



CITY OF GROSSE POINTE WOODS
ZONING BOARD OF APPEALS MEETING AGENDA
Monday, May 18, 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: May 14, 2026

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING

A. Variance Request: 1960 Lennon St. - Side Yard Setback

- 1) Variance Review (05/04/26) - City Planners Mangan (Haw)/Smith
- 2) Zoning Board of Appeals Application (04/14/26)
- 3) Site Plan - February 2026
- 4) Receipt of Payment
- 5) Affidavit of Property Owners Notified with List & Parcel Map
- 6) 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
May 14, 2026

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for ZBA Meeting of May 18, 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: 1960 LENNON STREET – SIDE YARD SETBACK

The applicant, Charlotte Bennett, requests a dimensional variance for the residential lot at 1960 Lennon Street in order to construct an addition to an existing non-conforming single-unit residence. The proposed addition, however, would encroach into the minimum required side yard setback.

The subject site is zoned the R-1E, One-Family Residential District and is an interior lot, located west of the intersection of Jackson Avenue and Lennon Street.

The applicant requests the following variance, pursuant to the City’s Zoning Ordinance:

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.E	Minimum side yard	Least one: 5 ft. Total of two: 15 ft.	11 ft., 2 in. on the west side yard; 4 ft., 5 in. on the east side yard 15 ft., 7 in. in total of two sides	Only the east side yard: <i>A 7-in. variance is requested</i>

Per Section 50-7.15.I.2, the Zoning Board of Appeals may grant a use variance only upon finding that there is an unnecessary hardship in the way of carrying out the requirements of the chapter. A finding of unnecessary hardship, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the conditions are met.

The City Planners recommend that the Zoning Board of Appeals approve the requested east yard setback of 4 ft., 5 in. (a 7 in. variance) to Section 50-3.1.E based on the following findings of fact for 1960 Lennon Street:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 4 feet from the eastern property line, on a 40-foot-wide lot. Strictly following the current R-1E zoning requirements for side yard setbacks would prevent the applicant from functionally expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1E One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed addition will be slightly recessed from the existing eastern building line of the home, which will not increase the existing nonconformity.
4. The need for relief is not self-created, as the home was constructed to comply with a previous Zoning Ordinance.
5. All other applicable zoning requirements of the R-1E district are met (or exceeded), including lot coverage, building height, and front and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

I concur with the City Planners' recommendation.

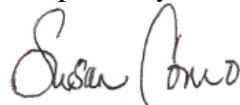
Prerogative of the Zoning Board of Appeals as to action taken.

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
 Paige Smith, NCI
SUBJECT: 1960 Lennon Street (#007-02-1818-000) – Variance Review #1
DATE: May 4, 2026

BACKGROUND AND VARIANCE REQUEST

The applicant, Charlotte Bennett, requests a dimensional variance for the residential lot at 1960 Lennon Street in order to construct an addition to an existing non-conforming single-unit residence. The proposed addition, however, would encroach into the minimum required side yard setback.

The subject site is zoned the R-1E, One-Family Residential District and is an interior lot, located west of the intersection of Jackson Avenue and Lennon Street.

The applicant requests the following variance, pursuant to the City's Zoning Ordinance:

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.E	Minimum side yard	Least one: 5 feet Total of two: 15 feet	11',2" on the west side yard; 4',5" on the east side yard 15',7" in total of two sides	Only the east side yard: <i>A 7-inch variance is requested</i>

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-1E, One-Family Residential District where, per Section 50-3.1.E, 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-1E District provides:

“The R-1E 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.”*

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

Strict application of the R-1E 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	5,000 square feet	5,336 square feet	Complies (and exceeds).
Min. Lot Width	50 feet	40 feet	Existing nonconforming lot.
Setbacks:			
Min. Front Yard	25 feet	30.8'	Complies (and exceeds).
Min. Side Yard	5 feet	11',2" (west) 4',5" (east)	<u>7" (east)</u>
Min. Side Yard (total of two)	15 feet	15',7" (total)	Complies (and exceeds).
Min. Rear Yard	28 feet	48',1" feet	Complies (and exceeds).
Building Height:			
Max. Number of Stories	2 stories	1-story	Complies.
Max. Height in Feet	30 feet	<30 feet	Complies.
Unit Sizes:			
Min. Square Feet: 1-story	1,000 square feet	~1,326 square feet	Complies (and exceeds).
Min. Square Feet: 1.5- to 2-stories	1,150 square feet	N/A	N/A
Max. Lot Coverage (structures):	35%	32.5%	Complies.
Max. Impervious Surface (excluding structures):	35%	<35%	Complies.

The subject lot is 40 feet wide, which is consistent with the minimum lot width of a previous Zoning Ordinance that permitted a reduced width in the R-1E District. The proposed addition will not impact the existing nonconforming lot width status.

The existing dwelling is located approximately four (4) feet from the eastern side property line, also consistent with the setback standards of a previous Zoning Ordinance that permitted a reduced side yard in the R-1E District. As a result, the structure is considered legally nonconforming. The proposed addition is slightly recessed from the building line, creating a 4',5" side setback and thereby maintaining the current degree of nonconformity.

Further, the existing home is 990 square feet, whereas the minimum square footage for a single-story home in the district is 1,000 square feet. The proposed 336 square foot addition would eliminate an existing nonconformity, resulting in an overall square footage of 1,326 square feet for the home.

As shown in the table above, the site meets (or exceeds) all other dimensional requirements of the district.

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 variance would allow the construction of a roughly 336 square foot (24' by 14') addition that would not extend past the existing eastern wall of the home. Granting the requested variance 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 with maintenance of overall character of the area. 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 unique compared to other residential lots in the area.

