

# CITY OF SOUTHGATE

## Board of Zoning Appeals

### AGENDA

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**MONDAY, May 11<sup>th</sup>, 2026**

**5:30 PM**

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**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 April 13<sup>th</sup>, 2026.

**V. ADMINISTRATIVE REPORTS**

**VI. PUBLIC HEARINGS**

1. Variance request from section 1298.04, Accessory Uses, 16671 Anderson
2. Variance request from section 1298.04, Accessory Uses, 16650 Aspen
3. Variance request from section 1298.01, Schedule of Area Regulations, 15748 Fort

**VII. NEW BUSINESS**

1. Variance request from section 1298.04, Accessory Uses, 16671 Anderson
2. Variance request from section 1298.04, Accessory Uses, 16650 Aspen

3. Variance request from section 1298.01, Schedule of Area Regulations,  
15748 Fort

**VIII. OLD BUSINESS**

**IX. ANNOUNCEMENTS**

**X. ADJOURNMENT**

City of Southgate  
***Board of Zoning Appeals***  
APRIL 13, 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, April 13, 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, City Attorney Ed Zelenak

**Minutes:**

**Moved by Foucher, supported by Victory, to approve the minutes of the Board of Zoning Appeals Meeting dated December 8, 2025. Motion Carried Unanimously.**

**Administrative Reports:**

In September, 2024 an application was received by the Southgate Community Schools for a proposed “Build a House” program consisting of (8) single story ranch homes being built. In July, 2025 they submitted a BZA application for a variance of Exterior Building Wall Materials, requesting the homes be built with board and batten material rather than the required brick face material. The request was denied, they sued the City and the Courts just recently ruled in favor of the City. They can still appeal to the court.

**Public Hearing/New Business:**

1. Superior Allen LLC, 14005 Allen Road, Southgate, MI 48195, Multiple Variances to Section 1298.01. BZA 01-2026

**A PUBLIC HEARING WAS HELD FOR SUPERIOR ALLEN LLC, 14005 ALLEN ROAD, SOUTHGATE, MI 48195, MULTIPLE VARIANCE TO SECTION 1298.01.**

Notices were sent out.

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

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
  - o Proposed setback is ten (10) feet, requirement is fifty (50) feet.\*
- Fifteen (15) foot deviation from interior side yard setback for eastern property line
  - o Proposed setback is fifteen (15) feet, requirement is thirty (30) feet.
- Thirty-five (35) foot deviation from total of both side yard measurements
  - o 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.”*

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.

No public comments were received.

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

**Moved by Foucher, supported by Stephan, to approve the request by Superior Allen, LLC, 14005 Allen Road, Southgate, MI 48195, from Ordinance Section 1298.01 to allow:**

**Forty (40) foot deviation from exterior side yard setback along Allen Road,  
Fifteen (15) foot deviation from interior side yard setback for eastern property line,  
Thirty-five (35) foot deviation from total of both side yard measurements.**

**Ayes: Poirier, Stephan, Foucher, Grupczynski, Victory**

**Nays: None**

**Absent: Anderson, Orman**

**MOTION CARRIED.**

**Old Business:**

**Election of Chairperson for 2026.**

**Moved by Stephan, supported by Orman, to nominate Pat Poirier, to serve as Chairperson of the Board of Zoning Appeals for the year 2026, and having no other nominations for Chairperson, Pat Poirier, is hereby elected to serve as Chairperson of the Board of Zoning Appeals for the year 2026. MOTION APPROVED UNANIMOUSLY.**

**Election of Vice Chairperson for 2026.**

**Moved by Stephan, supported by Grupczynski, to nominate Tim Foucher, to serve as Vice Chairperson of the Board of Zoning Appeals for the year 2026, and having no other nominations for Vice Chairperson, Tim Foucher, is hereby elected to serve as Vice Chairperson of the Board of Zoning Appeals for the year 2026. MOTION APPROVED UNANIMOUSLY.**

**Announcements:**

None.

**Moved by Foucher, supported by Stephan, that this meeting of the Board of Zoning Appeals be adjourned at 5:58 p.m. Motion Carried Unanimously.**

Angie Shurkus  
Recording Secretary  
April 13, 2026

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

Form No. 02

Case No. B7

042026

Date Received

4-10-2026

## 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:

eg7134@wayne.edu

| Owner/Applicant                         | Agent                         |
|-----------------------------------------|-------------------------------|
| Name <u>Lance Seel</u>                  | Name _____                    |
| Address <u>16671 Anderson Dr</u>        | Address _____                 |
| <u>Southgate</u> <u>MI</u> <u>48195</u> | _____<br>(City) (State) (Zip) |
| Telephone <u>(313) - 363 - 3412</u>     | Telephone _____               |

### Information regarding the site:

Street Address: 16671 Anderson Dr, Southgate MI 48195

Major Cross Streets: Pennsylvania / Dix-Toledo

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: \_\_\_\_\_

### Requested action:

☒ Dimensional Variance

Requested Variance: Side yard setback  
(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 \_\_\_\_\_

**Information regarding request:**

I hereby request a hearing before this body to:

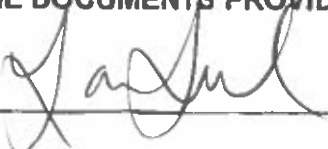
(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, any information you feel is pertinent to your application, etc. Feel free to attach additional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

I am requesting a variance in order to build a pool in my backyard. The pool is an 18x33 oval, above ground pool. I am requesting to place this pool in my interior side yard due to an easement hardship along my Eastern property line.

**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: 4/06/20

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 LG5

*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. B-04-2026

Date Received 4-10-2026

**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?

Compliance creates a practical difficulty because the rear yard of the property is encumbered by an easement (204') that significantly limits the building of a pool.

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

This problem is not shared because other similar placed properties do not have the same limitation between their home and rear property line. I am also unique in having the extra space in the interior side yard available.

