



MCKENNA

Variance Review

TO: City of Grosse Pointe Woods
FROM: Paige Smith, NCI
Ashley Jankowski, AICP
SUBJECT: 780 Moorland Drive (#002-05-0016-002) – Variance Review #1
DATE: November 13, 2025

BACKGROUND AND VARIANCE REQUEST

The applicant, Jeffrey Hartmeyer requests a variance for the residential lot at 780 Moorland Drive in order to construct a rear patio addition to an existing single-family home. As proposed, the patio addition would encroach into the minimum required rear yard setback. The subject site is zoned R-1C, One-Family Residential District and is an interior lot, located south of Briarcliff Drive and east of Wedgewood Drive.

The applicant requests the following variance, pursuant to the City’s Zoning Ordinance:

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.C(4)	Minimum rear yard setback.	28 feet	21’3.25”	Rear yard setback: 6’8.75”

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



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.4, the intent of the district is to provide for single-unit dwellings and related community uses. The applicant does not propose changing the use of the property from a detached, single-unit dwelling.

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 in the rear of the home. The table on the following page identifies the specific deviation 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	7,241.67 square feet	Complies.
Min. Lot Width	60 feet	68'9"	Complies.
Setbacks:			
Min. Front Yard	30 feet	~45 feet	Complies.
Min. Side Yard (least of one)	6 feet	6 feet	Complies.
Min. Side Yard (total of two)	16 feet	16 feet	Complies.
Min. Rear Yard	28 feet	21'3.25"	<u>6'8.75"</u>
Building Height:			
Max. Number of Stories	2 stories	2 stories	Complies.
Max. Height in Feet	30 feet	9 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	~2,211.25 square feet	Complies.
Max. Lot Coverage (structures):	35%	28%	Complies.
Max. Impervious Surface (excluding structures):	35%	<35%	Complies.

Applying the current rear yard setback requirement to this lot would result in a reduction of the proposed addition by approximately 6 feet and 8 inches. Granting the requested variance would allow the proposed attached cover to be constructed over the existing back patio.

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, lot area, and front yard setback.

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 variance would allow the construction of an attached cover over the existing back patio. Granting the requested variance would allow the home to be expanded in a way that is consistent with the surrounding neighborhood, where other homes have similar rear covered patios on similarly sized lots.

A lesser variance would result in an addition that does not make efficient or practical use of the lot. The proposed variance maintains appropriate massing, as the existing side yard setbacks comply, and the front yard setback exceeds the minimum requirement by approximately 15 feet. 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 lot width and 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. The home is presently located on the subject lot in a manner that would not allow a reasonably sized and non-intrusive addition outside of the rear yard. The uncovered back patio is pre-existing, and the proposed cover is intended to extend the use and expand the enjoyment of the patio.

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 rear yard setback variance of 6'8.75" to Section 50-3.1.C based on the following findings of fact:

1. Strictly following the current R-1C zoning requirements for rear yard setbacks would prevent the applicant from substantially expanding the single-unit home.
2. The proposed addition is consistent with the intent of the R-1C One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
3. The property exceeds the required front-yard setback by 15 feet; however, construction of an addition is not feasible in the front yard due to the location of the driveway and walkway. Location of the addition in the rear yard is most appropriate.
4. The need for relief is not self-created. The existing side setbacks prevent an addition to be constructed on either side of the home. The existing patio in the rear yard was constructed without an overarching structure, and did not initially require a rear yard setback variance without a proposed structure or cover.
5. All other applicable zoning requirements of the R-1C district are met, including lot coverage, lot size and width, building height, and front and side yard setbacks.
6. Approval of the variance 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. Thank you.

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Ph 313.343.2426/Fax 313.343.2439

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES: Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426)

Property Owner Name: Jeffrey Hartmeyer

Date: 9/21/2015

GP Woods Address: 780 Moorland

e-mail: [REDACTED]

Work#: _____

Home/Cell#: [REDACTED]

Contractor/Applicant Name: Jonathan Redziniak

Telephone # 313-408-1166

Fax # _____

Mobile/Cell # _____

Contractor Address: 20315 E 9 Mile Rd, St. Clair Shores, MI 48080

MI Builder's License #: 2101196911

MI Driver's License #: [REDACTED]

e-mail address: officemanager@redbaronenterprises.com

SPECIFY NATURE OF PROPOSED WORK:

prep pour concrete pad w/footings + Support to
install custom pergola/awning structure to home

Value of Construction \$ 22,000

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.

Applicant Signature: [Signature]

I hereby certify that the proposed work is authorized by the owner of record 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 # _____

(\$250)

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

09/30/2025

Red Baron Enterprises LLC
20315 E. 9 Mile Rd
Saint Clair Shores, MI 48080

RE: 780 MOORLAND DR

Dear Applicant,

Your Plan Review for permit PB250440 was not approved by Jeremy Collins:

50.3.1.C, R-1C One-Family Residential Development Standards Setbacks (in feet)

Minimum front yard: 30

Minimum side yard:

Least one: 6

Total of two: 16

Minimum rear yard: 28

INSPECTOR COMMENTS: There is a minimum 28 ft. rear yard setback. A variance is required for the construction of the new roof structure to be built beyond the minimum setback.

