

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza
Zoning Board of Appeal Meeting Agenda
Monday, August 1, 2011
7:35 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. ACCEPTANCE OF AGENDA
4. PUBLIC HEARING
 - A. Permitted Use: Grosse Pointe Neighborhood Club Thrift Shop, 19483 Mack
 1. Request for Variance Rec'd 06/27/11
 2. Application to the Zoning Board of Appeals 06/21/11
 3. Memo 07/25/11 – Building Official
 4. Planning Commission Excerpt 05/24/11
 5. Photos (2)
 6. Letter 07/27/11 – City Attorney
 7. Affidavit of Legal Publication 07/14/11
 8. Affidavit of Legal Publication 07/15/11
 9. Affidavit of Property Owners Notified
 10. Aerial Views 07/14/11 (2)
5. IMMEDIATE CERTIFICATION OF MINUTES
6. ADJOURNMENT

Lisa Kay Hathaway, MMC
City Clerk

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.

<p>NOTE TO PETITIONERS: YOU, OR A REPRESENTATIVE, ARE REQUESTED TO BE IN ATTENDANCE AT THE MEETING SHOULD THE BOARD HAVE QUESTIONS REGARDING YOUR REQUEST</p>
--

Variance Request
19483 Mack Avenue
Grosse Pointe Woods, MI

RECEIVED

JUN 27 2011

CITY OF GROSSE PTE. WOODS

During these difficult and challenging economic times, individuals, businesses and municipalities are faced with similar concerns when addressing financial decisions. In an effort to facilitate a mutually beneficial arrangement, a variance for the use of this property is respectfully requested and the following information is provided for your review.

- First, this organization will immediately occupy approximately 3,000 square feet of space and remove a vacant storefront from Mack Avenue.
- The use of this building will not be intrusive upon the other businesses in the area, i.e. parking, hours of operation and traffic demands will closely parallel the previous occupant.
- The Grosse Pointe Neighborhood Club Thrift Shop will bring customers that may also frequent other businesses in the area.
- This location provides a safe and comfortable facility for Grosse Pointe residents to make their donations and for customers to shop.
- The Grosse Pointe Thrift Shop is part of an organization that has served the Grosse Pointe Community for 100 years.
- The Neighborhood Club operates as a nonprofit and has offered a vast amount of activities and programs to local residents.
- The Neighborhood Club Thrift Shop has always been, and will continue to be, a first class entity and community asset.
- From its inception, the intent and goal was to provide a place where local residents can donate quality used items for resale and reuse. This shop is not your ordinary resale shop. It is reliant upon donations and sales, whereby the proceeds go to a nonprofit to assist with overall operating expenses of the Neighborhood Club organization.
- The thrift shop is an important part of the Neighborhood Club family and is needed for financial assistance to provide quality programs for youths to seniors in the Grosse Pointe community.

While this variance would address the location and operation of the thrift shop, it should be known that there is a bigger picture as it relates to the overall benefits of the community and vitality of the Neighborhood Club. In closing and indisputably, an organization such as the Neighborhood Club and its Thrift Shop do not survive for 100 years without the support, confidence and generosity of the community and its residents. It is the goal of the Neighborhood Club and the Thrift Shop to continue to provide services that will enhance one of the finest communities in the Country.

PLEASE TYPE or PRINT NEATLY

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

4A-2

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property: 19483 MACK
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) _____
Name (Please Print) Phone No. (Daytime)

Address City State Zip

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

GROSSE POINTE NEIGHBORHOOD CLUB THRIFT SHOP
NON PROFIT

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

- a. Present zoning classification of the property COMMERCIAL
- b. Description of property

(1) Size and Area of Lot 40 x 100

(2) Is the lot a corner or interior lot INTERIOR

Denied 50-370 k
more than 25% second hand
GT

Payment Validation

c. Description of EXISTING structures

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

d. Description of PROPOSED structures

- (1) Height of proposed structure N/A
- (2) Height and area of existing structure _____
- (3) Dimensions and area of structure or addition to be constructed _____
- (4) Percentage of lot coverage of all buildings including proposed _____ %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) N/A
- (2) Side Yard (measured from lot line) _____
- (3) Rear Yard (measured from lot line) _____

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.