3. Why the problem is not self-inflicted?

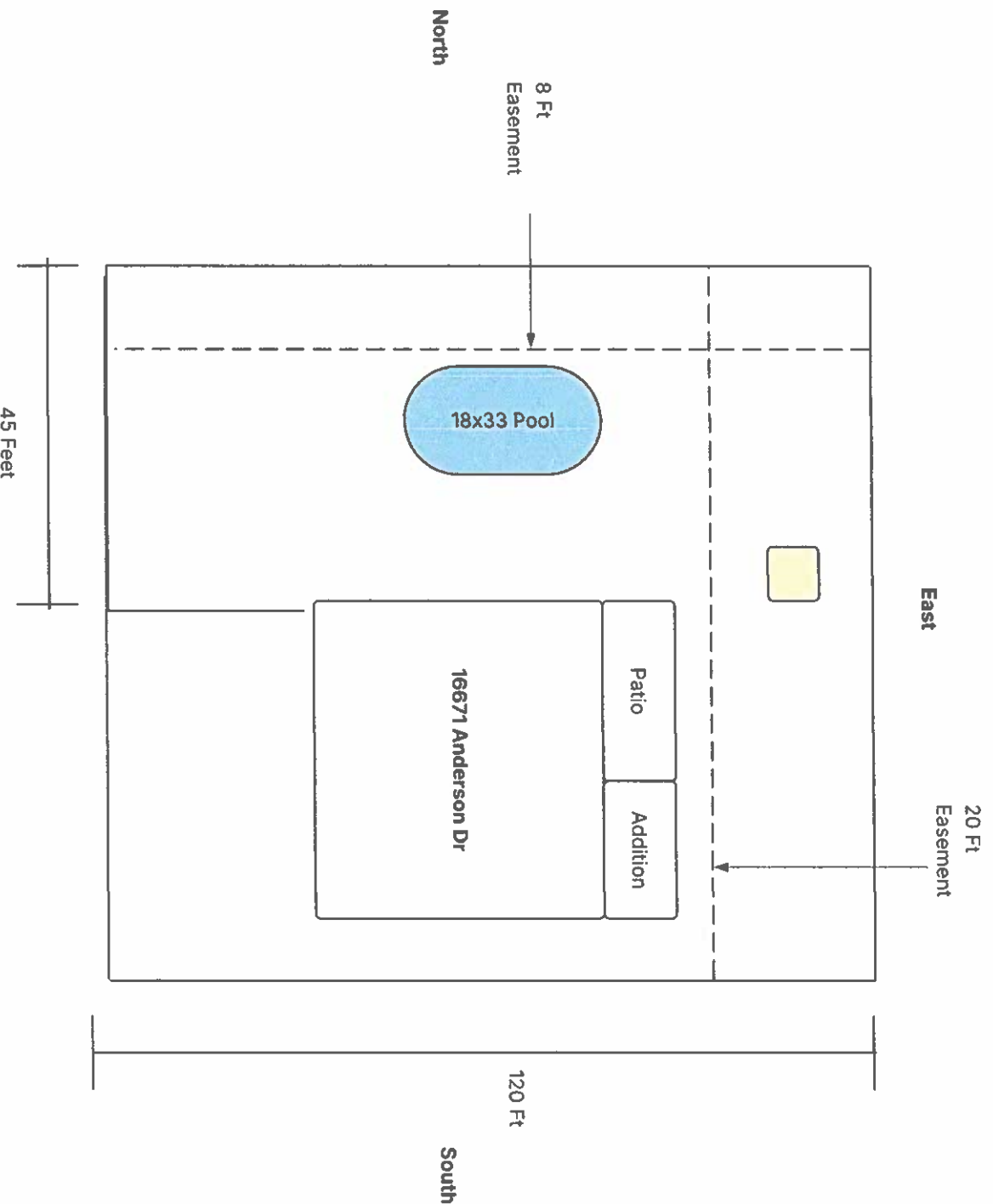
The easement and lot configuration existed prior to my ownership of the home.

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

This is the minimum necessary for reasonable use, to place the pool in a side yard. This is the only location available for a pool on the property that complies with code and ordinances.

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

This will not compromise the public health, safety, or welfare. The surrounding neighbors (closest to me) are all in favor and support my appeal for a pool. I will be in full compliance with all other code and ordinances.



**Legend**

-  Electrical Box
-  Property Line
-  Easement
-  Pool

Anderson Dr

# City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING

14400 DIX-TOLEDO ROAD, SOUTHGATE MICHIGAN 48195

PHONE: (734) 258-3030

FAX: (734) 281-6670

[www.southgatemi.org](http://www.southgatemi.org)

03/20/2026

SEEL, LANCE-STACY  
16671 ANDERSON DR  
SOUTHGATE, MI 48195

Re: Permit Application – 16671 ANDERSON DR

Dear Property Owner,

The application to install an 18' x 33' above ground pool on the above referenced property has been reviewed.

This proposed structure is nonconforming and therefore not permitted as defined by Section 1298.04 (b) (2) of the Planning and Zoning Code. (See attached).

In view of the above, by law, your request must be denied.

If you have any questions feel free to contact the building department at 734-258-3010 ext. 3131

