

CITY OF SOUTHGATE

Board of Zoning Appeals

AGENDA

MONDAY, September 14th, 2026

5:30 PM

I. CALL TO ORDER

II. ROLL CALL

Anderson, Foucher, Grupczynski, Orman, Poirier, Stephan, Victory

III. APPROVAL OF AGENDA

IV. MINUTES

1. Minutes of regular Board of Zoning Appeals Meeting dates May 11th, 2026.

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

1. Dimensional variance request from section 1268.03, Uses Permitted Subject to Special Conditions, 14901 Coventry

VII. NEW BUSINESS

1. Dimensional variance request from section 1268.03, Uses Permitted Subject to Special Conditions, 14901 Coventry

VIII. OLD BUSINESS

IX. ANNOUNCEMENTS

X. ADJOURNMENT

City of Southgate
Board of Zoning Appeals
MAY 11, 2026

A meeting of the Board of Zoning Appeals of the City of Southgate was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, May 11, 2026 and called to order by Pat Poirier, Chairperson at 5:32 p.m.

PRESENT: Pat Poirier, Jill Stephan, Tim Foucher, Ray Grupczynski, Alan Victory,

ABSENT: Jake Orman, Patricia Anderson

ALSO PRESENT: City Planner Joe Pezzotti, City Administrator Dan Marsh, Building Official Tim Leach, City Attorneys Ed Zelenak and Amelia Zelenak

Agenda:

Moved by Foucher, supported by Stephan, to approve the agenda of the Board of Zoning Appeals Meeting as submitted. Motion Carried Unanimously.

Minutes:

Moved by Foucher, supported by Grupczynski, to approve the minutes of the Board of Zoning Appeals Meeting dated April 13, 2026. Motion Carried Unanimously.

Administrative Reports:

None.

Public Hearing/New Business:

1. Lance Seel, 16671 Anderson Drive, Southgate, MI 48195, Side Yard Setback from Section 1298.04. BZA 04-2026

A PUBLIC HEARING WAS HELD FOR LANCE SEEL, 16671 ANDERSON DRIVE, SOUTHGATE, MI 48195, SIDE YARD SETBACK FROM SECTION 1298.04.

Notices were sent out.

Moved by Foucher, supported by Victory, to open the Public Hearing.

The applicant is requesting a variance from Section 1298.04, Accessory Uses to allow for the construction of a detached accessory structure (pool) within the required side yard of the subject property. A single-family home currently exists on the property.

Based on the findings presented, we recommend approval of the requested variance due to all five variance criteria being met.

No public comments were received.

Moved by Foucher, supported by Stephan, to close the Public Hearing.

Moved by Foucher, supported by Victory, to approve the request by Lance Seel, 16671 Anderson Drive, Southgate, MI 48195, from Ordinance Section 1298.04 to allow the construction of a detached accessory structure (pool) within the required side yard of the subject property, due to all five variance criteria being met. Motion Carried Unanimously.

2. Vince & Angela Badalamenti, 16650 Aspen Way, Southgate, MI 48195, Variance to allow for a construction of a detached accessory building from Section 1298-04. BZA 03-2026

A PUBLIC HEARING WAS HELD FOR VINCE & ANGELA BADALAMENTI, 16650 ASPEN WAY, SOUTHGATE, MI 48195, VARIANCE TO ALLOW FOR A CONSTRUCTION OF A DETACHED ACCESSORY BUILDING FROM SECTION 1298-04.

Notices were sent out.

Moved by Foucher, supported by Grupczynski, to open the Public Hearing.

The applicant is requesting a variance from Section 1298.04, Accessory Uses to allow for the construction of a detached accessory building that would bring the property over the permitted number of such buildings. A detached garage/pool house and pool are also located on the property in conjunction with a single-family home. A second detached garage has also already been built by the applicant, hence the variance request.

Based on the findings presented above, we recommend denial of the requested variance due to not all five variance criteria being met.

Mr. Seel, 16671 Anderson Drive, Southgate, stated he is in favor of this request.

Moved by Foucher, supported by Stephan, to close the Public Hearing.

Moved by Foucher, supported by Victory, to deny the request by Vince and Angela Badalamenti, 16650 Aspen Way, Southgate, MI 48195, from Ordinance Section 1298.04 to allow a detached accessory structure, due to failure to secure permits, and not all five variance criteria being met. Motion Carried Unanimously.

3. Carly Detar, 15748 Fort St., Southgate, MI 48195, Variance for a ten (10) foot front yard setback from Section 1298.01.

A PUBLIC HEARING WAS HELD FOR CARLY DETAR, 15748 FORT ST., SOUTHGATE, MI 48195, VARIANCE FOR A TEN (10) FOOT FRONT YARD SETBACK FROM SECTION 1298.01.

