

**CITY OF GROSSE POINTE WOODS**  
**20025 Mack Plaza**  
**Electronic Zoning Board of Appeal Meeting Agenda**  
**Monday, September 14, 2020**  
**7:05 p.m.**

**The Zoning Board of Appeals will be conducting a meeting of the Grosse Pointe Woods City Council by video (Zoom) and telephone conference in accordance with the City of Grosse Pointe Woods City Council resolution adopted May 4, 2020. This notice is being provided to ensure that those wishing to participate in the meeting have an opportunity to do so. Additional instructions are listed below.**

Join Zoom Meeting

<https://zoom.us/j/98011057096?pwd=VUdYTzFjQ0E3OGpCZjh2Uzd2UG5nQT09>

Meeting ID: 980 1105 7096

Passcode: 740904

Join by phone:

Dial by your location

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 980 1105 7096

Passcode: 740904

Facilitator's Statement

1. CALL TO ORDER
2. ROLL CALL
3. ACCEPTANCE OF AGENDA
4. PUBLIC HEARING
  - A. Lot Coverage: Timothy and Alyssa Madison, 898 S. Brys Dr.,
    1. Memo 09/09/20 - Building Official
    2. Application to the ZBA Rec'd 08/21/20
    3. Neighbors Consent to Proposed Variance (3)
    4. Building Permit Application Zoning Compliance and Plan Review
    5. Letter 08/04/20 – Timothy and Alyssa Madison
    6. Letter 07/20/20 – Timothy and Alyssa Madison
    7. Site Plans (2)
    8. Subdivision Plat Map
    9. Affidavit of Legal Publication
    10. Affidavit of Property Owners Notified
    11. Aerial Views (2)
5. IMMEDIATE CERTIFICATION OF MINUTES
6. ADJOURNMENT

**Lisa Kay Hathaway, MiPMC-3/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 to individuals with disabilities. Closed captioning and audio will be provided for all electronic meetings. All additional requests must be made in advance of a meeting.

**Instructions for meeting participation**

1. **To join through Zoom:** The meeting may be joined by clicking on the link provided on the agenda at the start time posted on the agenda, enter the meeting identification number, and password. Zoom may provide a couple of additional instructions for first time use. As an alternative to using the link, accessibility to the meeting may be obtained by using the browser at join.zoom.us. If having trouble logging in, try a different browser e.g. Chrome.

Join Zoom Meeting

<https://zoom.us/j/98011057096?pwd=VUdYTzFjQ0E3OGpCZjh2Uzd2UG5nQT09>

Meeting ID: 980 1105 7096

Passcode: 740904

2. **Join by telephone:** Dial the toll-free conferencing number provided and enter the meeting identification number, and password. Dial \*9 to be heard under Public Comment.

Dial by your location

877 853 5247 US Toll-free

888 788 0099 US Toll-free

Meeting ID: 980 1105 7096

Passcode: 740904

In an effort to alleviate feedback and disruption of the meeting, choose one of the media options, either phone or Zoom, not both.

Meeting notices are posted on the City of Grosse Pointe Woods website home page at [www.gpwmi.us](http://www.gpwmi.us) and the on-line calendar, both containing a link to the agenda. The agenda contains all pertinent information including business to be conducted at the meeting, a hyperlink to participate using Zoom, and call-in telephone number with necessary meeting identification, and a password. Agendas will also be posted on six (6) City bulletin boards along Mack Avenue.

The following are procedures by which persons may contact members of the public body to provide input or ask questions:

1. To assist with meeting flow and organization, all public comment will be taken at the end of the meeting unless it is moved to a different location on the agenda upon a consensus of the City Council;
2. The phone-in audience, when making public comment please state your name (optional) when called upon;
3. Audience participants will be muted upon entry and will have a chance to speak during the public comment portion of the meeting at the end of the agenda, at which time the microphones will be unmuted.

4. Those joining by Zoom will also be muted and may use the virtual raised “hand” to request to be heard under Public Comment.
5. Those joining by telephone need to dial in using the phone number provided on the agenda. When prompted, enter the meeting number and the password also located on the agenda. Dial \*9 to be heard under Public Comment.
6. The published agenda invites participants from the community to provide written questions, comments, and concerns in advance of the meeting to any Elected Official or the City Clerk regarding relevant City business and may be read under Public Comment. Emails may be sent to:

Mayor Robert E. Novitke	<a href="mailto:mayornovitke@comcast.net">mayornovitke@comcast.net</a>	586 899-2082
Art Bryant, Council Member	<a href="mailto:arthurwbryant@gmail.com">arthurwbryant@gmail.com</a>	313 885-2174
Ken Gafa, Council Member	<a href="mailto:kgafa@comcast.net">kgafa@comcast.net</a>	313 580-0027
Vicki Granger, Council Member	<a href="mailto:grangergpw@aol.com">grangergpw@aol.com</a>	313 460-5250
Mike Koester, Council Member	<a href="mailto:koester.gpw@gmail.com">koester.gpw@gmail.com</a>	313 655-4190
Todd McConaghy, Council Member	<a href="mailto:todd.mcconaghygpw@yahoo.com">todd.mcconaghygpw@yahoo.com</a>	248 765-0628
Lisa Hathaway, City Clerk	<a href="mailto:lhathaway@gpwmi.us">lhathaway@gpwmi.us</a>	313 343-2447

You may contact Lisa Hathaway, City Clerk, at [lhathaway@gpwmi.us](mailto:lhathaway@gpwmi.us) should you have any questions prior to the meeting starting.

<b>NOTE TO PETITIONERS: YOU, OR A REPRESENTATIVE, ARE REQUESTED TO BE IN ATTENDANCE AT THE MEETING SHOULD COUNCIL HAVE QUESTIONS REGARDING YOUR REQUEST</b>
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5A

**CITY OF GROSSE POINTE WOODS**  
**BUILDING DEPARTMENT**  
**MEMORANDUM**

**TO:** Mayor and City Council  
**FROM:** Gene Tutag, Building Official GT  
**DATE:** September 9, 2020  
**SUBJECT:** Dimensional Variance Request, 898 S Brys

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An application to construct an 822 square foot, single-story addition to the property at 898 S Brys has been denied. The permit cannot be approved as the plan is in violation of Section 50-209(f), Lot and Building Regulations. The maximum permitted lot coverage in the R-1C zoning district (One-Family Residential) is 35% whereas the total lot coverage shown on plans submitted by the applicant is 39.8%.

The homeowners Alyssa and Timothy Madison are appealing the denial and requesting a variance.

The requested variance is a dimensional or non-use variance and can be granted if all of the following variance standards are met:

Sec. 50-149. - Variance standards.

(a) Dimensional or nonuse variances. The zoning board of appeals may grant a dimensional or nonuse variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty. 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:

(1) 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.

(2) 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);

(3) That the plight of the petitioner is due to unique circumstances of the property;

(4) That the petitioner's problem is not self-created.



(5) That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

The property in question, 898 S Brys, is on an interior lot located along the north side of S Brys. The property is zoned R-1C (One-Family Residential) and is immediately surrounded by R-1C zoning on all sides. The subject lot contains a well maintained single-family dwelling that was built in approximately 1958.

Lot sizes and the subject property are shown in the attached copy of the subdivision plat. The majority of lots on the north side of S Brys are 68.5 feet in width, however the lots on the south side of S Brys are 70.69 feet in width, majority of lots both north and south of S Brys are predominantly 117 feet in depth. There are exceptions due to the curve of the road.

Field inspection and measurement of the property revealed that the proposed addition would otherwise be in compliance with city codes.

The applicants on the attached ZBA application have provided rational and detailed responses to how their request meets the variance standards set forth in Section 50-149. An argument can be made that a lot with the depth of only 117 feet is difficult to develop.

After careful review and inspection of the subject property, it does not appear to have any unique circumstances such as shape, size, easements or topography that would prevent its development within the confines of the ordinance. A two-story or smaller addition could be constructed without the requested variance. The property is reasonably being used as a single family home which is a permitted use in the R-1C zoning district. Strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items have not unreasonably prevented the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.

Therefore it is recommended that the requested dimensional variance for the property of 898 S Brys, to Section 50-209(f), Lot and Building Regulations, be denied.

