

Statement of Concerned Owners of Ford Court Properties

As current owners of the homes on Ford Court, we strenuously object to the proposed rezoning (or any variance) of 1670 Ford Court, Grosse Pointe Woods, from RO-1 Restricted Office to C Commercial because:

1. All houses on Ford Court were residential when we purchased our respective properties.
2. All houses on Ford Court have been used for residences since being built in the early 1940s, including 1670 Ford Court.
3. We intend to enforce the existing recorded building and use restrictions from 1940 limiting all properties on Ford Court to single private residences, with the exception of lots 1 and 22, which can also have a dentist or doctor office in part of the residence so long as the dentist or doctor lives in the Ford Court property and the office entrance is on Mack Avenue. See Paragraph F of the attached recorded restrictions.
4. The proposed rezoning 1670 Ford Court to Commercial would reduce our property values, our quality of life and destroy the tranquility of our neighborhood. We have all spent a lot of money on our homes, in the belief that Ford Court is, and would continue to be, a completely residential street.
5. This proposed rezoning could open the door for innumerable offensive commercial uses (restaurants, bars, marijuana shops, and the like). The volume of traffic on Mack next to Ford Court would increase, endangering the safety of the children on Ford Court, and would adversely affect the quiet ambiance of Ford Court, as evidenced by the huge increase in traffic, noise, marijuana use, air pollution, light pollution and garbage that has resulted from the new commercial restaurants at the corner of Torrey and Mack.
6. We strenuously object to the proposed parking lot usage because: businesses have thrived over the years with the available parking; it would adversely alter the existing structural harmony (sight lines, etc.); it would increase traffic on our uniquely quiet cul-de-sac; it would increase noise and noxious fumes; it would set a bad precedent; and it would be contrary to the spirit of the origins of this neighborhood.

For the good of all the Ford Court homeowners and our community at large, we urge the Planning Commission and our elected representatives on the City Council to **deny** the requested zoning change.

Homeowner Signature

Homeowner Address

Signature: Tamara A Tedesco ¹⁶⁶⁵ Ford Court, Grosse Pointe Woods
Print Name: TAMARA A. TEDESCO Owner for 20 years
Date Signed: 11-29-24, 2024

Homeowner Signature

Homeowner Address

Signature: Yusef T. Tedesco ¹⁶⁶⁵ Ford Court, Grosse Pointe Woods
Print Name: Yusef T. Tedesco Owner for 20 years
Date Signed: 11-29-24, 2024

Homeowner Signature

Homeowner Address

GARY HERBERTSON REVOCABLE
Signature: Gary M. Herbertson Trustee ¹⁶⁴⁰ Ford Court, Grosse Pointe Woods
Print Name: GARY M. HERBERTSON Owner for 38 years
Date Signed: November 29, 2024

Homeowner Signature

Homeowner Address

Signature: Kathryn Simonian ¹⁶³⁰ Ford Court, Grosse Pointe Woods
Print Name: Kathryn Simonian Owner for 4 years
Date Signed: November 29, 2024

Homeowner Signature

Homeowner Address

Signature: Matia H. Simonian ¹⁶³⁰ Ford Court, Grosse Pointe Woods
Print Name: MATIOS H SIMONIAN Owner for 4 years
Date Signed: NOVEMBER 29, 2024

Homeowner Signature

Homeowner Address

Signature: Debra DeGalan ¹⁵⁹⁵ Ford Court, Grosse Pointe Woods
Print Name: Debra DeGalan Owner for 10 years
Date Signed: 11/30/24, 2024

Homeowner Signature

Homeowner Address

Signature: Elizabeth Baergen ¹⁶⁰⁰ Ford Court, Grosse Pointe Woods
Print Name: Elizabeth Baergen Owner for 35 years
Date Signed: November 29, 2024

Homeowner Signature

Signature: [Handwritten Signature]

Print Name: John L. Nishler

Date Signed: Nov 29, 2024

Homeowner Address

1600 Ford Court, Grosse Pointe Woods

Owner for 35 years

Homeowner Signature

Signature: [Handwritten Signature]

Print Name: Karyn L. Valenti-Naimo

Date Signed: Nov 29, 2024

Homeowner Address

1580 Ford Court, Grosse Pointe Woods

Owner for 23 years

Homeowner Signature

Signature: [Handwritten Signature]

