



Variance Review

TO: City of Grosse Pointe Woods
FROM: Paige Smith, NCI
Ashley Jankowski, AICP, NCI
SUBJECT: 541 Robert John Road (#002-01-0042-001) – Variance Review #1
DATE: October 31, 2025

BACKGROUND AND VARIANCE REQUEST

The applicant, Wayne F. Pratt, requests several variances for the residential lot at 541 Robert John Road in order to permit an extension of the existing garage and second floor living area above it toward the street. The proposed addition would expand the garage to 24 feet in depth and accommodate a second-floor bathroom. The subject site is zoned R-1C, One-Family Residential District, and is an interior lot situated north of N. Rosedale Court and east of Morningside Street.

The applicant requests the following variances, pursuant to the City's Zoning Ordinance:

Code Section(s)	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.C(4)	Minimum front yard.	30 feet	26 feet	4-foot variance.
Sec. 50-3.1.C(4)	Minimum side yard.	Least one: 6 feet Total of two: 16 feet	5'2" on the east side yard 20'3.6" for a total side yard setback	10-inch variance on the east side yard.



Variance Criteria and Evaluation

Per Section 50-7.15.I.1, the Zoning Board of Appeals may grant a dimensional variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty. A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the five criteria below are met.

Additional information brought forward by the Board, the applicant, and/or during the public hearing should be incorporated into the record prior to the Board making any determination. Our comments follow:

CRITERIA #1:

That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.

Findings:

The subject site is zoned in the R-1C, One-Family Residential District where, per Section 50-3.1.C, the intent of the district is to provide for one-unit, detached homes, which is what the applicant proposes.

The purpose statement of the R-1C District provides:

“The R-1C one-family residential district is established as a district in which the principal use of land is for single-family dwellings and related educational, cultural and religious uses where found appropriate and harmonious with the residential environment....the specific intent is to:

- a. Encourage the construction of and the continued use of the land for single-family dwellings.*
- b. Prohibit business, commercial or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.*
- c. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this district.*
- d. Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.*
- e. Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.”*

The construction of the proposed addition aligns with the intent of the district, where single-unit dwellings are a permitted, by-right use.

Strict application of the R-1C District's dimensional standards would severely limit the ability to construct an addition to the existing garage. The table on the following page identifies the specific deviations requested in red, underlined font, and also notes where compliance is maintained.



Development Standards	Required	Proposed	Requested Variance
Lot Sizes:			
Min. Lot Size	7,200 square feet	8,040 square feet	Complies.
Min. Lot Width	60 feet	60 feet	Complies.
Setbacks:			
Min. Front Yard	30 feet	26 feet	<u>4-foot variance</u>
Min. Side Yard (least of one)	6 feet	5'2"	<u>10-inch variance</u>
Min. Side Yard (total of two)	16 feet	20'3.6" feet	Complies.
Min. Rear Yard	28 feet	35 feet	Complies.
Building Height:			
Max. Number of Stories	2-stories	2-stories	Complies.
Max. Height in Feet	30 feet	25 feet	Complies.
Unit Sizes:			
Min. Square Feet: 1-story	1,200 square feet	N/A	N/A
Min. Square Feet: 1.5- to 2-stories	1,680 square feet	2,535 square feet	Complies.
Max. Lot Coverage (structures):	35%	31.5%	Complies.
Max. Impervious Surface (excluding structures):	35%	<35%	Complies.

Applying the current front and side yard setback requirements to this lot would result in a reduction of the proposed addition by approximately four feet. The principal dwelling unit was constructed in 1959, when the existing reduced side setback was permitted in the R1-C District. Granting the requested variances would allow the proposed addition to be constructed flush with the existing garage on the eastern side, resulting in no change to the side yard setback, while extending the garage face 14 feet closer to the property line along Robert John Road.

Importantly, as the table above highlights, the site meets all other applicable dimensional requirements of this district and even exceeds the minimum required lot width and lot area.

CRITERIA #2:

That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).

Findings:

If approved as requested, the variances would allow the construction of a 299 square foot addition – a reasonably sized addition that would not extend past the existing eastern wall of the garage. Granting the requested variances would allow the garage and second floor living area to be expanded in a way that is consistent with the surrounding neighborhood, where other homes are built on lots of similar size or with comparable dimensional limitations.

A lesser variance would likely result in an addition that would not accommodate full-sized vehicles within the garage, due to an existing load bearing steel beam. The proposed variances appropriately balance



the applicant's desire to use the property efficiently with maintenance of overall character of the area. The variance is not anticipated to offer an unfair advantage not available to others.

CRITERIA #3:

That the plight of the petitioner is due to unique circumstances of the property.

Findings:

The property is not unique compared to other residential lots in the area. However, it does exceed the minimum required area of other lots in the district.

