



# **AGENDA**

## **REGULAR ZONING BOARD OF APPEALS MEETING**

**OAK PARK, MICHIGAN**  
**FEBRUARY 24, 2026**  
**7:00 PM**

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**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

A. Zoning Board of Appeals Meeting Minutes 1/27/2026

**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.

**5. PUBLIC COMMENT**

**6. ADJOURNMENT**

The City of Oak Park will comply with the spirit and intent of the American with Disabilities Act. We will provide support and make reasonable accommodations to assist people with disabilities to access and participate in our programs, facilities and services. Accommodations to participate at a Council Meeting will be made with 7-day prior notice.

**CITY OF OAK PARK, MICHIGAN  
ZONING BOARD OF APPEALS  
JANUARY 27, 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 (7:11)  
Commissioner Kleid  
Commissioner Seligson  
Chairperson Huston  
Commissioner Lebovic (7:01)  
Vice Chairperson Brown  
Commissioner Steinberg

ABSENT: None

OTHERS

PRESENT: Economic Development & Planning Specialist, Salam Habhab  
Deputy City Clerk/Director of Elections, Jo Lynn Williams-Elliott

**3. APPROVAL OF ZONING BOARD OF APPEALS MINUTES OF DECEMBER 16, 2025**

**MOTION BY Seligson SECONDED BY Kleid**, to approve the meeting minutes of December 16, 2025

Vote: Yes: All  
No: None

**MOTION CARRIED**

**4. NEW BUSINESS:**

A. Case #26-01: Jamie Craig, on behalf of Jonathan Weinrach, 25951 Harding Square.

- i. Article 2, Division 2: Section 211 of the Zoning Ordinance permits detached one-family dwellings in the R-1, One-Family Dwelling District. The applicant is requesting to allow a two-family dwelling in the R-1 District.
- ii. Article 2, Division 2: Section 214 of the Zoning Ordinance requires the total side yard setback to be a minimum of 14 feet. The applicant is requesting to allow a total side yard setback of 13 feet.
- iii. Article 2, Division 2: Section 214 of the Zoning Ordinance allows a maximum lot coverage of 35%. The applicant is requesting to allow a lot coverage of 37.6%.

Public Hearing was opened at 7:03 pm

Zach Ostroff, the project architect, presented to the board and explained that the requests are intended to provide accessible living accommodations for the owner's parents. The owner wishes to have his parents live with him. Both parents use wheelchairs and will require a caregiver.

Jamie Craig, the project contractor and applicant, spoke in support of the project, joined by Jonathan Weinrach, the homeowner; Arthur Weinrach, the owner's father; and Sarah Weinrach, the homeowner's wife.

Public Hearing was closed at 7:21 pm

### STAFF FINDINGS OF FACT

1. The property of 0.141 acres (6,142 sq. ft.) is improved by a two-story single-family residence (main dwelling) of 3,220 sq. ft. and an attached 433 sq. ft. garage structure.
2. The property is an irregularly shaped lot located at the southeast corner of a cul-de-sac, with a limited frontage of approximately 25 ft on Harding Sq. and a depth of approximately 108 ft.
3. The property is located in the R-1, One-Family District, and is currently developed with a single-family dwelling, which is a permitted use.
4. The applicant proposes to construct an addition to the existing dwelling. The proposed addition includes living and dining areas, two master bedrooms: one intended for a live-in caregiver, a kitchenette, a separate exterior entrance with an accessibility ramp, and interior access between the existing dwelling and the proposed addition.
5. The proposed addition is to be an "in-law" suite for the owners. The owner would like his parents to live with him. Both parents are in wheelchairs and will require a caregiver.
6. Pursuant to Michigan Housing Law (MCL 125.402), a dwelling designed to provide cooking and kitchen accommodation for two families meets the definition of a two-family dwelling.
7. The applicant indicated that the proposed design includes a kitchenette intended solely for warming food, not a full kitchen.
8. The plans submitted do not provide detailed information about appliances and fixtures within the proposed kitchenette. However, the kitchenette area measures approximately 12 ft by 8.5 ft, which is substantial size and typically capable of accommodating independent cooking facilities.
9. Based on the inclusion of a second kitchen and the overall layout of the proposed addition, staff finds that the proposal meets the definition of a two-family dwelling.
10. Two-family dwellings are not permitted in the R-1 zoning district.
11. The applicant is requesting approval of a use variance to allow an attached two-family dwelling within the R-1 District.
12. Additionally, the proposed addition does not meet the total side yard setback and lot coverage requirements of the Zoning Ordinance.
13. Section 411 requires a minimum of 14 feet for total side yard setback and a maximum lot coverage of 35%.
14. The applicant is requesting approval of dimensional variances to allow a total side yard setback of 13 feet and lot coverage of 37.6%.
15. The property is already developed with a single-family residence, which is a permitted use within the R-1 District. The existing home may be reasonably used and expanded in

a manner that maintains compliance with single-family residential standards, without introducing a second dwelling unit or separate kitchen facilities. While the applicant's design reflects a specific preference, alternative configuration could provide living space and accessibility features without creating a second dwelling unit or necessitating a use variance.

16. The dimensional variances are driven by the size and configuration of the proposed addition.
17. The requested dimensional variances are not the minimum necessary to accommodate the applicant's stated objective of providing living space for elderly parents and a caregiver.
18. The size and layout of the proposed addition exceed what is reasonably required for this purpose. A smaller or reconfigured design could still provide adequate and functional living space while reducing or eliminating the need for the requested setback and lot coverage variances. Such approach would better align with the intent of the ordinance and provide reasonable relief for the applicant.
19. The irregular shape of the property distinguishes the parcel from standard interior lots. These conditions did not prevent the original development of a single-family dwelling on the site and do not preclude reasonable expansion of the existing home.
20. Similar irregular lots exist on other properties within the cul-de-sac. The site conditions are not so unique as to necessitate the requested variances.
21. While the Zoning Board of Appeals has previously approved lot coverage and yard setback variances for single-family properties when it was demonstrated that the minimum necessary to accommodate an addition, the size and layout of the proposed addition exceed what is reasonably necessary to meet the applicant's stated objectives.
22. Granting the use variance to allow a residential use that is not permitted in the R-1 District would introduce a two-family dwelling into an area planned and zoned exclusively for single-family homes. This change would alter the established single family character of the area and could set a precedent for similar requests on nearby properties.
23. Granting the dimensional variances as proposed would undermine the standards and the overall intent of the Zoning Ordinance.