Sincerely,

Tim Leach  
Building Director

TL/mg



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: April 22, 2026

## VARIANCE ANALYSIS FOR THE CITY OF SOUTHGATE

### APPLICANT INFORMATION

**Applicant:** Lance Seel  
16671 Anderson Drive  
Southgate, MI 48195

**Property Address:** 16671 Anderson Drive  
Southgate, MI 48195

**Parcel Number:** 53-023-02-0015-000

**Zoning:** PD, Planned Development

**Requested Variance:** Deviation from Section 1298.04

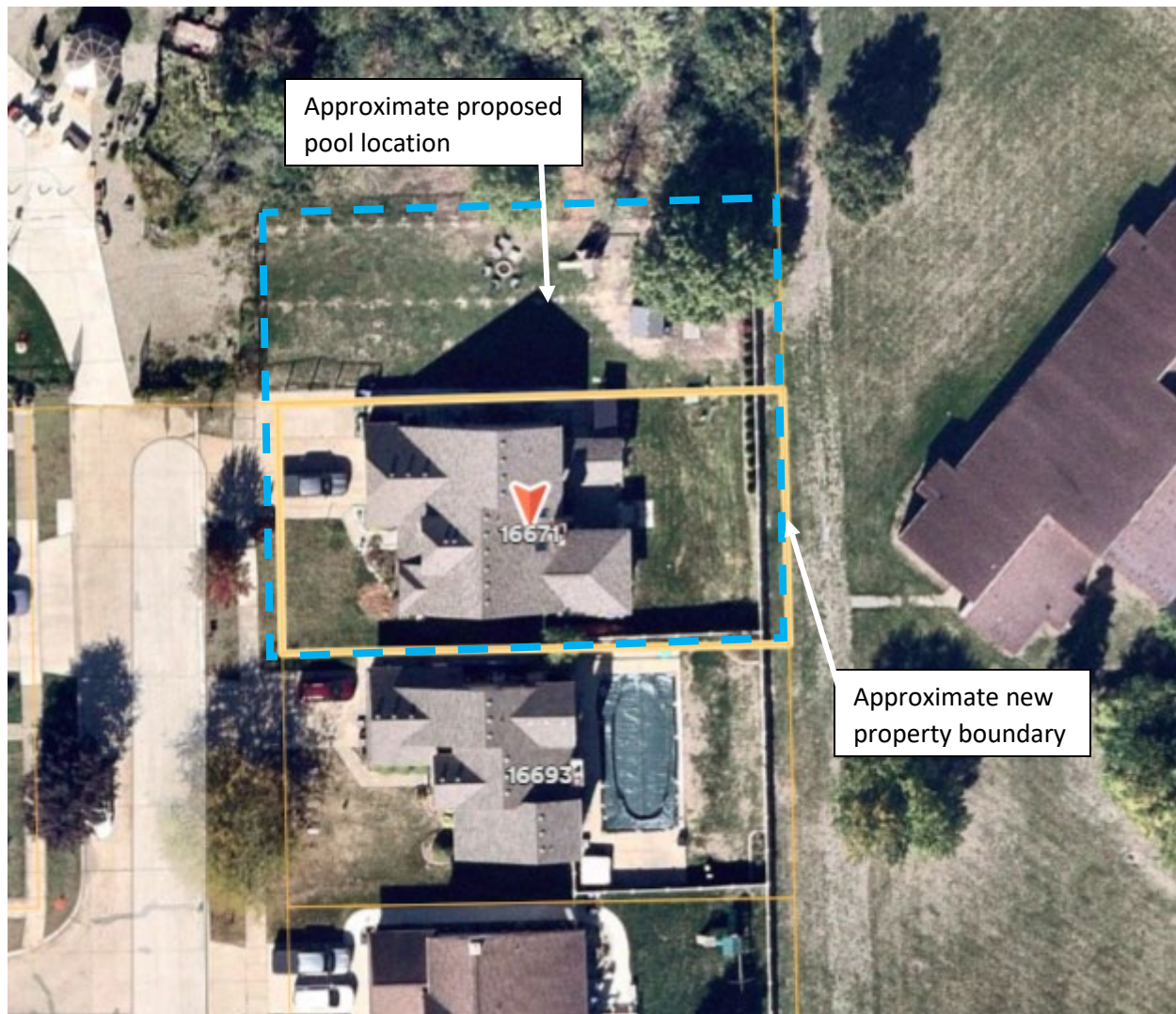
### VARIANCE REQUEST

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.

Section 1298.04(B)(1) states *“Accessory structures, except where otherwise permitted and regulated in this Zoning Code, **shall be located in the rear yard** and shall meet the set-back requirements of an accessory building.”*

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 (shown property lines have recently been adjusted, and are not accurate)*

#### **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 construct the pool in the eastern (rear) yard. However, the applicant states an unspecified easement, measuring twenty (20) feet wide takes up most of the rear yard, which effectively removes almost all the area a pool would be permitted.

**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 presence of the public easement on most of the applicant's rear yard 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 easement has 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 has indicated the requested variance is the minimum needed to install the pool, as no other area on the property can accommodate such structure.

**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.

## RECOMMENDATION

Based on the findings presented above, we recommend approval of the requested variance due to all five variance criteria being met. The BZA can place reasonable conditions on a variance if they find them necessary to observe the spirit of the ordinance.

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



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CARLISLE/WORTMAN ASSOC., INC.  
John L. Enos, AICP  
Vice-President



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

**RETURN TO:**

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

**RECEIVED****APR 10 2026**

CITY OF SOUTHGATE  
BUILDING DEPARTMENT

Form No. 02

Case No. BZ

Date Received

03-20264-10-2026

**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:***Signature 73 @ SBC global, net*

| Owner/Applicant                         | Agent                         |
|-----------------------------------------|-------------------------------|
| Name <u>Vince/Angelo Badalamenti</u>    | Name _____                    |
| Address <u>16650 Aspen Way</u>          | Address _____                 |
| <u>Southgate</u> <u>MI</u> <u>48198</u> | _____<br>(City) (State) (Zip) |
| Telephone <u>734 833-3402</u>           | Telephone _____               |

**Information regarding the site:**Street Address: 16650 Aspen WayMajor Cross Streets: Dix / Pennsylvania Rd

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: Residential**Requested action:**☒ Dimensional Variance Requested Variance: 30X20 Structure on Back Property  
(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 ADD Another Detached Structure to Property

**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.)

Build 30'x20' Secondary structure on Property  
to keep Property Organized. NON Living structure

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: [Signature] Date: 3-16-26

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.: \_\_\_\_\_

**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 03-2026

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?

The Extra Building Does Not Meet the Ordinance

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

We Inquired the Extra Land Adjacent to our  
Property, with the Intent to Utilize the Property  
Along with Existing Land, to Have Another Structure for Storage

3. Why the problem is not self-inflicted?

The ordinance is set by the City -  
We Have Plenty of Property for the Structure - 20x30

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

The Purpose Structure is Modest in Size and  
Represents a Reasonable Functional Improvement  
Given Limitations a Variance is required to allow this  
reasonable use.

