



CITY OF GROSSE POINTE WOODS

ZONING BOARD OF APPEALS MEETING AGENDA

Monday, September 21, 2026 at 7:00 PM

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

PUBLIC INVITED: IN ACCORDANCE WITH THE PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP LISTED ABOVE, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THIS MEETING.

AGENDA

1. CALL TO ORDER

A. Administrative Memo: September 17, 2026

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING

A. Variance Request: 19961 Norton Ct. - Rear & Side Yard Setbacks

- 1) Variance Review (09/17/26) - City Planner Mangan (Haw)
- 2) Zoning Board of Appeals Application (08/25/26)
- 3) Survey (08/13/26)
- 4) Demolition Plan
- 5) Proposed Building Elevations
- 6) Receipt of Payment
- 7) Affidavit of Property Owners Notified w/ List & Parcel Map
- 8) Affidavit of Legal Publication

5. NEW BUSINESS/PUBLIC COMMENTS

We welcome comments from residents. If you wish to speak, please state your name and address. You will have a maximum of three (3) minutes to address the Board. Board members will listen to your concerns, but will not answer questions. If you have a question or need additional information, we will be happy to direct you to the appropriate person after the meeting. Thank you for your cooperation.

6. IMMEDIATE CERTIFICATION OF MINUTES

7. ADJOURNMENT

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

ZONING BOARD OF APPEALS
ADMINISTRATIVE MEMO
September 17, 2026

OFFICE OF THE CITY MANAGER

Subject: Recommendations for ZBA Meeting of September 21, 2026

Item 1 CALL TO ORDER

Item 2 ROLL CALL
Prerogative of the Chair to request the City Clerk to take attendance.

Item 3 ACCEPTANCE OF AGENDA Prerogative of the Zoning Board of Appeals that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 4 PUBLIC HEARING
Open the Public Hearing. Receive and place on file all communications pertaining to this request. Request an overview from the City Planner. Hear any comments, first in support of, second in opposition to, the request. Make a motion to close the Public Hearing.

Item 4A VARIANCE REQUEST: 19961 NORTON CT. – REAR & SIDE YARD SETBACKS
The applicants, Laura Thibault and Brian Gatliff, request two variances for the residential lot at 19961 Norton Court in order to construct an addition (new bedroom and bath) to their single-unit residence. The proposed addition, however, would encroach into the minimum required rear yard and side yard setbacks.

The subject site is zoned the R-1D, One-Family Residential District and is an interior lot. The applicant requests the following variances, pursuant to the City's Zoning Ordinance:

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.D	Minimum rear yard setback	28.0'	22.5'	5.5'
Sec. 50-3.1.D	Minimum side yards	16.0' (total of two)	15.0'	1.0'

Per Section 50-7.15.I.1, the Zoning Board of Appeals may grant a dimensional variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty. A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all conditions are met.

The City Planner recommends that the Zoning Board of Appeals **approve** the requested 5.5-foot rear yard variance and the 1.0-foot side yard (total of two) variance to Section 50-3.1.D based on the following findings of fact for 19961 Norton Ct.:

1. Strictly following the current R-1D zoning requirements for the rear yard setback would prevent the applicant from functionally expanding and improving their single-unit home.
2. The proposed addition is consistent with the intent of the R-1D One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by-right use.
3. The proposed addition remains proportional to the overall massing of the home and surrounding residences.
4. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and protects public health and safety.

I concur with the City Planner's recommendation.

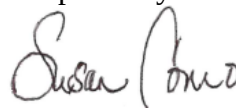
Prerogative of the Zoning Board of Appeals as to action taken.

Item 5 NEW BUSINESS/PUBLIC COMMENT

Item 6 IMMEDIATE CERTIFICATION OF MINUTES Prerogative of the Zoning Board of Appeals to immediately certify tonight's meeting minutes.

Item 7 ADJOURNMENT

Respectfully submitted,



Susan Como
City Manager

MCKENNA

Variance Review

TO: City of Grosse Pointe Woods
FROM: Laura Mangan (Haw), AICP, NCI
SUBJECT: 19961 Norton Court (#012-03-0028-000) – Variance Review #1
DATE: September 17, 2026

BACKGROUND AND VARIANCE REQUEST

The applicants, Laura Thibault and Brian Gatliff, request two variances for the residential lot at 19961 Norton Court in order to construct an addition (new bedroom and bath) to their single-unit residence. The proposed addition, however, would encroach into the minimum required rear yard and side yard setbacks.

The subject site is zoned the R-1D, One-Family Residential District and is an interior lot. The applicant requests the following variances, pursuant to the City's Zoning Ordinance:

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.D	Minimum rear yard setback	28.0'	22.5'	5.5'
Sec. 50-3.1.D	Minimum side yards	16.0' (total of two)	15.0'	1.0'



HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

○ 248.596.0920
 F 248.596.0930
MCKA.COM

Communities for real life.

Variance Criteria and Evaluation

Per Section 50-7.15.I.1, the Zoning Board of Appeals may grant a dimensional variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty. A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the five criteria below are met.

Additional information brought forward by the Board, the applicant, and/or during the public hearing should be incorporated into the record prior to the Board making any determination. Our comments follow:

CRITERIA #1:

That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.

Findings:

The subject site is zoned in the R-1D, One-Family Residential District where, per Section 50-3.1.D, the intent of the district is to provide for single-unit dwellings and related community uses. The applicant does not propose changing the use of the property from a detached single-unit dwelling.

The purpose statement of the R-1D District provides:

“The R-1D one-family residential district is established as a district in which the principal use of land is for single-family dwellings and related educational, cultural and religious uses where found appropriate and harmonious with the residential environment. For this single-family residential district, in promoting the general purpose of this chapter, the specific intent of this district is to:

- a. Encourage the construction of and the continued use of the land for single-family dwellings.*
- b. Prohibit business, commercial or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.*
- c. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this district.*
- d. Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.*
- e. Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.”*

Construction of the addition aligns with the intent of the district, where single-unit dwellings are a permitted, by-right use.

Strict application of the R-1D District's dimensional standards would severely limit the ability to construct an addition of substantial or functional size. The table below identifies the specific deviation requested in red, underlined font, and also notes where compliance is maintained.

Development Standards	Required	Proposed	Requested Variance
Lot Sizes:			
Min. Lot Size	6,200 square feet	7,006 square feet	Complies.
Min. Lot Width	55 feet	57 feet	Complies.
Setbacks:			
Min. Front Yard	30 feet	31.9 feet	Complies.
Min. Side Yard	6 feet	4.7 feet	Existing nonconformity.
Min. Side Yard (total of two)	16 feet (total)	15 feet (total)	1-foot variance requested.
Min. Rear Yard	28 feet	22.5 feet	5.5-foot variance requested.
Building Height:			
Max. Number of Stories	2 stories	2 stories	Complies.
Max. Height in Feet	30 feet	25.5 feet	Complies.
Unit Sizes:			
Min. Square Feet: 1-story	1,300 square feet	N/A	N/A
Min. Square Feet: 1.5- to 2-stories	1,150 square feet	1,494 square feet (existing) 1,558 square feet (proposed)	Complies.
Max. Lot Coverage (structures):	35%	21% (existing) 22% (proposed)	Complies.

The subject lot complies or exceeds the majority of the dimensional standards of the R-1D District. Additionally, the maximum lot coverage (35% maximum, 22% proposed) is well within the allowable limit. The result is that the mass of the home remains proportional to the surrounding lots.

CRITERIA #2:

That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).

Findings:

If approved as requested, the variances would allow the construction of a roughly 128 square foot, two-story addition that will comply with other required dimensional standards. Granting the variances would allow the home to be expanded in a way that is consistent with the surrounding neighborhood, where other homes are built on lots of similar size or with comparable dimensional limitations.

A lesser variance would likely result in an addition that does not make efficient or practical use of the lot. The proposed variance appropriately balances the applicant's desire to use the property efficiently while maintaining the overall character of the neighborhood. The variance is not anticipated to offer an unfair advantage not available to others.

CRITERIA #3:

That the plight of the petitioner is due to unique circumstances of the property.

Findings:

The property is not significantly unique compared to other residential lots in the area, however the existing placement of the home on the property limits the area available for a functional building addition.

CRITERIA #4:

That the petitioner's problem is not self-created.

Findings:

The applicant's problem is not self-created as the home is an existing nonconformity. The applicant is seeking to construct an addition that minimizes visual impact.

CRITERIA #5:

That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

Findings:

The requested variance supports the intent of the City's Zoning Ordinance by enabling the reasonable expansion of an existing residential use, in a manner that is consistent with the surrounding neighborhood. The proposed addition would not negatively affect public safety or welfare.

Recommendation

Subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals **approve** the requested 5.5-foot rear yard variance and the 1.0-foot side yard (total of two) variance to Section 50-3.1.D based on the following findings of fact:

1. Strictly following the current R-1D zoning requirements for the rear yard setback would prevent the applicant from functionally expanding and improving their single-unit home.
2. The proposed addition is consistent with the intent of the R-1D One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by-right use.
3. The proposed addition remains proportional to the overall massing of the home and surrounding residences.
4. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and protects public health and safety.

Should you have any questions, please reach out to us. Thank you.



THIS FORM MUST BE TYPED

Section 4, Item A.

CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA – GROSSE POINTE WOODS, MI 48236
CITY CLERK - (313) 343-2440 - FAX (313) 343-2785
BUILDING DEPARTMENT - 313-343-2426 - FAX (313) 343-2439

RECEIVED

AUG 25 2026

CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 19961 Norton Ct.
(Number and Street)

TO THE ZONING BOARD OF APPEALS

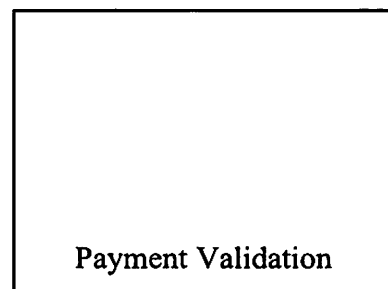
I (We) Laura Thibault & Brian Gatliff
Name (Please Print) Phone No. (Daytime)
19961 Norton Ct GPW MI 48236
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:
Add 4ft. to the back of house on the South West corner.

Addition size added 4'x16' for the purpose of
added bedroom 1st floor and upstairs bathroom

2. DESCRIPTION OF CASE (Fill out only items that apply)

- a. Present zoning classification of the property Residential
- b. Description of property
- (1) Size and Area of Lot 57' x 85' x 112.85 x 98.21'
- (2) Is the lot a corner or interior lot Interior



- c. Description of EXISTING structures
- (1) Total square footage of accessory building now on
Premises 1,355; of main buildings _____
- (2) Uses of building on premises home

THIS FORM MUST BE TYPED

- (3) Percentage of lot coverage of all buildings on ground level 22 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 25.6' from grade
- (2) Height and area of existing structure 26 ft,
- (3) Dimensions and area of structure or addition to be constructed 64 sq. ft
- (4) Percentage of lot coverage of all buildings including proposed 22% <35 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 31.9'
- (2) Side Yard (measured from lot line) 4.7' southside 10.3'
- (3) Rear Yard (measured from lot line) 22.6'

- f. A sketch drawn to scale depicting the above information shall Be included herewith.

3. TYPE OF VARIANCE REQUEST: NON-USE – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

The applicant must present evidence to show that if the zoning ordinance is applied strictly, a practical difficulty to the applicant will result, and that all four of the following requirements are met: (please answer all four).

- a) That the ordinance restrictions unreasonable prevent the owner from using the property for a permitted purpose.

Correct, the current setback would result in the addition to the home

not alignment with existing structure

- b) That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.

Yes, allowing variance would increase home value as well as neighborhood

- c) That the plight of the landowner is due to the unique circumstances of the property.

Yes, the house sits on a pie shape lot, built in the 1940's, when side yard setbacks were smaller

- d) That the alleged hardship has not been created by any person presently having an interest in the property.

Correct

***NOTE:** When answering questions pertaining to use and non-use variances, additional paper may be used if necessary.

4. TYPE OF VARIANCE REQUEST: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, an unnecessary hardship to the applicant will result, and that all four of the following requirements are met (*please answer all reasons*):

- a) That the property could not be reasonably used for the purpose permitted in that zone.

N/A

- b) That the appeal results from unique circumstances to the property and not from general neighborhood conditions

N/A

- c) That the use requested by the variance would not alter the essential character of the area.

N/A

- d) That the alleged hardship has not been created by any person presently having an interest in the property.

N/A

When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:

N/A

6. Article and Section of the Zoning Ordinance that is being appealed:

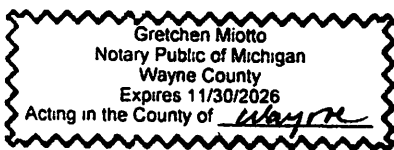
N/A

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

Laura A. Jhibault
Signature of Property Owner

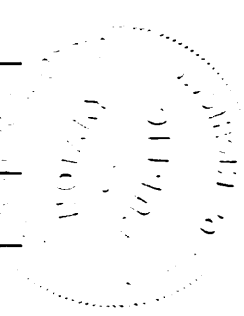
Laura A. Jhibault
Signature of Applicant