### 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 deny the use variance to allow a two-family dwelling in a One-Family Dwelling (R-1) District, and the dimensional variances to allow construction of an addition that does not meet the lot coverage and total side yard setback requirements.

**MOTION BY Steinberg SECONDED BY Kleid** to approve the case #26-01: Jamie Craig, on behalf of Jonathan Weinrach, 25951 Harding Square.

- i. Article 2, Division 2: Section 211 of the Zoning Ordinance permits detached one-family dwellings in the R-1, One-Family Dwelling District. The applicant is requesting to allow a two-family dwelling in the R-1 District.

Vote: Yes: None

No: Anderson, Lebovic, Seligson, Steinberg, Huston, Brown, Kleid

**MOTION DENIED**

**MOTION BY Steinberg SECONDED BY Kleid** to approve the case #26-01: Jamie Craig, on behalf of Jonathan Weinrach, 25951 Harding Square.

- ii. Article 2, Division 2: Section 214 of the Zoning Ordinance requires the total side yard setback to be a minimum of 14 feet. The applicant is requesting to allow a total side yard setback of 13 feet.
- iii. Article 2, Division 2: Section 214 of the Zoning Ordinance allows a maximum lot coverage of 35%. The applicant is requesting to allow a lot coverage of 37.6%.

Vote: Yes: Steinberg, Lebovic, Kleid  
No: Seligson, Anderson, Huston, Brown

**MOTION DENIED**

B. Election of officers: Chairperson, Vice Chairperson, Secretary.

**MOTION BY Seligson SECONDED BY Lebovic**, to reappoint the current officers: James Huston as Chairperson, Sharrista Brown as Vice Chairperson, and Aaron Kleid as Secretary.

Vote: Yes: Seligson, Kleid, Huston, Steinberg  
No: Brown, Anderson

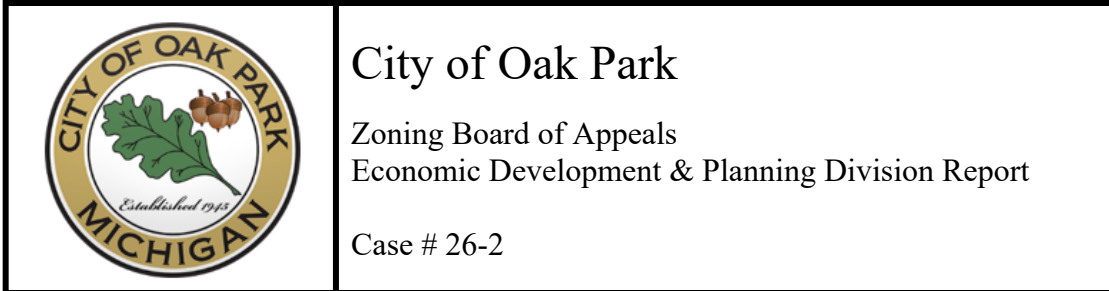
**MOTION CARRIED**

**5. ADJOURNMENT:** The meeting was adjourned at 7:33 p.m.

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Jo Lynn Williams-Elliott, Deputy City Clerk



**APPLICANT**

Yakir and Rena Muszkat  
14660 Ludlow Ave.  
Oak Park, MI 48237

**PROPERTY**

Yakir and Rena Muszkat, 14660 Ludlow Ave., has made an appeal to the Zoning Board of Appeals for a variance from the provisions of Article 2, Division 2: Section 214 of the Zoning Ordinance, to allow construction of an addition that does not meet rear yard setback requirements.

14660 Ludlow Ave.  
Property ID: 52-25-19-327-021

**ORDINANCE REQUIREMENTS AND REQUEST**

The following variance is requested:

- 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.

**BACKGROUND**

Site Features

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. It is a corner lot with 57 feet of frontage on Ludlow Ave. and 107 feet of frontage along Briar Dr. A concrete driveway extends from Ludlow to the garage, and there is an enclosed porch on the northeast rear side of the building. The remainder of the property is improved by landscaped areas.

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.

### Applicant's Request

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. The second floor will be reconfigured with two additional bedrooms, a laundry room, and an enlarged primary bathroom with a walk-in closet.

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.

The application materials state the following:

- The property is on a corner lot. The lot is very shallow at 107 ft. deep.
- The homeowner has experienced multiple serious falls, resulting in fractures to several vertebrae in her back. These injuries have significantly limited her mobility and ability to safely navigate stairs within the existing home.
- The proposed addition includes a main-level bedroom and bathroom, which are essential accommodations that will allow the homeowner to live independently and safely within her home. Without this addition, the homeowner would be unable to meet her basic daily needs on a single accessible level, potentially forcing her to relocate despite a strong desire to remain in her long-term residence.
- The dimensional variance is being requested solely to accommodate this necessary living arrangement and is not intended to create excesses or alter the character of the neighborhood. The proposed addition has been designed to be consistent with the surrounding homes, and to minimize any impact on adjacent properties while addressing the homeowner's medical needs.
- The applicant indicated that the proposed addition backs up to Sherwood Court; many of these homes have also expanded to the rear. The architecture of the proposed addition matches the existing house and is consistent with the surrounding houses.

## **ZONING ORDINANCE**

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.

### Sec. 214. Schedule of Regulations

Article 2. Division 2. Section 214				
Location	Required	Existing	Proposed Addition	Notes
R-1. One-family Residential District				
Primary Front Setback (Ludlow Ave.)	25'	26.2'	Remains the same	
Secondary Front Setback (Briar Dr.)	15'	15'	Remains the same	
Side Setback. Least (East)	4'	4'	Remains the same	
Total Side Setback	15'	19'	Remains the same	
Rear Setback (South)	30	38.1'	<b>23.1'</b>	<b>Requires a variance</b>
Max. Lot Coverage	35%	25.5%	31.5%	

As shown in the table above, 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).

