



\*\*\*THIS FORM MUST BE TYPED\*\*\*

CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA - GROSSE POINTE WOODS, MI 48236
CITY CLERK - (313) 343-2440 - FAX (313) 343-2785
BUILDING DEPARTMENT - 313-343-2426 - FAX (313) 343-2439

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 1050 N Oxford Rd
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) William Rennolds
Name (Please Print) Phone No. (Daytime)
1050 N Oxford Rd, Grosse Pointe Woods MI 48236
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:

Replace canvas canopy over patio with hard deck.

RECEIVED
FEB 09 2026
CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

2. DESCRIPTION OF CASE (Fill out only items that apply)

- a. Present zoning classification of the property
b. Description of property
(1) Size and Area of Lot 60' x 120.53' area:7232 sqft
(2) Is the lot a corner or interior lot interior lot

Payment Validation

- c. Description of EXISTING structures
(1) Total square footage of accessory building now on Premises 0 sqft; of main buildings 2541 sq'
(2) Uses of building on premises single family residence

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(3) Percentage of lot coverage of all buildings on ground level 26.8 %

d. Description of PROPOSED structures

(1) Height of proposed structure 10'-10"

(2) Height and area of existing structure height: 24'-4" area: 1,941 sqft

(3) Dimensions and area of structure or addition to be constructed Shed canopy: 12' x 21'-9" Hip canopy : 15'-6" x 15'-8" 474 sqft total

(4) Percentage of lot coverage of all buildings including proposed 33.41 %

e. Yard setbacks after completion of addition/structure

(1) Front Yard (measured from lot line) 30'-0"

(2) Side Yard (measured from lot line) left: 5'-0" right: 4'-0"

(3) Rear Yard (measured from lot line) ~~39'-6"~~ 14' 9" W.R.

f. A sketch drawn to scale depicting the above information shall Be included herewith.

3. TYPE OF VARIANCE REQUEST: NON-USE – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

The applicant must present evidence to show that if the zoning ordinance is applied strictly, a practical difficulty to the applicant will result, and that all four of the following requirements are met: (please answer all four).

a) That the ordinance restrictions unreasonable prevent the owner from using the property for a permitted purpose.

Hard deck covering will allow usage of patio and grill island all year round.  
\_\_\_\_\_  
\_\_\_\_\_

b) That the variance would do substantial justice to the applicant as well as to other property owners in the district, and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be more consistent with justice to other property owners.

More ascetically pleasing and enhance property value.  
\_\_\_\_\_  
\_\_\_\_\_

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c) That the plight of the landowner is due to the unique circumstances of the property.

**No**

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d) That the alleged hardship has not been created by any person presently having an interest in the property.

**No**

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**\*NOTE:** When answering questions pertaining to use and non-use variances, additional paper may be used if necessary.

4. TYPE OF VARIANCE REQUEST: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, an unnecessary hardship to the applicant will result, and that all four of the following requirements are met (*please answer all reasons*):

a) That the property could not be reasonably used for the purpose permitted in that zone.

Other than to restrict use of outdoor grill island in all-weather conditions.

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b) That the appeal results from unique circumstances to the property and not from general neighborhood conditions

**Yes**

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c) That the use requested by the variance would not alter the essential character of the area.

**It will not.**

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d) That the alleged hardship has not been created by any person presently having an interest in the property.

No

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When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:

Overhead canopy is open to the ground on all sides.

Canopy is less than the 28' minimum. It is at 14'-9".

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6. Article and Section of the Zoning Ordinance that is being appealed:

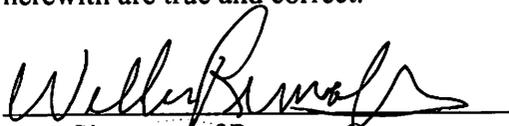
R-1C 50-3.1.C

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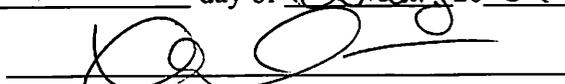
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

  
Signature of Property Owner

  
Signature of Applicant

Subscribed and sworn to before me this 9th day of February 2020

**KARIN CHENE**  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES 26 SEP 2027  
ACTING IN THE COUNTY OF

  
Notary Public

Wayne

My Commission expires 20 Sept. 2027

NOTE: The Zoning Board of Appeals meets the first and third Monday of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$375 a minimum of 14 days prior to council hearing.

# WEST YARD



EAST YARD



NORTH YARD





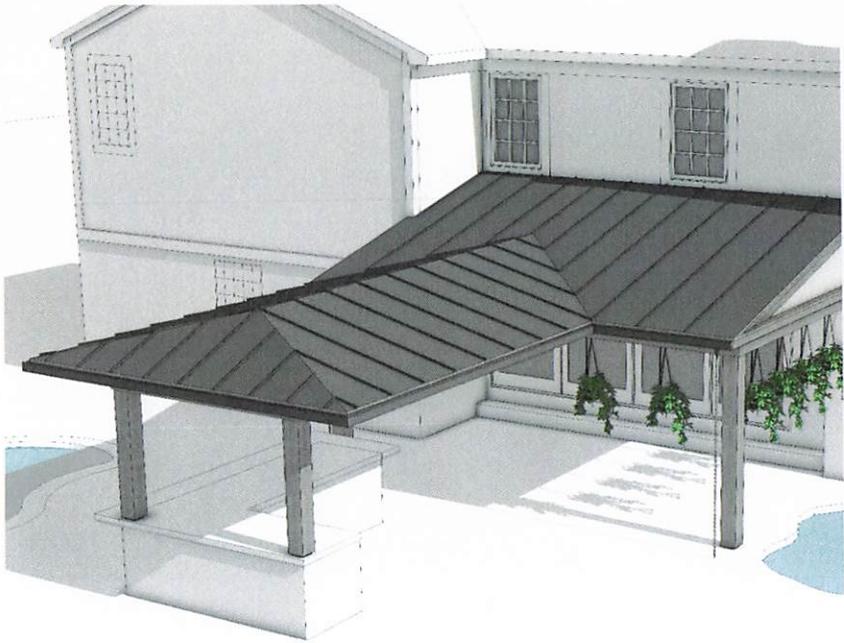
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DATE:	01/13/26
PROJECT:	1050 N. OXFORD
DESCRIPTION	DATE
DESIGN DVLPMNT 50%	12/12/25
DESIGN DVLPMNT 75%	12/22/25
DESIGN DVLPMNT 100%	01/09/26
DO ILLUSTRATIONS	01/13/26

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