



CITY OF GROSSE POINTE WOODS

ZONING BOARD OF APPEALS MEETING AGENDA

Monday, September 08, 2025 at 7:00 PM

*Robert E. Novitke Municipal Center - Council
Chambers/Municipal Court, 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: September 4, 2025

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING

A. Multi-Variance Request: 2086 Ridgemont Avenue

- 1) ZBA Variance Review 08/12/25 - City Planners Haw & Warren
- 2) Memo 07/14/25 - Building Official Collins
- 3) Plot Plan
- 4) Photo of Vacant Lot (1)
- 5) Memo 09/02/25 - Director of Public Services Kowalski
- 6) Memo 09/03/25 - Director of Public Safety Kosanke
- 7) Letter 07/25/25 - Mark Hoffman
- 8) ZBA Application
- 9) Building Permit Application
- 10) Affidavit of Property Owners Notified with List & Parcel Map
- 11) 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
September 4, 2025

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for ZBA Meeting of September 8, 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
Open the Public Hearing. Receive and place on file all communications pertaining to this request. Hear any comments, first in support of, second in opposition to, the request. Make a motion to close the Public Hearing.

Item 4A MULTI-VARIANCE REQUEST: 2086 RIDGEMONT AVENUE
The Petitioner, Anderson Hughes, is requesting several variances for the residential lot at 2086 Ridgemont Avenue in order to construct a single-family home. The subject site is zoned the R-1E, One-Family Residential District and is a vacant corner lot, located at the northeast corner of Helen Avenue and Ridgemont Avenue.

The following variances are requested:

- Per Section 50-3.1.E (Minimum lot size) – 940 square foot variance
- Per Section 50-3.1.E (Minimum lot width) – 15-foot variance
- Per Section 50-3.1.E (Minimum side yard) – 2-foot variance
- Per Section 50-3.8.A(3) (Side yard abutting a side street) – 7-foot variance
- Per Section 50-3.4 (Minimum size dwellings) – Approval to build on a lot less than 40 feet wide.

Per *Section 50-7.15.1.1* of the Zoning Ordinance, the Zoning Board of Appeals must find that “practical difficulty” has been demonstrated and make findings regarding the following standards prior to acting on a proposed variance. 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 Planner recommends that the Zoning Board of Appeals approve the requested variances to Sections 50-3.1.E; 50-3.8.A(3); and 50-3.4, based on the following findings of fact:

1. The subject lot is an established, nonconforming corner lot; strictly following the current R-1E zoning requirements for lot size, lot width, and side yard setbacks would prevent the applicant from building a single-unit home, an otherwise permitted, by right use in this district.
2. The proposed home is consistent with the intent of the R-1E One-Family Residential District, which encourages single-unit, detached residential development.
3. The requested variances are the minimum necessary to allow reasonable use of the property and are in character with the surrounding neighborhood, where similar dimensional conditions exist. A lesser variance would not allow for a functional or proportionate building footprint and would not provide adequate relief.
4. The need for relief is not self-created, as the lot is an existing, nonconforming corner lot.
5. All other applicable zoning requirements have been 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 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,



Frank Schulte
City Administrator

MCKENNA

Variance Review

TO: City of Grosse Pointe Woods
FROM: Laura Haw, AICP, NCI and Alicia Warren
SUBJECT: 2086 Ridgemont Avenue – Variance Review #1
DATE: August 12, 2025

BACKGROUND AND VARIANCE REQUEST

The applicant, Anderson Hughes, requests several variances for the residential lot at 2086 Ridgemont Avenue in order to construct a single-family home. The subject site is zoned the R-1E, One-Family Residential District and is a vacant corner lot, located at the northeast corner of Helen Avenue and Ridgemont Avenue.

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

Code Section(s)	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.E	Minimum lot size.	5,000 square feet	4,060 square feet	940 square foot variance.
Sec. 50-3.1.E	Minimum lot width.	50 feet	35 feet	15-foot variance.
Sec. 50-3.1.E	Minimum side yard, total of two.	15 feet total	13 feet total: 8-feet on the west, side street (Helen Avenue) / 5-feet on the east, side yard	2-foot variance.
Sec. 50-3.8.A(3)	Side yard abutting a side street must not be less than the total of the two required side yards.	15 feet	8-feet	7-foot variance.
Sec. 50-3.4	Minimum size of dwellings.	Does not permit the erection of dwellings on lots / parcels with a width of less than 40 feet.	Does not meet this standard, 35-foot lot width proposed.	Approval against this provision: to build a home on a lot less than 40 feet wide.