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

RECEIVED

OCT 17 2025

CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

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 780 Moonland
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) JEFFREY HARTMEYER [REDACTED]
Name (Please Print) Phone No. (Daytime)
780 MOONLAND DR GROSSE POINTE WOODS MI 48236
Address City State Zip

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

ALLOW FOR AN ATTACHED COVER OVER BACK PATIO TO
BE BUILT. THE COVER WILL ONLY LEAVE 26' 3"
OF DISTANCE TO BACK OF PROPERTY INSTEAD OF 28'

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 105' 4" x 68' 9"

(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 1852.50; of main buildings 1732.50
- (2) Uses of building on premises Home
- (3) Percentage of lot coverage of all buildings on ground level 25 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 9'
- (2) Height and area of existing structure _____
- (3) Dimensions and area of structure or addition to be constructed 17'6" x 20'6"
- (4) Percentage of lot coverage of all buildings including proposed 28 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) _____
- (2) Side Yard (measured from lot line) _____
- (3) Rear Yard (measured from lot line) 26'3"

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, 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 MAIN PURPOSE OF THE COVER IS TO UTILIZE OUTDOOR LIVING. THE ORDINANCE WILL RESTRICT THE SIZE AND GREATLY HINDER THE ABILITY TO FULLY UTILIZE.

- 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 VARIANCE WILL ADD TO THE APPEAL TO THE
HOUSE AND THE NEIGHBORHOOD. THIS WILL SHOW FUTURE
HOMEOWNERS THAT PROPERTIES ARE UPDATED.

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

THE DEPTH OF THE YARD IS RESTRICTING FROM HAVING
AN ADEQUATE SIZED COVERED PATIO TO ACCOMMODATE
PATIO FURNITURE

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

LOT LINES WERE ESTABLISHED YEARS AGO.

***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.

CURRENT LOT LINES DON'T ALLOW US TO BUILD STRUCTURE
PROPOSED. A SMALLER COVER WOULD LIMIT FULL USE OF THE
AREA, OUR GOAL IS TO BUILD A AREA THAT WILL BENEFIT US
ALONG WITH OTHER FUTURE OWNERS.

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

THE ISSUE RESULTS FROM THE DEPTH OF YARD
AND CURRENT ORDINANCES

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

STRUCTURE WILL ENHANCE THE LOOK OF THE HOUSE
AND INCREASE THE USE OF BACKYARD. WE HAVE
NEIGHBORS THAT HAVE SIMILAR PERMANENT STRUCTURES CLOSE TO LOT LINE.

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

YARD HASN'T BEEN ALTERED BY MYSELF TO
CREATE THIS ISSUE.

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 ARE WISHING TO GAIN AN AGREEMENT BETWEEN US AND
THE CITY THAT WILL BENEFIT US ^{WITH} ALONG ANY FUTURE OWNER.
WE BELIEVE BETTERING OUR PROPERTY HELPS MAINTAIN THE
VALUE OF ALL GPW PROPERTIES.

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.

[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

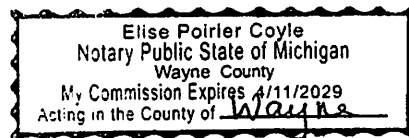
Subscribed and sworn to before me this 17th day of October 20 25

Elise Poirier Coyle
Notary Public

My Commission expires 04-11-29

Wayne

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.



Elise



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

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW

COMMERCIAL AND RESIDENTIAL

Property Owner Name: Jeffrey Hartmeyer Date: 9/23/2025
GP Woods Address: 780 Moorland
E-mail: [REDACTED] Contact Phone # [REDACTED]
Contractor/Business Name: Red Baron Enterprises LLC
Contact Telephone # 313-408-1166 E-mail address: officemanager@redbaronenterprises.com
Contractor/Applicant Address: 20315 E 9 Mile Road, St Clair Shores, MI 48080
MI Builder's License #: 2102210097/2101196911 MI Driver's License #: [REDACTED]

SPECIFY NATURE OF PROPOSED WORK:

Remove brick pavers and prep area for concrete pad and awning porch covering .42" footings with post base, build and
install asphalt shingled roofing structure

Value of Construction \$ 22,000

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: _____

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: _____

Sheet Index

Sheet	Title
A-1	Cover Sheet
A-2	First Floor Plan
A-3	Third Floor Plan
A-4	Cross-Sections & Elevations
A-5	LYL Nailing Schedule

GENERAL NOTES:

CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND INSPECTIONS AS NECESSARY.

CONTRACTOR/OWNER SHALL VERIFY THE SIZES, LOCATIONS, ELEVATIONS, AND DETAILS OF EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK.

CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL SHORING, BRACING, AND UNDERPINNING AND ALL OTHER MEANS REQUIRED TO MAINTAIN THE SAFETY, INTEGRITY, AND STABILITY OF ALL EXISTING AND NEW CONSTRUCTION.

CONTRACTOR/OWNER SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS OF THE RESIDENCE INCLUDING UTILITIES, SERVICES, ETC., AND SHALL BE FULLY RESPONSIBLE FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER'S NORMAL USE OF UTILITIES AND SERVICES.

CONTRACTOR/OWNER SHALL FAMILIARIZE THEMSELVES WITH THE CONSTRUCTION DOCUMENTS AND SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, AND LOCATIONS PRIOR TO BEGINNING WORK.

CONTRACTOR/OWNER SHALL INDEMNIFY THE ENGINEER FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPARATION OF THIS DOCUMENT.

UNAUTHORIZED USE OF THIS DRAWING WITHOUT WRITTEN PERMISSION FROM SARK & ASSOCIATES, INC. IS STRICTLY PROHIBITED AND IS A VIOLATION OF U.S. COPYRIGHT LAWS AND WILL BE SUBJECT TO CIVIL DAMAGES AND PROSECUTION.

APPLIED LOADS

FLOOR LIVE LOADS:

NON-SLEEPING AREAS: 40 PSF
SLEEPING AREAS 30 PSF
ATTIC W/STORAGE 20 PSF
ATTIC W/O STORAGE 10 PSF

DEAD LOADS:

FLOOR N/A PSF
ROOF 10 PSF
CEILING N/A PSF
INT WALL N/A PSF
EXT WALL N/A PSF

ENVIRONMENTAL LOADS:

GROUND SNOW

20 PSF

BEAM DEFLECTION CRITERIA

L/360 FOR LIVE LOAD
L/240 FOR TOTAL LOAD

WOOD SPECIFICATIONS:

LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING PROPERTIES:
Fb = 3,100 psi, E = 2,100,000 psi UNLESS NOTED OTHERWISE

ALL DIMENSIONAL LUMBER SHALL BE MINIMUM S-P-F #2 OR BETTER, INCLUDING HEADERS, JOISTS, AND STUDS - UNLESS NOTED OTHERWISE

POSTS AND CONCENTRATED LOADS SHALL EXTEND TO SOLID BEARING. SOLID BLOCKING IS REQUIRED BELOW POSTS AND CONCENTRATED LOADS TO SOLID BEARING BELOW.

ALL STRUCTURAL CONNECTIONS SHOULD BE MADE WITH APPROVED CONNECTORS - FOLLOW MANUFACTURERS RECOMMENDED FASTENING AND PROCESSES.

NOTCHING AND DRILLING OF STRUCTURAL MEMBERS IS PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER. FOR ENGINEERED LUMBER CONSULT WITH MANUFACTURERS RECOMMENDED PRACTICES.

STEEL SPECIFICATIONS:

ALL STEEL BEAMS AND PLATES ARE MINIMUM GRADE A-36 UNLESS NOTED OTHERWISE

ALL STEEL COLUMNS ARE MINIMUM GRADE C-42 UNLESS NOTED OTHERWISE

CONCRETE SPECIFICATIONS:

ALL CONCRETE TO BE MINIMUM 3000 psi (28 day strength).

SOIL BEARING PRESSURE ASSUMED TO BE 2500 psf. IF ADVERSE CONDITIONS ARE FOUND PLEASE NOTIFY THE ENGINEER.

ALL FABRICATIONS AND PLACING OF REINFORCING BARS SHALL FOLLOW THE A.C.I. MANUAL STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 315 LATEST A318)



NO.	DESCRIPTION	BY	DATE

Cover Sheet

PROJECT DESCRIPTION:
Patio Addition
180 Moorland Dr
Grosse Pointe Woods, Michigan 48236

DRAWINGS PROVIDED BY:
SARK & ASSOCIATES
ENGINEER • DESIGN • BUILD
greg@sarkassoc.com

DATE:

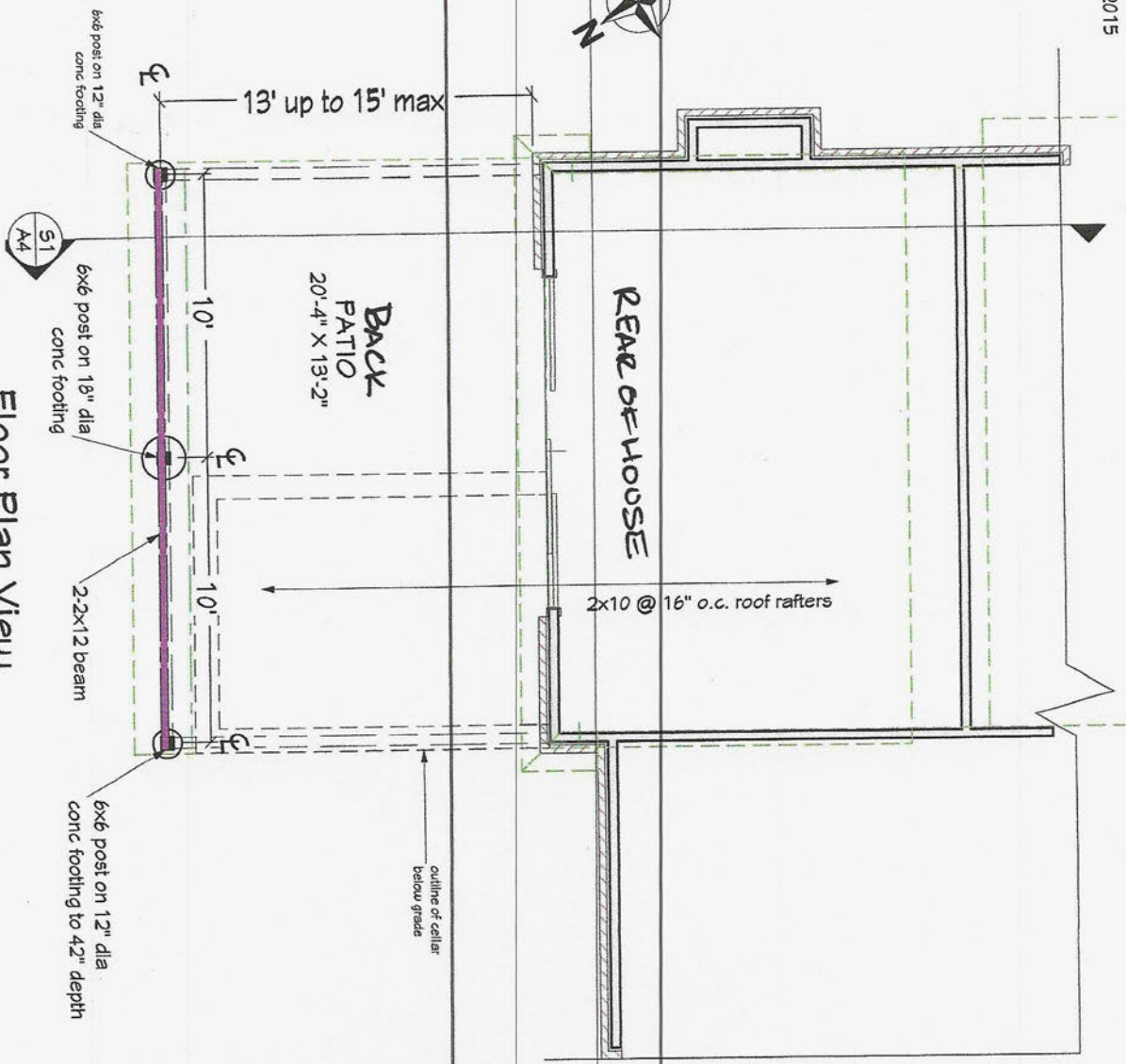
9/9/25

SCALE:

As Noted

SHEET:

A-1



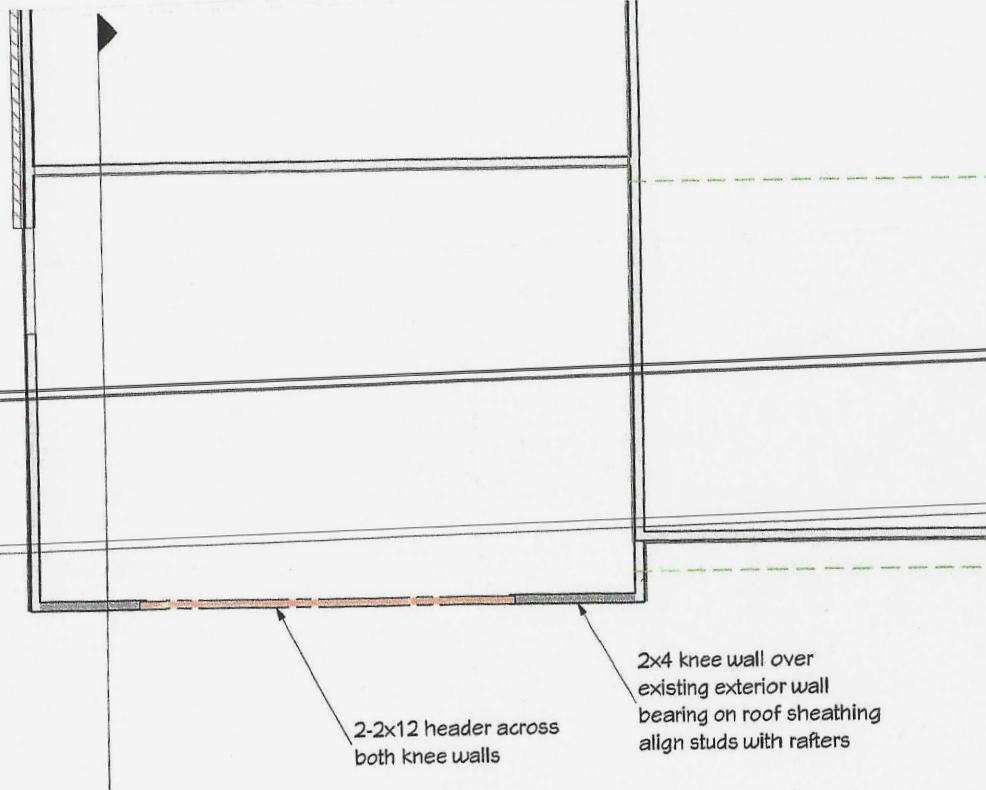
- Notes:
- New beam can be up to 15' from the existing rear wall
 - Spacing between posts can be up to 11'-0"
 - Connect beam to notched 6x6 posts using (3) 1/2" thru bolts each
 - Beam splices must be over a post
 - Existing roof pitch is shown as 4:12 - verify in field
 - New roof must be 2:12 or greater for applying asphalt shingles
 - Underside of new roof is assumed to have exposed rafters
 - Transition to existing roof on each end to be determined in field



