



November 9, 2023

Zoning Board of Appeals
City of Grosse Pointe Woods 20025
Mack Plaza Dr
Grosse Pointe Woods, MI 48236

SUBJECT: 1398 ANITA AVENUE VARIANCE REQUEST
ZONING: R-1E, ONE-FAMILY RESIDENTIAL DISTRICT
APPLICANT: JAMES KALICH JR.

Dear Board Members:

We have reviewed the request submitted by the applicant (James Kalich Jr.) for a variance to build an addition to his legally nonconforming home located at 1398 Anita Avenue.

Image 1: Aerial of Existing Home in Relation to Neighboring Properties

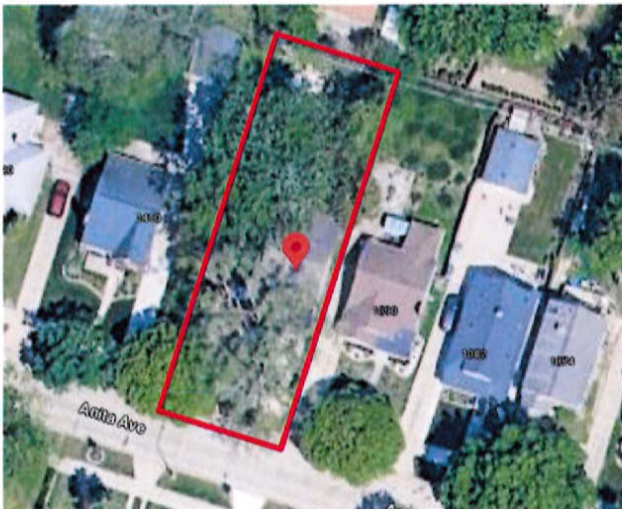
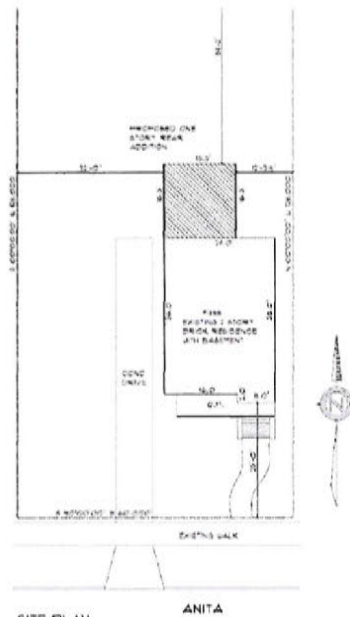


Image 2: Proposed Addition (Sketch Plan)



PLAN DETAILS

The applicant seeks to build a 240 sq. ft. single-story addition to the rear of the existing house. The applicant asserts that the existing home is legally nonconforming because its setbacks do not meet Ordinance requirements. Additions to nonconforming homes are not permitted without review and approval by the Zoning Board of Appeals.

The lot is 60' by 128', and the proposed addition would bring the lot coverage to 14.6% in a district that allows up to 35% lot coverage.

HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Variance Request: 1398 Anita Avenue – November 9, 2023
City of Grosse Pointe Woods, MI



VARIANCE REQUEST

According to Section 50-7.16 of the Ordinance, any lawful nonconforming building may be lawfully used so long as it is not structurally changed, altered or enlarged. Building additions to nonconforming structures requires a variance from the Zoning Board of Appeals.

The reason this structure is nonconforming is due to noncompliance with Section 50-5.1.E of the City's Zoning Ordinance that sets the minimum side yard setbacks in the R-1E Zoning District at 5 feet for at least one side and 15 feet for both sides combined. Section 50-3.8 Allows for a reduction of side yards for certain lots based on the side yard setbacks of adjacent properties so long as the reduced side yards are not less than 4 feet for the smaller side yard. The side yard of the current structure on site was not provided by the applicant; however, based on the Wayne County Parcel viewer the side yard setback is less than 4 feet.

Nevertheless, the proposed addition does not conflict with the current side yard setback: The lesser of the setbacks on the addition is 12.3 feet. Additionally, the proposed addition complies with all other dimensional requirements of the Ordinance.

