



CITY OF GROSSE POINTE WOODS

ZONING BOARD OF APPEALS MEETING AGENDA

Monday, August 17, 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: August 13, 2026

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING

A. Variance Request: 20311 Mack Avenue - Off-Street Parking Requirements

- 1) Variance Review (08/12/26) - City Planner Mangan (Haw)
- 2) Zoning Board of Appeals Application and Narrative (07/20/26)
- 3) Site Plans (07/17/26)
- 4) Receipt of Payment (7/27/26)
- 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
August 13, 2026

OFFICE OF THE CITY MANAGER

Subject: Recommendations for ZBA Meeting of August 17, 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: 20311 MACK AVENUE – OFF-STREET PARKING REQUIREMENTS
The applicant for a proposed cosmetic surgery and medspa facility at 20311 Mack Avenue has requested a variance from the City’s off-street parking requirements. The subject property contains an existing 5,488-square-foot medical office building on an approximately 7,045-square-foot parcel. The site currently provides four (4) dedicated off-street parking spaces, however, 14 total parking spaces are required by the Zoning Ordinance.

The subject property is zoned the C, Community Business District and is located on a corner lot with frontage along both Mack Avenue and Lochmoor Boulevard. The building and site are fully developed, and the applicant is not proposing an expansion of the existing building footprint.

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

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-5.3.H	Off-Street Parking: <i>"For medical or dental centers or clinics, and professional offices of doctors, dentists or similar professions, one parking space is required for each 200 square feet of gross floor area."</i>	Based on the square footage of the building: <u>14 off-street parking spaces are required</u>	Four (4) off-street dedicated spaces are provided	Ten (10) off-street parking spaces

Per Section 50-7.15.I.1, the Zoning Board of Appeals may grant a variance only upon a finding that compliance with the restrictions 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 variance of ten (10) off-street parking spaces from Section 50-5.3.H, permitting four (4) dedicated off-street parking spaces where 14 spaces are otherwise required, based on the following findings of fact for 20311 Mack Avenue:**

1. The approximately 7,045-square-foot property is already fully developed with an existing approximately 5,488-square-foot medical office building, leaving insufficient land area to accommodate the ten additional parking spaces required by the Ordinance.
2. The proposed cosmetic surgery and medspa facility represent the reuse of an existing commercial/medical office building for a use consistent with the intent of the C, Community Business District, and the applicant is not proposing to expand the existing building footprint.
3. The parking deficiency results from the existing size, configuration, and development of the property and was not created by the current applicant.
4. A lesser variance would not provide substantial relief because the physical constraints of the site provide little practical opportunity to construct additional off-street parking without substantially altering or removing portions of the existing building.
5. Four (4) dedicated off-street parking spaces will continue to be provided on the subject property, and the City-owned public parking lot directly across Mack Avenue provides an additional nearby parking resource that can help accommodate parking demand within this portion of the commercial corridor.
6. Approval of the variance facilitates the productive reuse and continued occupancy of an existing commercial building, supports reinvestment along the Mack Avenue corridor, and is not anticipated to adversely affect surrounding properties or compromise public health, safety, or welfare.

I concur with the City Planner’s recommendation.

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

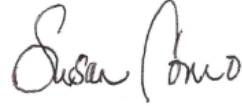
- Item 5

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,

A handwritten signature in dark ink, appearing to read "Susan Como". The signature is fluid and cursive, with the first name "Susan" and the last name "Como" clearly distinguishable.

Susan Como
City Manager

MCKENNA

Variance Review

TO: City of Grosse Pointe Woods
FROM: Laura Mangan (Haw), AICP, NCI
SUBJECT: 20311 Mack Avenue (#007-03-0016-000) – Variance Review #1
DATE: August 12, 2026

BACKGROUND AND VARIANCE REQUEST

The applicant for a proposed cosmetic surgery and medspa facility at 20311 Mack Avenue has requested a variance from the City’s off-street parking requirements. The subject property contains an existing 5,488-square-foot medical office building on an approximately 7,045-square-foot parcel. The site currently provides four (4) dedicated off-street parking spaces, however, 14 total parking spaces are required by the Zoning Ordinance.

The subject property is zoned the C, Community Business District and is located on a corner lot with frontage along both Mack Avenue and Lochmoor Boulevard. The building and site are fully developed, and the applicant is not proposing an expansion of the existing building footprint.