Notices were sent out.

Moved by Foucher, supported by Stephan, to open the Public Hearing.

The applicant is requesting a ten (10) foot front yard setback dimensional variance from Section 1298.01, Schedule of Area Regulations to allow for the construction of a drive-through only coffee establishment. The resulting front yard setback for the principal building along Fort Street would be 15.7 feet instead of the required twenty-five (25) feet.

Based on the findings presented above, we recommend approval of the requested variance due to all five variance criteria being met.

Moved by Foucher, supported by Victory, to close the Public Hearing.

Moved by Foucher, supported by Victory, to approve the request by Carly Detar, 15748 Fort St., Southgate, MI 48195, from Ordinance Section 1298.01 Variance to allow a ten (10) foot front yard setback from Section 1298.01, due to all five variance criteria being met. Motion Carried Unanimously.

Announcements:

City Planner is suggesting the Planning Commission look at revising the ordinance on Commercial Properties Setbacks.

Moved by Foucher, supported by Grupczynski, that this meeting of the Board of Zoning Appeals be adjourned at 6:27 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
May 11, 2026

RETURN TO:

Building Department
City of Southgate
14400 Dix-Toledo Road
Southgate, MI 48185

Form No. 02

Case No. BZA

Date Received

06-2026

8.14.26

CITY OF SOUTHGATE APPLICATION FOR BOARD OF ZONING APPEALS

Concerning an appeal to vary or modify certain regulations established in TITLE SIX, commonly referred to as
the Zoning Code for the City of Southgate:

TO BE COMPLETED BY THE APPLICANT:

Owner/Applicant	Agent
Name _____	Name <u>Jenica Choate</u>
Address _____	Address <u>25505 Ivanhoe</u>
(City) _____ (State) _____ (Zip) _____	<u>Redford</u> <u>MI</u> <u>48239</u>
Telephone _____	Telephone <u>734-634-6102</u>

Information regarding the site:

Street Address:

14901 Coventry Drive Southgate MI 48195

Major Cross Streets:

Dix and Goodard

Parcel No. _____

Acreage: _____

Dimensions of Parcel: _____

Frontage: _____

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use:

Afc - Hfa**Requested action:**☐

Dimensional Variance

Requested Variance: _____

(For example - Front yard setback from 25 feet to 20 feet.)

☐

Interpretation of the Zoning Ordinance or Map

☐

Appeal from the Planning Commission or Zoning Administrator

☒

Other

Please Specify

Square Footage

**ATTACH TO YOUR BZA APPLICATION
AND RETURN TO:**

Building Department
City of Southgate
14400 Dix-Toledo Road
Southgate, MI 48195

Form No. 02A

Case No. BZA 06-2026

Date Received _____

**APPLICATION FOR BOARD OF ZONING APPEALS
DIMENSIONAL VARIANCE**

The City of Southgate Board of Zoning Appeals is required by state law to support its decisions with evidence of "practical difficulty." In order to prove your property is entitled to a variance, please provide answers to the following questions:

1. Why compliance with the Ordinance results in a practical difficulty?

There are over 8 physical rooms in the home and 3 community spaces. This presents difficulty because some residents will rarely leave their living spaces.

2. Why the problem requiring the variance is unique to your property and not shared by properties in the same zoning district?

The home will support end of life care therefore they will sometimes be bedbound and not have to congregate in common areas.

3. Why the problem is not self-inflicted?

The home operated as an afc before under previous ownership and was licensed with the state of Michigan.

4. That the variance is the minimum necessary to permit reasonable use of the property?

We are requesting to be able to admit 7-11 residents as three of the rooms on the upper level can support double occupancy as it operated before.

5. That the variance, if granted, would not compromise the public health, safety and welfare?

It would not compromise safety as the home would be licensed with the state of Michigan.

Information regarding request:

I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

Quystone Assisted Living will be an age space serving seniors 65+
We are requesting to allow more than 10 residents to be in
the space as this property was once licensed for 11 and it has
8 physical bedrooms. Some residents will be bedbound and move
into the home to receive end of life care and will rarely come out
of their room or go into common areas. There are three general
areas in the home that residents can have space.

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. IF REQUESTING A DIMENSIONAL VARIANCE, FORM 02A MUST BE ATTACHED.

The Applicant / Agent must appear before the Board of Zoning Appeals on _____
(Date)

THE OWNER / AGENT OF THE PROPERTY DESCRIBED ON THIS APPLICATION SUBMIT THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS PROVIDED ARE TRUE.