Subscribed and sworn to before me this 25th day of August 2026



Gretchen Miotto
Notary Public

My Commission expires 11/30/2026

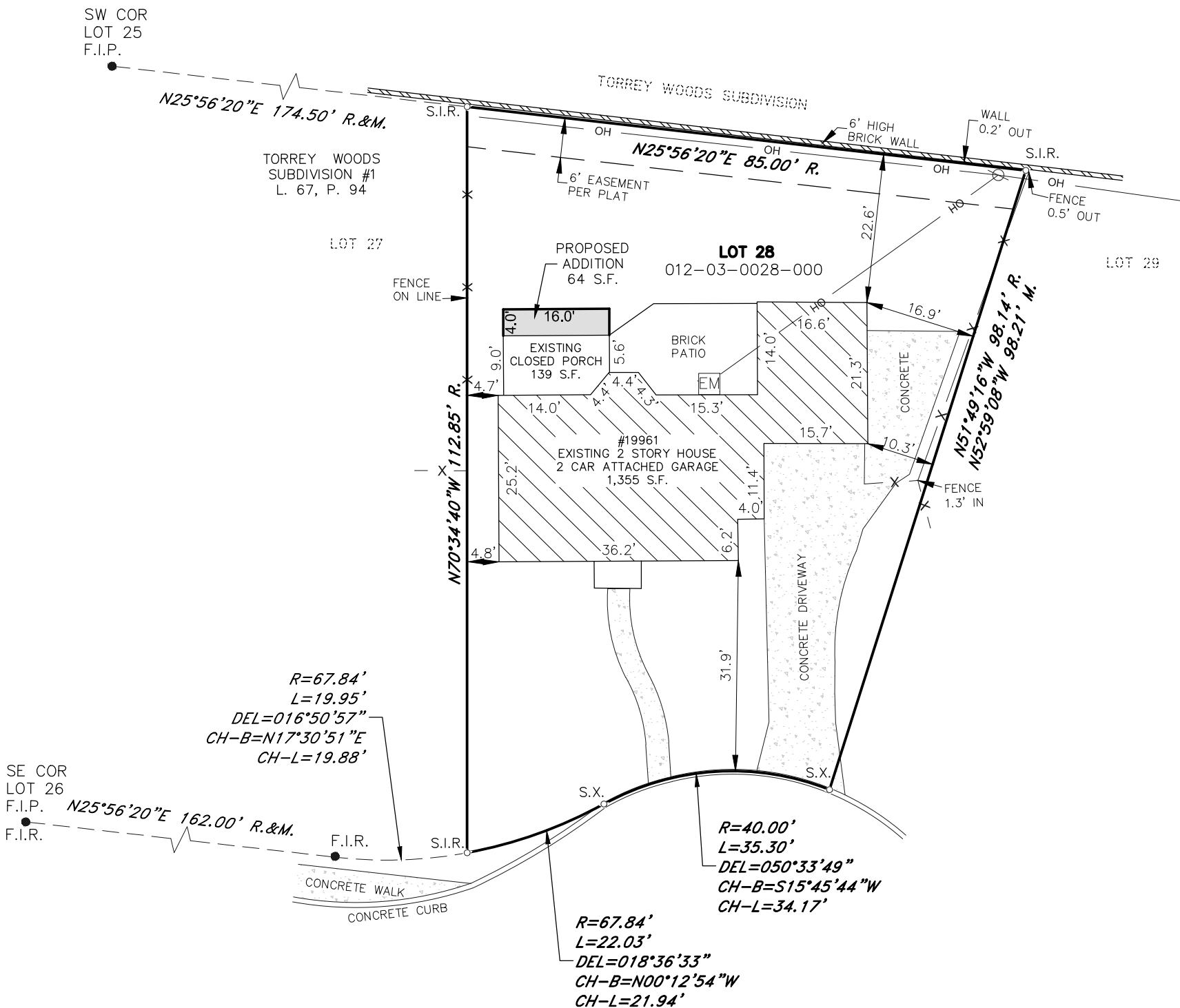


NOTE: The Zoning Board of Appeals meets the first and third Monday of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 a minimum of 14 days prior to council hearing.

PLOT PLAN

19961 NORTON CT.

3 WORKING DAYS
BEFORE YOU DIG
CALL 811
FOR FREE LOCATION
OF PUBLIC UTILITY LINES



NORTON CT. (40' WD)

CONCRETE

LEGEND

- R. — RECORD
M. — MEASURED
F.I.R. — FOUND IRON ROD
F.I.P. — FOUND IRON PIPE
S.I.R. — SET IRON ROD
S.X. — SET PK NAIL
EM — UTILITY POLE
ELECTRIC METER
X — FENCE LINE
OH — OVERHEAD LINES

SITE CRITERIA

- ADDRESS: 19961 NORTON CT.
- PARCEL ID NO.: 012-03-0028-000
- ZONING: R-1D (SINGLE FAMILY MEDIUM DENSITY)
- AREA OF PARCELS: 7,006 S.F.
- MAXIMUM LOT COVERAGE: 35%
- AREA OF EX. HOUSE, GARAGE & PORCH 1,494 S.F.
- AREA OF PROPOSED ADDITION: 64 S.F.
- TOTAL COVERAGE: 1,558 S.F. = 22% < 35%
- MINIMUM SETBACKS:
 - FRONT: 30.0 FEET
 - REAR: 28.0 FEET
 - SIDE: 6.0 FEET
 - TOTAL SIDE: 16.0 FEET

SURVEYORS NOTES:

1- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF HAZEL PARK.

2- ALL HOUSE DIMENSIONS SHOWN HEREON ARE OUTSIDE WALLS DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

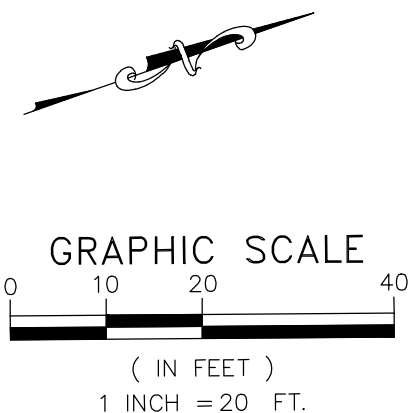
3- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

BOUNDARY CERTIFICATION

Land Specialists hereby certifies that it has surveyed the above described property, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated herein.