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-1E, One-Family Residential District where, per Section 50-3.1.E, the intent of the district is to provide for one-unit, detached homes, which is what the applicant proposes.

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

“The R-1E 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 home aligns with the intent of the district, where single-unit dwellings are a permitted, by-right use.

Strict application of the R-1E District’s dimensional standards would severely limit the ability to construct a functional home. The table on the following page identifies the specific deviations requested in red, and also notes where compliance is maintained.

Development Standards	Required	Proposed	Requested Variance
Lot Sizes:			
Min. Lot Size	5,000 square feet	4,060 square feet	<u>940 square foot variance.</u>
Min. Lot Width	50 feet	35 feet	<u>15-foot variance.</u>
Setbacks:			
Min. Front Yard	25 feet	25 feet	Complies.
Min. Side Yard (least of one)	5 feet	5 feet	Complies.
Min. Side Yard (total of two)	15 feet	13 feet	<u>2-foot variance.</u>
Min. Side Yard (corner) ¹	15 feet	8 feet	<u>7-foot variance.</u>
Min. Rear Yard	28 feet	28.25 feet	Complies.
Building Height:			
Max. Number of Stories	2-stories	2-stories	Complies.
Max. Height in Feet	30 feet	24 feet	Complies.
Unit Sizes:			
Min. Square Feet: 1-story	1,000 square feet	N/A	N/A
Min. Square Feet: 1.5- to 2-stories	1,150 square feet	2,268 square feet	Complies.
Max. Lot Coverage (structures):	35%	33%	Complies.
Max. Impervious Surface (excluding structures):	30%	+/- 27%	Complies.

Applying the current setback requirements to this lot would result in a home only 15 feet wide, which would appear out of scale with the surrounding detached homes and be inconsistent with the established character of the block. Importantly, as the table above highlights, the applicant has met all other applicable zoning requirements, including the maximum lot coverage, which is just below the 35% limit.

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 2,268 square foot home – a reasonably sized, single-unit residence. Granting the requested variances would allow the property to be developed 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, particularly on corner lots. Lesser variances would likely result in a building that does not make efficient or practical use of the lot. The proposed

¹ Per Section 50-3.8(3), the side yard that borders a side street must be at least as wide as the combined minimum widths of both side yards normally required in that district (which is 15 feet).

variances appropriately balance the applicant's need to use the property with maintaining the overall character of the area, and they do not offer any unfair advantage not available to others in similar situations.

CRITERIA #3:

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

Findings:

The property is unique as it is a legally established, nonconforming corner lot that is both smaller and narrower than current zoning standards allow. These dimensional deficiencies are not typical of newly created lots but stem from the lot's creation under earlier zoning regulations. Its corner location further restricts usable width due to the requirement for increased side yard setbacks facing the side street.

CRITERIA #4:

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

Findings:

The applicant's problem is not self-created as the vacant lot is an existing, nonconforming corner lot (that is, the applicant did not split this property and created a nonconforming lot). The applicant is simply seeking to develop an existing, vacant lot in accordance with the permitted residential use.

CRITERIA #5:

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

Findings:

The requested variances support the intent of the City's Zoning Ordinance by enabling the reasonable residential use of an existing lot in a manner consistent with the surrounding neighborhood. The proposed development would not negatively affect public safety or welfare and would uphold the district's residential character. The intent of the Ordinance is also to preserve air, light, and space between homes, which this proposal maintains.

Granting these variances supports the productive use of otherwise undevelopable land.

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 variances to Sections 50-3.1.E; 50-3.8.A(3); and 50-3.4, based on the following findings of fact:

1. The subject lot is an established, nonconforming corner lot; strictly following the current R-1E zoning requirements for lot size, lot width, and side yard setbacks would prevent the applicant from building a single-unit home, an otherwise permitted, by right use in this district.
2. The proposed home is consistent with the intent of the R-1E One-Family Residential District, which encourages single-unit, detached residential development.
3. The requested variances are the minimum necessary to allow reasonable use of the property and are in character with the surrounding neighborhood, where similar dimensional conditions exist. A lesser variance would not allow for a functional or proportionate building footprint and would not provide adequate relief.
4. The need for relief is not self-created, as the lot is an existing, nonconforming corner lot.
5. All other applicable zoning requirements have been 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.