Verify beam lengths by field measurements

Floor Plan View

1/4 in = 1 ft



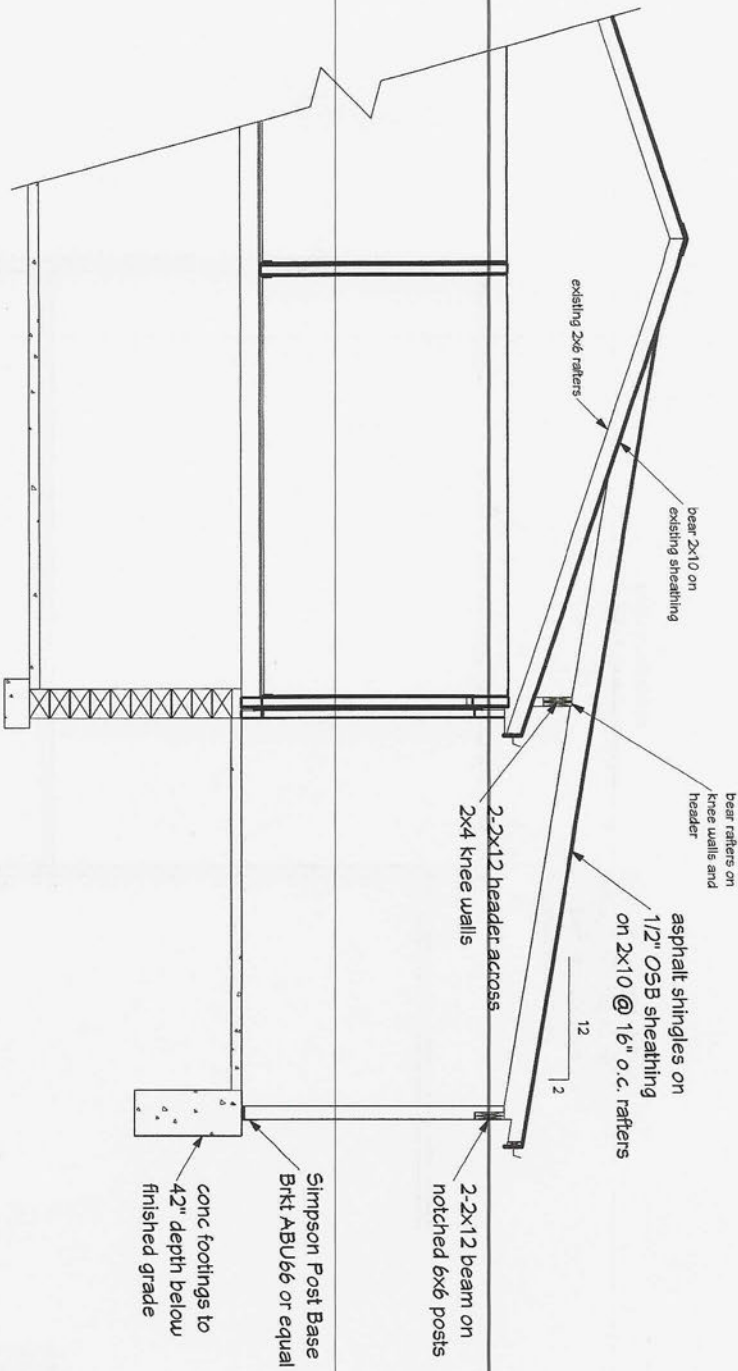
Attic Plan View
1/4 in = 1 ft

Notes:

- Knee walls are constructed over existing exterior wall on each side of sliding door
- New 2-2x12 header spans across both knee walls bearing on 2 jack studs each side
- New rafters bear on knee walls and header
- Knee walls and header may require exterior finish materials to close out space between new and old roofs



DRAWINGS PROVIDED BY: SARK & ASSOCIATES ARCHITECTS • DESIGN • BUILD greg@sarkassoc.com	PROJECT DESCRIPTION: Patio Addition 180 Moorland Dr Grosse Pointe Woods, Michigan 48238		SHEET TITLE: Third Floor Plan
	DATE: 9/9/25		
SCALE: As Noted		SHEET: A-3	



51
A-4

Building section 1

1/4 in = 1 ft

Side-Loaded Applications

Maximum Uniform Side Load [plf]						
Number of Members	Nailed ⁽³⁾		1/2" Dia. Through Bolt ⁽¹⁾		5/8" Dia. Through Bolt ⁽¹⁾	
	2 rows 16d Sinkers @ 12" o.c.	3 rows 16d Sinkers @ 12" o.c.	2 rows @ 24" o.c.	2 rows @ 12" o.c.	2 rows @ 6" o.c.	2 rows @ 12" o.c.
1 3/4" Versa-Lam® LVL (Depths of 18" and less)						
2	470	705	505	1010	2020	560
3 ⁽²⁾	350	525	375	755	1515	420
4 ⁽³⁾	use bolt schedule		335	670	1345	370
3 1/2" Versa-Lam® LVL						
2 ⁽³⁾	use bolt schedule		855	1715	N/A	1125
1 3/4" Versa-Lam® LVL (Depths of 24" and less)						
Number of Members	Nailed ⁽³⁾		1/2" Dia. Through Bolt ⁽¹⁾		5/8" Dia. Through Bolt ⁽¹⁾	
	3 rows 16d Sinkers @ 12" o.c.	4 rows 16d Sinkers @ 12" o.c.	3 rows @ 24" o.c.	3 rows @ 18" o.c.	3 rows @ 24" o.c.	3 rows @ 18" o.c.
2	705	940	755	1010	1515	840
3 ⁽²⁾	525	705	555	755	1135	630
4 ⁽⁴⁾	use bolt schedule		505	670	1010	560

1. Design values apply to common bolts that conform to ANSI/A307 standard B18.21.981 (ASTM A307 Grades A&B, SAE J429 Grades 1 or 2, or higher). A washer not less than a standard cut washer shall be between the wood and the bolt head and between the wood and the nut. The distance from the edge of the beam to the bolt holes must be at least 2" for 1/2" bolts and 2 1/2" for 3/4" bolts. Bolt holes shall be the same diameter as the bolt.

2. The nail schedules shown apply to both sides of a 3-member beam.

3. 16d box nails = 0.135" diameter x 3.5" length; 16d sinker nails = 0.148" diameter x 3.25" length.

4. 7" wide beams must be top-loaded or loaded from both sides (lesser side shall be no less than 25% of opposite side).

Top-Loaded Applications

For top-loaded beams and beams with side loads less than shown in Side-Loaded Applications table above:			
Piles	Depth	Nailing ⁽²⁾	Maximum Uniform Load From One Side
(2) 1 3/4" plies	Depths 11 1/8" & less Depths 14" - 18"	2 rows 16d box/sinker nails @ 12" o.c. 3 rows 16d box/sinker nails @ 12" o.c.	400 plf 600 plf
(3) 1 3/4" plies ⁽¹⁾	Depths 11 1/8" & less Depths 14" - 18" Depth = 24"	2 rows 16d box/sinker nails @ 12" o.c. 3 rows 16d box/sinker nails @ 12" o.c. 4 rows 16d box/sinker nails @ 12" o.c.	300 plf 450 plf 600 plf
(4) 1 3/4" plies	Depths 18" & less Depth = 24"	2 rows 1 1/2" bolts @ 24" o.c., staggered 3 rows 1 1/2" bolts @ 24" o.c., staggered	335 plf 505 plf
(2) 3 1/2" plies	Depths 18" & less Depth 20" - 24"	2 rows 1 1/2" bolts @ 24" o.c., staggered 3 rows 1 1/2" bolts @ 24" o.c., staggered every 8"	855 plf 1285 plf

1. The nail schedules shown apply to both sides of a 3-member beam.

2. 16d box nails = 0.135" diameter x 3.5" length; 16d sinker nails = 0.148" diameter x 3.25" length.

3. Beams wider than 7" must be designed by the engineer of record.

4. All values in these tables may be increased by 15% for snow-load roofs and by 25% for non-snow load roofs where the building code allows.

