

CITY OF SOUTHGATE

Board of Zoning Appeals

AGENDA

MONDAY, April 13th, 2026

5:30 PM

I. CALL TO ORDER

II. ROLL CALL

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

III. MINUTES

1. Minutes of regular Board of Zoning Appeals Meeting dates December 8th, 2025.

IV. ADMINISTRATIVE REPORTS

V. PUBLIC HEARINGS

1. Variance request from section 1298.01, 14005 Allen

VI. NEW BUSINESS

1. Variance request from section 1298.01, 14005 Allen

VII. OLD BUSINESS

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT

City of Southgate
Board of Zoning Appeals
DECEMBER 8, 2025

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, December 8, 2025 and called to order by Pat Poirier, Chairperson at 5:30 p.m.

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

ABSENT: Jake Orman, Patricia Anderson (excused)

ALSO PRESENT: City Planners John Enos, Joe Pezzotti, Building Official Tim Leach, City Administrator Dan Marsh, City Attorneys Ed Zelenak, Amelia Zelenak

Minutes:

Moved by Foucher, supported by Stephan, to approve the minutes of the Board of Zoning Appeals Meeting dated August 11, 2025. Motion Carried Unanimously.

Public Hearing/New Business:

1. Christopher Wylie, 12737 Commonwealth, Southgate MI, Variance to Section 1298.14, Fences. BZA 07-2025

A PUBLIC HEARING WAS HELD FOR CHRISTOPHER WYLIE, 12737 COMMONWEALTH, SOUTHGATE, MI, VARIANCE TO SECTION 1298.14, FENCES.

Notices were sent out.

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

The applicant stated they are requesting to allow the (4) foot section of there fence to remain to provide necessary privacy and security from pedestrians. A fence permit was issued on the existing fence in March 2021 for the portion of the fence behind the front edge of existing home. The fence was installed beyond the front of the home.

The applicant is requesting a one (1) foot variance from section 1298.14, Fences, to allow an existing privacy fence along a public alley continue to be four (4) feet in height compared to the ordinance requirement of three (3) feet. Section 1298.14(d)(2) states Residential lots or parcels of land adjacent to a public alley or commercial property may extend a privacy fence to the front line of such property upon determination by the Building Department that the extension is necessary to protect the residents of the property from noise, traffic, debris or other invasion of property. However, at a distance within fifteen feet from the front property line, the privacy fence must be reduced to three (3) feet in height to accommodate clear corner site distances.

Based on the findings presented above, we recommend denial of the requested variance due to not all five variance criteria being met. The fence has been installed for some time, the situation is self-inflicted, and there are potential sight issues regarding visibility for pedestrians along the sidewalk.

No public comments were received.

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

Moved by Foucher, supported by Stephan, to approve the request by Christopher Wylie, 12737 Commonwealth, Southgate MI, for a (1) foot variance, to allow an existing privacy fence along a public alley to continue to be (4) feet in height. Variance to Section 1298.14, Fences. BZA 07-2025

Ayes: Poirier, Stephan, Foucher, Grupczynski

Nays: Victory

Absent: Anderson, Orman

MOTION CARRIED.

2. Approval of 2026 Board of Zoning Appeals Meeting Dates and Times.

Moved by Stephan, supported by Foucher, to approve the 2026 Board of Zoning Appeals Meeting Dates: January 12, February 9, March 9, April 13, May 11, June 8, July 13, August 10, September 14, October 12, November 9, and December 14, 2026 and Regular Meeting Time 5:30 p.m. Motion Carried Unanimously.

Old Business:

None.

Announcements:

None.

Moved by Foucher, supported by Stephan, that this meeting of the Board of Zoning Appeals be adjourned at 6:06 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
December 8, 2025

RETURN TO:

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

Form No. 02

Case No. BZA 01-2026Date Received 2-24-26

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 <u>Superior Allen LLC</u>	Name <u>Joe DiSanto</u>
Address <u>Superior / Allen Roads</u> <u>48192</u>	Address <u>PO Box 145</u> <u>Wyandotte</u> <u>Mi</u> <u>48192</u>
(City) (State) (Zip)	(City) (State) (Zip)
Telephone <u>(734) 341-4873</u>	Telephone <u>(734) 341-4873</u>

Information regarding the site: 14005 Allen Rd.Street Address: Vacant Southeast corner of Allen / Superior Roads

Major Cross Streets:

Parcel No. 53015020042, 53015020043000, 530150041000Acreage: Less Than Acre Dimensions of Parcel: See Survey 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: Vacant**Requested action:**☒ Dimensional Variance Requested Variance: Side Yard 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 _____

Board of Zoning Appeals Application
Page 2

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.)

Seeking to construct seven ranch style units, with the current powerline easment

the structures need to be seperated therefore casuing a need for a side yard setback variance.

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: _____

02/23/20

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 GD

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.: _____

**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 01-2026

Date Received 2.24.2026

**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?

The current utility easements does allow for the structures to be joined to meet
the sideyard requirements. To reduce the number of units doesn't make the project economically feasible.

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

The utility easement splits the property and doesn't affect the adjacent parcel.

