



CITY OF GROSSE POINTE WOODS

ZONING BOARD OF APPEALS MEETING AGENDA

Monday, November 17, 2025 at 7:00 PM

*Robert E. Novitke Municipal Center - Conference Room,
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 13, 2025

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING(S)

A. Variance Request: 780 Moorland Drive - Rear Yard Setback

- 1) Variance Review 11/13/25 - City Planners Smith/Jankowski
- 2) Building Permit Application
- 3) Denial Letter 09/30/25 - Building Official Collins
- 4) Zoning Board of Appeals Application
- 5) Engineering Plans
- 6) Letter 11/05/25 - Building Official Collins
- 7) Letter 11/03/25 - Director of Public Services Kowalski
- 8) Letter 11/10/25 - Director of Public Safety Kosanke
- 9) Affidavit of Property Owners Notified with List & Parcel Map
- 10) Affidavit of Legal Publication

B. Variances Request: 1191 S. Renaud Road - Side Yard Setbacks

- 1) Variance Review 11/13/25 - City Planners Smith/Jankowski
- 2) Building Permit Application
- 3) Denial Letter 10/03/25 - Building Official Collins
- 4) Zoning Board of Appeals Application
- 5) Engineering Plans
- 6) Letter 11/05/25 - Building Official Collins
- 7) Letter 11/03/25 - Director of Public Services Kowalski
- 8) Letter 11/10/25 - Director of Public Safety Kosanke
- 9) Affidavit of Property Owners Notified with List & Parcel Map
- 10) Affidavit of Legal Publication

C. Variance Request: 21155 Mack Avenue - Use Variance

- 1) Variance Review 11/13/25 - City Planners Smith/Jankowski
- 2) Letter of Explanation - Mark Tapper (Petitioner)

- 3) Zoning Board of Appeals Application
- 4) Location Map and Property Image
- 5) Letter 11/05/25 - Building Official Collins
- 6) Letter 11/03/25 - Director of Public Services Kowalski
- 7) Letter 11/10/25 - Director of Public Safety Kosanke
- 8) Affidavit of Property Owners Notified with List & Parcel Map
- 9) 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
November 13, 2025

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for ZBA Meeting of November 17, 2025

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(S)
Open the Public Hearing. Receive and place on file all communications pertaining to each request. Hear any comments, first in support of, second in opposition to, the requests. Make a motion to close the Public Hearing.

Item 4A VARIANCES REQUEST: 780 MOORLAND DRIVE
The Applicant, Jeffrey Hartmeyer, is requesting a variance for the residential lot at 780 Moorland Drive in order to construct a rear patio addition to an existing single-family home. As proposed, the patio addition would encroach into the minimum required rear yard setback. The subject site is zoned R-1C, One Family Residential District and is an interior lot, located south of Briarcliff Drive and east of Wedgewood Drive.

The following variance is requested:

- Per Section 50-3.1.C(4) (Minimum rear yard setback) – 6’8.75” variance

Per *Section 50-7.15.1.1* of the Zoning Ordinance, 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. 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.

The City Planners recommend that the Zoning Board of Appeals **approve** the requested rear yard setback variance of 6’8.75 to Section 50-3.1.C(4), based on the following findings of fact:

1. Strictly following the current R-1C zoning requirements for rear yard setbacks would prevent the applicant from substantially expanding the single-unit home.

2. The proposed addition is consistent with the intent of the R-1C One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The property exceeds the required front-yard setback by 15 feet; however, construction of an addition is not feasible in the front yard due to the location of the driveway and walkway. Location of the addition in the rear yard is most appropriate.
4. The need for relief is not self-created. The existing side setbacks prevent an addition to be constructed on either side of the home. The existing patio in the rear yard was constructed without an overarching structure, and did not initially require a rear yard setback variance without a proposed structure or cover.
5. All other applicable zoning requirements of the R-1C district are met, including lot coverage, lot size and width, building height, and front and side yard setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

I concur with the City Planners’ recommendation.

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

Item 4B VARIANCE REQUEST: 1191 S. RENAUD ROAD

The applicants, Jeffrey and Megan Burns request a variance for the residential lot at 1191 S. Renaud Road in order to construct an addition to an existing single-family home which would encroach into the minimum required side yard setback. The subject site is zoned R-1A, One-Family Residential District and is an interior lot, located south of Lochmoor Boulevard and west of Fairway Drive.

The following variance is requested:

- Per Section 50-3.1.A(4) (Minimum side yard setback) – 2’2” variance on the west side yard setback and 5’1.8” variance on the total side yard setback.

Per *Section 50-7.15.I.1* of the Zoning Ordinance, 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. 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.

The City Planners recommend that the Zoning Board of Appeals **approve** the requested minimum side yard (west: 2’ .2”) and total yard setback (5’ 11.8”) variances to Section 50-3.1.A(4) based on the following findings of fact:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 8 feet from the western property line. Strictly following the current R-1A zoning requirements for side yard setbacks would prevent the applicant from substantially expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1A One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed addition will follow the existing western building line of the home, which results in a more uniform building design.
4. The need for relief is not self-created, as the home was constructed to comply with a previous Zoning Ordinance requiring 8-foot side setbacks. The existing concrete patio in the rear yard was also constructed by the previous owner and due to its location, impedes potential building expansion into the rear yard.
5. All other applicable zoning requirements of the R-1A district are met, including lot coverage, building height, and front and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

I concur with the City Planners’ recommendation.

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

Item 4C

VARIANCE REQUEST: 21155 MACK AVENUE

The applicant, Mark Tapper, on behalf of Tapper’s Gold Rush, LLC, requests a use variance for the commercial establishment at 21155 Mack Avenue. The subject site is a 11,761.20 square foot corner lot, is zoned the C, Commercial Business District and is located south of Brys Drive and east of Helen Avenue. The applicant proposes to operate a precious metals evaluation and purchasing service business, where in the C District, pawnshops and similar resale services are not permitted.

The applicant states that their business will serve customers on a private, primarily appointment-based basis, to facilitate the evaluation and potential sale of coins, bullion, and other precious-metal items. With the exception of coins, items purchased by Tapper’s Gold Rush are not to be resold to the public and are sold exclusively to

institutional counterparts. While Tapper’s Gold Rush does plan to buy and sell coins to and from the public, Tapper’s does not consider coins to be “used” or “pre-owned” merchandise. Tapper’s Gold Rush will not engage in consignment, lending, or retail resale of non-currency, pre-owned merchandise.

The following variance is requested:

- Per Section 50-4.9.C (Retail Businesses) – Permittance of a secondhand exchange adjacent retail use.

Per Section 50-7.15.I.2, the Zoning Board of Appeals may grant a use variance only upon finding that there is an unnecessary hardship in the way of carrying out the requirements of the chapter.

The City Planners recommend that the Zoning Board of Appeals **deny** the requested use variance at 21155 Mack Avenue to Section 50-4.9.C.

Of the five required criteria for a use variance, only three (Criteria #3, #4, and #5) are met. Criteria #1 and #2 are not satisfied, as the applicant has not demonstrated an unnecessary hardship unique to the property. This is based on the following findings:

1. The subject parcel is a standard commercial lot with no demonstrated physical or regulatory limitations preventing its development under current C, Commercial Business District standards.
2. Numerous permitted and special uses exist within the C, Commercial Business District that would allow viable commercial development consistent with the zoning intent.
3. The site is similar in size, topography, zoning, and configuration to other nearby commercial parcels along Mack Avenue.
4. No evidence has been provided that unique physical or locational circumstances affect the property’s ability to be developed under the existing zoning.

I concur with the City Planners’ recommendation.

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

Item 5 NEW BUSINESS/PUBLIC COMMENT

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

Item 7 ADJOURNMENT

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Frank Schulte". The signature is written in a cursive style with a large initial "F" and a stylized "S".

Frank Schulte
City Administrator

MCKENNA

Variance Review

TO: City of Grosse Pointe Woods
FROM: Paige Smith, NCI
Ashley Jankowski, AICP
SUBJECT: 780 Moorland Drive (#002-05-0016-002) – Variance Review #1
DATE: November 13, 2025

BACKGROUND AND VARIANCE REQUEST

The applicant, Jeffrey Hartmeyer requests a variance for the residential lot at 780 Moorland Drive in order to construct a rear patio addition to an existing single-family home. As proposed, the patio addition would encroach into the minimum required rear yard setback. The subject site is zoned R-1C, One-Family Residential District and is an interior lot, located south of Briarcliff Drive and east of Wedgewood Drive.

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

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.C(4)	Minimum rear yard setback.	28 feet	21'3.25"	Rear yard setback: 6'8.75"

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-1C, One-Family Residential District where, per Section 50-3.1.C.4, 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-1C District provides:

“The R-1C 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....the specific intent 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-1C District’s dimensional standards would severely limit the ability to construct an addition in the rear of the home. The table on the following page 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	7,200 square feet	7,241.67 square feet	Complies.
Min. Lot Width	60 feet	68'9"	Complies.
Setbacks:			
Min. Front Yard	30 feet	~45 feet	Complies.
Min. Side Yard (least of one)	6 feet	6 feet	Complies.
Min. Side Yard (total of two)	16 feet	16 feet	Complies.
Min. Rear Yard	28 feet	21'3.25"	<u>6'8.75"</u>
Building Height:			
Max. Number of Stories	2 stories	2 stories	Complies.
Max. Height in Feet	30 feet	9 feet	Complies.
Unit Sizes:			
Min. Square Feet: 1-story	1,200 square feet	N/A	N/A
Min. Square Feet: 1.5- to 2-stories	1,680 square feet	~2,211.25 square feet	Complies.
Max. Lot Coverage (structures):	35%	28%	Complies.
Max. Impervious Surface (excluding structures):	35%	<35%	Complies.

Applying the current rear yard setback requirement to this lot would result in a reduction of the proposed addition by approximately 6 feet and 8 inches. Granting the requested variance would allow the proposed attached cover to be constructed over the existing back patio.

Importantly, as the table above highlights, the site meets all other applicable dimensional requirements of this district and even exceeds the minimum required lot width, lot area, and front yard setback.

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 an attached cover over the existing back patio. Granting the requested variance would allow the home to be expanded in a way that is consistent with the surrounding neighborhood, where other homes have similar rear covered patios on similarly sized lots.

A lesser variance would result in an addition that does not make efficient or practical use of the lot. The proposed variance maintains appropriate massing, as the existing side yard setbacks comply, and the front yard setback exceeds the minimum requirement by approximately 15 feet. The variance is not anticipated to offer an unfair advantage not available to others.

CRITERIA #3:

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

Findings:

The property is not unique compared to other residential lots in the area. However, it does exceed the minimum required lot width and area of other lots in the district.

CRITERIA #4:

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

Findings:

The applicant's problem is not self-created. The home is presently located on the subject lot in a manner that would not allow a reasonably sized and non-intrusive addition outside of the rear yard. The uncovered back patio is pre-existing, and the proposed cover is intended to extend the use and expand the enjoyment of the patio.

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 variance of 6'8.75" to Section 50-3.1.C based on the following findings of fact:

1. Strictly following the current R-1C zoning requirements for rear yard setbacks would prevent the applicant from substantially expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1C One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The property exceeds the required front-yard setback by 15 feet; however, construction of an addition is not feasible in the front yard due to the location of the driveway and walkway. Location of the addition in the rear yard is most appropriate.
4. The need for relief is not self-created. The existing side setbacks prevent an addition to be constructed on either side of the home. The existing patio in the rear yard was constructed without an overarching structure, and did not initially require a rear yard setback variance without a proposed structure or cover.
5. All other applicable zoning requirements of the R-1C district are met, including lot coverage, lot size and width, building height, and front and side yard setbacks.
6. 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.

CITY OF GROSSE POINTE 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: Jeffrey Hartmeyer

Date: 9/21/2015

GP Woods Address: 780 Moorland

e-mail: [REDACTED]

Work#: _____

Home/Cell#: [REDACTED]

Contractor/Applicant Name: Jonathan Redziniak

Telephone # 313-408-1166 Fax # _____ Mobile/Cell # _____

Contractor Address: 20315 E 9 Mile Rd, St. Clair Shores, MI 48080

MI Builder's License #: 2101196911 MI Driver's License #: [REDACTED]

e-mail address: officemanager@redbaronenterprises.com

SPECIFY NATURE OF PROPOSED WORK:

prep pour concrete pad w/footings & support to
install custom pergola/awning structure to home

Value of Construction \$ 22,000

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: [Signature]

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: _____ Zoning Board of Approval Required # _____ (\$250)

Inspector: _____ Date: _____



CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236

Ph.: 313-343-2426/Fax 313-343-2439

09/30/2025

Red Baron Enterprises LLC
20315 E. 9 Mile Rd
Saint Clair Shores, MI 48080

RE: 780 MOORLAND DR

Dear Applicant,

Your Plan Review for permit PB250440 was not approved by Jeremy Collins:

50.3.1.C, R-1C One-Family Residential Development Standards Setbacks (in feet)

Minimum front yard: 30

Minimum side yard:

Least one: 6

Total of two: 16

Minimum rear yard: 28

INSPECTOR COMMENTS: There is a minimum 28 ft. rear yard setback. A variance is required for the construction of the new roof structure to be built beyond the minimum setback.

Please re-submit your revised documents to the Building Department via email
building@gpwwmi.us

If you have any questions, please contact the Building Department at (313) 343-2426.