Print Name: Joe Naimo

Date Signed: Nov 29, 2024

Homeowner Address

1580 Ford Court, Grosse Pointe Woods

Owner for 23 years

Homeowner Signature

Signature: [Handwritten Signature] 1655 Ford Court, Grosse Pointe Woods

Print Name: Louise Ann MacDonald Owner for 19 years

Date Signed: 11-29, 2024

Homeowner Address

Homeowner Signature

Signature: [Handwritten Signature]

Print Name: Richard E. MacDonald

Date Signed: 11-29, 2024

Homeowner Address

1655 Ford Court, Grosse Pointe Woods

Owner for 19 years

Homeowner Signature

Signature: [Handwritten Signature]

Print Name: BETH ANN BAYUS

Date Signed: 11/30, 2024

Homeowner Address

1615 Ford Court, Grosse Pointe Woods

Owner for 26 years

Homeowner Signature

Signature: *Kenneth M Bayus*
Print Name: KEN BAYUS
Date Signed: 11/30, 2024

Homeowner Address

1615 Ford Court, Grosse Pointe Woods
Owner for 26 years

Homeowner Signature

Signature: *Macaire Carron*
Print Name: Macaire Carron
Date Signed: 11/30/2024, 2024

Homeowner Address

1650 Ford Court, Grosse Pointe Woods
Owner for 29 years

Homeowner Signature

Signature: *Richard F. Carron*
Print Name: Richard F. Carron
Date Signed: 11/30/24, 2024

Homeowner Address

1650 Ford Court, Grosse Pointe Woods
Owner for 29 years

Homeowner Signature

Signature: *Chris Little*
Print Name: CHRIS LITTLE
Date Signed: 11-30, 2024

Homeowner Address

1625 Ford Court, Grosse Pointe Woods
Owner for 29 years

Homeowner Signature

Signature: *Cassandra Gray*
Print Name: Cassandra Gray
Date Signed: 12/1, 2024

Homeowner Address

1620 Ford Court, Grosse Pointe Woods
Owner for 14 years

Homeowner Signature

Signature: *Jason Gray*
Print Name: Jason Gray
Date Signed: 12/1, 2024

Homeowner Address

1620 Ford Court, Grosse Pointe Woods
Owner for 14 years

Homeowner Signature

Signature: Leslie Derrick
Print Name: Leslie Derrick
Date Signed: 12.1, 2024

Homeowner Address

1585 Ford Court, Grosse Pointe Woods
Owner for 7 years

Homeowner Signature

Signature: William Derrick
Print Name: William Derrick
Date Signed: 12-1, 2024

Homeowner Address

1585 Ford Court, Grosse Pointe Woods
Owner for 7 years

Homeowner Signature

Signature: Charlene Lusk
Print Name: Charlene Lusk
Date Signed: 12-1, 2024

Homeowner Address

1605 Ford Court, Grosse Pointe Woods
Owner for 4 years

Homeowner Signature

Signature: Nicole Toth
Print Name: Nicole Toth
Date Signed: 12-2, 2024

Homeowner Address

1610 Ford Court, Grosse Pointe Woods
Owner for 3 years

Homeowner Signature

Signature: Anthony Toth
Print Name: Anthony Toth
Date Signed: 12/02, 2024

Homeowner Address

1610 Ford Court, Grosse Pointe Woods
Owner for 3 years

Homeowner Signature

Signature: CARRIE MEAD
Print Name: CARRIE MEAD
Date Signed: Dec 2, 2024

Homeowner Address

1575 Ford Court, Grosse Pointe Woods
Owner for 18 years

Homeowner Signature

Signature: [Signature]
Print Name: JAMES MEAD
Date Signed: Dec 2, 2024

Homeowner Address

1575 Ford Court, Grosse Pointe Woods
Owner for 17 years

Homeowner Signature

Signature: [Signature]
Print Name: T.R. MUSKIEWICZ
Date Signed: 12-4-24, 2024

Homeowner Address

1570 Ford Court, Grosse Pointe Woods
Owner for 80 years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: Mary Jane Johr
Print Name: Mary Jane Johr
Date Signed: 12-4-2024, 2024

Homeowner Address

1515 Ford Court, Grosse Pointe Woods
Owner for 14 years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____

Print Name: WILLIAM PEARBODY

Date Signed: 12/1, 2024

Homeowner Address

1590 Ford Court, Grosse Pointe Woods

Owner for 36 years

Homeowner Signature

Signature: _____

Print Name: _____

Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods

Owner for _____ years

Homeowner Signature

Signature: _____

Print Name: _____

Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods

Owner for _____ years

Homeowner Signature

Signature: _____

Print Name: _____

Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods

Owner for _____ years

Homeowner Signature

Signature: _____

Print Name: _____

Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods

Owner for _____ years

Homeowner Signature

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Signature: _____

Name: _____

Homeowner Address

_____ Ford Court, Grosse Pointe Woods

Owner for _____ years

Homeowner Signature

Signature: *Laurie Strachan*
Print Name: LAURIE STRACHAN
Date Signed: Dec. 4, 2024

