



CITY OF GROSSE POINTE WOODS ZONING BOARD OF APPEALS MEETING AGENDA

Monday, November 21, 2022 at 7:00 PM

*Robert E. Novitke Municipal Center - Council
Chambers/Courtroom, 20025 Mack Plaza, 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: November 17, 2022

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING

A. Storage Pod Variance: Kevin Crowther & Robert Hakopian, 19483 Mack Avenue

1. Application to the Zoning Board of Appeals
2. Photo
3. Receipt
4. Email 11/15/22 - James Crowther
5. Building Permit Application
6. Property Sketch
7. Section 50-4.27 of Zoning Ordinance
8. Memo 11/15/22 - Interim Building Official
9. Memo 11/17/22 - Fire Inspector
10. Memo 11/16/22 - Director of Public Services
11. Affidavit of Legal Publication
12. Affidavit of Property Owners Notified
13. Parcel Map

5. IMMEDIATE CERTIFICATION OF MINUTES

6. NEW BUSINESS/PUBLIC COMMENTS

7. ADJOURNMENT

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

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

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to

individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249

ZONING BOARD OF APPEALS
ADMINISTRATIVE MEMO
November 17, 2022

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for ZBA Meeting of November 21, 2022

- 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 THE 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 – Storage Pod Variance: Kevin Crowther & Robert Hakopian, 19483 Mack Avenue. Open the Public Hearing. Receive and place on file all communications pertaining to this request. Hear any comments, first in support of, second in opposition to, the request. Close the Public Hearing.

The Petitioners, Kevin Crowther and Robert Hakopian, are requesting a variance to place a storage pod on the property indefinitely at 19483 Mack Avenue. The Building Official, in his memo dated November 15, 2022, claims the ordinance states that a pod or dumpster may be stored no more than 30 days. He denied the application due to noncompliance with Section 50-4.27.

The applicant stated that the size of the store does not allow for adequate storage space for the rugs that they sell, however this is not a hardship. The applicant may rent a storage unit to provide extra storage space for their merchandise.

The Building Official recommends granting no more than a 30 day extension for a pod permit.

I concur with his recommendation.

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

The following motions are suggested:

Motion to Grant Variance: That the Zoning Board of Appeals grant a variance from Sec. 50-4.27 to allow no more than a 30 day extension for a pod permit for 19483 Mack Avenue based upon the facts and recommendation as contained in the memo from the Building Official dated November 15, 2022, and the Fire Inspector dated November 17, 2022, and the comments made at the Public Hearing.

Motion to Deny Variance: That the request for a variance submitted under Sec. 50-4.27 to allow a storage pod indefinitely for 19483 Mack Avenue be denied based upon the comments and concerns raised at the public hearing, and the finding of

practical difficulty has not been shown pursuant to the variance standards found in Sec. 50-4.27.

Item 5 IMMEDIATE CERTIFICATION OF MINUTES Prerogative of the Zoning Board of Appeals to immediately certify tonight's meeting minutes.

Respectfully submitted,



Frank Schulte
City Administrator

TYPE or PRINT NEATLY

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

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 19483 MACK AVENUE
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) KEVIN CROWTHER & ROBERT HAKOPIAN 313-884-2991 STORE
Name (Please Print) Phone No. (Daytime)

19483 MACK AVE - G.P. WOODS, MI 48236
Address City State Zip

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

STORAGE POD IN REAR OF STORE
7' W X 16' L X 8' H - PHOTO ATTACHED

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

- a. Present zoning classification of the property _____
- b. Description of property
 - (1) Size and Area of Lot _____
 - (2) Is the lot a corner or interior lot _____

Payment Validation

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

TYPE or PRINT NEATLY

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises 180; of main buildings 2400
- (2) Uses of building on premises CARPET AND RUG SALES
- (3) Percentage of lot coverage of all buildings on ground level 61% *1-ACRE = 43560 SQ. FT.*
BUILDING IS 2400 SQ. FT
2400 ÷ 3920.40 = 61%

d. Description of PROPOSED structures

- (1) Height of ^{EXISTING 6'00"} proposed structure 8'
- (2) Height and area of existing structure _____
- (3) Dimensions and area of structure or addition to be constructed 7'-W X 16'-L X 8'-H
- (4) Percentage of lot coverage of all buildings including proposed 1.075% ? *.09 X 43560 = 3920.4*

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 65'
- (2) Side Yard (measured from lot line) 69'
- (3) Rear Yard (measured from lot line) 31'

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 reasons).