Respectfully,

McKENNA



Alicia Warren
Associate Planner

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Paul Antolin, City Clerk

FROM: Jeremy Collins, Building Official

DATE: July 14th, 2025

SUBJECT: 2086 Ridgemont – New Residential Construction Variance

The attached application to construct a single-family home on a vacant lot at 2086 Ridgemont has been denied. The proposed building would be in violation of Section 50-3.8 (3), Section 50-3.4 and Section 50-3.1E (copies attached) of the City of Grosse Pointe Woods Zoning Ordinance. Section 50-3.8 (3) requires the setback of a side yard abutting a side street to not be less than the total of the two required side yards of the district. The total of the two side yard setbacks is 15', (least one 5', total of two 15'), in the R-1E zoning district. The submitted plans show side yards of 8' on the west abutting the side street and 5' on the east for a total of 13'. Section 50-3.4, Minimum size of dwellings, also does not permit the erection of dwellings on lots or parcels with a width of less than 40 feet. All other relevant zoning requirements have been met, including lot coverage at 33%. The applicant is appealing the denial and requesting a variance of 7' and to build the home on a lot less than 40 feet wide.

The applicant's justification for the variance is that the current setbacks for the R-1E Zoning District are for 50' wide lots and he cannot reasonably build a dwelling with an attached garage on a 35' wide lot with these setbacks. The applicant also states that the proposed home's setbacks will be consistent with the existing neighborhood.

The proposed two-story single-family home with an attached garage is 2268 square feet in area and will fit into the existing neighborhood's mix of architecture. 35' wide lots are the norm in the Dalby and Campbell's Mack Vernier Sub (plat attached).

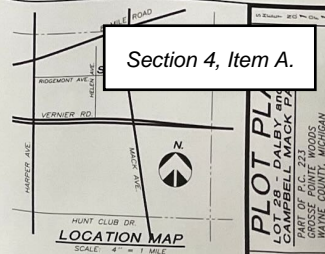
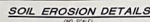
A survey of existing setbacks for corner lots abutting side streets in the area revealed that several adjacent lots do not meet the current zoning requirements. The setback along the abutting side street for 2104 Ridgemont is 7.7', the setback for 2079 Hampton is 6', the setback for 2087 Hollywood is 7'.

Separation of the proposed structure from existing structures will be consistent with the established neighborhood, and in most cases, be greater than the existing. The proposed setbacks are expected to result in no notable impact to the surrounding area.

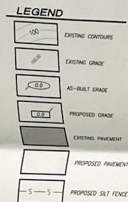
It is recommended that the requested variance be granted:

1. The existing ordinance's 15' requirement for side yard abutting a side street is appropriate to 50' wide lots but cannot be reasonably applied to a 35' wide lot.
2. Granting of the variance will not alter the nature or character of the area.
3. The granting of the variance is within the intent and spirit of the ordinance. The intent of the ordinance is to provide for safety of access to all areas of the house, separation from adjoining uses and structures, and for open space between buildings.
4. The proposed home has an attached garage. The side yard can be reduced and still provide for a setback consistent with the surrounding area.
5. The hardship has not been created by the applicant.

Encl. (GPW Ord. Section 50-3.8 and Section 50-3.1E, Surveys of adjacent properties & photos)



PROPERTY DESCRIPTION



PLOT PL
LOT 28 - DALBY and
CAMPBELL MACK PA
PART OF P.C. 223
GROSSE POINTE WOODS
WAYNE COUNTY, MICHIGAN

MARK HOFFMAN
21221 FRONT BEACH RD. UNIT #1625
FORT BEACH, FL 32413
313-770-1458



12

12

811

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

Tractor Note:
locations of existing underground utilities shown in an approximate way only. The tractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

CAUTION

CONTRACTOR TO VERIFY GROUND WATER
PRIOR TO CONSTRUCTION.

ULC RECOMMENDS SOIL ANALYSIS TO BE
PERFORMED BY A PROFESSIONAL.

CONTRACTOR TO MONITOR EXCAVATION FOR
SOIL/GROUND WATER CONDITIONS.

