

**CITY OF GROSSE POINTE WOODS**  
**20025 Mack Plaza, Grosse Pointe Woods, MI 48236**  
**Phone (313) 343-2440**

**REZONING APPLICATION**

1. Applicant: John Vitale

Mailing Address: 27172 Woodward Ave. Royal Oak 48067  
Street City Zip

Daytime Phone: 248-546-6700 Fax: 248-546-8454

2. Property Owner: Buccellato Development

Mailing Address: 20259 Mack Ave, Suite 2 Grosse Pointe Woods, MI 48236

Daytime Phone: (313) 300-7280 Fax: \_\_\_\_\_

3. Project Manager: (required) John Vitale

Mailing Address: 27172 Woodward Ave. Royal Oak 48067  
Street City Zip

Daytime Phone: 248-546-6700 Fax: 248-546-8454

Other Phone: 313-516-9810

4. Address of Property: 20160 Mack Ave, Grosse Pointe Woods, MI 48236

5. Legal Description of Property: See attached Legal Description

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\_\_\_\_\_  
(or attach a legal boundary description)

6. Permanent Parcel Number: 40009010001000

7. Request: To Rezone From: RO-1 To: C

For the Following Purpose:  
RE-DEVELOPMENT OF THE SITE FOR COMMERCIAL USE

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Attach a detailed written statement fully explaining your request.

8. Present Use of Property: EXISTING MEDICAL OFFICE

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9. Attach an Accurate Drawing of the Site Showing:

- a) Property boundaries
- b) Existing buildings
- c) Unusual physical features of the site or building
- d) Abutting streets
- e) Existing zoning on adjacent properties
- f) Location of buildings on adjacent properties

10. Names and Addresses of all other Persons, Firms or Corporations having a Legal or Equitable Interest in the Property:

N/A

Applicant must provide lease, purchase agreement or written authorization from Owner.

**DECLARATION:**

I, the applicant, do hereby declare that I am the owner, or the authorized agent of the owner, of the above, legally described property on which the request is proposed, and that the answers given herein are true to the best of my knowledge. I understand that if the request is granted, I am in no way relieved from all other applicable requirements of the City of Grosse Pointe Woods Zoning Ordinance.

By virtue of my application, I do hereby declare that the appropriate appointed officials and City staff responsible for the review of my application are given permission to visit and inspect the property regarding my petition in order to determine the suitability of the request.

Applicant Signature:  Date: 03/13/2025

**Filing Fee:** \$750.00 + Public Hearing Fee \$375



07/22/2025

Building Department  
City of Grosse Pointe Woods  
20025 Mack Plaza,  
Grosse Pointe Woods, MI 48236

Re: 20160 Mack Ave.  
Architects' Project No.: 2025.018

To Whom it May Concern,

Please find below a detailed written statement fully explaining the request to rezone the property at 20160 Mack Ave.

The existing zoning of the parcel at 20160 Mack Ave. is RO-1 and its current use is for a medical office. The request to rezone this parcel to C Commercial is to permit re-development of the site for commercial use. The existing building and parking lot on site are currently in poor condition. The intent of the development group is to demolish the existing building and parking lot and construct a new building approximately 9,200 square feet and parking lot suitable for commercial retail use. The location and layout of ingress and egress on the southern property boundary will be modified to accommodate the new parking layout. There are no proposed changes to the existing property boundaries. All necessary steps will be taken to provide appropriate buffering between adjacent properties of dissimilar zoning per Grosse Pointe Woods City Ordinance. Additional details may be found in the drawings enclosed.

Sincerely,

John A. Vitale, AIA, NCARB

Enclosure: City Submittal Update Drawings

## LEGAL DESCRIPTION

Land situated in the City of Grosse Pointe Woods, County of Wayne, State of Michigan, described as follows:

All of Lot 1 and Lot 2, excepting therefrom the East 15.31 feet in Arthur J. Scully's Eastmoreland Park, being a subdivision of part of Private Claim 240, Village of Lochmoor, according to the plat thereof recorded in Liber 63, Page 42 of Plats. Also all that part of P.C. 611, Village of Grosse Pointe Woods, bounded and described as follows: Beginning at a point at the intersection of the East line of Mack Avenue, as widened, and the South line of said P.C. 611, said point being South 71 degrees East a distance of 104.43 feet from the middle line of Mack Avenue; thence along said South line of P.C. 611, South 71 degrees East a distance of 227.28 feet to the Southwest corner of Renmoor Park Subdivision; thence along the West line of said subdivision North 6 degrees, 37 minutes, 22 seconds East a distance of 124.37 feet to the South line of Renaud Road; thence along Renaud Road North 88 degrees, 22 minutes West a distance of 87.05 feet; thence turning to the left on a curve having a radius of 459.14 feet Westerly, 49.95 feet (chord bears South 88 degrees, 31 minutes West a distance of 49.93 feet); thence South 85 degrees, 24 minutes West a distance of 87.48 feet to the East side of Mack Avenue; thence along Mack Avenue South 6 degrees, 37 minutes, 22 seconds West a distance of 44.00 feet to the place of beginning.