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

SQUARE FOOTAGE OF STORE DOESN'T ALLOW ADEQUATE STORAGE
FOR THE 12' X 60' ROLLS OF ORIENTAL RUG PAD:

*****TYPE or PRINT NEATLY*****

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.

SQUARE FOOTAGE OF STORE DOESN'T ALLOW ADEQUATE STORAGE FOR THE 12' X 60' ROLLS OF ORIENTAL RUG PAD.

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

WE ARE OPERATING A RETAIL STORE THAT HAS SURVIVED THE COVID PANDEMIC; THE POB AT LEAST MAKES IT POSSIBLE TO CONTINUE.

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

NO

*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.

*****TYPE or PRINT NEATLY*****

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:

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

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

[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn to before me this 13TH day of SEPT. 20 22

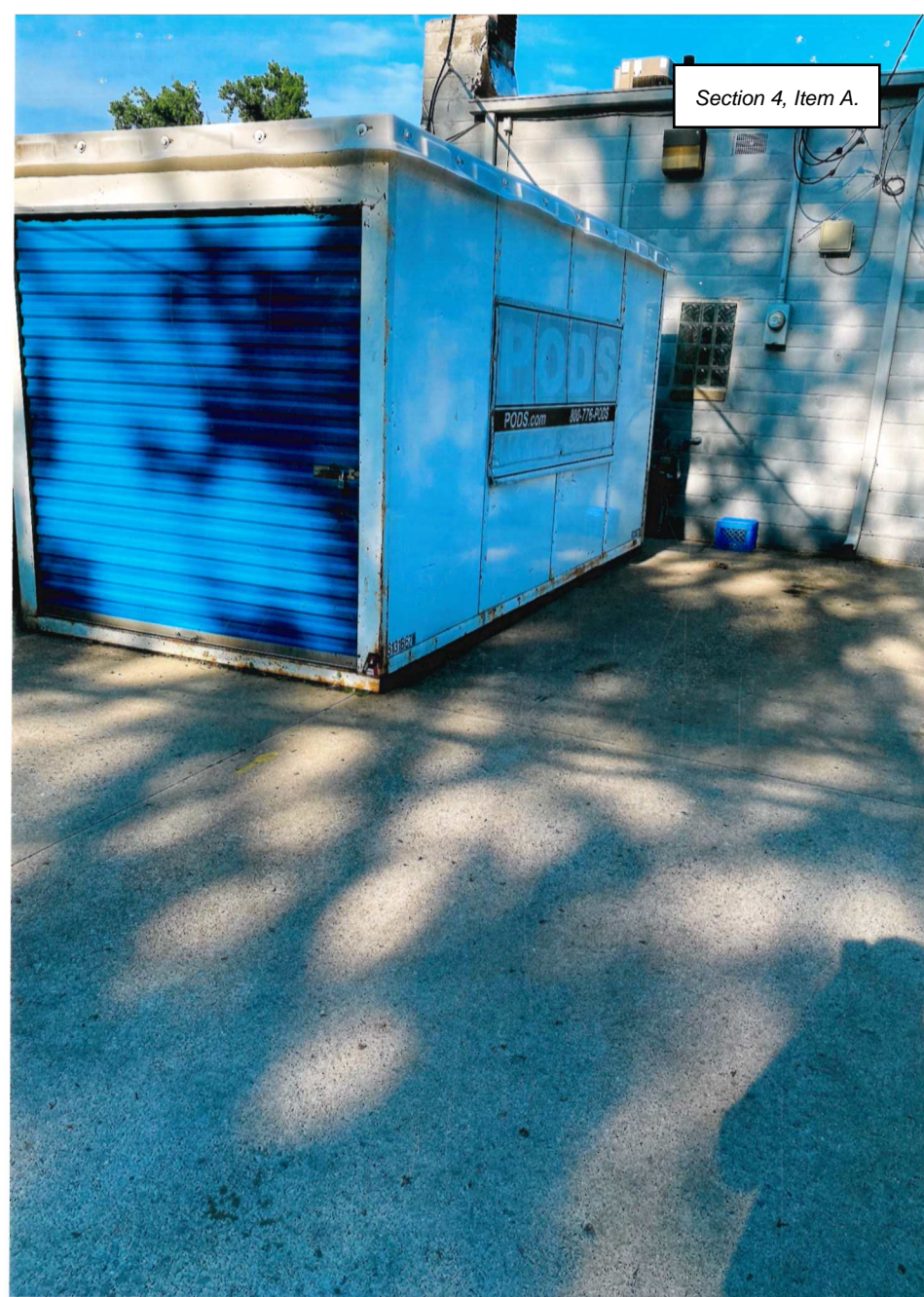
ANN G. STACK
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jul 24, 2024
ACTING IN COUNTY OF Wayne