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

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-5.3.H	Off-Street Parking: <i>“For medical or dental centers or clinics, and professional offices of doctors, dentists or similar professions, one parking space is required for each 200 square feet of gross floor area.”</i>	Based on the square footage of the building: <u>14 off-street parking spaces are required</u>	Four (4) off-street dedicated spaces are provided	Ten (10) off-street parking spaces

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 variance only upon a finding that compliance with the restrictions 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 the C, Community Business District, which is intended to accommodate retail businesses and service uses serving nearby residential areas and to encourage the concentration of local businesses at appropriate locations. Per Section 50-3.1.J:

"The C commercial business district is intended to be that permitting retail business and service uses which are needed to serve the nearby residential areas. In order to promote such business development insofar as it is possible and appropriate in each area, uses are prohibited which would create hazards, offensive and loud noises, vibration, smoke, glare, heavy truck traffic or late hours of operation. The intent of this district is also to encourage the concentration of local business areas to the mutual advantage of both the consumers and merchants and thereby promote the best use of land at certain strategic locations and avoid the continuance of encouraging marginal strip business development along major streets."

The proposed cosmetic surgery and medspa facility is consistent with the type of professional and service use contemplated within the district. Further, the building has previously operated as a medical office (urgent care).

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:

Strict compliance with the current parking requirement would be unnecessarily burdensome due to the existing physical development of the property. The approximately 5,488-square-foot building occupies a substantial portion of the approximately 7,045-square-foot parcel, leaving insufficient land to construct the ten additional parking spaces necessary to comply with the Ordinance without removing or substantially altering the existing building.

The applicant is proposing to reuse the existing building rather than expand its footprint or otherwise intensify the physical development of the site. Requiring full compliance with the parking standard would substantially limit the reasonable reuse of an existing commercial building for a use otherwise permitted within the district.

CRITERIA #3:

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

Findings:

See criteria #3 above.

CRITERIA #4:

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

Findings:

The applicant's problem is not self-created. The existing building, parcel configuration, and limited parking area predate the applicant's proposed use of the property. The applicant is not proposing an expansion of the existing building footprint or a reduction in the four existing off-street parking spaces.

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 re-occupancy of an existing commercial structure, in a manner that is consistent with the surrounding corridor. The proposed addition does not negatively affect public safety or welfare.

Additionally, the subject property benefits from its location directly across Mack Avenue from a City-owned public parking lot. Although public parking cannot be counted as dedicated off-street parking for purposes of satisfying the Ordinance requirement, its proximity provides an important, shared parking resource within the commercial corridor and reduces the potential impact associated with the site's limited on-site parking.

Recommendation

Subject to any additional information presented and discussed by the applicant, Board, and/or 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 variance of ten (10) off-street parking spaces from Section 50-5.3.H, permitting four (4) dedicated off-street parking spaces where 14 spaces are otherwise required**, based on the following findings of fact:

1. The approximately 7,045-square-foot property is already fully developed with an existing approximately 5,488-square-foot medical office building, leaving insufficient land area to accommodate the ten additional parking spaces required by the Ordinance.
2. The proposed cosmetic surgery and medspa facility represent the reuse of an existing commercial/medical office building for a use consistent with the intent of the C, Community Business District, and the applicant is not proposing to expand the existing building footprint.
3. The parking deficiency results from the existing size, configuration, and development of the property and was not created by the current applicant.
4. A lesser variance would not provide substantial relief because the physical constraints of the site provide little practical opportunity to construct additional off-street parking without substantially altering or removing portions of the existing building.
5. Four (4) dedicated off-street parking spaces will continue to be provided on the subject property, and the City-owned public parking lot directly across Mack Avenue provides an additional nearby parking resource that can help accommodate parking demand within this portion of the commercial corridor.
6. Approval of the variance facilitates the productive reuse and continued occupancy of an existing commercial building, supports reinvestment along the Mack Avenue corridor, and is not anticipated to adversely affect surrounding properties or compromise public health, safety, or welfare.

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

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

1. Address of the Property 20311 Mack Ave.
(Number and Street)

I (We) 20311 Mack Ave LLC 248-941-3651
Name (Please Print) Phone No. (Daytime)

Allow 4 off street on site parking spaces in lieu of the
27 required parking spaces

a. Present zoning classification of the property C

(1) Size and Area of Lot 7,045 sq. ft.

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

Payment Validation

(1) Total square footage of accessory building now on Premises _____; of main buildings 5,488 sq. ft.

(2) Uses of building on premises medical office

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

- (3) Percentage of lot coverage of all buildings on ground level 77 %

d. Description of PROPOSED structures

- (1) Height of proposed structure Existing to remain 17'-10"
- (2) Height and area of existing structure 17'-10" height, 5,488 sq. ft. area
- (3) Dimensions and area of structure or addition to be constructed no addition
- (4) Percentage of lot coverage of all buildings including proposed 77 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 0
- (2) Side Yard (measured from lot line) 0
- (3) Rear Yard (measured from lot line) 25'-8"

- 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

- 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

THIS FORM MUST BE TYPED

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

See attached

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

See attached

***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

THIS FORM MUST BE TYPED

- 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:
there is not enough space on site to meet the parking requirements

6. Article and Section of the Zoning Ordinance that is being appealed:
Article 50-5.3, H, 4, c

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 20 day of JULY 20 26

Notary Public

My Commission expires

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.



jeffery a. scott architects p.c.
architects • engineers

VARIANCE REQUIREMENTS

A) The ordinance restrictions unreasonably prevent the Owner from using the property for a permitted purpose.

The property is improved with an existing 5,488-square-foot medical office building located on a 7,045-square-foot parcel. Medical office use is a permitted use within the district and has historically operated at this location. Due to the small size of the lot, the existing building footprint, and the limited area remaining on the site, it is physically impossible to provide the number of parking spaces required by the ordinance. Strict application of the parking requirements would therefore unreasonably restrict the continued use and occupancy of the property for its permitted medical office purpose. The requested parking variance is necessary to allow reasonable use of the property while maintaining the existing building and medical services provided at the site.

B) The variance would do substantial justice to the applicant as well as to other property owners in the district, and 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 the requested variance would allow the continued use and operation of an existing medical office building without creating adverse impacts on surrounding properties. The variance recognizes the practical limitations of a fully developed, undersized parcel while preserving a valuable professional service use along the Mack Avenue corridor. Because of the site's physical constraints, any lesser variance would not provide meaningful relief or enable compliance sufficient to support the property's continued use. The requested variance strikes a reasonable balance between the intent of the ordinance and the realities of the site, while treating this property in a manner consistent with similarly situated developed properties in the district.

C) The plight of the landowner is due to the unique circumstances of the property.

The need for a variance results from the unique characteristics of the property, including its small lot size relative to the existing building footprint, limited site area available for parking, and the fact that the parcel is already fully developed. The property's configuration severely limit the ability to add parking spaces while maintaining the building. These circumstances are unique to this parcel and are not the result of a condition generally shared by larger or less intensively developed properties in the district.



jeffery a. scott architects p.c.
architects • engineers

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

The hardship is not self-created and did not result from actions of the current owner. The building and site layout existed prior to the current variance request. The property's limited ability to accommodate additional parking is a consequence of the lot's size and configuration. The current owner did not create these conditions but is seeking reasonable relief to continue the use of the property in a manner consistent with its longstanding character and function.

ARCHITECT

jeffery a. scott
architects p.c.
 32316 grand river ave.
 suite 200
 farmington, mi 48335
 248-475-8800
 JSCOTTARCHITECTS.COM
 copyright © 2018

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

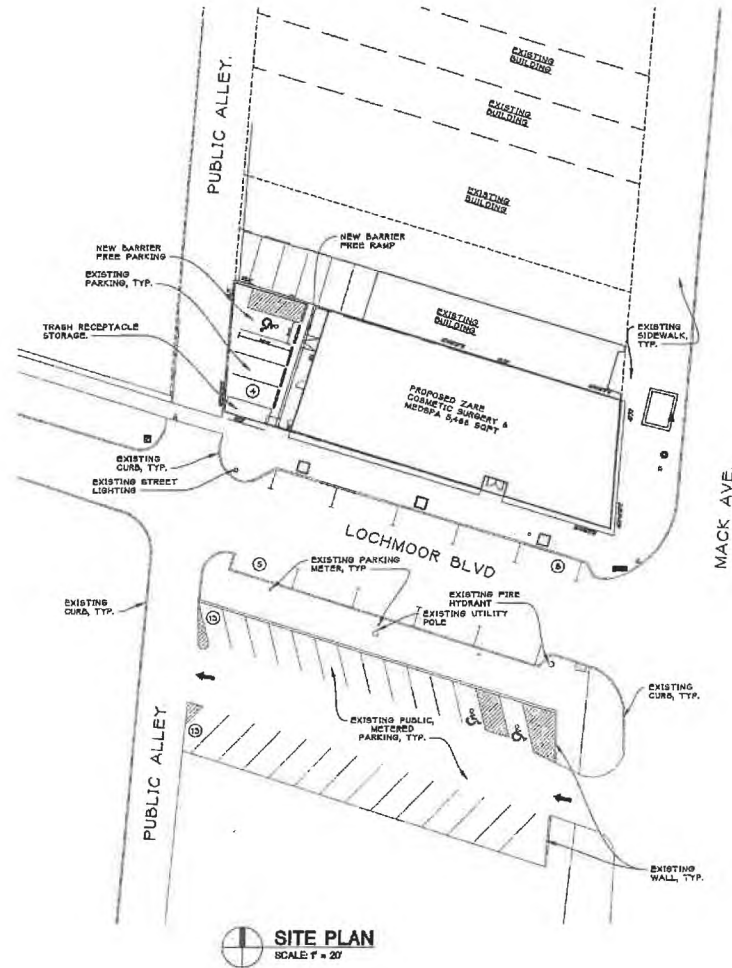
PROJECT
ZARE SURGERY
AND MEDSPA
 20311 MACK AVE.
 GROSSE POINTE WOODS,
 MI 48236

ISSUED FOR:
 SITE PLAN REVIEW 07/17/2024



DO NOT SCALE PRINTS
 USE PLANNED DIMENSIONS ONLY
 JOB NO.

26084
 SHEET NO.
ASP-1
 PLOT SIZE: 36"x24"



SITE PLAN
 SCALE: 1" = 20'

ARCHITECT

jeffery a. scott
architects p.c.
 32386 grand river ave.
 suite 200
 farmington, mi 48338
 248-478-8800
 JS@TARCHITECTS.COM
 copyright © 2018

SHEET TITLE:
FLOOR PLAN

PROJECT:
**ZARE SURGERY
 AND MEDSPA**
 20311 MACK AVE.
 GROSSE POINTE WOODS,
 MI 48238

ISSUED FOR:
 SITE PLAN REVIEW 07/12/2018

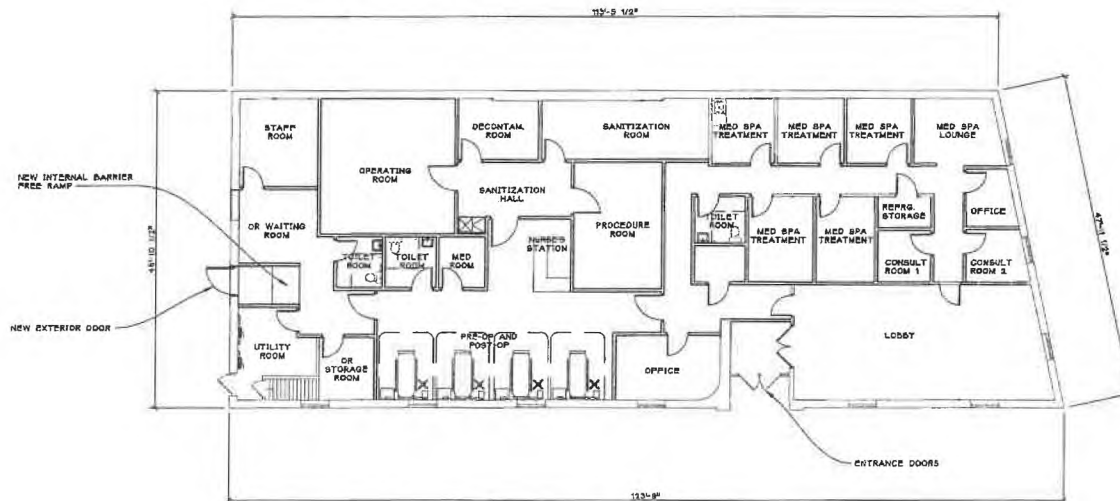
STATE OF MICHIGAN
 JEFFERY A. SCOTT
 ARCHITECT
 001 NOT SCALE PRINTS
 USE FOR ARCHITECTURAL PURPOSES ONLY
 2018-10-12