AYMAN TAMIMI, PS NO. 4001055485



PROPERTY DESCRIPTION: (Per Warranty Deed, recorded in Liber 56718, page 1205, W.C.R.)

Lot 28, Torrey Woods No. 1, a subdivision of part of Private Claim 621, as recorded in Liber 67, Page 94 of Plats, Wayne County Records.

PARCEL ID. NO. 012-03-0028-000

LAURA THIBAUT
19961 NORTON CT.
GROSSE POINTE WOODS, MI. 48236

SCALE: 1"= 20'

JOB No: 26-047

DATE: 8/13/2026

BK/PG 11/45

LAND SPECIALISTS

LAND SURVEYORS
21418 EWING DR.
MACOMB, MI 48044
PHONE # (586)703-1794
www.landspecialists.us

DRAWN BY: A. TAMIMI

Seal

OAC

Owen Architects Collaborative, LLC
333 Touraine Grosse Pointe Farms, MI 48
Tel (313)236-2595 Fax (313)882-5002
www.owen-architects-collab.com



PROTECT ALL EXISTING OPENINGS
DURING DEMOLITION & CONSTRUCTION

REMOVE EXISTING VINYL SIDING
AT AREA OF NEW CONSTRUCTION

REMOVE METAL GUARD RAIL

REMOVE EXIST. GUTTERS &
DOWNSPOUTS AT ADDITION &
AREA OF NEW CONSTRUCTION

REMOVE EXISTING ROOFING,
SHEATHING & FRAMING

REMOVE EXISTING SIDING,
FRAMING, TRIM & WINDOWS
DOWN TO EXISTING CONCRETE
SLABS

NOTE:

1. DISCONNECT ALL ELECTRICAL
& MECHANICAL SOURCES TO
THE WORK AREA PRIOR TO
BEGINNING DEMOLITION.
2. THE RESIDENCE WILL BE
OCCUPIED DURING CONSTRUCTION
SCHEDULE ALL ACTIVITIES
ACCORDINGLY
3. DISPOSE OF ALL DEMOLISHED
MATERIAL & DEBRIS IN
ACCORDANCE WITH ALL LAWS
& ENVIRONMENTAL
REGULATIONS

