



CITY OF GROSSE POINTE WOODS

ZONING BOARD OF APPEALS MEETING AGENDA

Monday, July 13, 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: July 9, 2026

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING

A. Variance Request: 839 Cook Rd. - Rear Yard Setback

- 1) Variance Review (06/23/26) - City Planner Mangan (Haw)
- 2) Zoning Board of Appeals Application (04/09/26)
- 3) Site Plan and Survey (03/09/26)
- 4) Receipt of Payment (06/25/26)
- 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 City Council. City Council 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
July 9, 2026

OFFICE OF THE CITY MANAGER

Subject: Recommendations for ZBA Meeting of July 13, 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: 839 COOK ROAD – REAR YARD SETBACK
The applicant, Carolyn Nevi, requests a dimensional variance for the residential lot at 839 Cook Road in order to construct an addition to an existing non-conforming single-unit residence. The proposed addition, however, would encroach into the minimum required rear yard setback.

The subject site is zoned the R-1B, One-Family Residential District and is an interior lot.

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

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.B	Minimum rear yard setback:	28-feet	23-feet	5-feet

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 rear yard setback of 23-feet (a 5-foot variance) to Section 50-3.1.B based on the following findings of fact for 839 Cook Road:

1. The subject property is an established, nonconforming lot; strictly following the current R-1B zoning requirements for the rear yard setback would prevent the applicant from functionally expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1B One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed sunroom addition remains proportional to the overall massing of the home and surrounding residences.
4. Approval of the variance upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

I concur with the City Planner's recommendation.

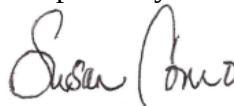
Prerogative of the Zoning Board of Appeals as to action taken.

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: 839 Cook Road (#014-02-0124-002) – Variance Review #1
DATE: June 23, 2026

BACKGROUND AND VARIANCE REQUEST

The applicant, Carolyn Nevi, requests a dimensional variance for the residential lot at 839 Cook Road in order to construct an addition to an existing non-conforming single-unit residence. The proposed addition, however, would encroach into the minimum required rear yard setback.

The subject site is zoned the R-1B, One-Family Residential District and is an interior lot.

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

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.B	Minimum rear yard setback:	28-feet	23-feet	5-feet

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

“The R-1B 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-1B 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	8,500 square feet	6,222 square feet	Existing nonconforming lot.
Min. Lot Width	75 feet	61 feet	Existing nonconforming lot.
Setbacks:			
Min. Front Yard	30 feet	19-feet, 7-inches	Existing nonconforming lot.
Min. Side Yard	8 feet	8 feet	Complies.
Min. Side Yard (total of two)	20 feet (total)	16 feet (total)	Existing nonconforming lot.
Min. Rear Yard	28 feet	23 feet	5-foot variance requested.
Building Height:			
Max. Number of Stories	2.5 stories	2 stories	Complies.
Max. Height in Feet	30 feet	<30 feet (the new sunroom is only 12 feet in height)	Complies.
Unit Sizes:			
Min. Square Feet: 1-story	1,300 square feet	N/A	N/A
Min. Square Feet: 1.5- to 2-stories	1,820 square feet	1,650 square feet (existing) 1,842 square feet (proposed)	Will comply with this standard should the variance be approved.
Max. Lot Coverage (structures):	35%	26.5% (existing) 29.6% (proposed)	Complies.

The subject lot does not comply with the existing minimum lot size or lot area; however, these are existing legal non-conformities. While this is a smaller lot (comparative to the minimum standards of others in the same R1-B District) the maximum lot coverage is not exceeded; in fact, it is still well within the allowable limit. The result is that the mass of the home is still proportional to the surrounding lots.

Additionally, the proposed addition is only 12 feet in height and will be visually subordinate to the home.

Please note that the existing home is only 1,650 square feet, whereas the minimum square footage for a home in this district is 1,820 square feet. The proposed ± 192 square foot sunroom would eliminate an existing nonconformity, resulting in an overall square footage of 1,842 square feet for the home.

