



CITY OF GROSSE POINTE WOODS ZONING BOARD OF APPEALS MEETING AGENDA

Monday, March 16, 2026 at 7:00 PM

*Robert E. Novitke Municipal Center - Council
Chambers/Municipal Court, 20025 Mack Plaza Drive,
Grosse Pointe Woods, MI 48236
(313) 343-2440*

PUBLIC INVITED: IN ACCORDANCE WITH THE PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP LISTED ABOVE, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THIS MEETING.

AGENDA

1. CALL TO ORDER

A. Administrative Memo: March 12, 2026

2. ROLL CALL

3. ACCEPTANCE OF AGENDA

4. PUBLIC HEARING

A. Variance Request: 1050 N. Oxford Road - Rear Yard Setback

- 1) Variance Review (03/10/26) - City Planner Mangan
- 2) Zoning Board of Appeals Application (02/09/26)
- 3) Site Permit Set (01/30/26)
- 4) Affidavit of Property Owners Notified with List & Parcel Map
- 5) Affidavit of Legal Publication

5. NEW BUSINESS/PUBLIC COMMENT

6. IMMEDIATE CERTIFICATION OF MINUTES

7. ADJOURNMENT

**IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS**

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249

ZONING BOARD OF APPEALS
ADMINISTRATIVE MEMO
March 12, 2026

OFFICE OF THE CITY ADMINISTRATOR

Subject: Recommendations for ZBA Meeting of March 16, 2026

Item 1 CALL TO ORDER

Item 2 ROLL CALL
Prerogative of the Chair to request the City Clerk to take attendance.

Item 3 ACCEPTANCE OF AGENDA Prerogative of the Zoning Board of Appeals that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

Item 4 PUBLIC HEARING
Open the Public Hearing. Receive and place on file all communications pertaining to this request. Request an overview from the City Planner. Hear any comments, first in support of, second in opposition to, the request. Make a motion to close the Public Hearing.

Item 4A VARIANCE REQUEST: 1050 N. OXFORD ROAD – REAR YARD SETBACK
The applicant, William Rennolds, is requesting a dimensional variance for the residential lot at 1050 N. Oxford Road in order to construct an addition to their existing, non-conforming, single-unit home. An unenclosed canopy structure is proposed within the backyard and encroaches into the minimum required rear yard setback. The subject site is zoned R-1C, One-Family Residential District, and is an interior lot, located west of the intersection of Fairway Drive and N. Oxford Road.

The following variances are requested:

- Per Section 50-3.1.C (Minimum rear yard) – 13 feet, 3 inches variance

Per *Section 50-7.15.1.1* of the Zoning Ordinance, the Zoning Board of Appeals may grant a dimensional variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty. A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the five variance criteria are met.

The City Planner recommends that the Zoning Board of Appeals approve the requested rear yard setback of 14'9" (a 13'3" variance) to Section 50-3.1.C, based on the following findings of fact as stated on the variance review dated March 10, 2026:

1. The proposed addition is consistent with the intent of the R-1C, One-Family Residential District, which encourages single-unit detached residential development and is a permitted, by right use.
2. Strictly following the current R-1C zoning requirements for rear yard setbacks would prevent the applicant from functionally covering the existing outdoor living space of the single-unit home.
3. The proposed, permanent structure will replace the existing canvas canopy in the rear yard, which would result in a more aesthetically pleasing permanent structure.
4. The need for relief is not self-created.
5. All other applicable zoning requirements of the R-1C district are met (or exceeded), including lot coverage, building height, and the front yard setback.
6. Approval of the variance upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

I concur with the City Planner’s recommendation.

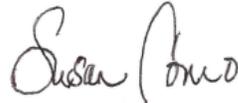
Prerogative of the Zoning Board of Appeals as to action taken.

Item 5 NEW BUSINESS/PUBLIC COMMENT

Item 6 IMMEDIATE CERTIFICATION OF MINUTES Prerogative of the Zoning Board of Appeals to immediately certify tonight’s meeting minutes.

Item 7 ADJOURNMENT

Respectfully submitted,



Susan Como
City Manager

MCKENNA

Variance Review

TO: City of Grosse Pointe Woods
FROM: Laura Mangan (Haw), AICP, NCI
 Paige Smith, NCI
SUBJECT: **1050 N. Oxford Road (#009-01-0059-000) – Variance Review #1**
DATE: March 10, 2026

BACKGROUND AND VARIANCE REQUEST

The applicant, William Rennolds, requests a dimensional variance for the residential lot at 1050 N. Oxford Road in order to construct an addition to their existing, non-conforming, single-unit home. An unenclosed canopy structure is proposed within the backyard and encroaches into the minimum required rear yard setback.

The subject site is zoned the R-1C, One-Family Residential District and is an interior lot, located west of the intersection of Fairway Drive and N. Oxford Road.

The applicant requests the following variance, pursuant to the City's Zoning Ordinance:

Code Section	Ordinance Requirements		Proposed	Requested Variance
Sec. 50-3.1.C	Minimum rear yard.	28 feet	14 feet, 9 inches	13 feet, 3 inches

HEADQUARTERS
 235 East Main Street
 Suite 105
 Northville, Michigan 48167

O 248.596.0920
 F 248.596.0930
MCKA.COM

Communities for real life.

Variance Criteria and Evaluation

Per Section 50-7.15.I.1, the Zoning Board of Appeals may grant a dimensional variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty. A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the five criteria below are met.

Additional information brought forward by the Board, the applicant, and/or during the public hearing should be incorporated into the record prior to the Board making any determination. Our comments follow:

CRITERIA #1:

That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.

Findings:

The subject site is zoned in the R-1C, One-Family Residential District where, per Section 50-3.1.C, the intent of the district is to provide for single-unit dwellings and related community uses. The applicant does not propose changing the use of the property from a detached, single-unit dwelling.

The purpose statement of the R-1C District provides:

“The R-1C one-family residential district is established as a district in which the principal use of land is for single-family dwellings and related educational, cultural and religious uses where found appropriate and harmonious with the residential environment. For this single-family residential district, in promoting the general purpose of this chapter, the specific intent of this district is to:

- a. Encourage the construction of and the continued use of the land for single-family dwellings.*
- b. Prohibit business, commercial or industrial use of the land, and prohibit any other use which would substantially interfere with development or maintenance of single-family dwellings in the district.*
- c. Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this district.*
- d. Discourage any land use that would generate traffic on minor or local streets, other than normal traffic to serve the residences on those streets.*
- e. Discourage any use which, because of its character or size, would create requirements and costs for public services, such as fire and police protection, water supply and sewerage, substantially in excess of such requirements and costs if the district were developed solely for single-family dwellings.”*

The construction of the proposed addition aligns with the intent of the district, where single-unit dwellings are a permitted, by-right use.

Strict application of the R-1C District's dimensional standards would severely limit the ability to construct an addition of substantial or functional size. The table below identifies the specific deviation requested in red, underlined font, and also notes where compliance is maintained.

Development Standards	Required	Proposed	Requested Variance
Lot Sizes:			
Min. Lot Size	7,200 square feet	7,232 square feet	Complies (and exceeds).
Min. Lot Width	60 feet	60 feet	Complies.
Setbacks:			
Min. Front Yard	30 feet	30 feet	Complies.
Min. Side Yard	6 feet	5' (west) 4' (east)	No Change Proposed*.
Min. Side Yard (total of two)	16 feet	9" (total)	No Change Proposed*.
Min. Rear Yard	28 feet	14',9"	<u>13',3"</u>
Building Height:			
Max. Number of Stories	2 stories	1-story (canopy)	Complies.
Max. Height in Feet	30 feet	10',10" (canopy)	Complies.
Unit Sizes:			
Min. Square Feet: 1-story	1,200 square feet	N/A	N/A
Min. Square Feet: 1.5- to 2-stories	1,680 square feet	1,941 square feet	Complies (and exceeds).
Max. Lot Coverage (structures):	35%	34.41%	Complies.
Max. Impervious Surface (excluding structures):	35%	<35%	Complies.

*The existing dwelling is located less than 6 feet from both side yard setbacks, consistent with the setback standards of a previous Ordinance that permitted reduced side yards in the R-1C District. As a result, the existing residence is considered legally nonconforming, however, no change to that nonconformity is proposed with this addition request.

As shown in the table above, the addition can meet (or exceed) all other dimensional requirements of the district, besides the minimum rear yard setback.

CRITERIA #2:

That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives).

Findings:

If approved as requested, the variance would allow the construction of a 474 square foot permanent, unenclosed canopy over the existing outdoor patio and kitchen area in the rear yard. Granting the requested variance would allow the home to be expanded in a way that is consistent with the surrounding neighborhood, where other homes are built on lots of similar size or with comparable dimensional limitations.

