



MCKENNA

November 10, 2023

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

SUBJECT: 551 ROSLYN ROAD VARIANCE REQUEST
ZONING: RA-1, ONE-FAMILY RESIDENTIAL DISTRICT
APPLICANT: RUSS SANDS

Dear Board Members:

We have reviewed the request submitted by the applicant (Russ Sands) for a variance from the side yard setback requirements at his home located at 551 Roslyn Road to be able to enlarge his home with additions that make it more accessible.



Aerial view of the subject property

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

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PLAN DETAILS

The applicant, who was seriously injured in an automobile accident and requires a motorized wheelchair, seeks to renovate his home to make it more accessible. Specifically, he seeks to install an elevator, build a new concrete patio, wood deck (with a new wood ramp), and accessible bathroom, and make many other renovations.

VARIANCE REQUEST

Per Section 50-3.1.A.4 of the City's Zoning Ordinance, the minimum side yard setbacks in the R-1A Zoning District are 10 feet per side and a total of 25 feet.

The applicant's plan shows that the home currently has side yard setbacks of 4 feet (on the west) and 8 feet, 8.5 inches (on the east), and is therefore a legally nonconforming use. The proposed renovations increase these nonconformities only in size of the structure, it does not increase the degree of the nonconformity in terms of the structure extending further into the current side yard setback.

Section 50-3.8 of the Ordinance does allow for a reduction of side yards for certain lots if more than 50 percent of lots on the block have side yards setback less than what is required in the district. The reduced side yard is determined by the average of the existing structures so long as the side yard of the smaller side is not less than 4 feet and the total of the sides is not less than 12 feet. Based on Wayne County Parcel Data several adjacent properties on the same block do not comply with the side yard setback as set in the Ordinance; however, we do not have enough plot plans on file to determine with certainty the average side yard setback of the block. The structure does, however, abide by the absolute minimum set side yard setback at 4 feet and the total setback minimum of 12 feet.

In this case, the applicant is seeking a variance for a reduction of 12 feet, 3.5 inches of the total required side yard setback.

VARIANCE COMMENTS

Per *Section 50-7.15.1.1* of the Zoning Ordinance, the Board of Appeals must find that "practical difficulty" has been demonstrated and make findings regarding the following standards prior to acting on a proposed variance. 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 applicant, who is wheelchair-dependent, needs to be able to make several renovations to continue to be able to live in his home. However, strict compliance with the side yard setback requirements would prevent many of these renovations from taking place. If the requested variance is not granted, it is highly likely that the applicant would be forced to move.
 - 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 this variance would allow the petitioner to make necessary accessible modifications to his home, and the variance would not negatively impact others in the same zoning district.
 - 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 legally nonconforming due to small side yard setbacks. If the applicant resided in a home with more typical existing side yard setbacks, it is likely that he would be able to make the requested renovations without needing to seek a variance.

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

The petitioner is wheelchair dependent because of an automobile accident, so the "problem" should not be considered one that was self-created.

RECOMMENDATION

Based on the analysis in this review, we find that the requested side yard setback variance should be granted.

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

Respectfully submitted,

MCKENNA

Andrew Littman
Senior Planner

Brigitte Wolf, AICP
Assistant Planner

RECEIVED

AUG 04 2023

CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

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: Russ Sands Date: 8-3-23

GP Woods Address: 551 Roslyn e-mail: [REDACTED]

Work#: _____ Home/Cell#: [REDACTED]

Contractor/Applicant Name: Bonchant

Telephone # [REDACTED] Fax # _____ Mobile/Cell # [REDACTED]

Contractor Address: 58439 Van Dyke

MI Builder's License #: 140744 MI Driver's License #: [REDACTED]

e-mail address: [REDACTED]

SPECIFY NATURE OF PROPOSED WORK:

Add Backroom ~ Ramp ~ Elevator
Int Renovations Chg Footprint

Value of Construction \$ 599,000

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: _____

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: _____

Mollie Mackinnon

From: Brigitte Smith <bsmith@mcka.com>
Sent: Friday, October 6, 2023 11:58 AM
To: Mollie Mackinnon
Subject: Re: 551 Roslyn 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:

Hello Mollie,

So same thing with the house on Anita, 551 Roslyn is a nonconforming existing structure due to side yard setbacks.

This property is in the R-1C One-Family Residential District. By the Ordinance, the minimum side yard setback should be at least 6 feet on one side and 16 feet total for two. However, it is currently 4 ft on one side and 8ft 8.5in on the other, for a combined total of 12 feet 8.5inches.

