



CITY OF GROSSE POINTE WOODS
ZONING BOARD OF APPEALS MEETING AGENDA
Monday, February 02, 2026 at 7:00 PM

Robert E. Novitke Municipal Center - Council
Chambers/Municipal Court, 20025 Mack Plaza Dr., 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: January 29, 2026

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING

A. Variance Request: 809 Shoreham Road - Side Yard Setbacks

- 1) Variance Review 01/28/26 - City Planner Mangan
- 2) Building Permit Application
- 3) Images of Site
- 4) Site Boundary Survey
- 5) Floor and Exterior Elevation Plans
- 6) Affidavit of Property Owners Notified with List & Parcel Map
- 7) 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
January 29, 2026

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for ZBA Meeting of February 2, 2026

- Item 1 CALL TO ORDER
- Item 2 ROLL CALL
Prerogative of the Chair to request the City Clerk to take attendance.
- Item 3 ACCEPTANCE OF 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
Open the Public Hearing. Receive and place on file all communications pertaining to this request. Request an overview from the City Planner. Hear any comments, first in support of, second in opposition to, the request. Make a motion to close the Public Hearing.
- Item 4A VARIANCE REQUEST: 809 SHOREHAM ROAD – SIDE YARD SETBACKS
The applicants, Matthew and Jessica Yascolt, are requesting a dimensional variance for the residential lot at 809 Shoreham Road in order to construct an addition to their existing non-conforming, single-family home. The proposed addition would encroach into the minimum required side yard setbacks. The subject site is zoned R-1B, One-Family Residential District, and is an interior lot located west of the intersection of Wedgewood Drive and Shoreham Road.

The following variances are requested:

- Per Section 50-3.1.B(4) (Minimum side yard) – 4’5” 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. 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 variance criteria are met.

The City Planner recommends that the Zoning Board of Appeals approve the requested total yard setback of 15’5” (a 4’5” variance) to Section 50-3.1.B, 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-1B zoning requirements for side yard setbacks would prevent the applicant from functionally expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1B 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.
5. All other applicable zoning requirements of the R-1B district are met (or exceeded), including lot coverage, building height, and front and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

I concur with the City Planner's recommendation.

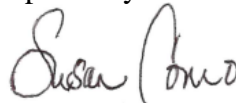
Prerogative of the Zoning Board of Appeals as to action taken.

Item 5 NEW BUSINESS/PUBLIC COMMENT

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

Item 7 ADJOURNMENT

Respectfully submitted,



Susan Como
City Manager

MCKENNA

Variance Review

TO: City of Grosse Pointe Woods
FROM: Laura Mangan (Haw), AICP, NCI
SUBJECT: 809 Shoreham Road (#013-03-0021-000) – Variance Review #1
DATE: January 28, 2026

BACKGROUND AND VARIANCE REQUEST

The applicants, Matthew and Jessica Yascolt, request a dimensional variance for the residential lot at 809 Shoreham Road in order to construct an addition to their existing, non-conforming, single-family home. The proposed addition, however, would encroach into the minimum required side yard setbacks.

The subject site is zoned the R-1B, One-Family Residential District and is an interior lot, located west of the intersection of Wedgewood Drive and Shoreham Road.

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

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.B(4)	Minimum side yard.	Least one: 8 feet Total of two: 20 feet	5',4" on the west side yard; 10",1" on the east side yard 15',5" in total of two sides	- Total side yard setback: 4',5"

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

○ 248.596.0920
 F 248.596.0930
MCKA.COM

Communities for real life.

Variance Criteria and Evaluation

Per Section 50-7.15.I.1, the Zoning Board of Appeals may grant a dimensional variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty. A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the five criteria below are met.

Additional information brought forward by the Board, the applicant, and/or during the public hearing should be incorporated into the record prior to the Board making any determination. Our comments follow:

CRITERIA #1:

That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.

Findings:

The subject site is zoned in the R-1B, One-Family Residential District where, per Section 50-3.1.B, the intent of the district is to provide for single-unit dwellings and related community uses. The applicant does not propose changing the use of the property from a detached single-unit dwelling.

The purpose statement of the R-1A District provides:

“The R-1B one-family residential district is established as a district in which the principal use of land is for single-family dwellings and related educational, cultural and religious uses where found appropriate and harmonious with the residential environment. For this single-family residential district, in promoting the general purpose of this chapter, the specific intent of this district is to:

- a. Encourage the construction of and the continued use of the land for single-family dwellings.*
- b. Prohibit business, commercial or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.*
- c. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this district.*
- d. Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.*
- e. Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.”*

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

Strict application of the R-1B District's dimensional standards would severely limit the ability to construct an addition of substantial or functional size. The table below identifies the specific deviation requested in red, underlined font, and also notes where compliance is maintained.