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 following conditions are met (*please answer all reasons*):

- a) That the ordinance restrictions unreasonably prevent the petitioner from using the property for a permitted purpose.

NO RESALE SHOPS

- b) That a variance would do substantial justice to the petitioner as well as to other property owners in the zoning district, and a lesser relaxation than that requested would not give substantial relief to them or be more consistent with justice to other others. (i.e., Are there other more reasonable alternatives?)

THE SURROUNDING BUSINESSES WOULD BENEFIT BY ADDITIONAL SHOPPERS VISITING THE STORE. THIS IS A GROSSE POINTE BASED NON PROFIT WITH A 100 YEAR HISTORY OF SERVING GROSSE POINTE RESIDENTS

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

THE PROPERTY WOULD BE USED FOR SIMILAR REASONS AS THE PREVIOUS OCCUPANT. PARKING, HOURS OF OPERATION, AND TRAFFIC DEMANDS ARE THE SAME AS PREVIOUS USAGE

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

THE NEIGHBORHOOD CLUB THRIFT SHOP WOULD OCCUPY THE PROPERTY AS A NON PROFIT & AS TENANTS OWNERSHIP WILL REMAIN AS BEFORE

- e) That the spirit of the Grosse Pointe Woods Ordinance will be observed, public safety secured, and substantial justice done.

THE GROSSE PTE NC/THRIFT SHOP HAS A HISTORY FOR GROSSE POINTE RESIDENTS TO DONATE QUALITY ITEMS FOR REUSE. COUNTLESS G.P. RESIDENTS DONATE & SHOP THERE. IT IS A WELL RUN, ORGANIZED & QUALITY COMMUNITY ASSET.

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 of the following requirements are met (please answer all reasons):

- a) That the property cannot reasonably be used in a manner consistent with existing zoning.

THE PHYSICAL PROPERTY IS AN IDEAL LOCATION
& SIZE. CURRENT USES DO NOT ALLOW RESALE
SHOPS.

- b) That the plight of the petitioner is due to unique circumstances peculiar to the property and not to general neighborhood conditions.

NO ISSUES OTHER THAN USE RESTRICTION

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

THE PROPERTY WOULD BE COSMETICALLY UPDATED.
ALL SIGNAGE AND OR ADJUSTMENTS WOULD COMPLY
WITH CITY REQUIREMENTS

- d) That the alleged hardship is not self-created or created by any person presently having an interest in the property.

TRUE THE NEIGHBORHOOD CLUB THEFT SHOP
WOULD OCCUPY THE PROPERTY AS TENANTS & A NON PROFIT.
OWNERSHIP WOULD REMAIN THE SAME

- e) That the spirit of the Grosse Pointe Woods Ordinance will be observed, public safety and welfare 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:

SEC 50-370 PERMITTED USES

PARAGRAPH H

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

Chris Mannino

Signature of Petitioner

Chris Mannino

Signature of Applicant

Subscribed and sworn to before me this 21st day of June 20 11

Charlene A. Ortleib

Notary Public

CHARLENE A. ORTLEIB
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Apr 29, 2017
ACTING IN COUNTY OF WAYNE

My Commission expires 4-29-17

NOTE: The Zoning Board of Appeals (ZBA) may consider evidence from a variety of sources in making its determination. The Zoning Board of Appeals meets the first and third Mondays of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$250 a minimum of 14 days prior to council hearing.

4A-3

RECEIVED

JUL 27 2011

CITY OF GROSSE POINTE WOODS

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Zoning Board of Appeals
FROM: Gene Tutag, Building Official *GT.*
DATE: July 25, 2011
SUBJECT: Use Variance – 19483 Mack Avenue

The Neighborhood Club has applied for a business license to operate a thrift shop at 19483 Mack Avenue. The application was denied. All of the merchandise to be sold will be used or second hand. The property is currently zoned C- Commercial Business. Grosse Pointe Woods Ordinance, Section 50-370(2) (h), limits the sale of used or secondhand goods to no more than 25% of such goods in this district.

