Mollie Mackinnon <[mmackinnon@gpwmi.us](mailto:mmackinnon@gpwmi.us)>; City Clerk <[CityClerk@gpwmi.us](mailto:CityClerk@gpwmi.us)>; Frank Schulte <[fschulte@gpwmi.us](mailto:fschulte@gpwmi.us)>; Susan Como <[SComo@gpwmi.us](mailto:SComo@gpwmi.us)>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Thank you. I was planning to head up to request the meeting on behalf of my husband and I and the three owners who I’ve spoken to this far who would like to meet as well. In light of your email, I’ll hold off with the expectation that the response I receive will address this request.

Thanks again.

Sent from my iPhone

On Sep 5, 2023, at 8:49 AM, Paul Antolin

<pantolin@gpwmi.us> wrote:

Good morning Christal,

I apologized for the late response as I was out of town for family medical reasons.

I am including the City Administrator and Assistant City Administrator on this email so they are aware of your request. You should be receiving a response shortly.

If you have any further questions, feel free to contact me.

Thank you,

**Paul P. Antolin, MiPMC  
City Clerk**

City of Grosse Pointe Woods – Clerk’s Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

---

**From:** Christal Lint <lintcl@yahoo.com>  
**Sent:** Friday, September 1, 2023 8:25 AM  
**To:** Paul Antolin <pantolin@gpwmi.us>  
**Cc:** Bruce Eck <beck@mcka.com>; Mollie Mackinnon <mmackinnon@gpwmi.us>; City Clerk <CityClerk@gpwmi.us>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Good morning Paul,

I am sending this email for the benefit of your files on the issues we’ve been discussing.

I did not receive a response to my email below, therefore today I will be requesting a meeting with the City Manager. I also note for the record, that the meeting request will include several neighbors /homeowners on N Renaud as well. After speaking to a few neighbors yesterday, I learned that many home owners on N Renaud have concerns similar to mine and several have called the building department — and in some instances the PD — about those issues. As of now, there are three other homeowners in addition to myself who want to meet with the City Manager, and based on my conversation with those owners, I expect the number of participants from N Renaud to expand.

I noticed that you copied someone with a city manager email address in your email yesterday, and that address is included in this email. If the City Manager or someone from their office is in fact on this email, it would be much appreciated if a response with available times to meet with myself and the other homeowners on N Renaud could be provided via email, rather than having me come in person to the office this morning to request the same.

Thank you.  
Christal

Sent from my iPhone

On Aug 31, 2023, at 11:02 AM,  
Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
wrote:

I do not have a copy of my request as I provided them to you, but the following is what I asked for, even if not word for word: (1)

all plans for 707 N Renaud, including (but not limited to) all to plans relating to grading, soil erosion, sewage and water run off; (2) the boundary survey; (3) the topographic survey ; (4) all approvals of those plans; (5) any enforcement activity for code violations and (6) all communications between the city and developer relating to code violation issues.

As you'll recall, the only things I was provided were (1) the topographic survey and (2) documents related to a violation for tearing down the garage without a permit, which I understand to have included the wall that was supposed to be left up to make the construction a rehab rather than new construction; there are obviously significant implications for this violation including what was required to be submitted and approved and property tax implications. This is why I asked for correspondence regarding violations. The second violation related to not having fencing up. The document indicates there was no violation, and the building rep said in an email there is no requirement for fencing. (I find that hard to believe because that allows and did allow until I insisted something be put up, a giant hole in the ground and construction materials and machinery that is accessible by the kids in the neighborhood and any passerby's , not to mention that we all had to look at it daily.)

If it's not obvious at this point, the issues with 707 go far beyond the water issue, although that is the most pressing in terms of damage to my property and what is likely to be damage to other bordering properties. It is an issue now and without an approved plan that complies with code for grading and water run off, it will be an issue long term. Currently the building has dug drainage ditches along my property and the property to the east — I would say at least a foot below the grade of my lot— and coupled with the altered grading of the lot as a whole — meaning the house is on a hill in the center and pitched away towards my property — now the water stands and has flowed into my basement at the corner and I now have mold growing in my basement. Aside from the mold inside being a health issue, the standing water is a health issue, particularly given the increase in bugs and rodents. Notable it also runs along the porta-potty on the lot, which has been dumped probably once and it was recently. I've been outside when random passerby's have stopped and used the John bc there isn't adequate security. That's a safety issue for me and the neighborhood. If I haven't told you I have 2 children— 11 and 13. In fact, before the fencing was put up my daughter's window, which is only accessible from 707, was shot with a BB gun. The developer tried to blame the children who live to the east;

there is a police report for this incident. I also had to call over the weekend because the construction machinery that was left on the lot without a protective barrier was left on for days.