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 and was built to comply with previous ordinance regulations. The applicant is seeking to construct an addition that is slightly recessed from the existing nonconforming side yard on the east side of the home.

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 east yard setback of 4',5" (a 7" variance) to Section 50-3.1.E based on the following findings of fact:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 4 feet from the eastern property line, on a 40-foot-wide lot. Strictly following the current R-1E zoning requirements for side yard setbacks would prevent the applicant from functionally expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1E One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed addition will be slightly recessed from the existing eastern building line of the home, which will not increase the existing nonconformity.
4. The need for relief is not self-created, as the home was constructed to comply with a previous Zoning Ordinance.
5. All other applicable zoning requirements of the R-1E district are met (or exceeded), including lot coverage, building height, and front and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

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



*****THIS FORM MUST BE TYPED*****
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
APR 14 2026
CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 1960 Lennon
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Charlotte Bennett [REDACTED]
Name (Please Print) *Phone No. (Daytime)*

1960 Lennon GPW MI 48236
Address *City* *State* *Zip*

Hereby appeal to the Zoning Board of Appeals for a variance to:
Allow for construction of rear addition with side yard setback of 4ft, 4in. on the right side.

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

a. Present zoning classification of the property One family residential

b. Description of property

(1) Size and Area of Lot 5336 sq. ft.

(2) Is the lot a corner or interior lot interior

Payment Validation

c. Description of EXISTING structures

(1) Total square footage of accessory building now on
Premises 410 sq. ft.; of main buildings 647 sq ft (ground coverage)

(2) Uses of building on premises single family home, two car garage

*****THIS FORM MUST BE TYPED*****

(3) Percentage of lot coverage of all buildings on ground level 20 %

d. Description of PROPOSED structures

(1) Height of proposed structure 12ft 4 in

(2) Height and area of existing structure taller than addition

(3) Dimensions and area of structure or addition to be constructed rear of house, 24 ft. x 14 ft. addition

(4) Percentage of lot coverage of all buildings including proposed 26 %

e. Yard setbacks after completion of addition/structure

(1) Front Yard (measured from lot line) 30.8 ft.

(2) Side Yard (measured from lot line) Left side: 11.2 ft. Right side: 4.5 ft.

(3) Rear Yard (measured from lot line) 48.1 ft.

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.

See attached exhibit A.

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.

See attached exhibit A.

*****THIS FORM MUST BE TYPED*****

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

See attached exhibit A.

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

See attached exhibit A.

***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.

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

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

THIS FORM MUST BE TYPED

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

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:

We would like to add an addition to our home. We love where we live, but need
_____ a little more space. This addition would allow us to remain in our home and in GPW.

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

50-3.1E R-1E: One-Family Residential-Setbacks Setbacks (in feet)

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

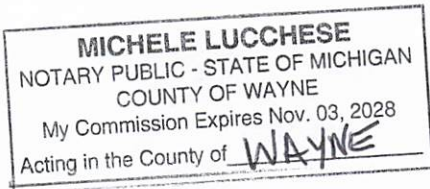


Signature of Property Owner



Signature of Applicant

Subscribed and sworn to before me this 13TH day of April 2026




Notary Public

My Commission expires November 3, 2028



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.

Exhibit A:

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

The property is zoned for residential use, and the proposed project is a modest rear addition to an existing single-family home, which is a permitted use within the district. Strict enforcement of the side-yard setback requirement would prevent the addition from being built in a practical and functional manner. The required reduction of six inches would significantly complicate the design and construction of the addition by requiring irregular framing and structural modifications in order to avoid the setback line. The requested variance would allow the owner to reasonably expand the home for normal residential use while maintaining the overall intent of the zoning ordinance.

- 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.

The requested variance is minimal, representing only a six-inch encroachment into the required side setback. The addition is located at the rear of the home and will not impact the streetscape or alter the character of the neighborhood. Because the encroachment is so minor, it will not negatively affect neighboring properties in terms of light, air, privacy, or access. Granting the variance would allow reasonable use of the property while maintaining fairness to surrounding property owners. A smaller variance would not provide meaningful relief, as even minor adjustments would still require significant redesign and structural inefficiencies.

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

The existing location and layout of the home on the lot create practical constraints for expanding the structure while maintaining reasonable interior space and structural alignment. The proposed addition must align with the existing structure, foundation, and rooflines, which limits the ability to reduce the width of the addition without creating inefficient construction conditions. These site and structural constraints create a practical difficulty that is specific to this property and the placement of the existing home.

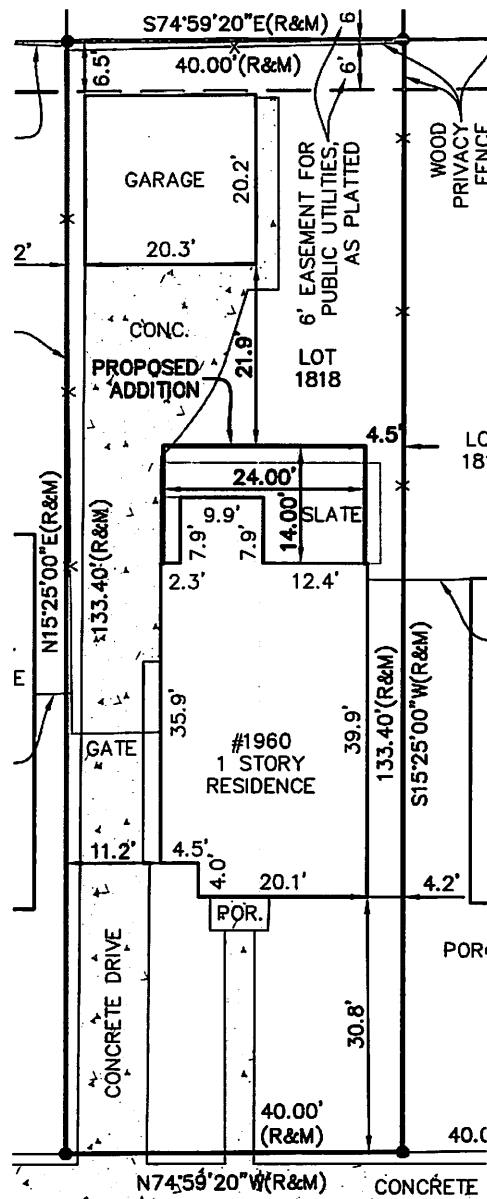
- d) That the alleged hardship has not been created by any person presently having an interest in the property.