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

No Harm to the Public if the Variance is granted  
A Structure of 20x30 is the Sole purpose of the Variance



## City of Southgate

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING  
14400 DIX-TOLEDO ROAD, SOUTHGATE MICHIGAN 48195  
PHONE: (734) 258-3027  
FAX: (734) 281-6670  
[www.southgatemi.org](http://www.southgatemi.org)

March 16, 2026

MKE CONTRACTING  
2489 21<sup>ST</sup> STREET  
WYANDOTTE, MI 48192

Your permit PB25-0304 to BUILD a 20' X 30' POST AND BEAM PAVILION was disapproved. You have 14 days from the date of this letter to rectify this matter or this will proceed to the ordinance department for enforcements. (See attached disapproved inspection result).

If you have any questions please call the Building Department @ 734-258-3010 ext. 3131

Sincerely,

Timothy L. Leach  
Building Inspections Director

TLL/mk



# CITY OF SOUTHGATE

## Department of Building and Engineering

14400 Dix-Toledo Rd.  
Southgate, MI 48195  
734-258-3030

[www.southgatemi.org](http://www.southgatemi.org)

### Building Permit | PB25-0304

#### Property Information

53 023 02 0016 000      16650 ASPEN WAY      Subdivision:  
SOUTHGATE MI, 48195      Lot:      Block:

#### Name Information

|                  |                           |        |                |
|------------------|---------------------------|--------|----------------|
| Owner:           | BADALAMENTI, ANGELA-VINCE | Phone: | (734) 833 3402 |
| Occupant:        |                           | Phone: |                |
| Applicant:       | MKE CONTRACTING LLC       | Phone: | (734) 575 8195 |
| Contractor:      | MKE CONTRACTING LLC       | Phone: | (734) 575 8195 |
| Licensee:        | MKE CONTRACTING LLC       | Phone: | (734) 575 8195 |
| License Issued:  | 04/21/2025                |        |                |
| License Expires: | 05/31/2026                |        |                |

#### Permit Information

Date Issued: 05/06/2025      Date Expires: 11/02/2025      Status: EXPIRED

#### Work Description:

BUILD 20' X 30' POST AND BEAM PAVILION AS PER APPROVED PLAN

#### Stipulations:

\*\*\*\*SEE NOTE\*\*\*\*

SEPERATE ELECTRICAL PERMIT MAYBE REQUIRED

#### Final Inspection | TIM LEACH

|            |                     |            |                     |
|------------|---------------------|------------|---------------------|
| Status:    | Completed           | Result:    | Disapproved         |
| Scheduled: | 03/06/2026 12:24 PM | Completed: | 03/06/2026 11:17 AM |

#### Violations:

Uncorrected      ROOF FINAL

INSPECTOR COMMENTS: NOT ACCORDING TO APPROVED PLANS. NO FOOTING INSPECTION CALLED FOR. RETURN STRUCTURE TO APPROVED PLANS, CALL FOR RE-INSPECTION, OR REMOVE STRUCTURE.

#### Comments:

Scheduling Comment      BUILD 20' X 30' POST AND BEAM PAVILION AS PER APPROVED PLAN

#### Fee Information

|                  |                                      |          |        |
|------------------|--------------------------------------|----------|--------|
| Standard Item    | APPLICATION - BUILDING               | 1.00     | 50.00  |
| Permits          | CONSTRUCTION PERMIT-\$ 0 TO \$10,000 | 9,500.00 | 176.00 |
| Standard Item    | FAILURE TO SECURE PERMIT             | 1.00     | 100.00 |
| Plan Review      | PLAN REVIEW                          | 9,500.00 | 20.00  |
| Reinspection fee | RE-INSPECTION                        | 1.00     | 40.00  |



# City of Southgate – Building Permit Application

DEPARTMENT OF BUILDING AND SAFETY ENGINEERING

14400 DIX-TOLEDO ROAD, SOUTHGATE, MI 48195

PHONE: (734) 258-3030 FAX: (734) 281-6670

[www.southgatemi.org](http://www.southgatemi.org)

**RECEIVED**

**APR 21 2025**

**CITY OF SOUTHGATE  
BUILDING DEPARTMENT**

## COMPLETE ALL AREAS – MUST SUBMIT PAYMENT WITH APPLICATION

A planning/zoning review fee will be charged to all applications at the time they are submitted to the Building Department. Exceptions to the fee: removing/replacing roofing, siding and windows. The planning/zoning review fee does not include your building permit fee. There is a \$24 fee to all cancelled permits. There is also a \$50 application fee for ALL building permits.

**Plans will not be reviewed until your planning/permit fees have been paid.**

|                                                                                     |                                             |              |                               |
|-------------------------------------------------------------------------------------|---------------------------------------------|--------------|-------------------------------|
| Date                                                                                | 4/21/25                                     | Job Address: | 16650 Aspen Way               |
| <b><u>Property Owner Information:</u></b>                                           |                                             |              |                               |
| Name:                                                                               | Angela - Vince Basalamenti                  |              |                               |
| Address:                                                                            | 16650 Aspen Way Southgate MI 48195          |              |                               |
| Phone:                                                                              | 734 833-3402                                | Email:       |                               |
| <b><u>Contractor Information:</u></b>                                               |                                             |              |                               |
| Name:                                                                               | MKE Contracting LLC                         |              |                               |
| Address:                                                                            | 2489 21 <sup>st</sup> St Wyandotte MI 48192 |              |                               |
| Phone:                                                                              | 734 575-8195                                | Email:       | MKE Contracting LLC@gmail.com |
| Work to be performed: (may attach additional drawings/plot plans/etc. if necessary) |                                             |              |                               |
| Build 20x30 Post & Beam Pavilion                                                    |                                             |              |                               |
| Cost of Construction: \$9500. <sup>00</sup>                                         |                                             |              |                               |

Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the applicant information. 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/her authorized agents, and we agree to conform to all applicable laws by the State of Michigan.

Section 23a of the state construction code, act 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines. A permit will be cancelled when no inspections are requested and conducted within six months of the date of issuance or the date of a previous inspection. Cancelled permits will not be refunded or reinstated.