A lesser variance would likely result in an addition that would not encompass the existing outdoor kitchen. Placement of additions in this rear yard are limited by an existing pool and the location of the attached garage, which is setback from the front plane of the home to permit a more welcoming streetscape.

The proposed variance balances the applicant's desire to use the property efficiently while minimizing visual impact on surrounding properties and maintaining the overall character of the area. The structure is proposed to be a single story, and there is existing vegetation in the rear to reduce visibility from surrounding properties. The variance is not anticipated to offer an unfair advantage not available to others.

CRITERIA #3:

That the plight of the petitioner is due to unique circumstances of the property.

Findings:

The interior lot itself is not unique compared to other residential lots in the area; however the placement of the home on the lot (constructed in 1947) functionally limits the ability of the homeowner to use the rear yard for outdoor living space.

CRITERIA #4:

That the petitioner's problem is not self-created.

Findings:

The request is not self-created as the home is an existing nonconformity and was built to comply with previous ordinance regulations. The applicant seeks to construct an addition that will make an existing canvas canopy over the rear yard more permanent with an enclosure attached to the primary dwelling unit.

CRITERIA #5:

That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

Findings:

The requested variance supports the intent of the City's Zoning Ordinance by enabling the reasonable expansion of an existing residential use, in a manner that is consistent with the surrounding neighborhood. The proposed addition does not negatively affect public safety or welfare.

Recommendation

Subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the requested rear yard setback of 14',9" (a 13',3" variance) to Section 50-3.1.C based on the following findings of fact:

1. The proposed addition is consistent with the intent of the R-1C, One-Family Residential District, which encourages single-unit, detached residential development and is a permitted, by right use.
2. Strictly following the current R-1C zoning requirements for rear yard setbacks would prevent the applicant from functionally covering the existing outdoor living space of the single-unit home.
3. The proposed, permanent structure will replace the existing canvas canopy in the rear yard, which would result in a more aesthetically pleasing permanent structure.
4. The need for relief is not self-created.
5. All other applicable zoning requirements of the R-1C district are met (or exceeded), including lot coverage, building height, and the front yard setback.
6. Approval of the variance upholds the spirit and intent of the Zoning Ordinance, maintains neighborhood character, and maintains public health and safety.

Should you have any questions, please reach out to us. Thank you.



*****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

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property 1050 N Oxford Rd
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) William Rennolds 
Name (Please Print) Phone No. (Daytime)
1050 N Oxford Rd, Grosse Pointe Woods MI 48236
Address City State Zip

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

Replace canvas canopy over patio with hard deck.

RECEIVED
FEB 09 2026
CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

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

- a. Present zoning classification of the property _____
- b. Description of property
 - (1) Size and Area of Lot 60' x 120.53' area:7232 sqft
 - (2) Is the lot a corner or interior lot interior lot

Payment Validation

- c. Description of EXISTING structures
 - (1) Total square footage of accessory building now on Premises 0 sqft; of main buildings 2541 sq'
 - (2) Uses of building on premises single family residence

*****THIS FORM MUST BE TYPED*****

(3) Percentage of lot coverage of all buildings on ground level 26.8 %

d. Description of PROPOSED structures

(1) Height of proposed structure 10'-10"

(2) Height and area of existing structure height: 24'-4" area: 1,941 sqft

(3) Dimensions and area of structure or addition to be constructed Shed canopy: 12' x 21'-9" Hip canopy : 15'-6" x 15'-8" 474 sqft total

(4) Percentage of lot coverage of all buildings including proposed 33.41 %

e. Yard setbacks after completion of addition/structure

(1) Front Yard (measured from lot line) 30'-0"

(2) Side Yard (measured from lot line) left: 5'-0" right: 4'0"

(3) Rear Yard (measured from lot line) ~~39'-6"~~ 14' 9" W.R.

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.

Hard deck covering will allow usage of patio and grill island all year round.

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.

More ascetically pleasing and enhance property value.

*****THIS FORM MUST BE TYPED*****

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

No

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

No

***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.

Other than to restrict use of outdoor grill island in all-weather conditions.

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

Yes

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

It will not.

THIS FORM MUST BE TYPED

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

No

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:

Overhead canopy is open to the ground on all sides.

Canopy is less than the 28' minimum. It is at 14'-9".

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

R-1C 50-3.1.C

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

Walter R. ...
Signature of Property Owner

Walter R. ...
Signature of Applicant

Subscribed and sworn to before me this 9th day of February 2020

KARIN CHENE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES 26 SEP 2027
ACTING IN THE COUNTY OF

[Signature]
Notary Public

My Commission expires 20 Sept. 2027

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.

WEST YARD

Section 4, Item A.



EAST YARD



NORTH YARD

Section 4, Item A.





EXISTING
COVER



EXISTING COVER

Section 4, Item A.



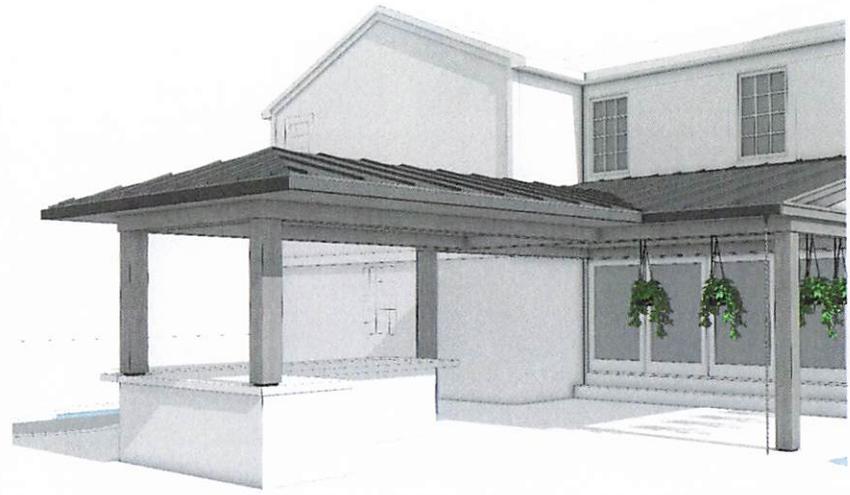
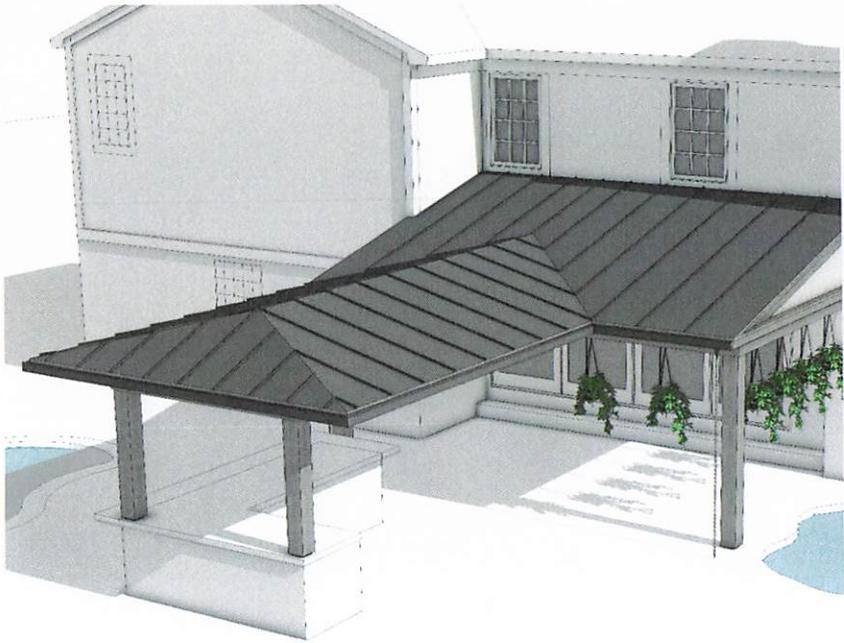
Smill



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mapleandmill.com | 313.971.3382

PROJECT
RENNOLDS
1050 N. Oxford Road
Crown Pointe Woods, Michigan

DATE:	01/13/26
PROJECT:	1050 N. OXFORD
DESCRIPTION:	DATE
DESIGN DVLPMNT 50%:	12/12/25
DESIGN DVLPMNT 75%:	12/22/25
DESIGN DVLPMNT 100%:	01/09/26
DO ILLUSTRATIONS:	01/13/26



DISCLAIMER

1. ELECTRICAL AND PLUMBING LOCATIONS ARE APPROXIMATE. LOCATION AREAS, MAPLE AND MILL IS PROVIDING THIS INFORMATION AS A COURTESY ONLY. MAPLE AND MILL ASSUMES NO RESPONSIBILITY OR LIABILITY FOR CODE COMPLIANCE, VOLTAGE REQUIREMENTS OR EXACT FIELD DIMENSIONS AND THEREFORE ASSUMES NO RESPONSIBILITY FOR CORRECTING, RELOCATING OR REINSTALLING OF ELECTRICAL AND PLUMBING FEATURES.