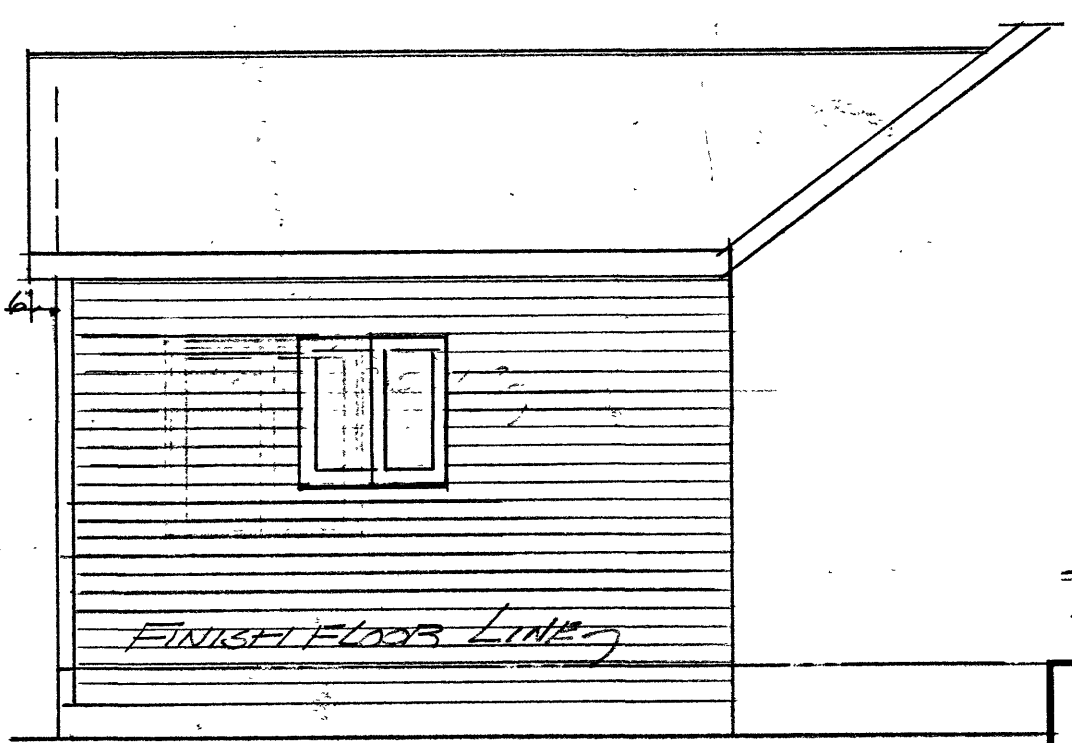
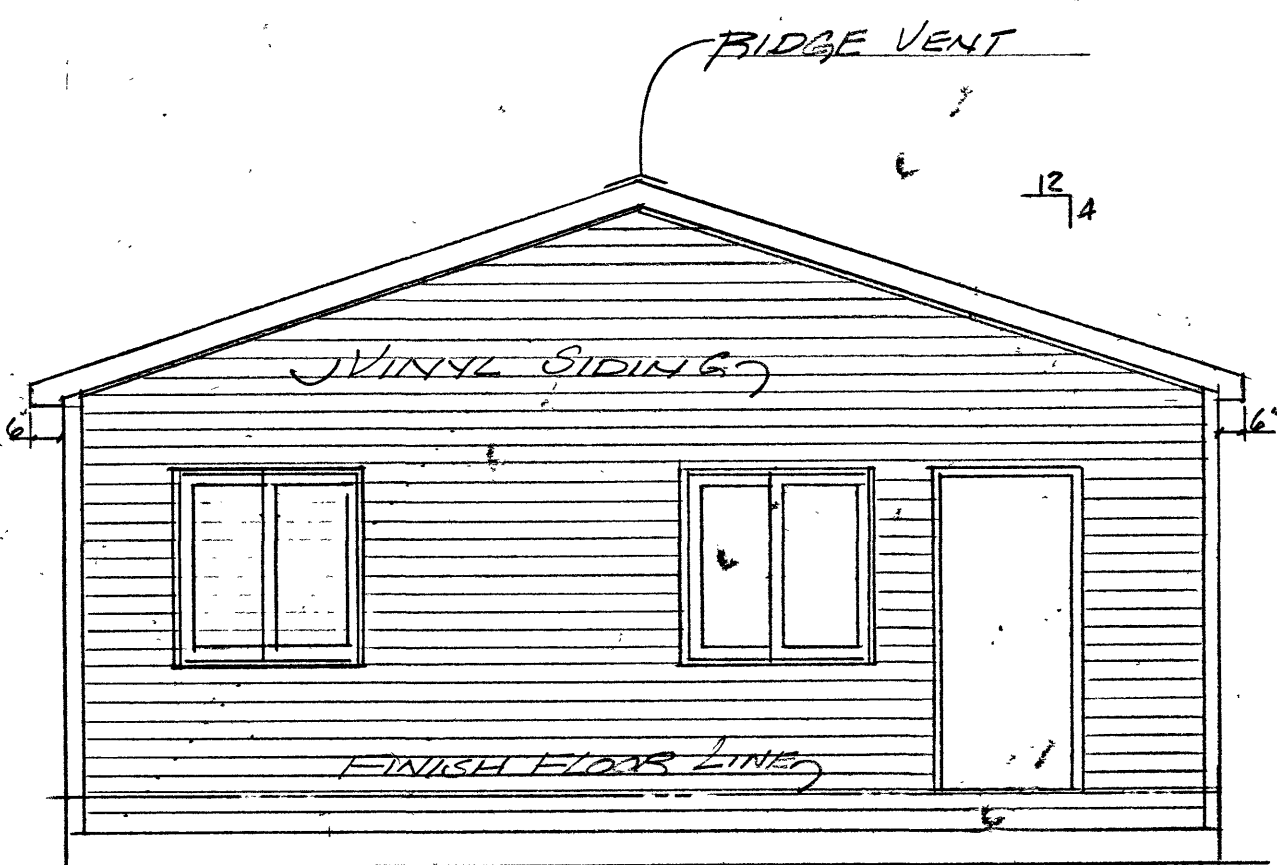
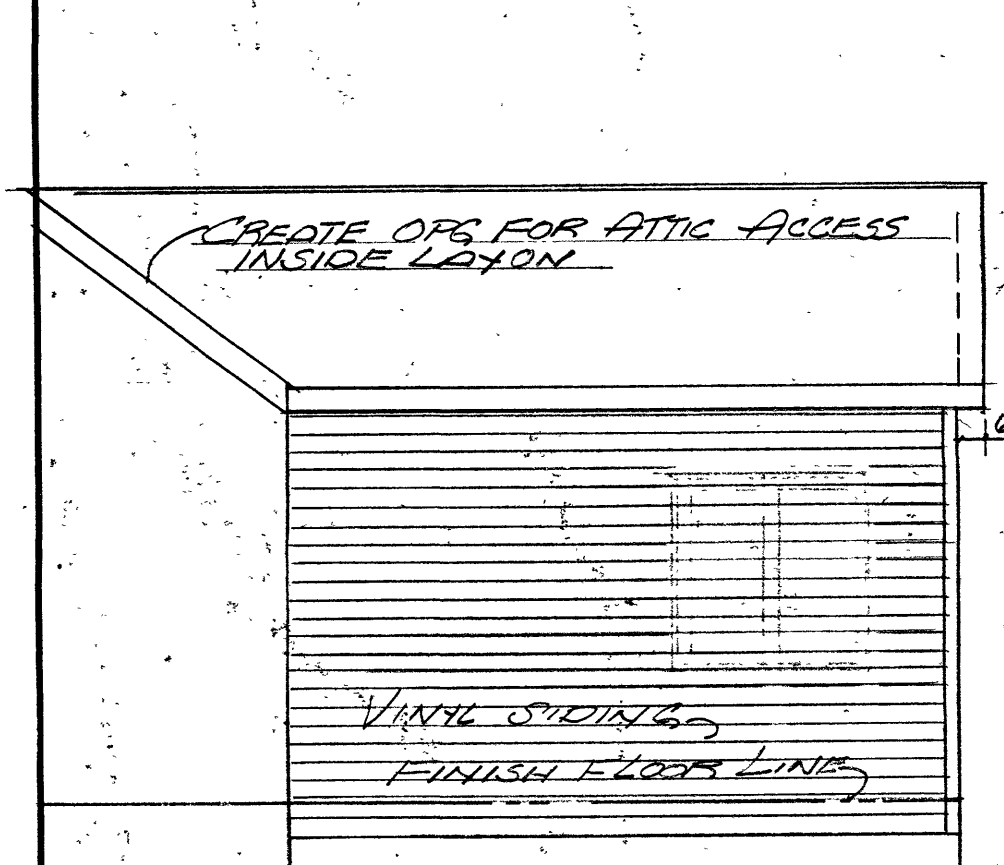
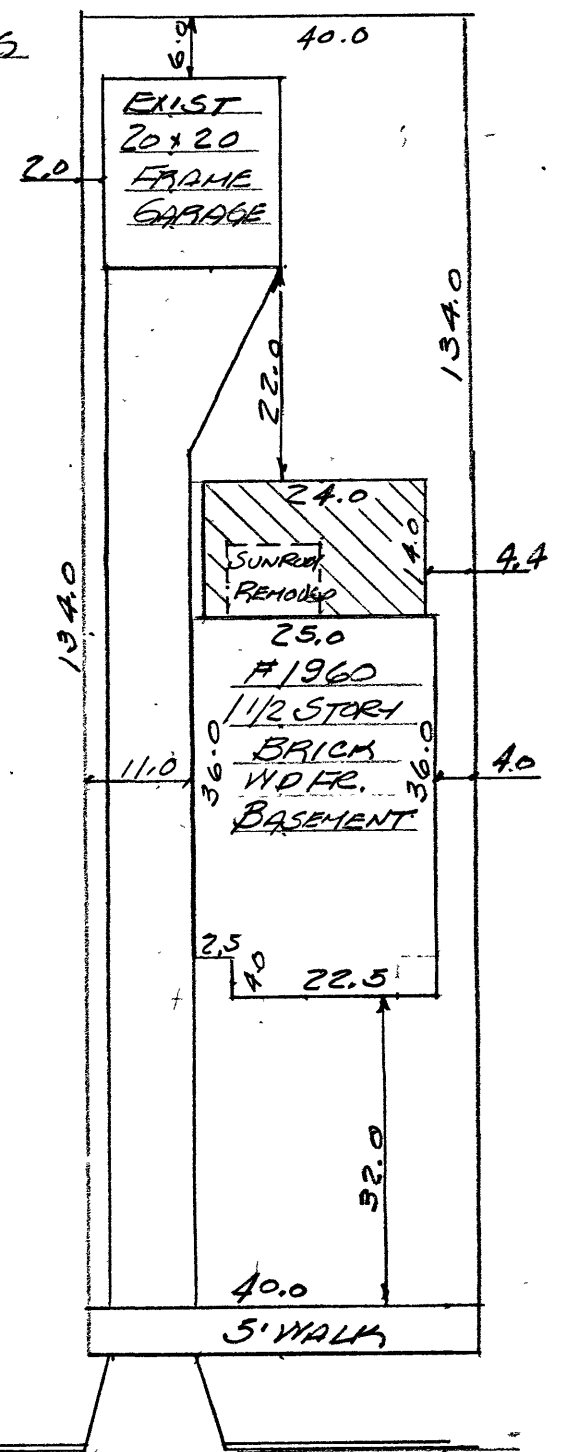