Signature – Owner / Agent:  Date: 8/14/2020

To review your application properly, Board of Zoning Appeals members may need access to the property in question. Please initial if permission is given for property access. INITIALS _____

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received: _____

Received By: _____
(Staff's Name)

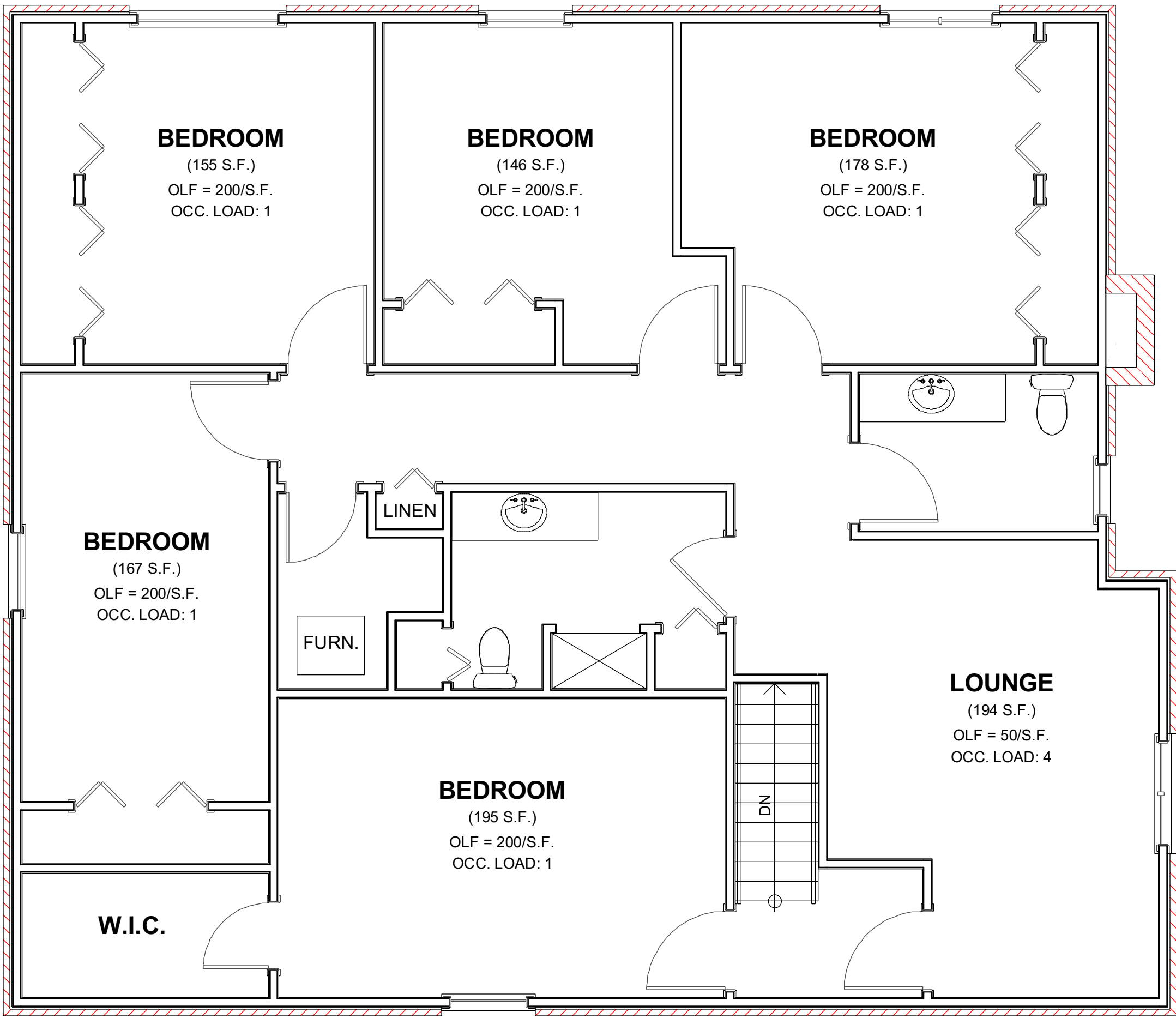
Fee Charged: _____

Check No.: _____

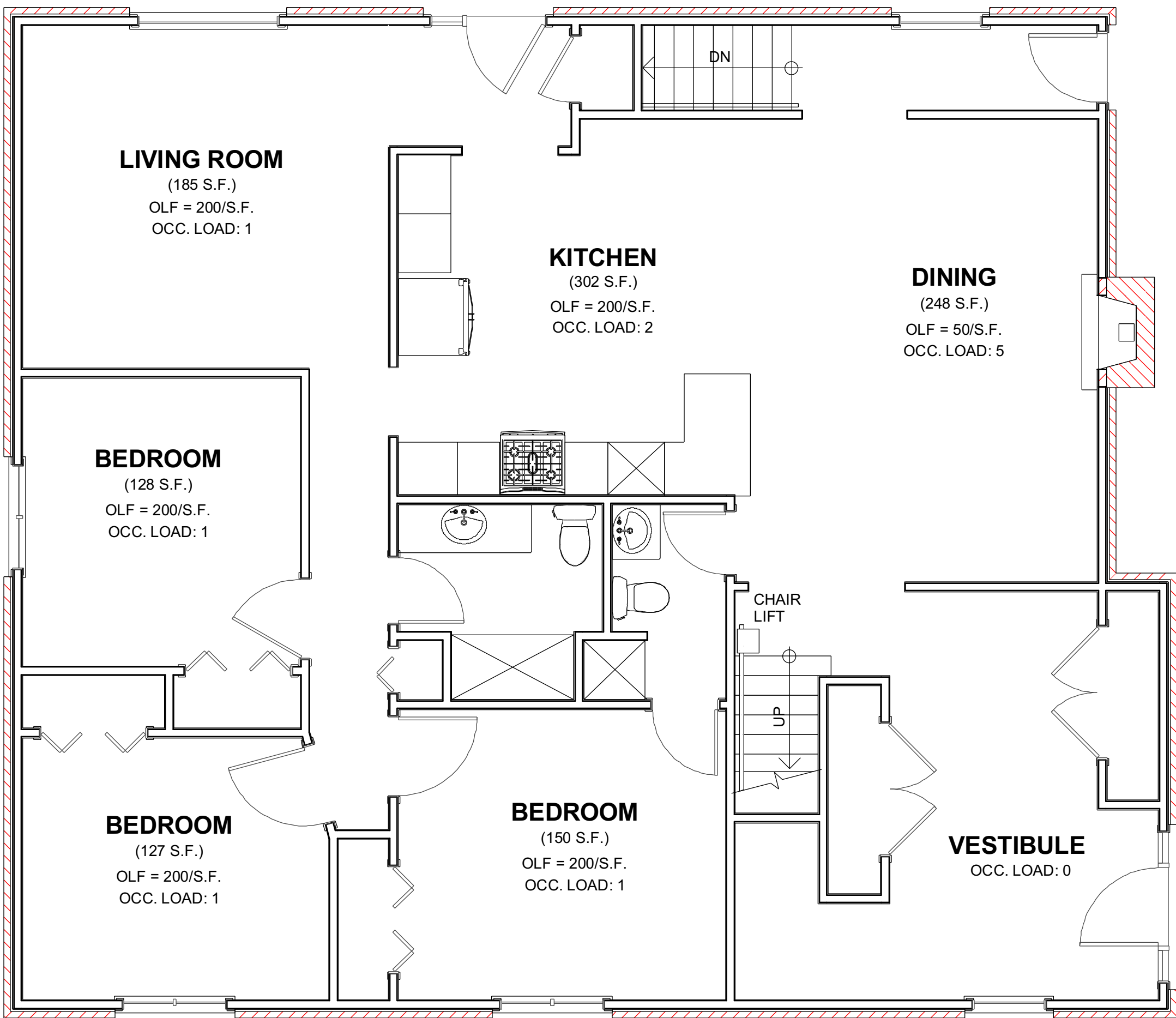
Receipt No.: _____

Criteria for a Variance

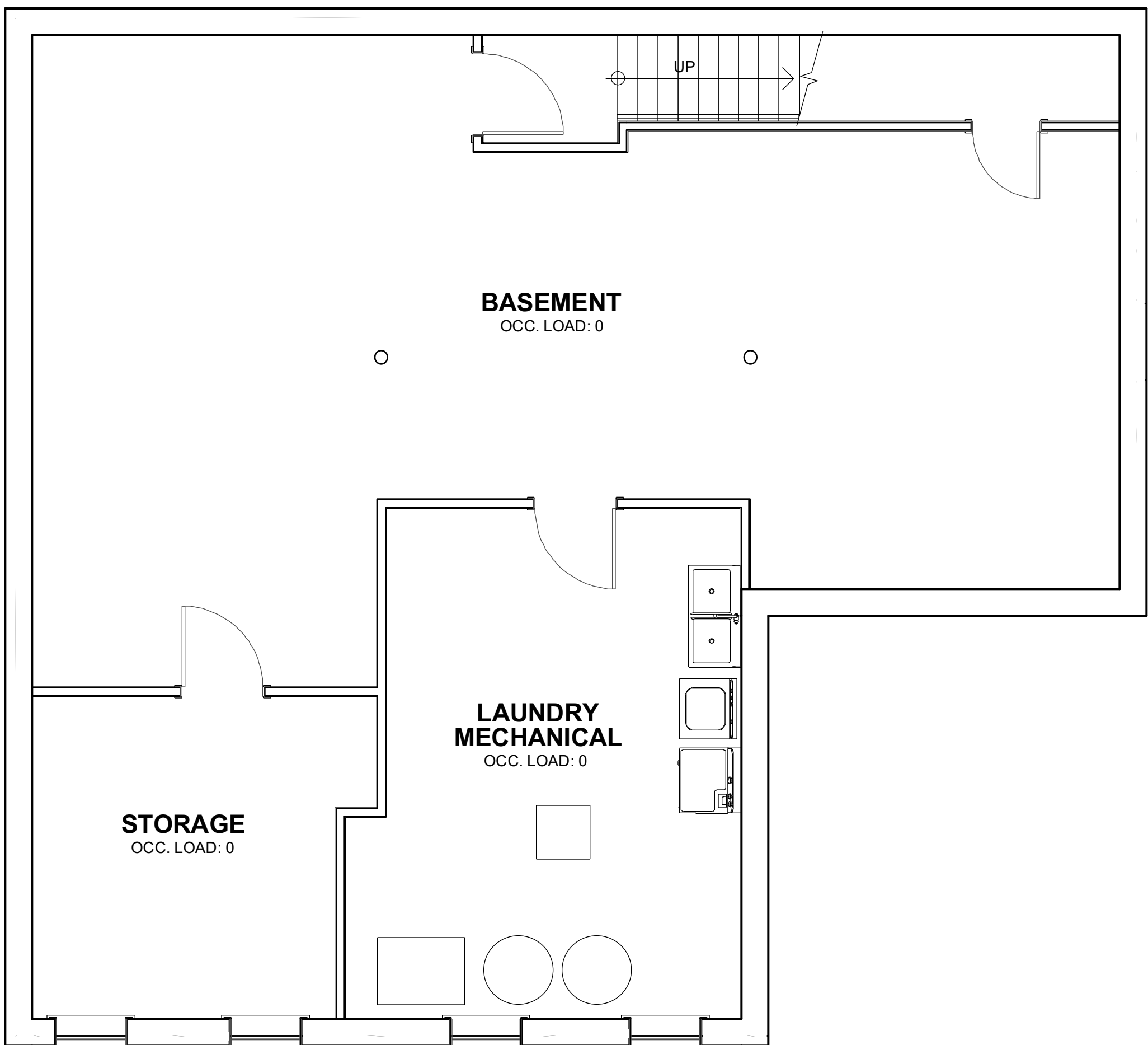
1. That a practical difficulty exists requiring the variance;
2. The problem requiring the variance is unique to the property and not shared by properties in the same zone;