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PROJECT
Rennolds
1050 N. Oxford Road
Grosse Pointe Woods Michigan

DATE:	01/30/26
PROJECT:	1050 N. OXFORD
DESCRIPTION	DATE
DESIGN DVLPMT 50%	12/12/25
DESIGN DVLPMT 75%	12/22/25
DESIGN DVLPMT 100%	01/09/26
ILLUSTRATIONS	01/13/26
STRUCTURAL PLAN	01/22/26
SECTION A REV.	01/23/26
SECTION B REV.	01/24/26
DETAILS REV.	01/27/26
ELEVATION REV.	01/28/26
SITE PLAN REV.	01/29/26
PERMIT SET	01/30/26

Proposed Design for the **RENNOLDS RESIDENCE**

*1050 N Oxford,
Grosse Pointe Woods, MI*

Permit Set
January 30th 2026

DRAWING LIST	
PAGE 1	TITLE PAGE
PAGE 2	PROJECT GENERAL NOTES AND SITE PLAN
PAGE 3	STRUCTURAL PLAN - ALL FINAL STEEL MEMBER SIZES AND CONNECTIONS BY STEEL FABRICATOR / ENGINEER (TYP.)
PAGE 4	FLOOR PLAN
PAGE 5	ROOF PLAN
PAGE 6	ELEVATIONS
PAGE 6	SECTION "A" & SECTION "B"
PAGE 8	DETAILS

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SHEET NO.
PAGE 1 / 8
TITLE PAGE & GENERAL NOTES



PROJECT
Rennolds
 1050 N. Oxford Road
 Grosse Pointe Woods Michigan

DATE: **01/30/26**
 PROJECT: **1050 N. OXFORD**

DESCRIPTION	DATE
DESIGN DVLP MNT 50%	12/12/25
DESIGN DVLP MNT 75%	12/22/25
DESIGN DVLP MNT 100%	01/09/26
ILLUSTRATIONS	01/13/26
STRUCTURAL PLAN	01/22/26
SECTION A REV.	01/23/26
SECTION B REV.	01/24/26
DETAILS REV.	01/27/26
ELEVATION REV.	01/28/26
SITE PLAN REV.	01/29/26
PERMIT SET	01/30/26

DISCLAIMER

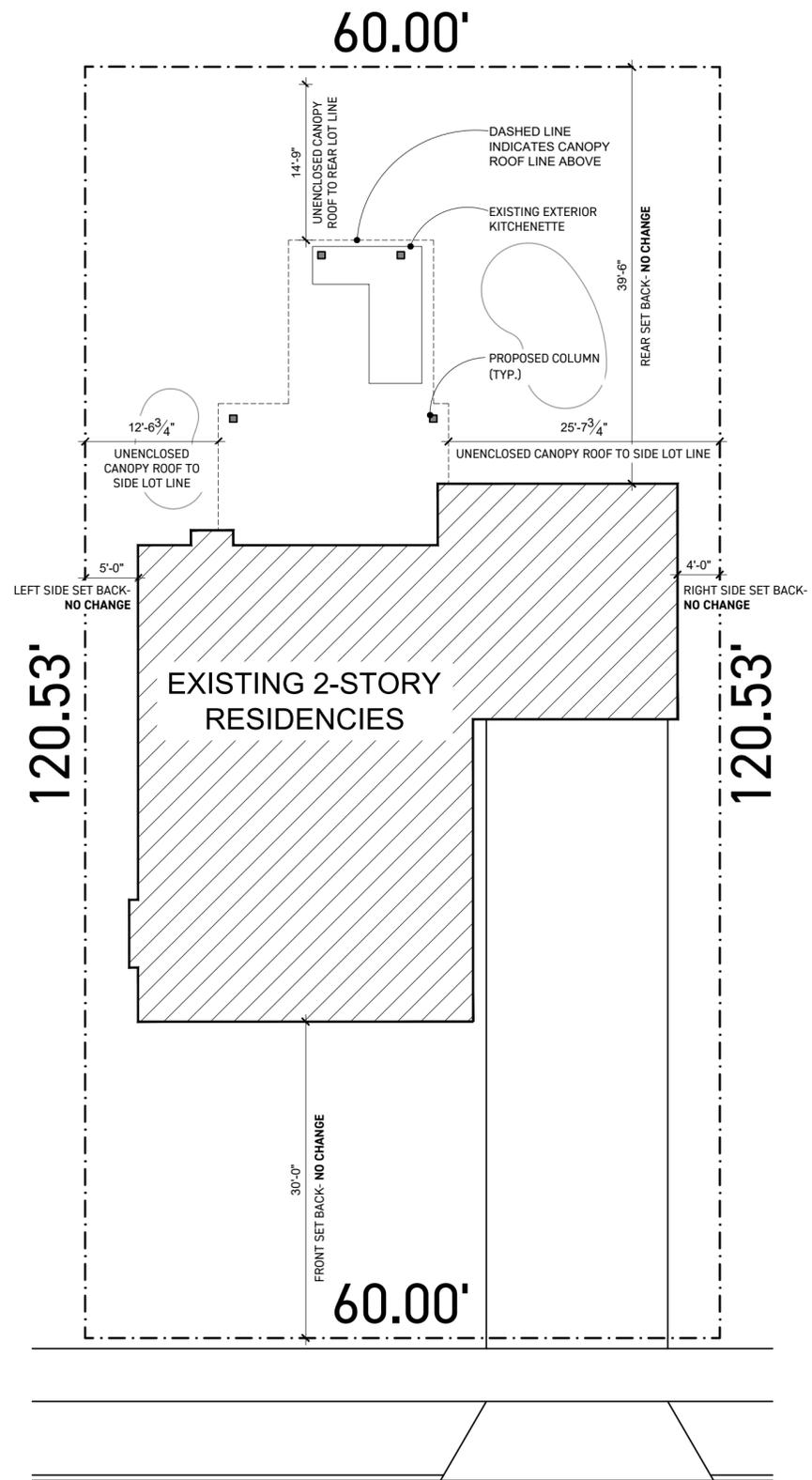
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SHEET NO.
PAGE 2 / 8
 PROJECT GENERAL NOTES/INFO
 & SITE PLAN