### **AMERICANS WITH DISABILITIES ACT (ADA) AND FAIR HOUSING ACT**

Guidance issued by the Department of Justice under the ADA and Fair Housing Act requires municipalities to make exceptions to zoning requirements to accommodate individuals with disabilities. These exceptions are referred to as “reasonable accommodations” under section 3604(f)(3) of the Fair Housing Act, and are defined as changes in rules, policies, or practices that are necessary to afford persons or groups of persons with disabilities equal opportunity to use and enjoy housing. Reasonable accommodation provides a means of requesting from the local government flexibility in the application of land use and zoning regulations, or, in some instances, even a waiver of certain restrictions and requirements. Standards to be considered to meet the requirements for a variance are:

- (a) *Whether the person to be accommodated has a disability.*
- (b) *Whether the accommodation requested is reasonably necessary to accommodate that disability. In addressing whether accommodation is reasonable, consideration must be given to the benefits of the proposed accommodation, and whether alternatives exist to accomplish the benefits more efficiently.*
- (c) *Whether the modification would fundamentally and unreasonably alter the nature or purposes of the zoning ordinance. The burden is on the municipality to prove this would occur.*

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. While certain design elements, such as reconfigured living spaces including a new larger kitchen, are not strictly medically necessary, they enhance overall functionality and contribute to a more accessible and safe living environment.

The requested accommodation does not undermine the intent or purpose of the Zoning Ordinance. The addition remains within the primary and secondary front setback limits and does not exceed permitted lot coverage. The proposal represents reasonable and necessary accommodation for the homeowner's medical condition and does not fundamentally alter the zoning framework. The Economic Development and Planning staff finds that the request appropriately supports the homeowner's equal opportunity to use and enjoy her residence.

## **DIMENSIONAL VARIANCE REVIEW CRITERIA**

Article 6, Division 3, Section 635 provides the ZBA with review criteria for granting a dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this ordinance, such as, but not limited to, a deviation from density, height, bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all the following:

- a) *Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non-use" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.*

Although compliance with the Zoning Ordinance requirements is generally reasonable and does not prevent the owner from using the property for a residential use as permitted, the proposed addition is directly related to a medical need, allowing the homeowner to have a safe and accessible main-level master bedroom. Without the variance, the property cannot reasonably accommodate this feature. Granting the variance will provide reasonable accommodation for the intended use of the property.

- b) *A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.*

The applicant indicated that the proposed addition includes a main-level bedroom and bathroom, which are essential accommodations, to enable the homeowner to live independently and safely within her home

Although the reconfiguration of the first floor to create larger living, dining, family, and kitchen areas is not the minimum necessary to accommodate the applicant's objective of providing a main-level master bedroom, the proposed plan enhances the overall functionality of the dwelling and offers a safer and more accessible living arrangement for the homeowner and her family.

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.

- c) *The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.*

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. 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.

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.

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.

- d) *The problem and resulting need for the variance has not been self-created by the applicant and/or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.*

The hardship is not self-created; it results from the need for a main-level master bedroom due to the homeowner's medical condition. In addition, the property is a corner lot of similar size to other lots in the block; however, because it has street frontages, it is subject to both primary and secondary front setback requirements, which reduce the buildable area.

- e) *The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.*

The Zoning Board of Appeals has previously approved rear yard setbacks for one-family residential dwellings on corner lots of comparable size. The proposed addition will remain within the established primary and secondary front setbacks. In addition, the lot coverage, including the proposed addition, will comply with the maximum percentage allowed for the site.

- f) *The granting of the variance will not materially impair the intent and purpose of this Ordinance.*

The Zoning Ordinance requirements are intended to provide functional purposes as well as to protect the public health, safety, and general welfare of the community. The setback requirements are intended to ensure adequate light, air, privacy, and spacing between structures, while maintaining neighborhood character, safety, and proper separation from property lines.

The Economic Development and Planning staff does not believe that granting the variance will materially impair the intent and purpose of this ordinance.

#### **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 and 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 use variance to allow construction of an addition that does not meet rear yard setback requirements.

## **BOARD ACTION**

***The motion should always be stated as a motion to approve. The Board's vote will determine whether the request is approved or denied.***

- ***Your "Yes" vote is for approval.***
- ***Your "No" vote is for denial.***

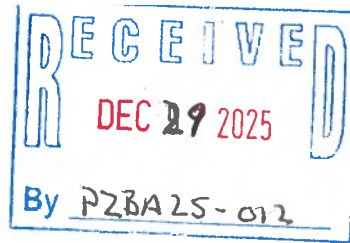
**Based on the information presented in the Staff Report and additional findings of fact discussed during the review of case # 26-02, I move to approve the request**

of 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.



**CITY OF OAK PARK**  
 Department of Technical & Planning Services  
 14300 Oak Park Boulevard Oak Park, MI 48237  
 Phone (248) 691-7450 Fax (248) 691-7165



**ZONING BOARD OF APPEALS (ZBA)**

**Application to File a Variance or Interpretation of the Zoning Ordinance**

1. This application submission must be accompanied by the application fee and, if applicable, ten (10) folded set of plans shall be filed at the Department of Community and Economic Development, located within the Department of Technical and Planning Services
2. The following fee schedule applies to this application
  - a. Single Family \$500.00
  - b. Multi-family, Commercial/Industrial \$1,000.00
  - c. Special meeting of Board of Appeals \$600.00
3. All applications, fee, and pertinent information must be typewritten and filed no later than 5:00 P.M. thirty (30) days prior to the next regularly scheduled ZBA meeting. The ZBA meets on the 4<sup>th</sup> Tuesday of each month. This deadline is strictly adhered to and no exceptions will be made

NAME OF APPLICANT: Yakir and Bena Muszkat PHONE: (248) 761-5047  
 APPLICANT ADDRESS: 14660 Ludlow Street, Oak Park, MI 48237  
 APPLICANT E-MAIL: ymuszkat@yahoo.com  
 OWNER: Yakir and Bena Muszkat PHONE: (248) 761-5047  
 OWNER ADDRESS: \_\_\_\_\_  
 ADDRESS OF PROPERTY: 14660 Ludlow ST.  
 CURRENT ZONING: R-1 PROPOSED ZONING: R-1  
 PROPERTY IDENTIFICATION: \_\_\_\_\_

1. Describe any unique physical circumstances affecting the property. These can include such things as shape, size, narrowness or shallowness, steep slope, or other conditions that are peculiar to this property:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**- SEE ATTACHED -**

2. Explain if the unique physical circumstance or conditions described in #1 do not exist throughout the neighborhood or district where the property is located:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# CITY OF OAK PARK

Department of Technical & Planning Services  
14300 Oak Park Boulevard Oak Park, MI 48237  
Phone (248) 691-7450 Fax (248) 691-7165

3. Describe why the property cannot be reasonably developed in conformity with the provisions of the Zoning Ordinance, giving consideration to the unique physical circumstances or conditions affecting the property described in #1:

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4. Explain who or what has created the hardship, other than the applicant:

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5. If the variance is granted, explain how it will not alter the essential character of the neighborhood or district where the property is located and, if the variance is granted, explain how it will not substantially or permanently impair the appropriate use or development of the adjacent property:

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In the space below, describe your request in detail for a variance or interpretation of the Zoning Ordinance. If additional space is needed, attach one 8 1/2" x 11" sheet of paper:

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**- SEE ATTACHED -**

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Has the Building Inspector examined the plans for the proposed property, and refused a building permit?

**NO**

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# CITY OF OAK PARK

Department of Technical & Planning Services  
14300 Oak Park Boulevard Oak Park, MI 48237  
Phone (248) 691-7450 Fax (248) 691-7165

Have previous requests for a variance or interpretation of the Zoning Ordinance involving the property be submitted?

If yes, please state the following:

Date the application was filed: 12/29/25  
Character/disposition of the application: applying for a Variance

Attached hereto and made part of the appeal is the letter of authority, or power of attorney, in the case the appeal is made by a person other than the actual owner of the property.

I hereby depose and say that the statements contained in this application are true and correct.

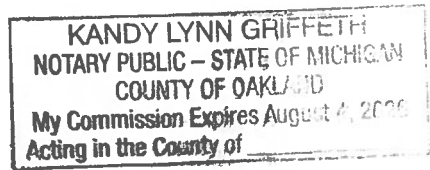
Rena Musyfeat  
Signature of Applicant

14660 Ludlow St, Oak Park, MI 48237  
Address

Sworn to before me this December 5<sup>th</sup> day of February, 2026

Notary Public, Kandy Lynn Griffeth Oakland County, Michigan

My commission expires: 8-4-26





CITY OF OAK PARK

Department of Technical & Planning Services
14300 Oak Park Boulevard Oak Park, MI 48237
Phone (248) 691-7450 Fax (248) 691-7165

LETTER OF AUTHORITY

TO THE CITY OF OAK PARK:

Please be advised that Yakin and Bena Muszkat (names)

the Owner(s) or Agent(s) of the property identified as 52-25-19-327021 located within a (circle one) (property ID)

14660 Ludlow St, Oak Park, MI 48237 Zoning District has no objection to the application (property address)

filed by Bena Muszkat Name of Applicant

Requesting a Variance Variance, interpretation of zoning ordinance, or rezoning

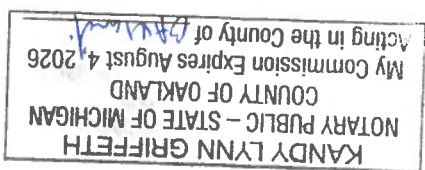
Bena Muszkat Signature

Signature

Sworn to before me this 5th day of February, 2021

Notary Public, Kandy Griffith County, Michigan

My commission expires: 8-4-26



1. Describe any unique physical circumstances affecting the property. These can include such things as shape, size, narrowness or shallowness, steep slope, or other conditions that are peculiar to this property:

***The property is on a corner lot. The lot is very shallow at 107' deep.***

2. Explain if the unique physical circumstance or conditions described in #1 do not exist throughout the neighborhood or district where the property is located:

***Most of the adjacent lots are similar depths on the north side of Ludlow. Some homes on the street have added additions to the rear as we are proposing.***

3. Describe why the property cannot be reasonably developed in conformity with the provisions of the Zoning Ordinance, giving consideration to the unique physical circumstances or conditions affecting the property described in #1:

***Due to the existing rear setback, we would need a variance to expand.***

**The homeowner has experienced multiple serious falls, resulting in fractures to several vertebrae in her back. These injuries have significantly limited her mobility and ability to safely navigate stairs within the existing home. Due to these medical limitations, access to essential living spaces located on upper levels is no longer feasible and presents a continued risk to her health and safety.**

**The proposed addition includes a main-level bedroom and bathroom, which are essential accommodations that will allow the homeowner to live independently and safely within her home. Without this addition, the homeowner would be unable to meet her basic daily needs on a single accessible level, potentially forcing her to relocate despite a strong desire to remain in her long-term residence.**

**The dimensional variance is being requested solely to accommodate this necessary living arrangement and is not intended to create excess or alter the character of the neighborhood. The proposed addition has been designed to be consistent with the surrounding homes and to minimize any impact on adjacent properties while addressing the homeowner's medical needs.**

**Given the medical hardship involved and the reasonable nature of the request, we respectfully ask the Zoning Board to consider approval of this dimensional**

**variance so the homeowner may continue to live safely and with dignity in her home.**

4. Explain who or what has created the hardship, other than the applicant:

***The hardship is a function of the shape of the lot and not created by the homeowner.***

5. If the variance is granted, explain how it will not alter the essential character of the neighborhood or district where the property is located and, if the variance is granted, explain how it will not substantially or permanently impair the appropriate use or development of the adjacent property:

***The variance requested are for:***

***1. Rear setback. Required 30', Proposed 23.1'***

***The proposed addition will contain a larger kitchen and additional bedroom space. The addition will not affect any neighbors.***

***All adjacent properties have been shown our proposed design and are in full support. The proposed addition backs up to (Sherwood Court); many of these homes have also expanded to the rear. The architecture of the proposed addition matches the existing house and is consistent with surrounding houses.***



# CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT  
& PLANNING

**Mayor**  
Marian McClellan  
**Mayor Pro Tem**  
Julie Edgar  
**Council Members**  
Stephanie Crawford  
Solomon Radner  
Shaun Whitehead  
**City Manager**  
Erik Tungate

## NOTICE OF PUBLIC HEARING CITY OF OAK PARK ZONING BOARD OF APPEALS

Notice is hereby given that the City of Oak Park Zoning Board of Appeals will hold a PUBLIC HEARING on Tuesday, February 24, 2026, at 7:00 p.m., or thereafter, held in City Council Chambers, 14000 Oak Park Blvd., Oak Park, MI.

The Public Hearing will consider:

Case #26-02, Yakir and Rena Muszkat, 14660 Ludlow Ave., Property ID #52-25-19-327-021, has made an appeal to the Zoning Board of Appeals for a variance from the provisions of Article 2, Division 2: Section 214 Schedule of Regulations of the Zoning Ordinance, to allow construction of an addition that does not meet rear yard setback requirements.