CRITERIA #4:

That the petitioner's problem is not self-created.

Findings:

The applicant's problem is not self-created as the home is an existing nonconformity and was built to comply with dimensional requirements in 1959. The load bearing steel beam located approximately six feet from the ground in the garage prevents the current homeowner from fitting two full-sized vehicles within the structure.

CRITERIA #5:

That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

Findings:

The requested variance supports the intent of the City's Zoning Ordinance by enabling the reasonable expansion of an existing residential use, in a manner that is consistent with the surrounding neighborhood. The proposed addition would not negatively affect public safety or welfare.



Recommendation

Subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the requested minimum side yard and minimum front yard setback variances to Section 50-3.1.C, based on the following findings of fact:

1. The subject property is an established, nonconforming lot; with the primary dwelling unit located approximately 5 feet from the eastern property line. Strictly following the current R-1C zoning requirements for side and front yard setbacks would prevent the applicant from substantially expanding the single-unit home, a use permitted by right in this district.
2. The proposed addition is consistent with the intent of the R-1C One-Family Residential District, which encourages single-unit, detached residential development.
3. The proposed addition will follow the existing eastern building line of the home, which results in a more uniform building design.
4. The need for relief is not self-created, as the home was constructed in 1959, in compliance with previous dimensional requirements. The structural support beam in the garage was in place at the time of construction, and it is an impediment for the current owner in being able to use the garage for its intended purpose.
5. All other applicable zoning requirements of the R-1C district are met, including lot coverage, building height, and rear setbacks.
6. Approval of the variances upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

Should you have any questions, please reach out to us.

Respectfully,

McKENNA

Paige Smith, NCI
Assistant Planner



CITY OF GROSSE POINTE WOODS
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Phone: 313.343.2426 – E-mail: building@gpwwmi.us

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW

COMMERCIAL AND RESIDENTIAL

RECEIVED
SEP 04 2025
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

Property Owner Name: Wayne/Karen Pratt Date: 8-27-25
GP Woods Address: 541 Robert John
E-mail: [REDACTED] Contact Phone #: [REDACTED]
Contractor/Business Name: M-Build
Contact Telephone #: (584)25411892 E-mail address: Mikedb28@Aman.com
Contractor/Applicant Address: 6044 Redell
MI Builder's License #: [REDACTED] MI Driver's License #: [REDACTED]

SPECIFY NATURE OF PROPOSED WORK:

Extend existing garage approximately 14', extend master bedroom
2nd floor with bath.

Value of Construction \$ 120,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

HOMEOWNER AFFIDAVIT (If pulling permit as a Homeowner)

I hereby certify the building work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Michigan Building Code and shall not be enclosed, covered up or put into operation until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange for necessary inspections.

* Homeowner Initials: _____

Applicant Signature: [Signature]

I hereby certify that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

FOR OFFICE USE ONLY

Approved: _____ Denied: _____ Zoning Board of Approval Required # _____

Inspector: _____ Date: _____



CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236

Ph.: 313-343-2426/Fax 313-343-2439

10/02/2025

M-BUILD
6044 RANDALL CT.
West Bloomfield, MI 48322

RE: 541 ROBERT JOHN RD

Dear Applicant,

Your Plan Review- Revision for permit PB250368 was not approved by Jeremy Collins:

Building Grades. 50-5.20 Building grades

Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building. For purposes of this section, the building grade line, sometimes referred to as the finish grade or finish grade line, shall mean the elevation of the ground adjoining the building on all four sides.

The first-floor elevation shall mean the height that the first floor extends above the building grade. A sloping earth grade beginning at the sidewalk level shall be maintained and established from the center of the front lot line to the finish grade line at the front of the building and from the rear wall of the building to the rear lot line.

The height of the finish grade line of any dwelling shall not be less than 12 inches or more than 18 inches above the average front sidewalk elevation; provided that, if a different grade shall be required by reason of the depth of the public sewer, the board of appeals shall have the power and authority to permit a deviation from the regulations imposed in this section. The first-floor elevation shall be not less than six inches or more than 26 inches above the finish grade line of the building.

INSPECTOR COMMENTS: *Provide a topographic plan.*

Roof construction details. 2015 MRC. Chapter 8. Roof-Ceiling Construction.

INSPECTOR COMMENTS: *Provide truss drawings. NEW PLANS SHOW 2X8 RAFTERS AT*

16 IN. O.C. AND ALSO REFERENCE ENGINEERED TRUSSES @ 24 IN. O.C. ON SECTION DRAWINGS. WHICH WILL BE INSTALLED?

Construction Documents. MRCEB 106.2.1 Construction Documents. Construction documents shall be dimensioned and drawn on suitable material. Electronic media documents are permitted to be submitted where approved by the code official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the code official. The work areas shall be shown.

