

MEMORANDUM
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT


DATE: November 14, 2022
TO: City Council
FROM: Bruce Eck, Interim Building Official
SUBJECT: Zoning Board of Appeals Recommendation- 694 Peach Tree

The owner of 694 Peachtree Jason Gula, intends to extend the footprint of his house 2 feet into the rear yard. This proposal does not meet the rear yard set setback requirements of their zoning district R-1B. The minimum rear yard setback in the R-1B district is 28 feet, the plan submitted to the City shows a setback of 26 feet.

After reviewing the plans and the ordinance, the Building Department does not determine a hardship based on the evidence presented in this case. Therefore, the Building Department is recommending a denial based on the applicant not providing a proof of hardship.

I have attached the City's setback chart for reference.

Sincerely,



Bruce Eck,
Interim Building Official

District Summary Table

Below is a reference table that summarizes district regulations.

Consult Article 3 Zoning Districts for additional requirements and exceptions to the information below.

Residential districts

STANDARD	R-1A	R-1B	R-1C	R-1D	R-1E	R-2	R-3	R-4
Minimum lot size per unit (sq. ft.)	8,500	8,500	7,200	6,200	5,000	13,000		13,000*
Minimum lot width (ft.)	75	75	60	55	50	90	90	90
Maximum lot coverage	35%	35%	35%	35%	35%	30%*	25%	30%*
Minimum front yard setback	40	30	30	30	25	30	50*	25*
Minimum side yard setback							50*	
Least one:		8	6	6	5	5*		12*
Total of two:		20	16	16	15	16*		27*
Minimum rear yard setback	28	28	28	28	28	*	50*	15*
Maximum building height							*	
in stories	2.5	2.5	2	2	2	2.5		2
in feet	30	30	30	30	30	30*		35
Minimum floor area per unit (sq. ft.)						1,000	§50-3.10	
1-story	1,400	1,300	1,299	1,100	1,000			
1½- and 2-story, 2 floors per unit	1,960	1,820	1,680	1,150	1,150			

* See respective district's development standards for additional requirements/restrictions.

Non-residential districts

STANDARD	C.F.	C	C-2	RO-1	P-1
Maximum lot coverage				40%	
Minimum front yard setback	75	§50-3.14		§50-3.16	
Minimum side yard setback	75	§50-3.14		§50-3.16	§50-4.30 (structure)
Least one:	§50-3.12				
Total of two:					
Minimum rear yard setback	75	§50-3.14		§50-3.16	
Maximum building height		§50-3.14		§50-3.16	
in stories		2		2*	
in feet	35 §50-3.13	28	§50-3.15	28	15* (shelter, §50-3.17) 30* (structure, §50-4.30)