The variance request can be reviewed at the Municipal Services - Economic Development and Planning Office located at 14300 Oak Park Blvd. The public may appear at the Public Hearing in person or by counsel. Written comments should be addressed to: Chairperson, Zoning Board of Appeals, 14300 Oak Park Blvd., Oak Park, MI 48237, and must be received prior to the Public Hearing.

Ed Norris, City Clerk  
City of Oak Park

WALL LEGEND	
EXISTING MALL	=====
DEMOLITION MALL	-----
NEW MALL	=====
BRICK	=====
MASONRY BLOCK	=====

REVIEWED UNDER:  
**2015 MICHIGAN RESIDENTIAL CODE &  
 2015 MICHIGAN UNIFORM ENERGY CODE**

**NOTES:**

1. SMOKE ALARMS TO CODE. ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. *R315.1 Carbonmonoxide alarms.* For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired appliances are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE

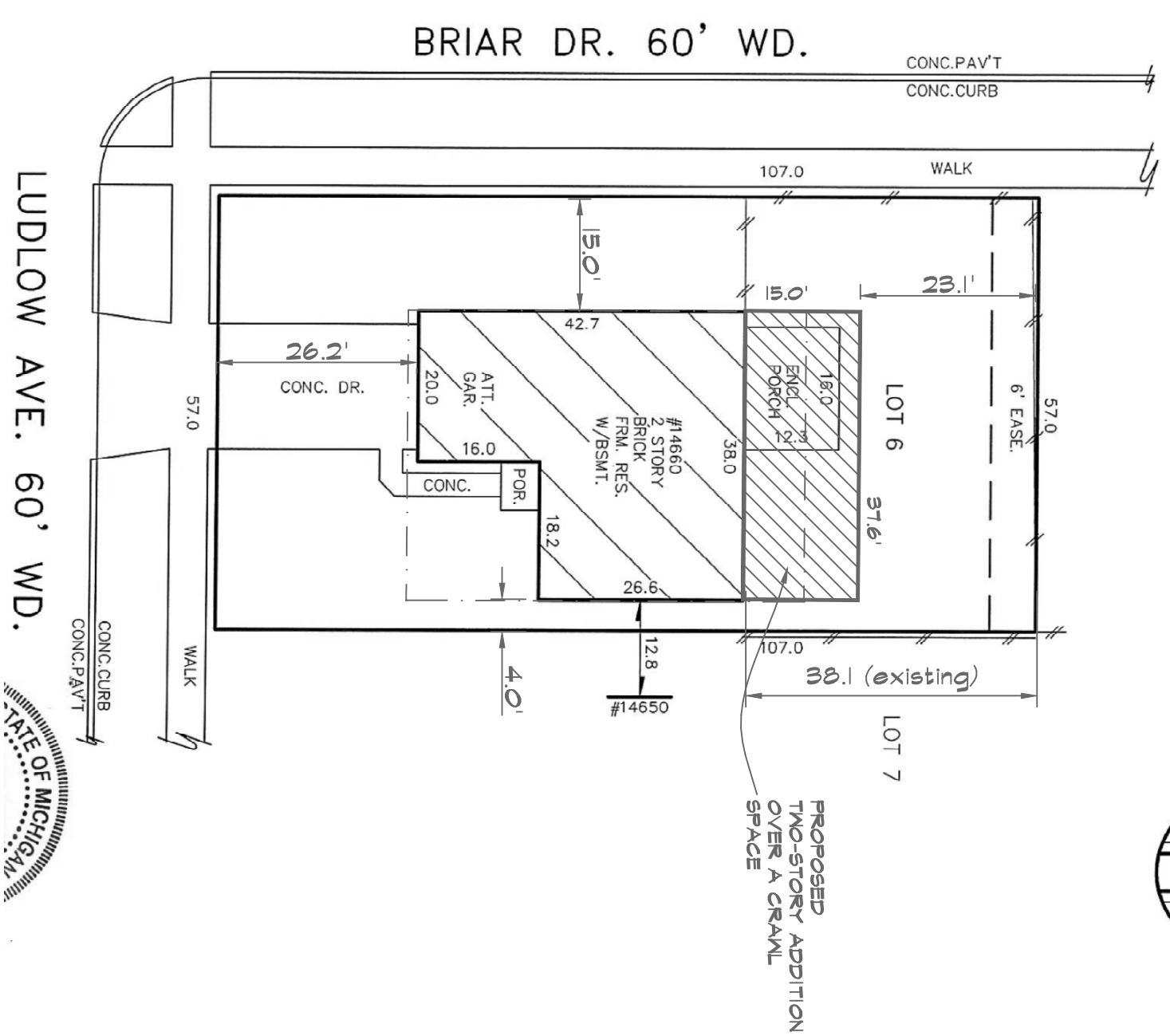
ZONED: R-1 (ONE FAMILY RESIDENTIAL)

LOT AREA: 6,099 SF (6,000 SF MIN)  
 EXISTING LOT COVERAGE: 25.5% (35% ALLOWED)  
 PROPOSED LOT COVERAGE: 31.5%  
 FRONT SETBACK: 25' REQ'D 26'2" EXISTING  
 REAR SETBACK: 30' REQ'D 23'1" PROPOSED  
 SIDE SETBACKS: 4' & 15' OFF BRIAR 40' & 150' EXISTING DRIVE