Attachments:

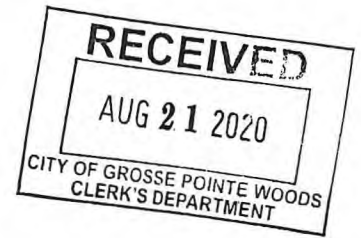
Building Permit Application & ZBA Application  
Letter of Appeal from Applicant  
3 Photos of 898 S Brys with Site Plans  
Subdivision Plat Map  
Notice of Council Hearing  
GPW Ordinance Sections 50-149 and 50-209(f)

APPROVED BY:   
Bruce Smith  
City Administrator

DATE: 9/10/2020

\*\*\*THIS FORM MUST BE TYPED\*\*\*

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



APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 898 South Brys Drive  
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Timothy & Alyssa Madison (586) 719-1862  
Name (Please Print) Phone No. (Daytime)

898 South Brys Drive Grosse Pointe Woods MI 48236  
Address City State Zip

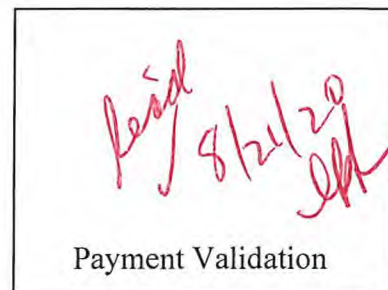
Hereby appeal to the Zoning Board of Appeals for a variance to:

Chapter 50 – Art. II, Div 5, Sec. 50-209 of the Grosse Pointe Woods Code of Ordinances.  
Specifically, to the thirty five percent lot coverage rule, in order to build an addition on the  
rear of our home to accommodate the needs of our growing family.

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

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

- (1) Size and Area of Lot 69 feet x 117.5 feet / 8073 square feet
- (2) Is the lot a corner or interior lot- interior lot



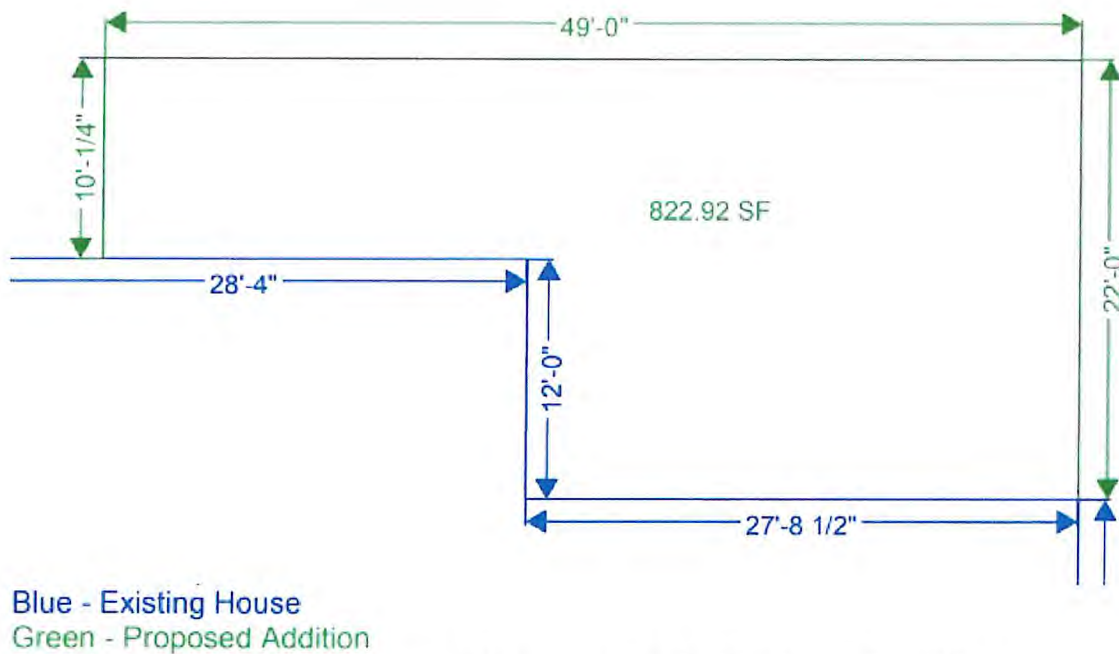
**\*\*\*THIS FORM MUST BE TYPED\*\*\***

**c. Description of EXISTING structures**

- (1) Total square footage of accessory building now on premises 576 square feet; of main buildings 1716 square feet
- (2) Uses of building on premises residential
- (3) Percentage of lot coverage of all buildings on ground level 29.7%

**d. Description of PROPOSED structures**

- (1) Height of proposed structure estimated 17 feet
- (2) Height and area of existing structure- one story / 2292 square feet
- (3) Dimensions and area of structure or addition to be constructed 10' 1/4" x 49' x 22' 822.92 square feet



- (4) Percentage of lot coverage of all buildings including proposed 39.8%

**e. Yard setbacks after completion of addition/structure**

- (1) Front Yard (measured from lot line) will NOT change current setback
- (2) Side Yard (measured from lot line) will NOT change current setback
- (3) Rear Yard (measured from lot line) 26' 10 1/4"



**\*\*\*THIS FORM MUST BE TYPED\*\*\***

- f. A sketch drawn to scale depicting the above information shall Be included herewith.

\*\*Please reference the attached sketch/depiction.

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, a practical difficulty 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.**

1. I, Timothy Madison, owner of 898 South Brys Drive, petition the zoning board of appeals (ZBA), pursuant to Chapter 50 – Art. II, Div 5, Sec. 50-149 of the Grosse Pointe Woods Code of Ordinances, to grant a nonuse variance for the construction of an addition on my home. I am requesting an additional 4.8 % in lot coverage to create a bedroom and family room in the rear of my residence. The thirty five percent lot coverage restriction prescribed in sec. 50-209, makes it impossible to create the additional living space required for my growing family. The restrictions within the ordinance are unnecessarily burdensome and would unreasonably prevent me from remaining in the home. If the requested variance is not approved, I will be required to find another home for my family.

2. Our home has been in our family for more than 25 years. It was my wife's childhood home purchased from my father-in-law in 2015. Since the purchase of the home our family has grown, we have a 22-month-old son and second son due in October of 2020. We are planning to continue growing our family after our second son is born and hope to be blessed with more children. To properly plan for the future of our family we need to expand our living space so that we can raise our kids in a safe neighborhood, near family, within walking distance from Grosse Pointe Woods Public Schools.



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3. In addition to the anticipation of a large family, COVID-19 has created unique challenges in our household related to employment. Since the start of the pandemic I have been required to perform many of my work duties from home. This has been a challenge; I am a police detective and often work late at night and/or early morning. My employment at times requires me to monitor police radio, make phone calls, and appear for court proceedings remotely. These responsibilities can be disruptive with sleeping children nearby. Daytime work hours are also challenging with the layout of our home since I am often required to work in close proximity to my 22-month-old son.
4. Prior to considering an addition I looked closely at the current floor plan to determine if I could create another bedroom without major construction. Upon careful review I determined that the layout of the home would not allow for the creation of an additional bedroom or home office. The home currently has two bedrooms that are located off a small living room and one of the bedrooms is smaller than the other. The bedrooms share a wall with the main living area, therefore there is no noise barrier between working adults and sleeping children. The master bedroom similarly is near the main living area of the house. This layout does not allow for adequate space between bedrooms and the living area especially with young children in the home.
5. In reviewing alternative options I also considered a second-floor addition to avoid a lot coverage issue under sec. 50-209. However, after speaking with contractors I determined that creating a second floor was not a viable option. I was informed that I would not be able to live in the home during the renovation because a portion of the roof would need to be removed and the dust/air quality would not be suitable for young children. Moreover, I learned that a second-floor addition would likely take months longer to complete and I would have to find a secondary home for my family until the renovation was done. It would be unreasonably burdensome to move a newborn and a 22-month-old into another location during construction.
6. My home is located within a residential zone in the City of Grosse Pointe Woods. Pursuant to sec. 50-208 a permitted use of property within this zone is to establish a single-family detached dwelling. Section 50-207 (1) indicates the purpose of establishing a residential zone is to "Encourage the construction of and the continued

**\*\*\*THIS FORM MUST BE TYPED\*\*\***

use of the land for single family dwellings.” The ordinance restrictions related to maximum lot coverage included in 50-209 unreasonably prevent me from establishing a single-family detached dwelling (a permitted use) that can accommodate the growing size of my family. In other words, the ordinance restrictions unreasonably prevent me from using my property for a permitted purpose.

7. The facts and circumstances outlined below demonstrate that a practical difficulty exists, and substantial evidence will be presented showing that the conditions of sec. 50-149 (1-5) can be met in this case. For the reasons included in detail below we request the ZBA grant our petition for a nonuse variance so that we can obtain substantial justice and secure the future of our family at 898 South Brys Drive.

