



THIS FORM MUST BE TYPED

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

RECEIVED
JAN 08 2026
CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 809 Shoreham Road
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Matthew & Jessica Yascolt 586-549-9524
Name (Please Print) Phone No. (Daytime)
809 Shoreham Rd. Gross Pointe Woods MI 483226
Address City State Zip

Hereby appeal to the Zoning Board of Appeals for a variance to:
Sideyard setback and total sideyard setback

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

- a. Present zoning classification of the property R1-B
- b. Description of property
- (1) Size and Area of Lot 9710 sf
- (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 0; of main buildings 1980 sf
- (2) Uses of building on premises Residential Home

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- (3) Percentage of lot coverage of all buildings on ground level 20.4 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 25'10"
- (2) Height and area of existing structure 20-9"
- (3) Dimensions and area of structure or addition to be constructed 16'x14' and 10'x14'
- (4) Percentage of lot coverage of all buildings including proposed 24.1 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 35.0'
- (2) Side Yard (measured from lot line) 5.4' & 10.1'
- (3) Rear Yard (measured from lot line) 41.6'

- 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.

The house is pre-existing, non-conforming. The existing house does not meet the
current ordinance for sideyard setback and total sideyard setback. Our proposed
addition does not make the non-conformity worse.

- 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.

Since we are proposing the make the addition in line with the existing, substantial
relief to the owner and would not affect neighboring homes.

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

The house is pre-existing, non-conforming and currently does not meet

the ordinance for sideyard setback and total sideyard setback.

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

The hardship was not created by the homeowner, who wants to keep

the proposed addition in line with the existing house.

***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.

The proposed rear addition is a master suite, which is keeping within

the general room sizes of the existing house. If we were to conform to

the setback, we would be going from a proposed 15'-5" width to 10'.

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

The appeal stems from the unique, pre-existing, non-conforming

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

Keeping the proposed addition in line with the existing house will look

more like the addition was always there, providing good character

to surrounding neighbors.

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

Correct. The current homeowner did not build the original house and

inherited the pre-existing, non-conforming placement of the house.

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

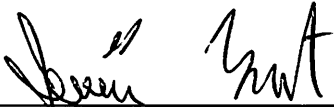
5. Interpretation of the Zoning Ordinance is requested because:

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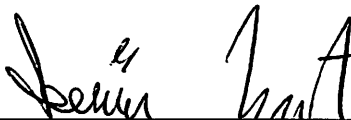
6. Article and Section of the Zoning Ordinance that is being appealed:

—

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

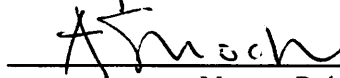
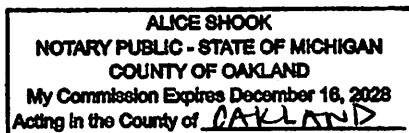


Signature of Property Owner



Signature of Applicant

Subscribed and sworn to before me this ETH day of JAN 2026



Notary Public

My Commission expires 12.16.28

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.