DEMOLITION PLAN

NO SCALE

Project

19961 HORTON CT
ADDITION

Sheet

DEMOLITION
PLAN

3/31/26 PERMIT

Issued For PRICING

Drawn By WKO

Checked By

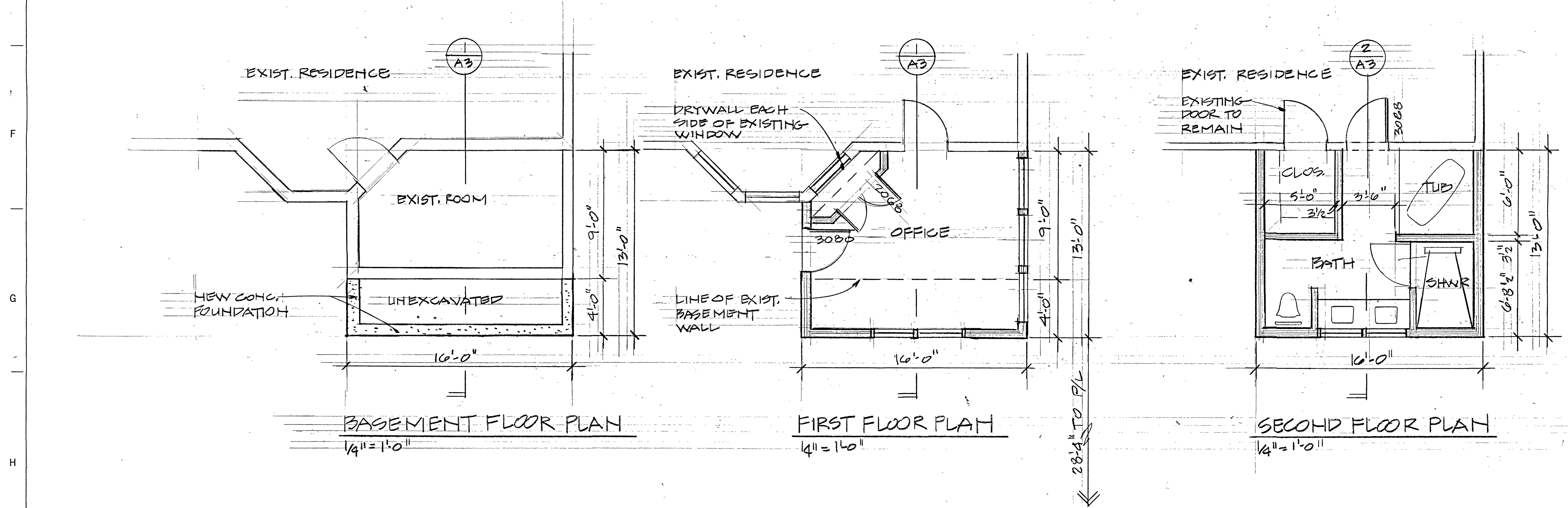
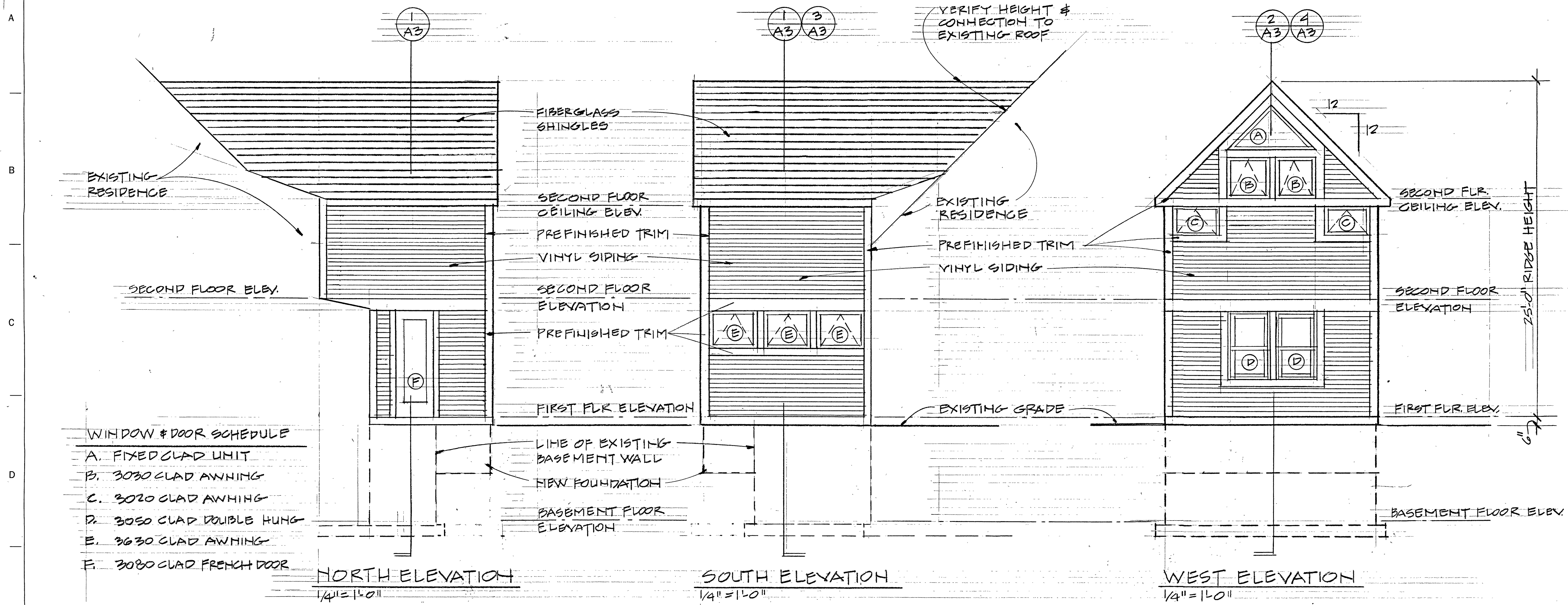
Approved By

Project no.

2601-1

Sheet no.

A1



OAC

Owen Architects Collaborative, LLC
333 Touraine Grosse Pointe Farms, MI 48236
Tel (313)236-2595 Fax (313)882-5002
www.owen-architects-collab.com

Project
19961 HORTON CT.
ADDITION

Sheet
FLOOR PLANS
& ELEVATIONS

7/6/20 REVISIONS
3/31/20 PERMIT
PRICING

Drawn By
WFO

Checked By

Approved By

Project no.

2001-1

Sheet no.

A2

City of Grosse Pointe Woods

20025 Mack Plaza

Grosse Pointe Woods, MI 48236

(313) 343-2426

(313) 343-2439

Invoice For Permit: PSFR260

Print Date: 08/31/2025

Section 4, Item A.

THIBAUT, LAURA

19961 NORTON CT

GROSSE POINTE WOODS MI 48236

Pay by Account In Full



Pay by Account In Full

\$ 0.00

Invoice No		Invoice Date	Permit Number	Address	Amount Due	
		00068954	08/25/26	PSPR260020	19961 NORTON CT	\$ 0.00
Fee Details:	Quantity	Description		Amount Cost	Balance	
	1.000	Residential Review (Incl. Pub. Hearing)		\$575.00	\$ 0.00	
Total Amount Due					\$ 0.00	

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 19961 Norton Ct.
300' Buffer

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 9/2/26 to the following property owners in accordance with the provisions of the 2017 City Code of Grosse Pointe Woods.

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

See attached document for complete list.