[Signature]
Notary Public

My Commission expires 7-24-2024

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 for residential, or \$500 for commercial, a minimum of 14 days prior to council hearing.

Section 4, Item A.



CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA
GROSSE POINTE WOODS, MI 48236
Phone : (313) 343-2440
E-Mail : SMURPHY@GPWMI.US
WWW.GPWMI.US

Received From: RUG IMPORTS INC.-2
Date: 10/04/2022 Time: 4:19:49 PM
Receipt: 477515 *** REPRINT ***
Cashier: hgoff

ITEM REFERENCE	AMOUNT
BDINV BUILDING DEPT, INVOICE 00054484	\$500.00
TOTAL	\$500.00
CHECK 4645	\$500.00
Total Tendered:	\$500.00
Change:	\$0.00

Mollie Mackinnon

From: James K Crowther <jkcrowther@aol.com>
Sent: Tuesday, November 15, 2022 2:23 PM
To: Building Department
Cc: Jeremy Collins; Mollie Mackinnon
Subject: For our application for keeping the Pod behind our store at 19483 Mack

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

Rug Imports would like to keep the Pod behind our store indefinitely , or for at least two more years until I retire.

Kevin Crowther
Rug Imports
19483 Mack Avenue
313 -884 -2991 Store

RECEIVED

Section 4, Item A.

JUL 12 2022

CITY OF GROSSE POINTE WOODS
Building Department

CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Ph 313.343.2426/Fax 313.343.2439

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES: Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: (LANDLORD) CHRIS MANNINO LLC / (TENANT) ORIENTAL RUB IMPORTS Date: _____
GP Woods Address: 19483 MACK AVE e-mail: _____
Work#: _____ Home/Cell#: _____

Contractor/Applicant Name: ROBERT HAKOPIAN / KEVIN CROWTHER
Telephone # 313-884-2991 Fax # 313-884-2988 Mobile/Cell # 313-929-9196 KEVIN C.
Contractor Address: _____
MI Builder's License #: _____ MI Driver's License #: _____
e-mail address: _____

SPECIFY NATURE OF PROPOSED WORK:
STORAGE POD BEHIND BUILDING!
NEVER HAD ANY COMPLAINTS OF IT BEING THERE.
NEEDED TO STORE 12' X 60' ROLLS OF ORIENTAL RUB PAD AND OTHER PADS, ETC.