Respectfully,

Jeremy Collins

Jeremy Collins
Building Department - Grosse Pointe Woods

RECEIVED**OCT 17 2025**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENTCITY 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 780 Moonland
(Number and Street)**TO THE ZONING BOARD OF APPEALS**I (We) JEFFREY HARTMEYER
Name (Please Print) Phone No. (Daytime)
780 MOONLAND DR GROSSE POINTE WOODS MI 48236
Address City State Zip

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

ALLOW FOR AN ATTACHED COVER OVER BACK PATIO TO
BE BUILT. THE COVER WILL ONLY LEAVE 26' 3"
OF DISTANCE TO BACK OF PROPERTY INSTEAD OF 28'**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 105' 4" x 68' 9"(2) Is the lot a corner or interior lot? INTERIOR

Payment Validation

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises 1852.50; of main buildings 1732.90
- (2) Uses of building on premises Home
- (3) Percentage of lot coverage of all buildings on ground level 25 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 9'
- (2) Height and area of existing structure _____
- (3) Dimensions and area of structure or addition to be constructed 17'6" x 20'6"
- (4) Percentage of lot coverage of all buildings including proposed 28 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) _____
- (2) Side Yard (measured from lot line) _____
- (3) Rear Yard (measured from lot line) 26'3"

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, unnecessary hardship 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 MAIN PURPOSE OF THE COVER IS TO UTILIZE OUTDOOR LIVING. THE ORDINANCE WILL RESTRICT THE SIZE AND GREATLY HINDER THE ABILITY TO FULLY UTILIZE,

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

THE VARIANCE WILL ADD TO THE APPEAL TO THE
HOUSE AND THE NEIGHBORHOOD. THIS WILL SHOW FUTURE
HOMEOWNERS THAT PROPERTIES ARE UPDATED.

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

THE DEPTH OF THE YARD IS RESTRICTING FROM HAVING
AN ADEQUATE SIZED COVERED PATIO TO ACCOMMODATE
PATIO FURNITURE

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

LOT LINES WERE ESTABLISHED YEARS AGO.

*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, 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.

CURRENT LOT LINES DON'T ALLOW US TO BUILD STRUCTURE
PROPOSED. A SMALLER COVER WOULD LIMIT FULL USE OF THE
AREA, OUR GOAL IS TO BUILD A AREA THAT WILL BENEFIT US
ALONG WITH OTHER FUTURE OWNERS.

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

THE ISSUE RESULTS FROM THE DEPTH OF YARD
AND CURRENT ORDINANCES

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

STRUCTURE WILL ENHANCE THE LOOK OF THE HOUSE
AND INCREASE THE USE OF BACKYARD. WE HAVE
NEIGHBORS THAT HAVE SIMILAR PERMANENT STRUCTURES CLOSE TO LOT LINE.

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

YARD HASN'T BEEN ALTERED BY MYSELF TO
CREATE THIS ISSUE.

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

5. Interpretation of the Zoning Ordinance is requested because:

WE ARE WISHING TO GAIN AN AGREEMENT BETWEEN US AND
THE CITY THAT WILL BENEFIT US ^{WITH} ANY FUTURE OWNER.
WE BELIEVE BETTERING OUR PROPERTY HELPS MAINTAIN THE
VALUE OF ALL GPW PROPERTIES.

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 17th day of October 20 25

Elise Poirier Coyle
Notary Public

My Commission expires 04-11-29

Wayne

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.

Elise Poirier Coyle
Notary Public State of Michigan
Wayne County
My Commission Expires 4/11/2029
Acting in the County of Wayne
Elise



CITY OF GROSSE POINTE WOODS
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Phone: 313.343.2426 – E-mail: building@gpwmj.us

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW

COMMERCIAL AND RESIDENTIAL

Property Owner Name: Jeffrey Hartmeyer Date: 9/23/2025
GP Woods Address: 780 Moorland
E-mail: [REDACTED] Contact Phone # [REDACTED]
Contractor/Business Name: Red Baron Enterprises LLC
Contact Telephone # 313-408-1166 E-mail address: officemanager@redbaronenterprises.com
Contractor/Applicant Address: 20315 E 9 Mile Road, St Clair Shores, MI 48080
MI Builder's License #: 2102210097/2101196911 MI Driver's License #: [REDACTED]

SPECIFY NATURE OF PROPOSED WORK:

Remove brick pavers and prep area for concrete pad and awning porch covering .42" footings with post base, build and install asphalt shingled roofing structure

Value of Construction \$ 22,000

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.

HOMEOWNER AFFIDAVIT (If pulling permit as a Homeowner)

I hereby certify the building work described on this permit application shall **be installed by myself in my own home** in which I am living or about to occupy. All work shall be installed in accordance with the Michigan Building Code and **shall not be enclosed, covered up or put into operation** until it has been **inspected and approved** by the Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange for necessary inspections.

* Homeowner Initials: _____

Applicant Signature: _____

I hereby certify that the owner of record authorizes the proposed work 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: _____ Zoning Board of Approval Required # _____

Inspector: _____ Date: _____

Sheet Index

Section 4, Item A.

Sheet	Title
A-1	Cover Sheet
A-2	First Floor Plan
A-3	Third Floor Plan
A-4	Cross-Sections & Elevations
A-5	LVl Nailing Schedule

GENERAL NOTES:

CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND INSPECTIONS AS NECESSARY.

CONTRACTOR/OWNER SHALL VERIFY THE SIZES, LOCATIONS, ELEVATIONS, AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK.

CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL SHORING, BRACING, AND UNDERPINNING AND ALL OTHER MEANS REQUIRED TO MAINTAIN THE SAFETY, INTEGRITY, AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION.

CONTRACTOR/OWNER SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS OF THE RESIDENCE INCLUDING UTILITIES, SERVICES, ETC., AND SHALL BE FULLY RESPONSIBLE FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER'S NORMAL USE OF UTILITIES AND SERVICES.

CONTRACTOR/OWNER SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO BEGINNING WORK.

CONTRACTOR/OWNER SHALL INDEMNIFY THE ENGINEER FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPARATION OF THIS DOCUMENT.

UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION FROM SARK & ASSOCIATES, INC. IS STRICTLY PROHIBITED AND IS A VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTION.

APPLIED LOADS:

FLOOR LIVE LOADS:

NON-SLEEPING AREAS: 40 PSF
SLEEPING AREAS 30 PSF
ATTIC W/STORAGE 20 PSF
ATTIC W/O STORAGE 10 PSF

DEAD LOADS:

FLOOR N/A PSF
ROOF 10 PSF
CEILING N/A PSF
INT WALL N/A PSF
EXT WALL N/A PSF

ENVIRONMENTAL LOADS:

GROUND SNOW 20 PSF

BEAM DEFLECTION CRITERIA

L/360 FOR LIVE LOAD
L/240 FOR TOTAL LOAD

WOOD SPECIFICATIONS:

LAMINATED VENEER LUMBER (LVl) SHALL HAVE THE FOLLOWING PROPERTIES:
Fb = 3,100 psi, E = 2,100,000 psi UNLESS NOTED OTHERWISE

ALL DIMENSIONAL LUMBER SHALL BE MINIMUM S-P-F #2 OR BETTER, INCLUDING HEADERS, JOISTS, AND STUDS - UNLESS NOTED OTHERWISE

POSTS AND CONCENTRATED LOADS SHALL EXTEND TO SOLID BEARING. SOLID BLOCKING IS REQUIRED BELOW POSTS AND CONCENTRATED LOADS TO SOLID BEARING BELOW.

ALL STRUCTURAL CONNECTIONS SHOULD BE MADE WITH APPROVED CONNECTORS - FOLLOW MANUFACTURERS RECOMMENDED FASTENING AND PROCESSES.

NOTCHING AND DRILLING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. FOR ENGINEERED LUMBER CONSULT WITH MANUFACTURERS RECOMMENDED PRACTICES.

STEEL SPECIFICATIONS:

ALL STEEL BEAMS AND PLATES ARE MINIMUM GRADE A-36 UNLESS NOTED OTHERWISE

ALL STEEL COLUMNS ARE MINIMUM GRADE C-42 UNLESS NOTED OTHERWISE

CONCRETE SPECIFICATIONS:

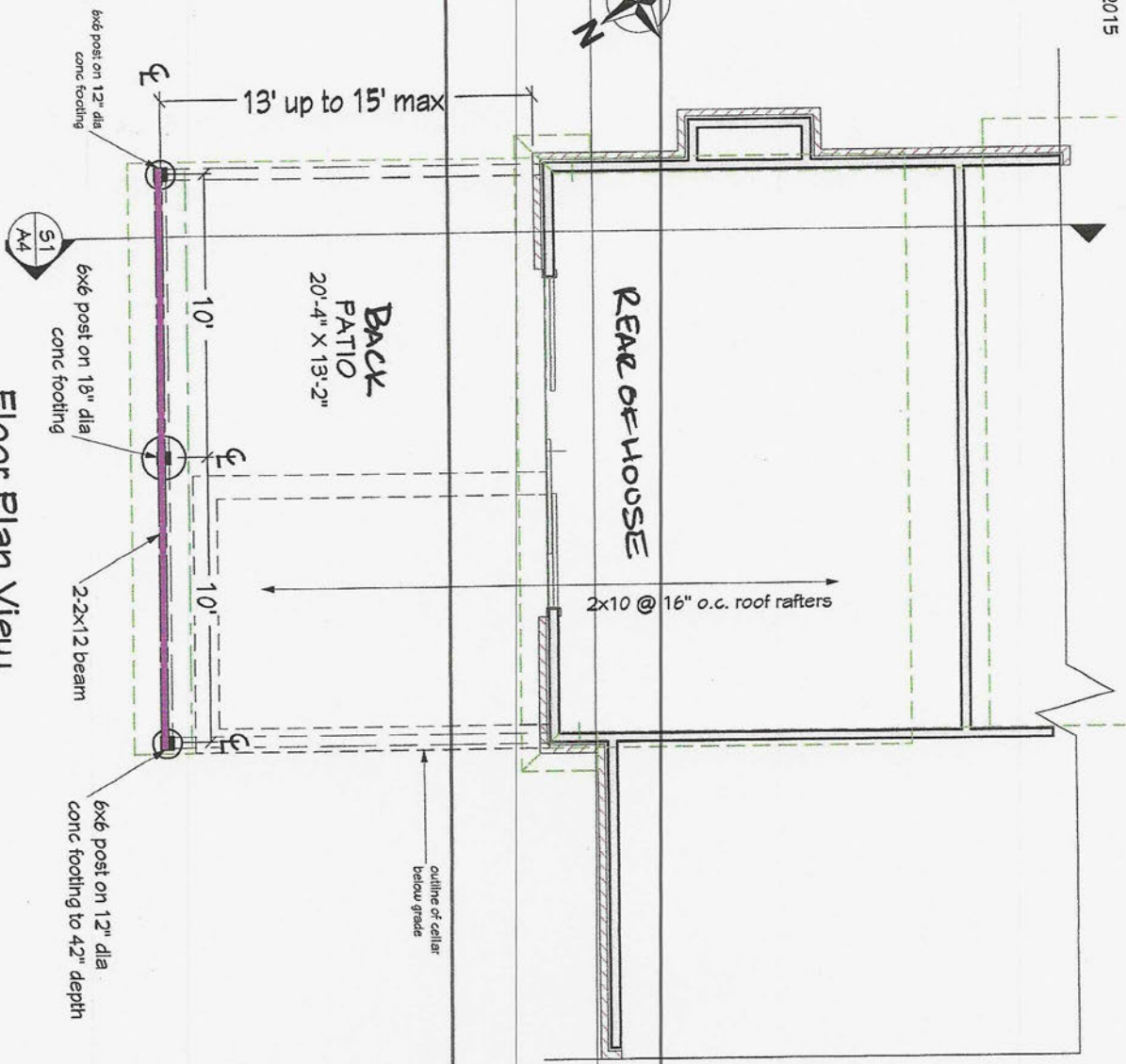
ALL CONCRETE TO BE MINIMUM 3000 psi (28 day strength).

SOIL BEARING PRESSURE ASSUMED TO BE 2500 psf. IF ADVERSE CONDITIONS ARE FOUND PLEASE NOTIFY THE ENGINEER.

ALL FABRICATIONS AND PLACING OF REINFORCING BARS SHALL FOLLOW THE A.C.I. MANUAL STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 315 LATEST A318)



Section 4, Item A.



- Notes:
- New beam can be up to 15' from the existing rear wall
 - Spacing between posts can be up to 11'-0"
 - Connect beam to notched 6x6 posts using (3) 1/2" thru bolts each
 - Beam splices must be over a post
 - Existing roof pitch is shown as 4:12 - verify in field
 - New roof must be 2:12 or greater for applying asphalt shingles
 - Underside of new roof is assumed to have exposed rafters
 - Transition to existing roof on each end to be determined in field



Verify beam lengths by field measurements

Floor Plan View

1/4 in = 1 ft

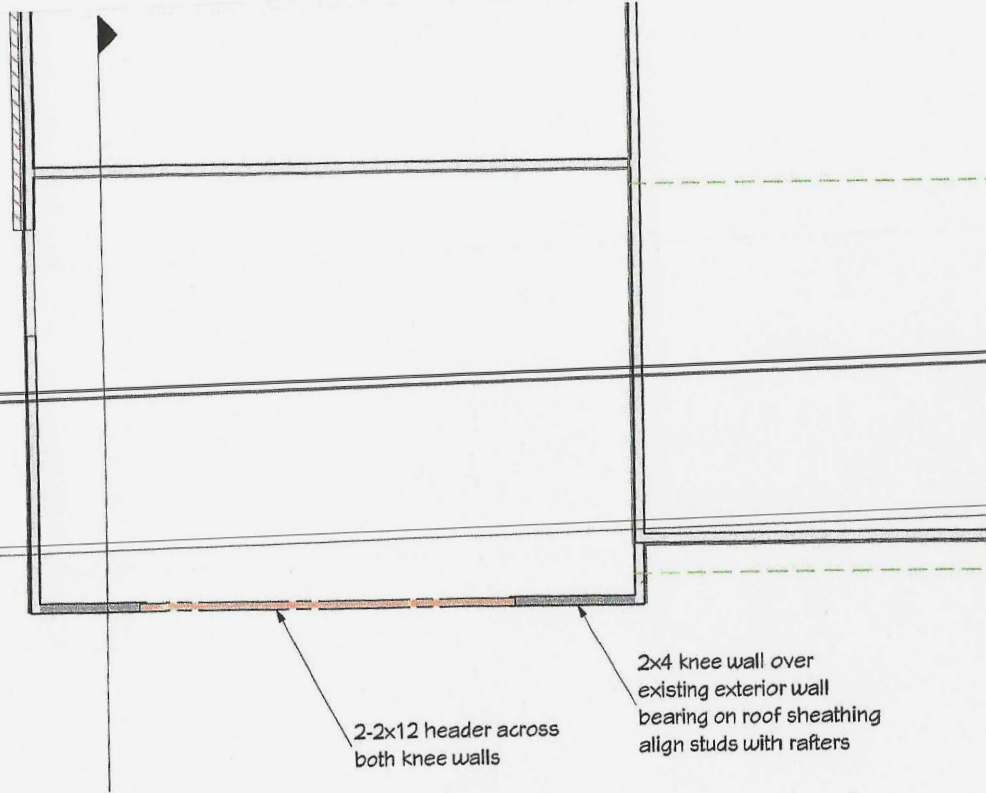
Notes:

Knee walls are constructed over existing exterior wall on each side of sliding door

New 2-2x12 header spans across both knee walls bearing on 2 jack studs each side

New rafters bear on knee walls and header

Knee walls and header may require exterior finish materials to close out space between new and old roofs



Attic Plan View

1/4 in = 1 ft

Section 4, Item A.