The subject property is located on the east side of Mack Avenue between Severn and Prestwick and was formerly occupied by Shelby Paint. This area of Mack has a mix of permitted uses such as retail, professional office and service businesses. One other vacant business is found in this block.

The owner of the property, Chris Mannino, is appealing the denial.

Specifically, Section 50-370(2)h states:

Medical clinics and centers, provided that the provisions of this subsection shall not be interpreted so as to permit sanitariums, hospitals, convalescent homes, rest homes, nursing homes or rooming houses or the like in C districts. The provisions of this subsection (2) shall not be construed or interpreted so as to permit the operation of a pawnshop, *or of a business wherein the purchase, exchange or sale of used or secondhand clothing, wearing apparel or personal effects, or used or secondhand furniture or household effects, is conducted.* This provision shall apply like effect where such articles are handled upon consignment, or as the agent for the owner thereof. The prohibition relating to selling used or secondhand goods, clothes and materials shall not apply to antique stores or businesses selling no more than 25 percent of such goods.

Section 50-149(b) explains the circumstances where the zoning board of appeals may grant a variance:

Use variances. The zoning board of appeals may grant a use variance only upon a finding that there is an unnecessary hardship in the way of carrying out the requirements of this chapter. A finding of unnecessary hardship, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the following conditions are met:

- (1) The property cannot reasonably be used in a manner consistent with existing zoning;
- (2) That the plight of the petitioner is due to unique circumstances peculiar to the property and not to general neighborhood conditions;
- (3) That the use to be authorized by the variance will not alter the essential character of the area and locality;
- (4) That the problem is not self-created;
- (5) That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

(c) The zoning board of appeals may consider evidence from a variety of sources in making its determination.

Section 50-149(b) states that the petitioner shall demonstrate that all of the above conditions are met.

The planning commission, at its May 25, 2011 meeting, discussed Section 50-370(2)(h) with regard to consignment businesses and made a recommendation to the City Council that the ordinance not be changed (copy attached).

The petitioner's application and supporting documents have been reviewed. We are not recommending the requested variance be granted.

1. Granting a variance that is contrary to the current use of a neighborhood and undermines the importance of the zoning ordinance and master plan.
2. The Planning Commission discussed amendments to the zoning ordinance regarding resale and consignment shops and decided that no changes be made.
3. A self created hardship is an action taken by an individual that causes their property to no longer meet the requirements of the zoning ordinance. If the problem is the result of a self created hardship, no variance is appropriate. It is assumed that the prospective tenant and current owner of the property knew the use was not permitted after denial by the city.
4. The property is not unique in that it was formerly used as a permitted use (retail paint) and could be used for any of the permitted uses listed in Section 50-370.

Attachments

PC Excerpt 05/24/11

Photos (2)

APPROVED BY:



Alfred Fincham, City Administrator

DATE:

7/22/11

PLANNING COMMISSION EXCERPT
05/24/11

The next item on the agenda was **Discussion: Consignment Businesses in Grosse Pointe Woods**. Building Official Tutag gave an overview of Section 50-370(2)(h) regarding regulations of a consignment business and does not recommend any changes.

Motion by Dickinson, seconded by Fuller, that the Planning Commission recommend to Council that no changes be made to **Section 50.370(2)(h)** of the City Code regarding **consignment businesses**.

MOTION CARRIED by the following vote:

YES: Dickinson, Evola, Fuller, Gilezan, Hamborsky, Richardson, Vaughn

NO: None

ABSENT: Nederhood, Vitale

4A-5
**SHELBY
PAINT**

**FOR
LEASE**
40x70
Johnston & Johnston
313
884-0600

19483



4A-6

CHARLES T. BERSCHBACK

ATTORNEY AT LAW
24053 EAST JEFFERSON AVENUE
ST. CLAIR SHORES, MICHIGAN 48080-1530

(586) 777-0400
FAX (586) 777-0430
bibwlaw@yahoo.com

CHARLES T. BERSCHBACK

DON R. BERSCHBACK
OF COUNSEL

July 27, 2011

Honorable Mayor and Council
City of Grosse Pointe Woods
20025 Mack Plaza
Grosse Pointe Woods, MI 48236