Value of Construction \$ _____

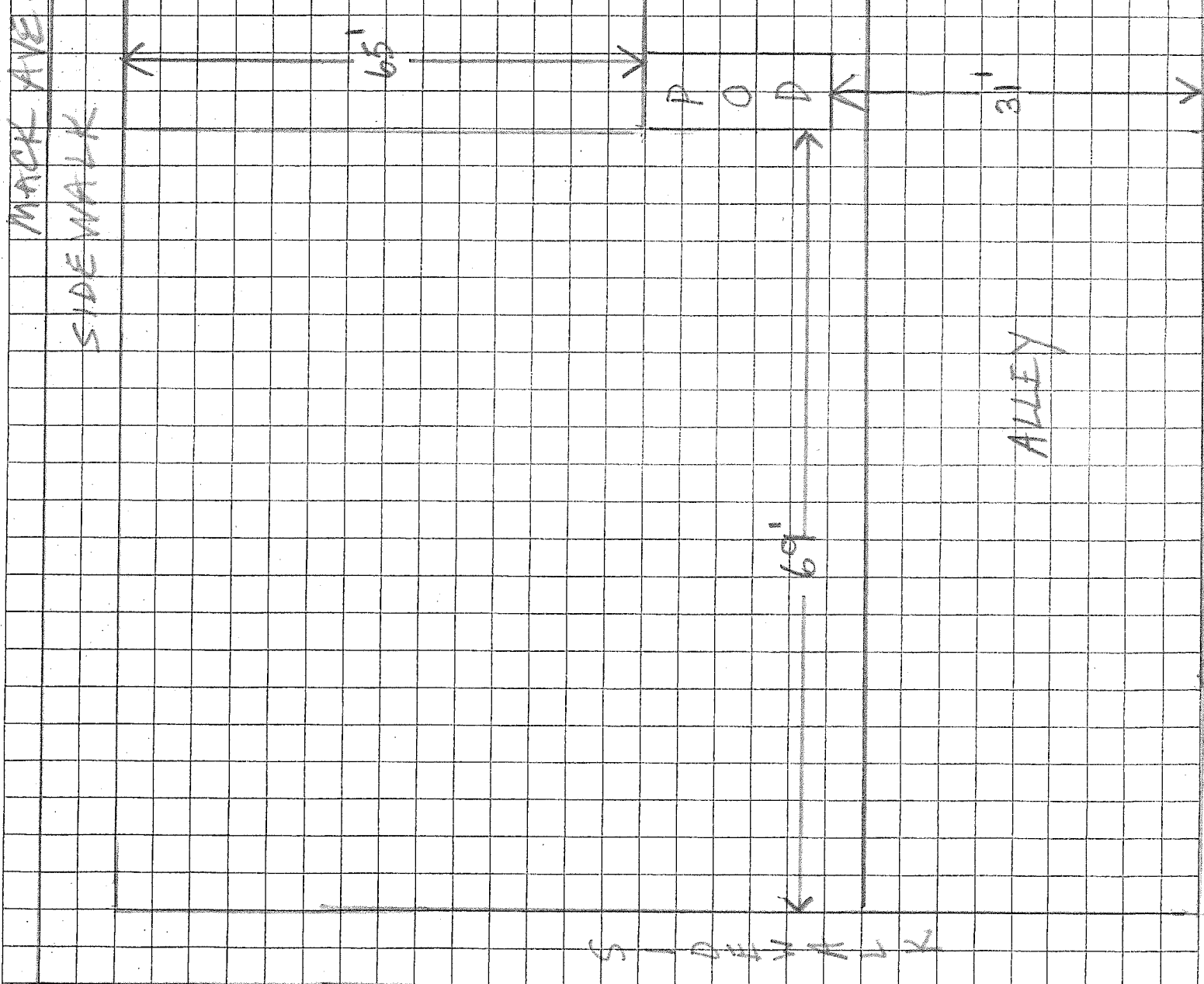
Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: Kevin Crowther
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

FOR OFFICE USE ONLY
Approved: _____ Denied: X Zoning Board of Approval Required # _____
Inspector: [Signature] Date: 7/18/22

03/16
50-4.27
NO PERMIT

[Handwritten signature]



50-4.25 Public and semipublic buildings, places of worship and schools

The height of public or semipublic buildings, churches or schools shall not in any case exceed 55 feet. If the height of any such building exceeds the height allowed in the district concerned, then any such building shall be set back from all lot lines not less than one foot in addition to the required yard dimensions for each foot such building exceeds the height allowed in the district concerned.

50-4.26 State-licensed residential facilities

Notwithstanding any other section in this chapter, a state-licensed residential facility shall be considered a residential use of property and a permitted use in all residential zones, including those zoned for single-family dwellings, when required by the Michigan zoning enabling act, Public Act No. 110 of 2006 (MCL 125.3101 et seq.).

50-4.27 Portable storage units

Personal storage units ("PSU" also commercially known as "pods") are prohibited in all zoning districts unless all of the following conditions are met:

- A. A permit must first be obtained from the building official. Only one 30 day permit shall be granted for each property owner per calendar year. The permit may be issued for 30 consecutive or nonconsecutive days. In the event the permit is granted, a \$25.00 fee shall be charged. The fee amount is subject to amendment by council resolution.
- B. The location will be determined by the building official. The building official will first determine whether it is possible for the PSU to be located in the backyard of the property or behind the front setback. In making such determination, the building official will take into consideration access to the property for residential, construction and emergency vehicles and other criteria. If the building official makes a determination that a location behind the front yard setback is not feasible, then the PSU may be placed on the driveway or in front of the home.
- C. The PSU shall not contain any hazardous waste, flammable materials, or other materials which in the opinion of the building official or fire marshal are likely to constitute a hazard. Acceptance of the permit on behalf of the property owner constitutes consent to search the PSU at any time.

