

TYPE or PRINT NEATLY

CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA
GROSSE POINTE WOODS MI 48236
(313) 343-2440 - CITY CLERK \$ 350
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 694 PEACH TREE LANE
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) JASON GULA 586 481 0068
Name (Please Print) Phone No. (Daytime)

20085 W BALLANTYNE CT. GPW, MI 48236
Address City State Zip

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

ADD TWO FEET ON REAR OF HOUSE IN NOOK /
DINING ROOM TO PROPERLY ACCOMMODATE
DINING ROOM TABLE AND CHAIRS.

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

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

b. Description of property

(1) Size and Area of Lot 80X110, 8,800 SQ FT.

(2) Is the lot a corner or interior lot INTERIOR LOT.

Payment Validation

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- c. Description of EXISTING structures VACANT LOT
- (1) Total square footage of accessory building now on premises NA; of main buildings NA
 - (2) Uses of building on premises VACANT LOT
 - (3) Percentage of lot coverage of all buildings on ground level 0 %

- d. Description of PROPOSED structures
- (1) Height of proposed structure 27'
 - (2) Height and area of existing structure NA
 - (3) Dimensions and area of structure or addition to be constructed SEE ATTACHED FLOOR PLAN
 - (4) Percentage of lot coverage of all buildings including proposed 34.7 %

- e. Yard setbacks after completion of addition/structure
- (1) Front Yard (measured from lot line) 30'
 - (2) Side Yard (measured from lot line) 10'
 - (3) Rear Yard (measured from lot line) 26'

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.

SHOULD THIS VARIANCE BE GRANTED THERE
WILL BE SUFFICIENT SPACE IN THE BACKYARD
FOR ALL NECESSARY PURPOSES.

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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.

ADJACENT PROPERTY OWNERS HAVE APPROVED
OF THIS REQUESTED VARIANCE. THE REQUESTED
VARIANCE IS NOT SUBSTANTIAL AND THE DENIAL
OF THIS VARIANCE WILL NOT ALLOW FOR AN
APPROPRIATE DINING AREA.

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

THE PARCEL OF LAND IS NOT SUFFICIENTLY
DEEP TO ACCOMMODATE THE PLANNED
HOME WITHOUT THIS VARIANCE.

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

THE DIMENSIONS OF THIS PARCEL WERE
CREATED LONG BEFORE THE CURRENT
OWNER PURCHASED THIS PARCEL.

*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.

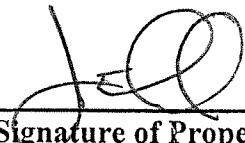
When granting any variance, the Board must ensure that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:

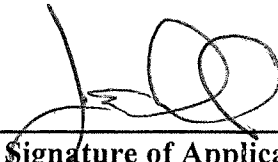
6. Article and Section of the Zoning Ordinance that is being appealed:

SO-3.1.B

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

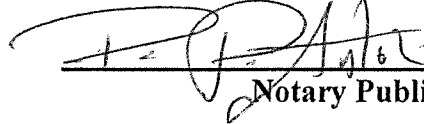


Signature of Property Owner



Signature of Applicant

Subscribed and sworn to before me this 21st day of September 2022

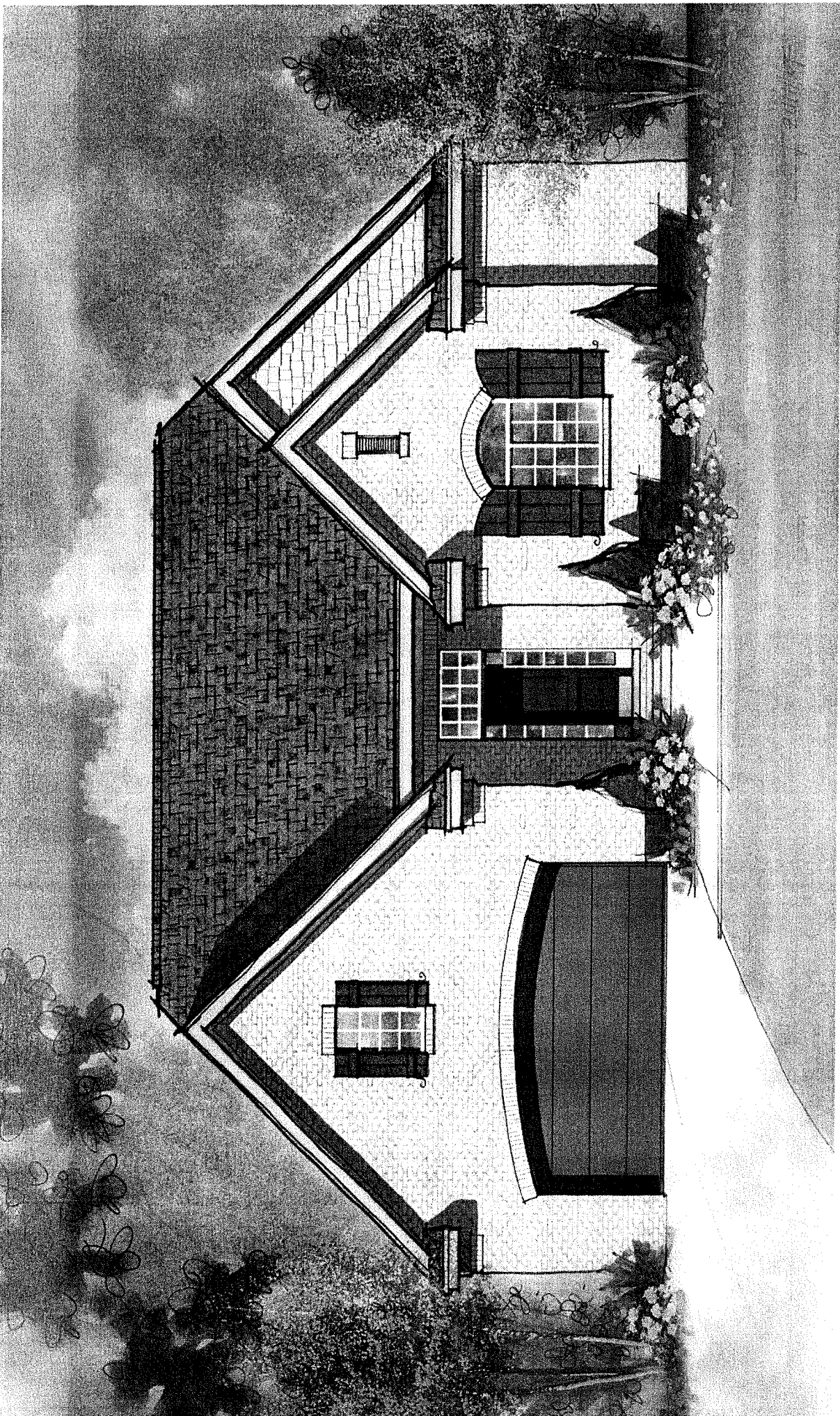


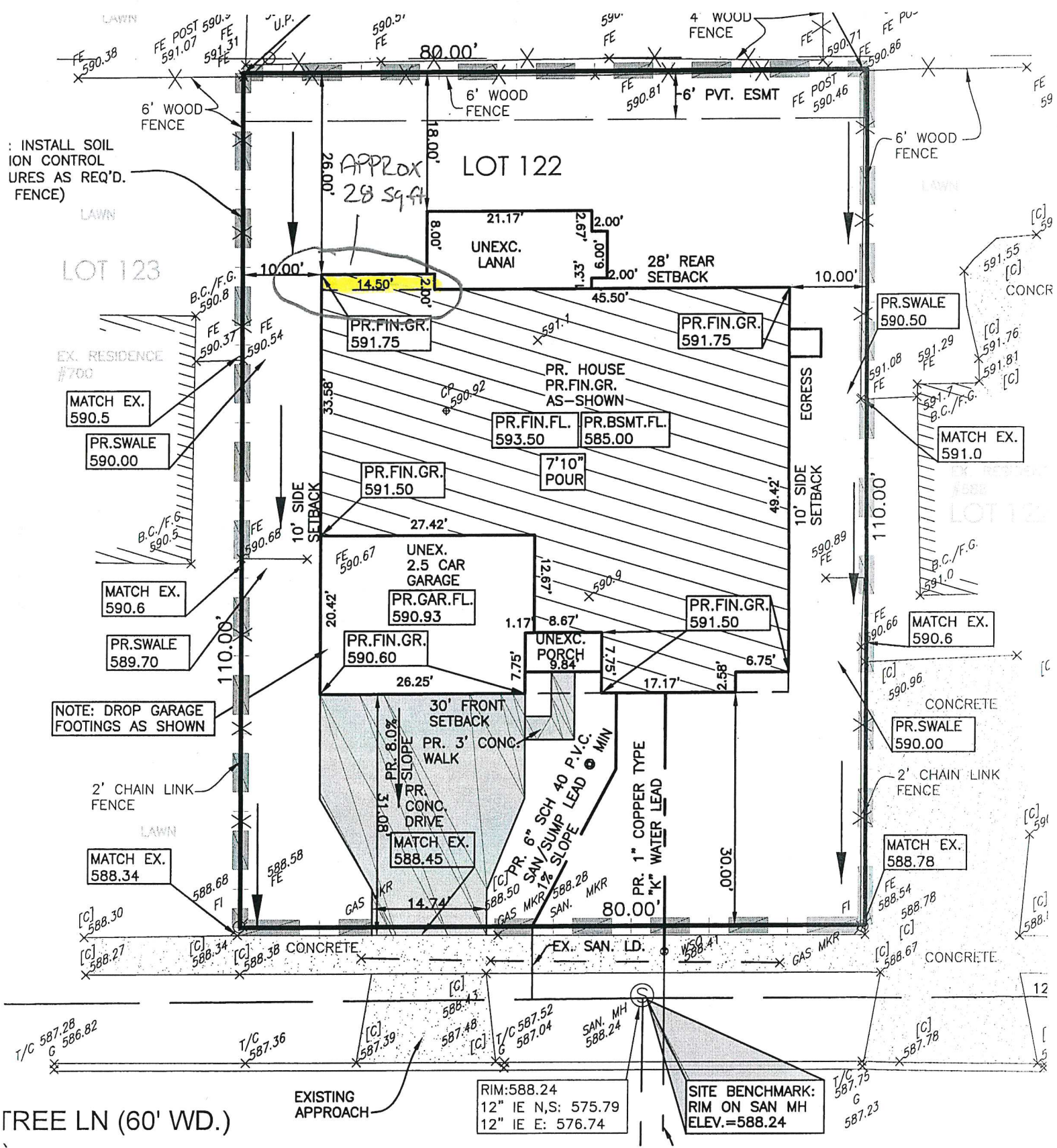
Notary Public

My Commission expires 02/07/2024

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.

PAUL P. ANTOLIN
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Feb 7, 2024
ACTING IN COUNTY OF Wayne





INSTALL SOIL ION CONTROL DEVICES AS REQ'D. (FENCE)

APPROX 28 SQ FT

EX. RESIDENCE #700

NOTE: DROP GARAGE FOOTINGS AS SHOWN

FREE LN (60' WD.)

RIM: 588.24
 12" IE N.S: 575.79
 12" IE E: 576.74

SITE BENCHMARK:
 RIM ON SAN MH
 ELEV. = 588.24

EXISTING APPROACH

CONCRETE

CONCRETE

CONCR

LAWN

LAWN

LOT 122

LOT 123

LOT 121

PR. SWALE 590.50

MATCH EX. 591.0

MATCH EX. 590.6

MATCH EX. 588.78

MATCH EX. 588.78

MATCH EX. 588.67

MATCH EX. 588.78

MATCH EX. 588.78

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