NOTE:
SANITARY SEWER 4" 8" PVC SCH 40
OR APPROVED EQUAL @ 1.00% MIN.
SLUMP LEAD TO BE 3" 4" PVC SCH
40 OR APPROVED EQUAL
WATER SERVICE TO BE 1" 1.5" 2"
TYPE "K" COPPER OR APPROVED EQUAL

GRADING NOTE

1.3 ALL PROPOSED GRADING SHALL BE CONTAINED WITHIN THE PROPERTY LINES OF THIS LOT, AND SHALL NOT ENCRUCH UPON ANY ADJACENT PROPERTIES.

2.1 SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED AROUND THE ENTIRE PERIMETER OF SOIL DISRUPTION PER THE COUNTY

NOTE: SLOPEYARD DRAINAGE SHALL NOT DRAIN ONTO ADJACENT LOT(S). (TYPICAL)

ATTENTION BUILDERS/CONTRACTORS

1. THIS DRAWING IS NOT INTENDED TO REPRESENT A BOUNDARY OR LOT SURVEY, AND SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES OR LOCATE IMPROVEMENTS.
2. U.L.C. ASSUMES NO RESPONSIBILITY FOR THE GIVEN BUILDING DIMENSIONS. DIMENSIONS MAY BE VERIFIED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.
3. THIS PLAN SHALL NOT BE USED TO SET FOUNDATIONS. ARCHITECTURAL PLANS MUST BE USED FOR CONSTRUCTION OF FOUNDATION.
4. UPON ACCEPTANCE AND SUBMITTAL OF THIS PLAN FOR PERMITS, THE OWNER/BUILDER ACKNOWLEDGES HE HAS REVIEWED THE PLAN, AND THAT IT MEETS THE ESTABLISHED REQUIREMENTS.
5. APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL CODES AND ORDINANCES THAT SHALL APPLY.

NOTE:

U.L.C. IS WRITING WHEN PLOT PLAN IS ORDERED. U.L.C. WILL INTERFERE SLOPEWAY RESTRICTIONS.

EXTRA ALLOWANCE TO ALL MINIMUM SETBACKS, WHERE THE LOT FOLLOWS THIS RECOMMENDATION, THE OWNER / BUILDER AGREES FOR STRUCTURE ENCHANCEMENT (S) INTO THE MINIMUM SETBACK.

SHOWS ARE APPROXIMATE. AS-BUILT LOCATIONS MUST BE MONITOR.

URBAN LAND CONSULTANTS WILL SET HIGH GRADE/BRICKLEDGE CONTRACTOR TO USE GRADE SET ON SITE.

CONTRACTOR TO CONFIRM BASEMENT WALL HEIGHT, FIRST FLOOR ELEVATION AND BASEMENT FLOOR ELEVATION PRIOR TO THE START OF CONSTRUCTION!!!





CITY OF GROSSE POINTE WOODS

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

To: Ashley Jankowski

From : James Kowalski, Director of Public Services

Date: September 2, 2025

Subject: 2086 Ridgemont Ave- Variance Review

I have reviewed the proposed variance request for the vacant lot located at 2086 Ridgemont. The proposed plans will have no impact on the Department of Public Works or its utilities as designed.

Please contact me with any questions or concerns.



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

Date: September 3rd, 2025

To: Ashley Jankowski

From: John G. Kosanke, Director of Public Safety

Subject: 2086 Ridegemont Ave-Variance Review

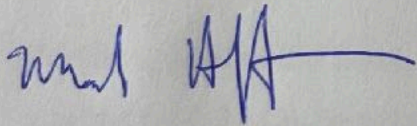
**I have reviewed the variance request for the proposed plans at 2068 Ridegemont.
The request if granted, will not have a negative impact on Public Safety Operations.**

July 25, 2025

Dear Grosse Pointe Woods Zoning Board of Appeals:

I am the owner of the vacant lot at 2086 Ridgemont Road and I am applying for a variance with Anderson Hughes. Anderson would like to purchase the lot and build a home for himself. We have a signed agreement for him to purchase the lot from me upon approval of the variance.

Thank you,

A handwritten signature in blue ink, appearing to read 'Mark Hoffman', followed by a long horizontal flourish.