Development Standards	Required	Proposed	Requested Variance
Lot Sizes:			
Min. Lot Size	8,500 square feet	9,710 square feet	Complies (and exceeds).
Min. Lot Width	75 feet	75 feet	Complies.
Setbacks:			
Min. Front Yard	30 feet	35 feet	Complies (and exceeds).
Min. Side Yard	8 feet	5',4" (west) 10',1" (east)	Complies (both)
Min. Side Yard (total of two)	20 feet	15',5" (total)	<u>4',5"</u>
Min. Rear Yard	28 feet	41',6" feet	Complies (and exceeds).
Building Height:			
Max. Number of Stories	2.5 stories	1-story	Complies.
Max. Height in Feet	30 feet	25',10" feet	Complies.
Unit Sizes:			
Min. Square Feet: 1-story	1,300 square feet	N/A	N/A
Min. Square Feet: 1.5- to 2-stories	1,820 square feet	~3,631 square feet	Complies.
Max. Lot Coverage (structures):	35%	24.1%	Complies.
Max. Impervious Surface (excluding structures):	35%	<35%	Complies.

The existing dwelling is located less than eight (8) feet from the western side property line, consistent with the setback standards of a previous Zoning Ordinance that permitted a reduced side yard in the R-1B District. As a result, the structure is considered legally nonconforming. The proposed addition will align with the existing western wall and will not extend further into the setback, thereby maintaining the current degree of nonconformity.

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

CRITERIA #2:

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

Findings:

If approved as requested, the variance would allow the construction of a roughly 224 square foot (16' by 14') addition that would not extend past the existing western wall of the home. Granting the requested variance would allow the home to be expanded in a way that is consistent with the surrounding

neighborhood, where other homes are built on lots of similar size or with comparable dimensional limitations.

A lesser variance would likely result in an addition that does not make efficient or practical use of the lot. The proposed variance appropriately balances the applicant's desire to use the property efficiently with maintenance of overall character of the area. The variance is not anticipated to offer an unfair advantage not available to others.

CRITERIA #3:

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

Findings:

The property is not unique compared to other residential lots in the area.

CRITERIA #4:

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

Findings:

The applicant's problem is not self-created as the home is an existing nonconformity and was built to comply with previous ordinance regulations. The applicant is seeking to construct an addition that is 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 total yard setback of 15',5" (a 4',5" variance) to Section 50-3.1.B 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-1B zoning requirements for side yard setbacks would prevent the applicant from functionally expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1B 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.
5. All other applicable zoning requirements of the R-1B district are met (or exceeded), including lot coverage, building height, and front and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

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



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

RECEIVED
JAN 08 2026
CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 809 Shoreham Road
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Matthew & Jessica Yascolt 586-549-9524
Name (Please Print) Phone No. (Daytime)

809 Shoreham Rd. Gross Pointe Woods MI 483226
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:
Sideyard setback and total sideyard setback

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

- a. Present zoning classification of the property R1-B
- b. Description of property
- (1) Size and Area of Lot 9710 sf
- (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 0; of main buildings 1980 sf
- (2) Uses of building on premises Residential Home

THIS FORM MUST BE TYPED

(3) Percentage of lot coverage of all buildings on ground level 20.4 %

d. Description of PROPOSED structures

(1) Height of proposed structure 25'10"

(2) Height and area of existing structure 20-9"

(3) Dimensions and area of structure or addition to be constructed 16'x14' and 10'x14'

(4) Percentage of lot coverage of all buildings including proposed 24.1 %

e. Yard setbacks after completion of addition/structure

(1) Front Yard (measured from lot line) 35.0'

(2) Side Yard (measured from lot line) 5.4' & 10.1'

(3) Rear Yard (measured from lot line) 41.6'

f. A sketch drawn to scale depicting the above information shall Be included herewith.

3. TYPE OF VARIANCE REQUEST: NON-USE – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

The applicant must present evidence to show that if the zoning ordinance is applied strictly, a practical difficulty to the applicant will result, and that all four of the following requirements are met: (please answer all four).

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

The house is pre-existing, non-conforming. The existing house does not meet the
current ordinance for sideyard setback and total sideyard setback. Our proposed
addition does not make the non-conformity worse.

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.

Since we are proposing the make the addition in line with the existing, substantial
relief to the owner and would not affect neighboring homes.