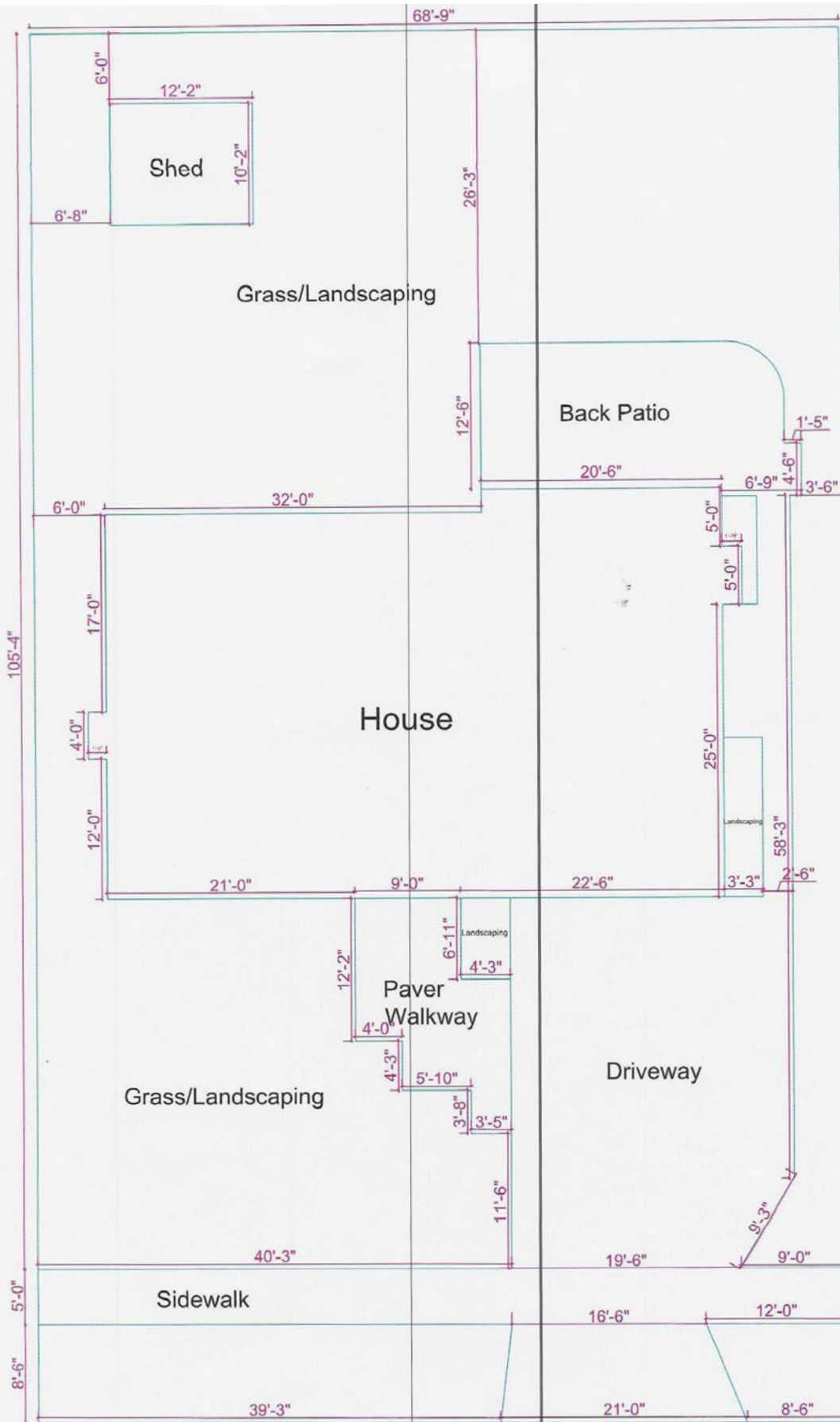
5. Use allowable load tables or DC-Calc software to size beams.

6. An equivalent specific gravity of 0.5 may be used when designing specific connections with Versa-Lam.

7. Connection values are based upon the NDS, 2018 Edition.

8. FastenMaster TrussLOK® Simpson Strong-Tie SPS® and USP® screws may also be used to connect multiple member Versa-Lam® LVL beams, contact Boise Cascade EWP Engineering for further information.