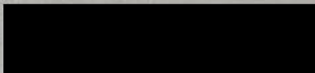
Mark Hoffman

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

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 2086 Ridgmont
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) MARK HORKMAN 
Name (Please Print) Phone No. (Daytime)
23223 FRONT BEACH PANAMA CITY FL 32413
Address RD Pt 25 City State Zip

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

Section 50-3.8 (3), Section 50-3.4, and Section 50-3.1E

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

a. Present zoning classification of the property R1-E

b. Description of property

(1) Size and Area of Lot 35' x 116'; 4,060 sq. ft.

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

Payment Validation

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises 0; of main buildings 0
- (2) Uses of building on premises N/A
- (3) Percentage of lot coverage of all buildings on ground level 0 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 24'
- (2) Height and area of existing structure N/A
- (3) Dimensions and area of structure or addition to be constructed 22' x 62'; 2,268 sq. ft.
- (4) Percentage of lot coverage of all buildings including proposed 33 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 25'
- (2) Side Yard (measured from lot line) 5' and 8'
- (3) Rear Yard (measured from lot line) 28.25'

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.

Under the current ordinance, since this is a corner lot, the maximum allowable building width would be 15' due to the side yard setback requirement

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 not give substantial relief to the owner of the property or be more consistent with justice to other property owners.

_____ This variance would allow the construction of a reasonable size house, and

_____ is consistent with side yard set backs for other corner lots in the neighborhood.

_____ In many cases, an 8' side yard setback is more than other houses in the neighborhood.

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

_____ This lot is 35' in width, and a corner lot. This ordinance was intended for 50'

_____ wide lots, but is too restrictive for this lot.

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

_____ This hardship has not been created by either applicant.

***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.

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

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

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

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

5. Interpretation of the Zoning Ordinance is requested because:

This ordinance was intended for 50' wide lots. The intent of the ordinance is to provide safe access and space between buildings. Allowing this variance would be consistent with this intent. Without the variance, the property is essentially unbuildable, and will sit as useless land.

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

Section 50-3.8 (3), Section 50-3.4, and Section 50-3.1E

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 of Applicant

Subscribed and sworn to before me this 25th day of July 2025

MARIANNA JEAN OLSEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
My Commission Expires August 26, 2030
Acting in the County of Leelanau

Marianna Jean Olsen
Notary Public

My Commission expires August 26, 2030

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.





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

RECEIVED

JUL 09 2025

CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW

COMMERCIAL AND RESIDENTIAL

Property Owner Name: Anderson M. Hughes Date: 07-08-2025
GP Woods Address: 2086 Ridgemont
E-mail: [REDACTED] Contact Phone # [REDACTED]
Contractor/Business Name: _____
Contact Telephone # _____ E-mail address: _____
Contractor/Applicant Address: _____
MI Builder's License #: _____ MI Driver's License #: [REDACTED]

SPECIFY NATURE OF PROPOSED WORK:

New construction of single family residence

Value of Construction \$ 379,000

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: AMH

* Applicant Signature: Andrew M. Hughes

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: _____

RECEIVED

JUL 10 9 50 AM '25

BUILDING DEPARTMENT
CITY OF GROSSEILLE WOODS

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 2086 RIDGEMONT VARIANCES
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 08/21/25 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 multiple variances at 2086 Ridgemont Avenue in order for the lot to be buildable, to construct a single-family home. Variances are requested for the following:

- A variance from the minimum lot size of 5,000 square feet (Sec. 50-3.1E) to 4,060 square feet.
- A variance from the minimum lot width of 50 feet (Sec. 50-3.1E) to a lot width of 35 feet.
- A variance from the minimum side yard total of 15 feet (total of two) (Sec. 50-3.1E), to side yards totaling 13 feet (total of two).
- A variance from the minimum side yard for corner lots of 15 feet (Sec. 50-3.8.A(3)), to a side yard for a corner lot totaling 8 feet.
- A variance from the minimum size of dwellings provision, which does not permit the erection of dwellings on lots with a width of less than 40 feet (Sec. 50-3.4), to erect a dwelling on a lot with a width of 35 feet.

The ZBA hearing is scheduled for Monday, September 8th, 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 (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, MiPMC
City Clerk

PARCEL LIST FOR 2086 RIDGEMONT - 300 FT RADIUS

Section 4, Item A.