RECEIVED
JUL 27 2011
CITY OF GROSSE PTE. WOODS

RE. Neighborhood Club Thrift Shop / ZBA Hearing August 1, 2011

Dear Mayor and Council:

This ZBA hearing involves the Neighborhood Club's request to open a thrift shop on Mack Avenue. Mr. Tutag's Memo sets forth some of the facts and standards regarding this request. A use variance requires five affirmative votes from the Zoning Board of Appeals members regardless of the number of members present at the hearing. The standards are found in Sec. 50-149(b) sub-sections 1 through 5.

Please remember that any motion made to either grant or deny the request must be supported by findings of fact. These findings can be outlined as part of the motion based on a number of sources, including the Petitioner's supporting documentation, Administrative memos and supporting documentation, and comments made during the public hearing.

Very truly yours,

Chip Berschback

CHIP BERSCHBACK

CTB:gmr

4A-7 F

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

96 Kercheval
Grosse Pointe Farms, Michigan 48236
(313) 882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Peter Birkner

City of Grosse Pointe Woods, Michigan

NOTICE OF HEARING

being duly sworn deposes and says that

City of Grosse Pointe Woods

was duly published in accordance with
the following date:

July 14, 2011

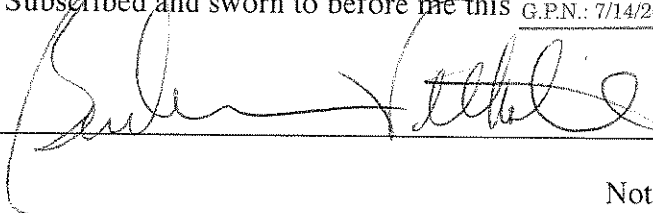
#3 GPW 7/14 ZBA HEARING

and knows well the facts stated herein, &
newspaper.

NOTICE IS HEREBY GIVEN that the City Council, meeting as a Zoning Board of Appeals (ZBA) under the provisions of Michigan Compiled Laws, 125.3101 through 125.3702 as amended, to consider a use variance for the property located at 19483 Mack Avenue, Grosse Pointe Woods, MI. A variance is required for a permitted use to allow for a non-profit thrift shop (Sec. 50-370, Permitted Uses.) The ZBA hearing is scheduled for Monday, August 1, 2011, at 7:30 p.m. in the Council-Court Room of the Municipal Building, at 20025 Mack Plaza, and file is available for inspection between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given 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, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. 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.

Subscribed and sworn to before me this G.P.N.: 7/14/2011

Lisa Kay Hathaway, MMC
City Clerk



Notary Public, Macomb County, Michigan
Acting in Wayne County

My Commission Expires April 26th, 2013



4A-8F

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

96 Kercheval

Grosse Pointe Farms, Michigan 48236

(313) 882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN,

Peter Birkner

being duly sworn deposes and

City of Grosse Pointe Woods

was duly published in accordance
the following date:

July 14, 2011

#3 GPW 7/14 ZBA HEAR
and knows well the facts set
newspaper.

Subscribed and sworn to before me

[Signature]

My Commission Expires April 26, 2013

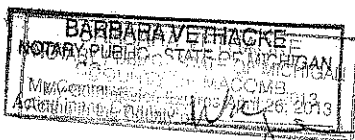
City of **Grosse Pointe Woods**, Michigan

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN that the City Council, meeting as a Zoning Board of Appeals (ZBA) under the provisions of Michigan Compiled Laws, 125.3101 through 125.3702 as amended, to consider a use variance for the property located at 19483 Mack Avenue, Grosse Pointe Woods, MI. A variance is required for a permitted use to allow for a non-profit thrift shop (Sec. 50-370, Permitted Uses.) The ZBA hearing is scheduled for Monday, August 1, 2011, at 7:30 p.m. in the Council-Court Room of the Municipal Building, at 20025 Mack Plaza, and file is available for inspection between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given 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, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. 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.