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: Wednesday, October 4, 2023 1:33 PM
To: Brigitte Smith <bsmith@mcka.com>
Subject: 551 Roslyn Addition

Hi Brigitte,

The contractor called about this permit, we approved the plan review on 8/21/23 but he hasn't paid for the permit fee yet so we haven't issued it. Can you verify the zoning is correct in case he comes in this week to pay for the permit?

Thanks,

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.



ACCESSIBLE ENVIRONMENTS, LLC

Every Successful Accessible Project Starts with a Good Design

318 John R Road #331
Troy, Michigan 48083
(248) 583-1560
(248) 583-1566 FAX

E-Mail: accessenviro@comcast.net

October 19, 2023

Russell Sands
551 Roslyn Rd.
Gross Pointe Woods, Michigan 48236

Accessible Environments, LLC File #: MS-2022-04

Mr. Sands was seriously injured in an Auto accident resulting in Life Alterations. Mr. Sands requires a Motorized Wheelchair for his Mobility needs. The Medical / Therapy Team recommended Accessible Modifications to allow Mr. Sands Safe Wheelchair Access into the Home including the Basement.

The Proposed Elevator will be placed in the Proposed Rear Expansion of the Existing Attached Garage allowing for Wheelchair Access from Garage to First Floor and down to the Basement. The Basement Access will provide the following for Mr. Sands –

- Access to Electrical Panels and Mechanicals
- Utilization of space for placements of Exercise / Therapy Equipment
- Safe Shelter during Severe Weather conditions
- Accessible Bath

The placement of the Elevator in the Proposed Rear Addition to the Existing Garage will provide Mr. Sands with the amenities listed above.

The Proposed Rear Addition to the Existing Garage will be constructed "Matching" the Existing Garage side wall of the West Side Property maintaining the 4 foot Setback. The Addition will expand to the Rear Property Line by 10'-7½".

ACCESSIBLE ENVIRONMENTS, LLC

Donald J Szczepanski, CEAC, CAPS
(Certified Environmental Access Consultant)
(Certified Aging-In-Place Specialist)

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

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OCT 25 2023
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 551 ROSLYN
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) RUSS SANDS
Name (Please Print) [REDACTED]
Phone No. (Daytime)
551 ROSLYN GROSSE POINTE WOODS MI
Address City State Zip

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

GRANT SIDEYARD (NORTH) ENCROACHMENT

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

a. Present zoning classification of the property R-1A

b. Description of property

(1) Size and Area of Lot 75 FT. X 150 FT. (11,250 S.F.)

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

PAID
OCT 25 2023
CITY OF GROSSE POINTE WOODS
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 _____
- (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) _____
- (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.

WOULD ALLOW BOTH HOMEOWNERS MOBILITY FROM ACCIDENT INJURIES

- 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.

HELPFUL TO LIABILITY DUE TO INJURIES _____

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

DUE TO DESIGN OF EXISTING HOME _____

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

OWNERS MOBILITY _____

*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.

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

WILL NOT _____

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

ONLY THE RESULTING INJURIES FROM HIS AUTO ACCIDENT _____

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

SEE ATTACHED DOCUMENT FROM ACCESSABLE ENVIROMENTS _____

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:

NA _____

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

SEE SCHEDULE OF REGULATIONS _____

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

RR
Rishabh Sood
N/A
Signature of Property Owner

R V Sood
Signature of Applicant

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



Bhavana Mehta
Notary Public

My Commission expires 05/26/2025

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.