- 1. Purpose & Intent
- 2. Definitions
- 3. Zoning Districts
- 4. Use Standards
- 5. Site Standards
- 6. Development Procedures
- 7. Administration & Enforcement

**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: City Council
FROM: Bruce Eck, Interim Building Official
DATE: November 15, 2022
SUBJECT: Zoning Board of Appeals Recommendation- 19483 Mack

The owner of 19483 Mack, Oriental Rug Imports, is requesting a variance to store a storage pod on the property indefinitely. The ordinance states that a pod or dumpster may be stored no more than 30 days:

Sec. 50-4.27. - Portable storage units.

Personal storage units ("PSU" also commercially known as "pods") are prohibited in all zoning districts unless all of the following conditions are met:

- (1) A permit must first be obtained from the building official. Only one 30 day permit shall be granted for each property owner per calendar year. The permit may be issued for 30 consecutive or nonconsecutive days. In the event the permit is granted, a \$25.00 fee shall be charged. The fee amount is subject to amendment by council resolution.

The applicant noted that the size of the store does not allow for adequate storage space for the rugs that it sells, however this is not a hardship. The applicant may rent a storage unit to provide extra storage space for their merchandise.

I am recommending no more than a 30 day extension for a pod permit.

Sincerely,



Bruce Eck,

Interim Building Official



**CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY**

JOHN G. KOSANKE, Director

20025 Mack Plaza

Grosse Pointe Woods, MI 48236-2397



TO: Director John Kosanke
FROM: Sgt. Joseph Provost, Fire Inspector
DATE: November 17, 2022
SUBJECT: Zoning Board of Appeals Recommendation – 19483 Mack

The owner of 19483 Mack, Oriental Rug Imports, is requesting a variance to store a storage pod on the property indefinitely. The ordinance states that;

50-4.27(C.) Portable storage units

Personal Storage units (“PSU” also commercially known as “pods”) are prohibited in all zoning districts unless all of the following conditions are met:

C. The PSU shall not contact any hazardous waste, flammable materials, or other materials which in the opinion of the building official or fire marshal are likely to constitute a hazard. Acceptance of the permit on behalf of the property owner constitutes consent to search the PSU at any time. The petitioner proposes storing carpets, which are flammable, which is contrary to city ordinance.

Additionally, the current location of the pod, which is the same as in the request, obstructs two secondary points of egress (windows) to the rear of the building and partially obstructs both the gas meter and electric meter to the building.

I am recommending no more than a 30 day extension for the pod permit.

Sincerely,

Sgt. Joseph Provost, Fire Inspector

MEMO 22-47

TO: Paul Antolin, City Clerk
FROM: James Kowalski, Director of Public Services J.K.
DATE: November 16, 2022
SUBJECT: Variance- Storage Pod at 19483 Mack Avenue

I have reviewed the application from business owners Kevin Crowther and Robert Hakopian requesting a variance in the rear property of 19483 Mack Ave. The storage pod variance will have no impact on the Department of Public Services or utilities.

Please contact me if you have any questions

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:

November 3, 2022

#3 GPW 11/3 ZBA 19483 MACK

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

Melanie Mahoney

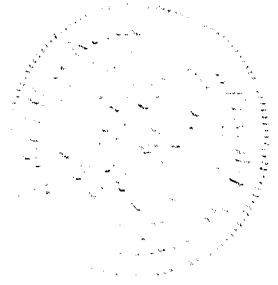
[Signature]

RECEIVED
NOV 02 2022
CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

City of **Grosse Pointe Woods**, Michigan
NOTICE IS HEREBY GIVEN that the City Council, meeting as Zoning Board of Appeals under the provisions of Michigan Zoning Enabling Act PA 110 of 2006, MCL 125.3101 et seq, will meet in the Council-Court Room of the Municipal Building, 20025 Mack Plaza Dr., on Monday, November 21, 2022, at 7:00 p.m. to hear the appeal of Kevin Crowther and Robert Hakopian, 19483 Mack Avenue, Grosse Pointe Woods, MI, who are appealing the denial of the Building Official to issue a building permit due to noncompliance with Section 50-4.27 of the Zoning Ordinance regarding Portable Storage Units.
The public hearing materials are available for public inspection at www.gpwmi.us. All interested persons are invited to attend and will be given 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, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. 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.
G.P.N.: 11/3/22