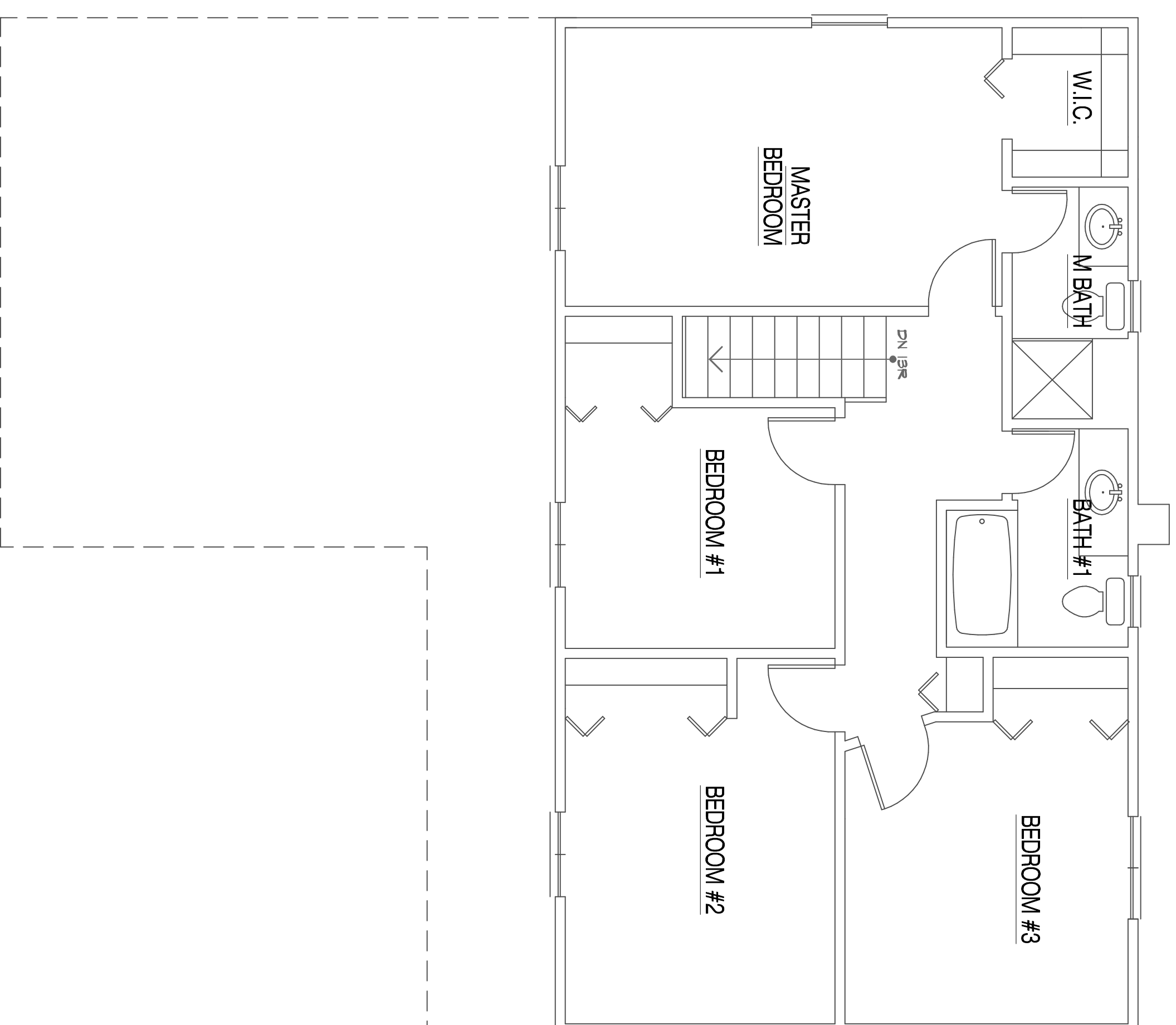
Property Description:  
 Lot 6; LINCOLNBRIAR SUB., part of the S.W. 1/4 of Section 19, T11 N., R11 E., City of Oak Park, Oakland County, Michigan, as recorded in Liber 111 of Plats, Page 29 of Oakland County Records.

NOTE: A SUBMITTER'S SIGNED AND SEALED STATEMENT IS REQUIRED TO DETERMINE EXACT SIZE OF PROPERTY LINES AND FENCE LOCATIONS.

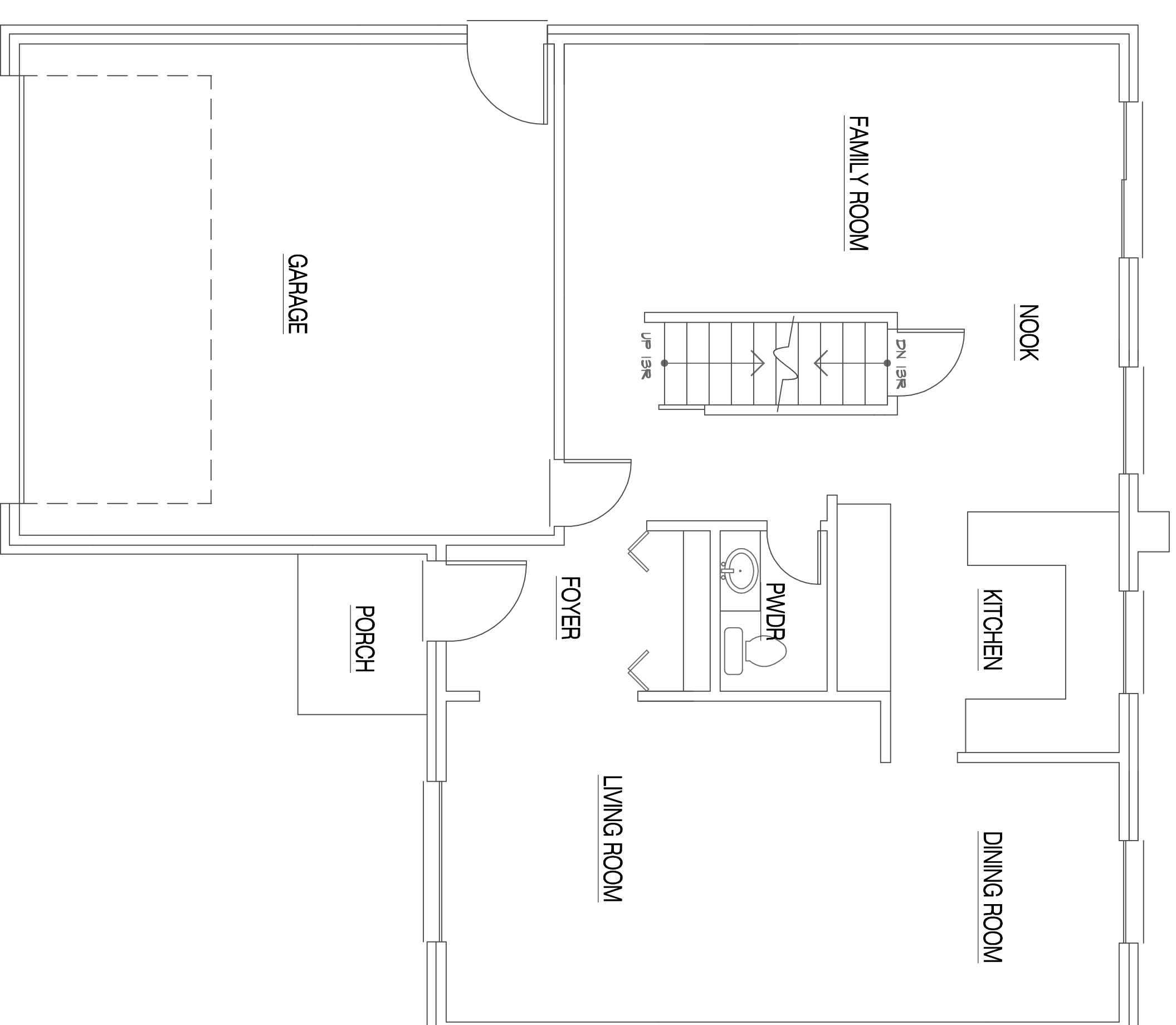
NOTE: A COMPLETE CURRENT FINISHED FLOOR PLAN, FINISHED, THEREFORE EXISTING OR OTHER DIMENSIONS MAY NOT BE SHOWN IN THIS ONE.