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 192 square foot (12' by 16') sunroom addition that will comply with the required side yard setbacks. 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 significantly 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. 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 rear yard setback of 23-feet (a 5-foot variance) to Section 50-3.1.B based on the following findings of fact:

1. The subject property is an established, nonconforming lot; strictly following the current R-1B zoning requirements for the rear yard setback would prevent the applicant from functionally expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1B One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed sunroom addition remains proportional to the overall massing of the home and surrounding residences.
4. Approval of the variance 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

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

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 839 Cook Road, Grosse Pointe Woods, MI 48236
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Carolyn Nevi 734-347-9751
Name (Please Print) Phone No. (Daytime)
839 Cook Road Grosse Pointe Woods MI 48236
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:

Allow construction of a 12 ft x 12 ft sunroom addition at the rear of the property that encroaches upon

the required rear yard setback. The side yard setback is maintained in line with the existing east wall

of the home and does not extend further toward the property line.

RECEIVED
APR 09 2026
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

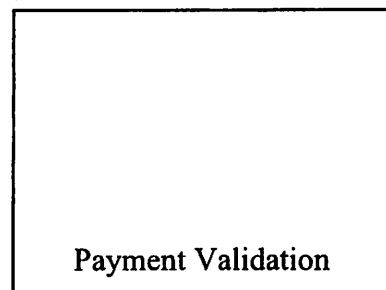
2. DESCRIPTION OF CASE (Fill out only items that apply)

a. Present zoning classification of the property R-1 Single Family Residential

b. Description of property

(1) Size and Area of Lot 61 ft x 102 ft = 6,222 sq ft

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



c. Description of EXISTING structures

(1) Total square footage of accessory building now on
Premises Included in main; of main buildings 1,650 sq ft (attached garage included)

(2) Uses of building on premises Single-family residential

- (3) Percentage of lot coverage of all buildings on ground level 25.5 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 12 ft
- (2) Height and area of existing structure 2-story home, approx. 1,650 sq ft footprint (incl. attached garage)
- (3) Dimensions and area of structure or addition to be constructed 12 ft x 16 ft = 192 sq ft sunroom
- (4) Percentage of lot coverage of all buildings including proposed 28.1 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) Unchanged
- (2) Side Yard (measured from lot line) Unchanged - 8 FT
- (3) Rear Yard (measured from lot line) 24FT behind proposed addition, 36FT across rest of the home - reduced by 12 ft due to sunroom addition

- 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.

The strict application of the rear yard setback requirement unreasonably prevents the property owner from

constructing a sunroom, a permitted residential improvement. Due to the compact 61 x 102 ft interior lot

and existing home footprint, no alternative location exists for the addition that avoids setback conflict.

- 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.

Granting this variance does substantial justice to the applicant while preserving the rights of neighbors.

All adjacent neighbors have been consulted and are fully supportive of the proposed sunroom addition.

The neighboring property to the east was previously granted a variance for a similar encroachment.

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

The hardship arises from unique circumstances: a compact 5,490 sq ft interior lot with an existing home

footprint that leaves limited buildable area within all required setbacks. The applicant, age 79, requires

an enclosed sunroom for health and mobility reasons, as direct outdoor access may not be feasible in the future.

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

The hardship has not been created by the applicant. Ms. Nevi purchased the property 8 months ago and

inherited its existing dimensions and constraints. She has since made substantial improvements to the

home, demonstrating her commitment as a responsible property owner, taxpayer, and good neighbor.

***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.

- 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:

Not applicable. This is a non-use variance request for a rear yard setback encroachment only.

The proposed sunroom will enhance the property's appearance and value, benefiting the surrounding

neighborhood and contributing positively to property values throughout Grosse Pointe Woods.

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

Grosse Pointe Woods Zoning Ordinance - Rear Yard Setback Requirements for Residential Districts

(Specific article and section to be confirmed with the Building Department prior to submission)