Notary Public

SEAN



Paul P. Antolin, MiPMC
City Clerk

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 19483 Mack Avenue
Kevin Crowther & Robert Hakopian

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 11/03/22 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2017 City Code of Grosse Pointe Woods. A Hearing fee of \$500.00 has been received with receipt # 477515.

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

See attached document for complete list.

City of Grosse Pointe Woods, Michigan

NOTICE IS HEREBY GIVEN that the City Council, meeting as Zoning Board of Appeals under the provisions of Michigan Zoning Enabling Act PA 110 of 2006, MCL 125.3101 et seq, will meet in the Council-Court Room of the Municipal Building, 20025 Mack Plaza Dr., on Monday, November 21, 2022, at 7:00 p.m. to hear the appeal of Kevin Crowther and Robert Hakopian, 19483 Mack Avenue, Grosse Pointe Woods, MI, who are appealing the denial of the Building Official to issue a building permit due to noncompliance with Section 50-4.27 of the Zoning Ordinance regarding Portable Storage Units.

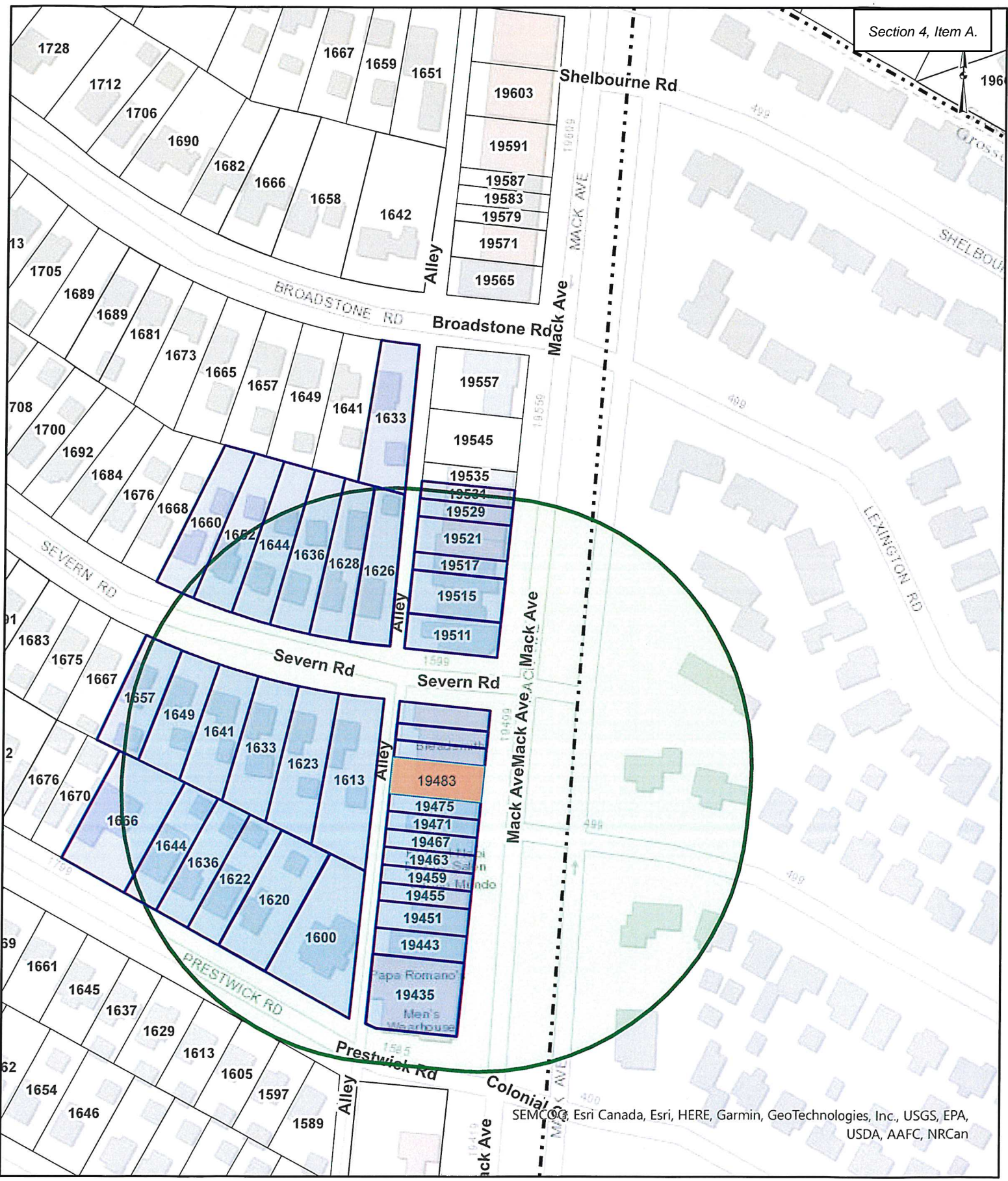
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**Paul P. Antolin, MiPMC
City Clerk**