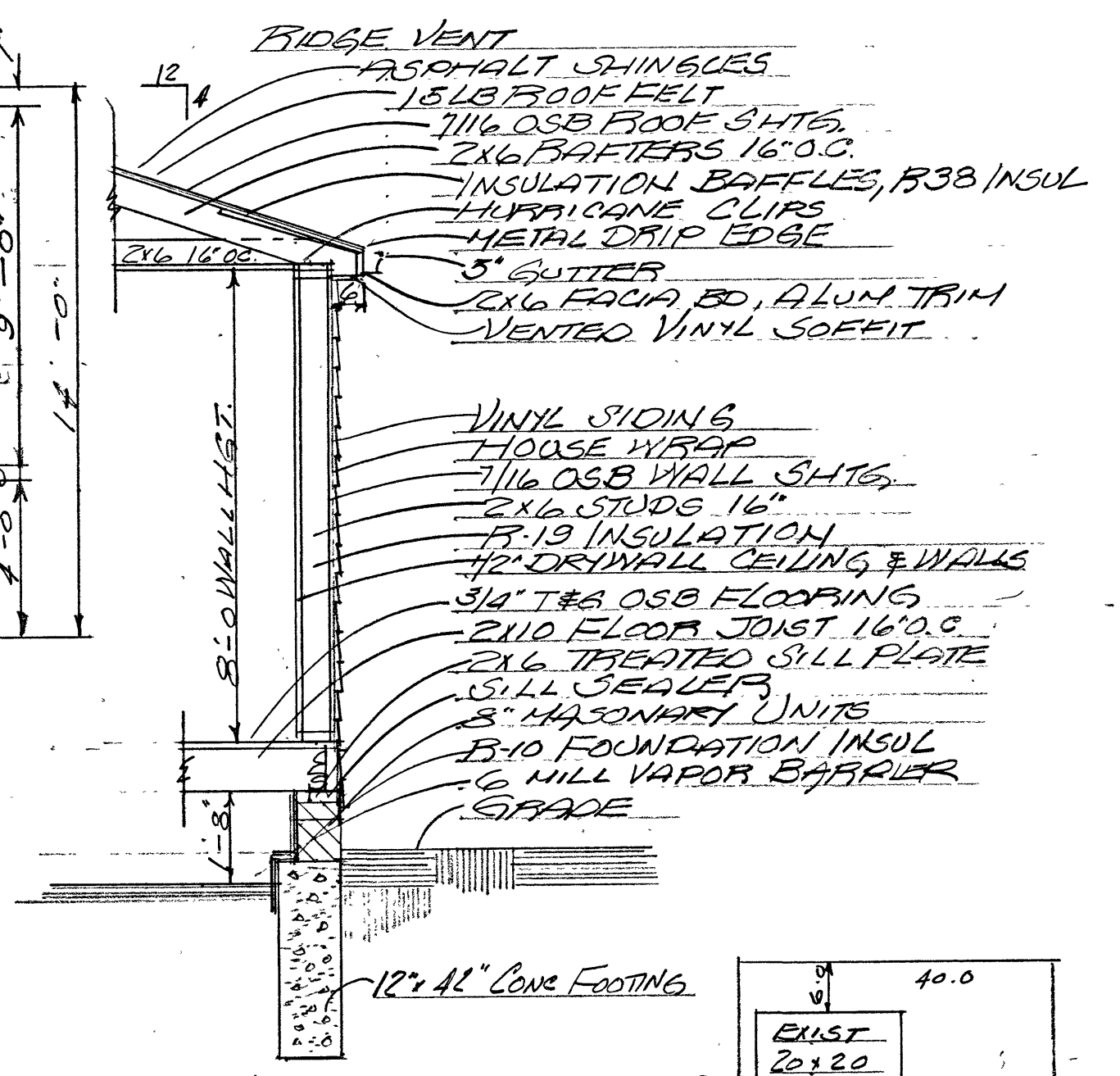
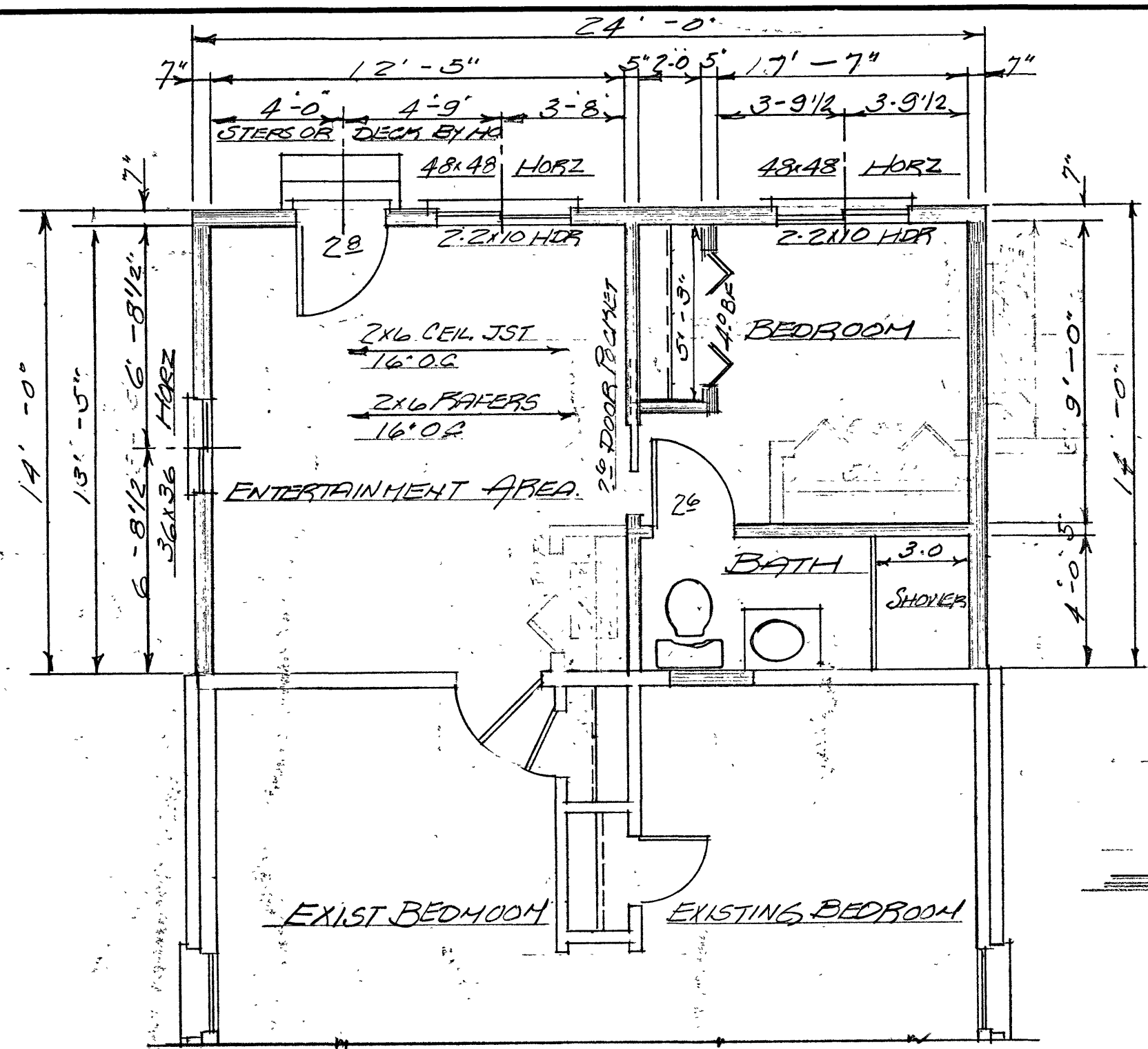
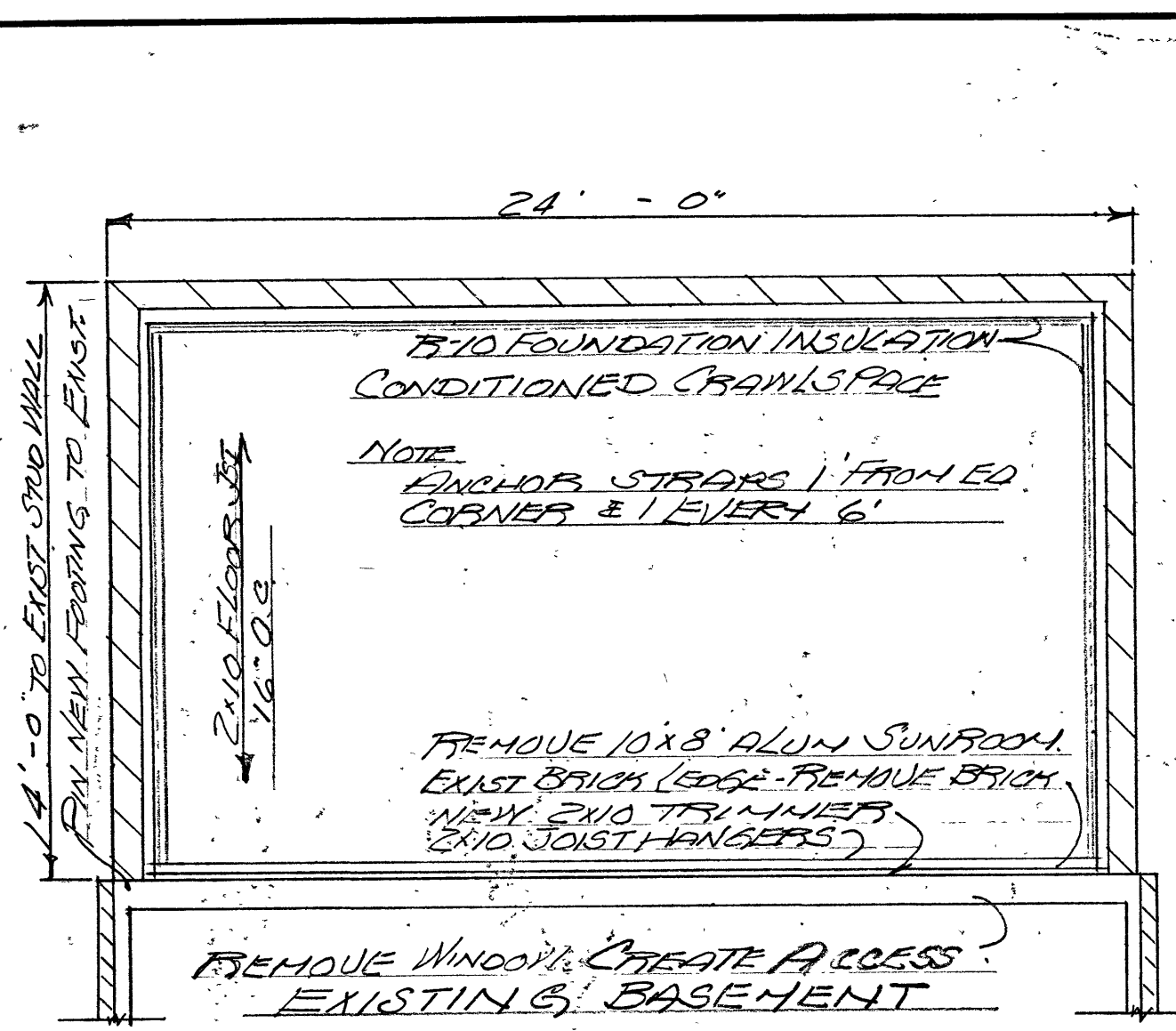
The practical difficulty is not self-created but instead results from the existing placement of the home on the lot and the dimensional requirements of the zoning ordinance. The owners are proposing a modest addition consistent with the residential character of the neighborhood. The need for the variance arises from the existing site conditions and