CONSULTANT

PROJECT PROPOSED ACCESSIBLE ADDITION / RENOVATIONS

GROSS POINTS WOODS, MC-904M 4828B

OWNER

DESIGNED BY
 BGS AND CONSTRUCTION

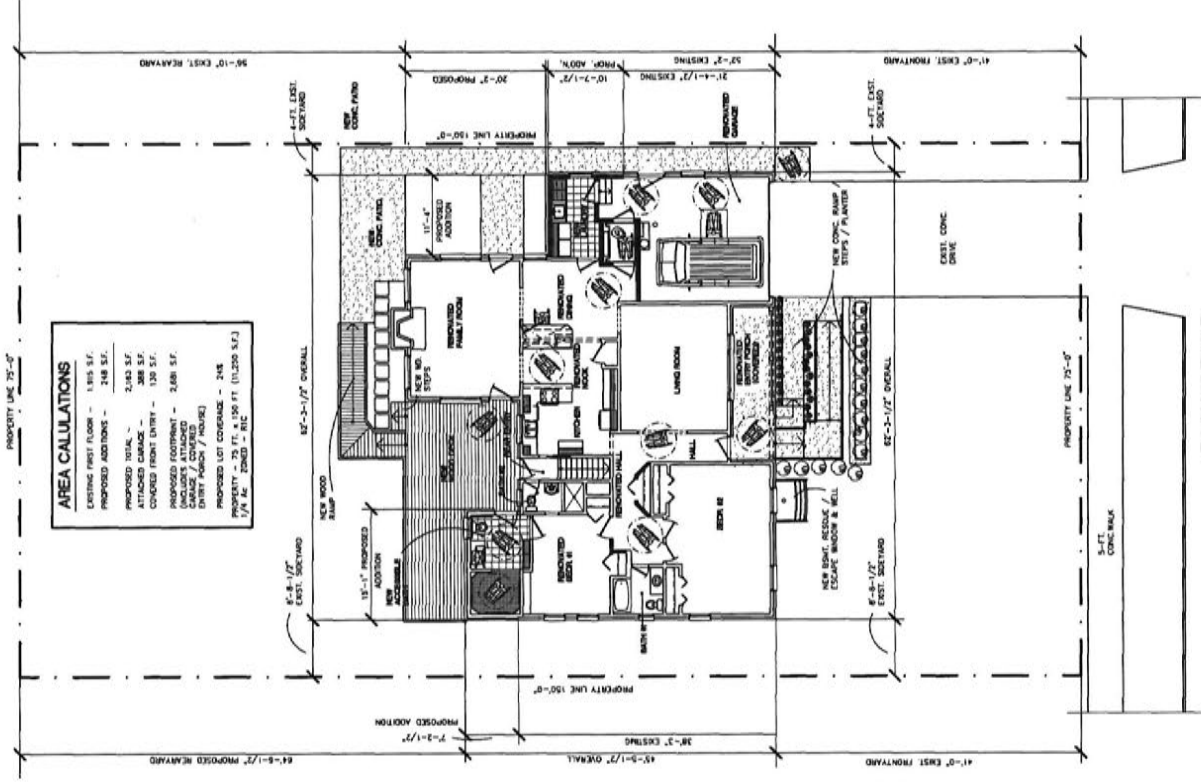
DATE: 08/28/2023
 DRAWING NO: 2023-001

SHEET CONTENT
PROPOSED PROPERTY

FILE NO: WS2022-04

SHEET NO: A-4

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 This document and the subject matter herein are the property of ACCESSIBLE ENVIRONMENTS, LLC and shall remain confidential unless otherwise stated.



ROSLYN ROAD

PROPOSED PROPERTY STUDY

SCALE: 1/8" = 1'-0"
 DATE: 08/28/2023
 DRAWING NO: 2023-001





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: 551 Roslyn ZBA Review

I have reviewed the variance request for the proposed project at 551 Roslyn. The request, if granted, would not have a negative impact on Public Safety Operations. I would only recommend that an emergency number for elevator service and an emergency access key be kept on site should the elevator stop working while someone is in it.

Respectfully,

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

Sgt. Joseph Provost, #S3
Fire Inspector

MEMO 23-30

TO: Paul Antolin, City Clerk

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

Date: November 15, 2023

Subject: Variance Request at 551 Roslyn Rd

I have reviewed the request submitted by applicant (Russ Sands) for a variance from the side yard setback requirements at his home located at 551 Roslyn Rd to enlarge his home with additions to make it more accessible. 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: PB230609
Print Date: 10/25/2023

Pay by Account In Full



Pay by Account In Full

MLJ Holdings LLC DBA- Borchert Building Company
584459 Van Dayke
Washington MI 48094

\$ 375.00

Invoice No	Invoice Date	Permit Number	Address	Amount Due
00058240	08/04/23	PB230609	551 ROSLYN RD	\$ 0.00
Fee Details:				
Quantity	Description	Amount Cost	Balance	
500000.000	Plan Review Fee	\$1000.00	\$ 0.00	
1.000	Lic Reg Contractor	\$20.00	\$ 0.00	
00058420	08/22/23	PB230609	551 ROSLYN RD	\$ 0.00
Fee Details:				
Quantity	Description	Amount Cost	Balance	
500000.000	Building Permit	\$5065.00	\$ 0.00	
00059045	10/25/23	PB230609	551 ROSLYN RD	\$ 375.00
Fee Details:				
Quantity	Description	Amount Cost	Balance	
500000.000	Zoning Board of Appeals 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