Lisa Kay Hathaway, MMC
City Clerk

G.P.C.: 7/15/2011



AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 19483 Mack Avenue

4A-9

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on July 14, 2011 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2007 City Code of Grosse Pointe Woods. A Hearing fee of \$250.00 has been received and acknowledged with check # 700495.

Lisa Kay Hathaway

City Clerk

See attached document for complete list.

19483 Mack 300' Radius

ownersname	ownersna_1	ownerstree	ownercity	ownerstate	ownerzipco
ARNELL PATRICIA D		18705 EUREKA RD	DETROIT	MI	48234
RESIDENT		19451 MACK AVE	GROSSE POINTE WOODS	MI	48236
NATURAL BROOK INC		19531 MACK	GROSSE POINTE WOODS	MI	48236
WELDON TWO, L.L.C.		18530 MACK, STE 432	GROSSE POINTE FARMS	MI	48236
RESIDENT		19467 MACK AVE	GROSSE POINTE WOODS	MI	48236
DRAWBAUGH, GREGORY J.		725 TROMBLEY	GROSSE POINTE PARK	MI	48230
RESIDENT		19511 MACK AVE	GROSSE POINTE WOODS	MI	48236
WELSH, BARBARA		1667 SEVERN	GROSSE POINTE WOODS	MI	48236
VERTREGT, MARTIN J		1657 SEVERN	GROSSE POINTE WOODS	MI	48236
LOUISELL JOSEPH & LEMIEUX MICHELLE	LIFE LEASE ESTATE HOLDERS/GRANTOR	1649 SEVERN RD	GROSSE POINTE WOODS	MI	48236
WHEELIHAN, BEVERLY G.		1641 SEVERN RD	GROSSE POINTE WOODS	MI	48236
CLUTE, BRIAN R.		1633 SEVERN	GROSSE POINTE WOODS	MI	48236
RAGLAND, MICHAEL A.	RAGLAND, TRACY M.	1613 SEVERN	GROSSE POINTE WOODS	MI	48236
SCOTELLA PATRICK		19491 MACK AVE	GROSSE POINTE WOODS	MI	48236
KARAM, JAMES		1670 PRESTWICK	GROSSE POINTE WOODS	MI	48236
NEDERHOOD ROBERT		1666 PRESTWICK	GROSSE POINTE WOODS	MI	48236
SAIGH, STEPHEN & WENDY		1644 PRESTWICK	GROSSE POINTE WOODS	MI	48236
PORTERA, JOSEPH		1633 BROADSTONE	GROSSE POINTE WOODS	MI	48236
HAYDEN, THOMAS J		1660 SEVERN	GROSSE POINTE WOODS	MI	48236
KORTE, BRUCE & HEIDI		1652 SEVERN	GROSSE POINTE WOODS	MI	48236
QUINLAN WILLIAM C TRUST		19535 MACK AVE	GROSSE POINTE WOODS	MI	48236
STOCKWELL, WILLIAM & SHANNON		1644 SEVERN	GROSSE POINTE WOODS	MI	48236
BUTLER MARK		1636 SEVERN RD	GROSSE POINTE WOODS	MI	48236
VINTE, CAROL A.		1628 SEVERN	GROSSE POINTE WOODS	MI	48236
FAUBERT JEFFREY E TRUST		1626 SEVERN RD	GROSSE POINTE WOODS	MI	48236
SIMON JIM		19529 MACK AVE	GROSSE POINTE WOODS	MI	48236
YOUNG PROFESSIONAL BUILDING, LLC		19521 MACK	GROSSE POINTE WOODS	MI	48236
NESOM ROBERT		19722 BLOSSOM LN	GROSSE POINTE WOODS	MI	48236
RESIDENT		19517 MACK AVE	GROSSE POINTE WOODS	MI	48236
QUIRK PROPERTIES		19515 MACK	GROSSE POINTE WOODS	MI	48236
BLAINE, BRAD		1623 SEVERN	GROSSE POINTE WOODS	MI	48236
DAVID MITCHELL, DDS		19475 MACK	GROSSE POINTE WOODS	MI	48236
KEITH ANNE R		1636 PRESTWICK RD	GROSSE POINTE WOODS	MI	48236
LIGHTBOX MANAGEMENT LLC		19471 MACK AVE	GROSSE POINTE WOODS	MI	48236
WALSH, MAURICE J		1622 PRESTWICK	GROSSE POINTE WOODS	MI	48236
NEPI, EDWARD		19463 MACK	GROSSE POINTE WOODS	MI	48236
KRUEGER, ARNOLD B		1600 PRESTWICK	GROSSE POINTE WOODS	MI	48236
NEPI, EDWARD		19463 MACK AVE	GROSSE POINTE WOODS	MI	48236
RESIDENT		19459 MACK AVE	GROSSE POINTE WOODS	MI	48236
LUCIDO AND ASSOCIATES, INC		19455 MACK	GROSSE POINTE WOODS	MI	48236
KAMERUD, DANA B		1629 PRESTWICK	GROSSE POINTE WOODS	MI	48236
VOLPE, JAMES L. AND TRACIE L.		1613 PRESTWICK	GROSSE POINTE WOODS	MI	48236
FRYE MARK S & ROSA R		1605 PRESTWICK RD	GROSSE POINTE WOODS	MI	48236-1938
RIVETTO, LAURIE		1597 PRESTWICK	GROSSE POINTE WOODS	MI	48236
ATRASZ RAYMOND A		1589 PRESTWICK RD	GROSSE POINTE WOODS	MI	48236
HARKENRIDER, DELMAR		1620 PRESTWICK	GROSSE POINTE WOODS	MI	48236
JUPITER PROPERTIES, LLC		318 TOURAINE CT	GROSSE PTE FARMS	MI	48236