3. The problem is not self-inflicted;
4. The variance is the minimum necessary to permit reasonable use of the property;
5. The variance, if granted, would not compromise the public health, safety and welfare.



2nd Floor Plan
SCALE: 1/4"=1'-0"
(1,684 s.f.)



1st Floor Plan
SCALE: 1/4"=1'-0"
(1,684 s.f.)



Basement Floor Plan
SCALE: 1/4"=1'-0"
(1,372 s.f.)

Pertinent Information:

Jurisdiction: CITY OF SOUTHGATE
BUILDING DEPARTMENT
14400 DIX TOLEDO ROAD, SOUTHGATE, MI 48195

Zoning District: R-1B One Family Residential

Construction Type: 5-B

Occupancy Group:
EXISTING - R-4 Residential (Assisted Living Facility)
PROPOSED - R-4 Residential (Assisted Living Facility) - NO CHANGE

Occupant Load: 20 Occupants

Building Area Calculations:
Total Building Area Allowed (Table 506.2 - R-4 - Fully Sprinkled): 28,000 s.f.

Existing Building Area Calculations:	
First Floor Area:	1,684 s.f.
Second Floor Area:	1,684 s.f.
Basement Floor Area:	1,372 s.f.
Total Building Area:	4,428 s.f. < 28,000 s.f. O.K.

Sprinkler System: Fully Sprinkled

General Notes:

ALL WORK THAT MAY BE REQUIRED SHALL FULLY COMPLY WITH ALL ADDITIONAL LOCAL, STATE AND FEDERAL CODE REQUIREMENTS. THE CONTRACTOR AND/OR OWNER SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THE ARCHITECT IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THE CONTRACTOR AND/OR OWNER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK IF ANY IS REQUIRED. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.