3. Why the problem is not self-inflicted?

The Utility Easement has been in existence since the 1980's

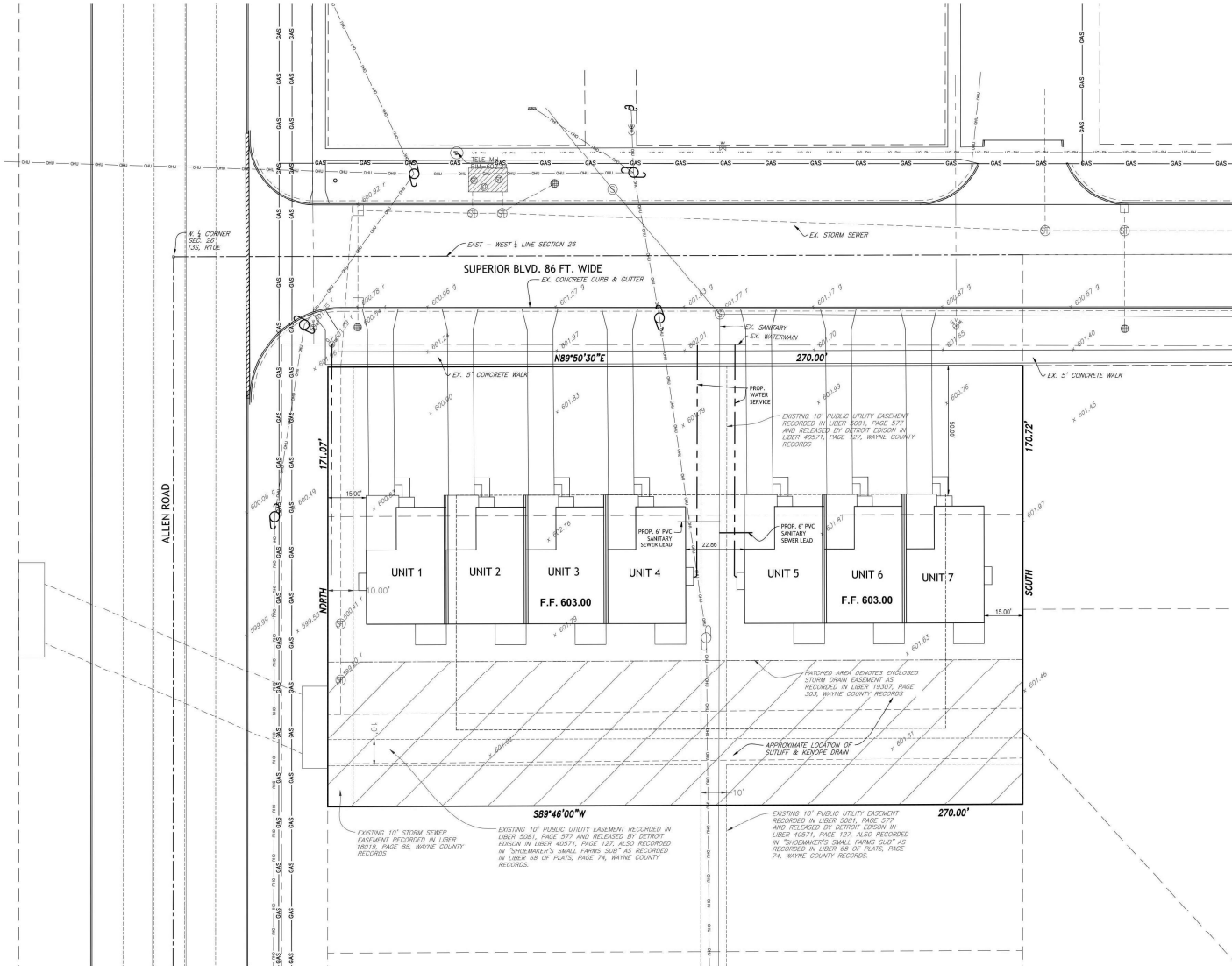
4. That the variance is the minimum necessary to permit reasonable use of the property?

The request for variance will not impact the well being of the adjacent properties.

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

The variance will not create any negative setbacks.

SUPERIOR / ALLEN APARTMENTS
PART OF THE SOUTHWEST 1/4 OF SECTION 26
TOWN 3 SOUTH, RANGE 10 EAST
CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN



RM, MULTIPLE FAMILY RESIDENTIAL			
AREA OF PARCEL (A)	43141 S.F. 0.9904 AC		
	REQUIRED	PROPOSED	
BUILDING HEIGHT	2 STORIES MAX	1 STORY	
YARD SETBACKS	35 FEET MAX		
FRONT	50 FT	50 FT	
SIDES LEAST	30 FT	15 FT	
SIDES TOTAL	80 FT	30 FT	
SIDE ADJUTING STREET	50 FT	15 FT	
REAR	30 FT		
BUILDING LENGTH	180 FT MAX	124 FT	
BUILDING SEPARATION: $S = (L_a + L_b + 2H_a + H_b) / 6$			
$L_x = \text{Length of Building}$ $H_x = \text{Height of Building}$			
$L_a =$	124 FT		
$L_b =$	93 FT		
$H_a =$	13 FT		
$H_b =$	13 FT		
$S =$	45 FT	22.86 FT	
LOT COVERAGE	35% MAX	24%	

THIS PLAN WAS PREPARED USING A CAD FILE
PROVIDED BY THE OWNER FOR CONCEPT
PLANNING PURPOSES AND NOT FOR
CONSTRUCTION. MICHAEL L. PRIEST &
ASSOCIATES INC. HAS DONE NO FIELD WORK TO
VERIFY ANY SURVEY INFORMATION SHOWN.



SUPERIOR/ALLEN APARTMENTS
RM DEVELOPMENT
PART OF THE SOUTHWEST 1/4 OF SECTION 26, T.35S., R.10E.
CITY OF SOUTHGATE, WAYNE COUNTY, MICHIGAN

SHEET

DATE: 01-22-2024
PROJECT: SUPERIOR/ALLEN APARTMENTS
DRAWN BY: MICHAEL L. PRIEST
CHECKED BY: MICHAEL L. PRIEST
SCALE: 1"=20'

STATUS: RECORDED

ENGINEERS, SURVEYORS
Michael L. Priest & Associates, Inc.
40050 Woodward Road, Canton, MI 48107
phone: (734) 459-8560
fax: (734) 459-2585
mlp
MICHAEL L. PRIEST, P.E.