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

Carolyn Nevi

Signature of Property Owner

Carolyn Nevi

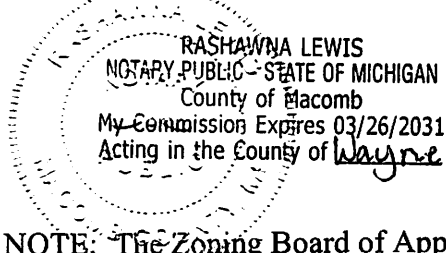
Signature of Applicant

Subscribed and sworn to before me this

9th

day of April

2026

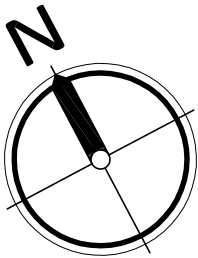


Rashawna Lewis

Notary Public

My Commission expires March 26, 2031

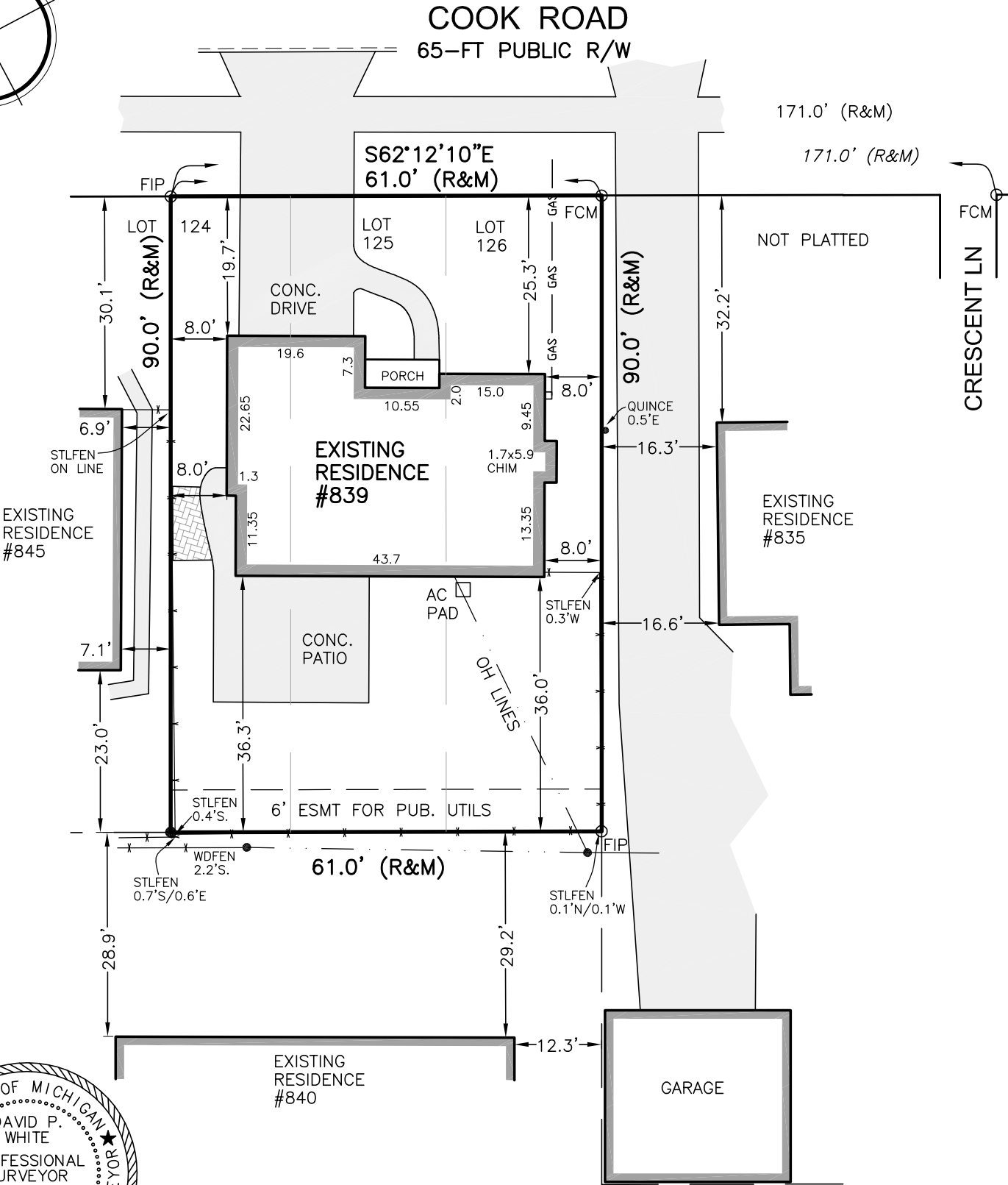
NOTE: The Zoning Board of Appeals meets the first and third Monday of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 a minimum of 14 days prior to council hearing.



CERTIFIED SURVEY

40-014-02-0124-002 / 839 COOK RD.

Section 4, Item A.



SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OR MAP, AND THE FIELD SURVEY ON WHICH IT IS BASED, WERE COMPLETED BY ME, A DULY LICENSED SURVEYOR IN THE STATE OF MICHIGAN, THAT THE POSITIONAL UNCERTAINTY OF EACH CORNER IS WITHIN ACCEPTABLE LIMITS, AND THAT THE REQUIREMENTS OF PA 132 OF 1970, AS AMENDED, HAVE BEEN MET.