VARIANCE COMMENTS

Per *Section 50-7.15.1.1* of the Zoning Ordinance, to grant a request for a variance the Board of Appeals must find that "practical difficulty" has been demonstrated and make findings regarding the following standards. Additional information brought forward by the Board, the applicant, and/ or during the public hearing should be incorporated into the record prior to the Board making any determination. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

1. **The variance must be in harmony with and serve the intent and purpose of the Ordinance, considering the following:**
 - a. **That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.**

The requested variance is not necessary to be able to use the property for its permitted residential purpose. The variance request merely reflects the applicant's *preference* for a larger home. However, it should be noted that the Zoning Ordinance was updated in May of 2022, which then requires an addition to a nonconforming building to be under review of ZBA. This addition itself complies with the restrictions governing area, setbacks, height, lot coverage, etc and does not create any new nonconformities.
 - b. **That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).**

Granting the variance would allow the petitioner to build the requested addition. The addition would not unreasonably hinder the surrounding neighbors' enjoyment of their own property. Additionally, there are a number of other properties on this block, in this residential district, and throughout the City that do not comply with the updated side yard setback.
 - c. **That the plight of the petitioner is due to unique circumstances of the property.**

The subject property is rather unique in that it is a legally nonconforming use, presumably with small side yard setbacks. Therefore, many building additions would not be permitted as they would enlarge the already existing nonconformity.



d. That the petitioner's problem is not self-created.

The petitioner's problem is in part self-created in that this is a preference to build an addition and it is not out of necessity; however, the owner did not intentionally select a home or design the home to be legally nonconforming that prevents them from building additions to their home by-right.

RECOMMENDATION

Based upon the application and the submitted site plan by the applicant, a case can be made to justify the findings of a practical difficulty as described in this review letter. Unless there are unaddressed concerns raised by members of the public during the public hearing at this meeting, we recommend that the applicant's request for a variance to enlarge a legal nonconforming residential structure be granted.

If you have further questions, please do not hesitate to contact us.

Respectfully submitted,

MCKENNA

Brigitte Smith, AICP
Assistant Planner

Andrew Littman
Senior Planner

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Ph 313.343.2426/Fax 313.343.2439

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES: Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: JEFF KUMMER Date: 9/25/23
GP Woods Address: 1398 ANITA GALE MI. e-mail: _____
Work#: _____ Home/Cell#: _____

Contractor/Applicant Name: JAMES W. KALICH JR.
Telephone # _____ Fax # _____ Mobile/Cell # _____
Contractor Address: 27935 ALLOR S.C.S. MI. 48087
MI Builder's License #: 2101090296 MI Driver's License #: _____
e-mail address: _____

SPECIFY NATURE OF PROPOSED WORK:

ONE STORY ROOM ADDITION ON BACK OF HOUSE.

Value of Construction \$ 30,000.00

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: [Signature]

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

FOR OFFICE USE ONLY

Approved: _____ Denied: _____ Zoning Board of Approval Required # _____

Inspector: _____ Date: _____



BUILDER REGISTRATION

20025 Mack Plaza
Grosse Pointe Woods, MI 48236

Copy of the builder's license and the owner's driver's license required. FEE \$20

This is to certify that the applicant named below, having been licensed as a

BUILDER: 2101090296 Expiration Date 5/31/2026
State License Number

by the State of Michigan, is hereby registered in the City of Grosse Pointe Woods.

Print Company name, if any
JAMES W - KALICH JR.
Print Builder's Name
27935 ALLOR
Address
S.C.S. MI. 48087
City _____ Zip _____
Telephone _____

Michigan Driver's License No.: _____
Federal I.D. No.: _____
Insurance - Workman's Comp - Corporate Services -
MESC Employer No. _____
Self Employed with no employees: _____
Sign Here

OFFICE USE: _____

Date License Issued: _____ Date License Expires: 12/31/ _____ BY: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
08/29/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER TOM PECK 25310 LITTLE MACK AVE ST. CLAIR SHORES MI 48081		CONTACT NAME: TOM PECK PHONE (A/C, No, Ext): 586-775-6300 E-MAIL ADDRESS: TOM@PECKAGENCY.COM		FAX (A/C, No): 586-775-1135	
INSURED KALICH WINDOW & HOME IMPROVEMENT INC 22935 ALLOR ST ST CLAIR SHORES MI 48082		INSURER(S) AFFORDING COVERAGE		NAIC #	
		INSURER A : State Farm Mutual Automobile Insurance Company		25178	
		INSURER B : State Farm Fire and Casualty Company		25143	
		INSURER C :		▼	
		INSURER D :		▼	
		INSURER E :		▼	
		INSURER F :		▼	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		92-GQ-Z299-5	05/05/2023	05/05/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y		C97 3714-E06-22A	05/06/2023	11/06/2023	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 1,000,000 BODILY INJURY (Per accident) \$ 1,000,000 PROPERTY DAMAGE (Per accident) \$ 500,000 PROPERTY PROTECTION \$ 1,000,000
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE OTH-ER \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		92-GQ-Z202-5	05/05/2023	05/05/2024	E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Completed by an authorized State Farm representative. If signature is required, please contact a State Farm agent.