Homeowner Address

11645 Ford Court, Grosse Pointe Woods
Owner for 3 years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

____ Ford Court, Grosse Pointe Woods
Owner for ____ years

Homeowner Signature

Signature: Shelby Bensinger
Print Name: Shelby Bensinger
Date Signed: December 3rd, 2024

Homeowner Address

1635 Ford Court, Grosse Pointe Woods
Owner for .5 years

Homeowner Signature

Signature: Ian Breen-Bondie
Print Name: Ian Breen-Bondie
Date Signed: December 3rd, 2024

Homeowner Address

1635 Ford Court, Grosse Pointe Woods
Owner for .5 years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: Sara Krueger
Print Name: Sara Krueger
Date Signed: December 3, 2024

Homeowner Address

1660 Ford Court, Grosse Pointe Woods
Owner for 7 years

Homeowner Signature

Signature: Brad Krueger
Print Name: Brad Krueger
Date Signed: 12-3, 2024

Homeowner Address

1660 Ford Court, Grosse Pointe Woods
Owner for 7 years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

Homeowner Signature

Signature: _____
Print Name: _____
Date Signed: _____, 2024

Homeowner Address

_____ Ford Court, Grosse Pointe Woods
Owner for _____ years

FORD COURT ROSTER
Revised 11/01/24

✓ Mary Jane Johr
1565 Ford Court

✓ Rich & Macaire Carron
1650 Ford Court

✓ Ted Mushenski
1570 Ford Court

✓ Rick & Laurie MacDonald
1655 Ford Court

✓ Jim & Carrie Mead
1575 Ford Court

✓ Brad & Sara Krueger
1660 Ford Court

✓ Joe & Karen Naimo
1580 Ford Court

✓ Joe & Tambre Tedesco
1665 Ford Court

✓ Leslie & Bill Derrick
1585 Ford Court

1670 Ford Court
Manz-Dulac Properties, LLC
21 Warner Rd.
GP Farms, 48236

✓ Bill Peabody
1590 Ford Court

✓ Debbie Degalan
1595 Ford Court

✓ Elizabeth Baergen & John Mishler
1600 Ford Court

✓ Char Lettang
1605 Ford Court

✓ Nicole & Anthony Tohl
1610 Ford Court

✓ Ken & Beth Ann Bayus
1615 Ford Court

✓ Jason & Cassandra Gray
1620 Ford Court

✓ Chip Little
1625 Ford Court

✓ Mat & Katie Simonian (Rosie & Eddie)
1630 Ford Court

✓ Shelby Bensinger and Ian Breen-Brondie
1635 Ford Court

✓ Russ Toles & Gary Herbertson
1640 Ford Court

✓ Strachan Family Trust
1645 Ford Court

C428004

I, NELL FORD TORREY, of the Village of Grosse Pointe Shores, Wayne County, Michigan, hereby declare that I am the owner in fee of the following lands situated in the Village of Grosse Pointe Woods, Wayne County, Michigan, known and described as follows, to-wit:

Torrey Woods, a subdivision of part of Private Claims 621 and 393, Village of Grosse Pointe Woods, Wayne County, Mich., according to the plat thereof recorded in the office of the Register of Deeds for Wayne County, Mich., in Liber 67 of Plats, Page 39,

and I hereby declare that the following building and use restrictions, which shall run with the land, constitute a general plan for the development of the aforesaid subdivision, and that the lands embraced in the said subdivision and all future conveyances of any of the lands therein shall be subject thereto.

BUILDING AND USE RESTRICTIONS:

- "A" All lots shall be restricted to use for single private residences. A building plot shall consist of one entire lot as platted, or such portion of a lot or lots having an area of not less than 5,000 square feet with a width of not less than fifty (50') feet on a line thirty (30') feet back from and parallel to the front lot line.
- "B" No structure shall be erected, altered, or permitted to remain on any building plot other than one single family detached dwelling and a private garage for not more than two (2) cars. Any such dwelling shall be at least one and one-half stories in height as hereafter defined and not exceed two stories in height. The garage space may be built as a portion of the dwelling but in such case no part of the garage space shall extend more than five (5') feet in front of the front wall of the dwelling. Any garage detached from the main structure shall be located on the rear one-half of the plot. A one and one-half story dwelling shall be one having sufficient space above the second floor level to provide an area seven (7') feet high over a horizontal area equal to at least 25% of the ceiling area of the first floor. An attached garage shall not be considered a part of the dwelling in computing its cubical content or the ceiling area of its first floor.

