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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 20311 Mack Ave.
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) 20311 Mack Ave LLC 248-941-3651
Name (Please Print) Phone No. (Daytime)

Address	City	State	Zip
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Hereby appeal to the Zoning Board of Appeals for a variance to:

Allow 4 off street on site parking spaces in lieu of the
27 required parking spaces

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

a. Present zoning classification of the property C

b. Description of property

(1) Size and Area of Lot 7,045 sq. ft.

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

Payment Validation

c. Description of EXISTING structures

(1) Total square footage of accessory building now on Premises _____; of main buildings 5,488 sq. ft.

(2) Uses of building on premises medical office

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BUILDING DEPARTMENT**

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- (3) Percentage of lot coverage of all buildings on ground level 77 %

d. Description of PROPOSED structures

- (1) Height of proposed structure Existing to remain 17'-10"
- (2) Height and area of existing structure 17'-10" height, 5,488 sq. ft. area
- (3) Dimensions and area of structure or addition to be constructed no addition
- (4) Percentage of lot coverage of all buildings including proposed 77 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 0
- (2) Side Yard (measured from lot line) 0
- (3) Rear Yard (measured from lot line) 25'-8"

- 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

- 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

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

See attached

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

See attached

***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.

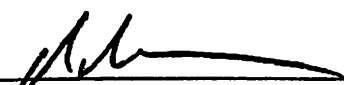
5. Interpretation of the Zoning Ordinance is requested because:
there is not enough space on site to meet the parking requirements

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

Article 50-5.3, H, 4, c

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 20 day of JULY 20 26

Notary Public

My Commission expires _____

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.



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VARIANCE REQUIREMENTS

A) The ordinance restrictions unreasonably prevent the Owner from using the property for a permitted purpose.

The property is improved with an existing 5,488-square-foot medical office building located on a 7,045-square-foot parcel. Medical office use is a permitted use within the district and has historically operated at this location. Due to the small size of the lot, the existing building footprint, and the limited area remaining on the site, it is physically impossible to provide the number of parking spaces required by the ordinance. Strict application of the parking requirements would therefore unreasonably restrict the continued use and occupancy of the property for its permitted medical office purpose. The requested parking variance is necessary to allow reasonable use of the property while maintaining the existing building and medical services provided at the site.

B) The variance would do substantial justice to the applicant as well as to other property owners in the district, and 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 the requested variance would allow the continued use and operation of an existing medical office building without creating adverse impacts on surrounding properties. The variance recognizes the practical limitations of a fully developed, undersized parcel while preserving a valuable professional service use along the Mack Avenue corridor. Because of the site's physical constraints, any lesser variance would not provide meaningful relief or enable compliance sufficient to support the property's continued use. The requested variance strikes a reasonable balance between the intent of the ordinance and the realities of the site, while treating this property in a manner consistent with similarly situated developed properties in the district.

C) The plight of the landowner is due to the unique circumstances of the property.

The need for a variance results from the unique characteristics of the property, including its small lot size relative to the existing building footprint, limited site area available for parking, and the fact that the parcel is already fully developed. The property's configuration severely limit the ability to add parking spaces while maintaining the building. These circumstances are unique to this parcel and are not the result of a condition generally shared by larger or less intensively developed properties in the district.



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

The hardship is not self-created and did not result from actions of the current owner. The building and site layout existed prior to the current variance request. The property's limited ability to accommodate additional parking is a consequence of the lot's size and configuration. The current owner did not create these conditions but is seeking reasonable relief to continue the use of the property in a manner consistent with its longstanding character and function.