

ZONING BOARD OF APPEALS
11-10-25 - 05

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, NOVEMBER 10, 2025, IN THE COUNCIL/COURTROOM OF THE ROBERT E. NOVITKE MUNICIPAL CENTER, 20025 MACK PLAZA DR., GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:22 p.m. by Mayor Bryant.

Roll Call: Mayor Bryant
Council members: Brown, Gafa, Granger, Koester, McConaghy
Absent: Motschall

Also Present: City Administrator Schulte
Assistant City Administrator Como
City Attorney Walling
City Clerk Antolin
Treasurer/Comptroller Schmidt
City Planner Mangan (Haw)

Motion by McConaghy, seconded by Brown, that Councilmember Motschall be excused from tonight's meeting.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy
No: None
Absent: Motschall

Motion by Gafa, seconded by Koester, that all items on tonight's agenda be received, placed on file, and taken in the order of appearance including two letters of support submitted prior to tonight's meeting.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy
No: None
Absent: Motschall

THE PUBLIC HEARING WAS THEREUPON OPENED AT 7:25 P.M. FOR A ZONING BOARD OF APPEALS HEARING UNDER THE PROVISIONS OF MICHIGAN ZONING ENABLING ACT

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PA 110 OF 2006, MCL 125.3101 ET SEQ, TO HEAR THE APPEAL OF WAYNE PRATT, 541 ROBERT JOHN ROAD, WHO IS APPEALING THE MINIMUM FRONT AND SIDE YARD SETBACKS, PER SECTION 50-3.1.C(4). DUE TO NONCOMPLIANCE WITH THE ZONING ORDINANCE, A VARIANCE IS THEREFORE REQUIRED.

Motion by Brown, seconded by Gafa, for purposes of the Zoning Board of Appeals hearing, that the following items be presented to, and received by, the Zoning Board of Appeals for consideration:

- 1) Variance Review 10/31/25 - Assistant Planner Smith
- 2) Building Permit Application
- 3) Building Permit Denial Letter
- 4) Zoning Board of Appeals Application
- 5) Site Location Map
- 6) Site Boundary Survey
- 7) Renderings of Proposed Addition (3)
- 8) Letter of Intent 11/04/25 - Wayne F. Pratt
- 9) Image of Site
- 10) Letter 11/05/25 - Building Official Collins
- 11) Letter 11/03/25 - Director of Public Services Kowalski
- 12) Letter 11/05/25 - Director of Public Safety Kosanke
- 13) Affidavit of Property Owners Notified with List & Parcel Map

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy
No: None
Absent: Motschall

City Planner Mangan (Haw) provided an overview of the Petitioner's requests in accordance with the Zoning Board of Appeals review dated October 31, 2025.

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individual was heard:

- Wayne Pratt, Petitioner

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The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. No one wished to be heard.

Motion by Koester, seconded by Gafa, that the public hearing be closed at 7:31 p.m. PASSED UNANIMOUSLY.

Motion by McConaghy, seconded by Gafa, regarding the Variances Request: Wayne Pratt, 541 Robert John Road, that the Zoning Board of Appeals approve the variances to Sections 50-3.1.C(4), as presented based on the following findings of fact:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 5 feet from the eastern property line. Strictly following the current R-1C zoning requirements for side and front yard setbacks would prevent the applicant from substantially expanding the single-unit home, a use permitted by right in this district.
2. The proposed addition is consistent with the intent of the R-1C One-Family Residential District, which encourages single-unit, detached residential development.
3. The proposed addition will follow the existing eastern 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 in 1959, in compliance with previous dimensional requirements. The structural support beam in the garage was in place at the time of construction, and it is an impediment for the current owner in being able to use the garage for its intended purpose.
5. All other applicable zoning requirements of the R-1C district are met, including lot coverage, building height, 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.

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Councilmembers Koester and Granger thanked the neighbors of the petitioner for being supportive of the variance request. It was determined that it was not necessary to set a deadline for the completion of the project.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy
No: None
Absent: Motschall

Nobody wished to be heard under **New Business/Public Comment**.

Motion by Granger, seconded by Koester, that tonight's meeting minutes be immediately certified.

Motion carried by the following vote:

Yes: Brown, Bryant, Gafa, Granger, Koester, McConaghy
No: None
Absent: Motschall

Motion by Gafa, seconded by McConaghy, that tonight's meeting be adjourned at 7:36 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Paul P. Antolin
City Clerk