Third Floor
Plan

PROJECT DESCRIPTION:
Patio Addition
180 Moorland Dr
Grosse Pointe Woods, Michigan 48238

DRAWINGS PROVIDED BY:
SARK & ASSOCIATES
ARCHITECTS • DESIGN • BUILD
greg@sarkassoc.com



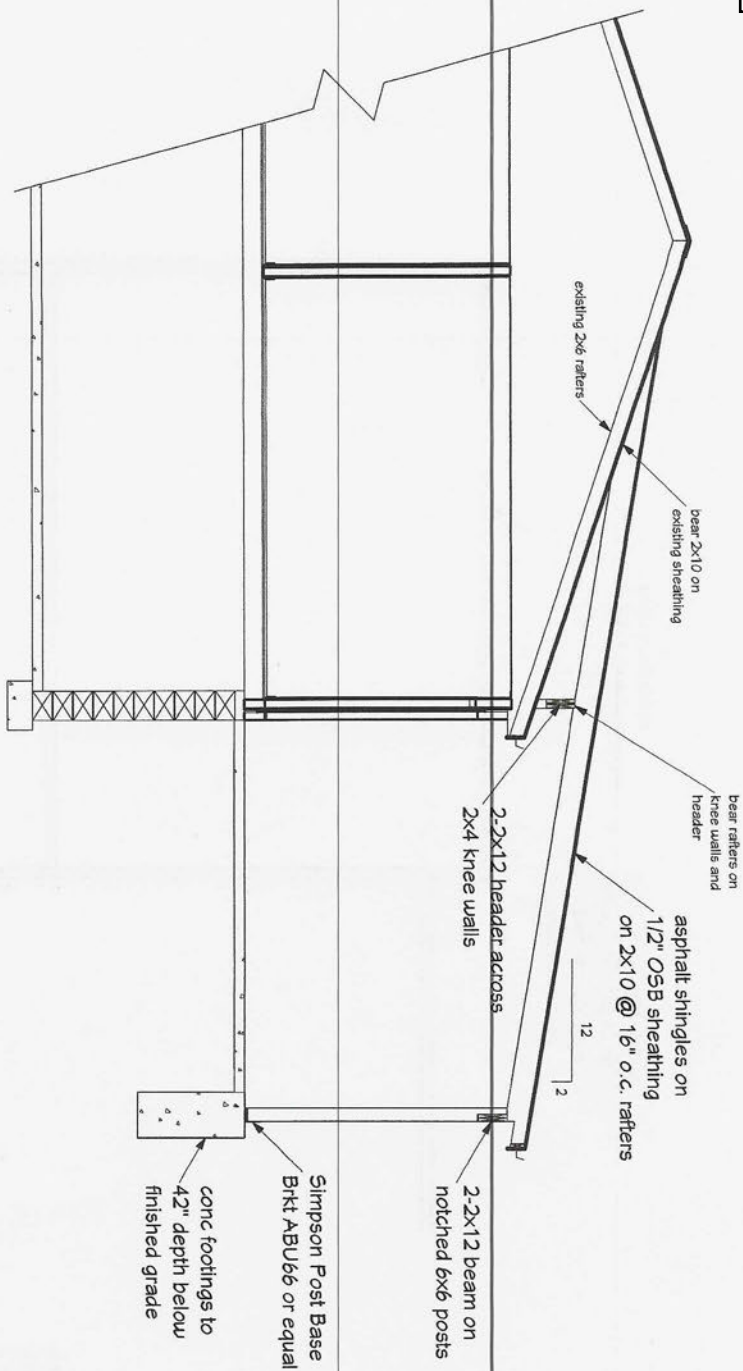
DATE:

9/9/25

SCALE:

As Noted

23



51 Building section 1
A-4
1/4 in = 1 ft

Side-Loaded Applications

Section 4, Item

Maximum Uniform Side Load [plf]

Nailed ⁽³⁾		1/2" Dia. Through Bolt ⁽¹⁾		5/8" Dia. Through Bolt ⁽¹⁾				
2 rows 16d Sinkers @ 12" o.c.	3 rows 16d Sinkers @ 12" o.c.	2 rows @ 24" o.c.	2 rows @ 12" o.c.	2 rows @ 6" o.c.	2 rows @ 24" o.c.	2 rows @ 12" o.c.	2 rows @ 6" o.c.	
1 3/4" Versa-Lam® LVL (Depths of 18" and less)								
2	470	705	505	1010	2020	560	1120	2245
3 ⁽²⁾	350	525	375	755	1515	420	840	1685
4 ⁽³⁾	use bolt schedule		335	670	1345	370	745	1495
3 1/2" Versa-Lam® LVL								
2 ⁽³⁾	use bolt schedule		855	1715	N/A	1125	2250	N/A
1 3/4" Versa-Lam® LVL (Depths of 24" and less)								
Nailed ⁽³⁾		1/2" Dia. Through Bolt ⁽¹⁾		5/8" Dia. Through Bolt ⁽¹⁾				
Number of Members	3 rows 16d Sinkers @ 12" o.c.	4 rows 16d Sinkers @ 12" o.c.	3 rows @ 24" o.c.	3 rows @ 18" o.c.	3 rows @ 12" o.c.	3 rows @ 24" o.c.	3 rows @ 18" o.c.	3 rows @ 12" o.c.
2	705	940	755	1010	1515	840	1120	1685
3 ⁽²⁾	525	705	565	755	1135	630	840	1260
4 ⁽⁴⁾	use bolt schedule		505	670	1010	560	745	1120

1. Design values apply to common bolts that conform to ANSI/AISC standard B18.21.98B1 (ASTM A307 Grades A&B, SAE J429 Grades 1 or 2, or higher). A washer not less than a standard cut washer shall be between the wood and the bolt head and between the wood and the nut. The distance from the edge of the beam to the bolt holes must be at least 2" for 1/2" bolts and 2 1/2" for 5/8" bolts. Bolt holes shall be the same diameter as the bolt.

2. The nail schedules shown apply to both sides of a 3-member beam.

3. 16d box nails = 0.135" diameter x 3.5" length; 16d sinker nails = 0.148" diameter x 3.25" length.

4. 7" wide beams must be top-loaded or loaded from both sides (lesser side shall be no less than 25% of opposite side).

Top-Loaded Applications

For top-loaded beams and beams with side loads less than shown in Side-Loaded Applications table above:			
Piles	Depth	Nailing ⁽²⁾	Maximum Uniform Load From One Side
(2) 13/4" plies	Depths 11 1/8" & less Depths 14" - 18"	2 rows 16d box/sinker nails @ 12" o.c. 3 rows 16d box/sinker nails @ 12" o.c.	400 plf 600 plf
(3) 13/4" plies ⁽¹⁾	Depths 11 1/8" & less Depths 14" - 18" Depth = 24"	4 rows 16d box/sinker nails @ 12" o.c. 3 rows 16d box/sinker nails @ 12" o.c. 4 rows 16d box/sinker nails @ 12" o.c.	800 plf 300 plf 450 plf
(4) 13/4" plies	Depths 18" & less Depth = 24"	2 rows 1/2" bolts @ 24" o.c., staggered 3 rows 1/2" bolts @ 24" o.c., staggered	335 plf 505 plf
(2) 3 1/2" plies	Depths 18" & less Depth 20" - 24"	2 rows 1/2" bolts @ 24" o.c., staggered 3 rows 1/2" bolts @ 24" o.c., staggered every 8"	855 plf 1285 plf

1. The nail schedules shown apply to both sides of a 3-member beam.

2. 16d box nails = 0.135" diameter x 3.5" length; 16d sinker nails = 0.148" diameter x 3.25" length.

3. Beams wider than 7" must be designed by the engineer of record.

4. All values in these tables may be increased by 15% for snow-load roofs and by 25% for non-snow load roofs where the building code allows.

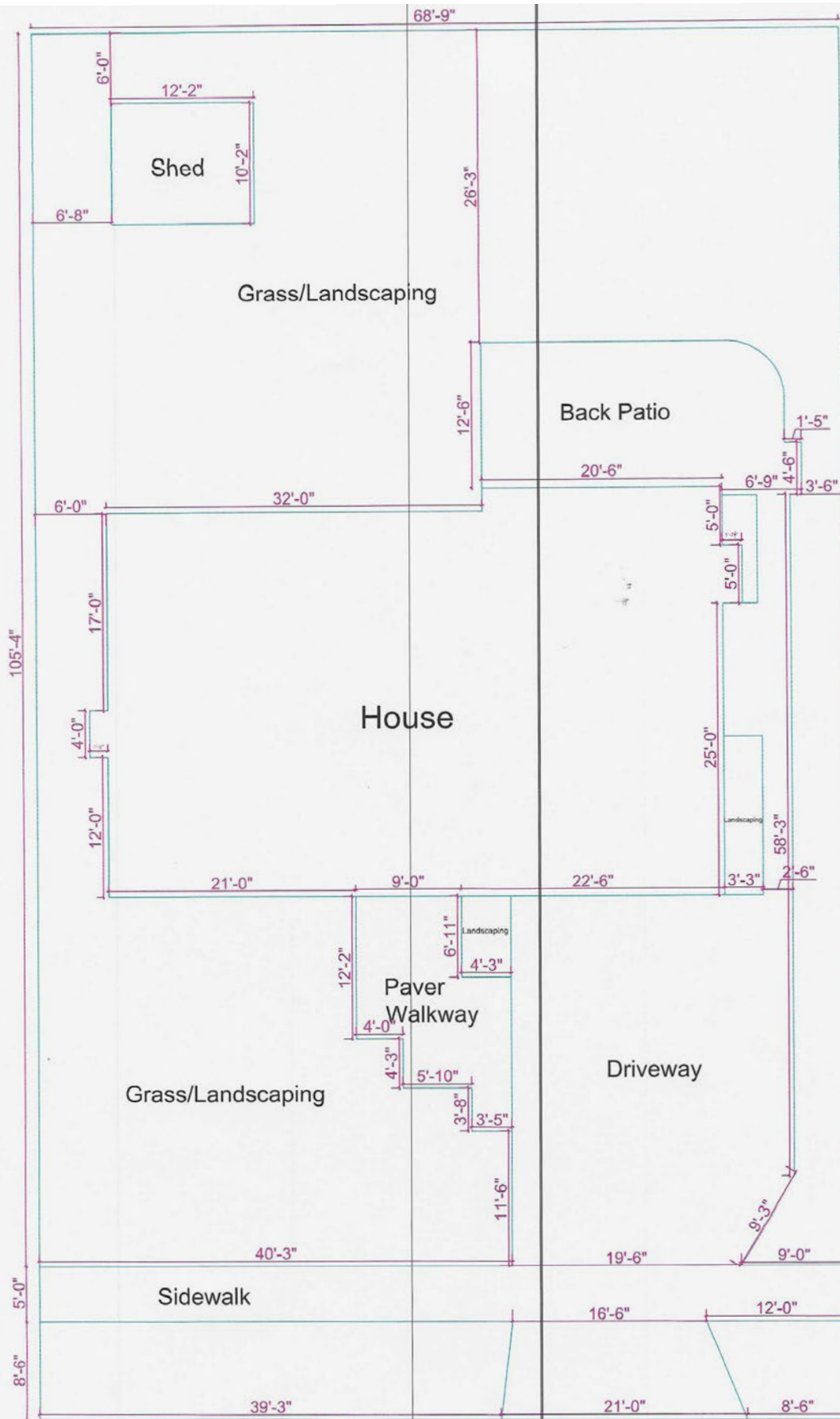
5. Use allowable load tables or PC-Calc software to size beams.

6. An equivalent specific gravity of 0.5 may be used when designing specific connections with Versa-Lam®.

7. Connection values are based upon the NDS, 2018 Edition.

8. FastenMaster TrussLOK® Simpson Strong-Tie SPS® and USP® screws may also be used to connect multiple member Versa-Lam® LVL beams, contact Boise Cascade EWP Engineering for further information.