Applicant Signature

*[Signature]*

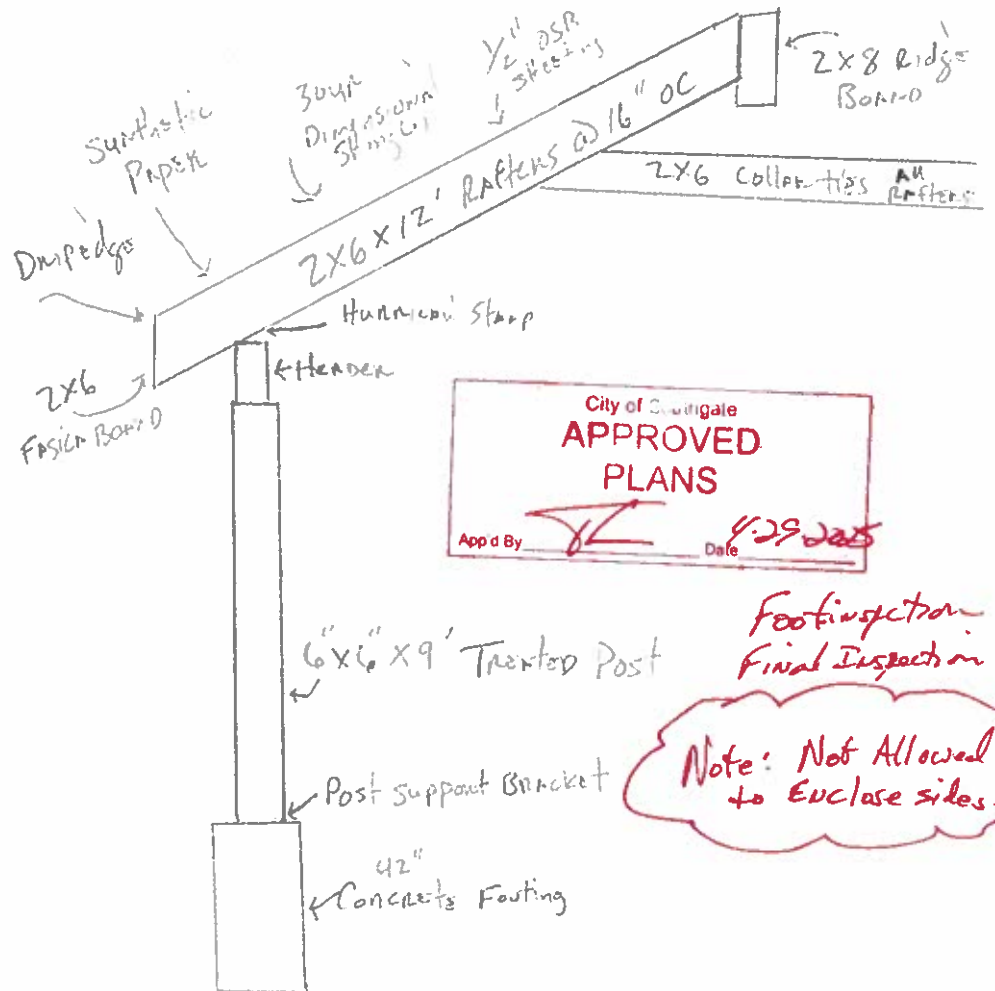
Building Approval

*[Signature]*

*See Notes*

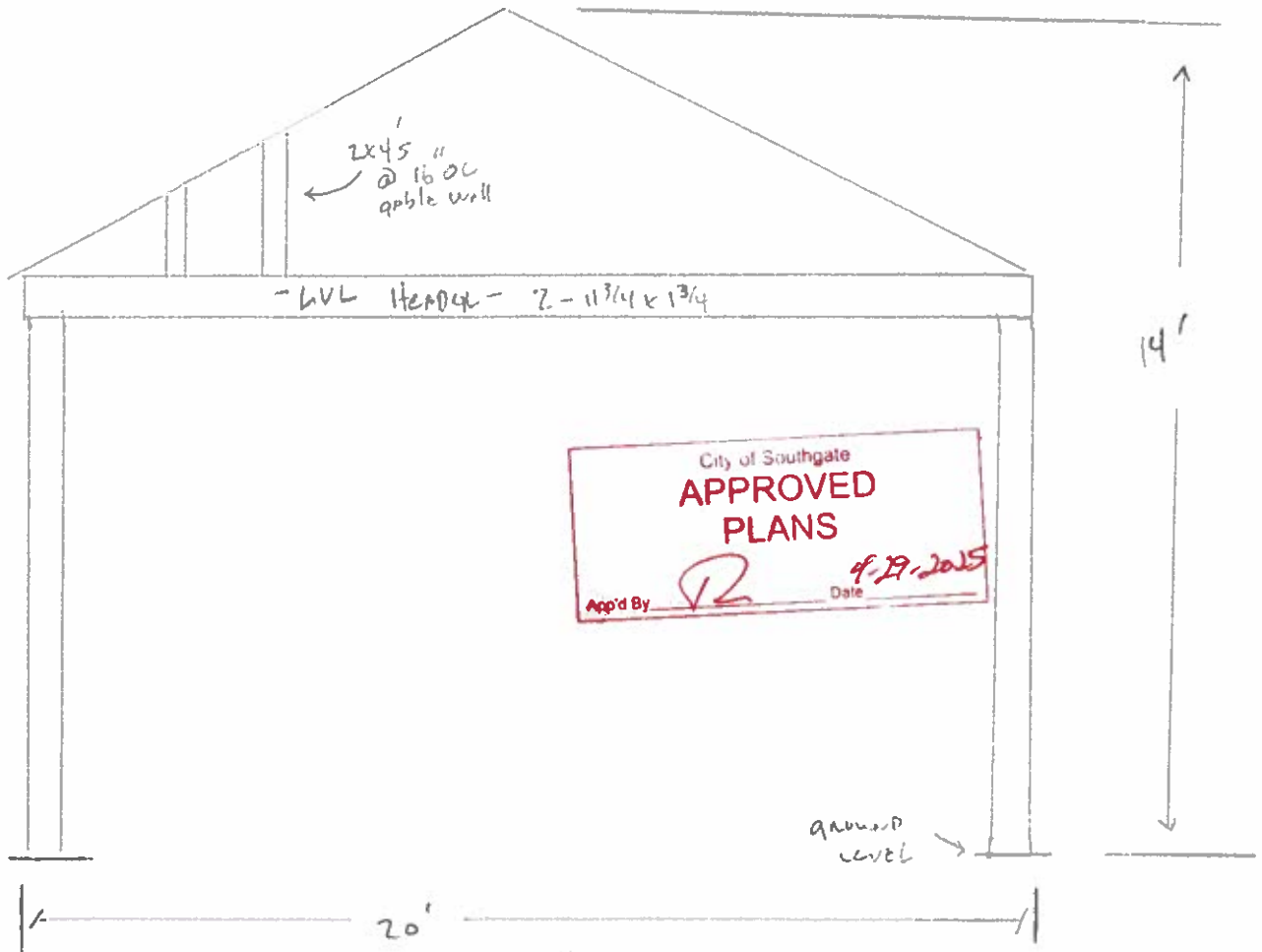
16650 Aspen Way  
Southgate, MI 48195

- D. Front & Back Headers  
2 - 11 3/4 x 1 3/4 LVLs
- E. Side Headers -  
2 - 2x12x10'  
Span over 30' each side
- F. Side Headers total
- G. Cover gable end walls only



16650. Aspen Way  
Southgate, MI 48145

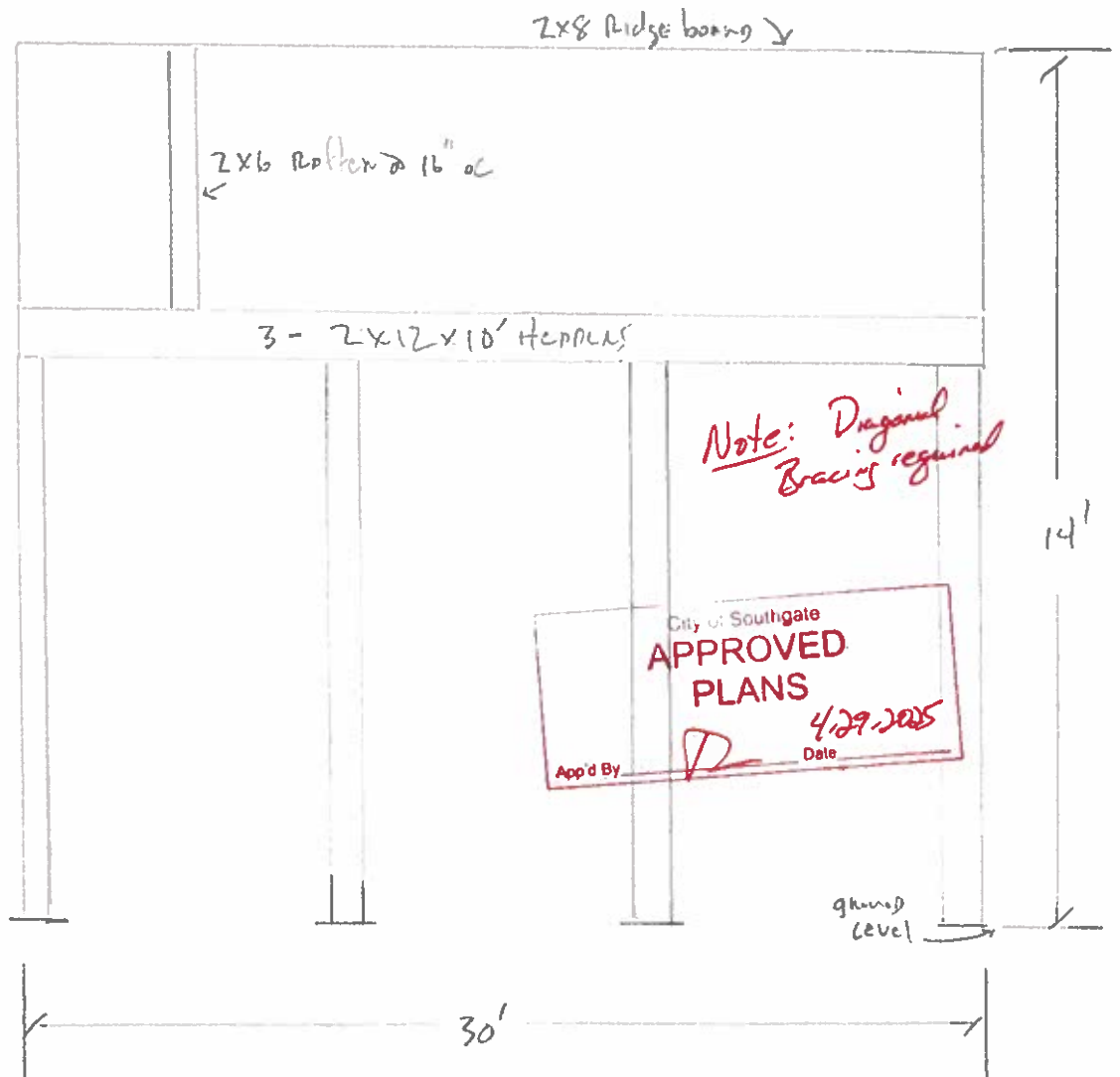
Front & Back  
View



6650 Aspen Way  
Southgate, MI 48195

Side View

Open Walk -

















**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: April 22, 2026

## VARIANCE ANALYSIS FOR THE CITY OF SOUTHGATE

### APPLICANT INFORMATION

**Applicant:** Vince/Angelo Badalamenti  
16650 Aspen Way  
Southgate, MI 48195

**Property Address:** 16650 Aspen Way  
Southgate, MI 48195

**Parcel Number:** 53-023-02-0016-000

**Zoning:** PD, Planned Development

**Requested Variance:** Deviation from Section 1298.04

### VARIANCE REQUEST

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.