PROJECT GENERAL NOTES

- PROPOSED WORK CONSISTS OF AN UNENCLOSED, NON-HABITABLE COVERED PORCH. NO CHANGE TO BUILDING USE OR OCCUPANCY
- ALL WORK SHALL COMPLY WITH THE MICHIGAN RESIDENTIAL CODE (MRC), AS ADOPTED AND AMENDED BY THE CITY OF GROSSE POINTE WOODS.
- NO CONDITIONED SPACE IS ADDED AS PART OF THIS SCOPE. ENERGY CODE COMPLIANCE IS NOT APPLICABLE.
- ALL STRUCTURAL MEMBERS, CONNECTIONS, AND FOUNDATIONS ARE SHOWN DIAGRAMMATICALLY. FINAL SIZING, CONNECTION DESIGN, AND LOAD VERIFICATION SHALL BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.
- EXISTING CONDITIONS SHOWN ARE BASED ON FIELD OBSERVATION AND AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY MAPLE AND MILL OF ANY DISCREPANCIES.
- ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND ORDINANCES OR AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
- ESTABLISH AND MAINTAIN PROJECT SAFETY DURING CONSTRUCTION TO PROTECT PERSONNEL, TENANTS, AND BUILDING OCCUPANTS. REQUIREMENTS INCLUDE, BUT SHALL NOT BE LIMITED TO OSHA PART 1926 LATEST EDITION.
- THE GENERAL CONTRACTOR SHALL ARRANGE ALL INSPECTIONS AND TESTS AS SPECIFIED OR REQUIRED BY THE BUILDING DEPARTMENT AND SHALL PAY ALL COSTS AND FEES FOR SAME. THE CONTRACTOR SHALL SECURE ALL BUILDING PERMITS AND UPON COMPLETION OF THE PROJECT (PRIOR TO FINAL PAYMENT) DELIVER TO THE OWNER A CERTIFICATE OF OCCUPANCY OR USE FROM THE BUILDING DEPARTMENT.
- ALL PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY STATE LICENSED CONTRACTORS. CONTRACTORS SHALL SUBMIT ALL REQUIRED PERMITS, CERTIFICATES, AND SIGN-OFFS TO OWNER AND ARCHITECT FOR THEIR RECORDS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, BE FAMILIAR WITH THE EXISTING CONDITIONS, AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMISSION OF CONSTRUCTION PROPOSAL AND BEFORE COMMENCEMENT OF THE WORK. THE DRAWINGS REFLECT CONDITIONS REASONABLY INFERRED FROM THE EXISTING VISIBLE CONDITIONS BUT CANNOT GUARANTEED BY THE ARCHITECT. DRAWINGS MAY BE SCALED FOR ESTIMATING PURPOSES AND FOR GENERAL REFERENCE ONLY. FOR ALL OTHER DIMENSIONS OR LOCATIONS CONSULT THE ARCHITECT OR REFER TO DIMENSIONS ON DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD.
- CONTRACTOR SHALL FIELD VERIFY ALL MEASUREMENTS, LOCATIONS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT (WHETHER SUPPLIED BY THE OWNER OR OTHERS) WITH THE SUPPLIER OR MANUFACTURER PRIOR TO THE START OF RELATED WORK.
- THE GENERAL CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS FOR TRADES SUCH AS ELECTRICAL, PLUMBING, ETC.
- THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL PROVIDE AND MAINTAIN ACCESS TO THE PREMISES AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS AND KEEP OUT ALL UNAUTHORIZED PERSONS. UPON COMPLETION OF WORK, THE ENTIRE CONSTRUCTION AREA IS TO BE THOROUGHLY CLEANED AND PREPARED FOR OCCUPANCY BY OWNER. ALL MATERIALS AND DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. CARE SHALL BE TAKEN DURING CONSTRUCTION THAT NO DEBRIS OR MATERIALS ARE DEPOSITED IN ANY RIGHT OF WAY AREA.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING AND NEW CONDITIONS AND MATERIALS ON THE SITE. ANY DAMAGE CAUSED BY OR DURING THE EXECUTION OF THE WORK IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- NO CUTTING OR DAMAGE TO BUILDING STRUCTURAL COMPONENTS WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT.
- PROVIDE BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED TO FACILITATE INSTALLATION OF ALL WALL AND MILLWORK MOUNTED EQUIPMENT, IN NEW AND EXISTING WALLS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF THE WALLS AND THE SECURITY OF THE EQUIPMENT.
- ALL WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED. PROVIDE WOOD BLOCKING IN ALL STUD WALLS AT MILLWORK AND SPECIAL ITEM ANCHORING POINTS. WOOD BLOCKING SHALL BE MOISTURE TREATED IF LOCATED IN DAMP LOCATIONS OR ADJACENT TO CONCRETE OR MASONRY CONSTRUCTION. IF WOOD BLOCKING IS NOT PERMITTED BY CODE, THEN METAL STRIPS SHALL BE USED.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD DIMENSIONS OF ALL MILLWORK, GLASS, DOOR OPENINGS, AND OTHER STRUCTURES PRIOR TO COMMENCEMENT OF FABRICATION.
- ALL WORK SHALL CONFORM IN QUALITY TO ACCEPTED INDUSTRY STANDARDS. ALL MILLWORK SHALL CONFORM TO A.W.I. PREMIUM GRADE STANDARDS, UNLESS OTHERWISE NOTED.
- THE MATERIALS USED FOR CONSTRUCTION OF SPACE SHALL NOT CONTAIN ASBESTOS, P.C.B, OR ANY OTHER HAZARDOUS MATERIALS OF ANY TYPE. MANUFACTURERS' NAMES AND TRADEMARKS SHALL NOT BE PROMINENTLY VISIBLE TO THE PUBLIC.
- ALL WALLS TO BE LAID OUT AT 90-DEGREE ANGLES UNLESS OTHERWISE NOTED.
- THE SCOPE OF WORK OF ALL TRADES IS TO INCLUDE ALL MATERIALS AND LABOR REQUIRED TO TOTALLY COMPLETE THE PROJECT AND BE FUNCTIONALLY CONSISTENT WITH THE DESIGN INTENT AS EXPRESSED IN THE CONSTRUCTION DOCUMENTS.
- ALL UTILITIES SHALL BE CONNECTED TO PROVIDE GAS, ELECTRIC, AND WATER TO ALL EQUIPMENT WHETHER SAID EQUIPMENT IS IN CONTRACT OR NOT. EQUIPMENT SHALL BE GUARANTEED TO FUNCTION PROPERLY UPON COMPLETION.
- MANUFACTURER'S STANDARD SPECIFICATIONS AND MATERIALS APPROVED FOR PROJECT USE ARE HEREBY MADE PART OF THESE NOTES WITH SAME FORCE AND EFFECT AS IF WRITTEN OUT IN FULL HEREIN. ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PROCEDURES.
- WRITTEN WORDS TAKE PRECEDENCE OVER DRAWN LINES. LARGE-SCALE DETAILS AND PLANS TAKE PRECEDENCE OVER SMALLER DETAILS AND PLANS. SHOULD A CONFLICT ARRIVE BETWEEN THE SPECIFICATIONS AND DRAWINGS, THE REQUIREMENTS DEEMED MOST STRINGENT SHALL BE USED.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION, OR OPERATION OF ANY PART OF THE WORK SHALL BE INCLUDED IN THE WORK AS IF IT WERE SPECIFIED OR INDICATED ON THE DRAWINGS.
- ALL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY. WHAT IS INDICATED AND CALLED FOR BY ONE SHALL BE BINDING AS THOUGH CALLED FOR BY ALL.
- CONTRACTOR SHALL COORDINATE ALL TRADES AND FIELD CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF STRUCTURAL AND FINISH MATERIALS.
- IN THE EVENT OF A CONFLICT, SECTIONS AND DETAILS SHALL GOVERN OVER PLANS. DIMENSIONS SHALL GOVERN OVER SCALE.



N. OXFORD ROAD

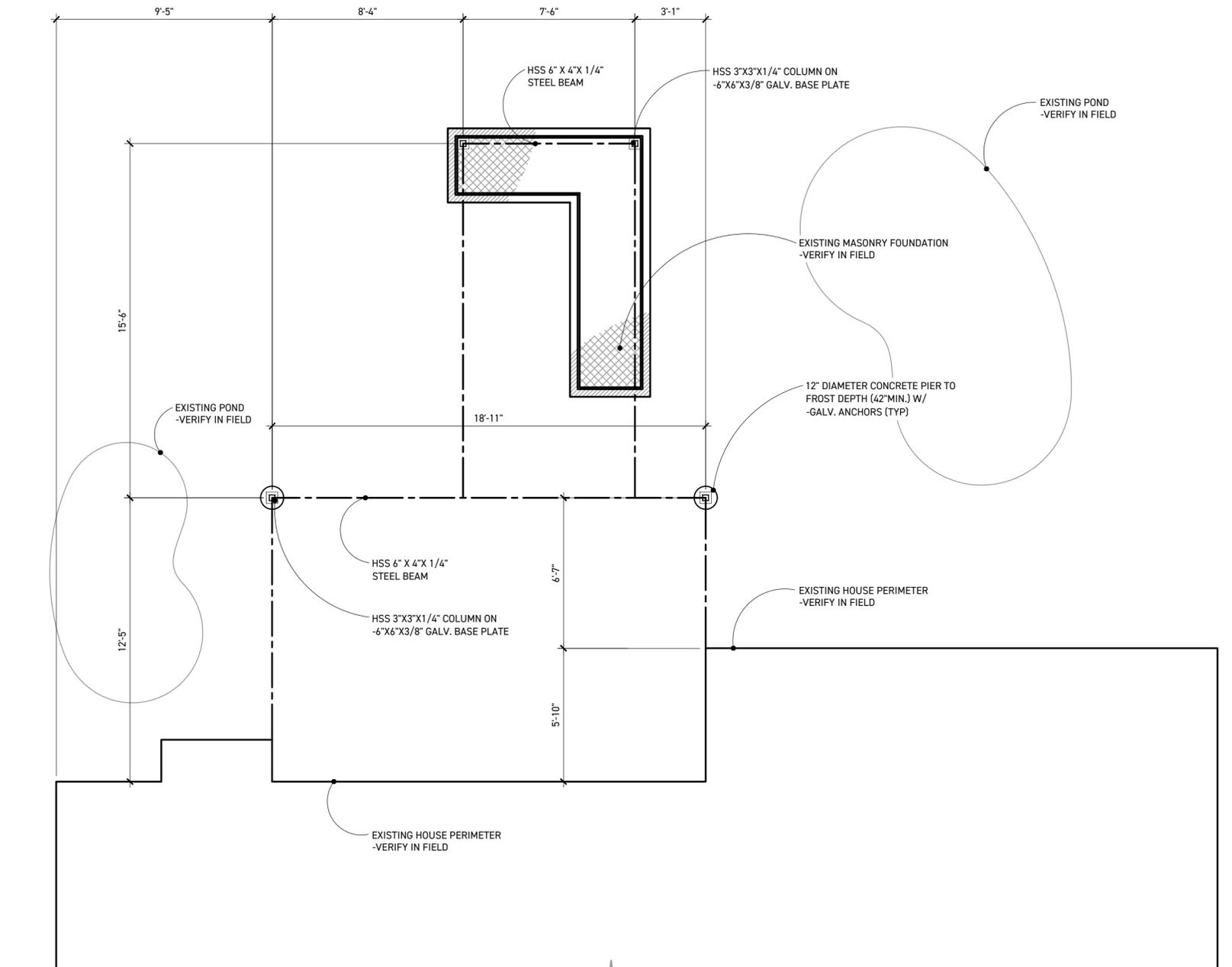
LOT AREA: 7,232 SF
 EXISTING BUILDING COVERAGE: 1,941 SF (26.8%)
 PROPOSED ADDITION: 474 SF
 TOTAL BUILDING COVERAGE: 2,415 SF (33.4%)