**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.**

1. The requested variance would do substantial justice for both my family as well as other property owners in the district for the following reasons:

- a. The proposed addition would be limited to the rear of the residence and would be unable to be seen from the city sidewalk or public roadway.
- b. There would be no infringement upon the privacy, enjoyment, use or scenic views of neighboring homeowners since the addition is limited to a single story and on the rear of the residence.
- c. I have made efforts to inform all immediate neighbors of the proposed addition / variance request and provide them with a sketch including dimensions for review.
- d. I have obtained written consent to the variance by several neighbors and included copies of the documents for review by the ZBA. None of the neighbors contacted objected to the variance request.
- e. Several neighbors have provided oral statements in support of the project and indicated they would make a similar request if faced with the unique circumstances of our case.
- f. The variance would increase the square footage of our home so that it was comparable to the homes on our street. The average square footage of a home on our street was calculated to be 1903 square feet and our home is only 1716 square feet (based on data collected from the City of Grosse Pointe Woods website.
- g. There are several large homes on our street the largest being 2848 square feet (947 South Brys Drive) which is over one thousand square feet larger than ours.

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Therefore, the increased square footage would not cause the home to be an outlier amongst the homes in the area.

- h. The variance would increase the number of bedrooms in our home along with the overall square footage. These modifications would raise the value of our home benefiting homeowners in the area by similarly contributing to increased property values.
    - i. The variance would also increase the assessed value of the property and would generate greater tax revenue for the city.
  - 2. A lesser relaxation than that requested would not give substantial relief to the owner of the property for the following reasons:
    - a. The proposed addition was based on careful planning and calculated to address the needs specific to our growing family.
    - b. The specific measurements and square footage create a floor plan that accommodates the required additional bedroom, as well as creating a living space adequately separate from the current bedrooms.
    - c. The proposed addition was designed to minimally increase the home's lot coverage while still meeting our family's unique needs.
    - d. The request is only for an additional 4.8% which is a minor variance request.
    - e. A second-floor addition is not a viable option because I would not be able to live in the home during the months of construction with two small children.
    - f. If the above outlined needs are unable to be met my family will be unnecessarily prevented from using our home for a permitted purpose and will be required to move.

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

- 1. The plight results from the unique circumstances of the property that are included in detail below:
  - a. The average lot size on the street where my home is located (South Brys Drive between Wedgewood St and North Brys Drive) is 71.87 feet x 118.48 feet (calculated from public records on the City of Grosse Pointe Woods website).
  - b. The largest lot on my street is 14.4 feet wider and 35 ½ feet deeper than my lot (947 South Brys Drive).
  - b. My lot size is a smaller than the average lot size and has been measured at only 69 feet x 117.5 feet.
  - c. Having a smaller than average lot creates an unfair playing field and greatly limits the extent to which I can add the needed living space to my home.

**\*\*\*THIS FORM MUST BE TYPED\*\*\***

d. In addition to having a smaller than average lot my home also has less square footage on average than the other homes on my street (calculated from public records on the City of Grosse Pointe Woods website).

e. The average square footage of a home on South Brys Drive (between Wedgewood St and North Brys Drive) is approximately 1903 square feet. My home is only 1716 square feet.

f. The largest home on my street is 2848 square feet (947 South Brys Drive) which is over one thousand square feet larger than mine.

g. The floor plan of my home which includes a small living room near the bedrooms, one bedroom smaller than the others and no home office presents no viable options for meaningful expansion without increased square footage and a variance.

h. The home is unique and has been in my family for more than 25 years. The memories from my wife's childhood cause it to have special value and meaning. This home could not be replaced, and an addition would allow the tradition of family to carry on.

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

1. The alleged hardship has not been self-created and significant effort was taken to minimize the extent of the requested variance. The home in its current layout is modest, the hardship is directly related to the size of our lot and not modifications we have made to the home. Our family is growing, and we require an additional bedroom and living space. Moreover, the present health pandemic has created unique challenges and further increased our need to expand our home. There is not only a need to have quiet sleeping areas for kids, but also to facilitate home schooling, professional employment, and daily family life. There are no viable options with the present floor plan, a second story addition would force my family to move out during construction and a minor variance would allow us to make the necessary changes. Without additional space we will be unable to sustain family life at this location and will be forced to move.

**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:**

1. In our unique case we believe the facts and circumstance allow for our petition to be granted while still maintaining the spirit of the ordinance, public safety, and ensuring substantial justice is done. Section 50-207 outlines the purpose or spirit of the ordinance related to the residential district. The specific intent of the chapter was to ensure the following interests were met:
  - a. Encourage the construction of and the continued use of the land for single-family dwellings.



**\*\*\*THIS FORM MUST BE TYPED\*\*\***

b. Prohibit business, commercial, or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.

c. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this article.

f. Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.

g. Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.

2. My petition does not clash with any of the interests outline above. In contrast the granting of a variance in this unique case would allow substantial justice to be done and would be in line with the spirit of the ordinance. The plain language of subsection (1) listed as “a” above, indicates the intent of the ordinance is to encourage the construction of and continued use of the land for single family homes. Moreover, subsections 2-4 listed as “b”-“f” above are aimed at commercial uses that do not apply in my unique case. In this case the request is only for an additional small percentage (4.8%) of lot coverage to accommodate the needs of a growing family. The request is limited to the rear of the home and would not impact the use, privacy, or enjoyment of neighboring property owners. Effort was made to notify neighboring property owners prior to this request and all that were contacted supported the request for a variance.

3. Further supporting the notion that the spirit of the ordinance will be preserved, and substantial justice done is the fact that the proposed addition would cause my home to be more comparable in size to the homes on my street. Moreover, several neighbors on my street and the street directly behind my home have similar additions to the rear of their residences. My home would not be the largest home but would be large enough for my family. This would benefit neighboring homeowners as well as the city because my property value and taxes would likely increase which would have a positive impact on the price of homes in the area.

4. Lastly, subsection (5) “g” above, related to public safety would be ensured since the home would not cause an increase in costs for public services, water, sewage etc.. The proposed addition would not include plumbing or sewage and would be limited to a bedroom and additional living area. Most importantly the home would be consistent with the other homes in the district and not distinct from neighboring properties.

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

Chapter 50 – Art. II, Div 5, Sec. 50-209 of the Grosse Pointe Woods Code of Ordinances

**\*\*\*THIS FORM MUST BE TYPED\*\*\***

**Conclusion:**

The facts and circumstances outlined above demonstrate that a practical difficulty exists, and substantial evidence has been presented showing that the conditions of sec. 50-149 (1-5) are met in this case. Therefore, we request the ZBA grant our petition for a nonuse variance so that we can obtain substantial justice and secure the future of our family at 898 South Brys Drive.

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

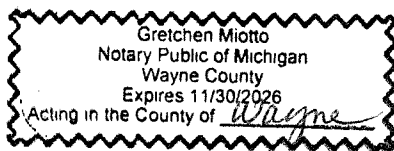


**Signature of Property Owner**



**Signature of Applicant**

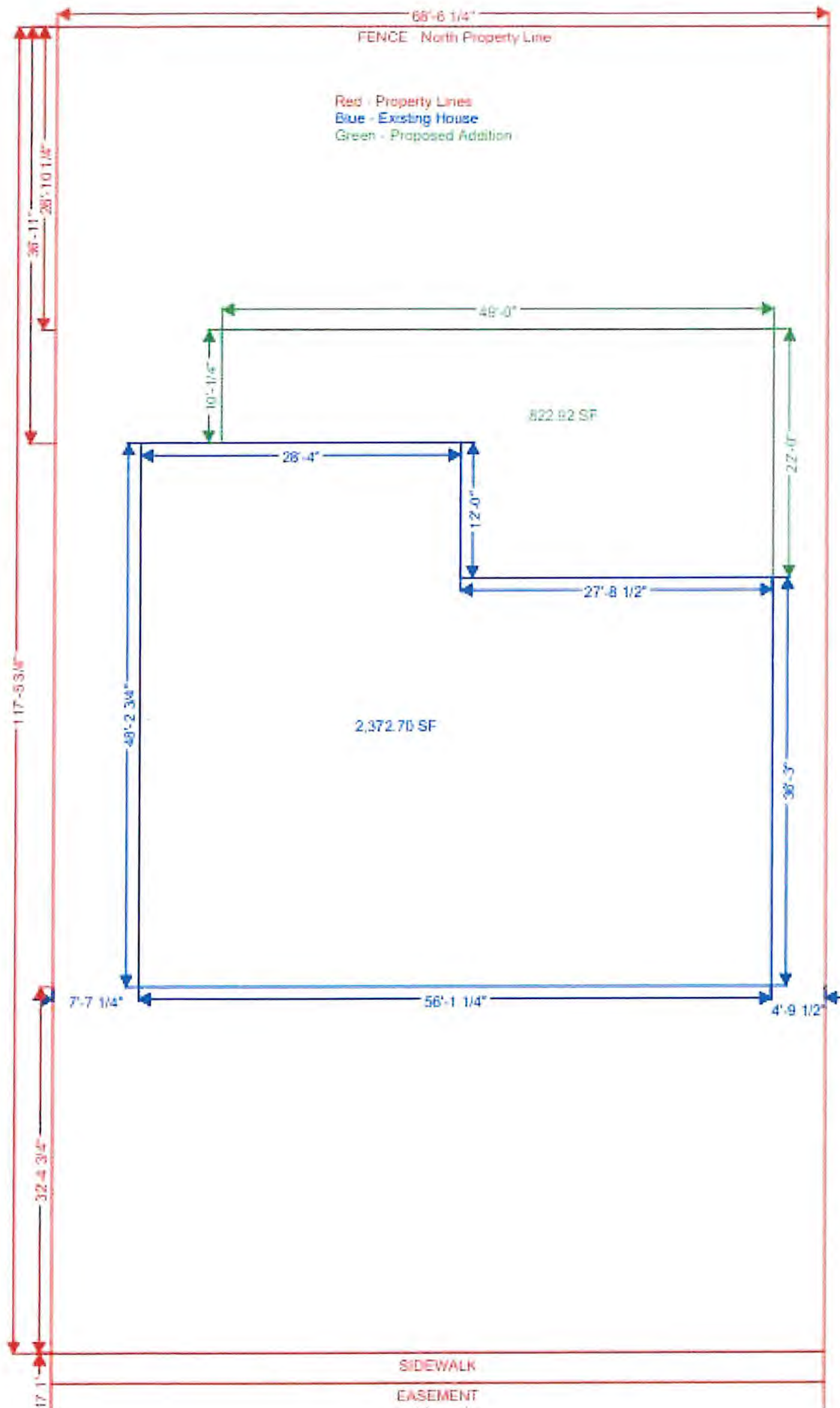
Subscribed and sworn to before me this 21<sup>ST</sup> day of August 2020