INSPECTOR COMMENTS: Indicate location of all walls. There are missing wall, door, closet locations on the plans. INDICATE THE SIZE OF THE BEDROOM LOCATED IN THE MIDDLE OF THE 2ND FLOOR, HABITABLE ROOMS MUST BE A MINIMUM OF 70 SQUARE FEET AND NOT LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION (R304 MINIMUM ROOM AREAS)

Information on Construction Documents. R106.1.1 Information on construction documents. Construction documents shall be drawn upon suitable material. Electronic media documents may be submitted when approved by the building official. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, and rules and regulations, as determined by the building official.

INSPECTOR COMMENTS: The submitted documents state the lot size is 8276 sq. ft. Assessing records indicate the lot size is 8040 sq. ft. Please revise the submitted site plan to reflect the correct lot size and coverage percentage. Please submit revised drawings that indicate the correct lot number. LOT DATA REFERENCED ON SITE PLAN-COVERAGE PERCENTAGE OF LOT STATES 278%. NEW COVERAGE PERCENTAGE OF LOT STATES 315%. IT APPEARS THAT A DECIMAL POINT MAY BE MISSING.

Carbon Monoxide Alarms. R315.3 Where required in existing dwellings. Where work requiring a building permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.

INSPECTOR COMMENTS: Indicate location of carbon monoxide detectors. CARBON MONOXIDE DETECTOR SHALL BE LOCATED IN THE HALLWAY OUTSIDE OF THE BEDROOMS. CARBON MONOXIDE DETECTOR SHALL NOT BE LOCATED INSIDE THE GARAGE, IT SHALL BE LOCATED INSIDE THE HOME ADJACENT TO THE ATTACHED GARAGE DOOR.

Building Runoff Sec. 26-38. - Building runoff.

Drainage water runoff from building roofs shall be piped to a point five feet away from the outside walls of any building. Drainage water from building roofs shall not be directly connected to the storm sewer system. No drainage water runoff shall be allowed on adjacent property. Drainage water, sump pump water and/or groundwater shall not be discharged directly to the combined sewer system without written approval by the city engineer and concurrence of city administrator.

INSPECTOR COMMENTS: *The driveway trench drain shall not connect to the foundation perimeter drain. NEW PLANS STATE THE TRENCH DRAIN IN FRONT OF THE GARAGE SHALL BE CONNECTED TO THE CITY SEWER SYSTEM. THIS HAS BEEN SENT OVER FOR REVIEW TO THE DEPARTMENT OF THE PUBLIC WORKS. AWAITING RESULT FROM DPW.*

Setbacks. The submitted plans do not meet the current setback restrictions for the R-1C zoning district. Minimum side yard setback is 6-foot, Existing west side yard setback is 5.2 feet. Minimum front yard setback is 30 feet. Proposed front yard setback is less than 30 feet.

INSPECTOR COMMENTS: *Submit revised plans to comply with setback restrictions or apply for a variance.*

Please re-submit your revised documents to the Building Department via email
building@gpwmi.us

If you have any questions, please contact the Building Department at (313) 343-2426.

Respectfully,

Jeremy Collins

Jeremy Collins
Building Department – Grosse Pointe Woods

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

RECEIVED

OCT 15 2025

**CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT**

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 541 Robert John Rd
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Wayne F. Pratt [REDACTED]
Name (Please Print) Phone No. (Daytime)
541 Robert John Rd, Grosse Pointe Woods, MI 48236
Address City State Zip

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

Extend the current garage by 14.2 feet toward the street. This will create a fully
accessible 24 ft garage and an expanded second floor bedroom with a
closet and a senior/ADA accessible bathroom. This requires a four foot front setback
variance, a 10 inch side setback variance, and a 1.5% building variance.

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

a. Present zoning classification of the property R-1C

b. Description of property

(1) Size and Area of Lot 60' x 133.5' 8040 sf

(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 none ; of main buildings 2,236
- (2) Uses of building on premises residential
- (3) Percentage of lot coverage of all buildings on ground level 27.81%

d. Description of PROPOSED structures

- (4) Height of proposed structure 21' 9"
- (5) Height and area of existing structure 25' high; 2,236 sf
- (6) Dimensions and area of structure or addition to be constructed 14' 2.5" x 21' ; 299 sq ft
- (7) Percentage of lot coverage of all buildings including proposed 31.5%

e. Yard setbacks after completion of addition/structure

- (8) Front Yard (measured from lot line) 26'
 - (9) Side Yard (measured from lot line) 5' 2" unchanged
 - (10) Rear Yard (measured from lot line) 35' unchanged
- f. A sketch drawn to scale shall be included.**

- 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, unnecessary hardship 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 owner seeks a standard 24' garage capable of accommodating two full sized vehicles. The existing 20 foot garage has a load bearing steel beam 6' 2" above the garage floor, allowing full size vehicles to access only the first 10'.