19483 Mack - 300 Ft. Radius

Property Address	OwnerName1	Owner Name2	Owner address	CityStateZip
19511 MACK AVE	DRAWBAUGH GREGORY J	GREGORY J. DRAWBAUGH	725 TROMBLEY	GROSSE POINTE PARK, MI 48230
		OCCUPANT	19511 MACK AVE	GROSSE POINTE WOODS, MI 48236
1657 SEVERN RD	VERTREGT MARTIN J	MARTIN J. VERTREGT	1657 SEVERN RD	GROSSE POINTE WOODS, MI 48236
1649 SEVERN RD	HYATT, MARY	MARY HYATT	1649 SEVERN RD	GROSSE POINTE WOODS, MI 48236
1641 SEVERN RD	TREMONTI STEFANO	STEFANO TREMONTI	1641 SEVERN RD	GROSSE POINTE WOODS, MI 48236
1633 SEVERN RD	CLUTE BRIAN R	BRIAN R. CLUTE	1633 SEVERN RD	GROSSE POINTE WOODS, MI 48236
1613 SEVERN RD	RAGLAND MICHAEL A	MICHAEL A. RAGLAND	1613 SEVERN RD	GROSSE POINTE WOODS, MI 48236
19487 MACK AVE	CAVALIER APARTMENTS LLC	CAVALIER APARTMENTS LLC	16481 COMMON RD	ROSEVILLE, MI 48066
		OCCUPANT	19487 MACK AVE	GROSSE POINTE WOODS, MI 48236
1666 PRESTWICK RD	PARDO, CRAIG	CRAIG PARDO	1666 PRESTWICK RD	GROSSE POINTE WOODS, MI 48236
19483 MACK AVE	JUPITER PROPERTIES LLC	JUPITER PROPERTIES LLC	318 TOURAINE RD	GROSSE POINTE FARMS, MI 48236
		OCCUPANT	19483 MACK AVE	GROSSE POINTE WOODS, MI 48236
1644 PRESTWICK RD	SAIGH STEPHEN	STEPHEN SAIGH	1644 PRESTWICK RD	GROSSE POINTE WOODS, MI 48236
19495 MACK AVE	SCOTELLA PATRICK J JR	PATRICK J. SCOTELLA JR.	19495 MACK AVE	GROSSE POINTE WOODS, MI 48236
1633 BROADSTONE RD	PONTERA, JOSEPH S	JOSEPH S. PONTERA	1633 BROADSTONE RD	GROSSE POINTE WOODS, MI 48236
1660 SEVERN RD	WAWRZYNIAK JAMES	JAMES WAWRZYNIAK	1660 SEVERN RD	GROSSE POINTE WOODS, MI 48236
1652 SEVERN RD	KORTE BRUCE	BRUCE KORTE	1652 SEVERN RD	GROSSE POINTE WOODS, MI 48236
1644 SEVERN RD	OSANTOWSKI, JOSEPH	JOSEPH OSANTOWSKI	1644 SEVERN RD	GROSSE POINTE WOODS, MI 48236
1636 SEVERN RD	BUTLER MARK	MARK BUTLER	1636 SEVERN RD	GROSSE POINTE WOODS, MI 48236
1628 SEVERN RD	VINTE CAROL A	CAROL A. VINTE	1628 SEVERN RD	GROSSE POINTE WOODS, MI 48236
19531 MACK AVE	NATURAL BROOK INC	NATURAL BROOK INC	19531 MACK AVE	GROSSE POINTE WOODS, MI 48236
1626 SEVERN RD	FAUBERT JEFFREY E	JEFFREY E. FAUBERT	1626 SEVERN RD	GROSSE POINTE WOODS, MI 48236
19529 MACK AVE	SIMON JAMES	JAMES SIMON	19529 MACK AVE	GROSSE POINTE WOODS, MI 48236
