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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 839 Cook Road, Grosse Pointe Woods, MI 48236
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Carolyn Nevi 734-347-9751
Name (Please Print) Phone No. (Daytime)
839 Cook Road Grosse Pointe Woods MI 48236
Address City State Zip

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

Allow construction of a 12 ft x 12 ft sunroom addition at the rear of the property that encroaches upon

the required rear yard setback. The side yard setback is maintained in line with the existing east wall

of the home and does not extend further toward the property line.

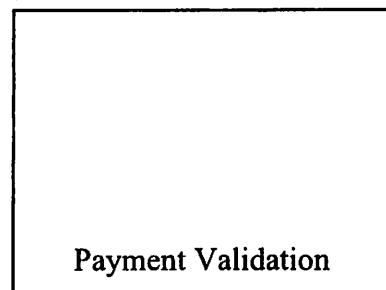
2. DESCRIPTION OF CASE (Fill out only items that apply)

a. Present zoning classification of the property R-1 Single Family Residential

b. Description of property

(1) Size and Area of Lot 61 ft x 102 ft = 6,222 sq ft

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



c. Description of EXISTING structures

(1) Total square footage of accessory building now on
Premises Included in main; of main buildings 1,650 sq ft (attached garage included)

(2) Uses of building on premises Single-family residential

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- (3) Percentage of lot coverage of all buildings on ground level 25.5 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 12 ft
- (2) Height and area of existing structure 2-story home, approx. 1,650 sq ft footprint (incl. attached garage)
- (3) Dimensions and area of structure or addition to be constructed 12 ft x 16 ft = 192 sq ft sunroom
- (4) Percentage of lot coverage of all buildings including proposed 28.1 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) Unchanged
- (2) Side Yard (measured from lot line) Unchanged - 8 FT
- (3) Rear Yard (measured from lot line) 24FT behind proposed addition, 36FT across rest of the home - reduced by 12 ft due to sunroom addition

- 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.

The strict application of the rear yard setback requirement unreasonably prevents the property owner from

constructing a sunroom, a permitted residential improvement. Due to the compact 61 x 102 ft interior lot

and existing home footprint, no alternative location exists for the addition that avoids setback conflict.

- 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.

Granting this variance does substantial justice to the applicant while preserving the rights of neighbors.

All adjacent neighbors have been consulted and are fully supportive of the proposed sunroom addition.

The neighboring property to the east was previously granted a variance for a similar encroachment.

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

The hardship arises from unique circumstances: a compact 5,490 sq ft interior lot with an existing home

footprint that leaves limited buildable area within all required setbacks. The applicant, age 79, requires

an enclosed sunroom for health and mobility reasons, as direct outdoor access may not be feasible in the future.

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

The hardship has not been created by the applicant. Ms. Nevi purchased the property 8 months ago and

inherited its existing dimensions and constraints. She has since made substantial improvements to the

home, demonstrating her commitment as a responsible property owner, taxpayer, and good neighbor.

***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:

Not applicable. This is a non-use variance request for a rear yard setback encroachment only.

The proposed sunroom will enhance the property's appearance and value, benefiting the surrounding

neighborhood and contributing positively to property values throughout Grosse Pointe Woods.

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

Grosse Pointe Woods Zoning Ordinance - Rear Yard Setback Requirements for Residential Districts

(Specific article and section to be confirmed with the Building Department prior to submission)

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

Carolyn Levi

Signature of Property Owner

Carolyn Levi

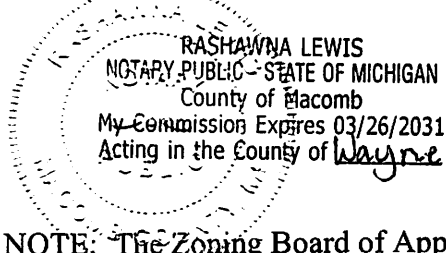
Signature of Applicant

Subscribed and sworn to before me this

9th

day of April

2026



Rashawna Lewis
Notary Public

My Commission expires March 26, 2031

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.