Section 1298.04(A)(2) states “*In a Residential District, no detached accessory building shall occupy more than twelve percent of the total lot area. No accessory building shall exceed the ground floor area of the main residence. However, only one accessory building on lots under 9,000 square feet in Residential Districts shall be allowed for each single-family residence, and such building shall not exceed 600 square feet in gross floor area.*”

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 (shown property lines have recently been adjusted, and are not accurate)*

#### **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 allow the applicant to construct no more than one (1) detached accessory building. That number limit has already been reached with the existing pool house. The existing pool would be classified as an accessory structure, which does not carry a number limit. The newly constructed shed/garage would be defined as an accessory building due to the walls enclosing the building on all sides. We do not find any practical difficulties arising from the property that would constitute the need to construct an additional accessory building.

**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 applicant's property is located at the end of a cul-de-sac, and is zoned PD, Planned Development, along with the neighboring properties. As mentioned previously, the property is currently developed with a single-family home, a swimming pool, pool house, with a hard surfaced patio. We cannot find a characteristic of the property that is unique to the applicant's property that would require a second accessory building.

**c) That the problem is not self-inflicted:**

CWA Comment: The problem appears to be self-inflicted, as the building was originally approved to be built without walls, which was explicitly noted by the City Building Department during the permitting process. The building has since been constructed with enclosed walls, contrary to the approval stipulations of the building department.

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

CWA Comment: The applicant is asking for a dimensional variance to allow the second accessory building to remain on the property. The applicant should prove the requested variance is the minimum necessary to permit reasonable use of the property.

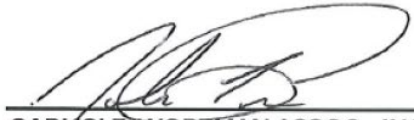
**e) That the variance, if granted, would not compromise the public health, safety, and welfare:**

CWA Comment: The requested variance, if granted, does not appear to compromise the public health, safety, and welfare of the City. The garage/shed is located in a manner that would not interfere with daily traffic patterns and is screened from adjacent 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.



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CARLISLE/WORTMAN ASSOC., INC.  
John L. Enos, AICP  
Vice-President



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

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**Special Meetings:****Filing Fee: \$800.00**

If Special meetings of the Planning Commission or Board of Zoning Appeals are requested, the persons requesting such meeting shall pay all costs of the meeting incurred by the City, with the above stated minimum.

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**All other Planning Commission Requests:**

Please see Tim Leach in the Building Department. Any requests should be submitted at least 28 days prior to the next regularly scheduled Planning Commission meeting to ensure the item can be listed on the agenda.

**BOARD OF ZONING APPEALS**

The Board of Zoning meets the 2<sup>nd</sup> Monday of every month. Notification of your exact meeting date will be provided by mail once it is scheduled.

**Residential Variance Request:****Filing Fee: \$400.00**

Please submit the following:

Completed application (Form No.02)  
Dimensional Variance Form (Form No. 02A), if applicable  
Plot Plan Dimensions  
Elevations of proposed structure, if a structure is involved  
Letter of Denial from the Building Department

All requested documentations should be submitted on 8 ½ X 11 Paper

**Non-residential Variance Request:****Filing Fee: \$1000.00**

Please submit the following:

Completed application (Form No.02)  
Dimensional Variance Form (Form No. 02A), if applicable  
Plot Plan Dimensions  
Elevations of proposed structure, if a structure is involved  
Letter of Denial from the Building Department

All requested documentations should be submitted on 8 ½ x 11 Paper

**All other Board of Zoning Appeals Requests:**

Please see Tim Leach in the Building Department. Any requests should be submitted at least 28 days prior to the next regularly scheduled Planning Commission meeting to ensure the item can be listed on the agenda.

**\*Escrow Deposit** are required to cover the costs of the City for outside consulting, (planning, Engineering, Attorney, etc.). The escrow account will be billed on a monthly basis as consultant fees are incurred. If at any time the escrow account falls below 20% of the initial total, the application will be required to make a deposit into the account to bring the balance back to the original total upon notification (unless a lesser amount is determined to be acceptable by the City.) If the applicant fails to replenish the escrow account, then work on the evaluation of the application shall cease, the application shall not appear on any meeting agendas, and the applicant shall be so notified.

The unused deposits will be returned when the project is completed and the fees have been paid in full. Fifteen percent administration fee is to be added to the invoices for consultant fees for all applications requiring reimbursable consultant fees.

**RETURN TO:**

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

Case No. BZA \_\_\_\_\_

Date Received \_\_\_\_\_

## 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>Carly Detar</u>       |               |             | Name <u>Carly Detar</u>       |               |             |
| Address <u>1062 Ridge St</u>  |               |             | Address <u>1062 Ridge St</u>  |               |             |
| (City) _____                  | (State) _____ | (Zip) _____ | (City) _____                  | (State) _____ | (Zip) _____ |
| Telephone <u>614-813-4641</u> |               |             | Telephone <u>614-813-4641</u> |               |             |

**Information regarding the site:**

Street Address: \_\_\_\_\_

Major Cross Streets: \_\_\_\_\_

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: \_\_\_\_\_

**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 \_\_\_\_\_

**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.)

The requested reduction of the front yard setback from 25 feet to 15.7 feet is necessary due to the limited size and configuration of the subject parcel and the operational requirements of the proposed drive-thru restaurant. The site must accommodate required vehicle stacking, circulation, parking, and ADA-compliant access, all while maintaining safe ingress and egress from Fort Street and the adjacent public alley. As shown on the site plan, the layout is constrained by existing access points and the need to provide adequate stacking lanes (up to 7 vehicles) and internal bypass circulation, which are critical to preventing traffic spillback onto public rights-of-way.

Reducing the front setback allows the building to be positioned in a manner that supports efficient traffic flow, safe vehicle maneuvering, and compliance with other zoning and operational requirements. Without this variance, the site would not function effectively or safely for its intended use.

**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: \_\_\_\_\_

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.: \_\_\_\_\_

**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 \_\_\_\_\_

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?

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

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3. Why the problem is not self-inflicted?

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

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

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## **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.