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OCT 25 2023
CITY OF GROSSE PTE WOODS
#134117

Received From:
MLJ Holdings LLC DBA- Borchert Build
Date: 10/25/2023 Time: 2:11:49 PM
Receipt: 514809 *** REPRINT ***
Cashier: hgoff

ITEM REFERENCE	AMOUNT
BDINV BUILDING DEPT. INVOICE 00059045	\$375.00
TOTAL	\$375.00
CHECK 34117	\$375.00
Total Tendered:	\$375.00
Change:	\$0.00

PARCELL ADDRESSES FOR ZBA NOTIFICATION

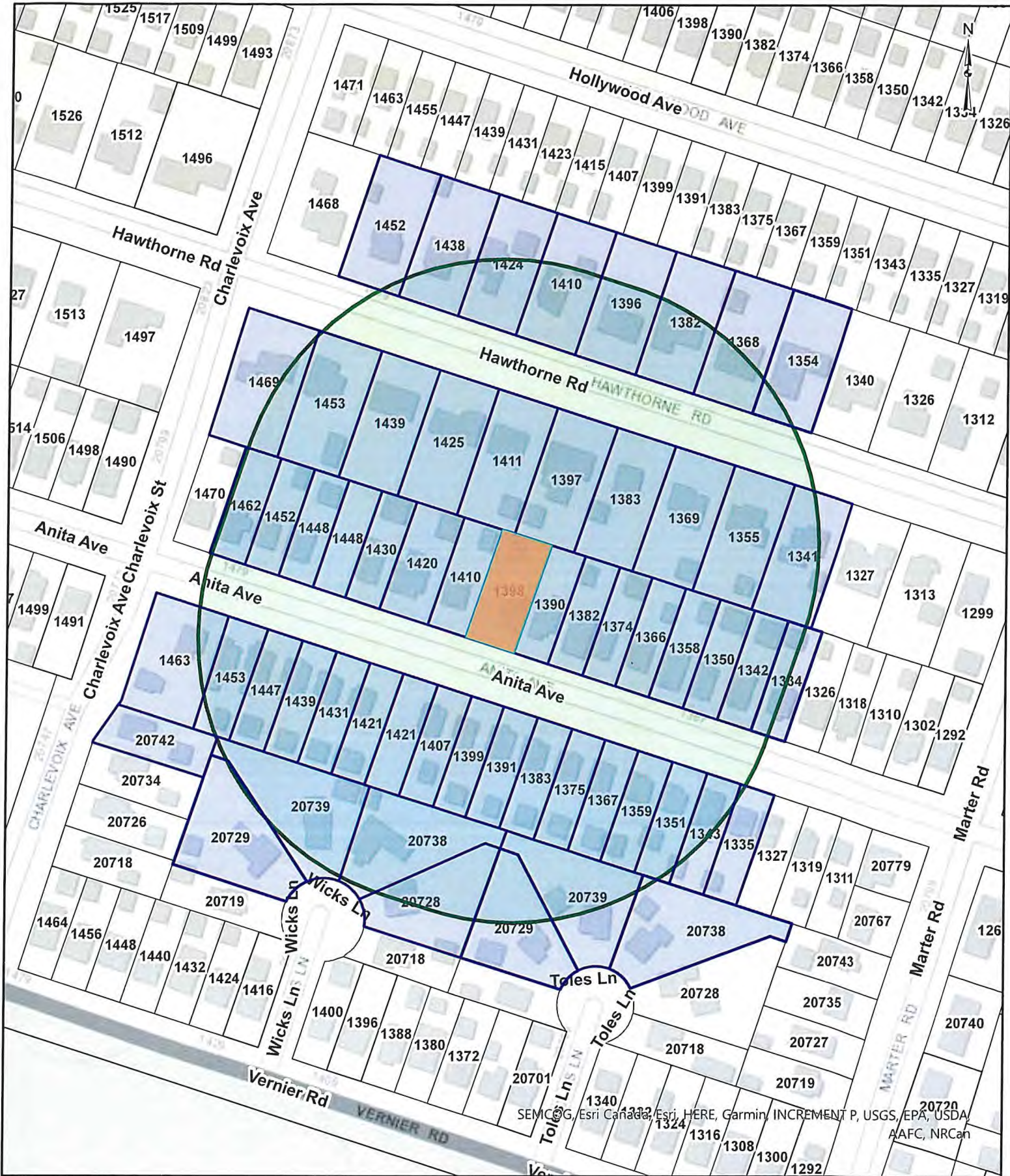
551 ROSLYN

PARCEL	PROPERTY ADDRESS	OWNER/S	OWNER ADDRESS	CITY/STATE/ZIP
006 01 0245 001	100 ROSLYN RD	ROTH, JASON & HEATHER	100 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0116 001	500 HAMPTON RD	BOUTELL, ANNABELLE	500 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0017 001	505 HAMPTON RD	OCCUPANT	505 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
		SHETLER JR., RICHARD T	1410 SPRING HILL RD	MCLEAN, VA 22102
006 01 0148 001	505 ROSLYN RD	RAZMOLOGOV, SERGEI	505 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0115 000	520 HAMPTON RD	DUFFY, MICHAEL	520 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0244 000	520 ROSLYN RD	FRANCIS, MICHAEL & SELMA JTTR UAD	520 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0018 000	521 HAMPTON RD	SHETLER, RICHARD & SANDRA	521 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0149 000	521 ROSLYN RD	RENNPAGE, RANDALL E	521 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0151 000	521 S BRYS DR	OCCUPANT	521 S BRYS DR	GROSSE POINTE WOODS, MI 48236
		JUIP, AMANDA V & DAVID L	2530 SEDGEBROOK DRIVE	WAUCONDA, IL 60084
006 01 0114 000	534 HAMPTON RD	UPPLEGER, RONALD L	534 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0243 000	534 ROSLYN RD	ONEILL, TIMOTHY	534 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0019 000	535 HAMPTON RD	HUDSON, KAREN & MEKLIS, HELEN G	535 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0150 000	535 ROSLYN RD	KETELS, ARNOLD	535 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0152 000	539 S BRYS DR	THOMAS, CARL E	539 S BRYS DR	GROSSE POINTE WOODS, MI 48236