26084

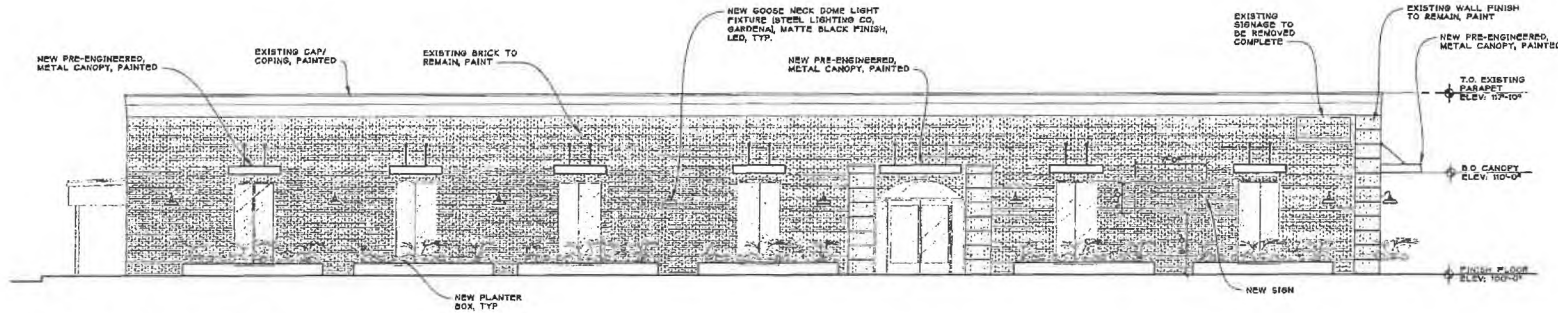
SHEET NO.

A100

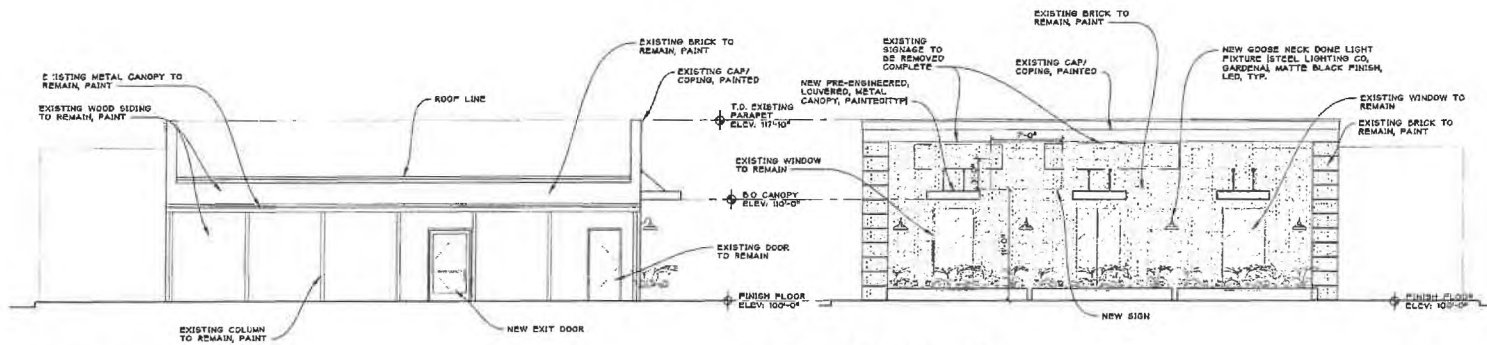
PLOT DATE: 07/12/2018



 **FLOOR PLAN**
 SCALE: 1/4" = 1'-0"



22 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



21 WEST ELEVATION
SCALE: 3/16"=1'-0"

20 EAST ELEVATION
SCALE: 3/16"=1'-0"

ARCHITECT:
ja
Jeffery A. Scott
architects p.c.
32316 grand river ave,
suite 200
Farmington, MI 48338
248-476-8800
JSCOTTARCHITECTS.COM
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SHEET TITLE:

EXTERIOR
ELEVATIONS

PROJECT:
**ZARE SURGERY
AND MEDSPA**
20311 MACK AVE
GROSSE POINTE WOODS,
MI 48236

ISSUED FOR:
SITE PLAN REVIEW 07/12/2018



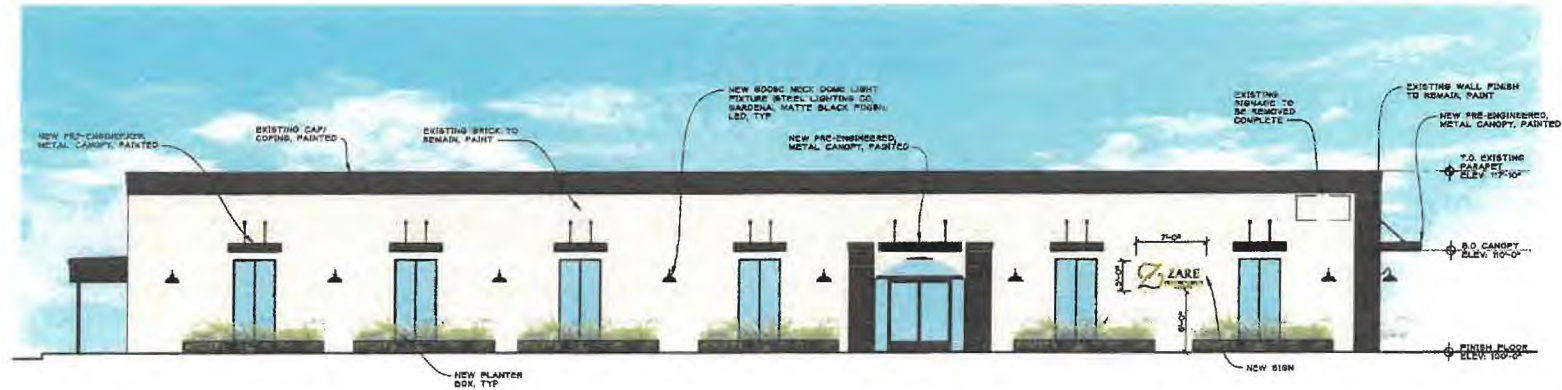
DO NOT SCALE PRINTS
USE PROVIDED DIMENSIONS ONLY
JOB NO.

26084

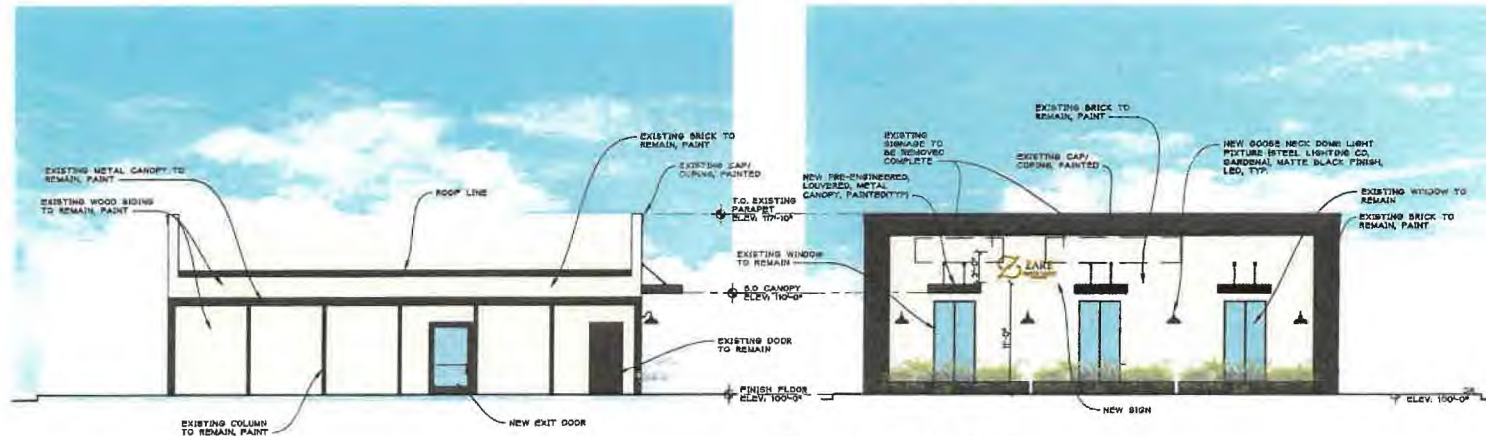
SHEET NO.

A200

PLOT SIZE: 36"x24"



22 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



21 WEST ELEVATION
SCALE: 3/16"=1'-0"

20 EAST ELEVATION
SCALE: 3/16"=1'-0"

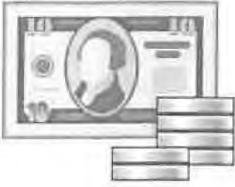
ARCHITECT
ja
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Suite 200
Farmington, MI 48336
248-475-8000
JSCOTTARCHITECTS.COM
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SHEET TITLE

EXTERIOR
ELEVATIONS

PROJECT:
**ZARE SURGERY
AND MEDSPA**
20311 MACK AVE.
GROSSE POINTE WOODS,
MI 48236
DESIGNED FOR:
SITE PLAN REVIEW 07/21/2014

STATE OF MICHIGAN
JERRY J. ROBERTS
JULY 1, 2014
DO NOT SCALE PRINTS
USE TYPED DIMENSIONS ONLY
JOB NO.
26084
SHEET NO.
A200
PLOT SIZE: 37"X47"



RECEIPT NUMBER Section 4, Item A.