PROPRIETOR
LIVONIA BUILDERS
10000 BELLEVUE COURT
NORFOLK, IL 60132
ATTN: MR. DANNY VERRI
734-347-3434



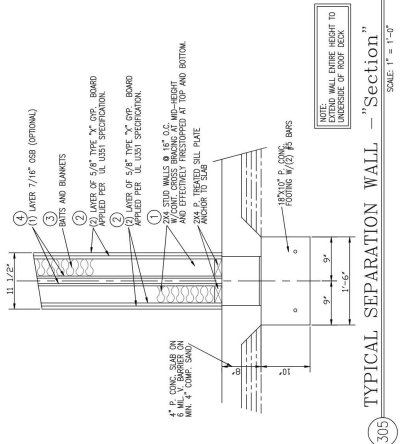
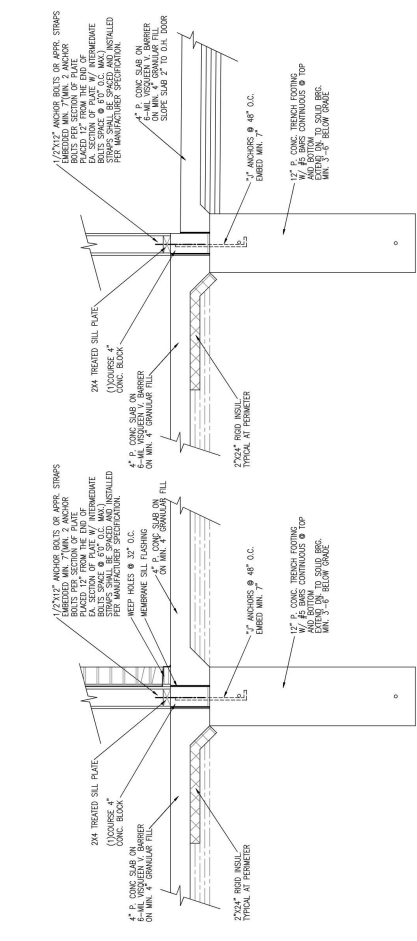
NOTE: VENT CLEARANCE: EAVE OR CORNICE VENTS SHALL BE INSTALLED TO COMPLY WITH M.R.C. R906.3 - INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

DETAIL @ GARAGE INTERIOR

DETAIL @ PORCH INTERIOR

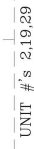
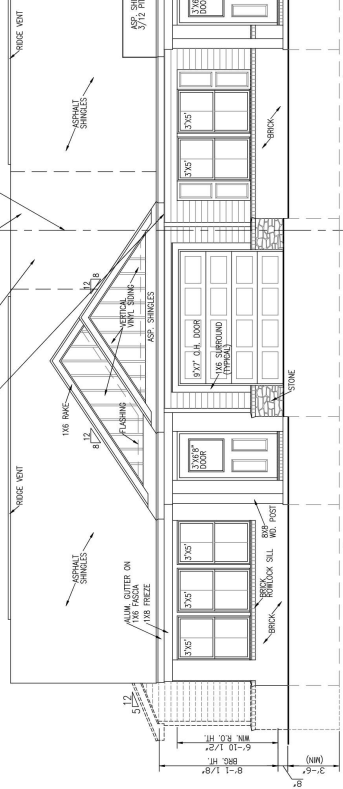
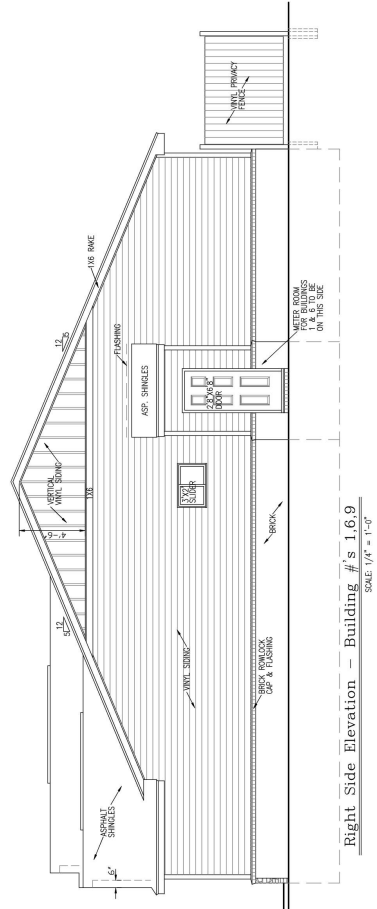
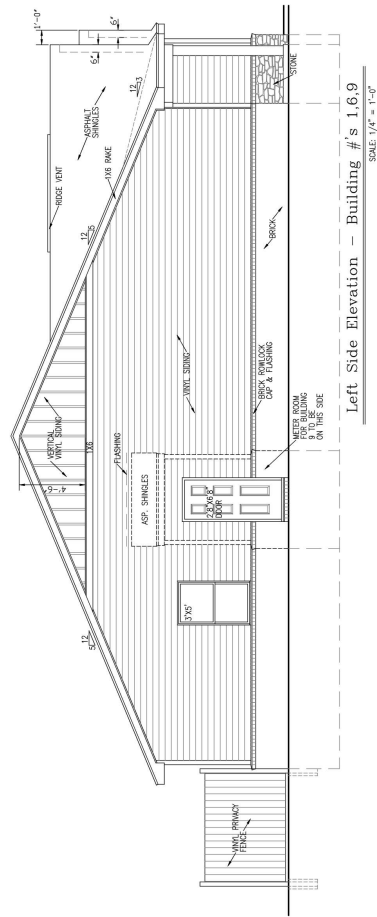
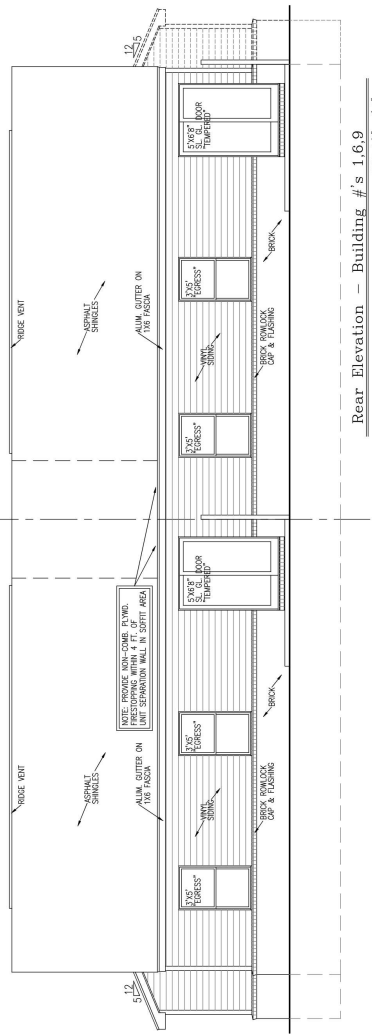
DETAIL @ GARAGE EXTERIOR