006 01 0113 000	550 HAMPTON RD	ATTAR, PAUL A. - CAROL A. LIFE ESTATE	550 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0242 000	550 ROSLYN RD	TAYLOR, DON F	550 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0020 000	551 HAMPTON RD	GIACONA, SALVATORE M	551 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0151 000	551 ROSLYN RD	SANDS, RUSSELL E & AUGUSTYN, CECELIA	551 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0153 000	555 S BRYS DR	PATEL, SUDHANSHU H	555 S BRYS DR	GROSSE POINTE WOODS, MI 48236
006 01 0112 000	564 HAMPTON RD	VERYSER, DONALD	564 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0241 000	564 ROSLYN RD	WEEMS, GARNET & CARMEN	564 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0021 000	565 HAMPTON RD	THOMSPON, WILLIAM & ELLISSE	565 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0152 000	565 ROSLYN RD	NIHEM, JACK	565 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0154 000	573 S BRYS DR	SCARFONE, ROBERT J SR	573 S BRYS DR	GROSSE POINTE WOODS, MI 48236
006 01 0111 000	580 HAMPTON RD	MILLER, WILLIAM S	580 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0240 000	580 ROSLYN RD	RUSSO, JEAN & WATTS, SUSAN	580 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0022 000	581 HAMPTON RD	ABDENOUR, JANET MANNEY	581 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0153 000	581 ROSLYN RD	KOCH, GEORGE T & CHERYL A	581 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 11 0155 000	589 S BRYS DR	WARNEZ, THOMAS R & ANNE M	589 S BRYS DR	GROSSE POINTE WOODS, MI 48236
006 01 0110 000	596 HAMPTON RD	BLAIR, VANESSA R & CHAD M	596 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0239 000	596 ROSLYN RD	WUTHRICH, RONALD	596 ROSLYN RD	GROSSE POINTE WOODS, MI 48236