THIS FORM MUST BE TYPED

c) That the plight of the landowner is due to the unique circumstances of the property.
The house is pre-existing, non-conforming and currently does not meet
the ordinance for sideyard setback and total sideyard setback.

d) That the alleged hardship has not been created by any person presently having an interest in the property.
The hardship was not created by the homeowner, who wants to keep
the proposed addition in line with the existing house.

***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 proposed rear addition is a master suite, which is keeping within
the general room sizes of the existing house. If we were to conform to
the setback, we would be going from a proposed 15'-5" width to 10'.

b) That the appeal results from unique circumstances to the property and not from general neighborhood conditions
The appeal stems from the unique, pre-existing, non-conforming

c) That the use requested by the variance would not alter the essential character of the area.
Keeping the proposed addition in line with the existing house will look
more like the addition was always there, providing good character
to surrounding neighbors.

THIS FORM MUST BE TYPED

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

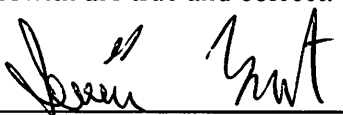
Correct. The current homeowner did not build the original house and
inherited the pre-existing, non-conforming placement of the house.

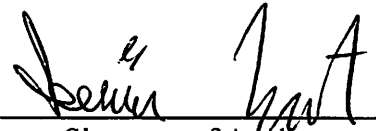
When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:
—

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

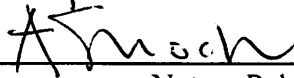
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.


Signature of Property Owner


Signature of Applicant

Subscribed and sworn to before me this ETH day of JAN 2026

ALICE SHOOK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires December 16, 2028
Acting in the County of OAKLAND


Notary Public

My Commission expires 12.16.28

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.