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- "C" No building shall be erected, altered or placed on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of the building have been approved in writing by a majority of a committee composed of Nell Ford Torrey, Chas. Noble and L. S. Moore, Jr., or their authorized representative, for conformity and harmony of external design with existing structures in the subdivision, and as to location of the building with respect to property and building set-back lines. In the case of the death or disability of any member of such committee, the remaining members shall have the right to appoint a successor member. After June 1, 1945, if the then record owners of a majority of the lots in said subdivision shall designate in writing their authorized representative, such representative shall have all of the powers herein delegated to the said committee. Said committee or representatives shall act without compensation. If the aforesaid committee or authorized representative fails to approve or disapprove such design or location within thirty (30) days after plans have been submitted to it, or if no suit to enjoin the erection of such building or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required.
- "D" The size of any dwelling erected upon a building plot shall be sufficient to contain at least 20,000 cubic feet not including the space intended for garage use in any attached garage. The cost of any dwelling, together with garage, whether attached or detached, shall not be less than \$6,000.00. If any question shall arise as to the cubic content of the dwelling, the computation of the public officer issuing building permits shall be conclusive. The minimum cost of \$6,000.00 shall be interpreted to mean the costs which would apply as of June, 1940.
- "E" The exterior walls of all dwellings and attached garages must be of (1) brick, (2) stone, (3) frame, (4) brick and frame, (5) stone and frame, or (6) cinder brick with painted finish. No stucco or yellow brick may be used, and no cement block or cinder block may be used on exposed surfaces. If brick is used on the exterior, it shall be of the same kind and quality on all sides of the dwelling. No dwelling with a flat roof shall be permitted in this subdivision unless the approval of the building committee or their authorized representatives has been given as provided in paragraph "C".
- "F" Dwellings on Lots 1 and 22 at corners of Mack Avenue and Ford Court may contain a physician's or dentist's office in a portion of the building, provided that such physician or dentist shall maintain his residence in said building, and provided that the entrance to such office shall be from the Mack Avenue side. No sign shall be placed on said premises except the usual small professional sign which shall be first approved by the committee or representative provided for in paragraph "C".

- "G" Ford Court shall be considered the front line of Lots 1 to 22, inclusive. The dwelling, and garage if attached on any residential building plot shall be set back at least thirty (30') feet and not more than forty-five (45') feet from the front lot line. Such dwelling, and garage if attached, shall be placed at least ten (10') feet from the westerly or southerly side lot line and at least five (5') feet from the easterly or northerly side lot line. Chimney breasts projecting not more than 1'9" from the main wall of the residence and not over eight (8') feet in width may extend into the side lot area. Detached garages shall not be placed nearer than three (3') feet to the side lot line. The grade line of such dwelling shall not exceed eighteen (18") inches above the established front sidewalk grade.
- "H" No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- "I" All portions of the parcels lying in front of the building lines, as hereinbefore set forth, shall be used only for ornamental purposes.
- "J" No fence or hedge may be erected or maintained in front of the building line as hereinbefore set forth except an ornamental one not more than four (4') feet in height, nor on either side line of a building parcel back of the building line as hereinbefore set forth except an ornamental one not more than six (6') feet in height, and in every case a drawing of the proposed fences must be submitted to the above mentioned committee and approved in writing.
- "K" No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- "L" No persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.
- "M" These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1975, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless by a vote of the majority of the then owners of the lots it is agreed to change the said covenants in the whole or in part.

"E" If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said subdivision or development to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

"O" Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of July, A.D. 1940.

IN THE PRESENCE OF:

H. H. Torrey
H. H. TORREY

Nell Ford Torrey (I.S.)
NELL FORD TORREY

C. S. Anderson
C. S. ANDERSON

STATE OF MICHIGAN)
 ; SS.
COUNTY OF WAYNE)

On this 9 day of July, A.D. 1940, before me, the subscriber, a Notary Public in and for said County, personally appeared Nell Ford Torrey, to me known to be the same person described in and who executed the within instrument who acknowledged the same to be her free act and deed.

Clarence S. Anderson
Notary Public, Wayne County, Michigan.
CLARENCE S. ANDERSON

My commission expires: Sept. 22, 1940

