

TYPE or PRINT NEATLY

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

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 19483 MACK AVENUE
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) KEVIN CROWTHER & ROBERT HAKOPIAN 313-884-2991 STORE
Name (Please Print) Phone No. (Daytime)

19483 MACK AVE. G.P. WOODS, MI 48236
Address City State Zip

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

STORAGE POD IN REAR OF STORE
7' W X 16' L X 8' H - PHOTO ATTACHED

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

a. Present zoning classification of the property _____

b. Description of property

(1) Size and Area of Lot _____

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

Payment Validation

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c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises 180; of main buildings 2400
- (2) Uses of building on premises CARPET AND RUG SALES
- (3) Percentage of lot coverage of all buildings on ground level 61% $1 \text{ ACRE} = 43560 \text{ SQ. FT.}$
 $\text{BUILDING IS } 2400 \text{ SQ. FT.}$
 $2400 \div 3920.40 = 61\%$

d. Description of PROPOSED structures

- (1) Height of ^{EXISTING 6' POB} proposed structure 8'
- (2) Height and area of existing structure _____
- (3) Dimensions and area of structure or addition to be constructed 7' W X 16' L X 8' H
- (4) Percentage of lot coverage of all buildings including proposed 1.075% ? $.09 \times 43560 = 3920.4$

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 65'
- (2) Side Yard (measured from lot line) 69'
- (3) Rear Yard (measured from lot line) 31'

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 reasons).

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

SQUARE FOOTAGE OF STORE DOESN'T ALLOW ADEQUATE STORAGE FOR THE 12' X 60' ROLLS OF ORIENTAL RUG PAD:

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- 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.

SQUARE FOOTAGE OF STORE DOESN'T ALLOW ADEQUATE STORAGE FOR THE 12' X 60' ROLLS OF ORIENTAL RUG PAD.

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

WE ARE OPERATING A RETAIL STORE THAT HAS SURVIVED THE COVID PANDEMIC; THE POB AT LEAST MAKES IT POSSIBLE TO CONTINUE.

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

NO

***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.

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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.

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:

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

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

[Handwritten Signature]
Signature of Property Owner

[Handwritten Signature]
Signature of Applicant

Subscribed and sworn to before me this 13TH day of SEPT. 20 22

ANN G. STACK
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jul 24, 2024
ACTING IN COUNTY OF Wayne

[Handwritten Signature]
Notary Public

My Commission expires 7-24-2024

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.