Mollie Mackinnon

From: Brigitte Smith <bsmith@mcka.com>
Sent: Tuesday, October 3, 2023 1:52 PM
To: Mollie Mackinnon
Subject: Re: 1398 Anita Addition

CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:

Thanks for sending this along. Unfortunately, this is a nonconforming structure. It is located in the R-1E Residential District, which requires a minimum side yard of 5 ft. The current side yard on the east property side property line is less than 5 feet. Is there a variance on file for the side setback of this property? If not, they will need to seek one from ZBA in order to enlarge the current nonconforming building. Let me know if you have any questions.

Best,

Brigitte Smith Wolf, AICP

Assistant Planner
(she/her)

MCKENNA

O 248.596.0920 | C 313-657-5529 | F 248.596.0930
235 E. Main Street, Ste. 105 | Northville, MI 48167
bsmith@mcka.com | mcka.com

From: Mollie Mackinnon <mmackinnon@gpwmi.us>
Sent: Tuesday, October 3, 2023 1:05 PM
To: Brigitte Smith <bsmith@mcka.com>
Subject: 1398 Anita Addition

Hi Brigitte,

Bruce asked me to send you the site plans for additions/new houses before he does the building review. Can you look at this application for me?

Thank you,

Mollie Mackinnon
Permit Technician
City of Grosse Pointe Woods Building Department
(313) 343-2426

Property of the City of Grosse Pointe Woods. If you have received this transmission in error, please delete immediately.



33960 GROESBECK HWY.
CLINTON TWP, MI 48035

10-30-2023

Property:
1398 Anita
Grosse Pointe Woods

To whom it may concern:

Letter of Intent for ZBA meeting 11-20-2023

Our intent is to build an addition off the back of the house that meets all the setback restrictions. However, the house does not comply to today's setbacks. The house was built approximately 80 years ago, and the setbacks at that time were in compliance.

James Kalich

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

RECEIVED
OCT 25 2023
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 1398 ANITA
(Number and Street)

TO THE ZONING BOARD OF APPEALS

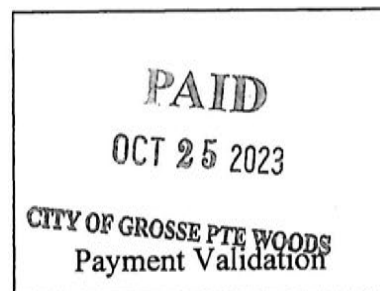
I (We) JAMES WILLIAM KALICH JR.
Name (Please Print) Phone No. (Daytime)
77935 AVAL S.C.S. MI. 48082
Address City State Zip

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

EXISTING NON-CONFORMING
RESIDENCE FOR A NEW
REAR ADDITION

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

- a. Present zoning classification of the property R-1E
- b. Description of property
- (1) Size and Area of Lot 60' x 128'
- (2) Is the lot a corner or interior lot NO



c. Description of EXISTING structures

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

d. Description of PROPOSED structures

- (1) Height of proposed structure 17'
- (2) Height and area of existing structure 28'
- (3) Dimensions and area of structure or addition to be constructed 16x15
- (4) Percentage of lot coverage of all buildings including proposed 13 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) _____
- (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.

The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result, and that all four of the following requirements are met: (please answer all four).

- a) That the ordinance restrictions unreasonable prevent the owner from using the property for a permitted purpose.

YES, THE HOUSE IS NON CONFORMING
AND CANNOT MOVE IN WITHOUT
RENOVATION

- b) That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.

HOUSES ON THIS STREET HAS
STRUCTURES CLOSER THAN 5' TO
PROPERTY

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

THE EXIST'G HOUSE WAS BUILT
AT A TIME OF DIFFERENT
ZONING RESTRICTIONS

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

OWNER BOUGHT HOUSE AS
IS. NOT SELF-CREATED

***NOTE:** When answering questions pertaining to use and non-use variances, additional paper may be used if necessary.

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, unnecessary hardship to the applicant will result, and that all four of the following requirements are met: (please answer all reasons).

