

**CITY OF OAK PARK, MICHIGAN
ZONING BOARD OF APPEALS
FEBRUARY 24, 2026
MEETING MINUTES**

The meeting was called to order at 7:00 p.m. by Chairperson Huston in the City Council Chambers, 14000 Oak Park Blvd, Oak Park, MI 48237 and roll call was made.

PRESENT: Commissioner Anderson
 Commissioner Kleid
 Commissioner Seligson
 Chairperson Huston
 Commissioner Lebovic
 Commissioner Steinberg
 Vice Chair Brown

ABSENT: None

OTHERS

PRESENT: Director to Municipal Services, Kim Marrone
 Deputy City Clerk/Director of Elections, Jo Lynn Williams-Elliott

3. APPROVAL OF ZONING BOARD OF APPEALS MINUTES OF JANUARY 27, 2026

MOTION BY Seligson SECONDED BY Anderson, to approve the meeting minutes of January 27, 2026

Vote: Yes: All
 No: None

MOTION CARRIED

4. NEW BUSINESS:

A. Case #26-02:Yakir and Rena Muszkat, 14660 Ludlow Ave.

- i. Article 2, Division 2: Section 214 of the Zoning Ordinance requires the rear yard setback to be a minimum of 30 feet. The applicant is requesting to allow a rear yard setback of 23.1 feet.

Public Hearing was opened at 7:02

Zack Astroff 1515 Midwood – architect presented and explained the reason for this project is to accommodate a first-floor bedroom and bathroom due to health reasons and expanding the kitchen.

Public Hearing was closed at 7:04

STAFF FINDINGS OF FACT

1. The property of 0.14 acres (6,099 sq. ft.) is improved by a two-story single-family residence of 1,738 sq. ft. with an attached garage structure.
2. The property is a corner lot with a 57 feet frontage on Ludlow Ave. and a 107 feet frontage along Briar Dr.
3. The property is zoned, R-1 One-Family Residential District, and one-family dwellings are permitted in the R-1 District by right, subject to the regulations of Article 2 Division 2 of the Zoning Ordinance.
4. The existing dwelling consists of approximately 1,331 sq. ft. of living area, inclusive of a 420-square-foot garage. The first floor currently contains a living area, dining area, kitchen, family room, and half bathroom. The second floor consists of three bedrooms, a master bedroom, and one full bathroom.
5. The applicant proposes to construct an addition of 567 sq. ft. to the ground floor and a similar area on the second floor. The plan includes a main-level master bedroom on the first floor and a redesign to create a larger living, dining, and family areas, and kitchen.
6. The second floor will be reconfigured with two additional bedrooms, a laundry room, and an enlarged primary bathroom with a walk-in closet.
7. The applicant indicated that the main-level master bedroom is needed for the homeowner's medical needs, and that the proposed improvements are intended to enhance the overall functionality of the home.
8. The proposed addition does not meet the minimum rear yard setback requirements. The applicant is requesting approval of dimensional variances to allow a rear yard setback of 23.1 feet (where 30 feet is the minimum permitted).
9. The Department of Justice's guidance under the Americans with Disabilities Act (ADA) and the Fair Housing Act requires municipalities to provide reasonable accommodations in zoning when necessary for individuals with disabilities to fully use and enjoy their homes
10. The homeowner has experienced multiple fractures due to osteoporosis, a condition that weakens the bones and makes her more prone to fractures from minor falls or impacts. Due to her mobility limitations, the proposed main-level bedroom and bathroom addition is essential to enable safe and independent living within her home, thereby preventing the need for relocation.
11. While certain design elements, such as reconfigured living spaces including a new larger kitchen, are not strictly medically necessary, they enhance overall functionality contribute to a more accessible and safe living environment.
12. The proposed addition of two bedrooms on the second floor, while not directly related to the medical condition or first-floor functionality, is not prohibited if the requested rear yard variance is granted. The applicant indicated that the additional bedrooms are intended to accommodate her children and grandchildren.
13. The property is a rectangular corner lot with two public road frontages. While its lot size

is similar to other lots within the block, it must comply with a 25-foot primary front setback from Ludlow Ave, a 15-foot secondary setback from Briar Dr., a 30-foot rear setback, and a 4-foot side setback, as required by the Zoning Ordinance.

14. These setbacks reduce the buildable area and limit the ability to expand within the permitted footprint. In contrast, interior lots within the same block of comparable size are subject to lesser side setback requirements, resulting in a larger buildable area.
15. According to the corner lot setback requirements of the Zoning Ordinance, the permitted buildable area for the subject property is approximately 1,976 sq. ft. The proposed design, including the addition, totals 1,895 sq. ft., which remains below the buildable area permitted by the Zoning Ordinance. However, because of the existing building configuration and established setback pattern, constructing the addition in full compliance with the required rear yard setback is not feasible without a variance.
16. Furthermore, the addition does not overbuild the lot, remaining under the allowed 35% lot coverage at 31.5%. The reduced setback does not create impacts on adjacent properties.
17. The Zoning Board of Appeals has previously approved rear yard setbacks for one-family residential dwellings on corner lots of comparable size.

STAFF RECOMMENDATIONS

Based on the information submitted by the applicant and the analysis presented in this report, it is the recommendation of the Economic Development and Planning staff to approve the dimensional variance to allow construction of an addition that does not meet rear yard setback requirements.

MOTION BY Steinberg SECONDED BY Kleid to approve the case #26-02: Yakir and Rena Muszkat, 14660 Ludlow Ave.

- i. A variance to allow the rear yard setback of 23.1 ft. Article 2, Division 2: Section 214 of the Zoning Ordinance requires the rear yard setback to be a minimum of 30 feet.

Vote: Yes: Anderson, Lebovic, Seligson, Steinberg, Huston, Brown, Kleid
No: None

MOTION CARRIED

5. ADJOURNMENT: The meeting was adjourned at 7:05 p.m.

Jo Lynn Williams-Elliott, Deputy City Clerk