2372



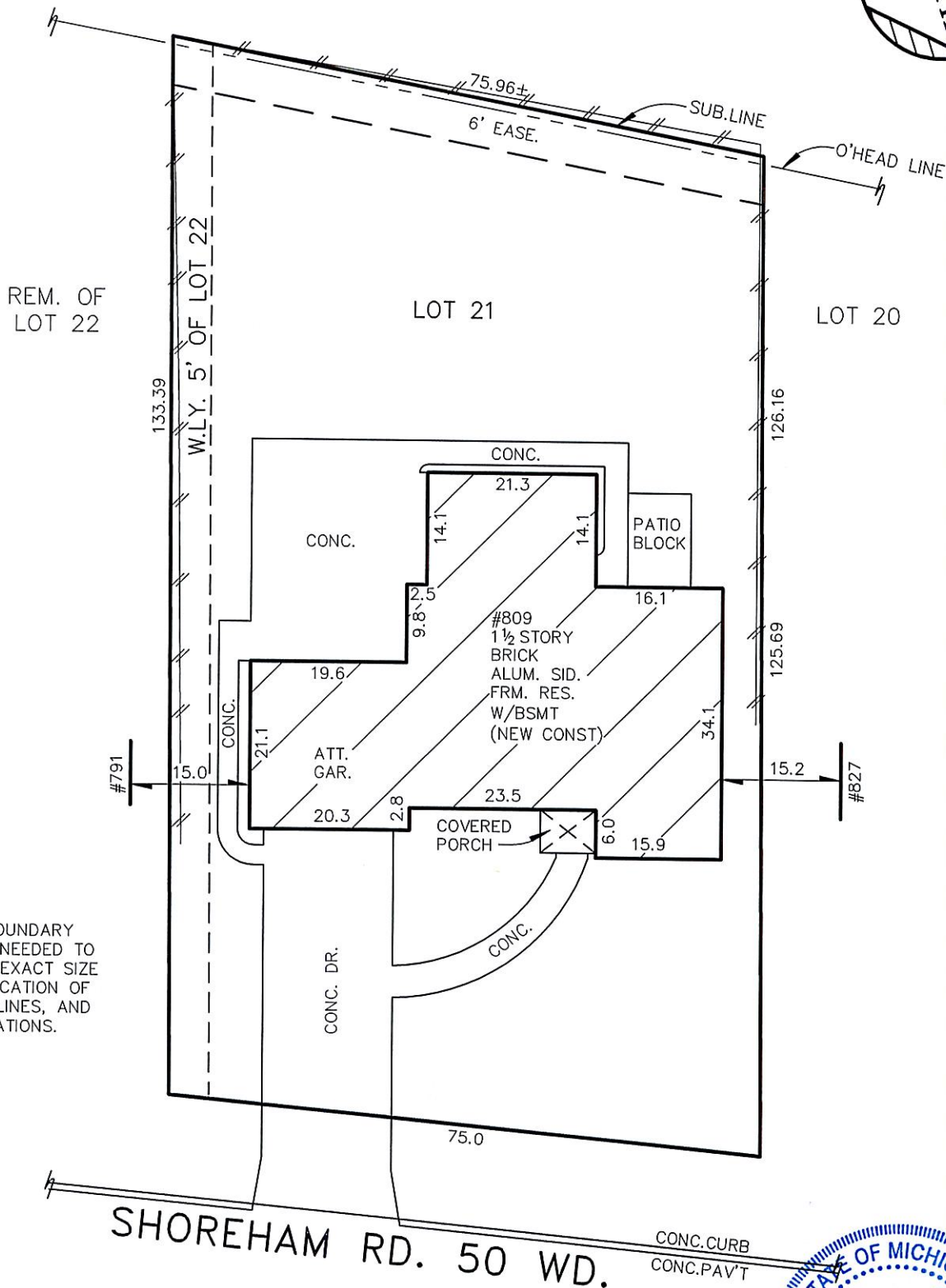
2372

KEM-TEC LAND SURVEYORS

Certified to: STERLING CUSTOM HOMES

Property Description:

Lot 21 and the Westerly 5 feet of Lot 22; SHOREHAM ROAD SUB., of part of P.C. 631, City of Grosse Pointe Woods, Wayne County, Michigan, as recorded in Liber 72 of Plats, Page 70 of Wayne County Records.



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

[Signature]