City of Grosse Pointe Woods, Michigan

Notice is hereby given that the Grosse Pointe Woods City Council, meeting as the Zoning Board of Appeals (ZBA) under the provisions of Public Act 110 of 2006, MCL 125.3101 through 125.3702 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will consider the following on September 21, 2026:

Variances at 19961 Norton Ct. are to construct an addition to an existing, non-conforming single-family residence. The variances are requested from Section 50-3.1.D: Side Yard and Rear Yard Setbacks:

- A 28.0' rear yard setback is required.
- A 22.6' rear yard setback is proposed.
- A variance of 5.4' is requested.**

- A total of 16.0' side yard setback is required.
- A 15.0' side yard setback is proposed.
- A variance of 1.0' is requested.**

The ZBA hearing is scheduled for Monday, September 21, 2026, at 7:00pm, at City Hall in the Council Chamber/Courtroom (20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236). The application is available for inspection at the City Clerk's office between 8:30am and 5:00pm Monday through Friday.

All interested persons are invited to attend and will be given the opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236, or at cityclerk@gpwmi.us up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at (313) 343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwmi.us.

For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwmi.us.

**Paul P. Antolin
City Clerk**

19961 Norton Ct.
300 ft parcels for ZBA 9-21-26

Section 4, Item A.

PARCEL NUMBE	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
012 02 0009 000	1590 FORD CT	PEABODY, WILLIAM	1590 FORD CT	GROSSE POINTE WOODS, MI 48236
012 03 0029 000	19965 NORTON CT	SMITH, JEANETTE C	19965 NORTON CT	GROSSE POINTE WOODS, MI 48236
012 99 0002 000	19950 MACK AVE	G P WOODS PRESBYTERIAN CHURCH	19950 MACK AVE	GROSSE POINTE WOODS, MI 48236
012 02 0021 000	1655 FORD CT	MACDONALD, RICHARD E	1655 FORD CT	GROSSE POINTE WOODS, MI 48236
012 02 0018 000	1625 FORD CT	LITTLE, CHARLES JR.	1625 FORD CT	GROSSE POINTE WOODS, MI 48236
012 02 0006 000	1620 FORD CT	GRAY, JASON	1620 FORD CT	GROSSE POINTE WOODS, MI 48236
012 03 0025 000	1620 TORREY RD	MALFA, RICHARD	1620 TORREY RD	GROSSE POINTE WOODS, MI 48236
012 06 0056 000	19945 W CLAIRVIEW CT	LAMONT, RALPH	19945 W CLAIRVIEW CT	GROSSE POINTE WOODS, MI 48236
012 03 0026 000	1610 TORREY RD	KAYE, RAYMOND H	1610 TORREY RD	GROSSE POINTE WOODS, MI 48236
012 02 0020 000	1645 FORD CT	STRACHAN FAMILY TRUST	36 WARNER RD	GROSSE POINTE FARMS, MI 48236
		OCCUPANT	1645 FORD CT	GROSSE POINTE WOODS, MI 48236
012 06 0058 000	19953 W CLAIRVIEW CT	MEINIG, JOSEPH L	19953 W CLAIRVIEW CT	GROSSE POINTE WOODS, MI 48236
012 03 0030 000	19975 NORTON CT	SULAD, CAROLE C (LIFE ESTATE)	19975 NORTON CT	GROSSE POINTE WOODS, MI 48236
012 02 0016 000	1605 FORD CT	CHARLIENE LETTANG REV LIV TRUST	1605 FORD CT	GROSSE POINTE WOODS, MI 48236
012 03 0028 000	19961 NORTON CT	THIBAUT, LAURA	19961 NORTON CT	GROSSE POINTE WOODS, MI 48236
012 03 0027 000	19945 NORTON CT	AMIDON, MEGAN B TRUST	19945 NORTON CT	GROSSE POINTE WOODS, MI 48236
012 02 0010 000	1580 FORD CT	NAIMO, JOSEPH	1580 FORD CT	GROSSE POINTE WOODS, MI 48236
012 02 0007 000	1610 FORD CT	TOTH, NICOLE & MELENDEZ, AMANDA	1610 FORD CT	GROSSE POINTE WOODS, MI 48236
012 02 0022 000	1665 FORD CT	TEDESCO, YUSEF	1665 FORD CT	GROSSE POINTE WOODS, MI 48236
012 03 0033 000	19950 NORTON CT	MOCERI, MICHAEL A	19950 NORTON CT	GROSSE POINTE WOODS, MI 48236
012 06 0059 000	19957 W CLAIRVIEW CT	SIMON, DAVID L. & ANNE ESTATE	19957 W CLAIRVIEW CT	GROSSE POINTE WOODS, MI 48236
012 02 0017 000	1615 FORD CT	BAYUS, KENNETH M	1615 FORD CT	GROSSE POINTE WOODS, MI 48236
012 03 0032 000	19960 NORTON CT	BOURGEOIS, DAVID J	19960 NORTON CT	GROSSE POINTE WOODS, MI 48236
012 03 0023 000	1593 TORREY RD	O'KEEFE, DONNA R., TRUSTEE	1593 TORREY RD	GROSSE POINTE WOODS, MI 48236
012 06 0035 000	1581 TORREY RD	SCHABER, MATTHEW W	1581 TORREY RD	GROSSE POINTE WOODS, MI 48236
012 03 0034 000	1590 TORREY RD	AMEYE, BART W. & HERNANDEZ, MARIDEL A	1590 TORREY RD	GROSSE POINTE WOODS, MI 48236
012 06 0054 000	1560 TORREY RD	JAEL, JOSHUA A.	1560 TORREY RD	GROSSE POINTE WOODS, MI 48236
012 99 0003 000	19950 MACK AVE	G P WOODS PRESBYTERIAN CHURCH	19950 MACK AVE	GROSSE POINTE WOODS, MI 48236
012 03 0031 000	19970 NORTON CT	SKORUPSKI, STEVEN	19970 NORTON CT	GROSSE POINTE WOODS, MI 48236
012 02 0015 000	1595 FORD CT	DEGALAN, DEBRA A	1595 FORD CT	GROSSE POINTE WOODS, MI 48236
012 02 0011 000	1570 FORD CT	MUSHENSKI, THEODORE	1570 FORD CT	GROSSE POINTE WOODS, MI 48236
012 06 0057 000	19949 W CLAIRVIEW CT	GIBNEY, TERRANCE D JR.	19949 W CLAIRVIEW CT	GROSSE POINTE WOODS, MI 48236
012 02 0012 000	1565 FORD CT	JOHR, MARY J	1565 FORD CT	GROSSE POINTE WOODS, MI 48236
012 06 0036 000	1569 TORREY RD	SHANLEY, ANDREW & WHITNEY	1569 TORREY RD	GROSSE POINTE WOODS, MI 48236
012 06 0055 000	1570 TORREY RD	STACKPOOLE FAMILY LIVING TRUST	1570 TORREY RD	GROSSE POINTE WOODS, MI 48236
012 06 0060 000	19961 W CLAIRVIEW CT	TEEL, DAVID G	19961 W CLAIRVIEW CT	GROSSE POINTE WOODS, MI 48236
012 02 0013 000	1575 FORD CT	MEAD, JAMES	1575 FORD CT	GROSSE POINTE WOODS, MI 48236
012 02 0019 000	1635 FORD CT	BREEN-BONDIE, I & BENSINGER, S	1635 FORD CT	GROSSE POINTE WOODS, MI 48236
012 02 0008 000	1600 FORD CT	BAERGEN E & MISHLER J (JOINT TRUST	1600 FORD CT	GROSSE POINTE WOODS, MI 48236
012 02 0005 000	1630 FORD CT	SIMONIAN, MATIOS & KATHRYN	1630 FORD CT	GROSSE POINTE WOODS, MI 48236
012 02 0014 000	1585 FORD CT	DERRICK, WILLIAM & LESLIE	1585 FORD CT	GROSSE POINTE WOODS, MI 48236