David P. White

DAVID P. WHITE, PS #4001050458

NOTE:
MEASURED BEARINGS BASED ON
MISPC, NAD83(2011) SOUTH ZONE

PROPERTY DESCRIPTION:
PER TAX RECORDS

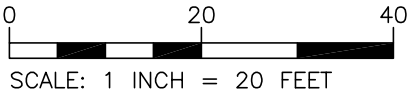
THE EASTERLY 17 FEET OF LOT 124, ALSO LOTS 125 AND 126, "HUNT CLUB SUB'N", A PART OF PRIVATE CLAIM #619, CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN. RECORDED IN LIBER 75 OF PLATS, PAGE 75, WAYNE COUNTY RECORDS.

ZONING INFO:

ZONED: R-1B

EXISTING AREA: 5494 SF
MAX COVERAGE: 30% (1923 SF)
EXIST. COVERAGE: 1369 SF (24.9%)

SETBACKS:
FRONT: 30 FT
SIDE: LEAST 8' / TOTAL 20'
REAR: 28 FT



PREPARED FOR:
CAROLYN NEVI

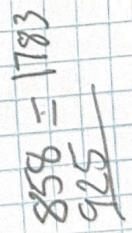


David White Land Surveying, PLLC
Boundary • Topographic • Construction • ALTA
44 DENNISON STREET, OXFORD, MI 48371
734.353.0135 dwsurveying@gmail.com
Professional Land Surveyor

JOB NO.: 260301
DATE: 03/09/26
FIELD: 03/2026
DRAWN: DPW
SHEET: 1 OF 1

24696
current
3096
proposed

222



City of Grosse Pointe Woods

20025 Mack Plaza

Grosse Pointe Woods, MI 48236

(313) 343-2426

(313) 343-2439

Invoice For Permit: PSPR26

Print Date: 06/25/2026

Section 4, Item A.

Pay by Account In Full



Pay by Account In Full

NEVI, CAROLYN

839 COOK RD

GROSSE POINTE WOODS MI 48236

\$ 0.00

Invoice No		Invoice Date	Permit Number	Address	Amount Due	
		00067353	04/09/26	PSPR260011	839 COOK RD	\$ 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: 839 Cook Road
300' Buffer

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 06/23/26 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 July 13, 2026:

A variance at 839 Cook Road (014-02-0124-002) to construct an addition to an existing, non-conforming single-family residence. The variance is requested from Section 50-3.1.B: Rear Yard Setback:

- A 28-foot rear yard setback is required.
- A 23-foot rear yard setback is proposed.
- A variance of 5-feet is requested.**

The ZBA hearing is scheduled for Monday, July 13, 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@gpwwmi.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.gpwwmi.us.

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

Paul P. Antolin
City Clerk

**839 COOK RD.
300' BUFFER FOR ZBA 7-13-2026**

Section 4, Item A.