PARCELL ADDRESSES FOR ZBA NOTIFICATION

551 ROSLYN

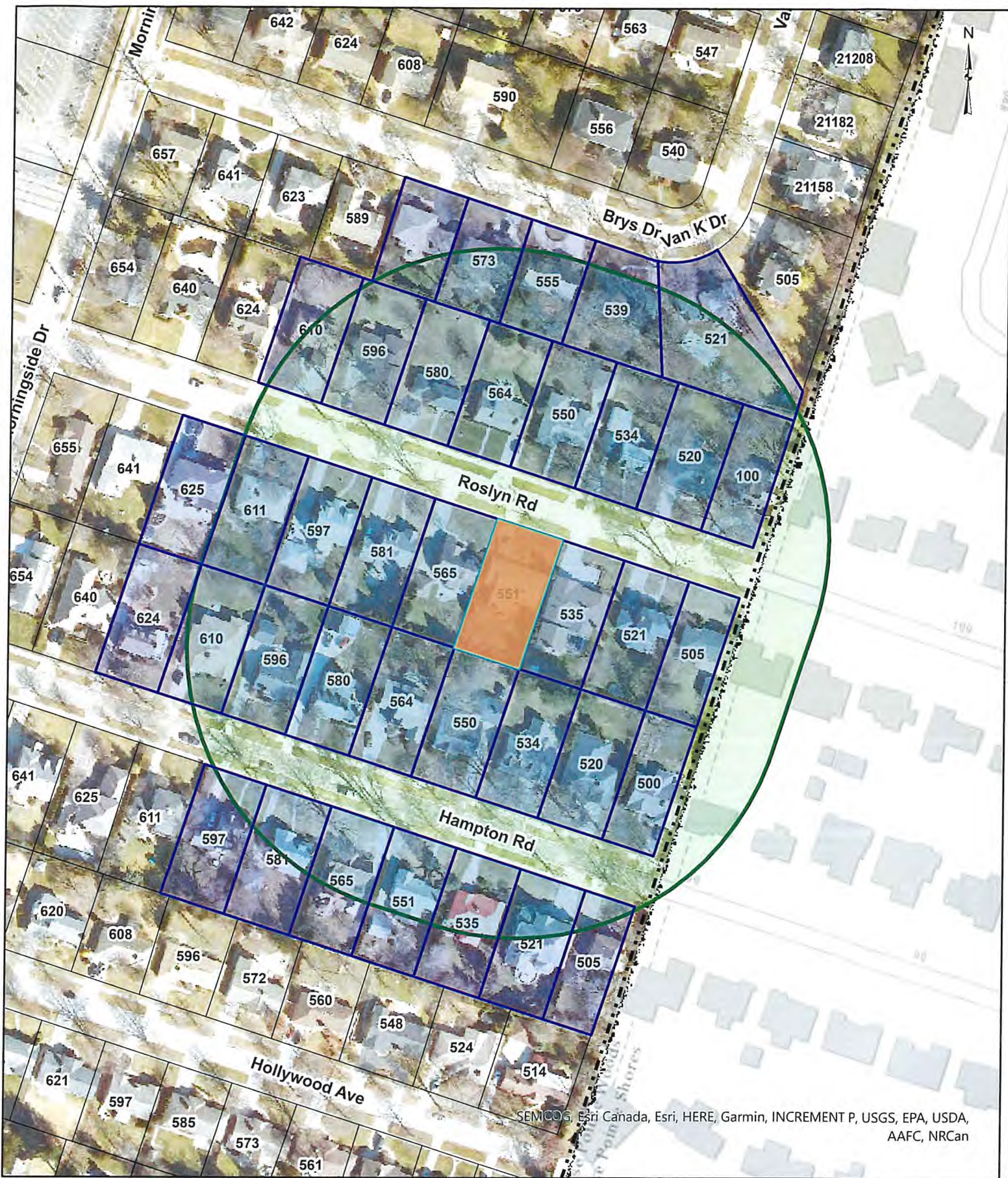
006 01 0023 000	597 HAMPTON RD	MOONEY, RICHARD L	597 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0154 000	597 ROSLYN RD	MASON, LABRISHA A (LIFE ESTATE)	597 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0109 000	610 HAMPTON RD	GUARINI, JOHN	610 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0238 000	610 ROSLYN RD	WILLIAMS, ASHLEY	610 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0155 000	611 ROSLYN RD	HAGE, ROSEMARY	611 ROSLYN RD	GROSSE POINTE WOODS, MI 48236
006 01 0108 000	624 HAMPTON RD	DEWITT, DAVID A	624 HAMPTON RD	GROSSE POINTE WOODS, MI 48236
006 01 0156 000	625 ROSLYN RD	NEPI, MICHAEL J & MARINA M	625 ROSLYN RD	GROSSE POINTE WOODS, MI 48236



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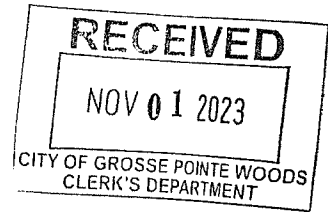
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AFFIDAVIT OF LEGAL PUBLICATION

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

#2 GPW PHN 551 ROSLYN

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

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 variance for the property located at 551 Roslyn Road. 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-1C 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, at 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, MIPMC