Gretchen Miotto  
**Notary Public**

My Commission expires 11/30/26

**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 \$75 a minimum of 14 days prior to council hearing.**



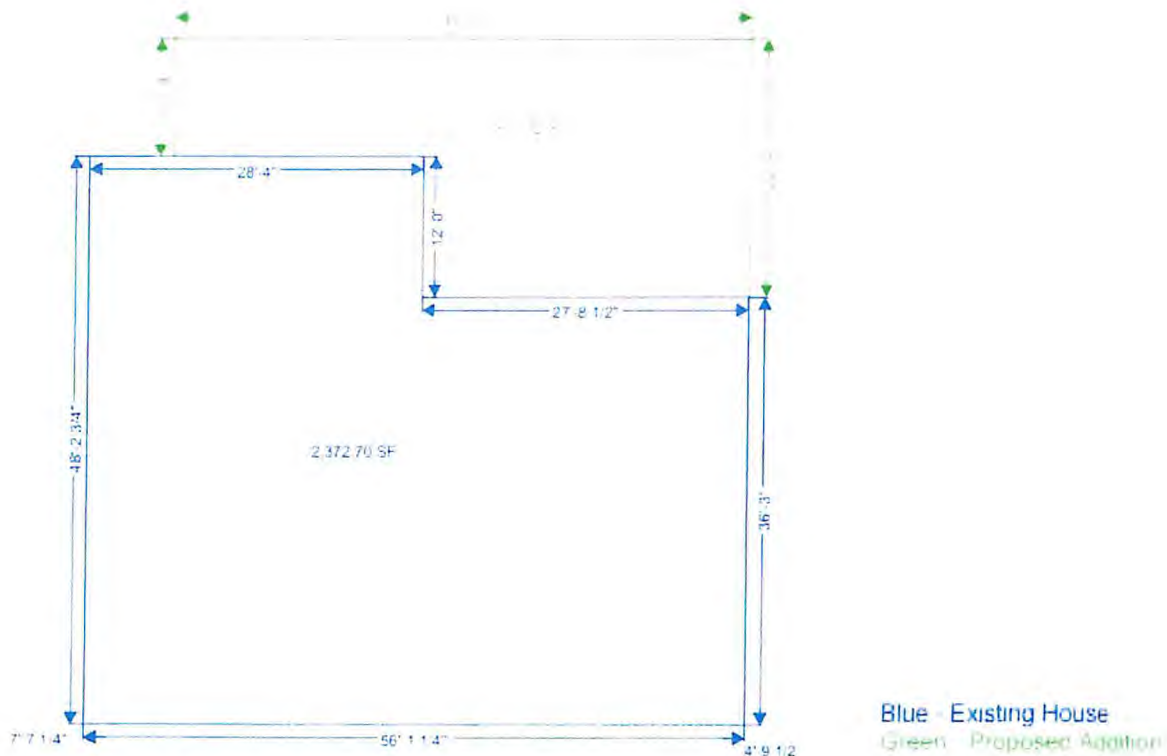
## CONSENT TO PROPOSED VARIANCE

**To:** City of Grosse Pointe Woods  
Building Department  
Mr. Gene Tutag  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236  
[building@gpwwi.us](mailto:building@gpwwi.us)

**Subject:** Variance Request for Home Addition  
Timothy & Alyssa Madison  
898 South Brys Drive  
Grosse Pointe Woods, MI 48236  
313-320-9393  
[alyssatpaglia@gmail.com](mailto:alyssatpaglia@gmail.com)

### **Description of Variance Request:**

We are petitioning the zoning board of appeals to grant a nonuse variance for the construction of an addition on our home. The addition would be limited to the rear of the residence and would minimally increase its overall height. The dimensions of the addition are included in the survey below. Please note, the addition would be 4.8 % greater than city's maximum permissible lot coverage. To obtain building permits we would need the zoning board of appeals to grant our variance request.



### **Abutting Property Owner(s):**

I (We), Cassidy J Thalacker, as owner(s) of 422 So. Brys Dr., located within the City of Grosse Pointe Woods, have no objections to the granting of the Lot Coverage Variance as described above.

Cassidy J Thalacker 9/18/20  
Signature Date

\_\_\_\_\_  
Signature Date



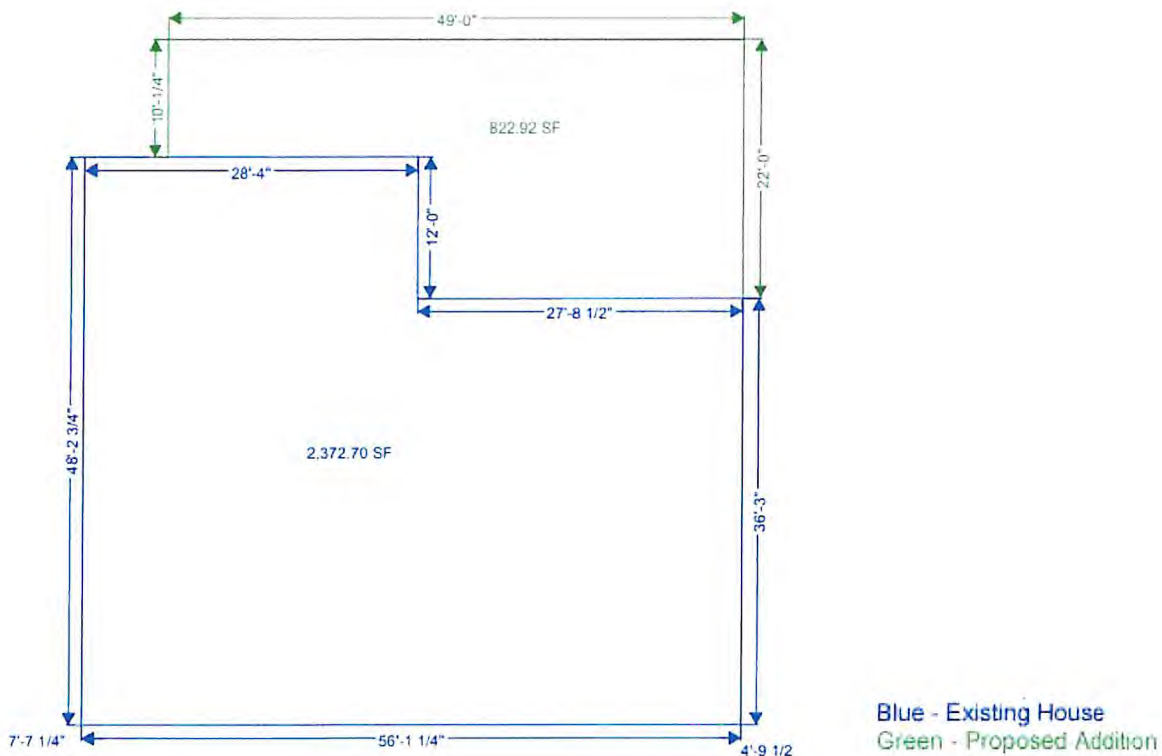
## CONSENT TO PROPOSED VARIANCE

**To:** City of Grosse Pointe Woods  
Building Department  
Mr. Gene Tutag  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236  
[building@gpwwmi.us](mailto:building@gpwwmi.us)

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We are petitioning the zoning board of appeals to grant a nonuse variance for the construction of an addition on our home. The addition would be limited to the rear of the residence and would minimally increase its overall height. The dimensions of the addition are included in the survey below. Please note, the addition would be 4.8 % greater than city's maximum permissible lot coverage. To obtain building permits we would need the zoning board of appeals to grant our variance request.