JOB NO: 25-02372 SCALE: 1"=20'
DATE: 11/05/25 DR BY: MD

KEM-TEC
A GROUP OF COMPANIES

PROFESSIONAL ENGINEERING,
SURVEYING & ENVIRONMENTAL
SERVICES

Eastpointe
(800) 295.7222
FAX: (586) 772.4048

Detroit
(313) 758.0677
FAX: (586) 772.4048

Ann Arbor
(734) 994.0888
FAX: (734) 994.0667

Grand Blanc
(888) 694.0001
FAX: (810) 694.9951

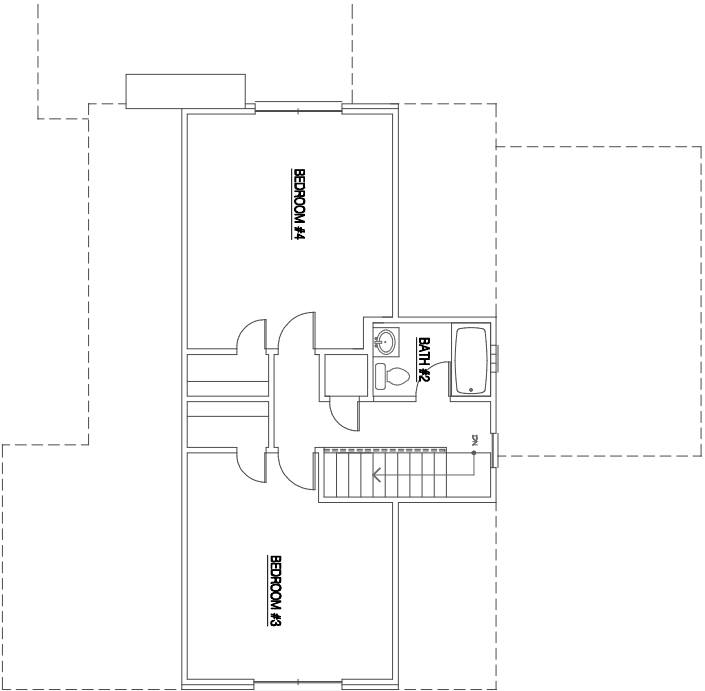
www.kemtecagroupofcompanies.com

WALL LEGEND	
EXISTING WALL	----
DEMOLITION WALL	----
NEW WALL	----
BRICK	=====
MASONRY BLOCK	=====

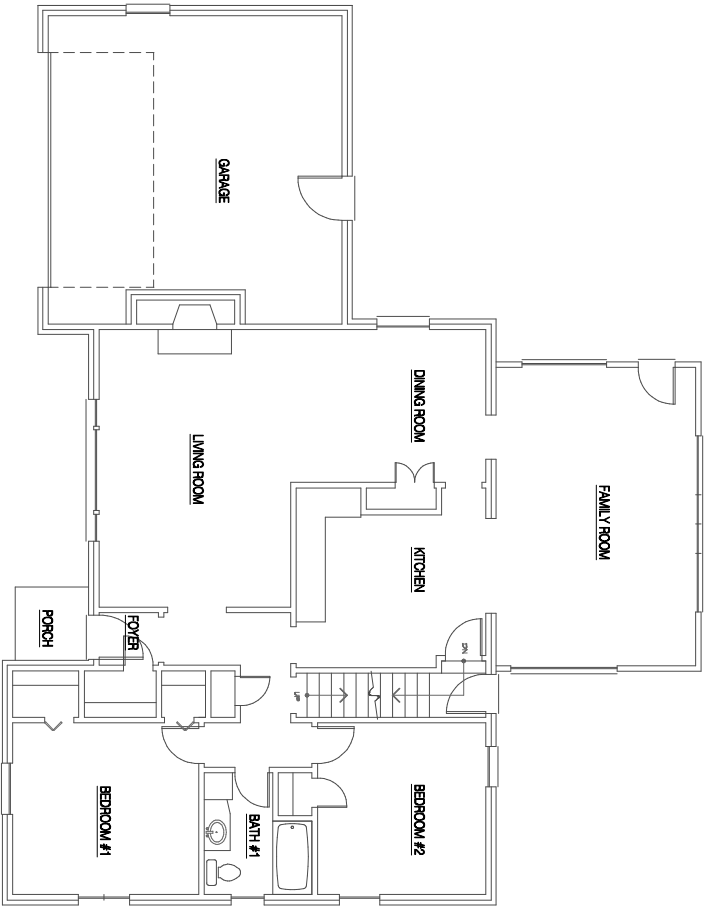
REVIEWED UNDER:
**2015 MICHIGAN RESIDENTIAL CODE &
2015 MICHIGAN UNIFORM ENERGY CODE**

NOTES:

1. SMOKE ALARMS TO CODE. ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. *A316.1 Carbon monoxide alarms.* For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE



UPPER LEVEL
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



MAIN LEVEL
EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

DRAFT -- NOT FOR CONSTRUCTION

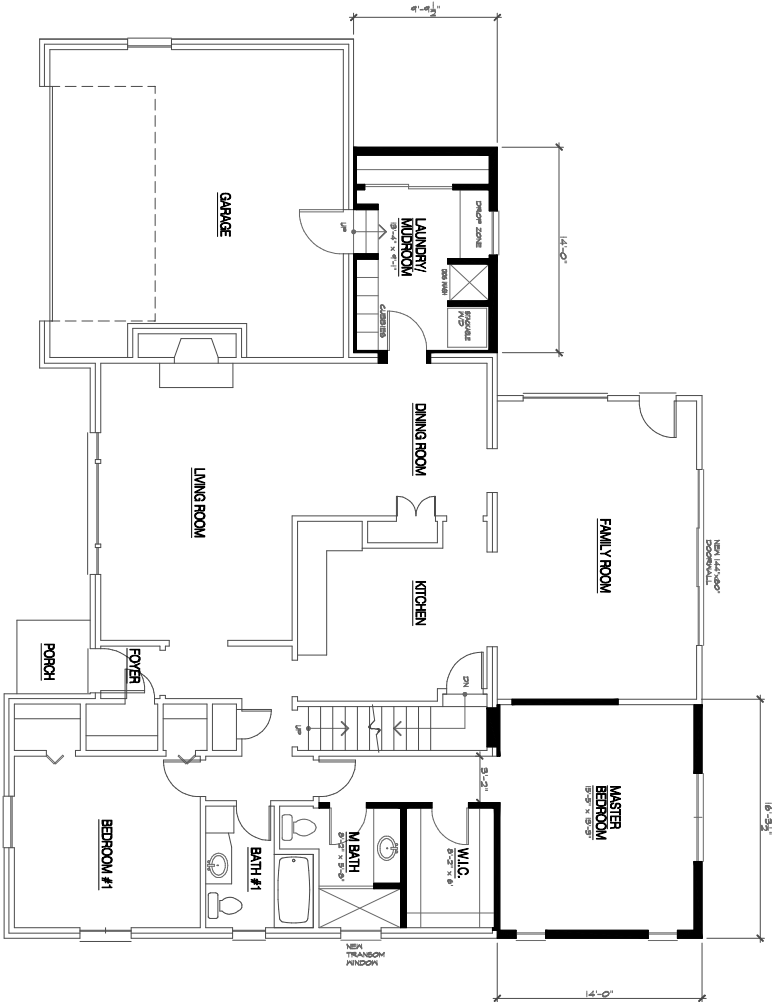
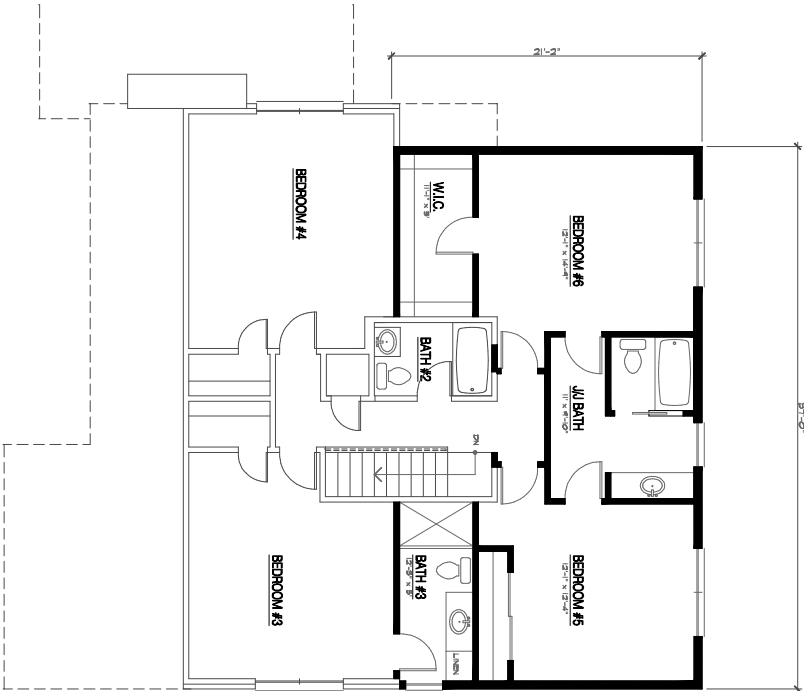
EXISTING FLOOR PLANS	
SHEET NUMBER	AS NOTED
DATE	25-131
DATE	12.08.25
SHEET NUMBER	A-1

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL COMMERCIAL DESIGNER/PLANNER
web: www.zackmarchitecture.com
email: zackm@zackmarchitecture.com
PH: 248.426.4190

A PROPOSED ADDITION/RENOVATION FOR:
YASCOLT RESIDENCE
809 SHOREHAM ROAD
GROSSE POINTE WOODS, MICHIGAN 48236

REVISIONS	
NO.	DATE

WALL LEGEND	
EXISTING WALL	-----
DEMOLITION WALL	-----
NEW WALL	=====
BRICK	=====
MASSIVE BLOCK	=====



DRAFT - NOT FOR CONSTRUCTION

PROPOSED FLOOR PLANS

DATE: 12.08.25

SCALE: 1/4"=1'-0"

PROJECT: 20-131

AS NOTED

PROPOSED FLOOR PLANS

DATE: 12.08.25

SCALE: 1/4"=1'-0"

PROJECT: 20-131

AS NOTED

ZACK M OSTROFF & ASSOCIATES

RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER

web: www.zackmarchitecture.com

email: zack@zackmarchitecture.com

PH: 248-426-4190

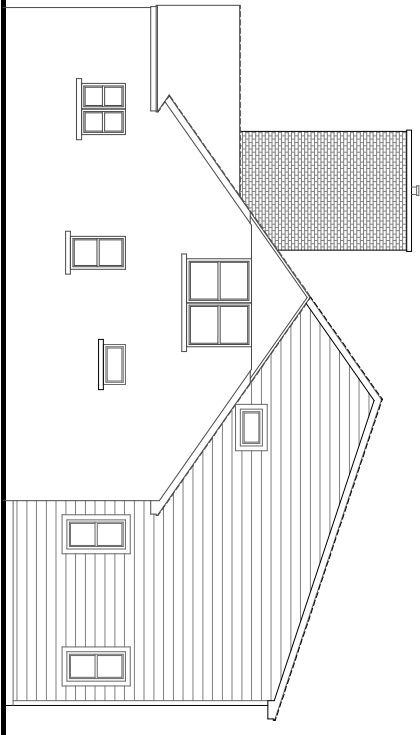
A PROPOSED ADDITION/RENOVATION FOR:

YASCOLT RESIDENCE

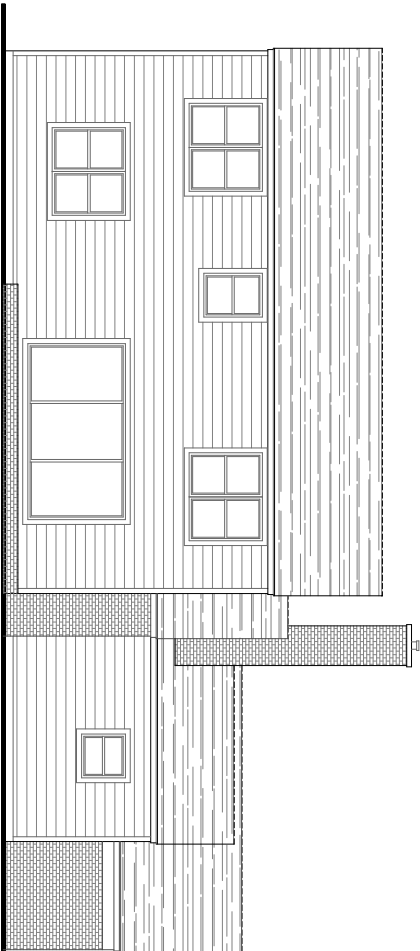
809 SHOREHAM ROAD

GROSSE POINTE WOODS, MICHIGAN 48236

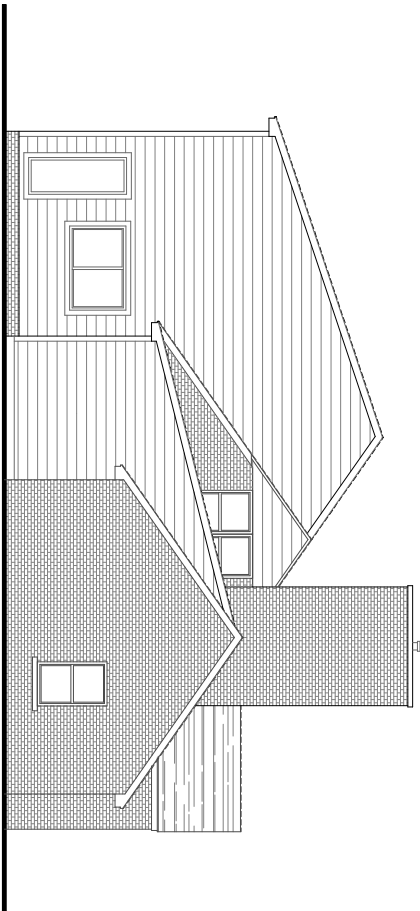
REVISIONS	
NO.	DATE
1	12.08.25



WEST ELEVATION
SCALE: 1/4"=1'-0"



SOUTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

DRAFT - NOT FOR CONSTRUCTION

PROJECT NUMBER	20-131
DATE	12.08.25
BY	A-3

EXTERIOR ELEVATIONS

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
web: www.zmarchitecture.com
email: zack@zmarchitecture.com
PH: 248-426-4190

MEMBER
AIA
BD

A PROPOSED ADDITION/RENOVATION FOR:
YASCOLT RESIDENCE
809 SHOREHAM ROAD
GROSSE POINTE WOODS, MICHIGAN 48236

REVISIONS	
NO.	DATE / DESCRIPTION

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 809 Shoreham
Zoning Board of Appeals

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Zoning Board of Appeals Public Hearing was duly mailed First Class Mail on 1-15-2026 to the following property owners within a 300-foot radius of the above property in accordance with the provisions of the 2017 City Code of Grosse Pointe Woods.

Paul P. Antolin, MiPMC
City Clerk

See attached document for complete list.

City of Grosse Pointe Woods, Michigan

Notice is hereby given that the Grosse Pointe Woods City Council, meeting as the Zoning Board of Appeals (ZBA) under the provisions of Public Act 110 of 2006, MCL 125.3101 through 125.3702 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will consider a variance at 809 Shoreham in order to add an addition to an existing, non-conforming single-family residence. Variances are requested from Section 50-3.1.B:

- The side yard setback of 8 feet (least one); 5.4' is proposed.
- The side yard setback (total of two) of 20 feet; 15.5' is proposed.

The ZBA hearing is scheduled for Monday, February 2, 2026, at 7:00pm, at City Hall in the Council Chamber/Courtroom (20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236). The application is available for inspection at the City Clerk's office between 8:30am and 5:00pm Monday through Friday.

All interested persons are invited to attend and will be given the opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236, or at cityclerk@gpwmi.us up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at (313) 343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwmi.us.