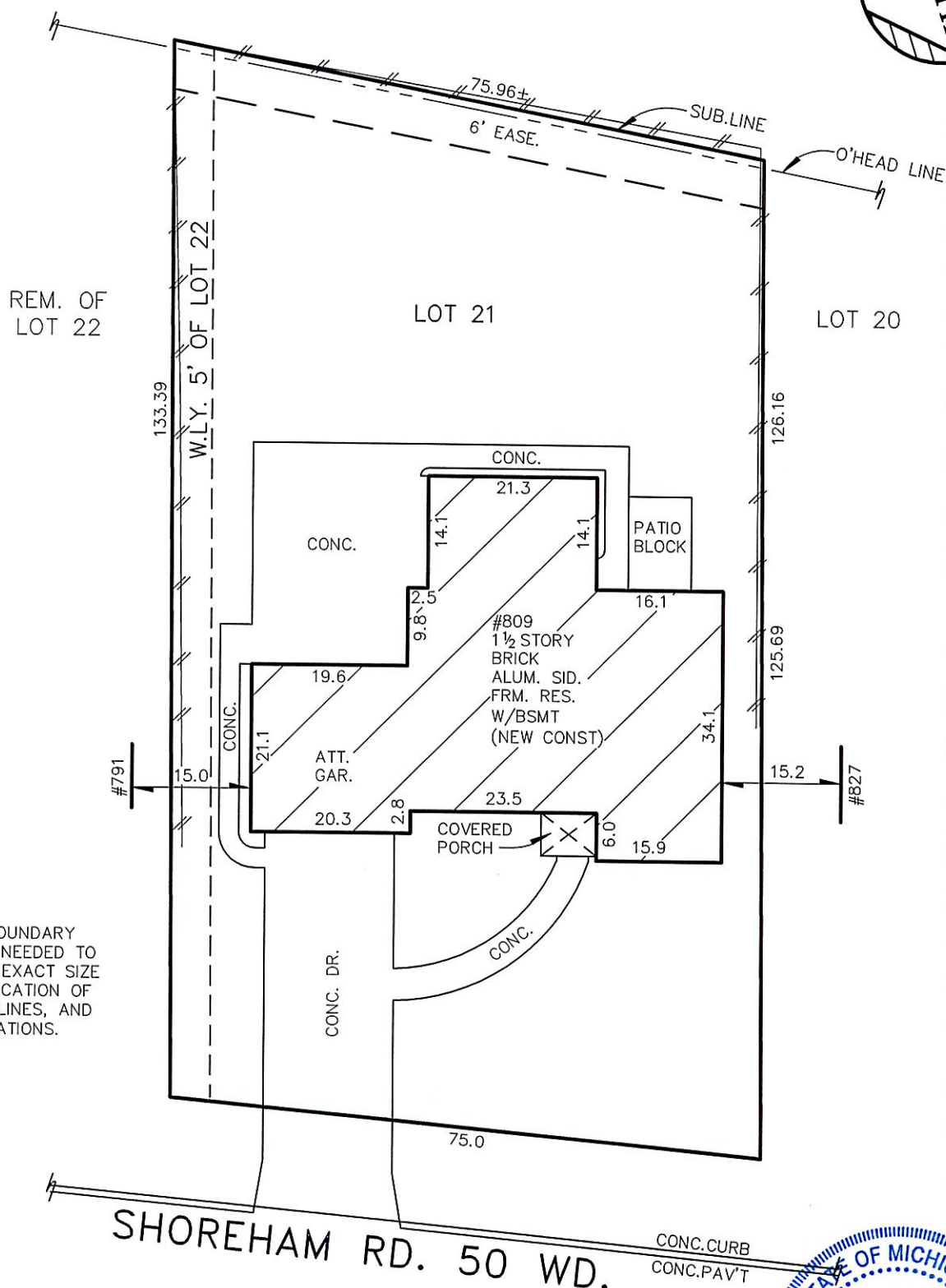
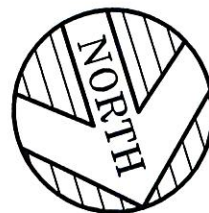


KEM-TEC LAND SURVEYORS

Certified to: STERLING CUSTOM HOMES

Property Description:

Lot 21 and the Westerly 5 feet of Lot 22; SHOREHAM ROAD SUB., of part of P.C. 631, City of Grosse Pointe Woods, Wayne County, Michigan, as recorded in Liber 72 of Plats, Page 70 of Wayne County Records.



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

[Signature]