19483 Mack 300' Radius

ownersname	ownersna_1	ownerstreet	ownercity	ownerstate	ownerzipco
RESIDENT		19483 MACK AVE	GROSSE POINTE WOODS	MI	48236
SINE & MONAGHAN GMAC REAL ESTATE LL		18412 MACK	GROSSE PTE FARMS	MI	48236
RESIDENT		19443 MACK AVE	GROSSE POINTE WOODS	MI	48236
KING PENGUIN PROPERTIES GROSSE PTE		410 PARK AVE 15TH FLOOR	NEW YORK	NY	10022
RESIDENT		19435 MACK AVE	GROSSE POINTE WOODS	MI	48236
WAITKUS, GERI		1502 N. HURON	TAWAS CITY	MI	48763
RESIDENT		19487 MACK AVE	GROSSE POINTE WOODS	MI	48236
MEN'S WEARHOUSE		19435 MACK AVE	GROSSE POINTE WOODS	MI	48236
PAPA ROMANO'S PIZZA		19437 MACK AVE	GROSSE POINTE WOODS	MI	48236
THE POINTE AFTER		19451 MACK AVE	GROSSE POINTE WOODS	MI	48236
LUCIDO REAL ESTATE		19455 MACK AVE	GROSSE POINTE WOODS	MI	48236
BURRITO MUNDO		19459 MACK AVE	GROSSE POINTE WOODS	MI	48236
EDWARD NEPI SALON		19463 MACK AVE	GROSSE POINTE WOODS	MI	48236
THIS N THAT FOR PETS		19467 MACK AVE	GROSSE POINTE WOODS	MI	48236
JOHN F. MARTIN PHOTOGRAPHY, INC		19471 MACK AVE	GROSSE POINTE WOODS	MI	48236
MITCHELL, D. & R., DDS		19475 MACK AVE	GROSSE POINTE WOODS	MI	48236
BREAD SMITH #14-5		19487 MACK AVE	GROSSE POINTE WOODS	MI	48236
ALL POINTES SECURITY		19491 MACK AVE	GROSSE POINTE WOODS	MI	48236
PAT SCOTT JEWELERS		19495 MACK AVE	GROSSE POINTE WOODS	MI	48236
KATHLEEN E. GIBNEY, D.D.S.		19511 MACK AVE	GROSSE POINTE WOODS	MI	48236
ADLHOCH & ASSOCIATES, INC.		19515 MACK AVE	GROSSE POINTE WOODS	MI	48236
ELISABETH MEDA INTERIOR DESIGN		19517 MACK AVE	GROSSE POINTE WOODS	MI	48236
BS YOUNG & ASSOCIATES		19521 MACK AVE	GROSSE POINTE WOODS	MI	48236
HILL & HILL TOBACCO, LTD.		19529 MACK AVE	GROSSE POINTE WOODS	MI	48236
BLUE BAY FISH & SEAFOOD MARKET		19531 MACK AVE	GROSSE POINTE WOODS	MI	48236
QUINLAN, WILLIAM C., DDS PC		19535 MACK AVE	GROSSE POINTE WOODS	MI	48236
AT&T	Mr. Tim Black - Area Manager	100 S. Main Room 314	Mount Clemens	MI	48043
MichCon	Michael Sage, Permit Liaison	3150 E. Michigan Ave	Ypsilanti Township	MI	48198
Detroit Edison Company	Joseph Cazeno, Corp. Permit Coordinator	One Energy Plaza Dr.	Detroit	MI	48226
ZARANKE, ROBERT & ELIZABETH		425 COLONIAL CT	GROSSE POINTE FARMS	MI	48236
CENDROWSKI, KEN & BARABARA		477 COLONIAL CT	GROSSE POINTE FARMS	MI	48236
KAMMAN, KENNETH		480 COLONIAL CT	GROSSE POINTE FARMS	MI	48236
CHURCH, DANIEL & LAURIE		481 COLONIAL CT	GROSSE POINTE FARMS	MI	48236
HARLEY, SUSAN		482 COLONIAL CT	GROSSE POINTE FARMS	MI	48236
WILLIAMS, RAY		19510 MACK AVE	GROSSE POINTE FARMS	MI	48236
WILLIAMS, GLEN		19520 MACK AVE	GROSSE POINTE FARMS	MI	48236