FINAL MATERIAL AND/OR FIXTURE SELECTIONS TO BE BY THE OWNERS. THE CONTRACTOR SHALL COORDINATE TO PROPOSED FIT AND INSTALLATION OF ALL SELECTED MATERIALS AND FIXTURES WITH THE OWNERS PRIOR TO ROUGH AND FINISH INSTALLATION.

PROVIDE CODE COMPLIANT EMERGENCY LIGHTS, EXIST SIGNS AND FIRE EXTINGUISHERS PER APPLICABLE CODE REQUIREMENTS AND/OR AS DIRECTED BY THE BUILDING OFFICIAL.

INSPECT EXISTING FIRE SUPPRESSION SYSTEM TO ASSURE PROPER OPERATIONAL CAPABILITY. PROVIDE INSPECTION REPORT AS REQUIRED BY LOCAL, STATE AND FEDERAL GOVERNMENTAL AGENCIES.

Project Scope:

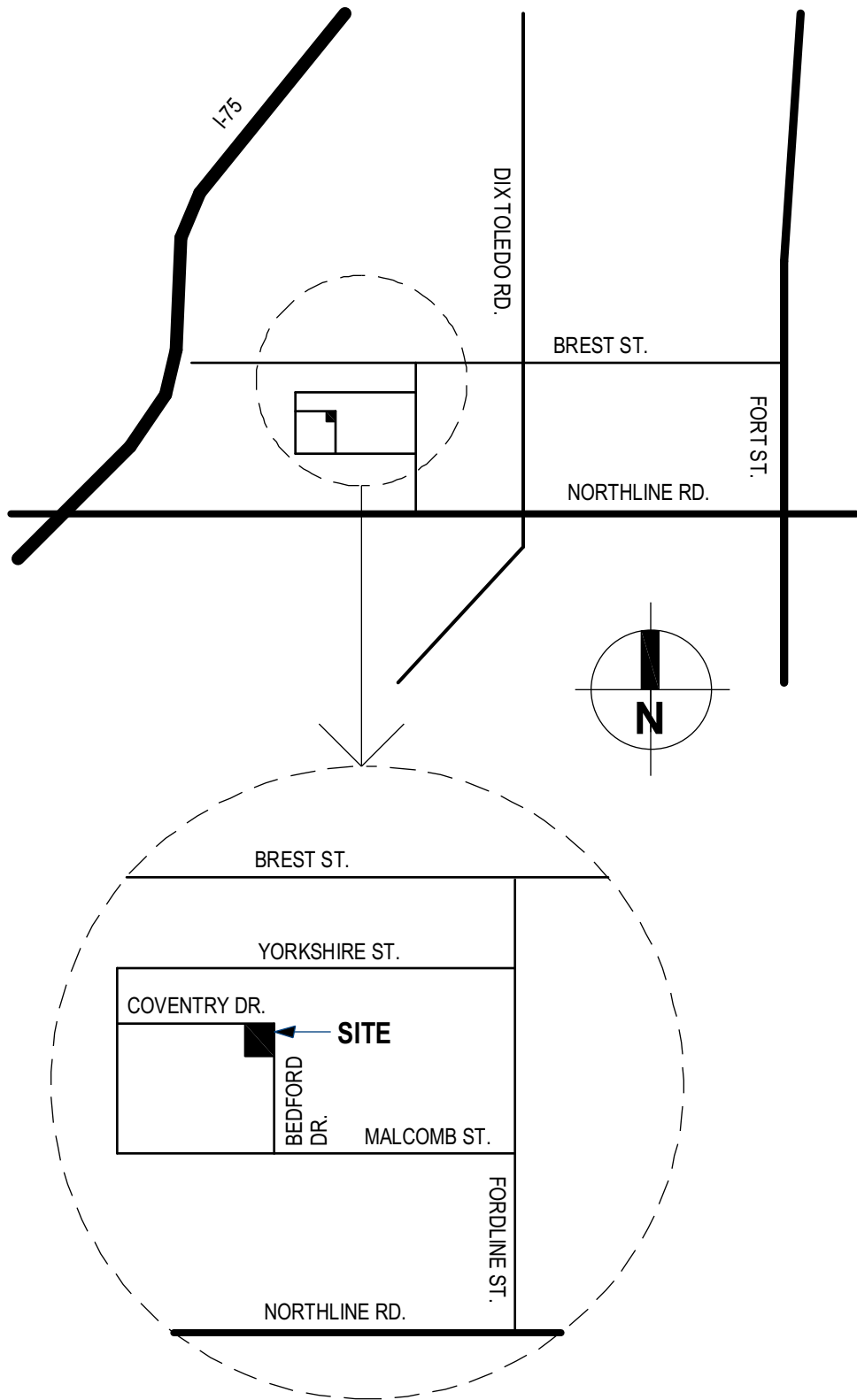
THE BUILDING HAS BEEN ACQUIRED AS-IS AND DOES NOT REQUIRE ANY ALTERATIONS OTHER THEN OVERALL CLEANING AND REPAIRING OF ANY DAMAGED MATERIALS AND/OR FINISHES.

