

CITY OF GROSSE POINTE WOODS

BUILDING DEPARTMENT

MEMORANDUM

TO: Paul Antolin, City Clerk

FROM: Jeremy Collins, Building Official

DATE: July 14th, 2025

SUBJECT: 2086 Ridgemont – New Residential Construction Variance

The attached application to construct a single-family home on a vacant lot at 2086 Ridgemont has been denied. The proposed building would be in violation of Section 50-3.8 (3), Section 50-3.4 and Section 50-3.1E (copies attached) of the City of Grosse Pointe Woods Zoning Ordinance. Section 50-3.8 (3) requires the setback of a side yard abutting a side street to not be less than the total of the two required side yards of the district. The total of the two side yard setbacks is 15', (least one 5', total of two 15'), in the R-1E zoning district. The submitted plans show side yards of 8' on the west abutting the side street and 5' on the east for a total of 13'. Section 50-3.4, Minimum size of dwellings, also does not permit the erection of dwellings on lots or parcels with a width of less than 40 feet. All other relevant zoning requirements have been met, including lot coverage at 33%. The applicant is appealing the denial and requesting a variance of 7' and to build the home on a lot less than 40 feet wide.

The applicant's justification for the variance is that the current setbacks for the R-1E Zoning District are for 50' wide lots and he cannot reasonably build a dwelling with an attached garage on a 35' wide lot with these setbacks. The applicant also states that the proposed home's setbacks will be consistent with the existing neighborhood.

The proposed two-story single-family home with an attached garage is 2268 square feet in area and will fit into the existing neighborhood's mix of architecture. 35' wide lots are the norm in the Dalby and Campbell's Mack Vernier Sub (plat attached).

A survey of existing setbacks for corner lots abutting side streets in the area revealed that several adjacent lots do not meet the current zoning requirements. The setback along the abutting side street for 2104 Ridgemont is 7.7', the setback for 2079 Hampton is 6', the setback for 2087 Hollywood is 7'.

Separation of the proposed structure from existing structures will be consistent with the established neighborhood, and in most cases, be greater than the existing. The proposed setbacks are expected to result in no notable impact to the surrounding area.

It is recommended that the requested variance be granted:

1. The existing ordinance's 15' requirement for side yard abutting a side street is appropriate to 50' wide lots but cannot be reasonably applied to a 35' wide lot.
2. Granting of the variance will not alter the nature or character of the area.
3. The granting of the variance is within the intent and spirit of the ordinance. The intent of the ordinance is to provide for safety of access to all areas of the house, separation from adjoining uses and structures, and for open space between buildings.
4. The proposed home has an attached garage. The side yard can be reduced and still provide for a setback consistent with the surrounding area.
5. The hardship has not been created by the applicant.

Encl. (GPW Ord. Section 50-3.8 and Section 50-3.1E, Surveys of adjacent properties & photos)