PARCEL NUMBER	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
003 03 0027 000	2078 RIDGEMONT RD	AL-YACoub, SALEH ZIAD	27106 LARCHMONT	SAINT CLAIR SHORES, MI 48081
003 03 0156 000	2065 RIDGEMONT RD	ANDRADE, BARBARA	2065 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 03 0184 000	2066 HOLLYWOOD AVE	ARIOLI, MICHAEL	2066 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
003 02 0182 000	2050 HAMPTON RD	ARRIGO, NICHOLAS	2050 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0085 000	2105 ROSLYN RD	BARRETT, WILLIAM	2105 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 03 0193 000	2138 HOLLYWOOD AVE	BATTS, EVAN T	2138 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
003 03 0154 000	2073 RIDGEMONT RD	BIDIGARE, GORDANA & SUSAN	102 MERRIWEATHER RD	GROSSE POINTE FARMS, MI 48236
003 02 0232 002	2119 HAMPTON RD	BIRDWELL, HELEN & DONALD K (ESTATE)	2119 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0178 002	2078 HAMPTON RD	BOURDEAU, DOUGLAS	2078 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0187 000	2086 HOLLYWOOD AVE	CAVATAIO, THOMAS	21861 CIMARRON	RAY TOWNSHIP, MI 48096
003 99 0005 000	20881 MACK AVE	CITY OF GROSSE POINTE WOODS	20025 MACK PLAZA DR	GROSSE POINTE WOODS, MI 48236
003 99 0005 000	20881 MACK AVE	CITY OF GROSSE POINTE WOODS	20025 MACK PLAZA DR	GROSSE POINTE WOODS, MI 48236
003 03 0035 000	2146 RIDGEMONT RD	CRISMAN, HAROLD & ANDREA	2146 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 03 0022 000	2044 RIDGEMONT RD	CROSSON, ANDREW & KAITLYN	2044 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 02 0176 000	2104 HAMPTON RD	DECKER, B J	2104 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0019 000	2022 RIDGEMONT RD	DERSIN, MAXINE	2022 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 03 0020 000	2030 RIDGEMONT RD	DOMBROWSKI, DAVID	102 MERRIWEATHER RD	GROSSE POINTE FARMS, MI 48236
003 02 0084 000	2087 ROSLYN RD	DUCHARME, CHARLES BAGLEY II	2087 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 02 0227 000	2073 HAMPTON RD	EL IDRISSE, CELIEA RAHMOUNI	2073 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0151 000	2111 RIDGEMONT RD	ELDRIDGE, MAXWELL DAVID	490 LINCOLN ROAD	GROSSE POINTE, MI 48230
003 03 0185 002	2080 HOLLYWOOD AVE	ERICKSON, NANCY	2080 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
003 02 0225 000	2059 HAMPTON RD	FANNING, JANE	2059 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0191 000	2126 HOLLYWOOD AVE	FULLER, MARCUS & CHARMAINE	2126 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
003 03 0032 000	2126 RIDGEMONT RD	GRAHAM, PHILIP A	2126 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 03 0025 000	2064 RIDGEMONT RD	GRUMERETZ, CHRISTINE V	5 HAMPTON	GROSSE POINTE SHORES, MI 48236
003 03 0181 000	2052 HOLLYWOOD AVE	HOCKING, JEFF & MARY	2052 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
003 03 0028 000	2086 RIDGEMONT RD	HOFFMAN, MARK	1319 THREE MILE DR	GROSSE POINTE PARK, MI 48230
003 02 0234 002	2139 HAMPTON RD	HONG, RICHARD	2139 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0173 000	2126 HAMPTON RD	IRETON, MARSHA	2126 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0226 000	2065 HAMPTON RD	JOHNSTON, CHARLES	2065 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0192 000	2132 HOLLYWOOD AVE	KARAFI, MEAGHAN	2132 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
003 03 0157 000	2059 RIDGEMONT RD	KINSLEY, STEPHEN LEWIS JR	2059 RIDGEMONT ROAD	GROSSE POINTE WOODS, MI 48236
003 02 0177 000	2086 HAMPTON RD	KOEHLER, ROBIN P	2086 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0170 002	2138 HAMPTON RD	KURZA, RAYMOND	2138 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0150 000	2119 RIDGEMONT RD	MOWBRAY, ROBERT C	2119 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236

PARCEL LIST FOR 2086 RIDGEMONT - 300 FT RADIUS

Section 4, Item A.