SITE PLAN

SCALE: 3/32"= 1'-0"

DATE: **01/30/26**
PROJECT: **1050 N. OXFORD**

DESCRIPTION	DATE
DESIGN DVLPMNT 50%	12/12/25
DESIGN DVLPMNT 75%	12/22/25
DESIGN DVLPMNT 100%	01/09/26
ILLUSTRATIONS	01/13/26
STRUCTURAL PLAN	01/22/26
SECTION A REV.	01/23/26
SECTION B REV.	01/24/26
DETAILS REV.	01/27/26
ELEVATION REV.	01/28/26
SITE PLAN REV.	01/29/26
PERMIT SET	01/30/26



ALL FINAL STEEL MEMBER SIZES AND CONNECTIONS BY STEEL FABRICATOR / ENGINEER (TYP.)

STRUCTURAL PLAN

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

DISCLAIMER

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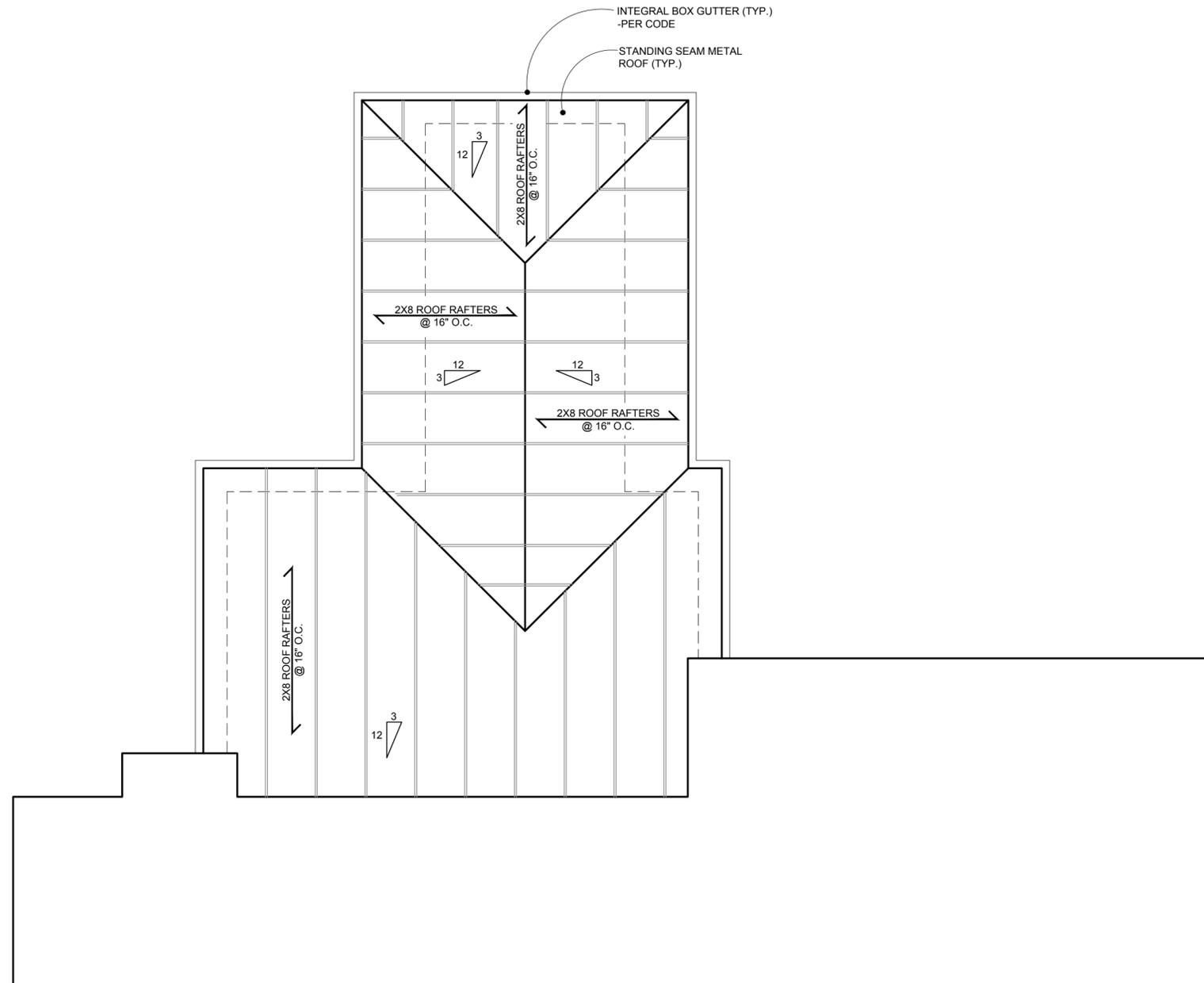
PROJECT
Rennolds
 1050 N. Oxford Road
 Grosse Pointe Woods Michigan

DATE: 01/30/26
 PROJECT: 1050 N. OXFORD

DESCRIPTION	DATE
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DESIGN DVLPMNT 75%	12/22/25
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SITE PLAN REV.	01/29/26
PERMIT SET	01/30/26

ROOF GENERAL NOTES

1. ROOFING, UNDERLAYMENT, FLASHING, AND ICE BARRIER INSTALLATION SHALL COMPLY WITH MANUFACTURER REQUIREMENTS AND LOCAL CODE, INCLUDING SNOW AND ICE PROTECTION REQUIREMENTS.
2. ROOF DRAINAGE SHALL BE DIRECTED AWAY FROM THE STRUCTURE AND SHALL NOT DISCHARGE ONTO ADJACENT PROPERTIES.
3. INTEGRAL BOX GUTTER AND RAIN CHAIN LOCATIONS SHOWN FOR DESIGN INTENT. INSTALLATION PER CODE AND MANUFACTURER.