- a) That the property could not be reasonably used for the purpose permitted in that zone.

EXIST'G NON-CONFORMING HOUSE

- b) That the appeal results from unique circumstances to the property and not from general neighborhood conditions

HOUSE WAS BUILT CLOSE TO
EAST PROPERTY LINE

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

NO, MANY HOUSES HAVE SIMILAR
CIRCUMSTANCES

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

NO, HOUSE IS APPROXIMATE
80 YRS OLD AND RECENTLY
BOUGHT BY NEW OWNER

When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:

EXISTING HOUSE WAS CONSTRUCTED
AT A TIME OF DIFFERENT ZONING
RESTRICTIONS

6. Article and Section of the Zoning Ordinance that is being appealed:

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

[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn to before me this 16th day of October 2023

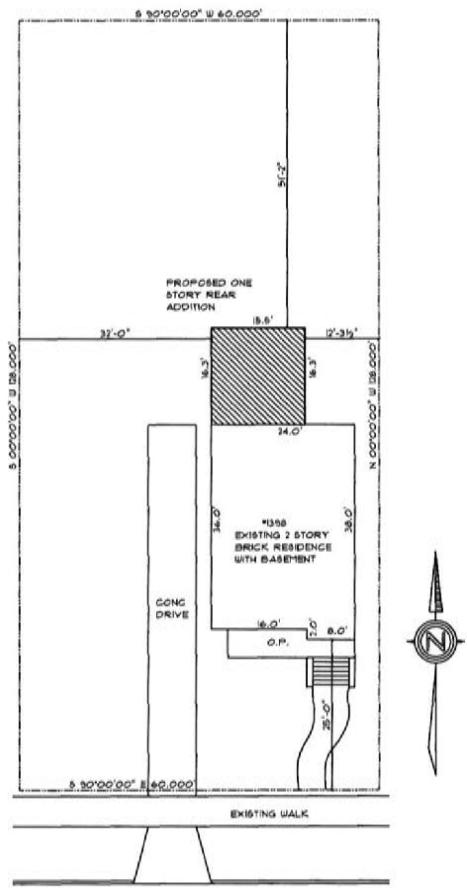
[Signature]
Notary Public

My Commission expires 9-12-2025

NOTE: The Zoning Board of Appeals meets the first and third Monday of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 for residential, or \$500 for commercial, a minimum of 14 days prior to council hearing.

THERESA DHONDT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Sept. 12, 2025
Acting in the County of Macomb

LEGAL DESCRIPTION:
 PARCEL # 40-004-06-0056-001
 0.11 ACRES
 SCH 548 WDM 57 ELE 30 FT
 LOT 56 ALSO LOT 51, J.E. BEAUFAIT SUB
 PG 249, LIBER 41, PG 99, WAYNE COUNTY
 RECORDS K 69,96



SITE PLAN
 SCALE: 1" = 20'-0"

ANITA



CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY

JOHN G. KOSANKE, Director

20025 Mack Plaza

Grosse Pointe Woods, MI 48236-2397



TO: Director John Kosanke
FROM: Sgt. Joseph Provost, Fire Inspector
DATE: November 15, 2023
SUBJECT: 1398 Anita ZBA Review

I have reviewed the variance request for the proposed project at 1398 Anita. The request, if granted, would not have a negative impact on Public Safety Operations.

Respectfully,

A handwritten signature in black ink, appearing to read "Sgt. J. Provost #S3".

Sgt. Joseph Provost, #S3
Fire Inspector

MEMO 23-31

TO: Paul Antolin, City Clerk

From: James Kowalski, Director of Public Works *J.K.*

Date: November 15, 2023

Subject: Variance Request at 1398 Anita

I have reviewed the request submitted by applicant (James Kalich Jr) for a variance to build an addition to his legally nonconforming home located at 1398 Anita. The addition variance will have no impact on the Department of Public Services or its utilities.