### **Abutting Property Owner(s):**

I (We), Despina Kyprios, as owner(s) of 910 S. Brys Dr., located within the City of Grosse Pointe Woods, have no objections to the granting of the Lot Coverage Variance as described above.

Despina Kyprios 8-20-2020  
Signature Date

\_\_\_\_\_  
Signature Date

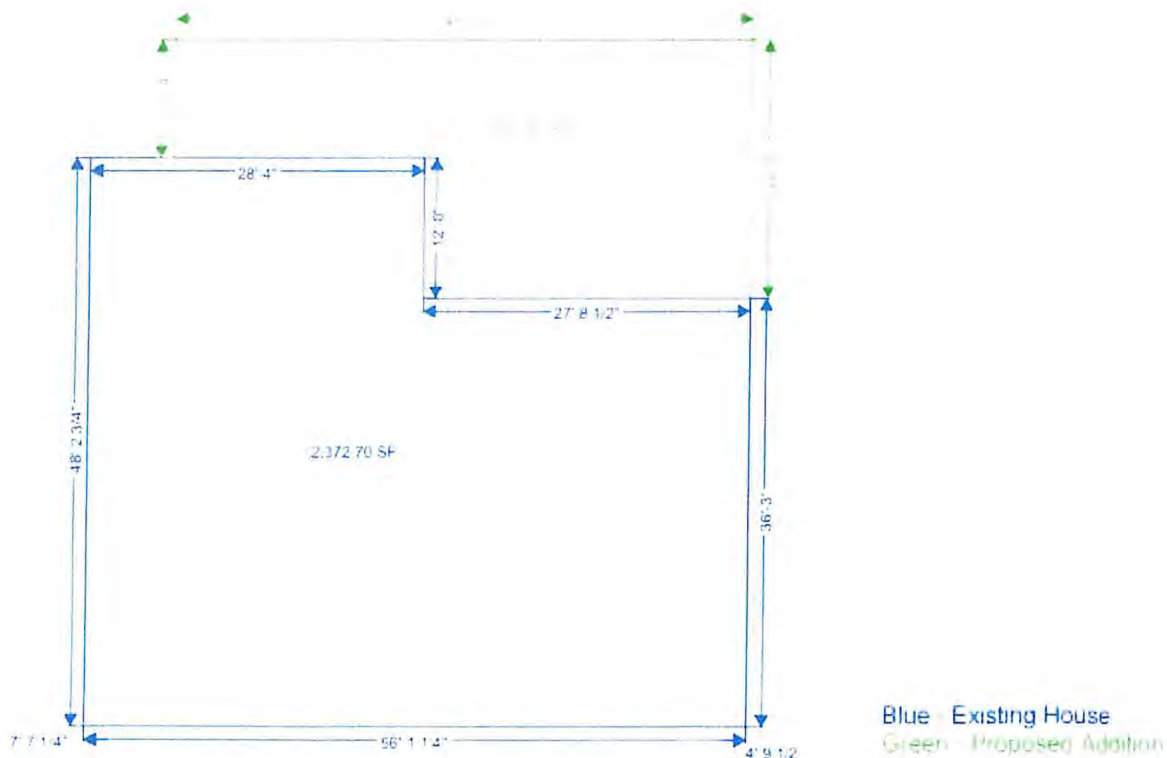
## CONSENT TO PROPOSED VARIANCE

**To:** City of Grosse Pointe Woods  
Building Department  
Mr. Gene Tutag  
20025 Mack Plaza  
Grosse Pointe Woods, MI 48236  
[building@gpwwi.us](mailto:building@gpwwi.us)

**Subject:** Variance Request for Home Addition  
Timothy & Alyssa Madison  
898 South Brys Drive  
Grosse Pointe Woods, MI 48236  
313-320-9393  
[alyssatpaglia@gmail.com](mailto:alyssatpaglia@gmail.com)

### **Description of Variance Request:**

We are petitioning the zoning board of appeals to grant a nonuse variance for the construction of an addition on our home. The addition would be limited to the rear of the residence and would minimally increase its overall height. The dimensions of the addition are included in the survey below. Please note, the addition would be 4.8 % greater than city's maximum permissible lot coverage. To obtain building permits we would need the zoning board of appeals to grant our variance request.



### **Abutting Property Owner(s):**

I (We), MARK RITCHIE, as owner(s) of 887 N. BRYSDR., located within the City of Grosse Pointe Woods, have no objections to the granting of the Lot Coverage Variance as described above.

Mark Ritchie  
Signature

8/19/2020  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



RECEIVED

JUL 24, 2020

CITY OF GROSSE PTE. WOODS  
BUILDING DEPT

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: Alyssa Madison & Timothy Madison Date: 7/24/20  
GP Woods Address: 898 S. Bays Dr e-mail: alysa+tpodie@gmail.com  
Work#: 734-785-0100 Home/Cell#: 313-320-9393 ★

To be determined  
Contractor/Applicant Name: \_\_\_\_\_  
Telephone # \_\_\_\_\_ Fax # \_\_\_\_\_ Mobile/Cell # \_\_\_\_\_  
Contractor Address: \_\_\_\_\_  
MI Builder's License # : \_\_\_\_\_ MI Driver's License # : \_\_\_\_\_  
e-mail address: \_\_\_\_\_

**SPECIFY NATURE OF PROPOSED WORK:**

Addition to home located at 898 S. Bays Dr.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Value of Construction \$ 160

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: Alyssa Madison  
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: 7 Zoning Board of Approval Required # \_\_\_\_\_

Inspector: \_\_\_\_\_ Date: 7/27/20

50-209(4) MAY L.C. 25%

RECEIVED  
AUG 06 2020  
CITY OF GROSSE POINTE WOODS  
BUILDING DEPT

Timothy & Alyssa Madison  
898 South Brys Drive  
Grosse Pointe Woods, MI 48236  
313-320-9393  
[alyssatpaglia@gmail.com](mailto:alyssatpaglia@gmail.com)

August 4, 2020

Mr. Gene Tutag  
20025 Mack Ave  
Grosse Pointe Woods, MI 48236  
[Building@gpwwi.us](mailto:Building@gpwwi.us)

RE: Petition for Nonuse Variance

Mr. Tutag,

The purpose of this correspondence is to petition the zoning board of appeals to grant a nonuse variance for the construction of an addition on our home located at 898 South Brys Drive. On July 24, 2020, we submitted an application for a building permit which was subsequently denied due to lot coverage. The lot coverage of our home with the proposed addition was determined to be 4.8% greater than the City of Grosse Pointe Woods maximum permissible amount. We believe that strict compliance with the thirty five percent restriction would create a practical difficulty and conformity with the restriction would be unnecessarily burdensome. We are requesting a hearing before the zoning board of appeals to demonstrate that the required conditions related to practical difficulty can be met and the allowance of a variance would do substantial justice. Thank you for your consideration.

Sincerely,



Timothy & Alyssa Madison



**RECEIVED**

**JUL 24 2020**

**CITY OF GROSSE PTE. WOODS  
BUILDING DEPT**

Timothy & Alyssa Madison  
898 South Brys Drive  
Grosse Pointe Woods, MI 48236  
313-320-9393  
[alyssatpaglia@gmail.com](mailto:alyssatpaglia@gmail.com)

July 20, 2020

Mr. Gene Tutag  
20025 Mack Ave  
Grosse Pointe Woods, MI 48236  
[Building@gpwmil.us](mailto:Building@gpwmil.us)

RE: Application for Building Permit

Mr. Tutag,

The purpose of this correspondence is to request a building permit for an addition on our home located at 898 South Brys Drive. Included along with this request is a current survey and a survey of the home with the proposed addition. Please contact us directly with questions or concerns. Thank you for your consideration!