ROOF FRAMING PLAN

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

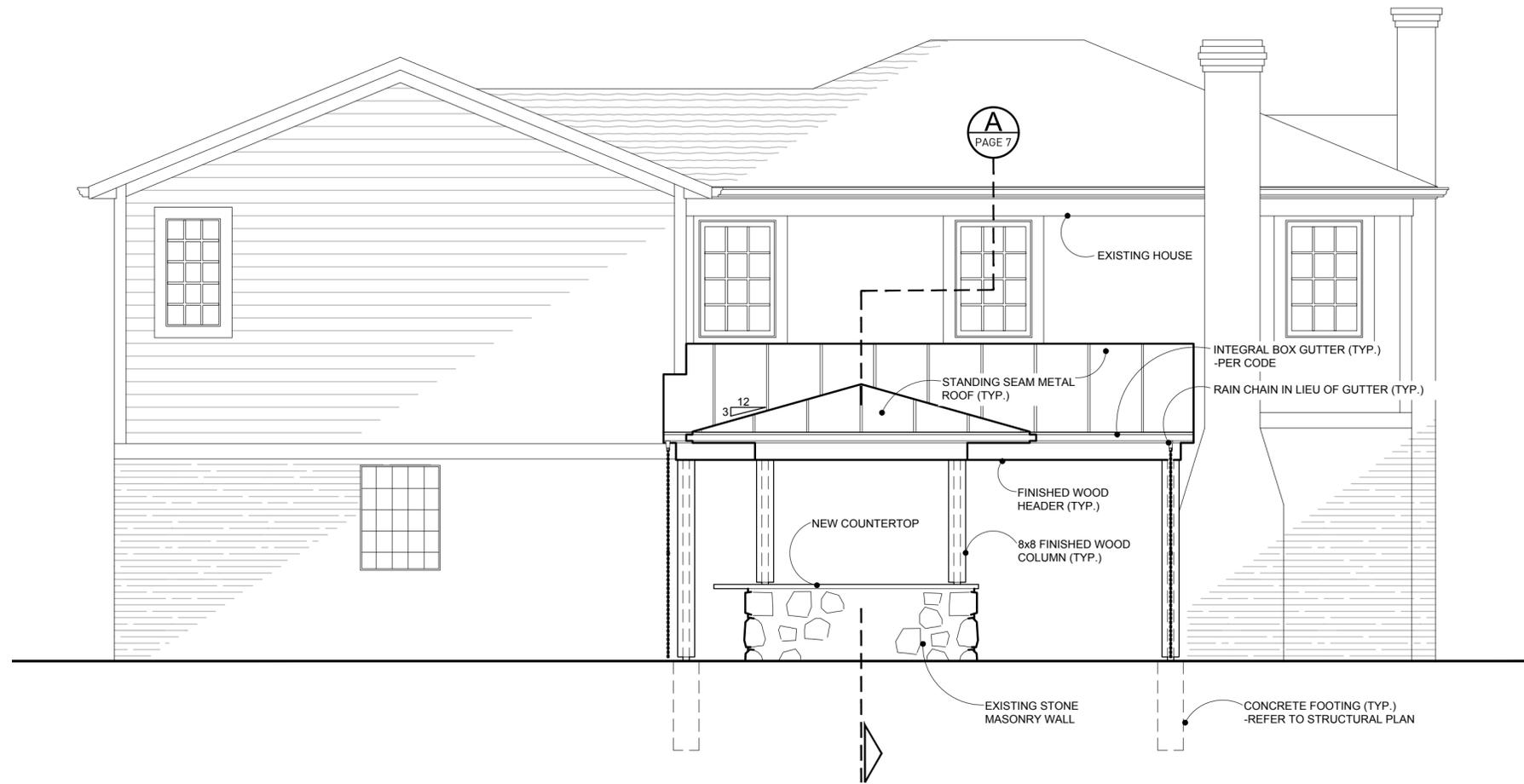
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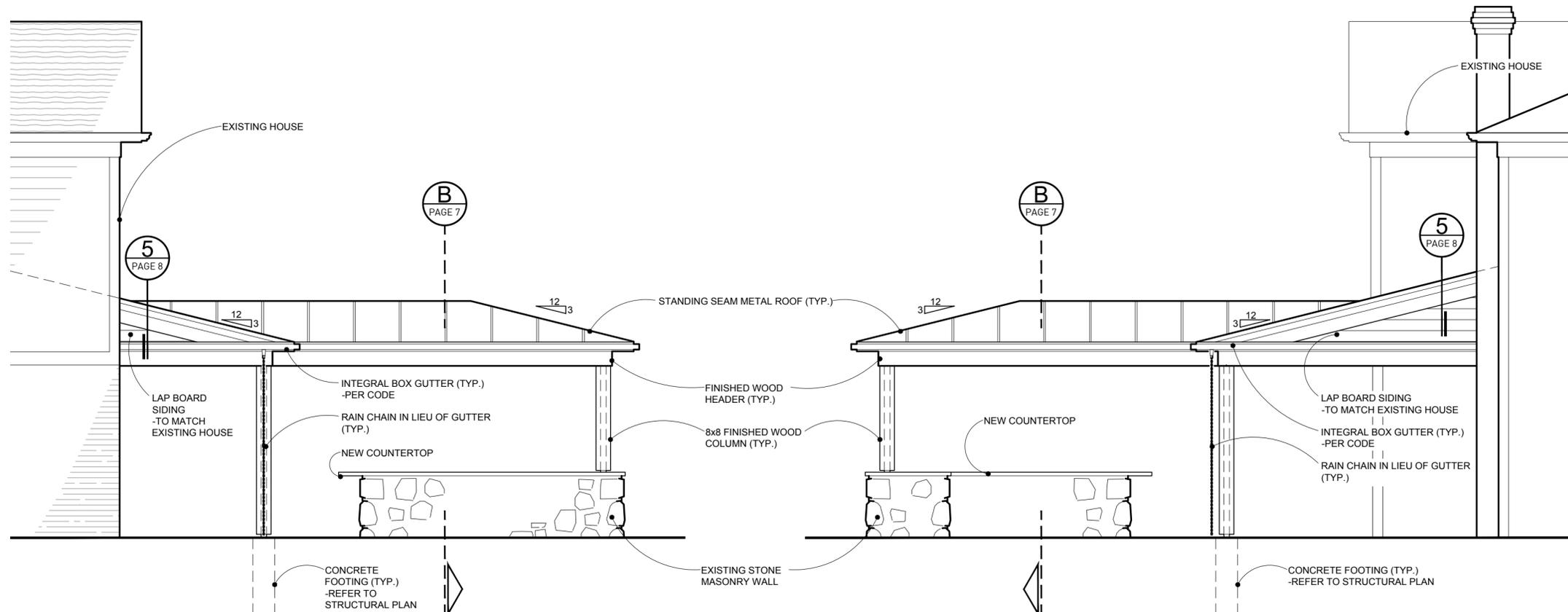
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DATE: 01/30/26
PROJECT: 1050 N. OXFORD

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A REAR ELEVATION
SCALE: 1/4" = 1'-0"



B RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

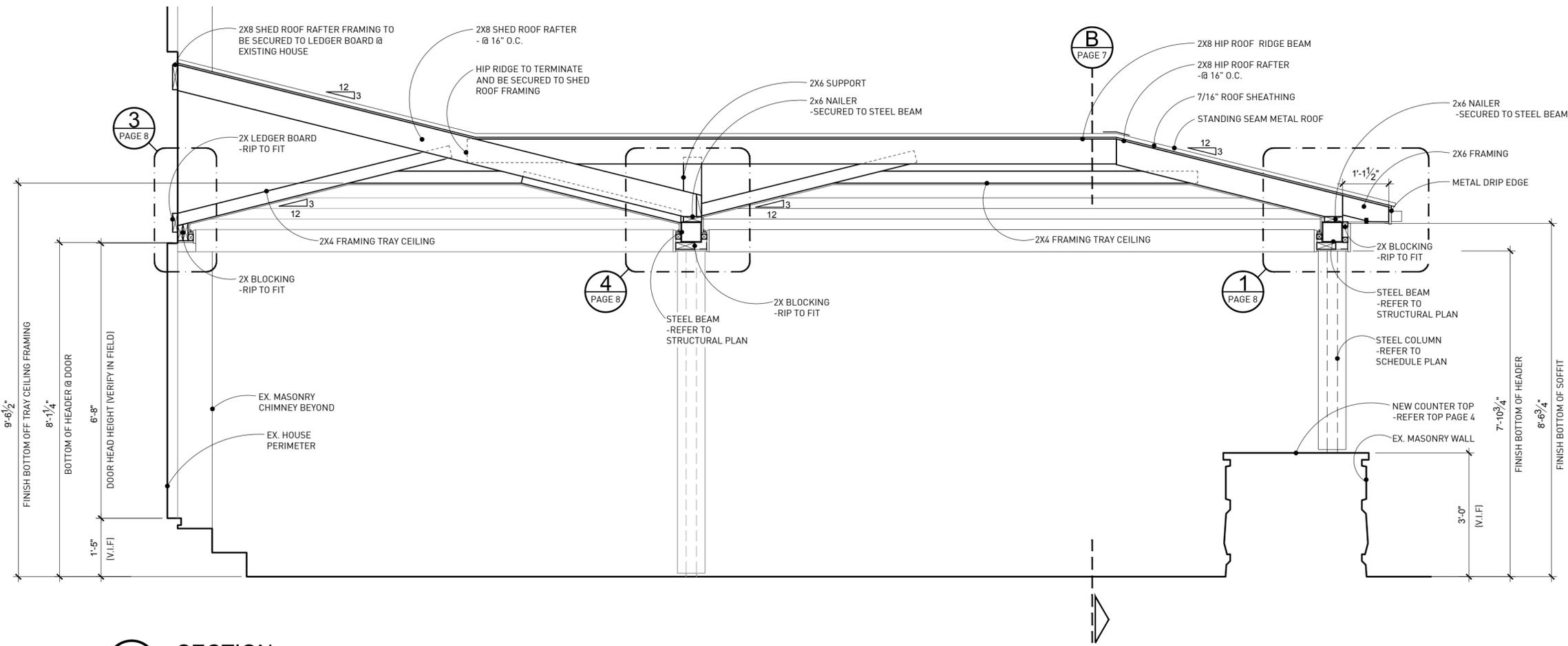
C LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DISCLAIMER

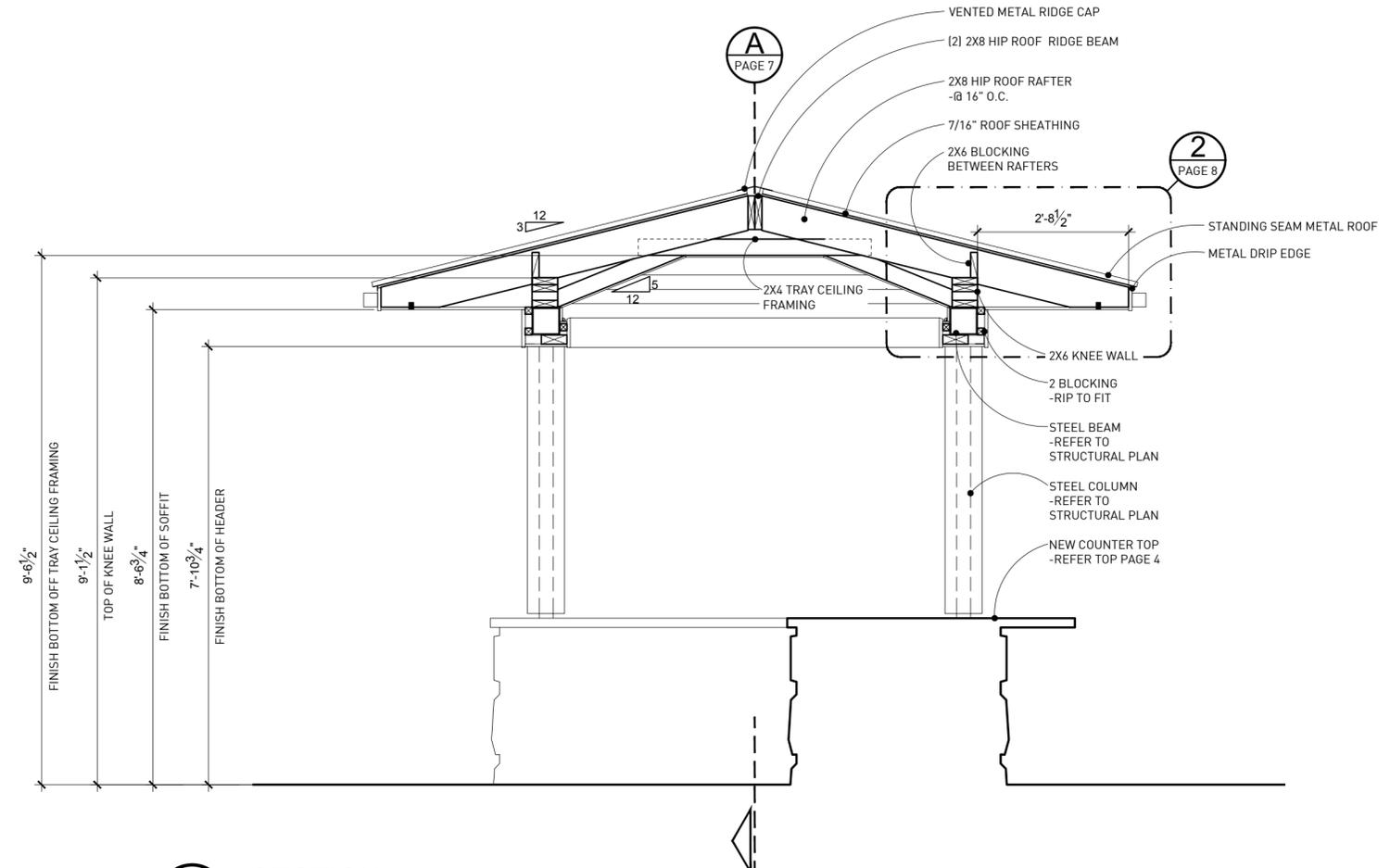
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A SECTION
SCALE: 1/2" = 1'-0"



B SECTION
SCALE: 1/2" = 1'-0"

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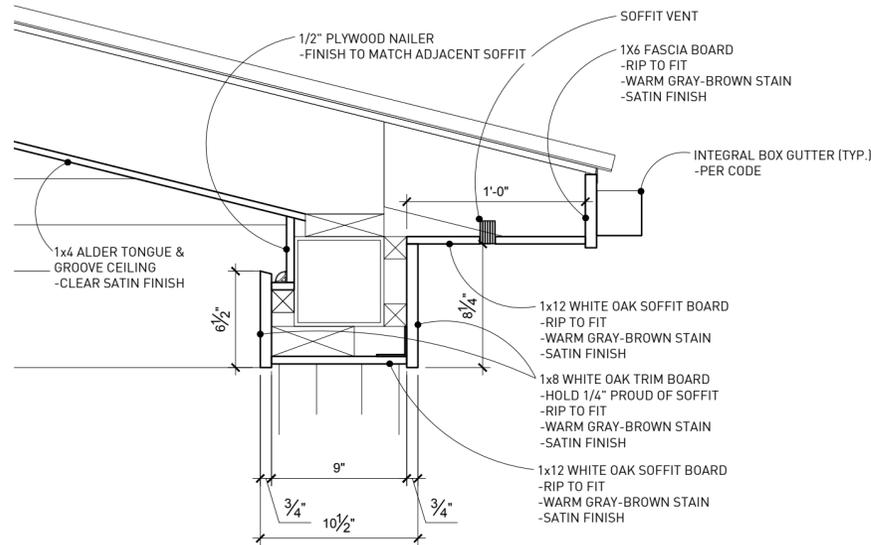
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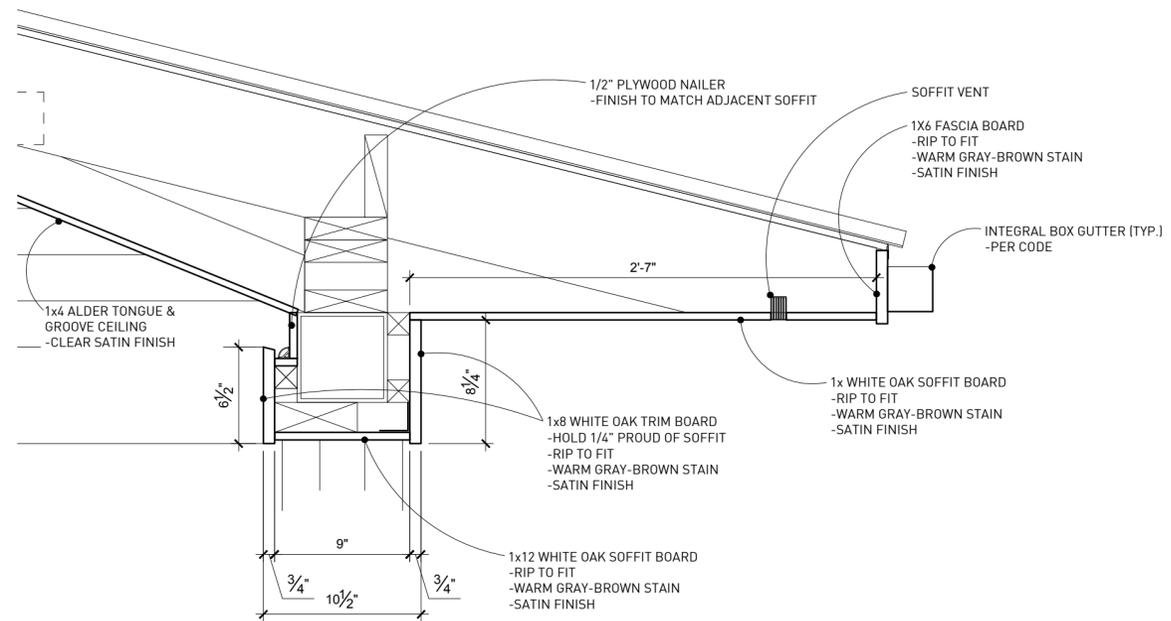
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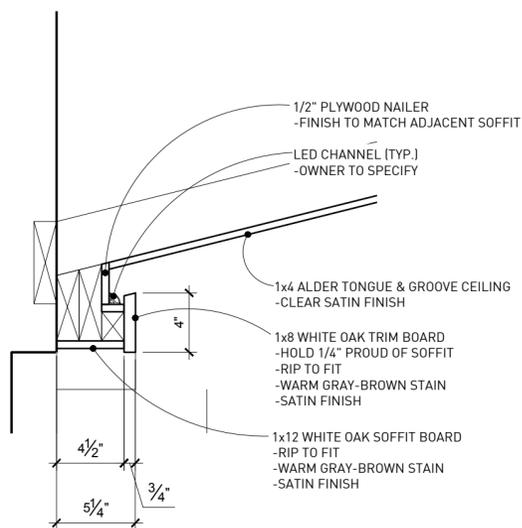
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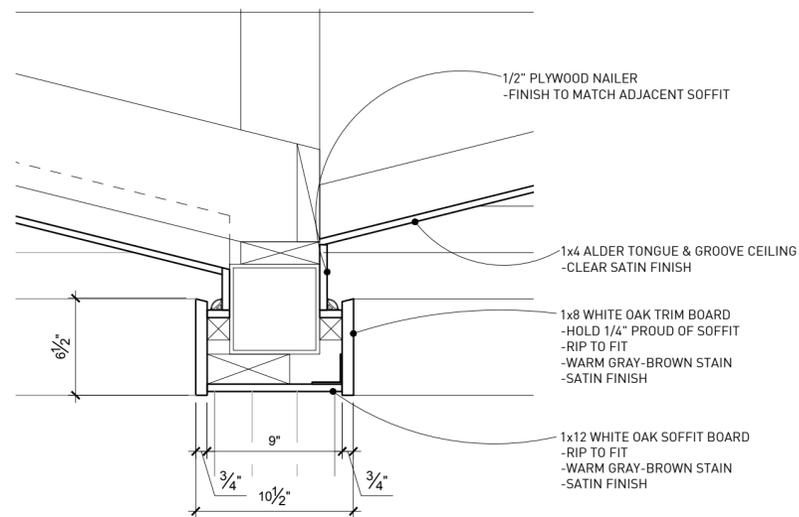
1 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"