construction constraints rather than any action intended to circumvent the zoning ordinance.

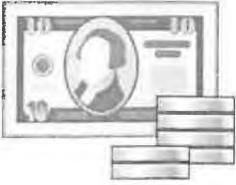
The requested variance is minor in nature, represents the minimum relief necessary, and will not negatively impact neighboring properties or the overall character of the neighborhood.

Site Sketch:





TIMBER LINE BUILDINGS 586 295 8288		
SCALE: SHOWN	APPROVED BY:	DRAWN BY
DATE: FEB 2020		REVISED
CHARLOTTE BENNETT		
1960 LENNON G.P WOODS		
BEAR ADDITION		DRAWING NUMBER 1 OF 1



RECEIPT NUMBER Section 4, Item A.

00065072

City of Grosse Pointe Wo

Paid By

20025 Mack Plaza

BENNETT, CHARLOTTE - JAMES

Grosse Pointe Woods, MI 48236

1960 LENNON ST

Ph: (313) 343-2426

Fax: (313) 343-2439

GROSSE POINTE WOODS, MI 48236

05/13/2026

Type	Record	Category	Description	Amount
Permit	PSPR260012	Zoning Board of Appea	Residential Review (Incl. Pub	\$ 575.00

Total \$ 575.00

Cash

Check \$ 575.00

Credit

Transferred

Tendered \$ 575.00

Change \$ 0.00

To Overpayment \$ 0.00

**1960 LENNON
ZBA - MAY 18, 2026**

Section 4, Item A.

PARCEL	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
007 02 1909 000	1952 BEAUFIT DR	SHIPMAN, JESSICA A	1952 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1908 000	1930 BEAUFIT DR	CHAMPINE, JAMES J	1930 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1907 000	1922 BEAUFIT DR	MADELEINE, KEITH (TRUSTEE)	1922 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1906 000	1914 BEAUFIT DR	SCHOCK, STEPHEN & GRETCHEN	1914 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1905 000	1906 BEAUFIT DR	ONUSKO, TERESA & BRIAN R	1906 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 01 1748 000	2016 VAN ANTWERP ST	FABER, MICHAEL	2016 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1749 000	2008 VAN ANTWERP ST	KORTE, PETER & BARBARA	2008 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1750 000	2000 VAN ANTWERP ST	BRYSON, CRAIG B	2000 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1751 000	1992 VAN ANTWERP ST	STEVENS, DAVID & REBECCA	1992 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1752 000	1984 VAN ANTWERP ST	ENGLISH, KRYSTLE & ROBERT	1984 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1753 000	1976 VAN ANTWERP ST	HILL, ROBERT A	1976 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1756 002	1952 VAN ANTWERP ST	MAUS, MARIETTE D	1952 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1757 002	1930 VAN ANTWERP ST	RAPALA, DARSHINI DESILVA	1930 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1757 003	1944 VAN ANTWERP ST	WHITER, ALEXANDRA	1944 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1758 002	1922 VAN ANTWERP ST	DIAZ, JUAN	1922 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1759 002	1914 VAN ANTWERP ST	CUENY, SETH A & KAREN	1914 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1760 002	1906 VAN ANTWERP ST	GALUI, MARC J	1906 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1786 000	2025 VAN ANTWERP ST	JACOBS, BENJAMIN & ABIGAIL	2025 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1785 000	2017 VAN ANTWERP ST	BERGER, JASON M	2017 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1784 000	2009 VAN ANTWERP ST	JERRY, ALEXANDER	2009 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1783 000	2001 VAN ANTWERP ST	KOCSIS, MICHAEL & COOK, LESLIE	2001 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1782 000	1993 VAN ANTWERP ST	ROY, JONATHAN D	1993 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1781 000	1985 VAN ANTWERP ST	DILLON, WILLIAM P & CASEY	1985 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1780 000	1977 VAN ANTWERP ST	TAYLOR, ALRED & CAROLYN	1977 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1779 000	1969 VAN ANTWERP ST	BATES, H JOHN & LUANE C	1969 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1778 000	1961 VAN ANTWERP ST	WOLFE, SUSAN	1961 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 01 1777 000	1953 VAN ANTWERP ST	NEEDHAM, DANIELLE	1953 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 02 1826 000	2024 LENNON ST	GARZEL ELEANOR I	2024 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1825 000	2016 LENNON ST	COOK, DENA TRUST	2016 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 01 1776 002	1931 VAN ANTWERP ST	KUJAWSKI, EMILY	1931 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 02 1824 000	2008 LENNON ST	JUST, ADAM SCOTT	2008 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 01 1775 002	1923 VAN ANTWERP ST	CIAFFONE, DINA M	1923 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 02 1823 000	2000 LENNON ST	SCOZZARI, KATHERINE & CARL	2000 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 01 1774 000	1915 VAN ANTWERP ST	YUHAS, DAMON R	1915 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236