- 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.

By creating a fully accessible 24' garage in front of the beam, full size vehicles may be parked in the garage. A senior friendly bathroom will allow the owners to remain as they age. The result will be less visual clutter in the driveway for the neighbors, without parked cars in the driveway.

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

The load supporting steel beam in the garage barely 6 feet above the floor is unfortunate and prevents the use of the current garage for full size vehicles.

A 10 foot extension instead of a 14 foot extension will not solve this problem.

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

This hardship was created when the premises was built in 1959. The current owners purchased the residence in 2025.

***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, 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.

NA

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

NA

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

NA

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

NA

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:

NA

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

NA

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

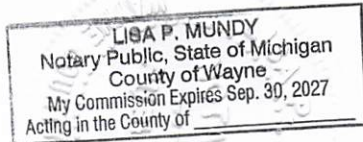
Wayne F. Pruitt

Signature of Property Owner

Wayne F. Pruitt

Signature of Applicant

Subscribed and sworn to before me this 9th day of October 20 25



Lisa P. Mundy
Notary Public Lisa P. Mundy

My Commission expires September 30, 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 for residential, or \$500 for commercial, a minimum of 14 days prior to council hearing.

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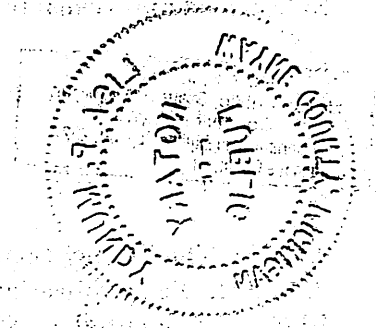
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25 October 1960

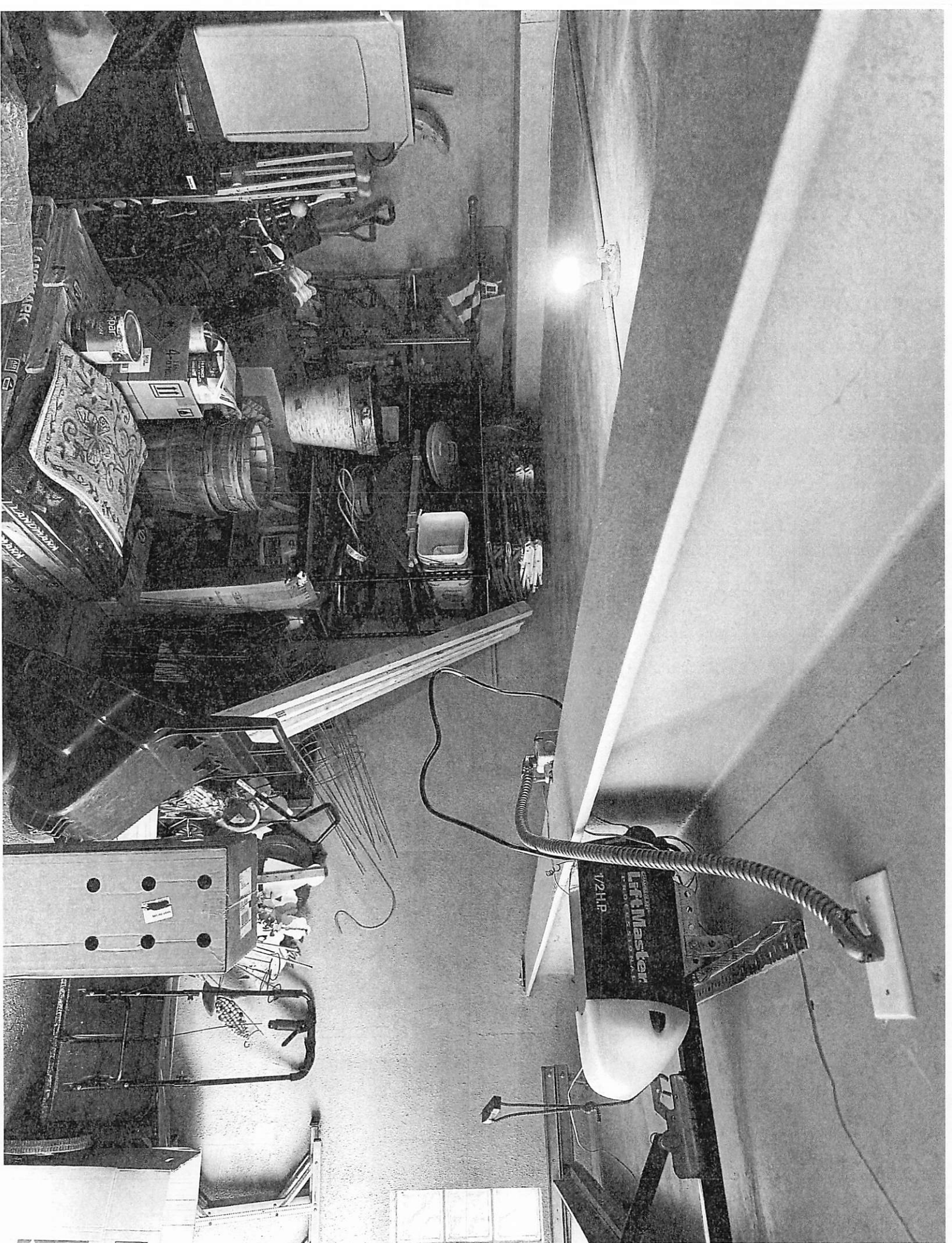
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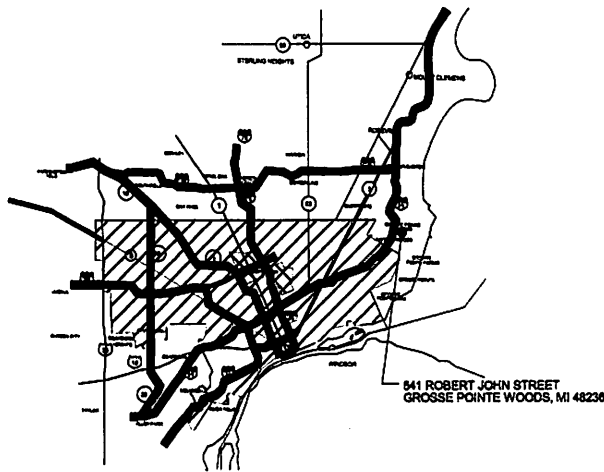
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METRO DETROIT- LOCATION MAP