DETAIL @ EXTERIOR WALL



NOTE: WALL TO BE CONSTRUCTED IN NO. 1501
BEARING WALL DRAINING - 2 HR.
1. EXTERIOR WALL DRAINING - 2 HR.
2. EXTERIOR WALL DRAINING - 2 HR.
3. EXTERIOR WALL DRAINING - 2 HR.
4. EXTERIOR WALL DRAINING - 2 HR.
5. EXTERIOR WALL DRAINING - 2 HR.

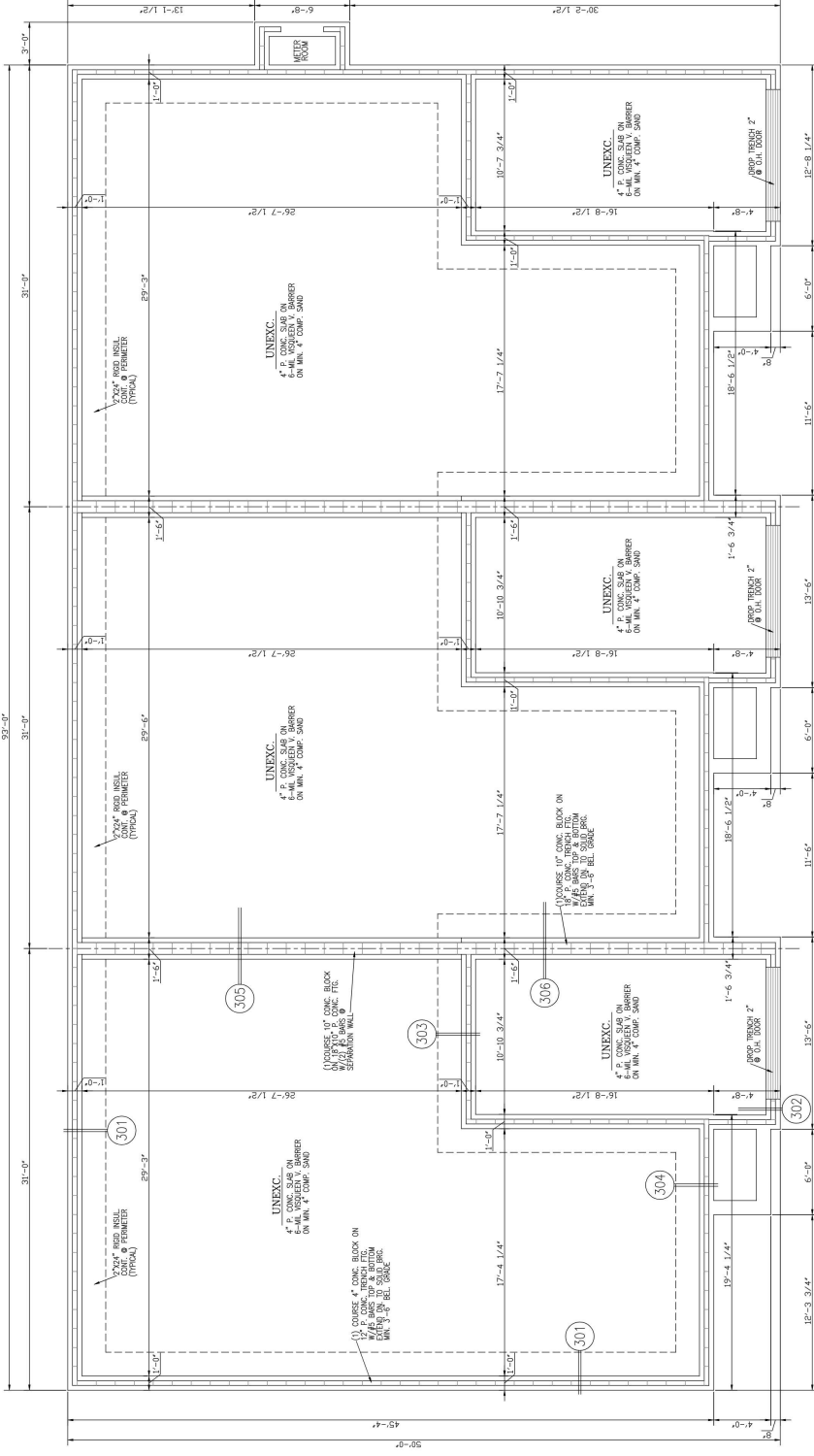
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1. EXTERIOR WALL DRAINING - 2 HR.
2. EXTERIOR WALL DRAINING - 2 HR.
3. EXTERIOR WALL DRAINING - 2 HR.
4. EXTERIOR WALL DRAINING - 2 HR.
5. EXTERIOR WALL DRAINING - 2 HR.