**PROPOSED SITE PLAN**  
 SCALE: 1"=20'-0"



**UPPER LEVEL  
 EXISTING FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



**MAIN LEVEL  
 EXISTING FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

REVISIONS	
NO.	DATE / APPENDIX/BULLETIN

A PROPOSED INTERIOR RENOVATION/ADDITION FOR:  
**MUSZKAT RESIDENCE**  
 14660 LUDLOW STREET  
 OAK PARK, MICHIGAN 48237

**ZACK M OSTROFF & ASSOCIATES**  
 RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER  
 web: www.zoarchitecture.com  
 email: zack@zoarchitecture.com  
 PH.248.425.4180

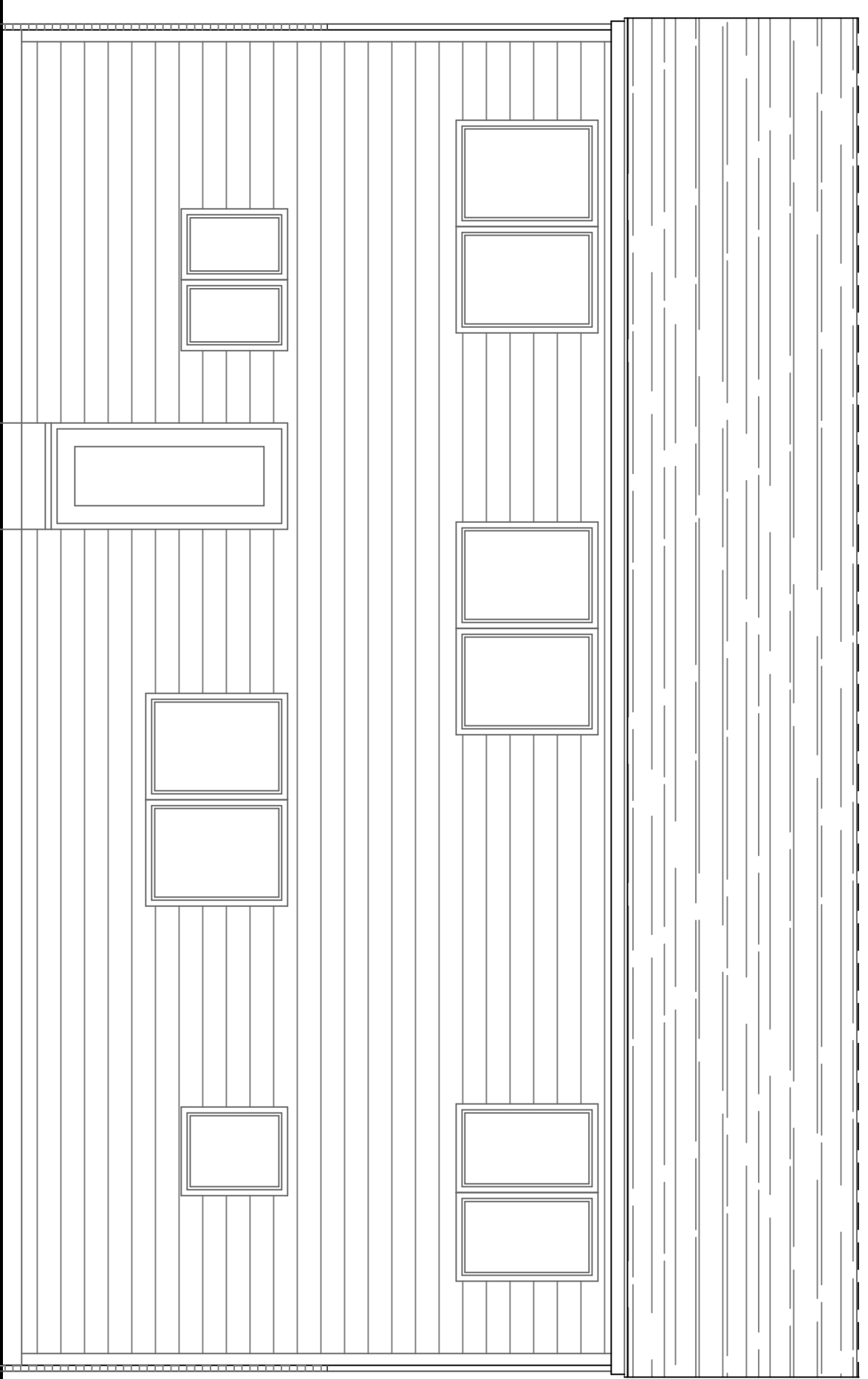
MEMBER  
**AIIBID**

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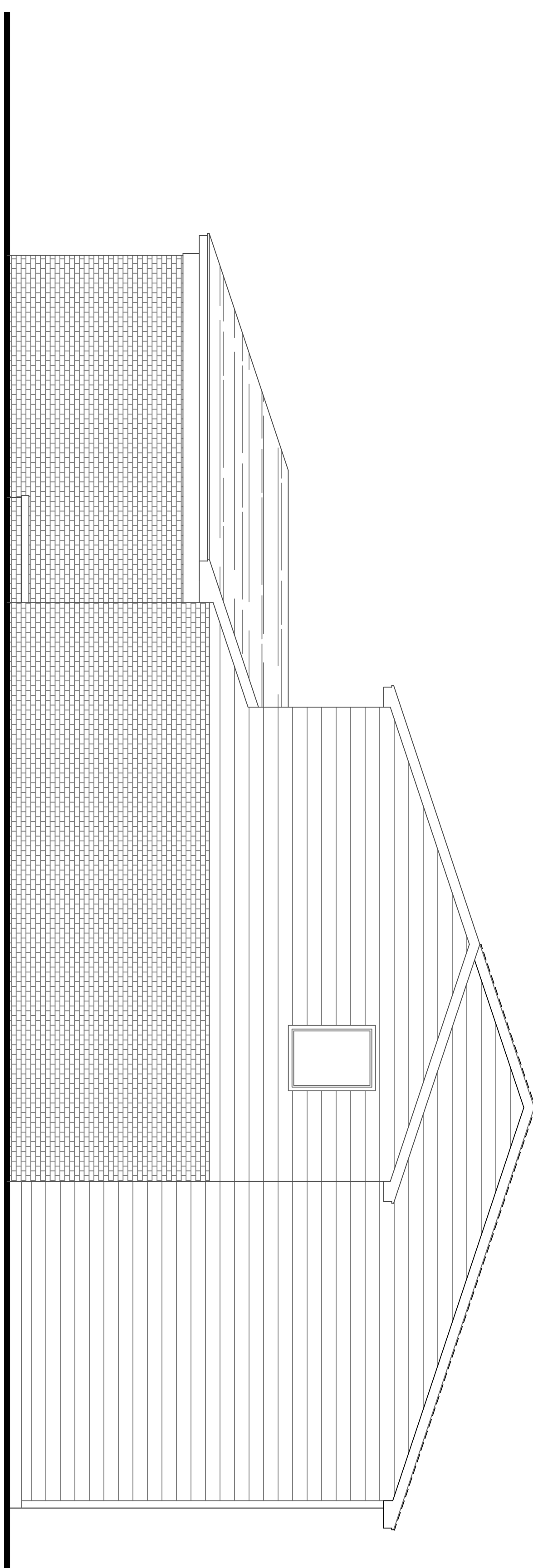