Please contact me if you have any questions

City of Grosse Pointe Woods

20025 Mack Plaza
Grosse Pointe Woods, MI 48236
(313) 343-2426
(313) 343-2439

Invoice For Permit: PB230756
Print Date: 10/25/2023

James William Kalich, Jr.
22935 Allor
St. Clair Shores MI 48082

Pay by Account In Full



Pay by Account In Full

\$ 375.00

Invoice No	Invoice Date	Permit Number	Address	Amount Due
00058752	09/26/23	PB230756	1398 ANITA AVE	\$ 0.00
Fee Details:				
Quantity	Description	Amount Cost	Balance	
20000.000	Plan Review Fee	\$100.00	\$ 0.00	
1.000	Lic Reg Contractor	\$20.00	\$ 0.00	
00059051	10/25/23	PB230756	1398 ANITA AVE	\$ 375.00
Fee Details:				
Quantity	Description	Amount Cost	Balance	
20000.000	ZBA Application Cost	\$375.00	\$ 375.00	
Total Amount Due				\$ 375.00

CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA
GROSSE POINTE WOODS, MI 48236
Phone : (313) 343-2440
E-Mail : SMURPHY@GPWMI.US
WWW.GPWMI.US

Received From:
KALICH WINDOW & HOME IMPROVEMENT INC
Date: 10/25/2023 Time: 11:36:28 AM
Receipt: 514718 *** REPRINT ***
Cashier: hgoff

PAID
OCT 25 2023
CITY OF GROSSE POINTE WOODS
#6459

ITEM REFERENCE	AMOUNT
BDINV BUILDING DEPT. INVOICE 00059051	\$375.00
TOTAL	\$375.00
CHECK 6459	\$375.00
Total Tendered:	\$375.00
Change:	\$0.00