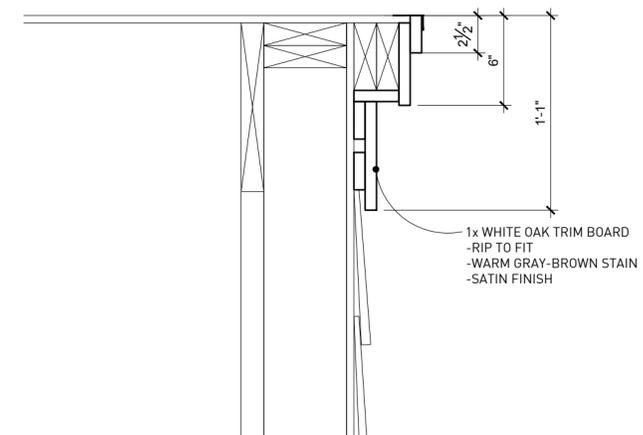
2 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"



3 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"



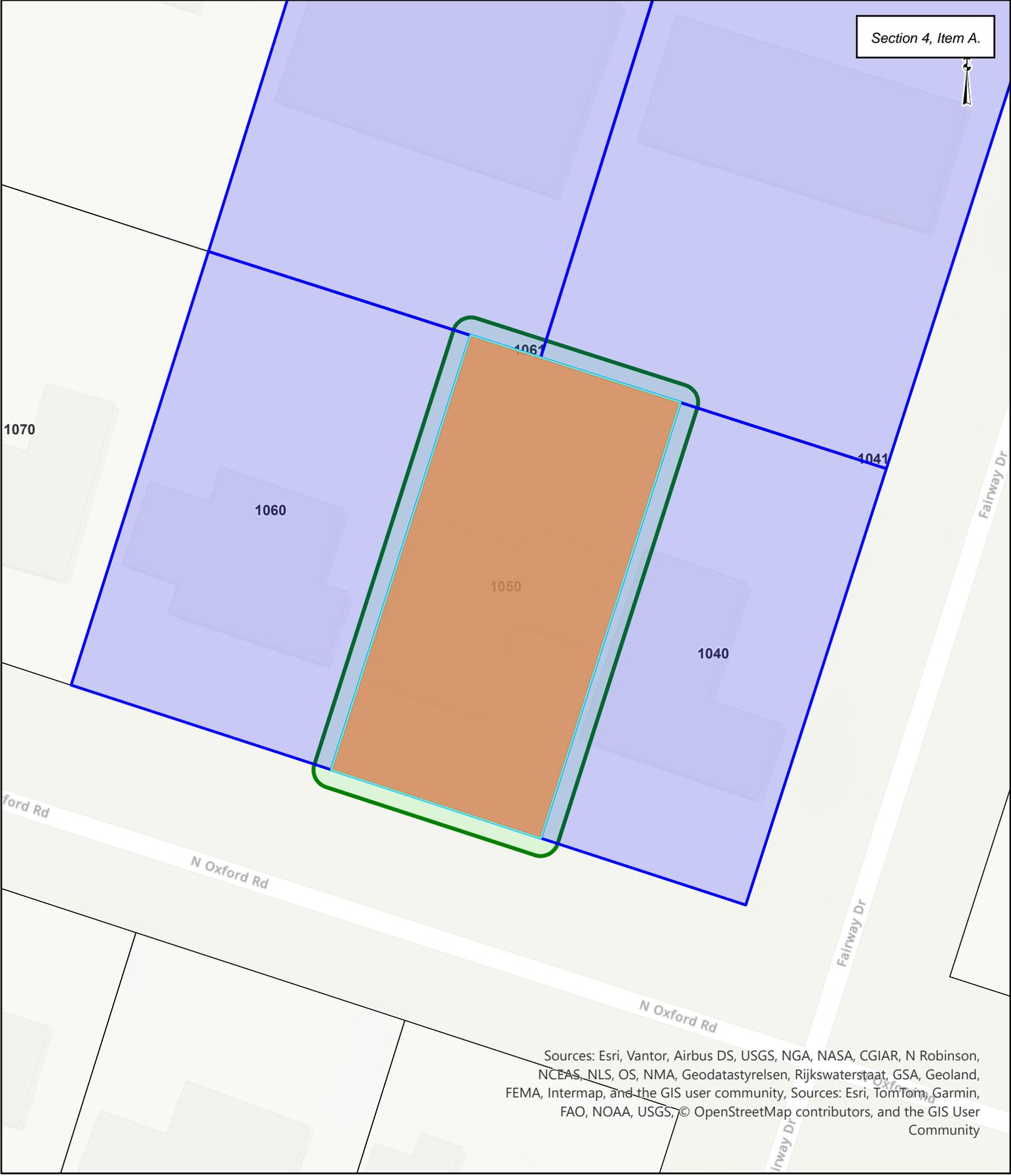
4 SOFFIT DETAIL
SCALE: 1/2" = 1'-0"



5 SHED ROOF RAKE DETAIL
SCALE: 1/2" = 1'-0"

1050 N. OXFORD RD. - ADJACENT PROPERTY OWNERS

PARCEL #	PARCEL ADDRESS	OWNER	OWNER ADDRESS	CITY, STATE, ZIP
009 03 0774 000	1061 S RENAUD RD	SHAHEEN JOSEPH	1061 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 03 0784 000	1041 S RENAUD RD	HUIZDOS, JOHN-KELLY	1041 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
009 01 0057 002	1060 N OXFORD RD	MCCARTHY KEVIN	1060 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0059 000	1050 N OXFORD RD	RENNOLDS, WILLIAM-MARY JO	1050 N OXFORD RD	GROSSE POINTE WOODS, MI 48236
009 01 0060 000	1040 N OXFORD RD	HIJA JUDITH A	1040 N OXFORD RD	GROSSE POINTE WOODS, MI 48236



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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1050 N. Oxford Rd.

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FEB 25 2026

CITY OF GROSSE POINTE WOODS
CLERK'S DEPARTMENT

AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

16980 Kercheval Pl
Grosse Pointe, Michigan 48230
(313)882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Melanie Mahoney

being duly sworn deposes and says that attached advertisement of

CITY OF GROSSE POINTE WOODS

was duly published in accordance with instructions, In the GROSSE POINTE NEWS on
the following date: FEBRUARY 26, 2026

#4 GPW 2/26 ZBA PHN 1050 N OXFORD

and knows well the facts stated herein, and that she is the Administrative Assistant
of said newspaper.

Melanie Mahoney

K. McKee

Notary Public

City of **Grosse Pointe Woods**, Michigan

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Grosse Pointe Woods City Council, meeting as the Zoning Board of Appeals (ZBA) under the provisions of Public Act 110 of 2006, MCL 125.3101 through 125.3702 as amended, and Grosse Pointe Woods City Code of 2022 Chapter 50, Article 7, Section 50-7.15, will consider a variance at 1050 N. Oxford Road (009-01-0059-000) in order to add an addition to an existing, non-conforming single-family residence. A variance is requested from Section 50-3.1.C. Rear Yard Setback:

- A 28-foot rear yard setback is required.
- A 14-foot, 9-inch rear yard setback is proposed.
- A variance of 13-feet, 3-inches is requested.

The ZBA hearing is scheduled for Monday, March 16, 2026, at 7:00pm, at City Hall in the Council Chamber/Courtroom (20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236). The application is available for inspection at the City Clerk's office between 8:30am and 5:00pm Monday through Friday.

All interested persons are invited to attend and will be given the opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's Office at 20025 Mack Plaza Drive, Grosse Pointe Woods, MI 48236, or at cityclerk@gpwm.us up to close of business preceding the hearing. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at (313) 343-2440 seven days prior to the meeting. The agenda and pertinent documents will be available at www.gpwm.us.

For additional project information, contact the Building and Planning Department at (313) 343-2426 or e-mail: building@gpwm.us.

Paul P. Antolin
City Clerk

KSENIA MCKEE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Comm. Exp. 03/15/2027
Acting in the County of Wayne
Date 2/25/2026