VERIFY WITH MANUFACTURER FOR NAILING OR BOLTING SCHEDULE



CLIENT: 780 Moorland Dr, CPW

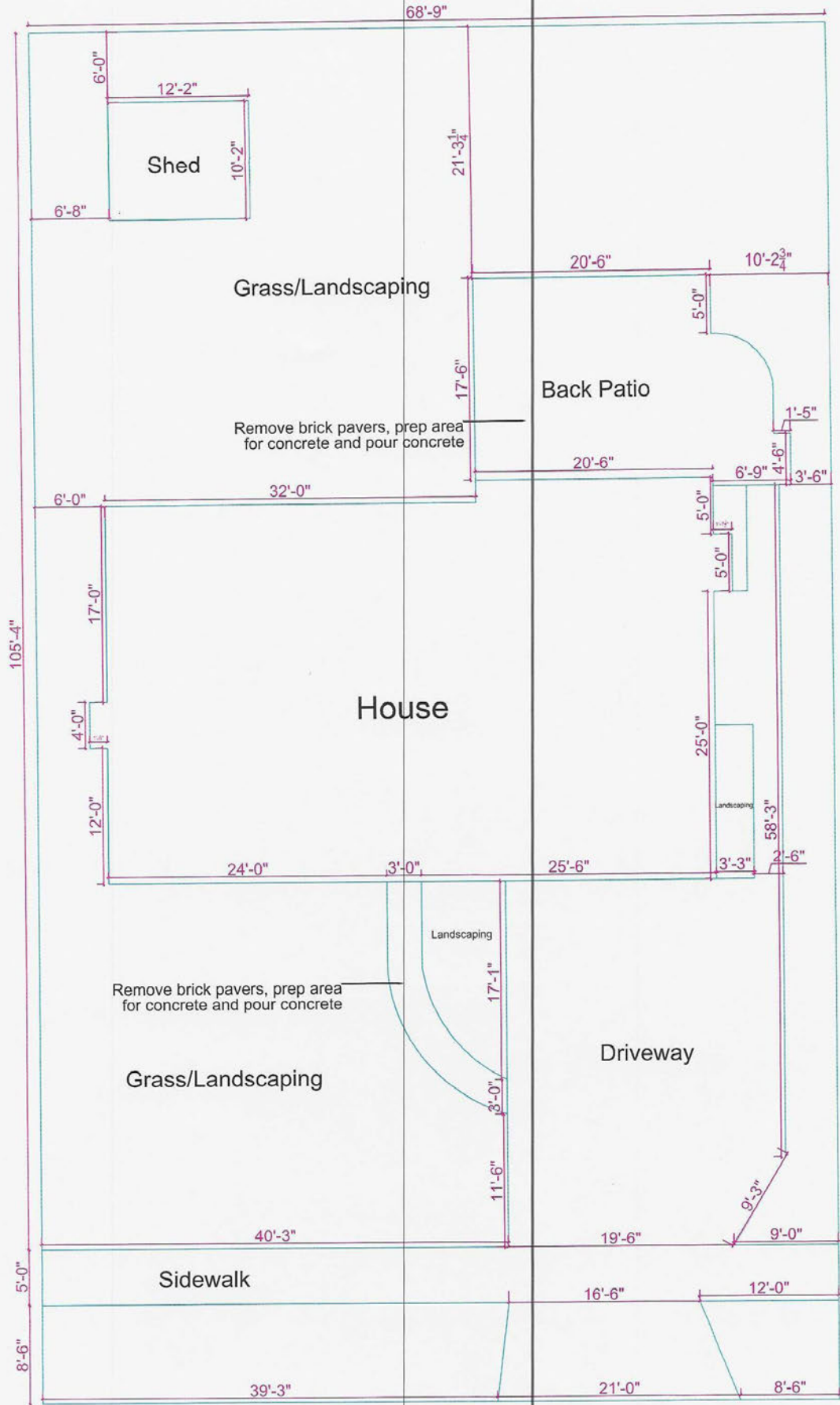
SHEET NAME: Before Plans

PAGE: 1 OF 2

SCALE: NTS

DATE: June 2025

ALL DRAWINGS ARE PROPERTY OF RED BARON ENTERPRISES. THEY CANNOT BE REUSED WITHOUT WRITTEN PERMISSION.



CLIENT: 780 Moorland Dr, GPW		SCALE: NTS	DATE: June 2025
SHEET NAME: After Plans	PAGE: 2 OF 2	ALL DRAWINGS ARE PROPERTY OF RED BARON ENTERPRISES. THEY CANNOT BE REUSED WITHOUT WRITTEN PERMISSION	



CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

November 5th, 2025

RE: PB250440 780 Moorland Dr., Grosse Pointe Woods, MI, 48236

Dear Council Members,

The Grosse Pointe Woods Building Department recently received a permit application to build an attached roof structure at the rear of the home in the R-1C Residential Zoning District.

*Grosse Pointe Woods Zoning Ordinance. 50-3.1.C, R-1C One-Family Residential. 4. Development standards. **Setbacks (in feet) - Minimum front yard: 30, Minimum side yard: Least one: 6 Total of two: 16, Minimum rear yard: 28***

The applicant is proposing to install a roof structure that will be attached to the roof and sheathing at the rear of the home. According to the submitted variance request application the proposed roof structure will extend 1 foot, 9 inches into the required rear yard setback. However, the submitted engineer stamped construction documents indicate that the length of the roof structure could range between 13 ft. and 15 ft.

Based on the provided information and discussion with the homeowner, the Building Department recommends approval of the variance to build the new roof structure with exceptions.

Submittal of new construction documents that indicate the exact dimensions of the roof structure shall be submitted for review.

Sincerely,

Jeremy Collins

Building Official

City of Grosse Pointe Woods



CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

From: James Kowalski, Director of Public Services
Date : November 3, 2025
Subject : Variance Request – 780 Moorland

I have reviewed the plans for the proposed construction of the overhead cover to the existing rear patio.

This construction will not infringe upon any public utilities and is therefore permissible under Department of Public Services standards.

Sincerely,

James Kowalski
Department of Public Services
City of Grosse Pointe Woods



CITY OF GROSSE POINTE WOODS DEPARTMENT OF PUBLIC SAFETY

Date: November 10, 2025

To: Grosse Pointe Woods Planning Commission

From: John G. Kosanke, Public Safety Director

Subject: *John G. Kosanke* 780 Moorland Dr-Variance Request for Patio Overhead Cover

I have reviewed the proposed site plan request to add an overhead cover for the rear patio for the project at 780 Moorland Dr. The site plan does not have a negative impact on Public Safety Operations.

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 780 Moorland Dr.
Variance Back Patio Cover

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 10/29/2025 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 one variance at 780 Moorland Road (R1-C District) in order to construct an attached cover over an existing back patio, which extends into the minimum rear setback. A variance is requested for the following:

- A variance from the minimum rear yard setback of 28 feet (Sec. 50-3.1.C.4) to 21 feet 3 1/4 inches.

The ZBA hearing is scheduled for Monday, November 17th, 2025, 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@gpwmj.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.gpwmj.us.

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

Paul P. Antolin
City Clerk

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.

**780 Moorland Dr.
300' Radius**

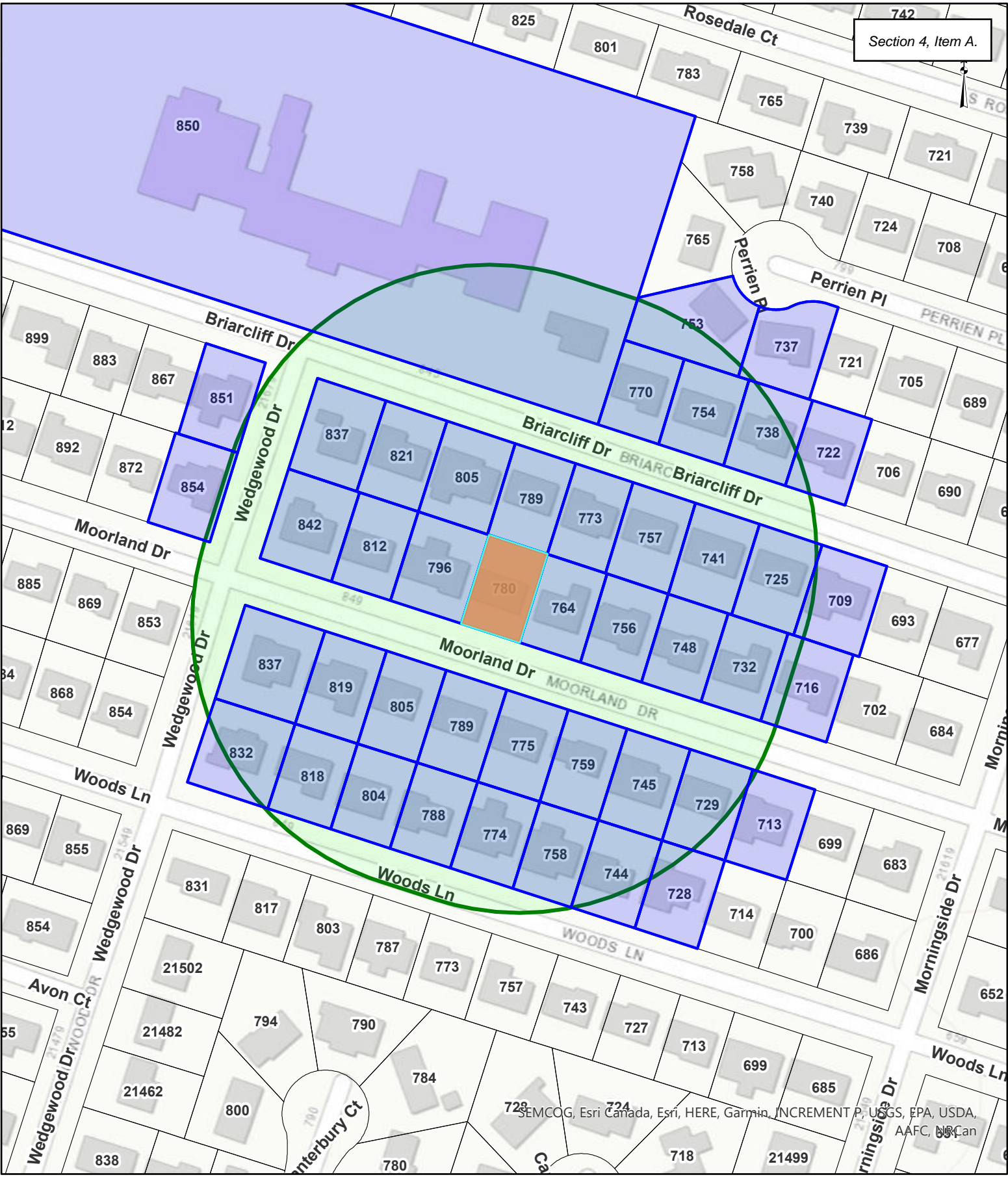
Section 4, Item A.

PARCELS	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
002 05 0021 002	716 MOORLAND DR	LIVADIC, VAHIDA - MUHADIN	65 CLAIRVIEW RD	GROSSE POINTE SHORES, MI 48236
		OCCUPANT	716 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 07 0066 000	804 WOODS LN	MCENROE, WILLIAM	804 WOODS LN	GROSSE POINTE WOODS, MI 48236
002 05 0019 002	748 MOORLAND DR	SEXTON, DANIEL-MELISSA	748 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 07 0064 000	832 WOODS LN	COUGHLIN, THOMAS J-CATHERINE M	832 WOODS LN	GROSSE POINTE WOODS, MI 48236
002 05 0013 002	854 MOORLAND DR	PALAZZOLO, FRANK J	854 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 99 0001 000	850 BRIARCLIFF DR	LEGACY OAKS LLC	850 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 11 0101 002	805 BRIARCLIFF DR	SULTZMAN, CARL-IRENE	805 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 07 0069 000	758 WOODS LN	KOLLY, FAITH MARIE A	758 WOODS LN	GROSSE POINTE WOODS, MI 48236
002 11 0103 002	821 BRIARCLIFF DR	MOULIOS, GRIGORIOUS	821 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 03 0029 000	713 MOORLAND DR	SZYMBORSKI, VINCENT J	713 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 03 0022 000	819 MOORLAND DR	COOK, JOHN H	819 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 07 0068 000	774 WOODS LN	TREFZER, THOMAS M-DOROTHY J-JT TRT	774 WOODS LN	GROSSE POINTE WOODS, MI 48236
002 07 0067 000	788 WOODS LN	MITCHELL, LARRY S	788 WOODS LN	GROSSE POINTE WOODS, MI 48236
002 11 0105 001	851 BRIARCLIFF DR	SEXTON, LAUREN-MARIO	851 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 11 0097 000	725 BRIARCLIFF DR	MCCONAGHY, TODD A & ALEXA N	725 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 05 0015 002	796 MOORLAND DR	HAAS FAMILY LIVING TRUST	796 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 11 0099 002	757 BRIARCLIFF DR	MAXSON, MICHELLE L	757 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 11 0083 002	754 BRIARCLIFF DR	DEWITT, BENJAMIN - CHRISTINE	754 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 03 0025 000	775 MOORLAND DR	JENNINGS, MARY A	775 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 11 0104 002	837 BRIARCLIFF DR	DYBIS, MARK	837 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 05 0020 002	732 MOORLAND DR	SULLIVAN, LAWRENCE P	732 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 03 0026 000	759 MOORLAND DR	SECCO, MILVA	759 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 05 0018 002	756 MOORLAND DR	GAST, PETER B-REBECCA	756 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 11 0056 000	737 PERRIEN PL	KURZE, EDNA H TRUST	737 PERRIEN PL	GROSSE POINTE WOODS, MI 48236
002 05 0014 000	842 MOORLAND DR	THOMAS, THOMAS K - GEETHA E TRUST	842 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 03 0027 000	745 MOORLAND DR	GONZALEZ-PLASKY, MARTA & PLASKY, JARED	745 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 05 0017 002	764 MOORLAND DR	AFFELDT, BRIAN-ROXANNE	764 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 03 0024 000	789 MOORLAND DR	KAYE, MICHAEL J & GLORIA	789 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 05 0015 001	812 MOORLAND DR	YOUNGBLOOD, KAREN R	812 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 03 0023 000	805 MOORLAND DR	BERTAKIS, CARINA	805 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 07 0071 000	728 WOODS LN	FELLOWS, KRISTIN M	728 WOODS LN	GROSSE POINTE WOODS, MI 48236
002 11 0098 000	741 BRIARCLIFF DR	STATHIS, KONSTANTINOS	741 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236

**780 Moorland Dr.
300' Radius**

Section 4, Item A.