PARCELL ADDRESSES FOR ZBA NOTIFICATION

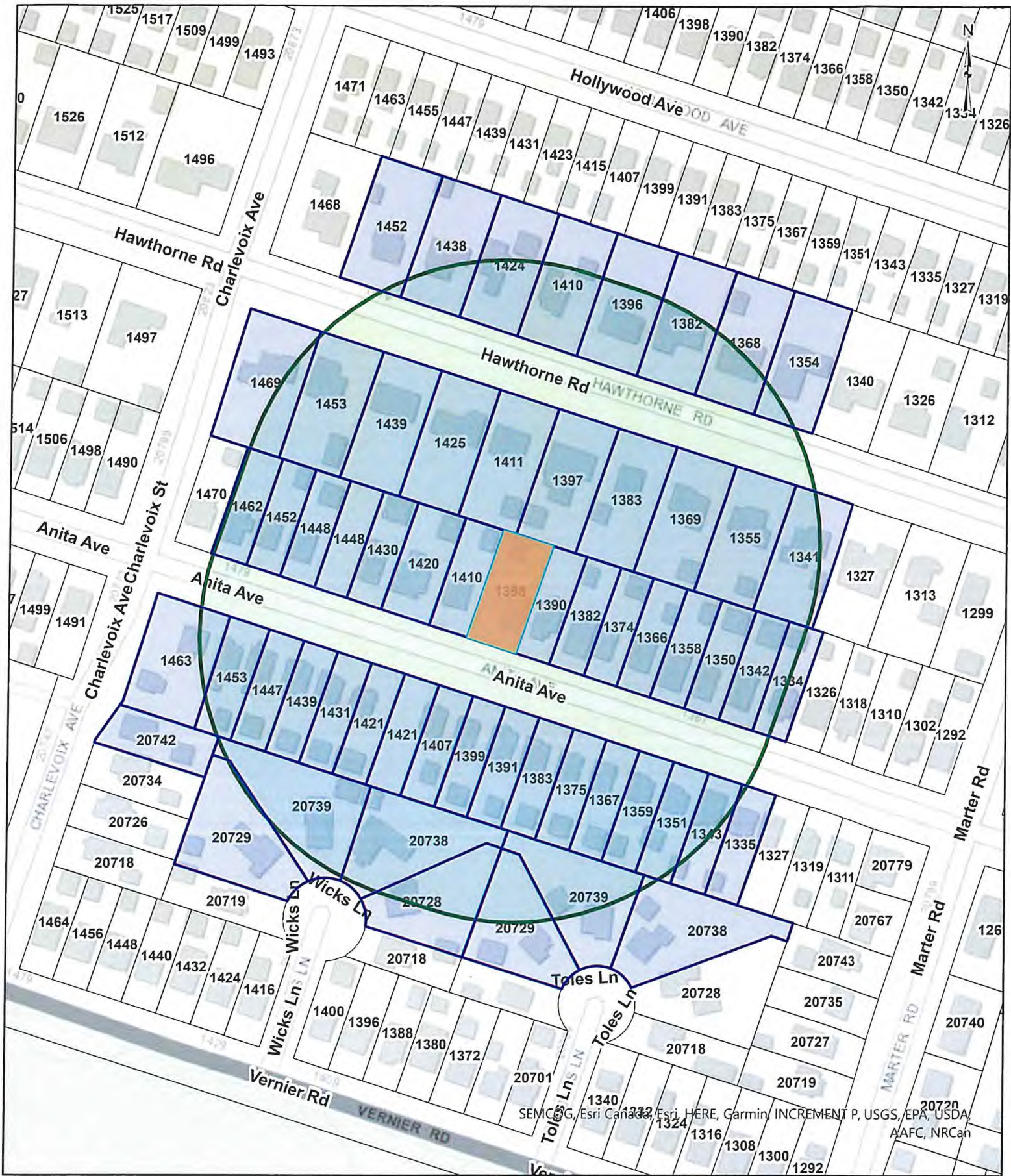
1398 ANITA

PARCELL	PROPERTY ADDRESS	OWNER/S	OWNER ADDRESS	CITY/STATE/ZIP
004 06 0065 000	1334 ANITA AVE	NORLIN, SCOTT & STEFANIE	1334 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0076 000	1335 ANITA AVE	KAM, ERIC F	1335 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0037 000	1341 HAWTHORNE RD	LAUHOFF, CHARLES F	1341 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0064 000	1342 ANITA AVE	ONESKI, GERALD W	1342 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0077 000	1343 ANITA AVE	CRITES, JOSHUA	1343 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0063 000	1350 ANITA AVE	RUMSCHLAG,, HENRY R	1350 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0078 000	1351 ANITA AVE	BURNS, MATTHEW S	1351 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0045 000	1354 HAWTHORNE RD	MACKELLAR, JILL & MIKO, CHRISTOPHER	1354 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0036 000	1355 HAWTHORNE RD	HEIMBERGER, SCOTT D	1355 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0062 000	1358 ANITA AVE	KADRICH, HANNAH	1358 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0079 000	1359 ANITA AVE	MANARDO, LISA K	1359 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0081 000	1375 ANITA AVE	ZIESEL, DETLEV	1360 WILDFLOWER CT	LAKE ORION, MI 48362-2374
004 06 0061 000	1366 ANITA AVE	GORALCZYK, ANDREW	1366 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0080 000	1367 ANITA AVE	MCHALE, EDWARD & ROSALIND	1367 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0046 000	1368 HAWTHORNE RD	BYRON, JAMES H	1368 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0035 000	1369 HAWTHORNE RD	HARPER, JOHN R	1369 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1374 ANITA AVE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1375 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0059 000	1382 ANITA AVE	RIZARRI FE S & RIZARRI-MLYNAREK A	1382 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0047 000	1382 HAWTHORNE RD	THOMAS, ALEXANDER & PAMELA	1382 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0082 000	1383 ANITA AVE	MEYERS, SHAYNA & SKERITT, ZACHARY	1383 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0034 000	1383 HAWTHORNE RD	PASTORIA, MEAGAN	1383 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0058 000	1390 ANITA AVE	DALIPAJ, LULIETA	1390 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0083 000	1391 ANITA AVE	BAKER, FRANCIS & PAMELA	1391 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0048 000	1396 HAWTHORNE RD	ZADROZNY, DARIA & GRZEGORZ	1396 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0033 000	1397 HAWTHORNE RD	VENTIMIGLIA, SALVATORE P	1397 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0056 002	1398 ANITA AVE	KUMMER, JEFFREY	1398 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0084 000	1399 ANITA AVE	JOHNSON, EDWARD W JR	1399 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0085 000	1407 ANITA AVE	HUGHES, BYRON	1407 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0055 002	1410 ANITA AVE	MARSHALL, BERTHA & ELLSTROM, PAMALLA	1410 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0049 000	1410 HAWTHORNE RD	TRUPIANO, JOHN	1410 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0032 000	1411 HAWTHORNE RD	ZWICKER, MELISSA A	1411 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1420 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0087 000	1421 ANITA AVE	MOLCHANY TAMMY L	1421 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0050 000	1424 HAWTHORNE RD	MAHALAK, DANIEL J	1424 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0031 000	1425 HAWTHORNE RD	DORSEY, ALBERT SR	1425 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0053 000	1430 ANITA AVE	BUCKMAN, ROBERT J	1430 ANITA AVE	GROSSE POINTE WOODS, MI 48236