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS WITH EACH PHASE OF HIS WORK.

SHEET TITLE	SITE PLAN
EXISTING FLOOR PLANS	
SHEET SCALE	AS NOTED
PROJECT NO.	25-133
DATE	12.21.25
SHEET NUMBER	A-1

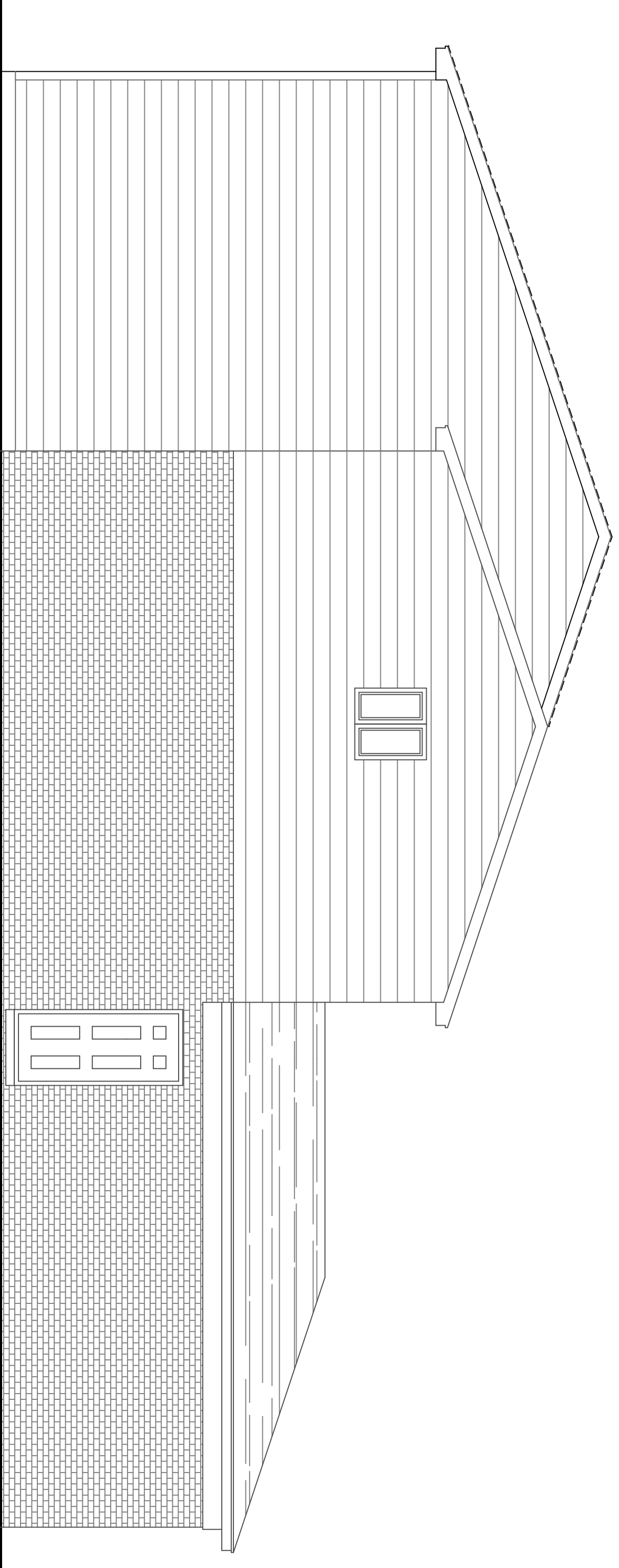




NORTH (REAR) ELEVATION  
SCALE: 1/4"=1'-0"



EAST ELEVATION  
SCALE: 1/4"=1'-0"



WEST ELEVATION  
SCALE: 1/4"=1'-0"

REVISIONS	
NO.	DATE / ADDENDUM/BULLETIN

A PROPOSED INTERIOR RENOVATION/ADDITION FOR:  
**MUSZKAT RESIDENCE**  
14660 LUDLOW STREET  
OAK PARK, MICHIGAN 48237

**ZACK M OSTROFF & ASSOCIATES**  
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**EXTERIOR ELEVATIONS**

SHEET SCALE: AS NOTED  
PROJECT NO: 25-133  
DATE: 12.21.25  
SHEET NUMBER: A-3