PARCEL #	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
014 02 0030 002	883 CRESCENT LN	GUSTINE, WILLIAM A (REVOCABLE TRUST)	883 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 034	38 RIVER LN	HENCHEL, HARRIET P. (LIFE ESTATE)	38 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 040	50 RIVER LN	SPALDING, ALBERT D JR & NANCY W	50 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 017	14 N RIVER CT	BOYLE, CATHERINE C	14 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 06 0079 000	19777 WEDGEWOOD DR	MEATHE, MARY A	19777 WEDGEWOOD DR	GROSSE POINTE WOODS, MI 48236
014 99 0013 000	655 COOK	COOK ROAD 2017 LLC	20250 HARPER AVENUE	HARPER WOODS, MI 48225
		OCCUPANT	655 COOK	GROSSE POINTE WOODS, MI 48236
014 02 0118 002	855 COOK	SAFADI, AWNI ELIAS	1314 NOTTINGHAM	GROSSE POINTE PARK, MI 48230
		OCCUPANT	855 COOK	GROSSE POINTE WOODS, MI 48236
014 02 0212 020	20 N RIVER CT	KORDAS, JOANNE K	20 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0041 002	843 CRESCENT LN	CONNELL, EDWARD & CHRISTINE	843 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 026	22 RIVER LN	MOLITOR, VIRGINIA REVOC. LIV. TRUST	22 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 06 0078 000	19789 WEDGEWOOD DR	KARAMOVIC, ALMIR & ZUKANOVIC, IRA	19789 WEDGEWOOD DR	GROSSE POINTE WOODS, MI 48236
014 02 0212 037	44 RIVER LN	KAZIN, PETER & PAMELA	44 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 014	13 N RIVER CT	NORRIS, JAMES & JULIE (TRUSTEES)	13 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0112 002	875 COOK	ZAINEA, KEVIN R & THOMAS, SARAH M	875 COOK RD	GROSSE POINTE WOODS, MI 48236
014 02 0212 006	2 S RIVER CT	VICK, BRUCE R & NANCY E	2 S RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0212 023	25 RIVER LN	FGSG23 LLC	26125 VAN DYKE	CENTER LINE, MI 48015
		OCCUPANT	25 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0052 002	803 CRESCENT LN	OLIS, NANCY L	803 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 015	11 N RIVER CT	TIBBITS, CAROLE	11 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0212 038	46 RIVER LN	BRADSHAW, CHERYL	20416 HARPER AVE	HARPER WOODS, MI 48225
		OCCUPANT	46 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0115 002	865 COOK	MAXON, RICHARD & KARLYN	865 COOK RD	GROSSE POINTE WOODS, MI 48236
014 02 0212 009	8 S RIVER CT	STEINBERG, SANDRA	322 E STONE VILLAGE DR	COLLIERVILLE, TN 38017
		OCCUPANT	8 S RIVER CT	GROSSE POINTE WOODS, MI 48236
014 99 0005 000	320 PROVENCAL RD	SPICER, S GARY SR	16845 KERCHEVAL RD	GROSSE POINTE, MI 48230
		OCCUPANT	320 PROVENCAL RD	GROSSE POINTE WOODS, MI 48236
014 02 0124 002	839 COOK	NEVI, CAROLYN	839 COOK RD	GROSSE POINTE WOODS, MI 48236
014 02 0212 018	16 N RIVER CT	MCCANN, ALEXANDRA W	51 TRADD ST	CHARLESTON, SC 29401
		OCCUPANT	16 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 06 0082 001	19778 WEDGEWOOD DR	GUEST, MICHAEL J	19778 WEDGEWOOD DR	GROSSE POINTE WOODS, MI 48236
014 02 0212 032	34 RIVER LN	THOMAS, MICHAEL A & LINDA C TRUST	34 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 035	40 RIVER LN	THE FITZGERALD FAMILY TRUST	40 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 99 0004 001	900 COOK	DRSN REAL ESTATE GP LLC	31000 TELEGRAPH RD STE 230	BINGHAM FARMS, MI 48025
		OCCUPANT	900 COOK	GROSSE POINTE WOODS, MI 48236
014 02 0212 012	17 N RIVER CT	MAGER, JENNIFER M.	961 W STRATFORD	BLOOMFIELD HILLS, MI 48304
		OCCUPANT	17 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0212 001	9 S RIVER CT	RYAN, THOMAS & PAMELA (1%) GRANDPARENTS COTTAGE LLC (99%)	9 S RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0079 002	900 CRESCENT LN	BURGER, ELKE & MARSDEN H	900 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 99 0012 000	330 PROVENCAL RD	BERRI, RICHARD N & ESTEFANIA	330 PROVENCAL RD	GROSSE POINTE WOODS, MI 48236
014 99 0006 000	306 PROVENCAL RD	BROWNELL, JANA KIRLIN	306 PROVENCAL RD	GROSSE POINTE WOODS, MI 48236
014 02 0212 021	29 RIVER LN	DILLON, JOSEPH & DIANE	29 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 029	28 RIVER LN	BEAL, PAUL & WENDY	28 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0121 002	845 COOK	MUALEM, MICHELLE R	845 COOK RD	GROSSE POINTE WOODS, MI 48236
014 02 0212 036	42 RIVER LN	SINGELYN, THOMAS E (DDS)	42 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0065 002	850 CRESCENT LN	MARTIN, KYLE & JENNIFER	850 CRESCENT LN	GROSSE POINTE WOODS, MI 48236

**839 COOK RD.
300' BUFFER FOR ZBA 7-13-2026**

Section 4, Item A.

014 02 0212 013	15 N RIVER CT	C. LYNN MCGANN REV LIV TRUST	15 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0212 007	4 S RIVER CT	PAOLUCCI, BENJAMIN J & JEANNE A	4 S RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0034 002	873 CRESCENT LN	WRIGHT, CHARLES	873 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 030	30 RIVER LN	DALBY, ANN B	30 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0058 002	783 COOK	KELLETT, KRISTINA M	783 COOK RD	GROSSE POINTE WOODS, MI 48236
014 02 0109 002	885 COOK	VERBEKE, STEVEN O & TINA	885 COOK RD	GROSSE POINTE WOODS, MI 48236
014 02 0212 024	23 RIVER LN	KAY, JANICE	23 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0047 001	823 CRESCENT LN	MOTSCHALL, JAMES N	823 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 99 0007 000	835 COOK	HENSON, SAMANTHA	835 COOK RD	GROSSE POINTE WOODS, MI 48236
014 02 0054 002	793 CRESCENT LN	KLIMEK, DENNIS & LIVERNOIS, MAUREEN	793 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 06 0077 000	19799 WEDGEWOOD DR	THEIS, JOSEPH J	19799 WEDGEWOOD DR	GROSSE POINTE WOODS, MI 48236
014 02 0212 010	10 S RIVER CT	HUNTINGTON, JOHN T (TRUST)	10 S RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0212 016	12 N RIVER CT	MOURAD, FLORENCE R	12 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 06 0080 000	19765 WEDGEWOOD DR	STABLEIN, TRACY & MARVIN, KEVIN	19765 WEDGEWOOD DR	GROSSE POINTE WOODS, MI 48236
014 02 0068 002	860 CRESCENT LN	LARSON, MERIA E	11200 HACIENDA DEL MAR BLVD #B302	PLACIDA, FL 33946
		OCCUPANT	860 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 033	36 RIVER LN	URBANCIC, JOAN (TRUST)	36 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 027	24 RIVER LN	COLEMAN, JOHN & CAROL	24 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0050 000	813 CRESCENT LN	SKWIERS, BRIAN & LAWRENCE	813 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 011	19 N RIVER CT	SPEER, MARTHA J (TRUST)	19 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0212 005	1 S RIVER CT	DUNDON, RITA M	1 S RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0212 002	7 S RIVER CT	OLSON, JUDITH D	7 S RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0062 000	840 CRESCENT LN	ABESSINIO, DANIEL	840 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 022	27 RIVER LN	BUTLER, SANDRA LEE	27 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 028	26 RIVER LN	WILLIAM AND BEVERLY COATS TRUST	26 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0072 002	870 CRESCENT LN	HOOVER, RUTH & DAVID	870 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0045 002	833 CRESCENT LN	BERSCHBACK, JAMES	833 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 039	48 RIVER LN	MUELLER, LOUIS & JANET (JOINT TRUST)	48 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0038 000	853 CRESCENT LN	MARX, TOMASINE F. & WILLIAM M.	853 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 008	6 S RIVER CT	SHERIDAN, MARY SUE	6 S RIVER CT	GROSSE POINTE WOODS, MI 48236
014 06 0081 000	19766 WEDGEWOOD DR	THE CROWN ESTATE	19766 WEDGEWOOD DR	GROSSE POINTE WOODS, MI 48236
014 02 0075 002	880 CRESCENT LN	SANDERS, ROSS & AMANDA	880 CRESCENT LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 019	18 N RIVER CT	SACKA, TIMOTHY & NORMA	18 N RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0212 031	32 RIVER LN	JOHN F YOUNGBLOOD TRUST (1%) KRISTEN A WALKER TRUST (99%)	32 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 025	21 RIVER LN	MESTDAGH, WILLIAM	21 RIVER LN	GROSSE POINTE WOODS, MI 48236
014 02 0212 003	5 S RIVER CT	STRADER, EVELYN	5 S RIVER CT	GROSSE POINTE WOODS, MI 48236
014 02 0212 004	3 S RIVER CT	WERSCHING, JEAN	3 S RIVER CT	GROSSE POINTE WOODS, MI 48236

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JUN 24 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: JUNE 25, 2026

#2 GPW 6/25 ZBA VARIANCE 839 COOK

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 on July 13, 2026:

A variance at 839 Cook Road (014-02-0124-002) to construct an addition to an existing, non-conforming single-family residence. The variance is requested from Section 50-3.1.B: Rear Yard Setback:

A 28-foot rear yard setback is required.

A 23-foot rear yard setback is proposed.

A variance of 5-feet is requested.

The ZBA hearing is scheduled for Monday, July 13, 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@gpwmil.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.gpwmil.us.

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

Paul P. Antolin
City Clerk

GPW-06/25/26

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