PARCELL ADDRESSES FOR ZBA NOTIFICATION

1398 ANITA

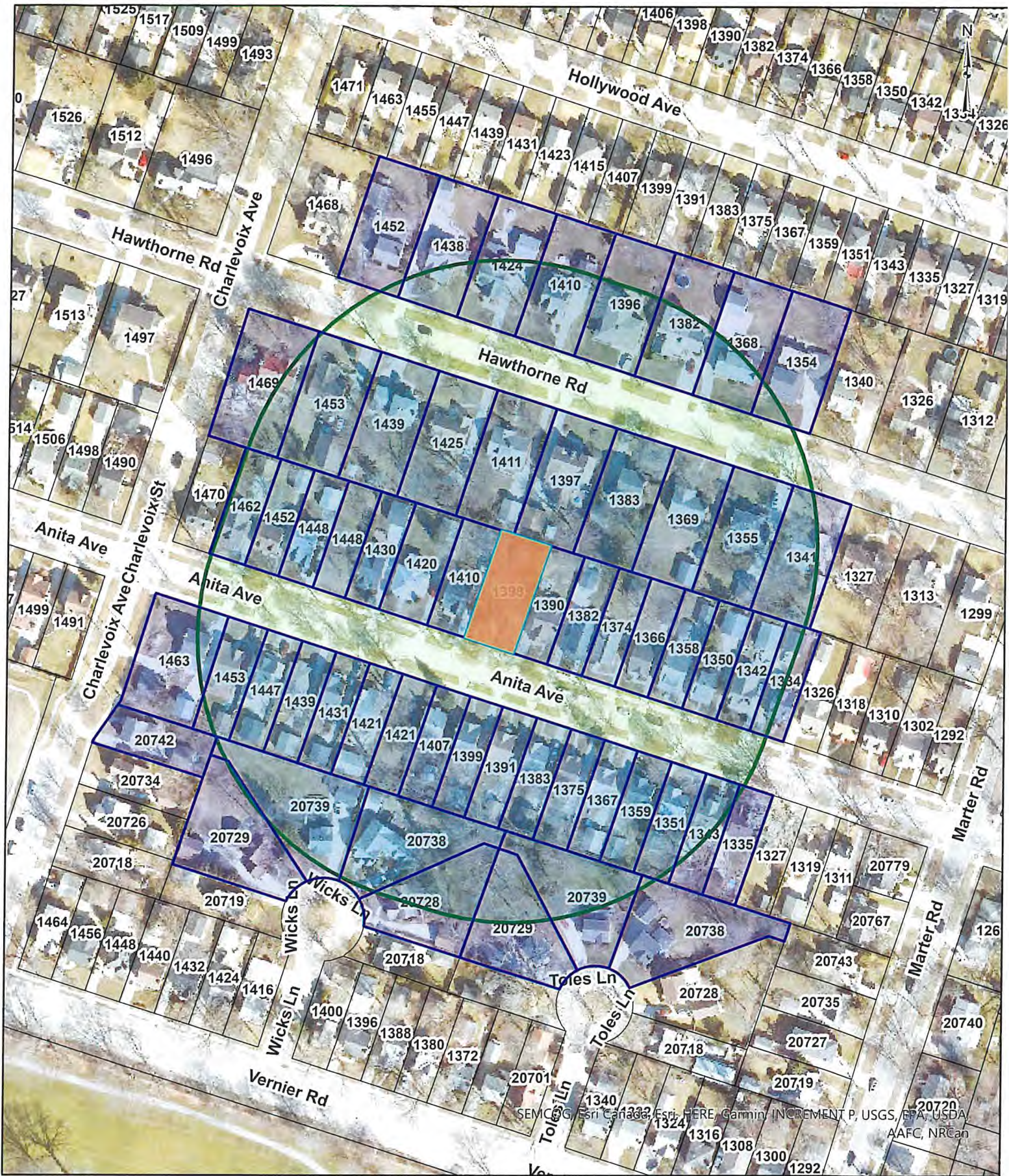
004 06 0088 000	1431 ANITA AVE	SALOME, JOSEPH P	1431 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0051 000	1438 HAWTHORNE RD	BOHANNON, DOUGLAS	1438 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 05 0030 000	1439 HAWTHORNE RD	NAZIONE, JODI & CARTWRIGHT, ROBERT	1439 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0090 000	1447 ANITA AVE	STALL, DIANNE L	1447 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 06 0051 000	1448 ANITA AVE	THOMPSON, CAROLYN W	1448 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0052 000	1452 HAWTHORNE RD	KOTWICK, MICHAEL J	1452 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0091 000	1453 ANITA AVE	SCHULTZ, ROBERT M & STEPHANIE L	1453 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0029 000	1453 HAWTHORNE RD	OLSON FAMILY TRUST	1453 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0049 000	1462 ANITA AVE	MOROZ, ELIZABETH H. & MANERA, WILLIAM	1462 ANITA AVE	GROSSE POINTE WOODS, MI 48236
		OCCUPANT	1463 ANITA AVE	GROSSE POINTE WOODS, MI 48236
004 05 0028 000	1469 HAWTHORNE RD	DENSKI, KAI M.	1469 HAWTHORNE RD	GROSSE POINTE WOODS, MI 48236
004 06 0092 000	1463 ANITA AVE	GELOVANI, DAVID & ANASTASIYA	149 GROSSE POINTE BLVD	GROSSE POINTE FARMS, MI 48236
005 02 0045 000	20728 WICKS LN	HUTCHERSON, ASHLEY	20728 WICKS LN	GROSSE POINTE WOODS, MI 48236
005 02 0048 000	20729 TOLES LN	WIERWILLE, KRISTEN	20729 TOLES LN	GROSSE POINTE WOODS, MI 48236
005 02 0042 000	20729 WICKS LN	OBRIEN, MARGARET F	20729 WICKS LN	GROSSE POINTE WOODS, MI 48236
005 02 0050 000	20738 TOLES LN	GRIFFITH, JAMES K	20738 TOLES LN	GROSSE POINTE WOODS, MI 48236
005 02 0044 000	20738 WICKS LN	GALLAGHER, JOHN C	20738 WICKS LN	GROSSE POINTE WOODS, MI 48236
005 02 0049 000	20739 TOLES LN	MASAKOWSKI, RYAN & COOK, TASHA	20739 TOLES LN	GROSSE POINTE WOODS, MI 48236
005 02 0043 000	20739 WICKS LN	SPRYSZAK-HANNA, MARYANNE	20739 WICKS LN	GROSSE POINTE WOODS, MI 48236
005 02 0040 001	20742 CHARLEVOIX AVE	WEND, STEPHEN P	20742 CHARLEVOIX AVE	GROSSE POINTE WOODS, MI 48236
004 06 0054 000	1420 ANITA AVE	AF GPWOODS LLC	33300 W SIX MILE RD	LIVONIA, MI 48152
004 06 0060 000	1374 ANITA AVE	MOTSCHALL, ERIK	4330 QUARTON RD	BLOOMFIELD HILLS, MI 48302
004 06 0050 000	1452 ANITA AVE	BASAM, SHAYA H	588 VERNIER RD	GROSSE POINTE WOODS, MI 48236
004 06 0089 000	1439 ANITA AVE	BRETT, GEORGE J	926 HARCOURT RD	GROSSE POINTE PARK, MI 48230-1874