002 11 0082 002	738 BRIARCLIFF DR	BALL, ZACHERY - CARLY	738 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 05 0016 002	780 MOORLAND DR	HARTMEYER, JEFFREY - MARCELENE-ANNE	780 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 11 0100 001	773 BRIARCLIFF DR	HAKIM, SAM J	773 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 11 0095 002	709 BRIARCLIFF DR	HURLEY, VICKI	709 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 11 0085 000	770 BRIARCLIFF DR	JENSEN, JEFFREY	770 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 07 0065 000	818 WOODS LN	NASIOU, APOSTOLOS & DIONYSIA	818 WOODS LN	GROSSE POINTE WOODS, MI 48236
002 11 0055 000	753 PERRIEN PL	TONIO, WILLIAM - RAFFOUL, MARIA	753 PERRIEN PL	GROSSE POINTE WOODS, MI 48236
002 07 0070 000	744 WOODS LN	CARAMAGNO, MARTIN	744 WOODS LN	GROSSE POINTE WOODS, MI 48236
002 11 0100 002	789 BRIARCLIFF DR	MILLER, KEITH-KAREN	789 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236
002 03 0021 000	837 MOORLAND DR	KENT, RICHARD V	837 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 03 0028 000	729 MOORLAND DR	PEEPLES, LOUIS - BETTY ANN	729 MOORLAND DR	GROSSE POINTE WOODS, MI 48236
002 11 0081 002	722 BRIARCLIFF DR	SCHAFFRAN, LAURA M	722 BRIARCLIFF DR	GROSSE POINTE WOODS, MI 48236



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The City of Grosse Pointe Woods, MI*

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780 Moorland Dr.

RECEIVED
OCT 29 2025

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: OCTOBER 30, 2025

#5 GPW 10/30 ZBA 780 MOORLAND

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

Melanie Mahoney

K. Fleckee

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 one variance at 780 Moorland Road (R1-C District) in order to construct an attached cover over an existing back patio, which extends into the minimum rear setback. A variance is requested for the following:

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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

G.P.N.:10/0025

KSENIA MCKEE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Comm. Exp. 08/15/2027
Acting in the County of WAYNE
Date 10/19/2025



MCKENNA

Variance Review

TO:

FROM:

SUBJECT:

DATE:

City of Grosse Pointe Woods

Paige Smith, NCI

Ashley Jankowski, AICP

1191 S Renaud Road (#009-03-0702-002) – Variance Review #1

November 13, 2025

BACKGROUND AND VARIANCE REQUEST

The applicants, Jeffery and Megan Burns request a variance for the residential lot at 1191 S Renaud Road in order to construct an addition to an existing single-family home which would encroach into the minimum required side yard setback. The subject site is zoned R-1A, One-Family Residential District and is an interior lot, located south of Lochmoor Boulevard and west of Fairway Drive.

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

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.A(4)	Minimum side yard.	Least one: 10 feet Total of two: 25 feet	7'10" on the west side yard, 19'10.2" for a total side yard setback	West side yard setback: 2'.2" Total side yard setback: 5'1.8"

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

“The R-1A 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....the specific intent 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-1A District’s dimensional standards would severely limit the ability to construct an addition of substantial size. The table on the following page identifies the specific deviations 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	14,845 square feet	Complies.
Min. Lot Width	75 feet	96.2 feet	Complies.
Setbacks:			
Min. Front Yard	40 feet	40.5 feet	Complies.
Min. Side Yard (least of one)	10 feet	7'10" (west) 12'.02" (east)	2'2" (west) Complies (east)
Min. Side Yard (total of two)	25 feet	19'10.2"	5'1.8"
Min. Rear Yard	28 feet	47.67 feet	Complies.
Building Height:			
Max. Number of Stories	2.5 stories	1-story	Complies.
Max. Height in Feet	30 feet	>30 feet	Complies.
Unit Sizes:			
Min. Square Feet: 1-story	1,400 square feet	~3,631 square feet	Complies.
Min. Square Feet: 1.5- to 2-stories	1,960 square feet	N/A	N/A
Max. Lot Coverage (structures):	35%	26.77%	Complies.
Max. Impervious Surface (excluding structures):	35%	<35%	Complies.

Applying the current side yard setback requirements to this lot would result in a reduction of the proposed addition by approximately 5 feet. The principal dwelling unit was constructed to comply with the previous Zoning Ordinance, which permitted a reduced side setback in the R1-A District. Granting the requested variances would allow the proposed addition to be constructed flush with the existing western wall.

Importantly, as the table above highlights, the site meets all other applicable dimensional requirements of this district and significantly exceeds the minimum required lot width and lot area.

CRITERIA #2:

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

Findings:

If approved as requested, the variances would allow the construction of a roughly 700 square foot (22'8" by 30') addition that would not extend past the existing western wall of the home. Granting the requested variances would allow the home to be expanded in a way that is consistent with the surrounding neighborhood, where other homes are built on lots of similar size or with comparable dimensional limitations.

A lesser variance would likely result in an addition that does not make efficient or practical use of the lot. The proposed variance appropriately balances the applicant's desire to use the property efficiently with

maintenance of overall character of the area. The variance is not anticipated to offer an unfair advantage not available to others.

CRITERIA #3:

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

Findings:

The property is not unique compared to other residential lots in the area. However, it does significantly exceed the minimum required lot width and area of other lots in the district.

CRITERIA #4:

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

Findings:

The applicant's problem is not self-created as the home is an existing nonconformity and was built to comply with previous ordinance regulations (previously a total of 20' for a side yard setback was required). The concrete patio in the backyard installed by previous owners also restricts the current owner's ability to extend their home into the rear yard. The applicant is seeking to construct an addition that is flush with the existing west side of the home.

CRITERIA #5:

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

Findings:

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

Recommendation

Subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the requested minimum side yard (west: 2'.2") and total yard setback (5'11.8") variances to Section 50-3.1.A based on the following findings of fact:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 8 feet from the western property line. Strictly following the current R-1A zoning requirements for side yard setbacks would prevent the applicant from substantially expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1A One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The proposed addition will follow the existing western building line of the home, which results in a more uniform building design.
4. The need for relief is not self-created, as the home was constructed to comply with a previous Zoning Ordinance requiring 8-foot side setbacks. The existing concrete patio in the rear yard was also constructed by the previous owner and due to its location, impedes potential building expansion into the rear yard.
5. All other applicable zoning requirements of the R-1A district are met, including lot coverage, building height, and front and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

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

CITY OF GROSSE POINTE WOODS
 Building Department
 20025 Mack Plaza, Grosse Pointe Woods, MI 48236
 Ph 313.343.2426/Fax 313.343.2439

RECEIVED
 OCT 01 2025
 CITY OF GROSSE PTE WOODS
 BUILDING DEPARTMENT

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: JEFF Burns Date: 1 OCT 2025

GP Woods Address: 1191 S/Renard C.P.W. e-mail: _____

Work#: _____ Home/Cell#: _____

Contractor/Applicant Name: G.P.H. Services. (Grosse Pointe Home Services, LLC)

Telephone # 313 757 1969 Fax # _____ Mobile/Cell # 248 361 3637

Contractor Address: 15003 Charlevoix ST G.P. Park MI 48230

MI Builder's License #: 2102214048/2101189591 MI Driver's License #: _____

e-mail address: Awhittaker@gphservices.com

SPECIFY NATURE OF PROPOSED WORK:

Add a 22.67' x 30' addition to side
Rear of home per plans. Use: master bedroom,
master bathroom, First Floor Laundry.

Value of Construction \$ 185,000

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: _____

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: _____ Zoning Board of Approval Required # _____

Inspector: _____ Date: _____



CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236

Ph.: 313-343-2426/Fax 313-343-2439

10/03/2025

G.P.H. SERVICES - Grosse Pointe Home Services LLC
15003 CHARLEVOIX
GROSSE POINTE PARK, MI 48230

RE: 1191 S RENAUD RD

Dear Applicant,

Your Plan Review for permit PB250452 was not approved by Jeremy Collins:

50-3.1.A R-1A One-Family Residential-Setbacks 50-3.1.A R-1A One-Family Residential

4. Development standards

Setbacks (in feet)

Minimum front yard: 40

Minimum side yard

Least one: 10

Total of two: 25

Minimum rear yard: 28

INSPECTOR COMMENTS: *The proposed addition to the home encroaches into the required side yard setback area. The current structure is an existing non-conforming use. An approved variance is required to build in the side yard setback area.*

Please re-submit your revised documents to the Building Department via email
building@gpwmi.us

If you have any questions, please contact the Building Department at (313) 343-2426.

Respectfully,

Jeremy Collins

Jeremy Collins
Building Department - Grosse Pointe Woods



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

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 1191 S Renaud
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Jeffrey & Megan Burns
Name (Please Print) *Phone No. (Daytime)*
1191 S Renaud GPW MI 48236
Address *City* *State* *Zip*

Hereby appeal to the Zoning Board of Appeals for a variance to:
Minimum side yard setback as outlined in section
50-3.1.A for residential zone R-1A

2. DESCRIPTION OF CASE (Fill out only items that apply)
- a. Present zoning classification of the property Residential
 - b. Description of property
 - (1) Size and Area of Lot Avg Width X Avg Depth = 96.2 x 154.3 = 14,845 sq. ft.
 - (2) Is the lot a corner or interior lot Interior

Payment Validation

- c. Description of EXISTING structures
 - (1) Total square footage of accessory building now on Premises 324; of main buildings 2971
 - (2) Uses of building on premises Single Family Home

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

- (3) Percentage of lot coverage of all buildings on ground level 22.2 %

d. Description of PROPOSED structures

- (1) Height of proposed structure Same as existing
- (2) Height and area of existing structure Single Story
- (3) Dimensions and area of structure or addition to be constructed 22' 8" x 30' 0"
- (4) Percentage of lot coverage of all buildings including proposed 26.77 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 40' 6"
- (2) Side Yard (measured from lot line) 7' 10"
- (3) Rear Yard (measured from lot line) 47' 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.

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

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

THIS FORM MUST BE TYPED

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

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

5. Interpretation of the Zoning Ordinance is requested because:

See attached.

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

50-3.1.A

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

Jeffrey B...
Signature of Property Owner

Jeffrey B...
Signature of Applicant

Subscribed and sworn to before me this 16 day of OCTOBER 20 25

Elise Poirier Coyle
Notary Public

My Commission expires 04-11-29

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.

Elise Poirier Coyle
Notary Public State of Michigan
Wayne County
My Commission Expires 4/11/2029
Acting in the County of Wayne
Elise

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 new setback code requiring a minimum of 10' 0" on one side and 25' 0" total between both sides would reduce width of the proposed addition by approximately 5' 0". This would limit our ability to add an additional bedroom, bathroom and laundry room without losing significant square footage of the backyard or patio.

- 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.

Obtaining this variance would enable us to build a life-long home for our family with an adequate number of bedrooms and bathrooms as well as main floor laundry facilities.

This project was discussed with immediate neighbors at 1171 S Renaud – they are okay with the proposed addition as it extends the wall of the existing house and does not come any closer to the property line. The same neighbors also received a similar variance for a past bedroom addition.

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

The house was originally built based on the old setback code of 8' 0" minimum on one side and 20' 0" total between the two sides.

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

This situation is a result of the house being built to the original setback code and the size of the concrete patio built by the previous owner.

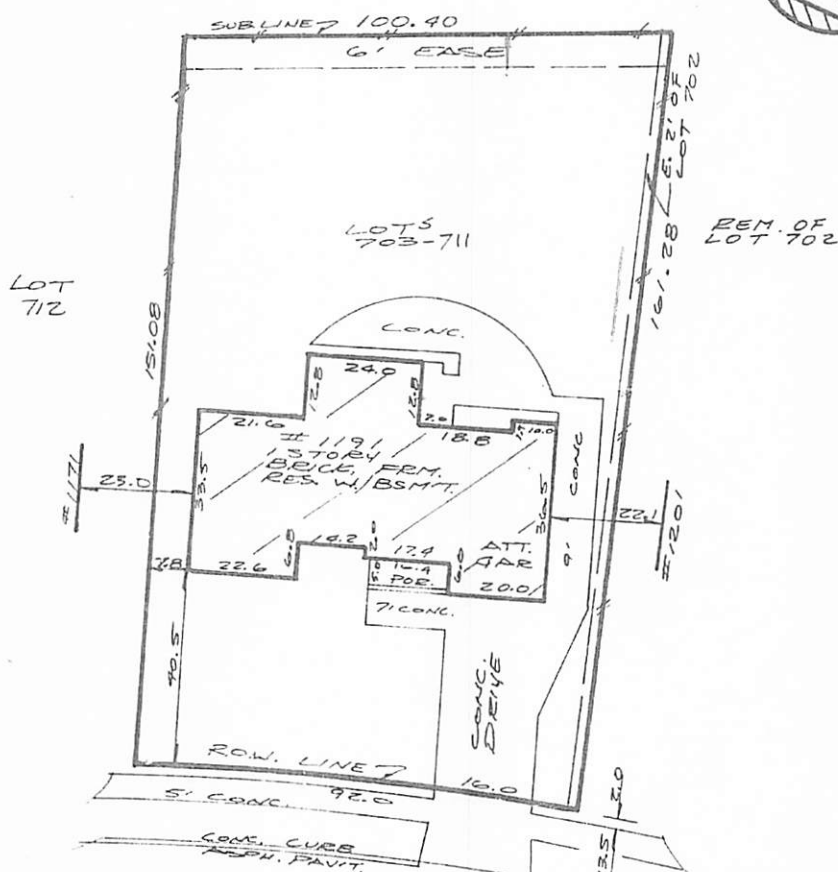
When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:

As lifelong Grosse Pointe Woods residents, my wife and I feel there is no better place to raise a family. Having this variance granted would enable us to expand the house to accommodate our young (and potentially still growing) family. It would also enable us to build a space that is more livable for the elderly - aging parents if needed in the short term and/or ourselves long term.

Standard Federal

Property Description:
The East 2 feet of Lot 702 and all of Lots 703 through 711;
RENMOR PARK NO. 3, a subdivision of P.C. 611, Village of Grosse
Pointe Woods (now City of Grosse Pointe Woods), Wayne County,
Michigan, as recorded in Liber 71 of Plats, Page 12 of Wayne
County Records.