LEGAL ADDRESS : 541 ROBERT JOHN STREET, GROSSE POINTE WOODS, MI, 48236
 LEGAL DESCRIPTION : W/43A WLY 60 FT OF LOT 42 GAUKLER POINTE SHORES SUB NO 1 PC276 L37 P14 WCR K 0676
 PARCEL ID : 410030301000
 ZONING RS-1-C
 CONSTRUCTION TYPE : WOOD FRAME CONSTRUCTION , VENEER MASONRY

INDEX OF DRAWINGS:
 SHEET #1 : LOCATION MAP, SITE PLAN & NOTES
 SHEET #2 : FLOOR PLANS
 SHEET #3 : ELEVATIONS
 SHEET #4 : SECTION A-A

CODES CURRENTLY IN EFFECT:
 2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS MRCS 2021
 2021 MICHIGAN PLUMBING CODE UPC2021
 2021 NATIONAL ELECTRICAL CODE - STATE AMENDMENTS, NEC 2021
 2021 MICHIGAN MECHANICAL CODE MMC 2021

General Notes:

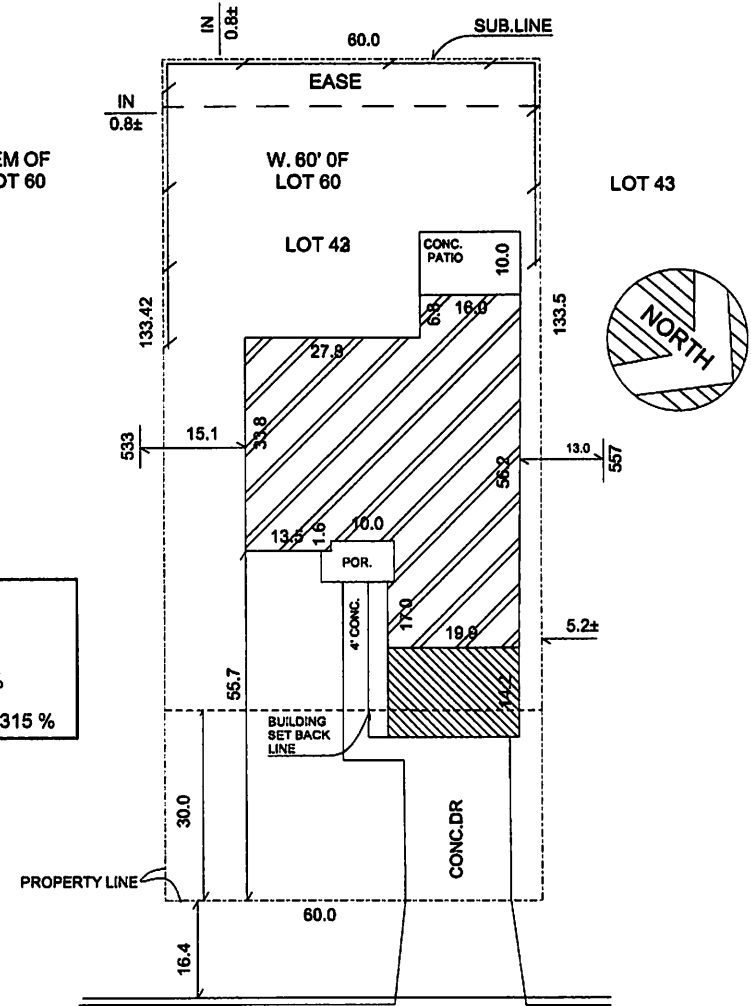
1. ALL WORK UNDER THE CONTRACT SHALL BE IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, STANDARDS & REGULATIONS.
2. THE GENERAL CONTRACTOR SHALL THROUGH CATEGORY ASSIGNMENT ARRANGE FOR ALL INSPECTIONS AND PAY FOR ALL PERMITS, FEES, & INSURANCE REQUIRED.
3. THE GENERAL CONTRACTOR AS WELL AS SUBCONTRACTOR SHALL BE FAMILIAR WITH & COMPLY WITH ALL PROCEDURES SET FORTH BY FEDERAL, STATE, & LOCAL GOVERNING AGENCIES IN THE CONSTRUCTION OF THIS PROJECT. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO FURNISH AFFIDAVITS, CERTIFICATES, AND REPORTS AS MAY BE REQUIRED BY ANY AND ALL AGENCIES UPON REQUEST.
4. ALL CONSTRUCTION DOCUMENTS ARE BASED UPON THE ACCURACY OF THE EXISTING RECORD DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND TRADE CONTRACTORS TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO THE INSTALLATION OF ANY NEW WORK OR DEMOLITION OF EXISTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS, THE ARCHITECT SHALL BE NOTIFIED.