003 02 0082 000	2073 ROSLYN RD	NAMAN, RAMIZ	2073 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 02 0080 000	2059 ROSLYN RD	NELI, AGRON	2059 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 03 0148 000	2133 RIDGEMONT RD	NIEDUZAK, EDWARD J	2133 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 02 0236 002	2153 HAMPTON RD	OAKLAND PROPERTY MANAGEMENT INC	P.O. BOX 4443	TROY, MI 48099-4443
003 02 0174 000	2118 HAMPTON RD	O'CALLAGHAN, MICHAEL	2118 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2064 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2111 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2073 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2087 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2153 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2058 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2030 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2078 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2086 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2044 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2111 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	2050 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 03 0158 000	2051 RIDGEMONT RD	OLDS, JOE & SHANNON	2051 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 02 0083 000	2079 ROSLYN RD	OMARA, EDWARD J	2079 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
003 03 0183 000	2060 HOLLYWOOD AVE	OXENDINE, KIM B	2060 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
003 02 0180 002	2058 HAMPTON RD	PATEREK, DANIEL B	2058 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0228 000	2079 HAMPTON RD	PATTERSON FAMILY TRUST	2079 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 07 0022 000	2044 HOLLYWOOD AVE	PERSON, EUGENE B	2044 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
003 02 0223 000	2045 HAMPTON RD	PLOMARITIS, STEVEN	2045 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0220 000	2023 HAMPTON RD	POTTS, CHRISTOPHER J	2023 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0184 000	2038 HAMPTON RD	PUNCH, DARRAGH	2038 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0026 000	2072 RIDGEMONT RD	RAMAEKERS, SHAWN	2072 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 02 0221 002	2039 HAMPTON RD	RHEAUME, ROGER & SHIRLEY TRUST	2039 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0171 002	2132 HAMPTON RD	RUDKO, ERIC & ROOD, KRISTEN	2132 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 02 0235 002	2147 HAMPTON RD	SANTORO, JOHN & LAURA	2147 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0033 000	2132 RIDGEMONT RD	SHIER, STEPHEN B	2132 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 02 0230 000	2111 HAMPTON RD	SIGEL, SUSAN	2111 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0023 000	2050 RIDGEMONT RD	SMALE, ROBERT D.	22640 CHAPOTON	ST CLAIR SHORES, MI 48080
003 03 0024 000	2058 RIDGEMONT RD	STONE, LAWRENCE	1044 BEDFORD	GROSSE POINTE PARK, MI 48230
003 02 0175 000	2110 HAMPTON RD	STROMBERG, ERICA	2110 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0188 000	2118 HOLLYWOOD AVE	STURTZ, DENNIS	2118 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236

PARCEL LIST FOR 2086 RIDGEMONT - 300 FT RADIUS

Section 4, Item A.

003 03 0030 300	2110 RIDGEMONT RD	SUAREZ, ANITA	2110 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 03 0146 000	2147 RIDGEMONT RD	SWANSON, G MARSHALL	2147 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 03 0031 000	2118 RIDGEMONT RD	TELVAKH, DARIYA	2118 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 07 0021 000	2036 HOLLYWOOD AVE	THOMAS, COLLEEN M	2036 HOLLYWOOD AVE	GROSSE POINTE WOODS, MI 48236
003 03 0153 000	2087 RIDGEMONT RD	TLR PROPERTY LLC	5778 BEDELL RD	STERLING HEIGHTS, MI 48310
003 03 0034 000	2138 RIDGEMONT RD	ULIN, ANN JANE	2138 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 03 0147 000	2139 RIDGEMONT RD	URTEL, ROSS R	2139 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236
003 02 0183 000	2044 HAMPTON RD	WEINCO HOLDINGS LLC	18472 MACK AVE	GROSSE POINTE FARMS, MI 48236
003 02 0233 002	2127 HAMPTON RD	WEIR, JENNIFER LYNNE	2127 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
003 03 0029 300	2104 RIDGEMONT RD	WITTENBERG, TIMOTHY W	2104 RIDGEMONT RD	GROSSE POINTE WOODS, MI 48236



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**2086 Ridgemont
300 ft radius**

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: AUGUST 21, 2025

#3 GPW ZBA VARIANCE RIDGEMONT

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

Melanie Mahoney
Alana Bay

Notary Public

ALANA BAY
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Aug 20, 2020
ACTING IN COUNTY OF wayne