JOB NO: 25-02372 SCALE: 1"=20'
DATE: 11/05/25 DR BY: MD

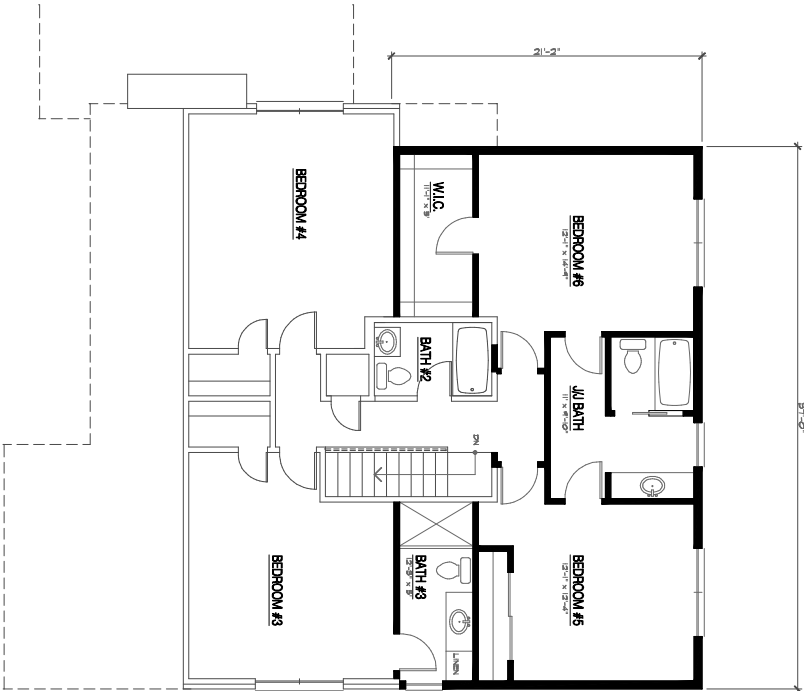


KEM-TEC

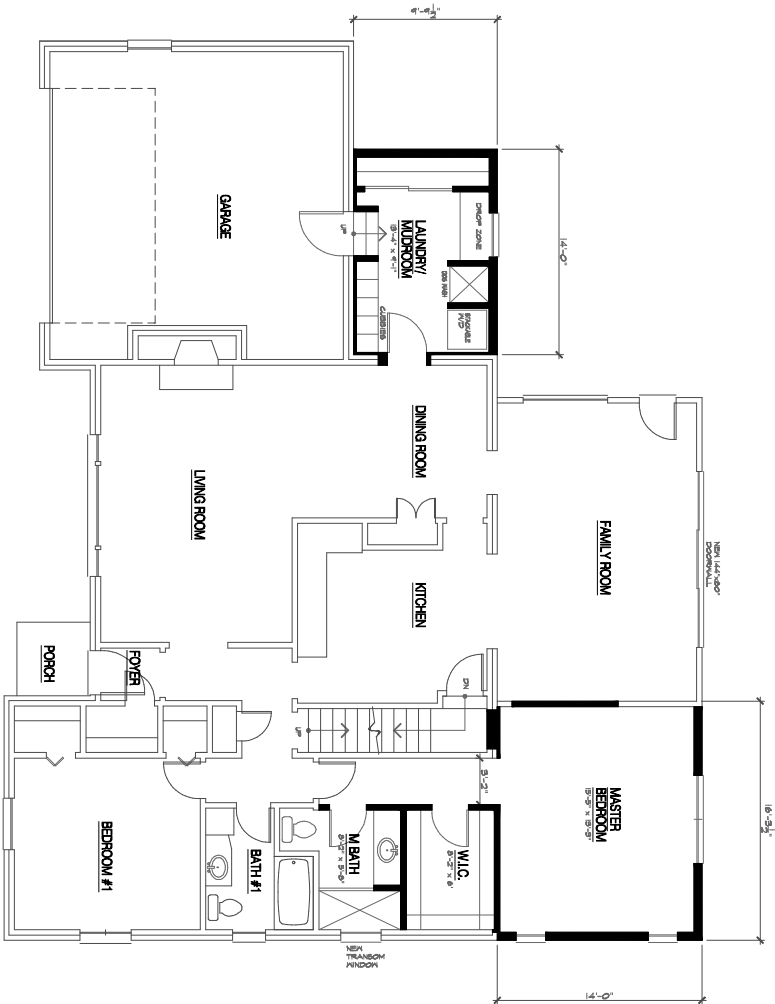
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www.kemtecgroupofcompanies.com

WALL LEGEND	
EXISTING WALL	—————
DEMOLITION WALL	- - - - -
NEW WALL	=====
BRICK	
MASSIVE BLOCK	



UPPER LEVEL
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



MAIN LEVEL
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

DRAFT - NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE

A PROPOSED ADDITION/RENOVATION FOR:
YASCOLT RESIDENCE
809 SHOREHAM ROAD
GROSSE POINTE WOODS, MICHIGAN 48236

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
www.zackmarchitecture.com
email: zack@zackmarchitecture.com
PH: 248-426-4190