UNIT # 15
Foundation Plan - Buildin # 5
SCALE 1/4" = 1'-0"

UNIT # 16

UNIT # 17

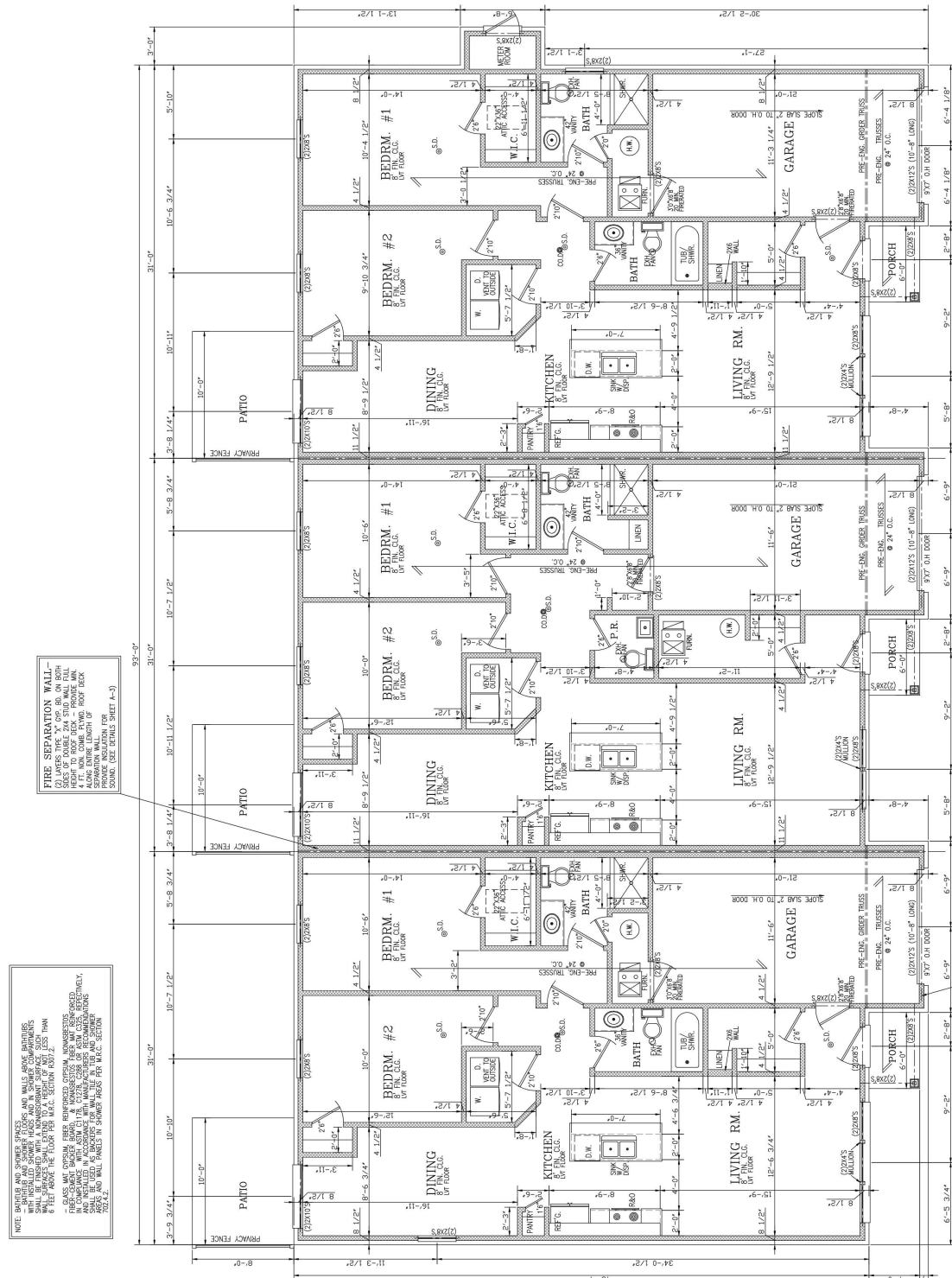


UNIT # 15
First Floor Plan - Building # 5

1,200 SQ. FT. - TOTAL PER UNIT

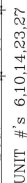
UNIT # 16

UNIT # 17



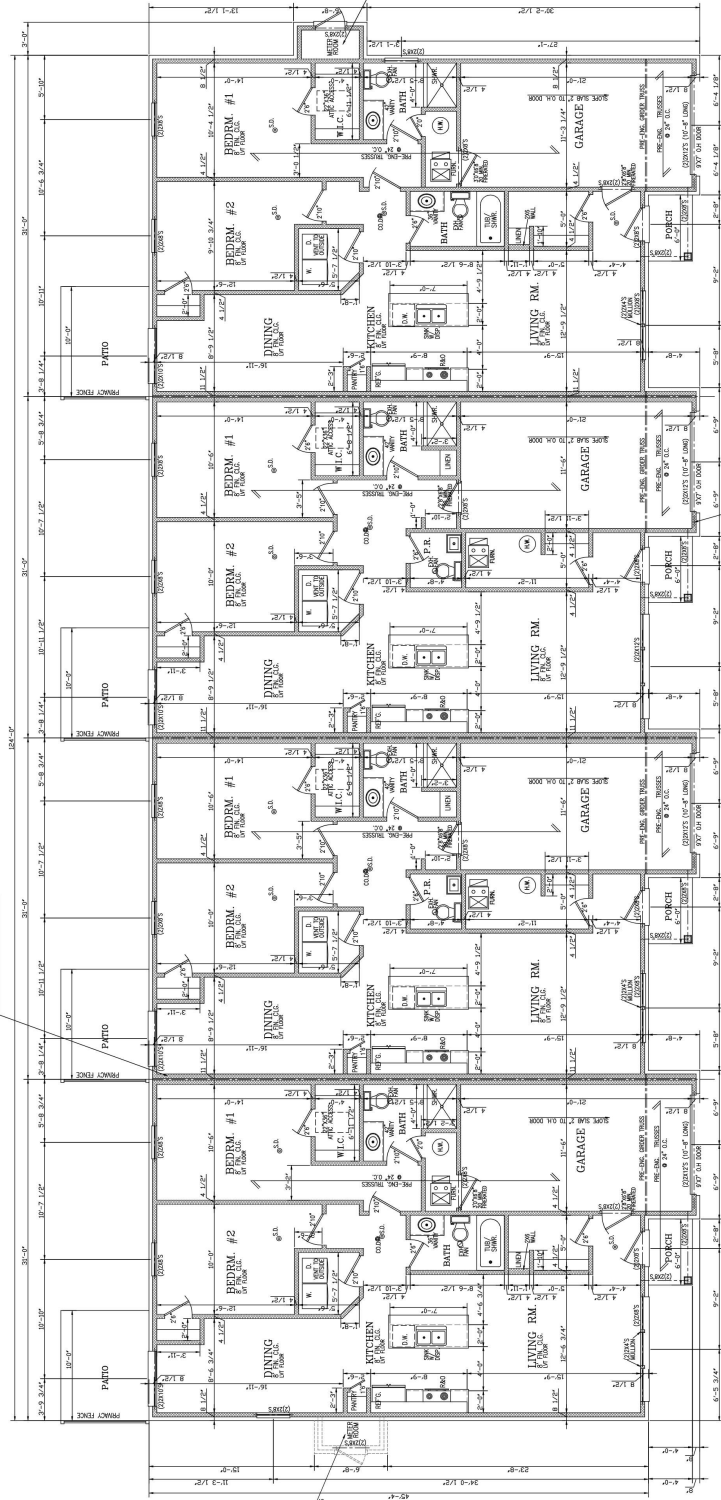
FIRE SEPARATION WALL
(2) LAYERS TYPE "X" OPS. B.D. ON BOTH SIDES OF WALL. MIN. 5" THICK. HEIGHT TO ROOF DECK - PRIME MIN. 5" ALONG ENTIRE LENGTH OF WALL. PROVIDE 1" MIN. GAP FOR SOUND. (SEE DETAIL SHEET A-3)

NOTE: BATHUBS AND SHOWER SPACES
WITH INSTALLED SHOWER HOODS AND 8" TOWER COMBUSTIBLES.
WALLS SHALL BE 5/8" THICK TYPE "X" OPS. B.D. ON BOTH SIDES OF WALL. MIN. 5" THICK. HEIGHT TO ROOF DECK - PRIME MIN. 5" ALONG ENTIRE LENGTH OF WALL. PROVIDE 1" MIN. GAP FOR SOUND. (SEE DETAIL SHEET A-3)



