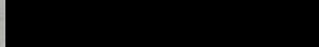


CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA
GROSSE POINTE WOODS MI 48236
(313) 343-2440 – CITY CLERK
FAX (313) 343-2785
(313) 343-2426 – BUILDING DEPARTMENT
FAX (313) 343-2439

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 2086 Ridgmont
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) MARK HORKMAN 
Name (Please Print) Phone No. (Daytime)
23223 FRONT BEACH PANAMA CITY
RD Pt 25 BEACH FL 32413
Address City State Zip

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

Section 50-3.8 (3), Section 50-3.4, and Section 50-3.1E

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

- a. Present zoning classification of the property R1-E
- b. Description of property
- (1) Size and Area of Lot 35' x 116'; 4,060 sq. ft.
- (2) Is the lot a corner or interior lot? Corner lot

Payment Validation

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises 0; of main buildings 0
- (2) Uses of building on premises N/A
- (3) Percentage of lot coverage of all buildings on ground level 0 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 24'
- (2) Height and area of existing structure N/A
- (3) Dimensions and area of structure or addition to be constructed 22' x 62'; 2,268 sq. ft.
- (4) Percentage of lot coverage of all buildings including proposed 33 %

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) 25'
- (2) Side Yard (measured from lot line) 5' and 8'
- (3) Rear Yard (measured from lot line) 28.25'

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.

Under the current ordinance, since this is a corner lot, the maximum allowable building width would be 15' due to the side yard setback requirement

- 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.

This variance would allow the construction of a reasonable size house, and

is consistent with side yard set backs for other corner lots in the neighborhood.

In many cases, an 8' side yard setback is more than other houses in the neighborhood.

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

This lot is 35' in width, and a corner lot. This ordinance was intended for 50'

wide lots, but is too restrictive for this lot.

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

This hardship has not been created by either applicant.

***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.

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:

This ordinance was intended for 50' wide lots. The intent of the ordinance is
to provide safe access and space between buildings. Allowing this variance would
be consistent with this intent. Without the variance, the property is essentially
unbuildable, and will sit as useless land.

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

Section 50-3.8 (3), Section 50-3.4, and Section 50-3.1E

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 of Applicant

Subscribed and sworn to before me this 25th day of July 2025

Marianna Jean Olsen

Notary Public

MARIANNA JEAN OLSEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF GRAND TRAVERSE
My Commission Expires August 26, 2030
Acting in the County of Leelanau

My Commission expires August 26, 2030

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.