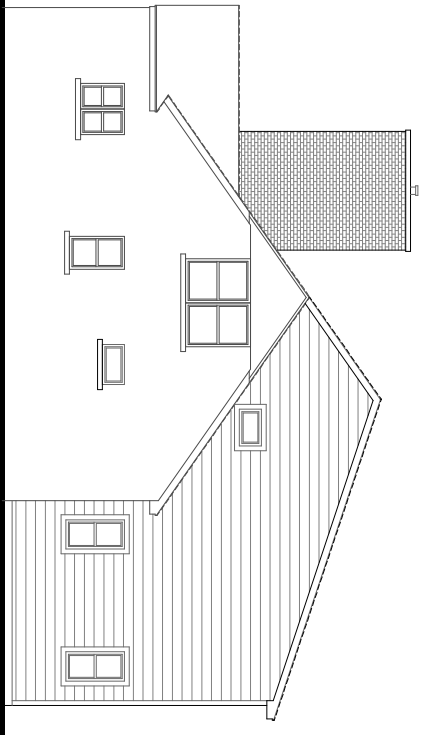
DATE: 12.08.25
SCALE: 1/4"=1'-0"

PROPOSED
FLOOR PLANS

3/21/25
AS NOTED

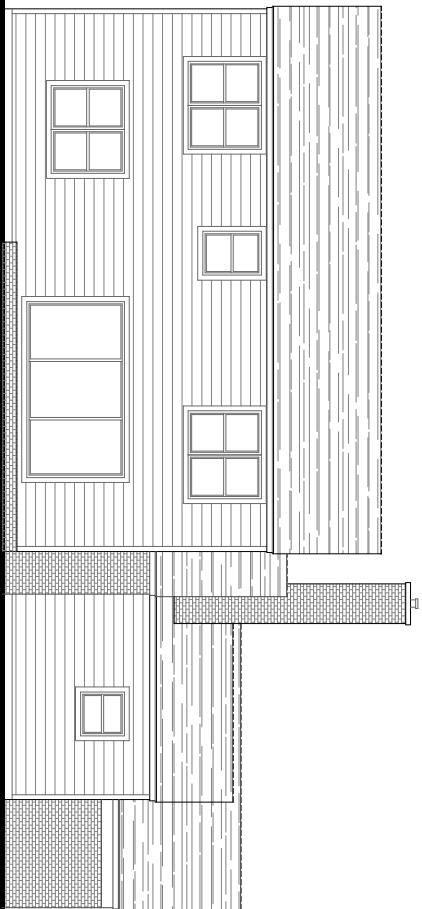
20-131
12.08.25

A-2



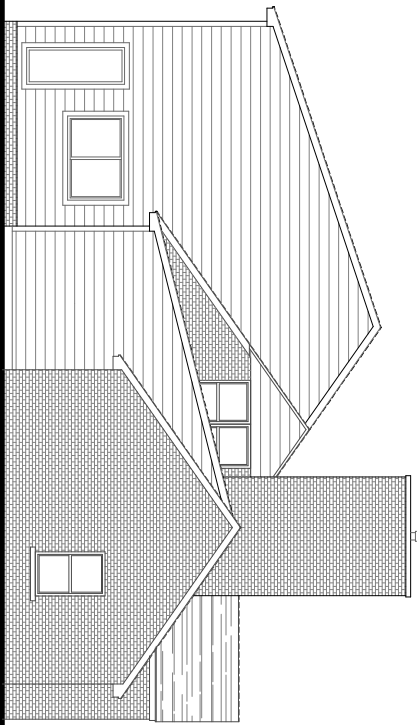
WEST ELEVATION

SCALE: 1/4"=1'-0"



SOUTH (REAR) ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"

DRAFT - NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE / DESCRIPTION

A PROPOSED ADDITION/RENOVATION FOR:
YASCOLT RESIDENCE
809 SHOREHAM ROAD
GROSSE POINTE WOODS, MICHIGAN 48236

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
web: www.zmarchitecture.com
email: zack@zmarchitecture.com
PH: 248-426-4190

MEMBER
AIA
BD

FOR EXAMINATION OF ALL DOCUMENTS OF SERVICE TO BE PROVIDED BY THE ARCHITECT, THE CLIENT SHALL SIGN AND DATE THE ARCHITECT'S AGREEMENT TO PROVIDE SUCH SERVICE. THE ARCHITECT'S AGREEMENT TO PROVIDE SUCH SERVICE SHALL BE A CONDITION OF THE ARCHITECT'S AGREEMENT TO PROVIDE SUCH SERVICE. THE ARCHITECT'S AGREEMENT TO PROVIDE SUCH SERVICE SHALL BE A CONDITION OF THE ARCHITECT'S AGREEMENT TO PROVIDE SUCH SERVICE.

EXTERIOR
ELEVATIONS

DATE: 12.08.25
PROJECT NUMBER: 20-131

AS NOTED
A-3