5. THE GENERAL CONTRACTOR THROUGH CATEGORY ASSIGNMENT SHALL BE RESPONSIBLE FOR BARRICADES OR ENCLOSURES TO ENSURE TO ASSURE PUBLIC, CONTRACTOR, EMPLOYEE AND WORKER PROTECTION AT AREAS OF CONSTRUCTION
6. INTERRUPTION OF EXISTING UTILITIES AND SERVICES AS NECESSARY MUST BE COORDINATED WITH THE OWNERS REP. WITH A MINIMUM 72 HR. NOTICE

9/ 25/ 25

LOT DATA

LOT SIZE : 8040 SF
 EXISTING HOUSE AREA: 2236 SF
 COVERAGE PERCENTAGE OF LOT: 278 %
 ADDITION AREA: 299 SF
 NEW COVERAGE PERCENTAGE OF LOT: 315 %

REM OF
LOT 60

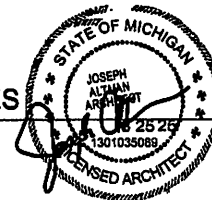


ROBERT JOHN RD. 60' WD.

541 ROBERT JOHN HOUSE ADDITION - LOCATION MAP , SITE PLAN & GENERAL NOTES

OWNER : WAYNE & KAREN PRATT
 541 ROBERT JOHN STREET
 GROSSE POINTE WOODS , MI 48236

ARCHITECT: ALTMAN & ASSOCIATES
 15633 HARPER AVE.
 DETROIT, MI 48224
 (313) 522-3042



SHT 1 OF 4

SCALE : 1/16" = 1' - 0" 06 22 25
 R 9 25 25

1" = 20'



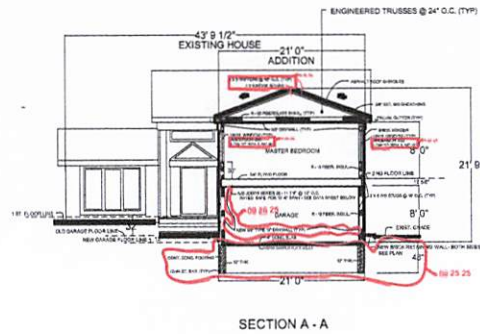
CLARIFICATE
WE HEREBY CLARIFY THAT WE HAVE SURVEYED THE PARCEL HEREON DELINEATED IN ACCORDANCE WITH THE LEGAL DESCRIPTION AS FURNISHED BY YOU AND BOUNDARIES AND CORNERS OF SAID PARCEL ARE AS INDICATED HEREIN AND THAT THERE EXISTS NO ENCROACHMENTS UPON SAID PARCEL EXCEPT AS OTHERWISE NOTED

LEGAL DESCRIPTION:
The Westerly 50 feet of Lot 42, Gaultier Pointe Shores Subdivision No. 1, City of Grosse Pointe Woods, Wayne County, Michigan. As recorded in Liber 37, of Plate, Page 14, Wayne County Records.
Parcel No 002-010042-001

LEGEND:

PRICE	100
PLAT LANE	100
OVER HEAD WIND	100

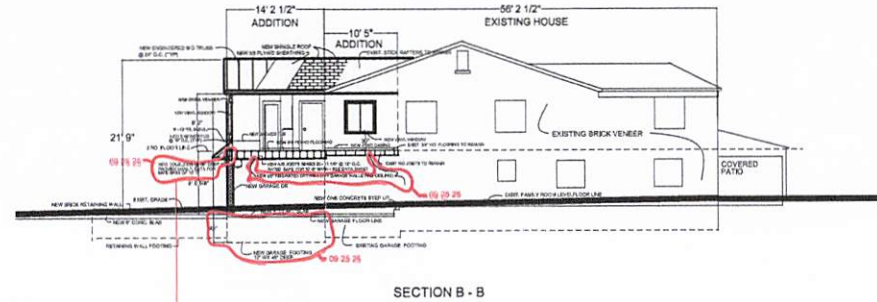
SURVEY: 45-148



ALLJOIST Residential Floor Span Tables

Span (ft)		Load (psf)		Deflection (in)	
10	12	10	12	10	12
12	14	12	14	12	14
14	16	14	16	14	16
16	18	16	18	16	18
18	20	18	20	18	20
20	22	20	22	20	22
22	24	22	24	22	24
24	26	24	26	24	26
26	28	26	28	26	28
28	30	28	30	28	30
30	32	30	32	30	32
32	34	32	34	32	34
34	36	34	36	34	36
36	38	36	38	36	38
38	40	38	40	38	40
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42	44	42	44	42	44
44	46	44	46	44	46
46	48	46	48	46	48
48	50	48	50	48	50
50	52	50	52	50	52
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76	78	76	78	76	78
78	80	78	80	78	80
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82	84	82	84	82	84
84	86	84	86	84	86
86	88	86	88	86	88
88	90	88	90	88	90
90	92	90	92	90	92
92	94	92	94	92	94
94	96	94	96	94	96
96	98	96	98	96	98
98	100	98	100	98	100

One-Hour Fire Resistance Assembly



REVISIONS: SEE SCHEDULE 1 FOR DETAILS. SEE SCHEDULE 2 FOR MATERIALS. SEE SCHEDULE 3 FOR FINISHES. SEE SCHEDULE 4 FOR NOTES.

541 ROBERT JOHN HOUSE ADDITION - SECTIONS

OWNER: WAYNE & KAREN PRATT
541 ROBERT JOHN STREET
GROSSE POINTE WOODS, MI 48236

ARCHITECT: ALTMAN & ASSOCIATES
15633 HARPER AVE.
DETROIT, MI 48224
(313) 522-3042



SHT 4 OF 4
SCALE: 1/8" = 1'-0" 08/24/25
R 09/25/25



SHT 3 OF 4

SCALE : 1/8" = 1' - 0" 08 22 25
R 09 25 25

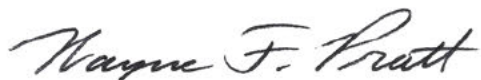
Wayne F. Pratt
541 Robert John Rd
Grosse Pointe Woods, MI 48236

November 4, 2025

City of Grosse Pointe Woods
Zoning Board of Appeals
Submitted by email to:
AJankowski@MCKA.com

As a property owner of 541 Robert John Rd., I am submitting a setback variance request for consideration at the November 10, 2025 meeting. The proposed expansion of my garage will allow me to build a usable full sized 24' garage. The second-floor expansion will allow me to build a senior- friendly bathroom that should allow us to remain in Grosse Pointe Woods for many years. I hope for favorable consideration of this request.

Sincerely yours,

A handwritten signature in cursive script that reads "Wayne F. Pratt".