NOTE: SHOWN ARE POWER, GAS, AND WATER SERVICE LOCATIONS. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF LITCHFIELD, CONNECTICUT, AND THE STATE OF CONNECTICUT. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF LITCHFIELD, CONNECTICUT, AND THE STATE OF CONNECTICUT. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF LITCHFIELD, CONNECTICUT, AND THE STATE OF CONNECTICUT.

FIRE SEPARATION WALL - 4" MIN. THICK CONCRETE MASONRY WALL WITH 2" MIN. AIR SPACE. TOP OF WALL TO BE FINISHED WITH 1/2" MIN. THICK Gypsum Board. WALL TO BE FINISHED WITH 1/2" MIN. THICK Gypsum Board. WALL TO BE FINISHED WITH 1/2" MIN. THICK Gypsum Board.



UNIT #'s 6.10.14.23.27

UNIT #'s 5.9.13.22.26

UNIT #'s 4.8.12.21.25

UNIT #'s 3.7.11.20.24

First Floor Plan - Building #'s 2,3,4,7,8
1,200 SQ. FT. - TOTAL PER UNIT
SCALE 3/16" = 1'-0"

DATE	2/16/2023
JOB#	240125
SFT. NO.	A-10

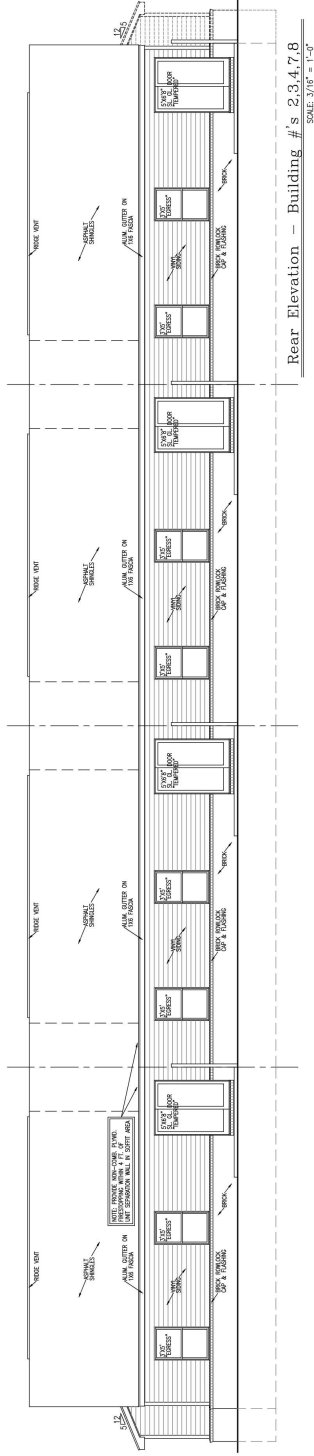
Project: The Bearcove
Woodmont, MI

Builder: Blake Anthony Homes Inc.
1825 S. 94th Ave. G
Berklin, MI 48106
734-347-3434