00066095

City of Grosse Pointe Woods

20025 Mack Plaza

Grosse Pointe Woods, MI 48236

Ph: (313) 343-2426

Fax: (313) 343-2439

Paid By

C PANAGOS REAL ESTATE LLC

734 RIVARD BLVD

GROSSE POINTE, MI 48230

07/27/2026

Type	Record	Category	Description	Amount
Permit	PSPR260018	Zoning Board of Appeals	Commercial Review - Incl. Pub	\$ 875.00

Total \$ 875.00

Cash

Check \$ 875.00

Credit

Transferred

Tendered \$ 875.00

Change \$ 0.00

To Overpayment \$ 0.00

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 20311 Mack Avenue
300' Buffer

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 7/27/26 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 a parking variance at 20311 Mack Avenue for a cosmetic surgery and medspa facility. The variance is requested from Section 50-5.3.H: Off-Street Parking Requirements. Specifically, the applicant is seeking relief from the following Ordinance standard:

“For medical or dental centers or clinics, and professional offices of doctors, dentists or similar professions, one parking space is required for each 200 square feet of gross floor area.”

Based on this parking standard, and as a reuse of the existing building, a total of 14 off-street parking spaces must be provided. The existing parking lot provides four dedicated parking spaces; a variance of 10 parking spaces is requested.

The ZBA hearing is scheduled for Monday, August 17, 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

20311 Mack Avenue
300' Radius - 8-17-26 Parking Variance

Section 4, Item A.

PARCEL NUMBER	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
008 99 0004 701	20276 MACK AVE	TCF NATIONAL BANK	1405 XENIUM LANE N, PCC-2G-A	MINNEAPOLIS, MN 55441
		OCCUPANT	20276 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0285 000	1859 COUNTRY CLUB DR	MOTSCHALL, K & SCHMIDT, R	1859 COUNTRY CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0022 000	20335 MACK AVE	G.R.S. REALITY LLC	20335 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0022 000	20339 MACK AVE	NDS PROPERTIES LLC	20335 MACK AVE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	20339 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0411 000	1867 LOCHMOOR BLVD	MARIAN, MARCEL	1867 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0415 000	1835 LOCHMOOR BLVD	ASH, ERIC H	1835 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0026 000	20361 MACK AVE	JTH INVESTMENT PROPERTIES LLC	20361 MACK AVE	GROSSE POINTE WOODS, MI 48236
010 01 0262 000	1717 LOCHMOOR BLVD	IMBRUNNONE, CLAIRE SUZANNE	1717 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0283 000	1875 COUNTRY CLUB DR	FLANAGAN, CHARLES	1875 COUNTRY CLUB DR	GROSSE POINTE WOODS, MI 48236
010 01 0263 001	1751 LOCHMOOR BLVD	FRESARD, DONALD	1751 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0006 000	20259 MACK AVE	GPW OFFICE PARTNERS, LLC	81 KERCHEVAL, SUITE 204	GROSSE POINTE FARMS, MI 48236
		OCCUPANT	20259 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0021 000	20331 MACK AVE	NINO SALVAGGIO INVESTMENT CO	625 LAKE SHORE RD	GROSSE POINTE SHORES, MI 48236
		OCCUPANT	20331 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0419 000	1834 HUNT CLUB DR	HUNT, DERRICK	1834 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0011 000	20273 MACK AVE	OPH II LLC	PO BOX 1809	BIRMINGHAM, MI 48009
		OCCUPANT	20273 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0284 000	1867 COUNTRY CLUB DR	ARCHER, JESSICA	1867 COUNTRY CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0294 000	1882 LOCHMOOR BLVD	BATORY, KEITH D	1882 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0018 000	20323 MACK AVE	BOGAN BUILDING LLC	20323 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0024 000	20343 MACK AVE	EBOC, LLC	1079 JAMES K BLVD	PONTIAC, MI 48341
		OCCUPANT	20343 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0414 000	1843 LOCHMOOR BLVD	ABOOD, MICHAEL R	1843 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0014 002	20293 MACK AVE	CITY OF GROSSE POINTE WOODS	20025 MACK PLAZA DR	GROSSE POINTE WOODS, MI 48236
007 03 0413 000	1851 LOCHMOOR BLVD	ALSCHBACH, MICHAEL G	1851 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0418 000	1826 HUNT CLUB DR	CAMERON, DAVID S	1826 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0290 000	1850 LOCHMOOR BLVD	CUNNINGHAM, TERASIENA	1850 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0423 000	1866 HUNT CLUB DR	DIMAGGIO, CHARLES M & BARBARA E	1866 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0017 002	20315 MACK AVE	1153 SUNNINGDALE LLC	20 LOCHMOOR	GROSSE POINTE SHORES, MI 48236
		OCCUPANT	20315 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0421 000	1850 HUNT CLUB DR	VANOOTEGHEM, GERARD J	28760 COLERIDGE ST	HARRISON TOWNSHIP, MI 48045
		OCCUPANT	1850 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0417 000	1814 HUNT CLUB DR	OPH II LLC	PO BOX 1809	BIRMINGHAM, MI 48012
		OCCUPANT	1814 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236