38 001 04 0025 000
KEN AND BARABARA CENDROWSKI
477 COLONIAL CT
GROSSE POINTE FARMS MI 48236

38 001 04 0003 000
~~WILHEM-RICHARD-CONSTANCE TRUST~~
~~478 COLONIAL CT~~
~~GROSSE POINTE FARMS MI 48236~~

38 001 04 0001 002
KAMMAN, KENNETH
480 COLONIAL CT
GROSSE POINTE FARMS MI 48236

38 001 04 0026 002
DANIEL T-LAURIE CHURCH
481 COLONIAL CT
GROSSE POINTE FARMS MI 48236

38 001 04 0001 001
HARLEY, SUSAN
482 COLONIAL CT
GROSSE POINTE FARMS MI 48236

38 001 07 0142 000
WILLIAMS, RAY
19510 MACK AVE
GROSSE POINTE FARMS MI 48236

38 001 07 0141 000
WILLIAMS, GLEN
19520 MACK AVE
GROSSE POINTE FARMS MI 48236

F

38 001 04 0027 002
ZARANNEK, ROBERT-ELIZABETH
425 COLONIAL CT
GROSSE POINTE FARMS MI 48236



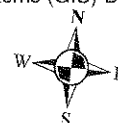
COPYRIGHT 1999 - 2011,
 THE CITY OF GROSSE POINTE WOODS, MI*
 COPYRIGHT 1999 - 2011,
 WAYNE COUNTY, MI*
 COPYRIGHT 1999 - 2011,
 ANDERSON, ECKSTEIN AND WESTRICK, INC.*
 *ALL RIGHTS RESERVED