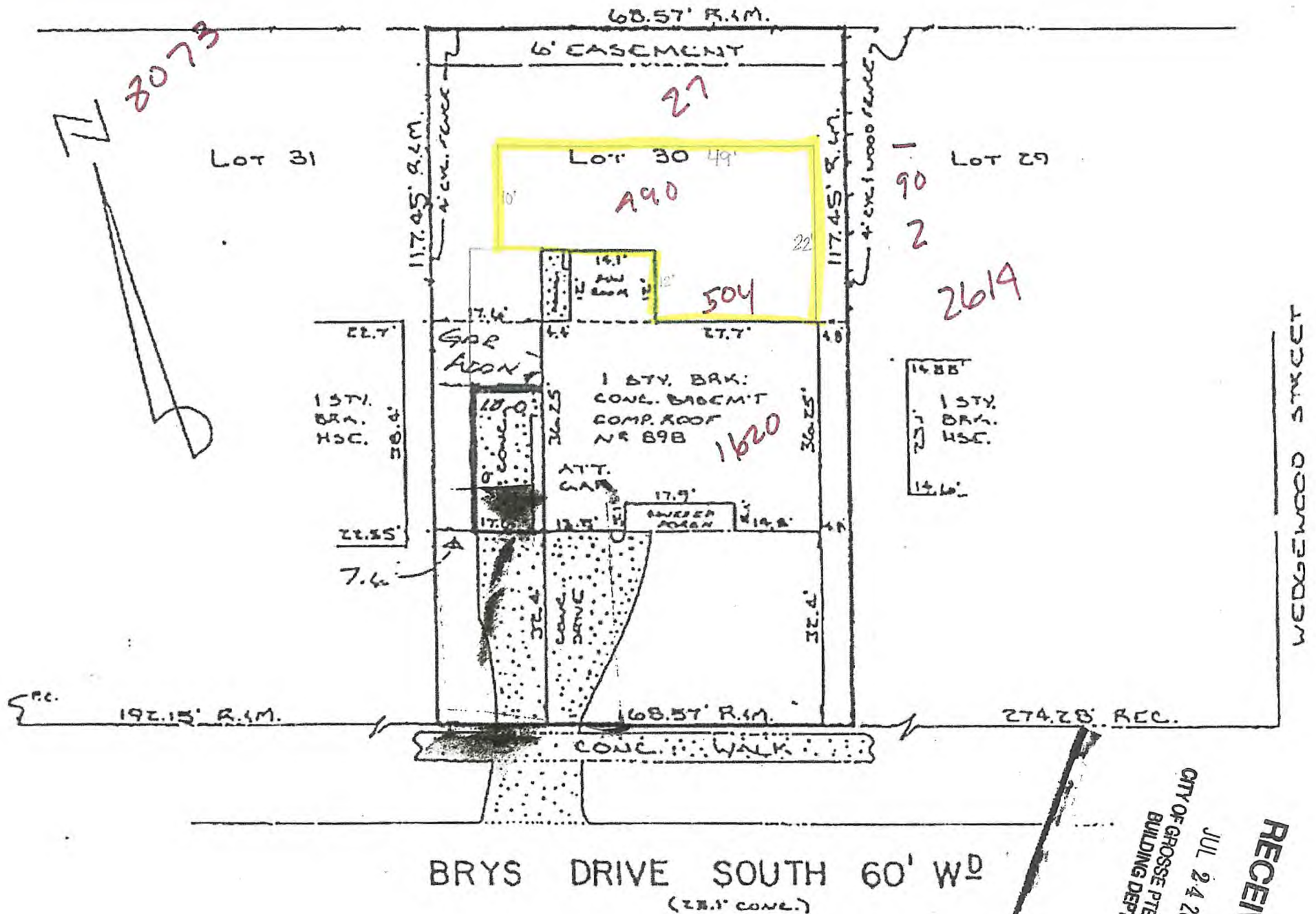
Sincerely,



Timothy & Alyssa Madison

"Preliminary Review"  
per GT

Current +  
proposed addition



**RECEIVED**  
JUL 24 2020  
CITY OF GROSSE PTE. WOODS  
BUILDING DEPT.

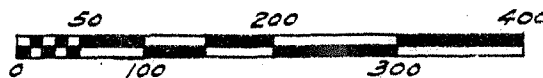
## Current

CITY OF GROSSE PTE. WOODS  
BUILDING DEPT.



# LAKE SHORE GROVE SUB'N., BEING PART OF PRIVATE CLAIM 184, CITY OF GROSSE POINTE WOODS, WAYNE CO., MICHIGAN.

SCALE: 1" = 150 FEET.



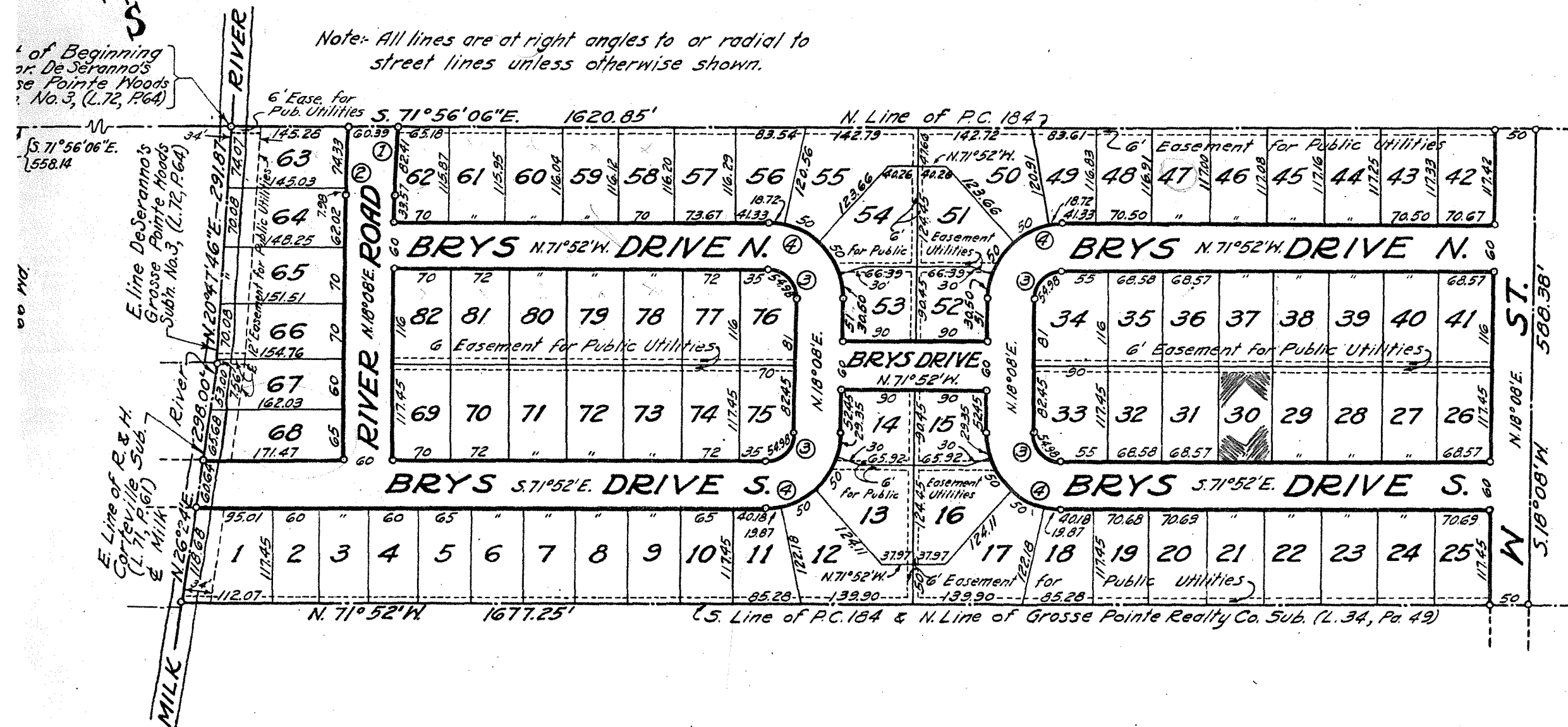
Note: All dimensions are shown in feet and decimals thereof.  
All curvilinear measurements are given along the arc.

Note: All lines are at right angles to or radial to  
street lines unless otherwise shown.

Warner & Warner  
Registered Civil Engineers  
& Land Surveyors  
Detroit, Michigan.

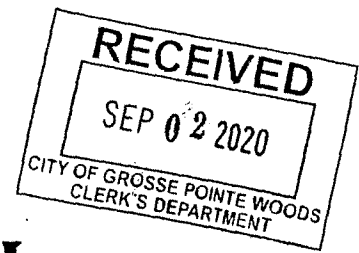
Pate & Hinn  
Civil Engineers  
Detroit.

CURVE DATA			
NO	RADIUS	Δ	ARC
1	703.31	6°42'49"	82.41
2	763.31	6°10'42"	82.31
3	35	90°	54.98
4	95	90°	149.22





AFFIDAVIT OF LEGAL PUBLICATION



# Grosse Pointe News

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

COUNTY OF WAYNE  
STATE OF MICHIGAN, SS.

John Minnis

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 date:

August 27, 2020

#2 GPW 8/27 ZBA MAX LOT

and knows well the facts stated herein, and that he is the Publisher of said  
newspaper.