20311 Mack Avenue
300' Radius - 8-17-26 Parking Variance

Section 4, Item A.

007 03 0286 000	1851 COUNTRY CLUB DR	YOUNGBLOOD, PAUL K	322 MCKINLEY	GROSSE POINTE, MI 48236
		OCCUPANT	1851 COUNTRY CLUB DR	GROSSE POINTE WOODS, MI 48236
010 01 0124 004	20338 MACK AVE	CHRIST THE KING LUTHERAN CHURCH	20338 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0291 000	1858 LOCHMOOR BLVD	DOMBROWSKI, PATRICIA	1858 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0293 000	1874 LOCHMOOR BLVD	MALINOWSKI, I MAREK	1874 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0292 000	1866 LOCHMOOR BLVD	OVERHOLT, NICOLE & SARA MARIE	1866 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0422 000	1858 HUNT CLUB DR	MACOLMAN, DORRIE L	1858 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0420 000	1842 HUNT CLUB DR	SCHROEDER, YVELYN	1842 HUNT CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0412 000	1859 LOCHMOOR BLVD	NUSSER, CHARLES M	1859 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0410 000	1875 LOCHMOOR BLVD	MCMANN, ALESSANDRO	1875 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0162 000	1850 COUNTRY CLUB DR	MIOTKE TRUST	1850 COUNTRY CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0282 000	1883 COUNTRY CLUB DR	ALTOBELLI L	1883 COUNTRY CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0416 000	1823 LOCHMOOR BLVD	MASON, JACINTA	1823 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0020 000	20327 MACK AVE	BARBIERI EDWARD FAMILY LLC	709 BIRCH LANE	GROSSE POINTE FARMS, MI 48236
		OCCUPANT	20327 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0288 000	1828 LOCHMOOR BLVD	SCAVO, LUISA	1828 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
007 03 0016 000	20311 MACK AVE	C PANAGOS REAL ESTATE LLC	734 RIVARD BLVD	GROSSE POINTE, MI 48230
		OCCUPANT	20311 MACK AVE	GROSSE POINTE WOODS, MI 48236
007 03 0287 000	1837 COUNTRY CLUB DR	EFFINGER, SAM & MULHALL, JENNIFER	1837 COUNTRY CLUB DR	GROSSE POINTE WOODS, MI 48236
007 03 0289 000	1842 LOCHMOOR BLVD	COMFORT TRUST	11315 WESTBURY DR.	SHELBY TWP, MI 48315
		OCCUPANT	1842 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236

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JUL 29 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500COUNTY 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: JULY 30, 2026

#2 GPW 7/30 ZBA 20311 MACK AVE

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

Notary Public

City of ~~Grosse Pointe Woods~~ 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 a parking variance at 20311 Mack Avenue for a cosmetic surgery and medspa facility. The variance is requested from Section 50-5.5.H: Off-Site Parking Requirements. Specifically, the applicant is seeking relief from the following Ordinance standard:

"For medical or dental centers or clinics, and professional offices of doctors, dentists or similar professions, one parking space is required for each 200 square feet of gross floor area."

Based on this parking standard, and as a reuse of the existing building, a total of 14 off-street parking spaces must be provided. The existing parking lot provides four dedicated parking spaces; a variance of 10 parking spaces is requested.

The ZBA hearing is scheduled for Monday, August 17, 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@gpwmichigan.com 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.gpwmichigan.com. For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwmichigan.com.

Paul P. Antcliff
City Clerk

G.P.N.: 07/2026

KSENIA MCKEE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Comm. Exp. 08/15/2027
Acting in the County of Wayne
Date 07/29/2026