NO CONSTRUCTION ACTIVITIES PROPOSED.

NO EXTERIOR BUILDING ALTERATIONS AND/OR RENOVATION PROPOSED.

NO SITE WORK PROPOSED.

Site Location Map:



Project:
Oakbrook Senior Living
14901 Coventry
Southgate, MI 48195

Arista Design, Inc.
PO Box 531507, Livonia, MI 48153
Tel: 734-812-7450

THESE DRAWINGS, IDEAS AND DESIGNS ARE THE PROPERTY OF ARISTA DESIGN, INC. AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION FROM ARISTA DESIGN, INC.



Issued/Revisions:

Drawing Title:
Project Information
Floor Plans, Notes

Drawing Scale: As Shown

Date: 5/5/2026

Project #:



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 24, 2026

VARIANCE ANALYSIS FOR THE CITY OF SOUTHGATE

APPLICANT INFORMATION

Applicant: Jenice Choate

Property Address: 14901 Coventry Drive
Southgate, MI 48195

Parcel Number: 53-007-02-0136-000

Zoning: R-1B, One Family Residential

Requested Variance: Dimensional Variance from Section 1268.03

VARIANCE REQUEST

The City is in receipt of a Board of Zoning Appeals (BZA) application for the above address. The applicant is requesting a dimensional variance from Section 1268.03; Uses Permitted Subject to Special Conditions, to allow the establishment of an adult foster care/assisted living home, with a resident count ranging from seven (7) to eleven (11). The proposed number of residences exceeds the number of allowed residents permitted by the Zoning Ordinance for a foster care home based on lot area.

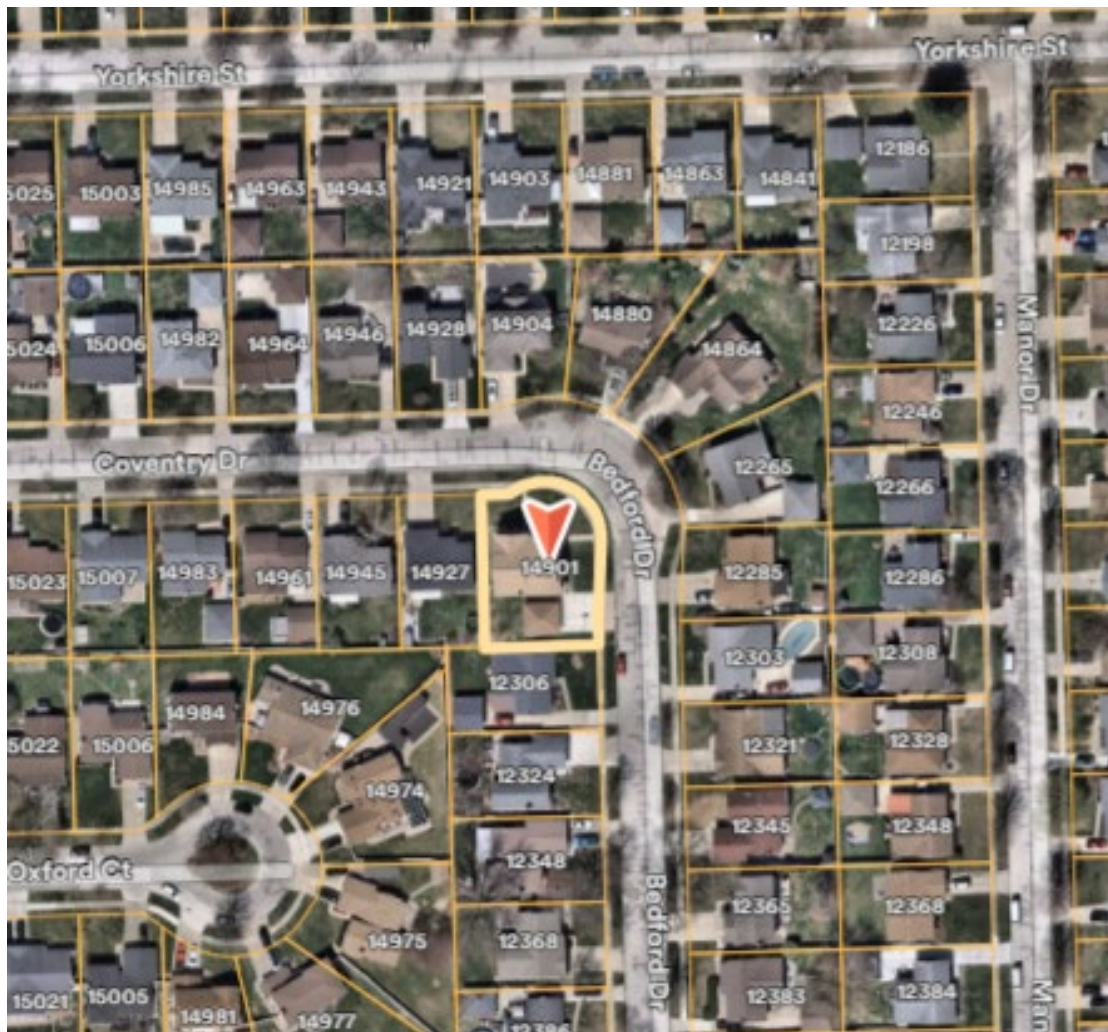
Section 1268.03(n)(2) outlines the application or regulations for adult foster care facilities, with subsection B stating *“Adult foster care small group homes serving between seven and 12 adults, shall be considered as a use subject to special conditions and subject to the requirements and standards of the Zoning Code and the following additional standards*