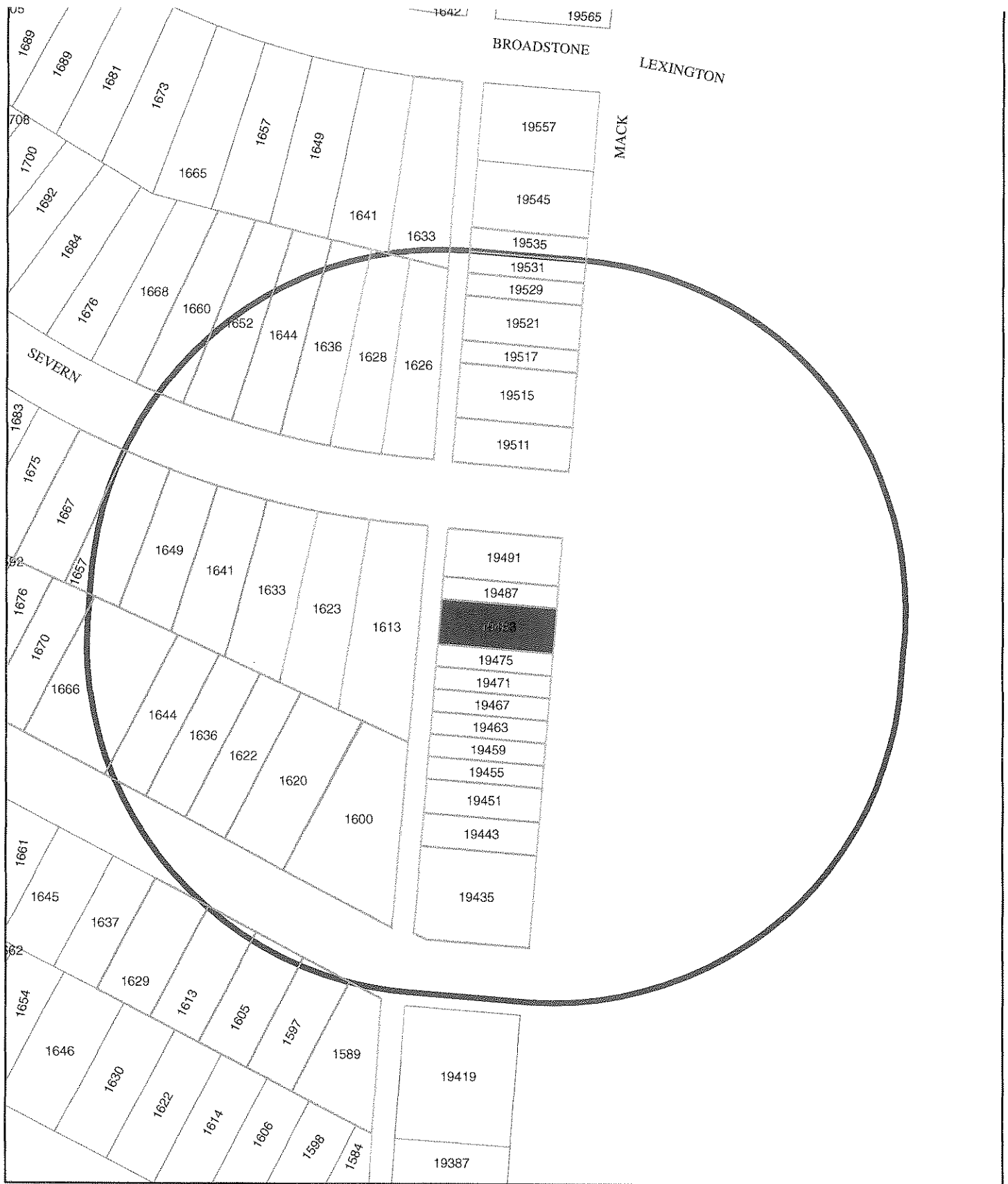


INFORMATION TECHNOLOGY DEPARTMENT
 Geographic Information Systems (GIS) Division

Subject: 19483 Mack

Date: July 14, 2011





COPYRIGHT 1999 - 2011,
 THE CITY OF GROSSE POINTE WOODS, MI*
 COPYRIGHT 1999 - 2011,
 WAYNE COUNTY, MI*
 COPYRIGHT 1999 - 2011,
 ANDERSON, ECKSTEIN AND WESTRICK, INC.*
 *ALL RIGHTS RESERVED



INFORMATION TECHNOLOGY DEPARTMENT
 Geographic Information Systems (GIS) Division

Subject: 19483 Mack

Date: July 14, 2011