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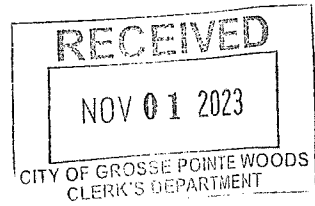


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AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Kristin Martin Duus

being duly sworn deposes and says that attached advertisement of

City of Grosse Pointe Woods

was duly published in accordance with instructions, in the GROSSE POINTE NEWS on the following dates:

November 2, 2023

#3 GPW PHN 1398 ANITA

and knows well the facts stated herein, and that she is the Circulation Manager of said newspaper.

Kristin Martin Duus Paul P. Antolin

Notary Public

NOTAR
My Com
Acting in

City of **Grosse Pointe Woods**, Michigan
NOTICE OF HEARING
NOTICE IS HEREBY GIVEN 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 variance for the property located at 1398 Anita Avenue. A variance is required for the proposed enlargement of the residential building due to the nonconforming nature of the building, it does not comply with the side yard setback requirement of the R-1E District. The ZBA hearing is scheduled for Monday, November 20, 2023, at 7:00 p.m. in the Council-Court Room of the Municipal Building, 20025 Mack Plaza Dr. The application is available for inspection at the Municipal Building, 20025 Mack Plaza Dr., 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.
Paul P. Antolin, MD/MS