VERIFY WITH MANUFACTURER FOR NAILING OR BOLTING SCHEDULE



CLIENT: 780 Moorland Dr, CPW

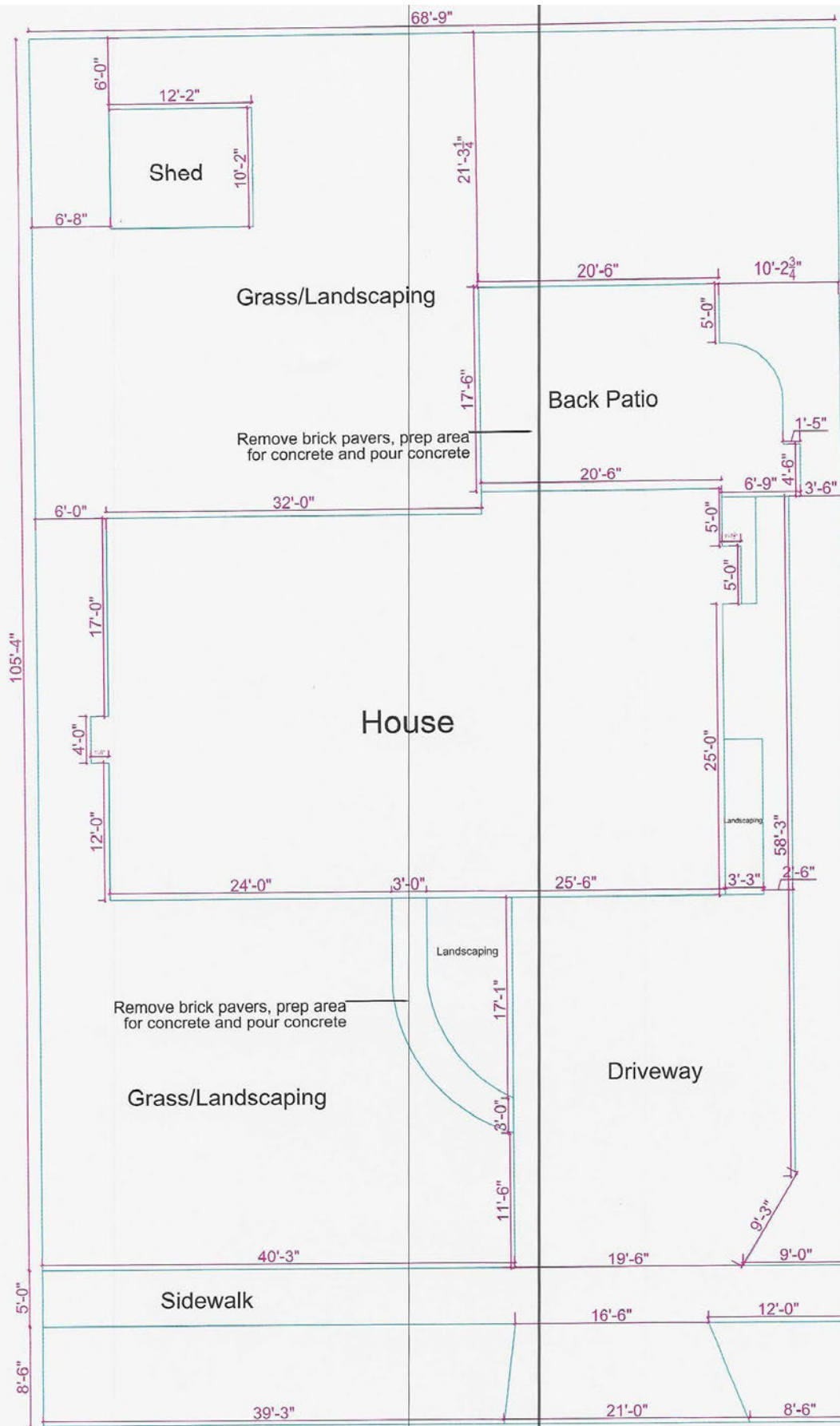
SCALE: NTS

DATE: June 2025

SHEET NAME: Before Plans

PAGE: 1 OF 2

ALL DRAWINGS ARE PROPERTY OF RED BARON ENTERPRISES. THEY CANNOT BE REUSED WITHOUT WRITTEN PERMISSION



CLIENT:		780 Moorland Dr, GPW		SCALE:	NTS	DATE:	June 2025
SHEET NAME:		PAGE:		ALL DRAWINGS ARE PROPERTY OF RED BARON ENTERPRISES. THEY CANNOT BE REUSED WITHOUT WRITTEN PERMISSION			
After Plans		2 OF 2					



CITY OF GROSSE POINTE WOODS

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

November 5th, 2025

RE: PB250440 780 Moorland Dr., Grosse Pointe Woods, MI, 48236

Dear Council Members,

The Grosse Pointe Woods Building Department recently received a permit application to build an attached roof structure at the rear of the home 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 applicant is proposing to install a roof structure that will be attached to the roof and sheathing at the rear of the home. According to the submitted variance request application the proposed roof structure will extend 1 foot, 9 inches into the required rear yard setback. However, the submitted engineer stamped construction documents indicate that the length of the roof structure could range between 13 ft. and 15 ft.

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

Submittal of new construction documents that indicate the exact dimensions of the roof structure shall be submitted for review.

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 Request – 780 Moorland

I have reviewed the plans for the proposed construction of the overhead cover to the existing rear patio.

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 10, 2025

To: Grosse Pointe Woods Planning Commission

From: John G. Kosanke, Public Safety Director

Subject: *John G. Kosanke* 780 Moorland Dr-Variance Request for Patio Overhead Cover

I have reviewed the proposed site plan request to add an overhead cover for the rear patio for the project at 780 Moorland Dr. The site plan does not have a negative impact on Public Safety Operations.