As evidences by the above, this not a project done by a professional form with identification on the plot. In addition to there foregoing, there have been intermittent workers— some that have come at 10 in the evening and parked in front of my house — and the bulk off work has been done during holidays which I do not believe to be coincidence. (For example, after sitting on the house for more than a year, tear down began Easter weekend of 2022.) There are people who have come into my yard without permission— moving by trampoline, cutting down trees on my yard and hooking up to the electrical pole in my yard — I have dogs in addition to my kids. Not until I called the city more than once was it moved to the 707 lot; there was nothing in the materials related to that. Is this because there are no rules about trespassing and connecting dangerous electrical set ups without permission on neighboring properties.

The house was purchased in the spring of 2021, sat for a year, and tear down began in the spring of 2022. It has been over a year of dealing with the nuisance and safety and health issues and the

house is nowhere near being done. There is nothing that the builder has done or that the city has overseen that gives me any confidence that the builder has complied with applicable laws and that I will not have water issues or other issues long term as a result of non-compliance. Therefore, I need the information I requested, as noted above, and there's been sufficient time to provide it. If there's no plan on file— please state that clearly. Then I can pursue through appropriate channels how the project got to the current state without a plan. Similarly, if there is not a boundary survey on file, please clearly state that.

Paul, I copied you on my responses to the building dept and made clear that those responses did not adequately respond to my FOIA request nor was it appropriate to expect me to rely on a verbal representation from the builder to the city as to ensuring appropriate grading and drainage. And saying that we will wait until the project is completed is unacceptable as it too late — the final plans need to comply with the approved which is why I asked for and need the approved plans.

I will stop by the office to request an in person meeting with the city manager about this, unless someone responds and lets me know that the materials I requested will be provided today.

Thank you and have a nice weekend.

Sent from my iPhone

On Aug 31, 2023, at 10:04 AM, Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)> wrote:

Good morning Christal,

I was under the impression that we provided all the information that was available. Please clarify exactly what it is you're missing.

From the correspondence with the building dept. some of the information requested wasn't available until the project was complete. Unless i misunderstood something.

Currently, I'm out of the office but should you come to City Hall, the building dept. should be able to help clarify your questions.

Thank you.  
Paul



Sent from my iPhone

On Aug  
31,  
2023,  
at 8:11  
AM,  
Christal  
Lint  
<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
wrote:

**CAUTION**  
This  
email  
originated  
from  
outside  
of the  
organization.  
**DO NOT**  
click  
links,  
open  
attachments  
or  
reply  
to this  
message  
unless  
you  
recognize  
the  
sender  
and  
know  
the  
content  
is  
safe.

Good

morning  
Paul,

It's now  
been  
several  
weeks  
since  
filing  
my  
requests  
and I've  
not yet  
received  
a full  
set of  
responsive  
materials.  
I plan  
to  
come  
up to  
the  
office  
this  
afternoon  
to  
retrieve  
those  
documents  
so that  
I can  
meet  
with  
my  
engineer  
before  
the  
holiday  
weekend.

Thank  
you.  
Christal

Sent  
from  
my  
iPhone

On  
Aug  
21,  
2023,  
at  
1:37  
PM,  
Christal  
Lint  
<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
wrote:

Thank  
you.  
I  
will  
follow  
up  
Thursday  
if  
I  
don't  
hear  
back  
before  
then  
as  
that  
will  
be  
two  
weeks  
from  
my  
original  
requests.  
Have  
a

great  
week.

Sent  
from  
my  
iPhone

On  
Aug  
21,  
2023,  
at  
12:55  
PM,  
Paul  
Antolin  
<[pantolin@gpwwi.us](mailto:pantolin@gpwwi.us)>  
wrote:

Good  
afternoon  
Christal,

I've  
forwarded  
your  
email  
to  
the  
Building  
Official,  
Bruce  
Eck.

I  
did  
not  
respond  
to  
your  
questions

as  
I  
am  
unsure  
of  
the  
definite  
answers  
and  
more  
importantly,  
did  
not  
want  
to  
misinform  
you.

If  
there  
are  
any  
further  
questions,  
feel  
free  
to  
contact  
me.