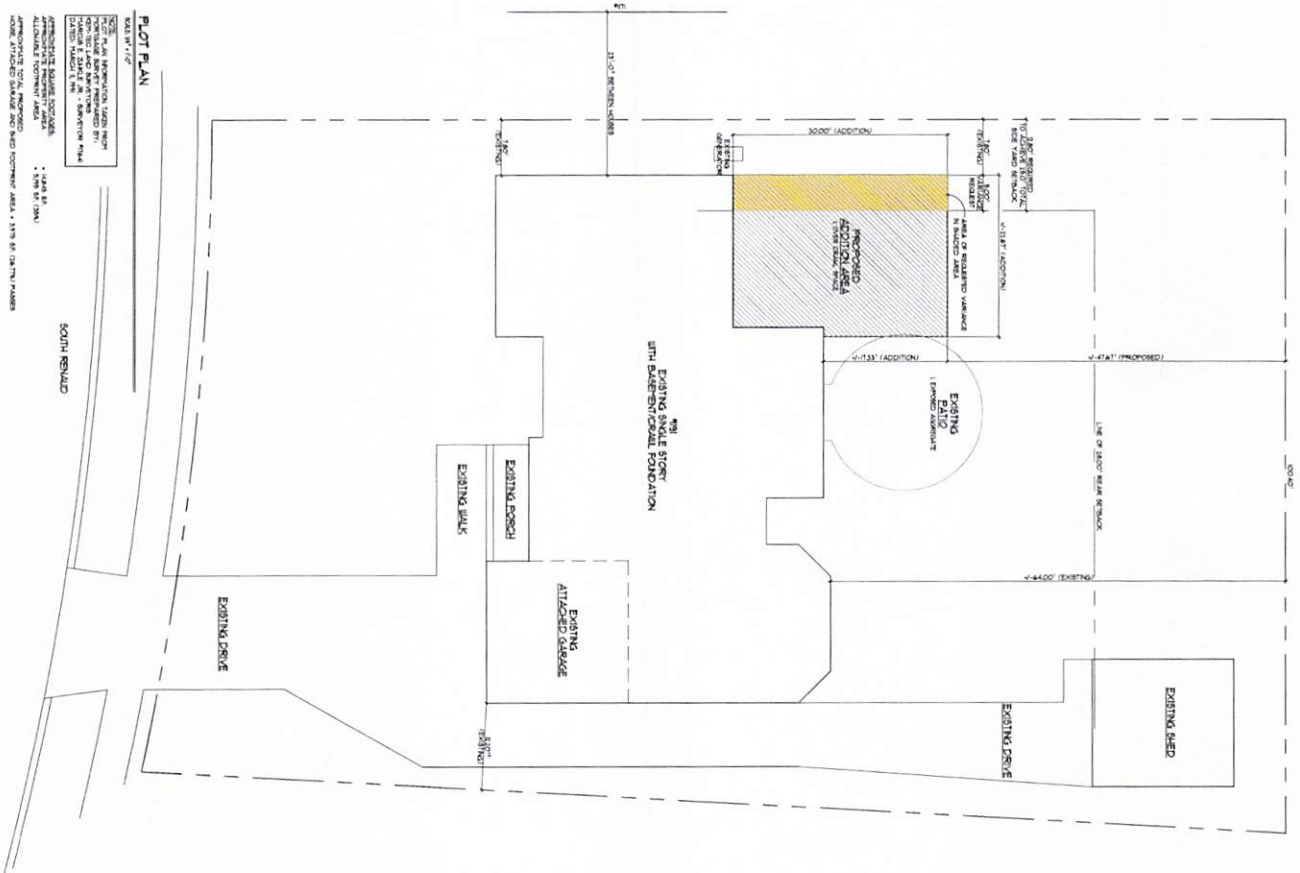
S. RENAUD RD. 60' WD

A circular professional seal for a surveyor. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED LAND SURVEYOR" at the bottom, separated by small dots. In the center, the text reads "MARCUS E. ZUHLKE JR.", "SURVEYOR", and "NO. 17641". The seal is stamped in black ink on a light-colored background.

91-03281
JOB NO. _____ SCALE 1" = 30'
DATE 03/11/91 DR. BY SA

KEM-TEC
LAND SURVEYORS

16041 EAST NINE MILE ROAD
EAST DETROIT, MI 48021
(313) 772-2222
FAX 772-4048





CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

November 5th, 2025

RE: PB250452 1191 S. Renaud Rd., Grosse Pointe Woods, MI, 48236

Dear Council Members,

The Grosse Pointe Woods Building Department recently received a permit application for an addition to a home in the R-1A Residential Zoning District.

*Grosse Pointe Woods Zoning Ordinance. 50-3.1.A, R-1A One-Family Residential. 4. Development standards. **Setbacks (in feet) - Minimum front yard: 40, Minimum side yard Least one: 10 Total of two: 25, Minimum rear yard: 28***

The existing nonconforming side yard setback at the east lot line of 1191 S. Renaud Rd is 7 foot 10 inches. The proposed addition would maintain the current nonconforming side yard setback.

Based on the provided information and discussion with the homeowner, the Building Department recommends approval of the variance to build the new addition.

Sincerely,

Jeremy Collins

Building Official

City of Grosse Pointe Woods



CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

From: James Kowalski, Director of Public Services
Date : November 3, 2025
Subject : Variance Request – 1191 S.Renaud

I have reviewed the plans for the proposed construction of the addition to the existing single-family home.

The examined plot plan shows this construction will not infringe upon any public utilities and is therefore permissible under Department of Public Services standards.

Sincerely,

James Kowalski
Department of Public Services
City of Grosse Pointe Woods



CITY OF GROSSE POINTE WOODS DEPARTMENT OF PUBLIC SAFETY

Date: November 10, 2025

To: Grosse Pointe Woods Planning Commission

From: John G. Kosanke, Public Safety Director

Subject: 1191 S. Renaud-Variance Request to Construct Addition to Existing Home

I have reviewed the proposed site plan request for a variance in order to add an addition to the rear of the home at 1191 S. Renaud. The site plan does not have a negative impact on Public Safety Operations.

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 1191 S. Renaud
Addition to Existing Residence

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 10/29/2025 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 one variance at 1191 S Renaud Road (R1-A District) in order to add an addition to an existing, non-conforming single-family residence. A variance is requested for the following:

- A variance from the side yard setback of 10 feet (least one) and 25 feet (total of two) (Sec. 50-3.1.A) to 7 feet 10 inches (least one) and 19 feet 10.2 inches (total of two).

The ZBA hearing is scheduled for Monday, November 17th, 2025, 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

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.

**1191 S. RENAUD
300 FT PARCELS**

Section 4, Item B.

PARCEL	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
009 03 0731 000	1141 S RENAUD RD	1141 S RENAISSANCE LLC	PO BOX 361023	GROSSE POINTE FARMS, MI 48236
009 01 0050 002	1140 N OXFORD RD	BARGER, MICHAEL	1140 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0044 002	1200 N OXFORD RD	BERNDTSON, JOHN J	1200 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0143 000	1271 N OXFORD RD	CAFAGNA, DOMINIC G	1271 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0157 001	1210 S OXFORD RD	CLEARY, ROBERT M	1210 S OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 03 0872 000	1191 N RENAUD RD	CRABB, PAUL	1191 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0134 002	1171 N OXFORD RD	DARLINGTON, KELLY M	1171 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 02 0551 000	1271 S RENAUD RD	DELISLE, MELISSA	1271 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0712 000	1171 S RENAUD RD	DEMERS, PATRICIA	1171 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0136 002	1191 N OXFORD RD	DONNELSON, MATTHEW & KRISTINA	1191 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 03 1050 000	1230 N RENAUD RD	FULLER, MICHAEL	1230 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0137 002	1201 N OXFORD RD	GALLAGHER, RICHARD M	1201 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0047 000	1180 N OXFORD RD	GROCKI-ZELENAK, LAURA L	1180 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 03 0871 000	1221 N RENAUD RD	HAZEBROOK, MARY E	1221 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0039 002	1270 N OXFORD RD	JEFFREY, VIRGINIA	1270 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 02 0557 000	1280 S RENAUD RD	JOHNS, JAMES A	1280 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0139 002	1221 N OXFORD RD	KARABETSOS, DIANE J	1221 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0042 000	1230 N OXFORD RD	KEUTEN, CHARLES	1230 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 03 0869 000	1180 S RENAUD RD	KIMBERLY M FLOOD REV FAMILY TRUST	1180 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0048 002	1170 N OXFORD RD	KLAMO, BENJAMIN & MELISSA	1170 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0043 002	1220 N OXFORD RD	KRAMER, JOSEPH R	1220 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0041 000	1250 N OXFORD RD	LAURENCE, MICHAEL A	1250 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 03 0841 002	1130 S RENAUD RD	LAURI, CATHERINE	1130 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0052 001	1130 N OXFORD RD	LEONARD, SHARON (TRUSTEE)	1130 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 03 1040 000	1200 N RENAUD RD	LORNA L ZALENSKI LIV TRUST	1200 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0702 002	1191 S RENAUD RD	LPM & K LLC	1191 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0851 000	1140 S RENAUD RD	MCPHEE, MARGARET-HOLLERBACH, KURT	1140 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0881 000	1151 N RENAUD RD	MERZ, MICHAEL	1151 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0133 002	1151 N OXFORD RD	MOTT, DONALD	1151 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1141 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0873 000	1171 N RENAUD RD	OLDANI, PETER JAMES	1171 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0693 000	1201 S RENAUD RD	PALMER, THOMAS	1201 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0142 000	1251 N OXFORD RD	RASHID, ROBERT E	1251 N OXFORD RD	GROSSE POINTE WOODS, MI 48236

**1191 S. RENAUD
300 FT PARCELS**

Section 4, Item B.

009 03 1059 002	1240 N RENAUD RD	SCIARROTTA, EFELEA - BITTAS, NINA	1240 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0739 002	1131 S RENAUD RD	SEAGRAM, RICHARD H	1131 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0045 002	1190 N OXFORD RD	SELENO, RICHARD R	1190 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0140 002	1231 N OXFORD RD	SOLOMON, THOMAS - MEGAN	1231 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0159 000	1200 S OXFORD RD	SPICHER, DARRYL A	1200 S OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 03 0688 000	1251 S RENAUD RD	TOCCO, PAUL	1251 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0860 000	1160 S RENAUD RD	TRIANO, JAMES - OCONNOR, COLLEEN	1160 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0722 000	1151 S RENAUD RD	ULMER FAMILY TRUST	1151 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0049 002	1150 N OXFORD RD	VEITCH, R MARK	1150 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 03 0870 000	1200 S RENAUD RD	WERLING, ROGER E JR-BARBARA ANN	1200 S RENAUD RD	GROSSE POINTE WOODS, MI 48236

RECEIVED
OCT 29 2025
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: OCTOBER 30, 2025

#6 GPW 10/30 ZBA 1191 S RENAUD

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

Melanie Mahoney
K. Hickey

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 one variance at 1191 S Renaud Road (R1-A District) in order to add an addition to an existing, non-conforming single-family residence. A variance is requested for the following:

- A variance from the side yard setback of 10 feet (least one) and 25 feet (total of two) (Sec. 50-3.1.A) to 7 feet 10 inches (least one) and 19 feet 10.2 inches (total of two).

The ZBA hearing is scheduled for Monday, November 17th, 2025, 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@gpwmus 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.gpwmus.

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

Paul P. Antolin
City Clerk

GPW-10/30/25

KSENIA MCKEE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Comm. Exp. 08/15/2027
Acting in the County of WAYNE
Date 10/29/2025



MCKENNA

Variance Review

TO: City of Grosse Pointe Woods
FROM: Paige Smith, NCI
 Ashley Jankowski, AICP
SUBJECT: 21155 Mack Avenue (#003-01-0056-000) – Use Variance Review #1
DATE: November 13, 2025

BACKGROUND AND VARIANCE REQUEST

The applicant, Mark Tapper, on behalf of Tapper's Gold Rush, LLC, requests a use variance for the commercial establishment at 21155 Mack Avenue. The subject site is a 11,761.20 square foot corner lot, is zoned the C, Commercial Business District and is located south of Brys Drive and east of Helen Avenue. The applicant proposes to operate a precious metals evaluation and purchasing service business, where in the C District, pawnshops and similar resale services are not permitted.

The applicant states that their business will serve customers on a private, primarily appointment-based basis, to facilitate the evaluation and potential sale of coins, bullion, and other precious-metal items. With the exception of coins, items purchased by Tapper's Gold Rush are not to be resold to the public and are sold exclusively to institutional counterparts. While Tapper's Gold Rush does plan to buy and sell coins to and from the public, Tapper's does not consider coins to be "used" or "pre-owned" merchandise. Tapper's Gold Rush will not engage in consignment, lending, or retail resale of non-currency, pre-owned merchandise.

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

Code Section	Ordinance Use Requirements	Proposed Use	Requested Use Variance
Sec. 50-4.9.C	<p>Retail Businesses</p> <p><i>"In C districts, the provisions of this section shall not be construed or interpreted so as to permit the operation of a pawnshop, or of a business wherein the purchase, exchange or sale of used or secondhand clothing, wearing apparel or personal effects, or used or secondhand furniture or household effects, is conducted. This provision shall apply with like effect where such articles are handled upon consignment, or as the agent for the owner thereof. The prohibition relating to selling used or secondhand goods, clothes and materials shall not apply to antique stores or businesses selling no more than 25 percent of such goods."</i></p>	A precious metals evaluation and purchasing service business, not to engage in consignment, lending, or retail resale to the general public.	Permittance of a secondhand exchange adjacent retail use.

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

○ 248.596.0920
 F 248.596.0930
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Variance Criteria and Evaluation

Per Section 50-7.15.1.2, the Zoning Board of Appeals may grant a use variance only upon finding that there is an unnecessary hardship in the way of carrying out the requirements of the chapter. A finding of unnecessary hardship, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the following conditions 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:

The property cannot reasonably be used in a manner consistent with existing zoning.