City of Grosse Pointe Woods, Michigan

NOTICE IS HEREBY GIVEN that the City Council, meeting as Zoning Board of Appeals under the provisions of Michigan Zoning Enabling Act PA 110 of 2006, MCL 125.3101 et seq, will meet remotely by Zoom on Monday, September 14, 2020, at 7:05 p.m. to hear the appeal of Alyssa and Timothy Madison, 898 S. Brys, Grosse Pointe Woods, MI, who are appealing the denial of the Building Official to issue a building permit due to noncompliance with Chapter 50 - Zoning. Division 2, R-1C One Family Residential District. Section 50-209(f) Lot and Building Regulations of the 2017 City Code of the City of Grosse Pointe Woods. The maximum percentage of lot coverage permissible in all residential districts shall be 35 percent, 39.8 percent is requested.

The public hearing materials are available for public inspection at [www.gpwmi.us](http://www.gpwmi.us). 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  
City Clerk

3.PN.: 8/27/2020

Notary Public

Dawn M LoPiccolo  
Notary Public - State of Michigan  
County of Macomb  
My Comm. Exp. 06-02-2024 Acting  
in County of Wayne Date 8/27/20

# **AFFIDAVIT OF PROPERTY OWNERS NOTIFIED**

Re: 898 S. Brys Dr.  
Alyssa and Timothy Madison

State of Michigan )  
                                  ) ss.  
County of Wayne )

**I HEREBY CERTIFY** that the notice of Hearing was duly mailed First Class Mail on 08/27/20 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. A Hearing fee of \$375.00 has been received with receipt # 397823.

**Lisa Kay Hathaway, MiPMC-3/MMC**  
City Clerk

**See attached document for complete list.**

## **City of Grosse Pointe Woods, Michigan**

NOTICE IS HEREBY GIVEN that the City Council, meeting as Zoning Board of Appeals under the provisions of Michigan Zoning Enabling Act PA 110 of 2006, MCL 125.3101 et seq, will meet remotely by Zoom on Monday, September 14, 2020, at 7:05 p.m. to hear the appeal of Alyssa and Timothy Madison, 898 S. Brys, Grosse Pointe Woods, MI, who are appealing the denial of the Building Official to issue a building permit due to noncompliance with Chapter 50 – Zoning. Division 2. R-1C One Family Residential District. Section 50-209(f) Lot and Building Regulations of the 2017 City Code of the City of Grosse Pointe Woods. The maximum percentage of lot coverage permissible in all residential districts shall be 35 percent, 39.8 percent is requested.

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**Lisa Kay Hathaway, MiPMC-3/MMC**  
City Clerk