19521 MACK AVE	ENCORE GP LLC	ENCORE GP LLC	762 SANDALWOOD DR	TROY, MI 48085
		OCCUPANT	19521 MACK AVE	GROSSE POINTE WOODS, MI 48236
19517 MACK AVE	19517 MACK LLC	19517 MACK LLC	19517 MACK AVE	GROSSE POINTE WOODS, MI 48236
19515 MACK AVE	QUIRK PROPERTIES	QUIRK PROPERTIES	19515 MACK AVE	GROSSE POINTE WOODS, MI 48236
1623 SEVERN RD	BLAINE BRAD	BRAD BLAINE	1623 SEVERN RD	GROSSE POINTE WOODS, MI 48236
19475 MACK AVE	JOADM HOLDINGS LLC	JOADM HOLDINGS LLC	19475 MACK AVE	GROSSE POINTE WOODS, MI 48236
1636 PRESTWICK RD	KEITH ANNE R	ANN R. KEITH	1636 PRESTWICK RD	GROSSE POINTE WOODS, MI 48236
19471 MACK AVE	LIGHTBOX MANAGEMENT LLC	LIGHTBOX MANAGEMENT LLC	19471 MACK AVE	GROSSE POINTE WOODS, MI 48236
1622 PRESTWICK RD	WALSH MAURICE J	MAURICE J. WALSH	1622 PRESTWICK RD	GROSSE POINTE WOODS, MI 48236
19467 MACK AVE	19467 MACK AVENUE LLC	19467 MACK AVENUE LLC	17680 EAST JEFFERSON	GROSSE POINTE, MI 48230
		OCCUPANT	19467 MACK AVE	GROSSE POINTE WOODS, MI 48236
19463 MACK AVE	NEPI TESSIE A REVOCABLE LIVING TRUS	NEPI TESSIE A REVOCABLE LIVING TRUS	19463 MACK AVE	GROSSE POINTE WOODS, MI 48236
1600 PRESTWICK RD	BOUEY, MATTHEW	MATTHEW BOUEY	1600 PRESTWICK RD	GROSSE POINTE WOODS, MI 48236
19459 MACK AVE	NEPI TESSIE A REVOCABLE LIVING TRUS	NEPI TESSIE A REVOCABLE LIVING TRUS	19463 MACK AVE	GROSSE POINTE WOODS, MI 48236
19455 MACK AVE	LUCIDO & ASSOCIATES INCORPORATED	LUCIDO & ASSOCIATES INCORPORATED	19455 MACK AVE	GROSSE POINTE WOODS, MI 48236
19451 MACK AVE	19451 MACK LLC	19451 MACK LLC	360 MCMILLAN	GROSSE POINTE WOODS, MI 48236
19443 MACK AVE	SINE & MONAGHAN GMAC REAL ESTATE	SINE & MONAGHAN GMAC REAL ESTATE	18412 MACK AVE	GROSSE POINTE FARMS, MI 48326
19435 MACK AVE	R & J GROSSE POINTE LLC	R & J GROSSE POINTE LLC	750 LETICA DR	GROSSE POINTE FARMS, MI 48236
		OCCUPANT	19435 MACK AVE	ROCHESTER, MI 48307-1584
1613 STWICK RD	KEFGEN SCOTT S	SCOTT S. KEFGEN	1620 PRESTWICK RD	GROSSE POINTE WOODS, MI 48236
19435 MACK AVE	ALL POINTES ALARMS LLC	ALL POINTES ALARMS LLC	19491 MACK AVE	GROSSE POINTE WOODS, MI 48236

Section 4, Item A.



SEMICOG Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA, AAF, NRCan

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Subject: 19483 Mack Ave.

Date: 11/03/22