Findings:

Per Article 3 of the Zoning Ordinance, the purpose statement of the C, Commercial Business District provides:

"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 precious metals evaluation and purchasing service does align itself with the intent of the C, Commercial Business District. However, the definitions of purchase-based uses limits the operation of this service within the C, Commercial Business District.

Permitted and Special Land Uses in the District:

The following table contains an abbreviated list of both the permitted and special land uses in the C, Commercial Business District. Please reference Article 3 for a complete listing of all permitted and special land uses.

Permitted Uses in the C District	Special Land Uses in the C District
One-family detached dwellings, two-family dwellings	Municipal buildings and uses, public utility buildings
Retail businesses	Fast-food restaurants and carry-out restaurants
Business offices	Bowling alleys
Miscellaneous business establishments	Gasoline service stations
Lodge rooms, club rooms, etc.	Taverns
Rooftop dining	Three-story mixed-use buildings

It is not clear that there are any restrictions or limitations on this property that prevent it from being developed as a currently permitted use in the C, Commercial Business District. The range of uses in the C, Commercial Business District is great, as detailed above and in Section 50-3.1.J. It has not been demonstrated that the subject property cannot reasonably be used for another viable commercial use in a manner consistent with existing zoning (the C, Commercial Business District) and thus, Criteria #1 is not met.

CRITERIA #2:

That the plight of the petitioner is due to unique circumstances peculiar to the property and not to general neighborhood conditions.

Findings:

It has not been demonstrated that the subject property is unique in location, topography, size, nonconformities, or zoning classification. The majority of properties with frontage on Mack Avenue are also zoned the C, Commercial Business District and offer the local community a range of goods and services. Criteria #2 is not met.

CRITERIA #3:

That the use to be authorized by the variance will not alter the essential character of the area and locality.

Findings:

The subject parcel neighbors primarily commercial properties zoned C, Commercial Business District. Property to the north is zoned RO-1, Restricted Office, and the properties immediately to the west of the property are zoned R-1E, One-Family Residential.

While retail businesses are a permitted use in the C, Commercial Business District, per Section 40-4.9.C, pawnshops and businesses *wherein the purchase, exchange or sale of used or secondhand clothing, wearing apparel or personal effects, or used or secondhand furniture or household effects, is conducted*, are prohibited. The applicant's proposed precious metals evaluation and purchasing service is classifiable as a secondhand retail or pawn shop establishment by Ordinance definition, however, in operation, the proposed use will serve customers on a primarily appointment-based basis, and does not involve consignment, lending, or retail resale of non-currency, pre-owned merchandise to the public.

By definition, the proposed use is categorizable as a retail store but will more closely mirror the daily operations and impact of a business (financial or valuation) office, which is permissible in the C, Commercial Business District.

Based on the unique aspects and limited business operations of the proposed use, this will not be more intensive than the surrounding commercial and office uses. The applicant proposes operating Monday through Saturday from 10 am – 6 pm, with a maximum of two staff members on site per shift and anticipates serving approximately 6 to 15 clients daily. The impact of the proposed use is compatible with the surrounding uses at this time. Criteria #3 is met.

CRITERIA #4:

That the problem is not self-created.

Findings:

The applicant's plight is not self-created. The variance requested is in response to the Ordinance's classification of purchase-based uses. The proposed use is reflective of the intent of the C, Commercial Business District but is not organically permitted due to the scope of related use definitions. Criteria #4 is met.

CRITERIA #5:

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

Findings:

The requested use variance supports the intent of the City's Zoning Ordinance as it is not expected to generate a burdensome impact on the surrounding residential uses, or adjacent commercial and office spaces. It has not been demonstrated that the proposed use would negatively affect public safety or welfare in the subject location (see City of Grosse Pointe Woods Department of Public Safety letter, dated November 10, 2025, for additional information). Criteria #5 is met.

MASTER PLAN ALIGNMENT:

While not a formally listed criteria for evaluation, it is relevant for the city to also consider the Master Plan and its alignment with this proposed use, at this location.

The adopted 2025 Grosse Pointe Woods Master Plan designates this parcel as "Corridor Mixed Use" on the Future Land Use Map.

The Master Plan designates retail, restaurant, personal service, and office establishments as most appropriate for this district. This offers a wide range of potential future uses for the Mack Avenue corridor. The proposed precious metals evaluation and purchasing service can be considered aligned with the subject Future Land Use classification.

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 deny the requested use variance at 21155 Mack Avenue to Section 50-4.9.C.

Of the five required criteria for a use variance, only three (Criteria #3, #4, and #5) are met. Criteria #1 and #2 are not satisfied, as the applicant has not demonstrated an unnecessary hardship unique to the property. This is based on the following findings:

1. The subject parcel is a standard commercial lot with no demonstrated physical or regulatory limitations preventing its development under current C, Commercial Business District standards.
2. Numerous permitted and special uses exist within the C, Commercial Business District that would allow viable commercial development consistent with the zoning intent.
3. The site is similar in size, topography, zoning, and configuration to other nearby commercial parcels along Mack Avenue.
4. No evidence has been provided that unique physical or locational circumstances affect the property's ability to be developed under the existing zoning.

Subject: Letter of Explanation – Zoning Board of Appeals Application

Applicant: Tapper’s Gold Rush, LLC

Address: 21155 Mack Avenue

Proposed Use: Professional Precious-Metals Evaluation and Purchasing Service

Dear Members of the Zoning Board of Appeals,

This letter is submitted to accompany the enclosed application for a use variance under Section 50-4.9.C of the City of Grosse Pointe Woods Zoning Ordinance.

I respectfully request approval to permit a professional precious-metals evaluation and purchasing service within the General Business (C) district.

Our business provides a private, appointment-based environment where clients may have their coins, bullion, or other precious-metal items evaluated and, if they choose, sold based on current global market values. The nature of the use is professional rather than retail in character. Items purchased are not resold to the public; they are refined or sold exclusively to institutional counterparties.

The intent of the zoning ordinance to prevent secondhand, resale, or pawn operations is fully respected by our model. We do not engage in consignment, lending, or retail resale of pre-owned merchandise. The business functions in a manner consistent with financial or professional services, quiet and low in traffic, and aligned with the neighboring commercial uses in this corridor.

We believe our operation fits the purpose and spirit of the General Business district and provides a valuable service to the community without altering the character of the area. I appreciate the Board’s time and consideration of this request.

Respectfully,

Mark Tapper, on behalf of Tapper’s Gold Rush, LLC

[REDACTED]

[REDACTED]



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

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 21155 Mack Avenue
 (Number and Street)

TO THE ZONING BOARD OF APPEALS

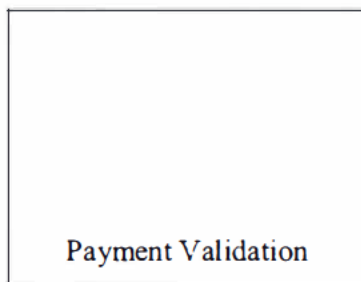
I (We) Tapper's Gold Rush, LLC 248-865-6336
 Name (Please Print) Phone No. (Daytime)
6337 Orchard Lake Rd West Bloomfield MI 48322
 Address City State Zip

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

I, Mark Tapper on behalf of Tapper's Gold Rush LLC, hereby appeal to the Zoning Board of Appeals for a
 variance to allow the operation of a professional precious-metals evaluation and purchasing
 service in a General Business (C) district.

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

- a. Present zoning classification of the property General Business (C)
- b. Description of property
- (1) Size and Area of Lot 11,761.20 sq ft
- (2) Is the lot a corner or interior lot corner



- c. Description of EXISTING structures
- (1) Total square footage of accessory building now on
 Premises 1,740 sq ft; of main buildings 6,000 sq ft
- (2) Uses of building on premises retail

THIS FORM MUST BE TYPED

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

d. Description of PROPOSED structures

- (1) Height of proposed structure _____
- (2) Height and area of existing structure _____
- (3) Dimensions and area of structure or addition to be constructed _____
- (4) Percentage of lot coverage of all buildings including proposed _____%

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) _____
- (2) Side Yard (measured from lot line) _____
- (3) Rear Yard (measured from lot line) _____

- 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.

- 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.

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

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

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

***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.

The existing space is ideally suited for small professional offices or specialty service uses. Strict interpretation of the ordinance, however, classifies our service alongside secondhand retail or pawn uses, which does not reflect the true nature of our business. Without a variance, the property cannot be used for a legitimate, low-impact professional service consistent with surrounding tenants.

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

The site is located within a corridor intended for neighborhood retail and professional services. Our proposed use aligns with that intent but is uniquely affected by ordinance language that categorically includes all purchase-based businesses, regardless of business model or quality of operation. In contrast, our business operates in a secure, majority appointment-based, and highly professional environment, designed to provide a discreet and elevated experience for clients seeking asset evaluation and liquidity services.

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

The use will complement existing commercial and professional tenants. It involves limited daily customer activity (on average 6–15 customers per day, majority by appointment), no exterior modifications, and a quiet, professional interior. The business functions more like a financial or valuation office than a traditional retail establishment and will maintain a clean, upscale presentation consistent with surrounding uses.

THIS FORM MUST BE TYPED

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

The hardship arises solely from the ordinance's broad classification of purchase-based uses

and not from any action or decision by the applicant or property owner.

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

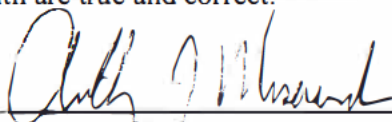
5. Interpretation of the Zoning Ordinance is requested because:


The ordinance prohibits pawnshops and secondhand retail operations but includes exceptions for antique or collectible businesses and those selling no more than 25 percent used goods. Our operation is not a pawnshop, resale, or consignment business. We provide a professional evaluation and purchasing service that allows clients to convert tangible assets such as coins and bullion into liquidity based on current global market values. purchased items are not displayed or resold to the public; they are refined or sold directly to institutional buyers. The intent and function of the business align most closely with financial and professional services, providing a discreet, secure, and appointment-based environment consistent with the General Business district.

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

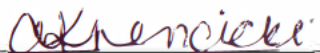
Section 50-4.9.C: In C districts, the provisions of this section shall not be construed or interpreted so as to permit the operation of a pawnshop, or of a business wherein the purchase, exchange or sale of used or secondhand clothing, wearing apparel or personal effects, or used or secondhand furniture or household effects, is conducted. This provision shall apply with like effect where such articles are handled upon consignment, or as the agent for the owner thereof. The prohibition relating to selling used or secondhand goods, clothes and materials shall not apply to antique stores or businesses selling no more than 25 percent of such goods.

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

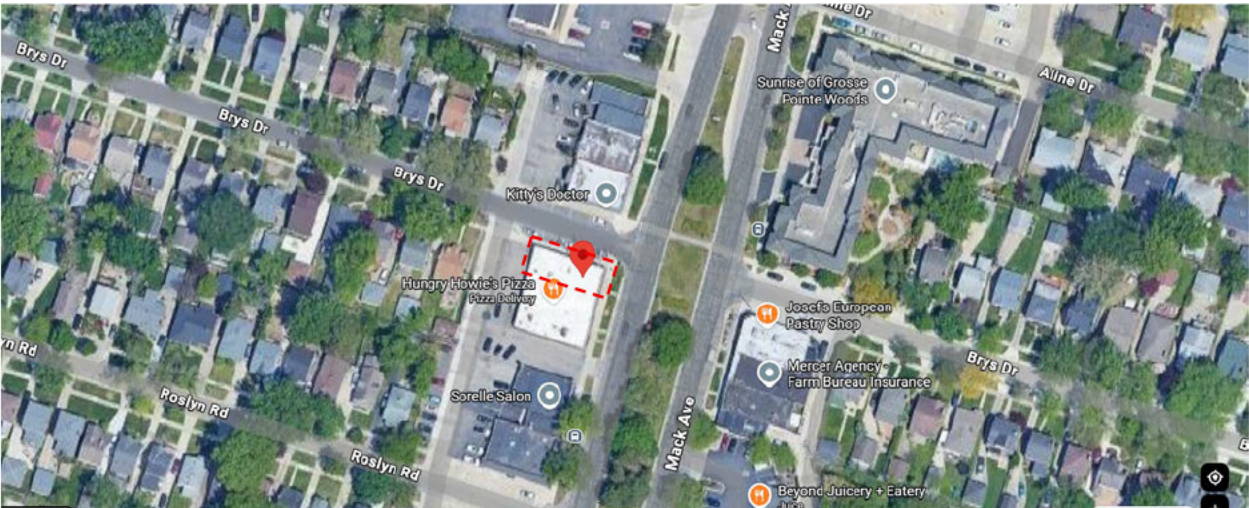

Signature of Applicant

Subscribed and sworn to before me this 22nd day of October 2025


Notary Public

My Commission expires 04/17/2029

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.





CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

November 5th, 2025

RE: 21155 Mack Ave., Grosse Pointe Woods, MI, 48236

Dear Council Members,

I have reviewed the use-variance request for 21155 Mack Ave. to allow a professional precious-metals evaluation and purchasing service business in the C-Commercial District.

I have no concerns with the request for use-variance in the C – Commercial District.

Any work to be completed at the location will require approved reviews, permits and inspections to be completed. The applicant shall also comply with all business license and Certificate of Occupancy requirements if approved.

Sincerely,

Jeremy Collins

Building Official

City of Grosse Pointe Woods



CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

From: James Kowalski, Director of Public Services
Date : November 3, 2025
Subject : Use Variance Request – 21155 Mack Ave

I have reviewed the use variance request submitted by Tappers Gold Rush LLC. It appears that no construction is proposed at this time of the existing building. Therefore, the Department of Public services has no comment or concerns and will support whatever decision the Zoning Board of Appeals deems appropriate.