Thank  
you,

**Paul  
P.  
Antolin,  
MiPMC  
City  
Clerk**

City  
of  
Grosse  
Pointe  
Woods

—  
Clerk's  
Office

20025  
Mack  
Plaza  
Dr.  
Grosse  
Pointe  
Woods,  
MI  
48236-  
2397  
Phone:  
313-  
343-  
2440

Fax:  
313-  
343-  
5667

**From:**  
Christal  
Lint  
<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>

**Sent:**  
Wednesday,  
August  
16,  
2023  
8:04  
AM

**To:**  
Paul  
Antolin  
<[pantolin@gpwwmi.us](mailto:pantolin@gpwwmi.us)>

**Subject:**  
Re:  
CC  
23-  
31  
FOIA  
request  
-  
707  
N.  
Renaud

|

Hi  
Paul,

Thanks  
again  
for  
the  
documents.  
I've  
had  
a  
chance  
to  
review  
the  
attached

and  
I've  
sent  
the  
plan  
drawing  
on  
to  
my  
engineers  
to  
review  
and  
come  
by  
check  
out  
the  
structure  
to  
see  
if  
there  
are  
any  
obvious  
conflicts  
between  
approved  
plan  
and  
what's  
been  
built.  
I  
do  
have  
a  
few  
questions/comments  
on  
the  
remaining  
items.



The items emailed do not seem to fully respond to my request. For example, I asked for the soil erosion plan and other plan items related to water flow (different than, but in addition to the topographic survey) but I do not see it

in  
the  
materials  
provided.  
Could  
you  
please  
provide  
all  
plans,  
including  
soil  
erosion  
and  
plans  
dealing  
with  
water  
flow,  
drainage,  
sewage,  
grading  
of  
land  
—  
all  
of  
which  
were  
in  
my  
original  
request  
of  
Aug.  
10,  
2023.  
If  
the  
city  
does  
not  
have  
these  
items,

could  
you  
please  
confirm  
via  
email  
that  
no  
such  
plans  
were  
submitted  
and  
approved  
by  
the  
developer?

Additionally,  
I  
see  
that  
there  
was  
an  
inspection  
for  
inadequate  
fencing  
but  
there  
was  
no  
violation  
found.  
I  
don't  
understand  
how  
that's  
possible  
—  
I  
called  
in

about  
the  
lack  
of  
any  
fencing  
and  
following  
my  
call  
he  
put  
up  
a  
fence.  
I'd  
like  
to  
request  
via  
FOIA,  
copies  
all  
communications  
between  
the  
property  
owner  
and  
the  
city  
regarding  
the  
fence  
and  
the  
other  
enforcement  
item  
—  
demolishing  
the  
garage  
without  
a

permit.  
Please  
let  
me  
know  
if  
this  
email  
request  
is  
sufficient  
or  
if  
I  
should  
stop  
by  
the  
office  
to  
fill  
out  
a  
FOIA  
form.  
I  
understand  
that  
these  
requested  
communications  
are  
under  
a  
different  
request  
and  
therefore  
have  
a  
different  
time  
frame  
for  
response.

Regards,  
Christal

Sent  
from  
my  
iPhone

On  
Aug  
14,  
2023,  
at  
10:59  
AM,  
Christal  
Lint  
<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
wrote:

Thank  
you  
very  
much,  
Paul.

Sent  
from  
my  
iPhone

On  
Aug  
14,

2023,  
at  
10:57  
AM,  
Paul  
Antolin  
<[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
wrote:

Good  
morning,

Please  
see  
the  
attached  
response  
regarding  
your  
CC  
23-  
32  
FOIA  
request.

Per  
our  
discussion  
this  
morning,  
I  
will  
follow-  
up  
on  
your  
additional  
request  
for  
the  
Boundary,  
topographic  
surveys  
&

Soil  
plan  
for  
707  
N.  
Renaud.

If  
you  
have  
any  
further  
questions,  
feel  
free  
to  
contact  
me.

Thank  
you,

**Paul  
P.  
Antolin,  
MiPMC  
City  
Clerk**

City  
of  
Grosse  
Pointe  
Woods  
—

Clerk's  
Office  
20025  
Mack  
Plaza  
Dr.  
Grosse  
Pointe  
Woods,  
MI  
48236-  
2397  
Phone:  
313-  
343-



2440

Fax:  
313-  
343-  
5667

Property  
of  
the  
City  
of  
Grosse  
Pointe  
Woods.

If  
you  
have  
received  
this  
transmission  
in  
error,  
please  
delete  
immediately.

<E221138\_Redacted.pdf>  
<707

n  
renaud  
building  
pemrit\_Redacted.pdf>  
<707

n  
renaud  
demo  
permit\_Redacted.pdf>  
<707

s  
renaud  
site  
plan.pdf>  
<E221122\_Redacted.pdf>

Property  
of  
the

City  
of  
Grosse  
Pointe  
Woods.  
If  
you  
have  
received  
this  
transmission  
in  
error,  
please  
delete  
immediately.

Property of the City  
of Grosse Pointe  
Woods. If you have  
received this  
transmission in  
error, please delete  
immediately.

Property of the City of Grosse Pointe Woods. If  
you have received this transmission in error,  
please delete immediately.

Property of the City of Grosse Pointe Woods. If you have  
received this transmission in error, please delete  
immediately.

Property of the City of Grosse Pointe Woods. If you have received this transmission in error,  
please delete immediately.

**From:** [Mollie Mackinnon](#)  
**To:** [Sam Woodrick](#)  
**Subject:** FW: CC 23-31 FOIA request - 707 N. Renaud  
**Date:** Tuesday, September 5, 2023 4:30:18 PM

---

**From:** Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
**Sent:** Thursday, August 31, 2023 9:12 AM  
**To:** Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
**Cc:** Bruce Eck <[beck@mcka.com](mailto:beck@mcka.com)>; Mollie Mackinnon <[mmackinnon@gpwmi.us](mailto:mmackinnon@gpwmi.us)>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Good morning Paul,

It's now been several weeks since filing my requests and I've not yet received a full set of responsive materials. I plan to come up to the office this afternoon to retrieve those documents so that I can meet with my engineer before the holiday weekend.

Thank you.  
Christal

Sent from my iPhone

On Aug 21, 2023, at 1:37 PM, Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)> wrote:

Thank you. I will follow up Thursday if I don't hear back before then as that will be two weeks from my original requests. Have a great week.

Sent from my iPhone

On Aug 21, 2023, at 12:55 PM, Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)> wrote:

Good afternoon Christal,

I've forwarded your email to the Building Official, Bruce Eck.

I did not respond to your questions as I am unsure of the definite answers and more importantly, did not want to misinform you.

If there are any further questions, feel free to contact me.

Thank you,

**Paul P. Antolin, MiPMC**  
**City Clerk**

City of Grosse Pointe Woods – Clerk’s Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

---

**From:** Christal Lint <[lintcl@yahoo.com](mailto:lintcl@yahoo.com)>  
**Sent:** Wednesday, August 16, 2023 8:04 AM  
**To:** Paul Antolin <[pantolin@gpwmi.us](mailto:pantolin@gpwmi.us)>  
**Subject:** Re: CC 23-31 FOIA request - 707 N. Renaud

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Hi Paul,

Thanks again for the documents. I’ve had a chance to review the attached and I’ve sent the plan drawing on to my engineers to review and come by check out the structure to see if there are any obvious conflicts between approved plan and what’s been built. I do have a few questions/comments on the remaining items.

The items emailed do not seem to fully respond to my request. For example, I asked for the soil erosion plan and other plan items related to water flow (different than, but in addition to the topographic survey) but I do not see it in the materials provided. Could you please provide all plans, including soil erosion and plans dealing with water flow, drainage, sewage, grading of land— all of which were in my original request of Aug. 10, 2023. If the city does not have these items, could you please confirm via email that no such plans were submitted and approved by the developer?

Additionally, I see that there was an inspection for inadequate fencing but there was no violation found. I don’t understand how that’s possible— I

called in about the lack of any fencing and following my call he put up a fence. I'd like to request via FOIA, copies all communications between the property owner and the city regarding the fence and the other enforcement item— demolishing the garage without a permit. Please let me know if this email request is sufficient or if I should stop by the office to fill out a FOIA form. I understand that these requested communications are under a different request and therefore have a different time frame for response.

Regards,  
Christal

Sent from my iPhone

On Aug 14, 2023, at 10:59 AM, Christal Lint  
<[lintcl@yahoo.com](mailto:lintcl@yahoo.com)> wrote:

Thank you very much, Paul.

Sent from my iPhone

On Aug 14, 2023, at 10:57 AM, Paul Antolin  
<[pantolin@gpwwi.us](mailto:pantolin@gpwwi.us)> wrote:

Good morning,

Please see the attached response regarding  
your CC 23-32 FOIA request.

Per our discussion this morning, I will follow-up  
on your additional request for the Boundary,  
topographic surveys & Soil plan for 707 N.  
Renaud.

If you have any further questions, feel free to  
contact me.

Thank you,

**Paul P. Antolin, MiPMC  
City Clerk**

City of Grosse Pointe Woods – Clerk’s Office  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236-2397  
Phone: 313-343-2440  
Fax: 313-343-5667

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.

<E221138\_Redacted.pdf>

<707 n renaud building pemrit\_Redacted.pdf>

<707 n renaud demo permit\_Redacted.pdf>

<707 s renaud site plan.pdf>

<E221122\_Redacted.pdf>

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.