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: April 10, 2026

## VARIANCE ANALYSIS FOR THE CITY OF SOUTHGATE

### APPLICANT INFORMATION

**Applicant:** Carly Detar  
1062 Ridge Street  
Columbus, OH 43215

**Property Address:** 15748 fort Street  
Southgate, MI 48195

**Parcel Number:** 53-019-06-0013-301

**Zoning:** C-2, General Business

**Requested Variance:** Deviation from Section 1298.01

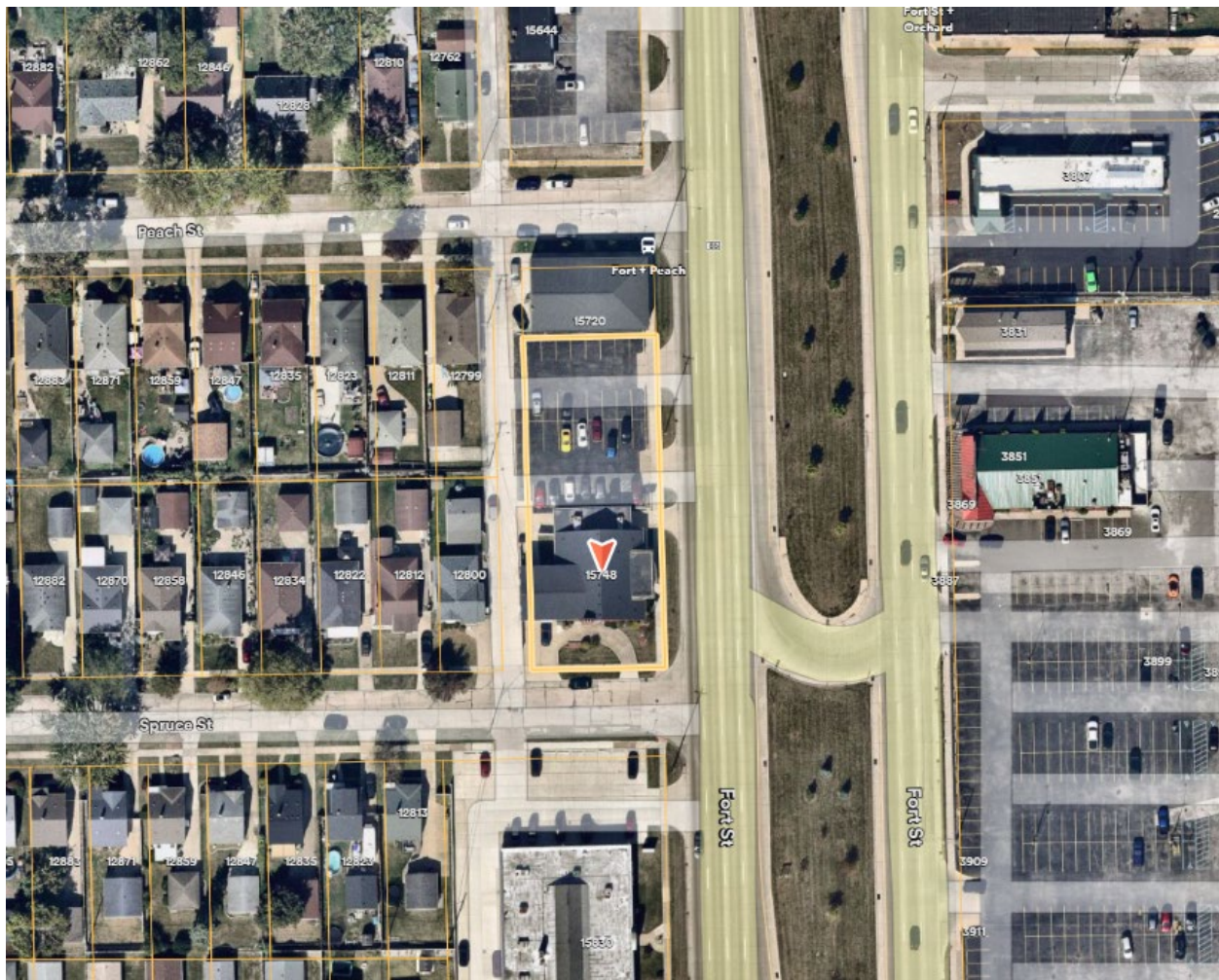
### VARIANCE REQUEST

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.

The subject parcel was recently granted a rezoning from the C-1, Community Business zoning district to the C-2, General Business district which allows drive-through restaurants as a conditional use. Should the Board of Zoning Appeals grant the requested variance, the project will still be required to receive site plan and conditional use approval from the Planning Commission. Should the Board deny the requested variance, the applicant will be required to amend their submitted site plan to meet the twenty-five (25) foot front yard requirement.

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 construct the proposed coffee establishment twenty-five (25) feet off the Fort Street property line. The application states compliance with the setback requirement would cause the site/use to *“not function correctly or safely for its intended use.”* We cannot find any special conditions of the site that would constitute a practical difficulty, as the site is of similar size to other C-2 zoned properties, and is currently developed.

**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 dimensions of the subject parcel are generally consistent with similar C-2 zoned lots having frontage along Fort Street, in which all new buildings would be required to follow the twenty-five (25) foot front yard setback.

**c) That the problem is not self-inflicted:**

CWA Comment: The problem appears to be self-inflicted, as the building location is currently being proposed as part of a site plan submittal, and is conceptual currently.

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

CWA Comment: The applicant should be prepared to prove the requested variance is the minimum necessary to permit reasonable use of the property. Compliance with the current ordinance standards would require the layout of the site to be revised. The three (3) car lanes could have their widths reduced, or the building could be relocated more west with one or two lanes moved to the east.

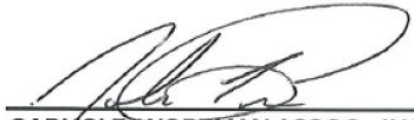
**e) That the variance, if granted, would not compromise the public health, safety, and welfare:**

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 site plan, would not encroach into the required clear corner area as regulated by the zoning ordinance.

## 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.



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Vice-President



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