Wayne F. Pratt



541 Robert John St



Share



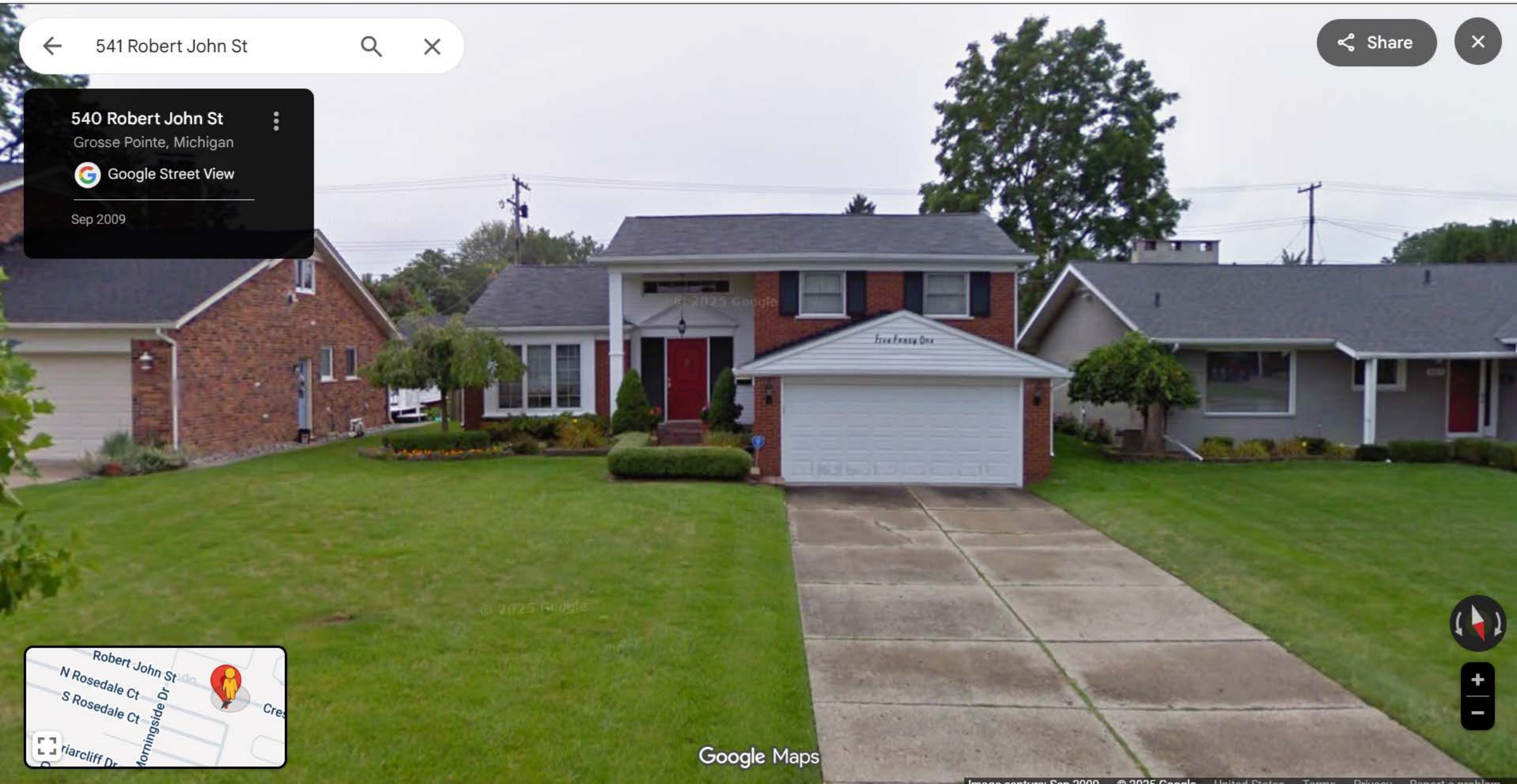
540 Robert John St

Grosse Pointe, Michigan



Google Street View

Sep 2009



Google Maps





CITY OF GROSSE POINTE WOODS

20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

November 5th, 2025

RE: PB250368 541 Robert John Rd., Grosse Pointe Woods, MI, 48236

Dear Council Members,

The Grosse Pointe Woods Building Department recently received a permit application to extend the existing garage and 2nd floor master bedroom into the required front yard setback of the home located in the R-1C Residential Zoning District.

Grosse Pointe Woods Zoning Ordinance. 50-3.1.C R-1C One-Family Residential. 4. Development standards. Setbacks (in feet) - Minimum front yard: 30, Minimum side yard: Least one: 6 Total of two: 16, Minimum rear yard: 28

The proposed addition will extend into the required front yard setback by 4 ft, reducing the front yard setback to 26 ft.

The existing nonconforming side yard setback at the west lot line of 541 Robert John Rd is 5 foot 2 inches. The proposed addition would maintain the current nonconforming side yard setback.

Based on the provided information and discussion with the homeowner, the Building Department recommends approval of the variance to build the new addition.

Sincerely,

Jeremy Collins

Building Official

City of Grosse Pointe Woods



CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

From: James Kowalski, Director of Public Services
Date : November 3, 2025
Subject : Variance Application – 541 Robert John Rd

I have reviewed the plans for the proposed extension of the existing garage and second-floor living space.
This construction will not infringe upon any public utilities and is therefore permissible under Department of Public Services standards.

Sincerely,

James Kowalski
Department of Public Services
City of Grosse Pointe Woods



CITY OF GROSSE POINTE WOODS DEPARTMENT OF PUBLIC SAFETY

Date: November 5, 2025

To: Grosse Pointe Woods Planning Commission

From: John G. Kosanke, Public Safety Director

Subject: *John G. Kosanke* 541 Robert John-Site Document Review for Variance

I have reviewed the proposed site plan and variance request for the project at 541 Robert John Rd. The site plan does not have a negative impact on Public Safety Operations. Please feel free to contact me with any questions.