Copyright 1999 - 2023
The City of Grosse Pointe Woods, MI*

Copyright 1999 - 2023
Anderson, Eckstein & Westrick, Inc.*
*All Rights Reserved



19961 NORTON CT.

RECEIVED

SEP 02 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Melanie Mahoney

being duly sworn deposes and says that attached advertisement of

CITY OF GROSSE POINTE WOODS

was duly published in accordance with instructions, In the GROSSE POINTE NEWS on
the following date: SEPTEMBER 3, 2026

#2 GPW 9/3 ZBA 19961 NORTON CT

and knows well the facts stated herein, and that she is the Administrative Assistant
of said newspaper.

Melanie Mahoney

H. Hecker

City of Grosse Pointe Woods, Michigan
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Grosse Pointe Woods City Council, meeting as the Zoning Board of Appeals (ZBA) under the provisions of Public Act 110 of 2006, MCL 125.3101 through 125.3702 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will consider the following on September 21, 2026:

Variances at 19961 Norton Ct. are to construct an addition to an existing, non-conforming single-family residence. The variances are requested from Section 50-3.1.D: Side Yard and Rear Yard Setbacks:

- A 28.0' rear yard setback is required.
- A 22.6' rear yard setback is proposed.
- A variance of 5.4' is requested.
- A total of 16.0' side yard setback is required.
- A 15.0' side yard setback is proposed.
- A variance of 1.0' is requested.

The ZBA hearing is scheduled for Monday, September 21, 2026, at 7:00pm, at City Hall in the Council Chamber/Courtroom (20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236). The application is available for inspection at the City Clerk's office between 8:30am and 5:00pm Monday through Friday.

All interested persons are invited to attend and will be given the opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236, or at cityclerk@gpwm.us up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at (313) 343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwm.us.

For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwm.us.

Paul P. Antolin
City Clerk

G.P.N.: 09/03/26

Notary Public

