

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

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

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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

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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**

SEMCOG, Esri/Canada, Esri HERE, Garmin, INCREMENT P, USGS/EPA, USDA, AAFC, NRCan