

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, DECEMBER 7, 2009, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:48 p.m. by Mayor Novitke.

Roll Call: Mayor Novitke  
Council members: Boddy, Bryant, Granger, Howle, McConaghy, Sucher  
Absent: None

Also Present: City Administrator Wollenweber  
City Attorney Berschback  
City Clerk Hathaway  
Building Inspector Tutag

THE MEETING WAS THEREUPON OPENED AT 7:48 P.M. TO CONTINUE A ZONING BOARD OF APPEAL HEARING UNDER THE PROVISIONS OF CHAPTER 50, ZONING, SECTION 50-181 OF THE 2007 CITY CODE TO HEAR THE APPEAL OF DR. MARY SUE STONISCH, FAIRCOURT DENTAL/MICHIGAN WOMEN'S FOUNDATION, 1690 FAIRCOURT, WHO IS SEEKING A PARKING VARIANCE FOR 2 OFF-STREET PARKING SPACES FOR THE PURPOSE OF UTILIZING SPACE FOR OFFICE USE. THE REQUEST IS NONCOMPLIANT WITH SECTION 50-530(2) and (3) OF THE CITY CODE DUE TO A DEFICIENCY IN OFF-STREET PARKING SPACES. 2 OFF-STREET PARKING SPACES ARE REQUIRED. A VARIANCE IS THEREFORE REQUIRED.

Motion by Bryant, seconded by Howle, to receive and place on file all items listed on this agenda and take them in their order of appearance.

Motion carried by the following vote:

Yes: Boddy, Bryant, Granger, Howle, McConaghy, Novitke, Sucher  
No: None  
Absent: None

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

Bill Bradley  
1670 Ford Court

Dr. Mary Sue Stonisch  
20040 Mack Avenue

Lisa Gandelot  
Director of Development, Michigan Women's Foundation  
402 Lexington Rd.  
Grosse Pointe Farms, MI

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 Granger, seconded by Howle, that the public hearing BE CLOSED at 8:03 p.m. PASSED UNANIMOUSLY.

Motion by Granger, seconded by Bryant, Dr. Mary Sue Stonisch, Faircourt Dental/Michigan Women's Foundation, 1690 Faircourt, request for parking variance (2 spaces), that the Zoning Board of Appeals grant the petitioners variance request based on the practical difficulty that exists:

1. Property is unique in that it was approved and used as an office combined with a residence, finding a compatible tenant for the residential portion has been unsuccessful;
2. Granting of the variance and leasing the residential space to a permitted use in the RO-1 zoning district will bring the property into conformance with Section 50-448 of the City Code;
3. An additional on-street parking space in front of the property has been created on Mack where a curb cut was previously located. (5 spaces on Mack front the subject property and cannot be counted.);
4. There are no changes to the footprint of the existing structure;
5. A municipal parking lot is located west of the subject property;
6. A variance was previously granted for 48% lot coverage lot coverage. Due to the configuration of the building, no land is available for any additional off-street parking;
7. The granting of this variance is conditioned upon the petitioner entering into an Agreement requiring the tenant and any future tenants to utilize the municipal lot across Mack for a majority of its staff parking needs;
8. Future tenants may be subject to any new conditions which may be deemed necessary by the City.

Motion carried by the following vote:

Yes: Boddy, Bryant, Granger, Howle, McConaghy, Novitke, Sucher

No: None

Absent: None

Motion by Granger, seconded by Bryant, that the Zoning Board of Appeals minutes from tonight's meeting be immediately certified.

Motion carried by the following vote:

Yes: Boddy, Bryant, Granger, Howle, McConaghy, Novitke, Sucher

No: None

Absent: None

Motion by McConaghy, seconded by Bryant, to adjourn tonight's meeting at 8:11 p.m.  
PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway  
City Clerk