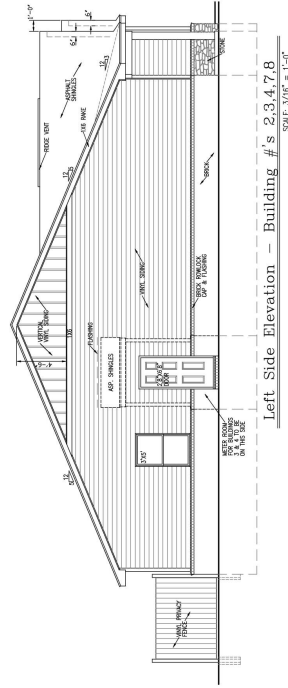
CONSENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



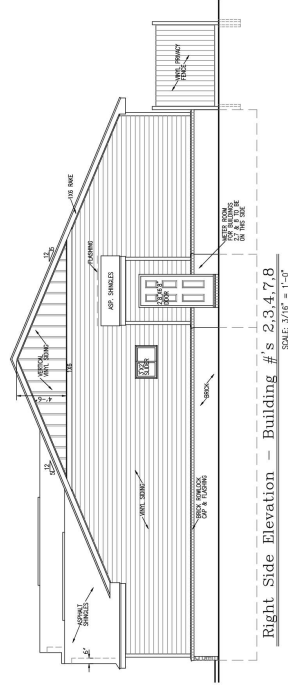
30409 LITCHFIELD DR.
LITCHFIELD, MI 48154
(734) 277-0000



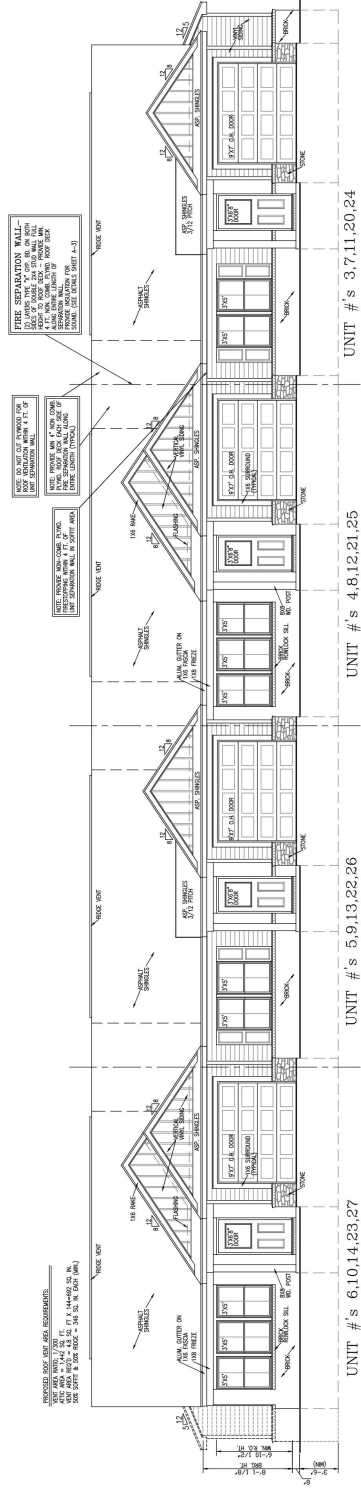
Rear Elevation - Building #s 2,3,4,7,8
SCALE 3/16" = 1'-0"



Left Side Elevation - Building #s 2,3,4,7,8
SCALE 3/16" = 1'-0"



Right Side Elevation - Building #s 2,3,4,7,8
SCALE 3/16" = 1'-0"



Front Elevation - Building #s 2,3,4,7,8
SCALE 3/16" = 1'-0"

UNIT #s 4,8,12,21,25

UNIT #s 5,9,13,22,26

UNIT #s 6,10,14,23,27

UNIT #s 3,7,11,20,24

30489 MULNERS CR.
LITCHFIELD, MA 01545
(734)272-0050

3D DIMENSIONAL
ARCHITECTURAL SERVICES
1234 5678 91011
1234 5678 91011

CONSENT
AND IS NOT TO
BE REPRODUCED
WITHOUT WRITTEN
PERMISSION
©

Builder:
Blake Anthony Homes Inc.
1234 5678 91011
Burlington, MA 01803
734-347-3434

Project:
The Bearcove
Woodbury, MA
2/16/2025

DATE
1/21/2025
JOB# 240125
SHT. NO.