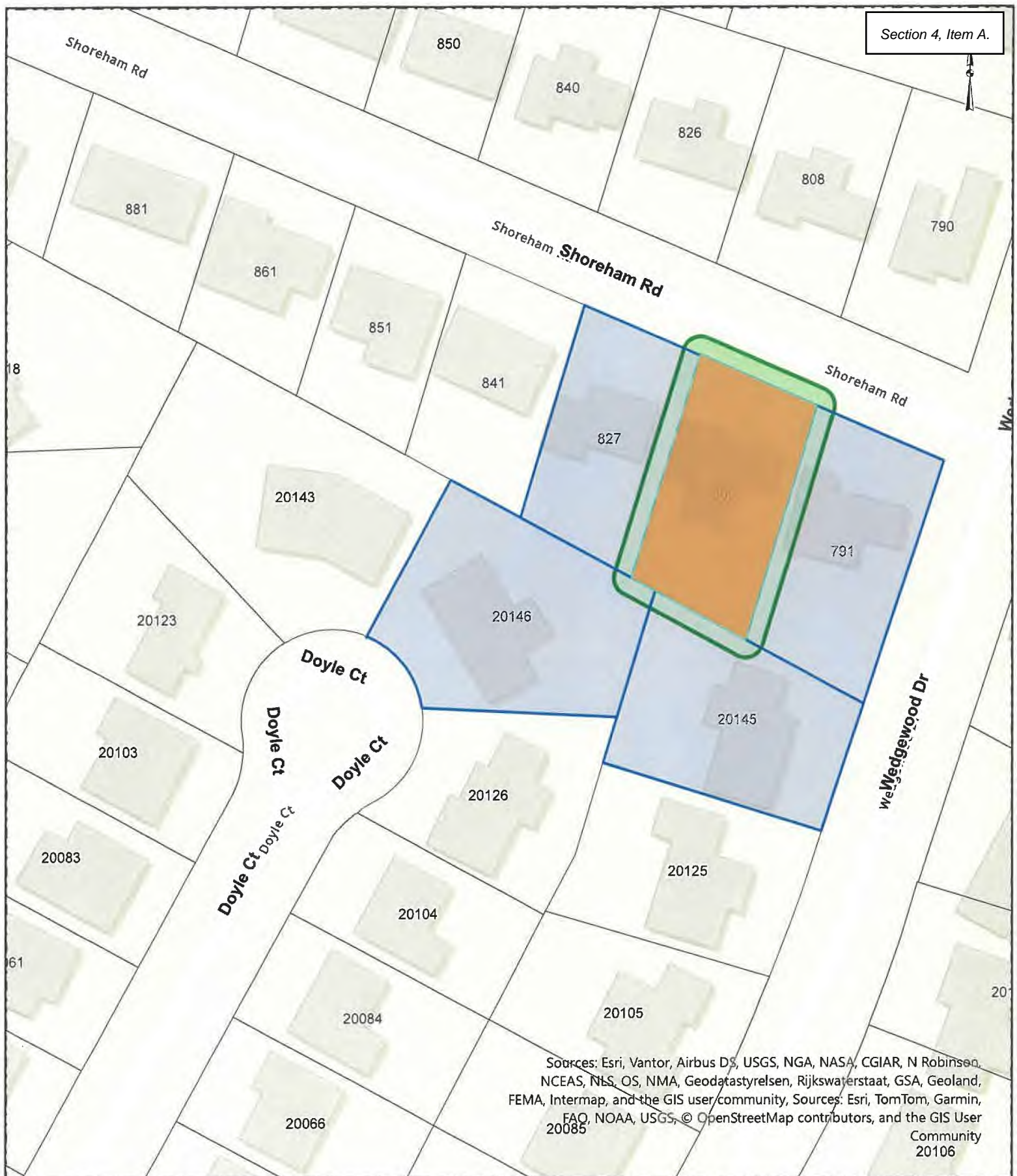
For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwmi.us.

Paul P. Antolin, MiPMC
City Clerk

ZBA YARD VARIANCE 2-2-2026
809 SHOREHAM

Section 4, Item A.

PARCEL	ADDRESS	OWNER	CITY, STATE, ZIP
013 03 0020 000	827 SHOREHAM RD	GUIDO, JOSEPH C	GROSSE POINTE WOODS, MI 48236
013 03 0021 000	809 SHOREHAM RD	YASCOLT, MATTHEW & JESSICA	GROSSE POINTE WOODS, MI 48236
013 03 0022 002	791 SHOREHAM RD	MRSAN, JOHN V	GROSSE POINTE WOODS, MI 48236
014 05 0240 000	20146 DOYLE CT	CORBETT, PAUL & MEISEL, MARC	GROSSE POINTE WOODS, MI 48236
014 05 0253 000	20145 WEDGEWOOD DR	BELIVEAU, SHANE M & SHANNON M	GROSSE POINTE WOODS, MI 48236



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: JANUARY 15, 2026

#3 GPW 1/15 ZBA VARIANCE 809 SHOREHAM

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

Melanie Mahoney

Michelle Mceachin

Notary Public

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