Sincerely,

James Kowalski
Department of Public Services
City of Grosse Pointe Woods



CITY OF GROSSE POINTE WOODS DEPARTMENT OF PUBLIC SAFETY

Date: November 10, 2025

To: Grosse Pointe Woods Planning Commission

From: John G. Kosanke, Public Safety Director

Subject: *John G. Kosanke* 21155 Mack Ave-Use Variance Request

I have reviewed the proposed variance request for the building use at 21155 Mack Ave. No construction plans have been submitted. The variance request does not have a negative impact on Public Safety Operations. Public Safety will let the Zoning Board of Appeals decide the best use of the property.

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 21155 Mack Ave
ZBA for Use Variance

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 10/29/2025 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 one use variance at 21155 Mack Avenue Road (C, Commercial Business District) in order to operate a professional precious-metals evaluation and purchasing service in the C, Commercial Business District. Section 50-4.9.C currently prohibits the operation of businesses in the C, Commercial Business District wherein the purchase, exchange or sale of used or secondhand clothing, wearing apparel, or personal effects is conducted.

The ZBA hearing is scheduled for Monday, November 17th, 2025, 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

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.

**20155 MACK AVE
300 FOOT RADIUS**

Section 4, Item C.

PARCEL	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
004 01 0012 001	21114 MACK AVE	ANDARY PROPERTIES	21114 MACK AVE	GROSSE POINTE WOODS, MI 48236
004 01 0007 001	21150 MACK AVE	CAVALLO INVESTMENTS LLC	21150 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 02 0046 000	1988 ROSLYN RD	CUMULUS PROPERTIES LLC	1464 COOK RD	GROSSE POINTE WOODS, MI 48236
003 01 0049 000	1952 BRYN DR	BUTALA, KELLY-NELSON, JOSEPH	1952 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 02 0068 000	1977 ROSLYN RD	DARGA, JENNIFER	1977 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 02 0067 000	1967 ROSLYN RD	1967 ROSLYN LLC	8480 YALE ST	OAK PARK, MI 48237
		OCCUPANT	1967 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 02 0048 000	1974 ROSLYN RD	VAUGHN, KELLY	1974 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 01 0047 000	1974 BRYN DR	FISKIEWICZ, MEGHANN	1974 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 02 0065 002	1961 ROSLYN RD	PERYE, JOSEPH	1961 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 06 0091 000	21023 MACK AVE	KOUETER, ROBERT	286 STEPHENS RD	GROSSE POINTE FARMS, MI 48236
		OCCUPANT	21023 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 01 0064 000	1975 BRYN DR	HETZLER, JOHN	1975 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 99 0002 001	21303 MACK AVE	COMERICA BANK	2800 POST OAK BLVD STE 4200	HOUSTON, TX 77056
		COMERICA BANK	21303 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 01 0056 000	21139 MACK AVE	COMMERCIAL PROPERTY DEVELOPMENT MI	24900 HARPER AVE	SAINT CLAIR SHORES, MI 48080
		OCCUPANT	21139 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 01 0050 301	21219 MACK AVE	SRS PROPERTY INVESTMENTS LLC	47674 DUNHILL CT	NORTHVILLE, MI 48167
		OCCUPANT	21219 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 01 0048 000	1966 BRYN DR	SEMENJUK, JANET A	1966 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 01 0045 000	1988 BRYN DR	COWAN, TAMME - WILLIAM	1988 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 01 0062 000	1953 BRYN DR	SERAFANO, PETER M	1953 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 02 0050 000	1960 ROSLYN RD	DOMBROWSKI, JACQUELINE	1960 ROSLYN	GROSSE POINTE WOODS, MI 48236
003 01 0063 000	1961 BRYN DR	PECK, CYNTHIA	1961 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 01 0068 000	2003 BRYN DR	ZAGACKI, THOMAS B	2003 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 02 0194 000	1966 HAMPTON RD	LINDNER, DAVID	1966 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 06 0093 000	21031 MACK AVE	21031 MACK LLC	21031 MACK AVE	GROSSE POINTE WOODS, MI 48236
004 01 0011 001	21138 MACK AVE	1153 SUNNINGDALE LLC	20 LOCHMOOR	GROSSE POINTE SHORES, MI 48236
		OCCUPANT	21138 MACK AVE	GROSSE POINTE WOODS, MI 48236
004 02 0008 000	21034 MACK AVE	RKCK LLC	21034 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 01 0067 000	1995 BRYN DR	PAWELL, LYNDY	1995 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 02 0049 000	1968 ROSLYN RD	ALLEN, CHRISTINE	1968 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 06 0100 000	21127 MACK AVE	SEAHOW LLC	1103 IVYGLEN CIRCLE	BLOOMFIELD HILLS, MI 48304
		OCCUPANT	21127 MACK AVE	GROSSE POINTE WOODS, MI 48236
004 02 0181 000	1864 ROSLYN RD	DIMITRAKOPOULOS, ANASTASIOIS	1864 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 06 0102 000	1950 ROSLYN RD	FRANCIS-NESI VENTURES	21115 MACK AVE	GROSSE POINTE WOODS, MI 48236

**20155 MACK AVE
300 FOOT RADIUS**

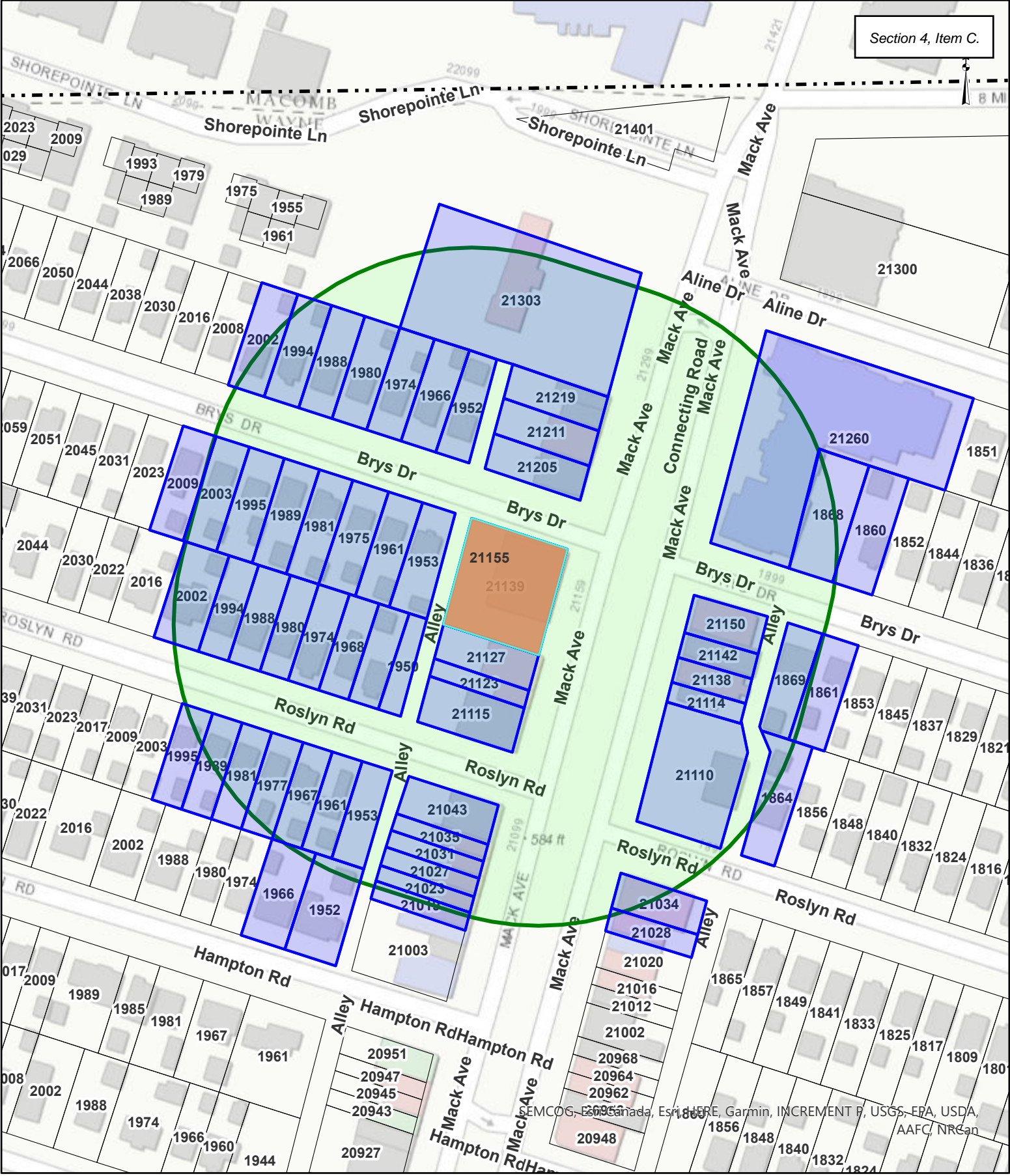
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		OCCUPANT	1950 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 02 0195 004	1952 HAMPTON RD	CHALMERS, HILLARY	1952 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0069 000	1981 ROSLYN RD	WILLIAMS, ANDREA	1981 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 01 0054 000	21205 MACK AVE	ADRID, JOSEPH - KIMBERLY	16338 HOWARD DR	MACOMB TOWNSHIP, MI 48092
		OCCUPANT	21205 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 01 0066 000	1989 BRYN DR	KOLAKOWSKI, GARY E	1989 BRYN DR	GROSSE POINTE WOODS, MI 48236
004 01 0001 301	21260 MACK AVE	HEALTH CARE REIT INC	7902 WESTPARK DRIVE	MC LEAN, VA 22102
		OCCUPANT	21260 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 02 0070 000	1989 ROSLYN RD	CLAPHAN, JEFFREY	1989 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 01 0052 000	21211 MACK AVE	SUGARSHARK LLC	3430 N LAKESHORE UNIT 5J	CHICAGO, IL 60657
		OCCUPANT	21211 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 01 0069 000	2009 BRYN DR	RADZIK, MALLORY	2009 BRYN DR	GROSSE POINTE WOODS, MI 48236
004 02 0010 001	21028 MACK AVE	D REAL ESTATE HOLDINGS LLC	7680 MARKEL RD	FAIR HAVEN, MI 48023
		OCCUPANT	21028 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 06 0099 000	21123 MACK AVE	AGC HOLDINGS LLC	19802 MACK AVE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	21123 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 02 0043 004	2002 ROSLYN RD	FISKE, MICHAEL S	2002 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 02 0071 000	1995 ROSLYN RD	POZIOS, KONSTANTINOS E	29323 STONECROFT	MOUNT CLEMENS, MI 48043
		OCCUPANT	1995 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
004 01 0014 000	1861 BRYN DR	KIRLES, EDMUND N	1861 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 06 0097 000	21115 MACK AVE	FRANCIS-NESI VENTURES	21115 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 01 0065 000	1981 BRYN DR	DENNISON, ANDREW	1981 BRYN	GROSSE POINTE WOODS, MI 48236
003 01 0046 000	1980 BRYN DR	PEEK, DANIEL J	1980 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 02 0065 001	1953 ROSLYN RD	HOLVEN PROPERTIES, ROSLYN LLC	21003 MACK AVE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1953 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 02 0045 000	1994 ROSLYN RD	TRAYLOR, MICHAEL	1994 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
004 02 0001 000	21110 MACK AVE	GPW HOLDINGS LLC	20259 MACK AVE SUITE 2	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	21110 MACK AVE	GROSSE POINTE WOODS, MI 48236
004 01 0009 001	21142 MACK AVE	RUSSELL INVESTMENTS INC	510 COLONIAL CT	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	21142 MACK AVE	GROSSE POINTE WOODS, MI 48236
004 01 0158 000	1860 BRYN DR	YAMIN, TRACY	1860 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 02 0047 000	1980 ROSLYN RD	SNYDER, MARYANN	1980 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 06 0090 000	21019 MACK AVE	MRK INVESTMENTS LLC	286 STEPHENS RD	GROSSE POINTE FARMS, MI 48236
		OCCUPANT	21019 MACK AVE	GROSSE POINTE WOODS, MI 48236
004 01 0013 000	1869 BRYN DR	KUIPER, ALAN D	1869 BRYN DR	GROSSE POINTE WOODS, MI 48236
004 01 0159 000	1868 BRYN DR	HEALTH CARE REIT INC	7902 WESTPARK DR	MCCLEAN, VA 22102
		OCCUPANT	1868 BRYN DR	GROSSE POINTE WOODS, MI 48236

**20155 MACK AVE
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003 01 0043 000	2002 BRYN DR	CROOK, MATTHEW	2002 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 01 0044 000	1994 BRYN DR	ERICKSON, ELSIE	1994 BRYN DR	GROSSE POINTE WOODS, MI 48236
003 06 0092 000	21027 MACK AVE	FRJRR LLC	3349 BENNINGTON DR	WIXOM, MI 48393
		OCCUPANT	21027 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 06 0094 000	21035 MACK AVE	AK ENTERPRISES, LLC	1313 TORREY	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	21035 MACK AVE	GROSSE POINTE WOODS, MI 48236
003 06 0095 000	21043 MACK AVE	21043 MACK LLC	876 HORACE BROWN DRIVE	MADISON HEIGHTS, MI 48071
		OCCUPANT	21043 MACK AVE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	20155 MACK AVE	GROSSE POINTE WOODS, MI 48236



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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: OCTOBER 30, 2025

#7 GPW 10/30 ZBA USE VARIANCE 21155 MACK

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

Melanie Mahoney

K. McKee

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 one use variance at 21155 Mack Avenue Road (C, Commercial Business District) in order to operate a professional precious-metals evaluation and purchasing service in the C, Commercial Business District. Section 50-4.9.C currently prohibits the operation of businesses in the C, Commercial Business District wherein the purchase, exchange or sale of used or secondhand clothing, wearing apparel, or personal effects is conducted.

The ZBA hearing is scheduled for Monday, November 17th, 2025, 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@gpwmia.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.gpwmia.us.

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

Paul P. Antolin
City Clerk

GPN-1030025

KSENIA MCKEE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Comm. Exp. 08/15/2027
Acting in the County of WAYNE
Date 10/29/2025