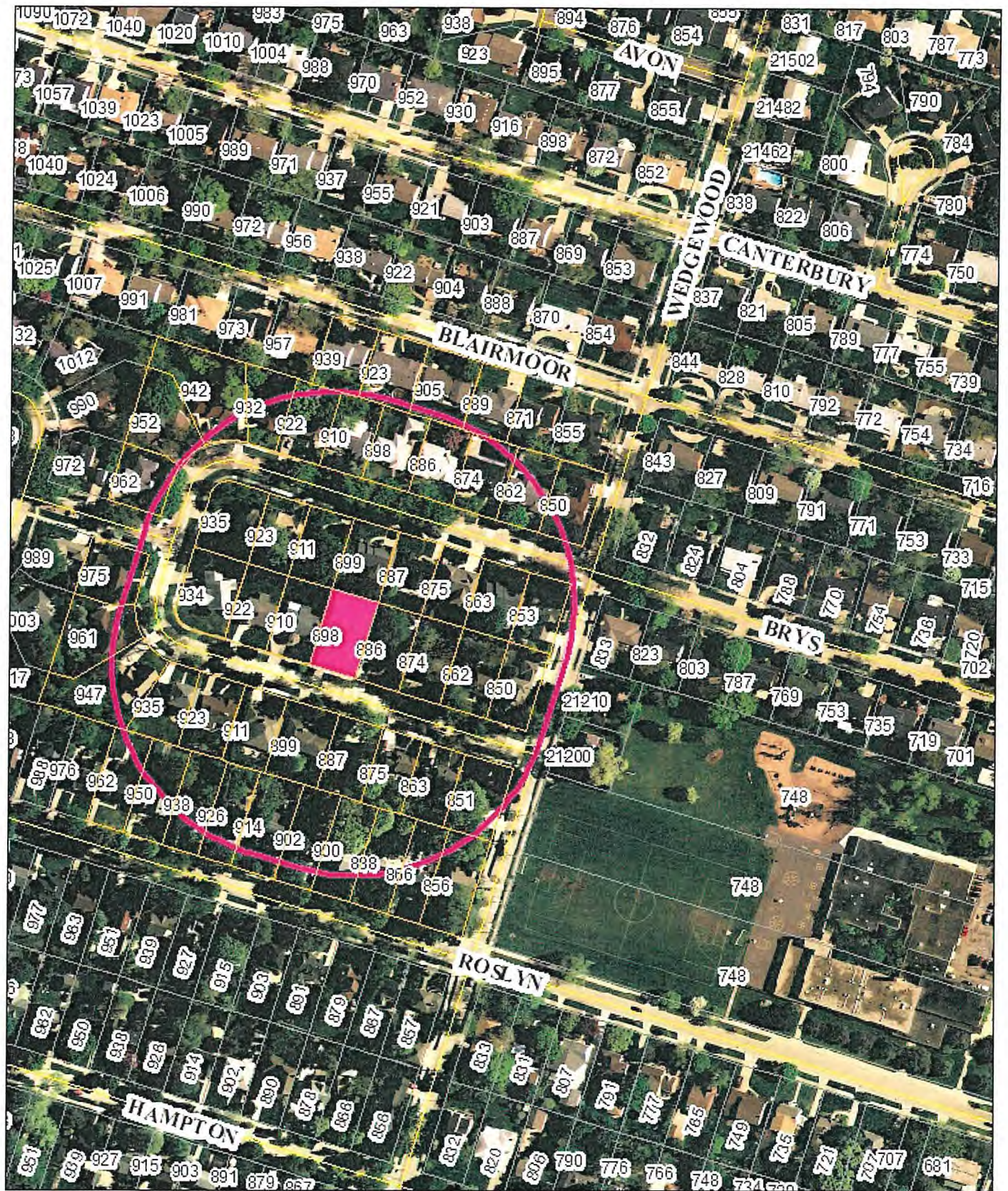
## 898 S. Brys Dr. - 300' Radius

ownersname	ownersna_1	OwnersName2	ownerstreet	ownercity	ownerstate	ownerzipco
ANDREWS, MARK - MICHELE		Mark & Michele Andrews	850 N BRYS DR	GROSSE POINTE WOODS	MI	48236
DILLAMAN KAREN		Karen Dillaman	850 S BRYS DR	GROSSE POINTE WOODS	MI	48236
ANDREWES LARRY B		Larry Andrewes	851 S BRYS DR	GROSSE POINTE WOODS	MI	48236
BRADLEY PETER N		Peter Bradley	853 N BRYS DR	GROSSE POINTE WOODS	MI	48236
CHAKLOS DAVID M		David Chaklos	856 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
HOLMES ELIZABETH A		Elizabeth Holmes	862 N BRYS DR	GROSSE POINTE WOODS	MI	48236
GOMAH GLORIA		Gloria Gomah	862 S BRYS DR	GROSSE POINTE WOODS	MI	48236
SCHUSTER CARL		Carl Schuster	863 N BRYS DR	GROSSE POINTE WOODS	MI	48236
EDICK, MICHAEL - KERRY		Micahel & Kerry Edick	863 S BRYS DR	GROSSE POINTE WOODS	MI	48236
LAZAR EDMUND	LAZAR KAREN L	Edmund & Karen Lazar	866 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
REDZINIAK, JONATHAN		Jonathan Redziniak	874 N BRYS	GROSSE POINTE WOODS	MI	48236
BOND JAMES MCARDLE		James Mcardle Bond	874 S BRYS DR	GROSSE POINTE WOODS	MI	48236
MOORE, MATTHEW		Matthew Moore	875 N BRYS DR	GROSSE POINTE WOODS	MI	48236
HOEHN, BARBARA		Barabara Hoehn	875 S BRYS DR	GROSSE POINTE WOODS	MI	48236
DAVLANTES STEVE		Steve Davlantes	886 N BRYS DR	GROSSE POINTE WOODS	MI	48236
SURMONT JOSEPH	SURMONT MARY B	Joseph & Mary Surmont	886 S BRYS DR	GROSSE POINTE WOODS	MI	48236
RITCHIE LISA ANN		Lisa Ann Ritchie	887 N BRYS DR	GROSSE POINTE WOODS	MI	48236
RABAUT VINCENT C III	RABAUT SARAH	Sarah & Vincent Rabaut III	887 S BRYS DR	GROSSE POINTE WOODS	MI	48236
OCHYLSKI CHARLES		Charles Ochylski	888 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
CALHOUN ROBERT		Robert Calhoun	889 BLAIRMoor CT	GROSSE POINTE WOODS	MI	48236
NOLAN, EDMUND - JENNIFER		Edmund & Jennifer Nolan	898 N BRYS DR	GROSSE POINTE WOODS	MI	48236
MADISON TIMOTHY & ALYSSA T		Timothy & Alyssa Madison	898 S BRYS DR	GROSSE POINTE WOODS	MI	48236
LALLY RICHARD		Richard Lally	899 N BRYS DR	GROSSE POINTE WOODS	MI	48236
BENNETT STEVEN	BENNETT CAROL	Steven & Carol Bennett	899 S BRYS DR	GROSSE POINTE WOODS	MI	48236
BALDWIN, BRUCE - PAULA		Bruce & Paula Baldwin	900 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
MOWATT, PAMELA A & JOHN K		Pamela & John Mowatt	902 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
LOBERG JOHN W & JACEY A		John & Jacey Loberg	905 BLAIRMoor CT	GROSSE POINTE WOODS	MI	48236
SZPYTMAN JACK J		Jack Szpytman	910 N BRYS DR	GROSSE POINTE WOODS	MI	48236
KYPROS DESPINA		Despina Kypros	910 S BRYS DR	GROSSE POINTE WOODS	MI	48236
CARA JOHN P & MARTHA L		John & Martha Cara	911 S BRYS DR	GROSSE POINTE WOODS	MI	48236
BRUNETTE ELIZABETH F		Elizabeth Brunette	9120 DWIGHT DR	DETROIT	MI	48214
		Occupant	911 N BRYS DR	GROSSE POINTE WOODS	MI	48236
PEYSER MARK W		Mark Peyser	914 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
BUCCINNA ANTHONY		Anthony Buccinna	922 N BRYS DR	GROSSE POINTE WOODS	MI	48236
THALACKER, CESSILY J		Cessily Thalacker	922 S BRYS DR	GROSSE POINTE WOODS	MI	48236
DISTEFANO FRANK	DISTEFANO MARIANNE	Frank & Marianne Distefano	923 BLAIRMoor CT	GROSSE POINTE WOODS	MI	48236
SWANECK KENNETH	SWANECK ROANNE	Kenneth & Roanne Swaneck	923 N BRYS DR	GROSSE POINTE WOODS	MI	48236
PEAR RICHARD E		Richard Pear	923 S BRYS DR	GROSSE POINTE WOODS	MI	48236
FERGUSON FAMILY TRUST	FERGUSON STEVEN W	Steven Ferguson/Ferguson Family Trust	926 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
MATYN TIMOTHY J		Timothy Matyn	932 N BRYS DR	GROSSE POINTE WOODS	MI	48236
CHAUVIN STEVEN D	GREENING STEVEN R	Steven Chauvin / Steven Greening	934 S BRYS DR	GROSSE POINTE WOODS	MI	48236
FRANCK MICHAEL S	FRANCK JEANN	Michael & Jeann Franck	935 N BRYS DR	GROSSE POINTE WOODS	MI	48236
CRANE NEIL R		Neil Crane	935 S BRYS DR	GROSSE POINTE WOODS	MI	48236
MANNINO STEVEN A - MARYBETH		Steven & Marybeth Mannino	938 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
CHAN STEPHEN		Stephen Chan	939 BLAIRMoor CT	GROSSE POINTE WOODS	MI	48236
BUDNICK, RONALD - CROWLEY, DANIEL		Ronald Budnick / Daniel Crowley	942 N BRYS DR	GROSSE POINTE WOODS	MI	48236
MICHAELS, MARC-LIA, TRUSTEES		Marc & Lia Michaels / Trustees	947 S BRYS DR	GROSSE POINTE WOODS	MI	48236
IRESON LINDA J REVOCABLE TRUST		Linda Ireson	950 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
NEUMAN JOHN G		John Neuman	952 N BRYS DR	GROSSE POINTE WOODS	MI	48236
ROLAND JAMES H		James Roland	961 S BRYS DR	GROSSE POINTE WOODS	MI	48236
DUUS HARRIET		Harriet Duus	962 N BRYS DR	GROSSE POINTE WOODS	MI	48236

898 S. Brys Dr. - 300' Radius

ownersname	ownersna_1	OwnersName2	ownerstree	ownercity	ownerstate	ownerzipco
SZABO ANDREA M		Andrea Szabo	962 ROSLYN RD	GROSSE POINTE WOODS	MI	48236
KOCZARA TIMOTHY H	KOCZARA SUZANNE M	Timothy Koczara	975 S BRYN DR	GROSSE POINTE WOODS	MI	48236





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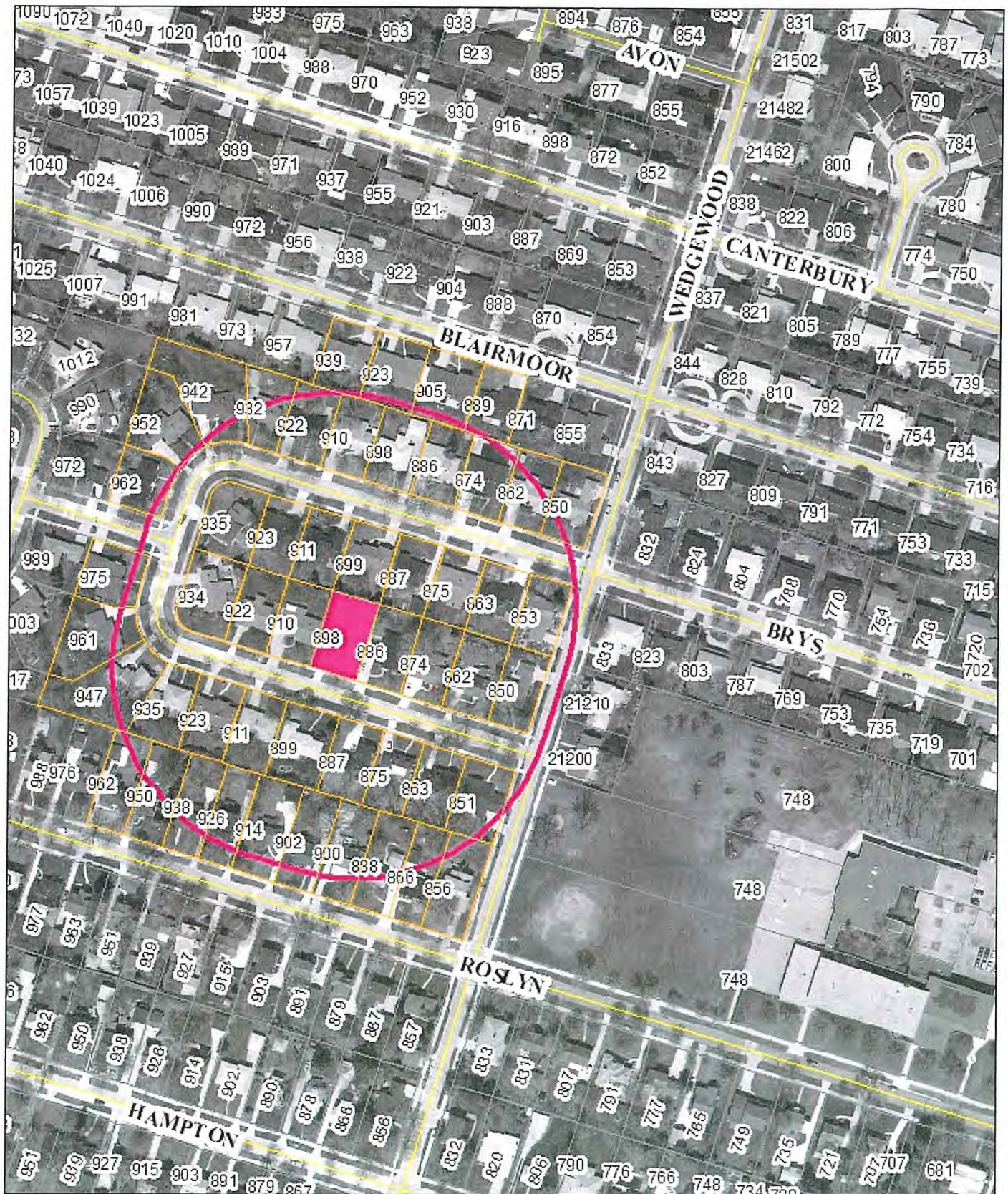
INFORMATION TECHNOLOGY DEPARTMENT  
Geographic Information Systems (GIS) Division

Subject: 898 S. Bryns

Date: 09-14-20







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INFORMATION TECHNOLOGY DEPARTMENT  
Geographic Information Systems (GIS) Division

Subject: 898 S Bryn

Date: 09-14-20