- 1. The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a **minimum site area of 1,500 square feet per adult**, excluding employees and/or care givers....”*

The property measures at 0.217 acres, or 9,493 square feet. Based on the square footage of the site, six (6) residents would be allowed. We also note that any resident count above six (6) requires conditional use review by the Planning Commission, while any number under is a permitted use in the R-1B district. Should the variance requested not be granted, the applicant would be permitted by right to have six (6) residents.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1 – Aerial View



Source: Nearmap, date of photo: October 2025

VARIANCE CONSIDERATIONS

Section 1264.04 of the City of Southgate Zoning Ordinance states The Board of Zoning Appeals shall have the power to vary or modify any ordinance provision whenever there are practical difficulties or unnecessary hardships imposed on the property owner if the strict letter of the ordinance is carried out. The Board of Zoning Appeals shall decide appeals in such a manner that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

Furthermore, dimensional and other non-use variances shall not be granted by the Board of Appeals (BZA) unless it can be determined that all the following facts and conditions exist as listed by section 1264.06. In the Board's decision-making process, the following conditions must be determined to exist:

a) That compliance with the ordinance results in a practical difficulty:

CWA Comment: The literal interpretation of the dimensional provisions of this Ordinance would require the applicant to operate the foster care home with a maximum occupancy of six (6) residents. We cannot find a practical difficulty that would prevent a property of this size from being used in compliance with the maximum number of adults allowed by the ordinance.

b) That the problem requiring the variance is unique to the applicant's property and is not shared by properties in the same zoning district:

CWA Comment: There does not appear to be any unique characteristics of the property that would distinguish it from other properties in the R-1B zoning district. The property is comparable in size to other lots in the district and, like many surrounding properties, is developed with a single-family dwelling.

c) That the problem is not self-inflicted:

CWA Comment: The problem appears to be self-created, as the variance request results from the applicant's desire to operate the home at a greater occupancy than permitted by the Ordinance, rather than from any unique physical characteristic or condition of the property.

d) That the variance is the minimum necessary to permit reasonable use of the property:

CWA Comment: The applicant should prove the requested variance is the minimum necessary to permit reasonable use of the property. If the variance request is denied, compliance with current ordinance standards would allow six (6) residents to reside in the home and would not require conditional use approval by the Planning Commission. Should the variance be approved, the applicant would then need to receive conditional use approval from the Planning Commission.

e) That the variance, if granted, would not compromise the public health, safety, and welfare:

CWA Comment: Increasing the number of residents beyond the six (6) permitted by the Ordinance would result in a higher occupancy, which could increase the number of parked cars due to a higher number of caretakers needed. Increased parking could affect emergency access and circulation in the event of an emergency. The applicant should demonstrate that the proposed increase in occupancy can be accommodated without adversely affecting the health, safety, and welfare of surrounding properties.

RECOMMENDATION

Based on the findings presented above, we recommend denial of the requested variance due to not all five variance criteria being met.

We recommend the Board of Zoning Appeals discuss the considerations provided in this review prior to determining whether approval of this variance is appropriate.



CARLISLE/WORTMAN ASSOC., INC.

Paul Montagno, AICP

Principal



CARLISLE/WORTMAN ASSOC., INC.

Joe Pezzotti

Community Planner