**1960 LENNON
ZBA - MAY 18, 2026**

Section 4, Item A.

007 02 1822 000	1992 LENNON ST	KENNEDY, NANCY MARIE	382 JACOB LANE	MC KINNEY, TX 75069
	1992 LENNON ST	OCCUPANT	1992 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 01 1773 000	1907 VAN ANTWERP ST	SARNAKI, JOHN J & LAURIE	1907 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 02 1821 000	1984 LENNON ST	CARLINO, JOSEPH P	1984 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1820 000	1976 LENNON ST	THOMAS, TIMOTHY & VICTORIA	1976 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 01 1772 000	1899 VAN ANTWERP ST	NEHR, KAREEMA & MICHAEL	1899 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 02 1819 000	1968 LENNON ST	HUBBELL, ZACHARY & ELIZABETH	1968 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1818 000	1960 LENNON ST	BENNETT, CHARLOTTE & JAMES	1960 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1817 000	1952 LENNON ST	MORIN, PHILIP J	1952 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1816 000	1930 LENNON ST	EISENBREY, A. BRADLEY & LOUISE	1930 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1815 000	1920 LENNON ST	LESAGE, KYLE & ASHLEY ESTATE	1920 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1814 000	1910 LENNON ST	BARNES, BRIAN JOSEPH & JESSICA RAYE	1910 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1813 000	1900 LENNON ST	MANNING, BRADLEY	1900 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1876 000	2025 LENNON ST	SWEET, DANIEL & FLEISHMAN, EMILY	2025 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1877 000	2017 LENNON ST	LEWANDOWSKI, JENNIFER	2017 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1878 000	2009 LENNON ST	BETZ, JEFFREY & O'NEIL, BRYAN	2009 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1879 000	2001 LENNON ST	OLOUGHLIN, JOHN P	2001 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1880 000	1993 LENNON ST	MOLNAR, PAL & WOLF, SARA	1993 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1881 000	1985 LENNON ST	BUSH, DENISE A	1985 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1882 000	1977 LENNON ST	MYERS, KENT	1977 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1883 000	1969 LENNON ST	KHAM, SHUMI	1969 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1884 002	1953 LENNON ST	ALWAYS, MIKE D	1953 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1886 000	1931 LENNON ST	POPOVICI, ANDREW MICHAEL	1931 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1887 000	1923 LENNON ST	RENNPAGE, NICHOLAS & EMILY	1923 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1888 000	1915 LENNON ST	PEPLOWSKI, GERARD	1915 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1915 000	2000 BEAUFIT DR	SCHARNACLE, DEBORAH C	2000 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1889 000	1907 LENNON ST	HAUSCHULZ, KELLEY M	1907 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1914 000	1992 BEAUFIT DR	SHAR, FRANK A	1992 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1890 000	1899 LENNON ST	JANSON, LINDA M	1899 LENNON ST	GROSSE POINTE WOODS, MI 48236
007 02 1913 000	1984 BEAUFIT DR	MCINTOSH, DANIELLE	1984 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1912 000	1976 BEAUFIT DR	RABIDOUX, MARK A	1976 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1911 000	1968 BEAUFIT DR	GUIBORD, JOHN E	1968 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 02 1910 000	1960 BEAUFIT DR	FISCUS, JAMES I	1960 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236
007 01 1754 001	1968 VAN ANTWERP ST	DOW, TIMOTHY & RACHEL	1968 VAN ANTWERP ST	GROSSE POINTE WOODS, MI 48236
007 02 1916 000	2008 BEAUFIT DR	MANN, JEAN	2008 BEAUFIT DR	GROSSE POINTE WOODS, MI 48236



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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1960 Lennon

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CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

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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: APRIL 30, 2026

#4 GPW 4/30 PHN ZBA 1960 LENNON

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

Melanie Mahoney

Michelle Mceachin

Notary Public

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 variance on May 18, 2026:

A variance at 1960 Lennon Street (007-02-1818-000) to construct an addition to an existing, non-conforming single-family residence. A variance is requested from Section 50-3.1.E: Side Yard Setback:

- A 5-foot side yard setback is required.
- A 4-foot, 5-inch side yard setback is proposed.
- A variance of 7-inches is requested.

The ZBA public hearing is scheduled for Monday, May 18, 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

MICHELLE MCEACHIN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
 My Commission Expires **May 15, 2028**
 Acting in the County of Wayne

Wayne