



*****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

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AUG 25 2026

**CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT**

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 19961 Norton Ct.
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Laura Thibault & Brian Gatliff

Name (Please Print)

Phone No. (Daytime)

19961 Norton Ct GPW MI 48236
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:
Add 4ft. to the back of house on the South West corner.

Addition size added 4'x16' for the purpose of
added bedroom 1st floor and upstairs bathroom

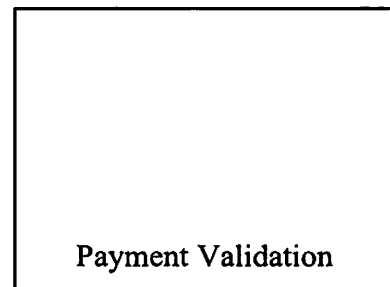
2. DESCRIPTION OF CASE (Fill out only items that apply)

a. Present zoning classification of the property Residential

b. Description of property

(1) Size and Area of Lot 57' x 85' x 112.85 x 98.21'

(2) Is the lot a corner or interior lot Interior



c. Description of EXISTING structures

(1) Total square footage of accessory building now on
Premises 1,355; of main buildings _____

(2) Uses of building on premises home

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- (3) Percentage of lot coverage of all buildings on ground level 22 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 25.6' from grade
- (2) Height and area of existing structure 26 ft,
- (3) Dimensions and area of structure or addition to be constructed 64 sq. ft
- (4) Percentage of lot coverage of all buildings including proposed 22% <35 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 31.9'
- (2) Side Yard (measured from lot line) 4.7' southside 10.3'
- (3) Rear Yard (measured from lot line) 22.6'

- 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.

Correct, the current setback would result in the addition to the home

not alignment with existing structure

- 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.

Yes, allowing variance would increase home value as well as neighborhood

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

Yes, the house sits on a pie shape lot, built in the 1940's, when side yard setbacks were smaller

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

Correct

***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.

N/A

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

N/A

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

N/A

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

N/A

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:

N/A

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

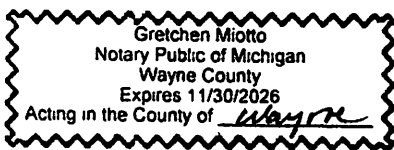
N/A

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

Laura A. Jhibault
Signature of Property Owner

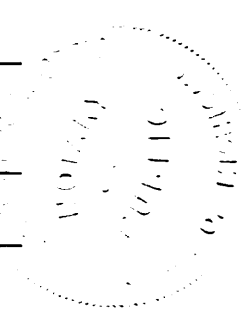
Laura A. Jhibault
Signature of Applicant

Subscribed and sworn to before me this 25th day of August 2026



Gretchen Miotto
Notary Public

My Commission expires 11/30/2026



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.