A-11



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: April 1, 2026

VARIANCE ANALYSIS FOR THE CITY OF SOUTHGATE

APPLICANT INFORMATION

Applicant: Superior Allen LLC
Superior/Allen Road (no address assigned)
Southgate, MI 48195

Property Address: 14005 Allen
Southgate, MI 48195

Parcel Number: 53-015-02-0043-000

Zoning: RM, Multiple Family Residential

Requested Variance: Multiple deviations from Section 1298.01

VARIANCE REQUEST

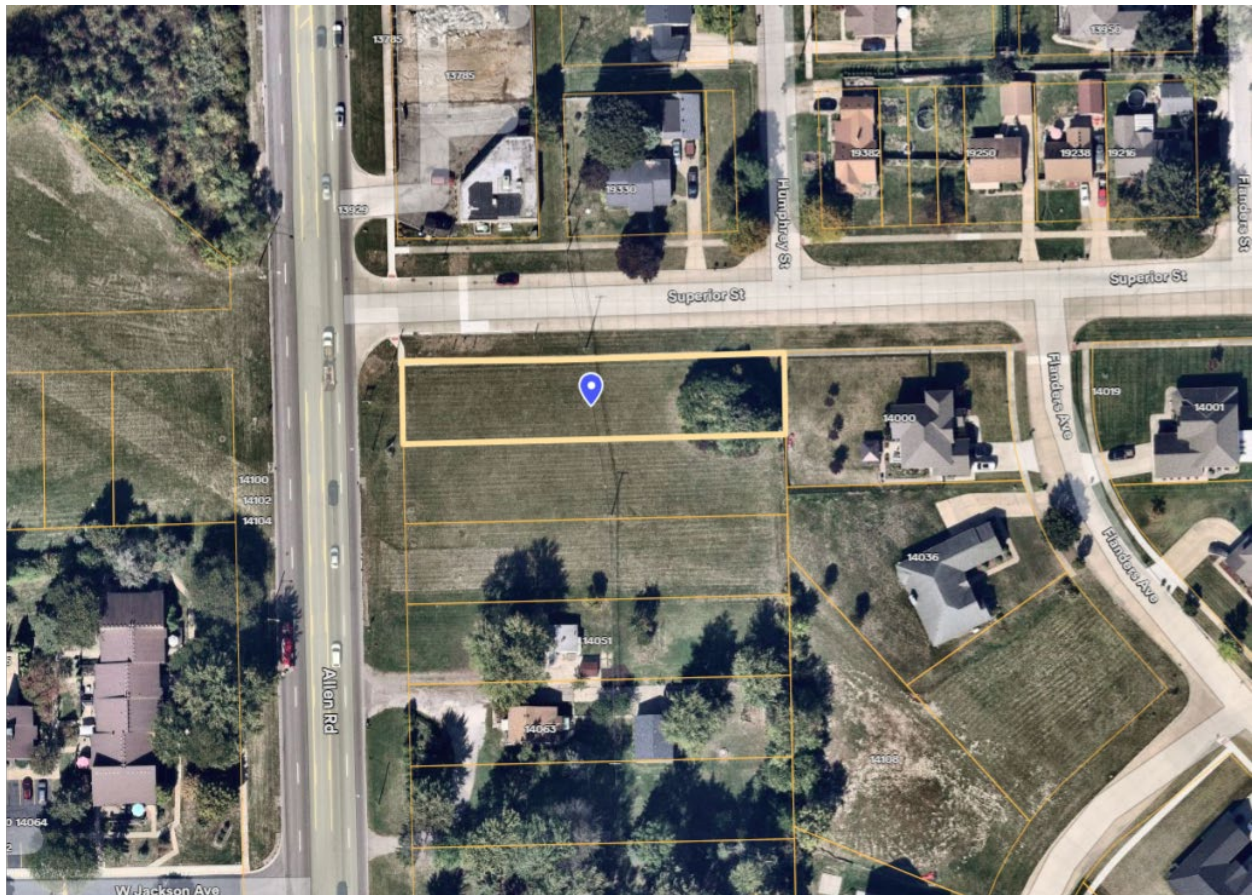
The applicant is requesting multiple variances from Section 1298.01, Schedule of Area Regulations to allow for the construction of a multifamily development consisting of 7 units, outlined below:

- Forty (40) foot deviation from exterior side yard setback along Allen Road
 - Proposed setback is ten (10) feet, requirement is fifty (50) feet*
- Fifteen (15) foot deviation from interior side yard setback for eastern property line
 - Proposed setback is fifteen (15) feet, requirement is thirty (30) feet
- Thirty-five (35) foot deviation from total of both side yard measurements
 - Proposed combined measurement is twenty-five (25) feet, requirement is sixty (60) feet

Section 1298.01, footnote (C)(1) states "All exterior side yards (street side, side yards) shall be provided with a **setback equal to the front yard setback requirement of the district in which located, and all regulations applicable to a front yard shall apply."*

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. The proposed home as it relates to these conditions is described below. 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 construct the proposed apartment units with a fifty (50) foot setback along Allen Road and a thirty (30) foot setback along the eastern property line, resulting in at least two (2) units being removed from the project based on the proposed layout. A public utility easement and storm drainage easement are present on the property and effectively removes approximately half of the buildable area of the site.

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: The penance of a public utility and stormwater easement on half of the applicant's property is a unique situation that is not shared by other properties in the same district.

c) That the problem is not self-inflicted:

CWA Comment: The problem does not appear to be self-inflicted, as the utility easements and roadways have been in place for some time.

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. Compliance with the current ordinance standards would realistically allow only approximately five (5) units to be constructed instead of the proposed seven (7) units.

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

CWA Comment: The requested variance, if granted, does not appear to compromise the public health, safety, and welfare of the City. The buildings, if constructed in accordance with the presented plot plan, would not encroach into the required clear corner area as regulated by the zoning ordinance, preserving site lines for oncoming drivers on Allen and Superior.

RECOMMENDATION

Based on the findings presented above, we recommend approval of the requested variance due to all five variance criteria being met. The variance would allow the project to continue to the site plan review phase, and if granted, would provide additional high quality housing options for City residents.

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.
John L. Enos, AICP
Vice-President



CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti
Community Planner