



*****THIS FORM MUST BE TYPED*****
CITY OF GROSSE POINTE WOODS
 20025 MACK PLAZA – GROSSE POINTE WOODS, MI 48236
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 BUILDING DEPARTMENT - 313-343-2426 - FAX (313) 343-2439

RECEIVED
 APR 14 2026
 CITY OF GROSSE PTE WOODS
 BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 1960 Lennon
 (Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Charlotte Bennett [REDACTED]
 Name (Please Print) Phone No. (Daytime)
1960 Lennon GPW MI 48236
 Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:
 Allow for construction of rear addition with side yard setback of 4ft, 4in. on the right side.

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

- a. Present zoning classification of the property One family residential
- b. Description of property
 - (1) Size and Area of Lot 5336 sq. ft.
 - (2) Is the lot a corner or interior lot interior

Payment Validation

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on Premises 410 sq. ft.; of main buildings 647 sq ft (ground coverage)
- (2) Uses of building on premises single family home, two car garage

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(3) Percentage of lot coverage of all buildings on ground level 20 %

d. Description of PROPOSED structures

(1) Height of proposed structure 12ft 4 in

(2) Height and area of existing structure taller than addition

(3) Dimensions and area of structure or addition to be constructed rear of house, 24 ft. x 14 ft. addition

(4) Percentage of lot coverage of all buildings including proposed 26 %

e. Yard setbacks after completion of addition/structure

(1) Front Yard (measured from lot line) 30.8 ft.

(2) Side Yard (measured from lot line) Left side: 11.2 ft. Right side: 4.5 ft.

(3) Rear Yard (measured from lot line) 48.1 ft.

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.

See attached exhibit A.

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.

See attached exhibit A.

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

See attached exhibit A.

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

See attached exhibit A.

***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.

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

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

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

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:

We would like to add an addition to our home. We love where we live, but need
_____ a little more space. This addition would allow us to remain in our home and in GPW.

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

50-3.1E R-1E: One-Family Residential-Setbacks Setbacks (in feet)

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

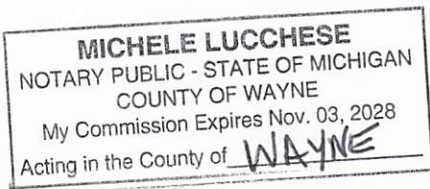


Signature of Property Owner



Signature of Applicant

Subscribed and sworn to before me this 13TH day of April 2026




Notary Public

My Commission expires November 3, 2028



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.

Exhibit A:

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

The property is zoned for residential use, and the proposed project is a modest rear addition to an existing single-family home, which is a permitted use within the district. Strict enforcement of the side-yard setback requirement would prevent the addition from being built in a practical and functional manner. The required reduction of six inches would significantly complicate the design and construction of the addition by requiring irregular framing and structural modifications in order to avoid the setback line. The requested variance would allow the owner to reasonably expand the home for normal residential use while maintaining the overall intent of the zoning ordinance.

- 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.

The requested variance is minimal, representing only a six-inch encroachment into the required side setback. The addition is located at the rear of the home and will not impact the streetscape or alter the character of the neighborhood. Because the encroachment is so minor, it will not negatively affect neighboring properties in terms of light, air, privacy, or access. Granting the variance would allow reasonable use of the property while maintaining fairness to surrounding property owners. A smaller variance would not provide meaningful relief, as even minor adjustments would still require significant redesign and structural inefficiencies.

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

The existing location and layout of the home on the lot create practical constraints for expanding the structure while maintaining reasonable interior space and structural alignment. The proposed addition must align with the existing structure, foundation, and rooflines, which limits the ability to reduce the width of the addition without creating inefficient construction conditions. These site and structural constraints create a practical difficulty that is specific to this property and the placement of the existing home.

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

The practical difficulty is not self-created but instead results from the existing placement of the home on the lot and the dimensional requirements of the zoning ordinance. The owners are proposing a modest addition consistent with the residential character of the neighborhood. The need for the variance arises from the existing site conditions and

construction constraints rather than any action intended to circumvent the zoning ordinance.

The requested variance is minor in nature, represents the minimum relief necessary, and will not negatively impact neighboring properties or the overall character of the neighborhood.

Site Sketch:

