



November 15, 2023

Zoning Board of Appeals
City of Grosse Pointe Woods
20025 Mack Plaza Dr
Grosse Pointe Woods, MI 48236

SUBJECT: 707 N RENAUD ZONING AND VARIANCE REVIEW
ZONING: R-1A ONE-FAMILY RESIDENTIAL
APPLICANT: NICOLAS & ALANNA AVOURIS, PROPERTY OWNERS

Dear Board Members:

We have reviewed the proposed site plan prepared by Fenn & Associates for Nicholas D. Avouris Designs for the renovation of a single-family home at 707 N Renaud in the R-1A Residential District. The Building Department received the original application in June 2022 and has since received updated Site Plans on September 15, 2022, September 26, 2023 and October 17 and 27, 2023. The residential structure at this site, before renovation, was a nonconforming structure due to its noncompliance with the 40-foot front yard setback. Based on the Zoning Ordinance, that went into effect on May 15, 2022, any additions or expansions of nonconforming buildings (residential or commercial) must be reviewed by the Zoning Board of Appeals. However, the original site plan that was submitted to the City of Grosse Pointe Woods in 2022 was approved by the Building Department on June 27, 2022; additional updated site plans have been submitted since then. This review letter addresses the variance being requested and details the dimensions of the building and the components that do not comply with the R-1A District standards.

Aerial Image of 707 N Renaud from Google Earth



Zoning Map





PLAN DETAILS

This review is based on the revised demo plans, elevation drawings, land survey and floor plan dated June 29, 2022, most recently revised on October 27, 2023. The floor plan indicates that the existing building footprint, which was a noncompliant structure due to noncompliance with the front yard setbacks, was expanded and a screened in porch (lanai) was added in the rear of the building without approval from the Zoning Board of Appeals. The construction project is now near completion; however, there are dimensional elements that do not comply with standards of the Zoning Ordinance. The table below details the components out of compliance with Ordinance requirements.

DIMENSIONAL REQUIREMENTS

Standard	Requirement	Prior Conditions	New Conditions	Compliance
Minimum Front Setback ¹	40'	<40', the Garage and open porch extend past the 40' setback. Nonconforming.	<40', the Garage extends past the 40' setback as before. The open porch has been revised as of 10/27/23 to be within the permitted 8ft extension into the front yard.	Yes
Minimum Side Setback ²	10' for at least one side; 25' minimum for both sides combined. Or no less than 4' on one side and 12' total based on the averages of the existing structures on the block. (See Footnote 2 for the permitted reduction of side yard for certain lots.)	9.48', 10.32' Does not total to the min. 25'. Nonconforming.	9.48' + 10.32' = 19.8' The average total side yards of the existing dwellings is 13'	Yes
Minimum Rear Setback	28'	>28'	>28'	Yes
Maximum Building Height	2.5 stories or 30'	Unknown at this time.	30' Ridge Height	Yes
Finish Grade Line / Building Grade Line	<12" >18" from the front sidewalk	Pre-construction Plan 12/10/21 is 589.31' - 587.62' = 20.28"	Site Plan with 10/3/23 Grading Revision is 589.5' - 587.62' = 22.5"	Existing nonconformity. Drainage being addressed with the City Engineer.
First Floor Elevation ³	<6" >26" above the finish grade line	Unknown at this time.	3'	No
Lot Size	8,500 sq.ft.	Unknown at this time.	90' by 145' = 13,050 ft ²	Yes



			Home w/ Addition + Lanai = 4,796 ft ² or 36.8%	
Lot Coverage ¹	35%	<32%	Home w/ Addition + Lanai + Walkout = 4,984 ft ² 38%	No
			Home w/ Addition + Lanai + Walkout + Balcony = 5,150.75 ft ² 39.5%	
Impervious Surfaces	30% in addition to structures	Unknown	10%	Yes

¹ Section 50-5.14, "porches, platforms, balconies, ... attached garages and other projections shall be considered as part of the building and not as a part of the yards or courts or unoccupied spaces." "The building inspector may permit encroachments or extensions into the front or rear yard provided such structures do not extend more than 30 inches from the main wall of the building, do not in the aggregate occupy more than 20 percent of the length of such wall, and do not interfere with the light or ventilation of any room used as a dwelling. This section shall not apply to unenclosed outside porches not exceeding one story in height which do not extend into the required front yard farther than eight feet or into the rear yard farther than 12 feet."

² Section 50-3.8 "Reduction of side yard for certain lots." "Notwithstanding anything to the contrary provided in this article, where more than 50 percent of the lots on one side of a street, between two intersecting streets within any R-1 (A through E) district, are occupied by dwellings having side yards of lesser width than required in the applicable zoning district, any building thereafter erected on any one of such lots may have side yards equal in width to the average side yards of such existing dwellings. These reduced side yards shall be arrived at by averaging the total side yards of each existing dwelling, provided that in no instance shall the smaller side yard of any such dwelling be less than four feet, nor shall the sum of both side yards be less than 12 feet."



The estimates of the side yard setbacks for houses on this block, based on the Wayne County GIS Parcel Data, include the following, starting at the western corner of the block: House 1 = 10ft / 6ft; House 2 = 4ft / 10ft; House 3 = 4ft / 5ft; House 4



(property, skip); House 5 = irregular formation due to lack of rear yard and triangular shape. The average of the lesser side yard setback= 4.67 ft; The average of the total setbacks = 13 ft.

³ First floor elevation is the height that the first floor extends above the building grade line/finish grade line, which is elevation of the ground adjoining the building on all four sides.

The R-1A District does permit half stories and up to 2.5 stories within the permitted building height. The basement is 2' short of being considered a story based on the standards set in Section 50-2.3. It reads "*Basements. means that portion of a building which is wholly or partly below the average grade of the ground level adjoining the building is a basement when the height from the grade up to the first floor tier of floor beams or joists is less than the height from the grade level down to the floor; provided, however, that, if the height from the grade level to the first tier of floor beams or joists is five feet or more, such basement shall be considered a story.*"

⁴ Lot Coverage means the part or percent of the lot occupied by buildings or structures, including accessory buildings or structures and above ground and permanent swimming pools.

VARIANCE REQUEST

The renovation / addition expanding the nonconforming residential house and the lanai (screened in porch) do not comply with various components of the Zoning Ordinance: It exceeds the allowed lot coverage and first floor elevation allowed by-right in the R-1A District. The applicant requests two variances from the Zoning Ordinance that pertain to Section 50-3.1. A. 4. and Section 50-5.20:

50-3.1. A R-1A One-Family Residential. 4. Development Standards:

Lot coverage & Maximum percentage: 35%

50-5.20 Building grades: "*... The first-floor elevation shall be not less than six inches or more than 26 inches above the finish grade line of the building.*"

VARIANCE COMMENTS

Per *Section 50-7.15.1.1* of the Zoning Ordinance, the Zoning Board of Appeals must find that "**practical difficulty**" has been demonstrated and make findings regarding the following standards prior to acting on a proposed variance. 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. The Ordinance outlines the following criteria for consideration in determining a variance. Our comments follow:

1. The variance must be in harmony with and serve the intent and purpose of the Ordinance, considering the following:

- a. 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.**

Enforcing the first-floor elevation would be excessively burdensome. The difficulty in raising or lowering the first-floor level in relation to the degree of nonconformity is hard to justify given that half stories and basement stories are permitted by the Zoning Ordinance. If the height of the basement was built to be two (2) feet higher, totaling five (5) feet from the grade level to the first tier of floor, the basement would have been considered a story and met the ordinance requirement.

In terms of lot coverage, the Zoning Board of Appeals must determine to what extent it is unnecessarily burdensome based on the appeal presented by the applicant.



- b. **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).**

Other properties in the near vicinity on N. Renaud do not comply with the 35% lot coverage. The applicant has reduced the size of the front porch to reduce the degree of non-compliance. The Zoning Board of Appeals should consider what is a reasonable alternative, if any, based on the petition of the applicant.

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

There are not any unique circumstances of the property.

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

The problem may be deemed self-created. However, the petitioner relied upon the approved plans. It is the responsibility of the property owner / applicant to comply with the code or identify any deviation. The applicants have taken measures to modify the original construction plans to what has been built to be in greater compliance with the Zoning Ordinance.

RECOMMENDATION

In conclusion, based on the information provided by the applicant and the context of the block, a case can be made to justify the findings of practical difficulty for the variances requested to 50-5.2 Building Grades. The applicant complies with the overall height restriction of the R-1A Residential District and if the basement were elevated two (2) feet higher, the basement would be considered a story and up to 2.5 stories are permitted in the R-1A District.

For the variance to increase the lot coverage, there is practical difficulty in meeting the Ordinance based on the current and unique circumstances of this case. The decision of what is an allowable percentage to increase the lot coverage will be contingent on whether the Zoning Board of Appeals considers the walkout and/or the balcony to be included in the lot coverage calculations. Given that the applicant has already taken action to reduce their lot coverage by decreasing the size of the open front porch, we recommend the Board bases their decision regarding the allowable lot coverage on the petition from the applicant at the meeting.

It is recommended that the requested variances be granted with the stipulations that no further accessory building be permitted on the property or no further action is taken to increase the lot coverage.

Respectfully submitted,

MCKENNA

Brigitte Wolf, AICP
City Planner / Zoning Administrator

15,000
Plan
Review

RUSH REQUEST \$100
add 8-22

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
Ph 313.343.2426/Fax 313.343.2439

RECEIVED

JUN 30 2022

BUILDING PERMIT APPLICATION CITY OF GROSSE POINTE WOODS
ZONING COMPLIANCE AND PLAN REVIEW BUILDING DEPARTMENT
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES: Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: Nicholas D. & Anna Avaris Date: 4.15.22

GP Woods Address: 707 N. Renaud e-mail: [REDACTED]

Work#: [REDACTED] Home/Cell#: [REDACTED]

Contractor/Applicant Name: Nicholas D. & Anna Avaris (Homeowners)

Telephone [REDACTED] Fax # [REDACTED] Mobile/Cell # [REDACTED]

Contractor Address: 871 N. Renaud

MI Builder's License #: _____ MI Driver's License #: _____

e-mail address: [REDACTED]

CITY OF GROSSE POINTE WOODS
BLDG & SAFETY DIVISION
APPROVED [Signature]
DATE 8-22-22

SPECIFY NATURE OF PROPOSED WORK:

Remodel entire home

Value of Construction \$ 150,000

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: [Signature]

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

FOR OFFICE USE ONLY
Approved: [Signature] Denied: _____ Zoning Board of Approval Required # _____
Inspector: [Signature] Date: 8/27/22

03/16

CANNOT BE REVIEWED
Site Plan / soavec 7/6/22

REVISED

CITY OF GROSSE POINTE WOODS

Building Department

20025 Mack Plaza, Grosse Pointe Woods, MI 48236

Ph 313.343.2426/Fax 313.343.2439

RECEIVED
OCT 27 2003
CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES: Drives, Fences, Accessory Structures/Sheds (less than 200 sq ft), Awning, Garage Floors, Patios (non-elevated), Play Structures (NOTE: This list is not all inclusive. If you have any questions, please call the Building Department @ 313-343-2426.

Property Owner Name: Nicholas & Athena Annunzio Date: _____
GP Woods Address: 707 N Renaud e-mail: _____
Work#: _____ Home/Cell#: _____

Contractor/Applicant Name: Home owners
Telephone _____ Fax # _____ Mobile/Cell # _____
Contractor Address: 105 Stonehurst GPS
MI Builder's License #: _____ MI Driver's License #: _____
e-mail address: _____

SPECIFY NATURE OF PROPOSED WORK:

Renovate home

Value of Construction \$ 508,575

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: [Signature]
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

FOR OFFICE USE ONLY
Approved: _____ Denied: _____ Zoning Board of Approval Required # _____
Inspector: _____ Date: _____

LETTER OF INTENT

Nicholas and Alanna Avouris
65 Stonehurst Rd.
Grosse Pointe Shores, MI 48236

Regarding: 707 N Renaud
Grosse Pointe Woods, MI 48236

October 27, 2023

To: The Zoning Board of Appeals:

Removal of the improvements constructed in accordance with the approved plans would cause significant and substantial damage.

The surrounding homes are non-conforming and do not meet the current side yard setbacks or lot coverage requirements.

This site remains with the original integrity of a single-family home for this neighborhood.

We have been working with the city to modify the original plans to now be in concurrence with the previous porch/front yard setback.

We thank you for your time and consideration.

Sincerely,

Nicholas & Alanna Avouris

THIS FORM MUST BE TYPED

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

RECEIVED
OCT 27 2023
CITY OF GROSSE PTE WOODS
BUILDING DEPARTMENT

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property

707 N Renaud Road
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Nicholas & Alanna Avouris
Name (Please Print)

[Redacted] Phone No. (Daytime)

65 Stonehurst Rd Grosse Pointe Shores, MI 48236
Address City State Zip

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

3 variances Sideyard Setback, Lot Coverage, 1st Floor Height

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

a. Present zoning classification of the property - Residential

b. Description of property

(1) Size and Area of Lot - 13,050 sq ft - 90' x 145'

(2) Is the lot a corner or interior lot Interior

PAID
OCT 27 2023
CITY OF GROSSE PTE WOODS
Payment Validation

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

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises _____; of main buildings 4752 (Footprint including garage and lanai).
- (2) Uses of building on premises- Residential
- (3) Percentage of lot coverage of all buildings on ground level 36.4 %

d. Description of PROPOSED structures

- (1) Height of proposed structure 30'-0"
- (2) Height and area of existing structure 30'-0"
- (3) Dimensions and area of structure or addition to be constructed - Same Structure (Less 72.57 sq feet reduction of front porch) **The new square footage (Footprint including Garage and Lanai) will be 4679 sq feet. The new lot coverage will be 35.8%.**
- (4) Percentage of lot coverage of all buildings including proposed 35.8 % (after 72.57 sq feet are removed from front porch)

e. Yard setbacks *after* completion of addition/structure

- (1) Front Yard (measured from lot line) 33.6' (same as previous home)
- (2) Side Yard (measured from lot line) 10.32' (same as previous home)
- (3) Rear Yard (measured from lot line) 39.19'

f. A sketch drawn to scale depicting the above information shall Be included herewith. Architectural plans and Site Plans are included

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.

See attached

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

-
- 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.

See attached

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

See attached

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

See attached

*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.

n/a

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

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

n/a _____

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

_____ n/a _____

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

_____ n/a _____

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:

_____ n/a _____

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

_____ n/a _____

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

Alanna Lums
Signature of Property Owner

Alanna Lums
Signature of Applicant

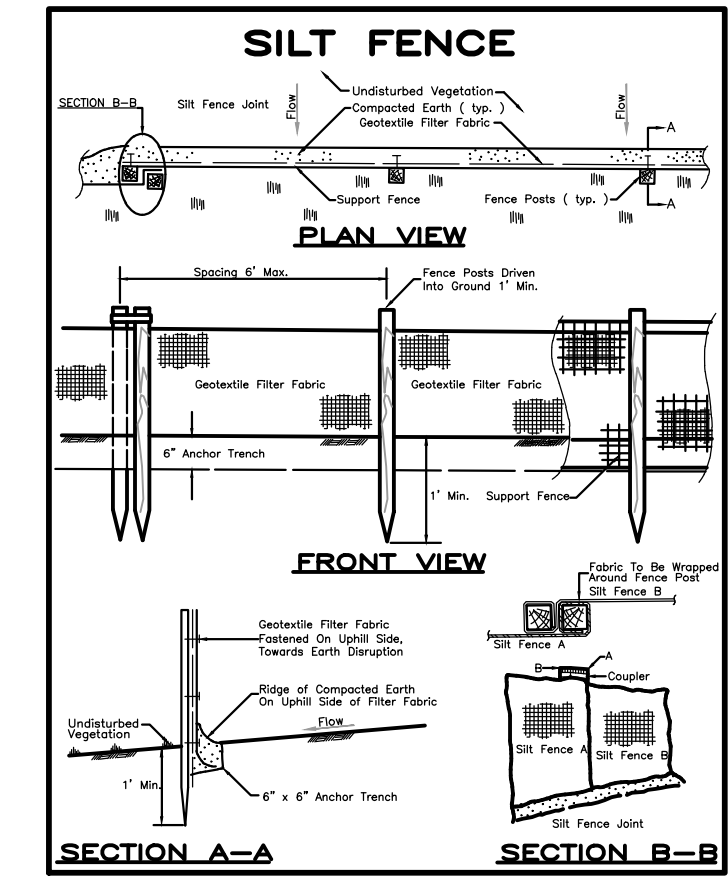
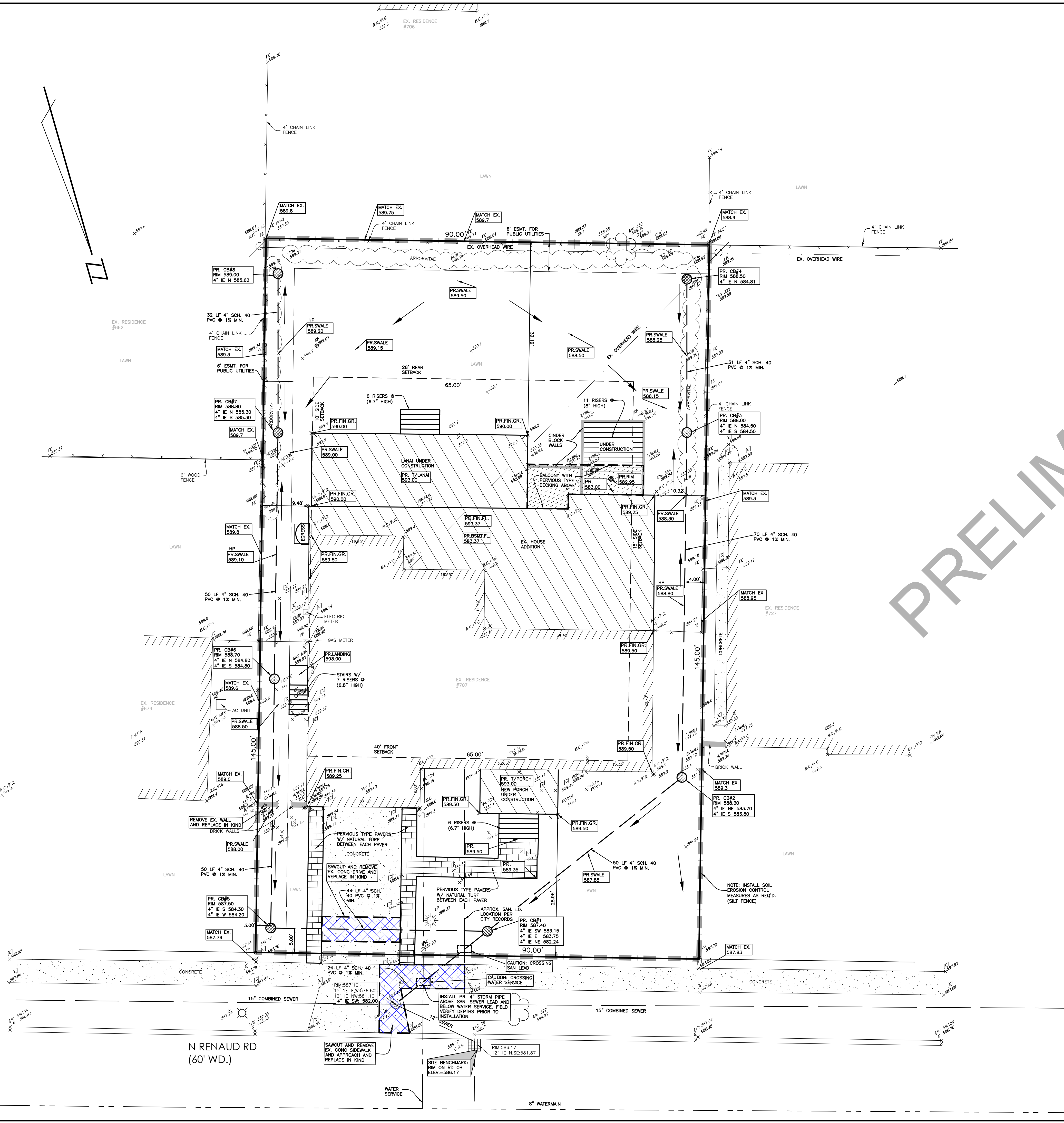
Subscribed and sworn to before me this 27 day of October 2023

Melie Markonnen
Notary Public

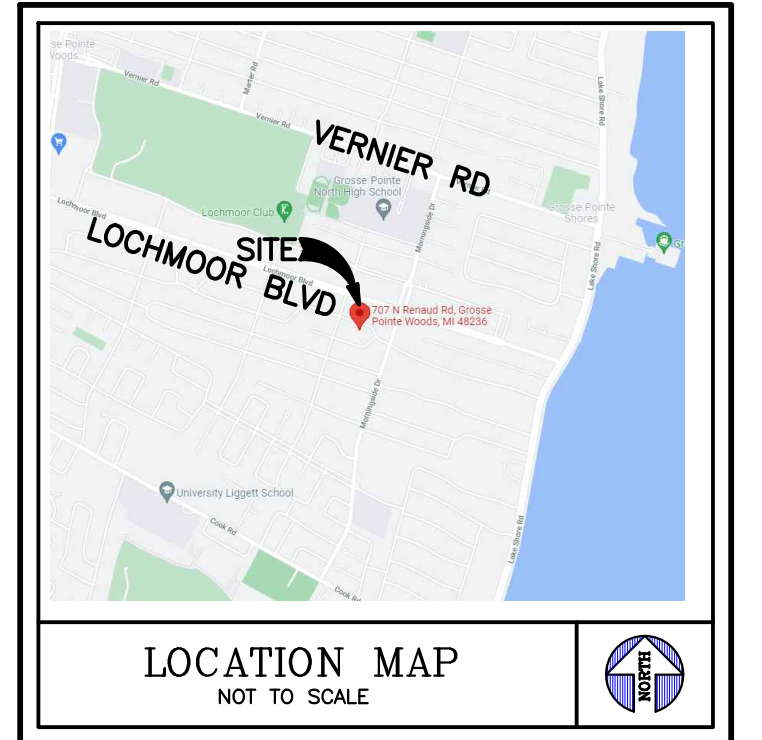
My Commission expires 6/23/2026

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.

Tom Henrich
Tom Henrich



TYPICAL SILT FENCE DETAILS



LOCATION MAP
NOT TO SCALE

SOIL EROSION NOTES:

- 1) INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
- 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
- 3) COMPLETE ALL EARTH MOVEMENT.
- 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- 5) ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- 6) AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.

- NOTE: ALL INTERIOR GRADES (ARCHITECTURAL) SUCH AS FINISH FLOOR, BASEMENT FLOOR, FOOTING GRADES WALL SECTIONS SHALL BE VERIFIED BY THE BUILDER AND/OR ARCHITECT PRIOR TO CONSTRUCTION. ALL TRADES MUST USE THE ARCHITECTURAL PLANS OF RECORD TO CONSTRUCT ANYTHING OTHER THAN EXTERIOR GRADES AS SHOWN ON THIS PLOT PLAN.
- NOTE: SETBACKS AS SHOWN ON THIS PLOT PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.
- NOTE: FENN AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- NOTE: THIS PLOT PLAN WAS PREPARED IN THE OFFICE. FIELD WORK WAS PERFORMED. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND/OR ORDINANCES.
- NOTE: THIS DRAWING IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY. THIS DRAWING IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES OR OTHER IMPROVEMENTS.
- NOTE: ACTUAL AS-BUILT LEAD LOCATIONS MUST BE OBTAINED FROM THE CITY/TOWNSHIP.
- NOTE: PROPOSED HOUSE HAS PROPOSED DROP BRICK LEDGE.

CONSTRUCTION SEQUENCE	OPERATION THE SCHEDULE - BEGINNING											
	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
A SOIL EROSION CONTROL MEASURE												
B HOUSE CONSTRUCTION												
C DRIVEWAY & SIDEWALK CONSTRUCTION												
D FINAL GRADING												
E PERMANENT SOIL EROSION												

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.

NOTE: AREA OF PROPOSED EARTH CHANGE = 10,300 SQ. FT.

NOTE: SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.

NOTE: THE NEAREST WATER COURSE IS LAKE ST CLAIR, APPROX. 3500± TO THE EAST.

SOIL TYPE PER WAYNE COUNTY SOIL MAP: LIVONIA-URBAN LAND-FREESOLE COMPLEX

LEGEND

- SECTION CORNER
 - FOUND IRON, MAN., NAIL
 - SET IRON
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING DESCRIPTION
- UTILITY POLE
 - EDGE OF WOODS
 - BOTTOM OF BERM
 - TOP OF BERM
 - EDGE OF ASPHALT
 - EDGE OF CONCRETE
 - CORRUGATED METAL PIPE INVERT
 - TOP OF WALL
 - BOTTOM OF WALL
 - EDGE OF WATER
 - BUILDING CORNER/FINISHED GRADE
 - MARKER
 - WATER SHUT OFF
 - CENTERLINE
 - CATCH BASIN BEEHIVE
 - SANITARY MANHOLE
 - CATCH BASIN
 - TOP OF CURB
 - STORM MANHOLE
 - TOP OF BANK
 - BOTTOM OF BANK
 - CENTERLINE
 - CATCH BASIN SQUARE
 - LIGHT POLE
 - GATE VALVE/WELL
- PROPOSED GRADE
- EXISTING GRADE
- PLAN PROPOSED GRADE NO LONGER APPLICABLE
- C.B. FILTER
- SILT FENCE

AREA OF LOT = 13,050 SF
 AREA OF HOUSE & GARAGE FOOTPRINT = 4,752 SF
 LOT COVERAGE = 36.4%
 ZONED R-1A
 AREA OF LOT = 13,050 SF
 AREA OF IMPERVIOUS = 5,317 SF
 LOT COVERAGE = 40.7%

LEGAL DESCRIPTION:
 WDZYK104 TO 112 LOTS 104 TO 112 INCL RENMOOR MANOR SUB PC611
 L73 P57 WCR K 102.63
 SITE BENCHMARK: RIM ON ROAD CATCH BASIN, ELEVATION: 586.17 (NVD88)

ADDRESS: 707 N RENAUD RD PARCEL ID. #010-08-0104-000
 This drawing is the sole property of Fenn & Associates, Inc. and shall not be reproduced or replicated in any way without prior written permission from Fenn & Associates, Inc. Any unauthorized use and/or reproduction of this document is subject to legal action.

REVISIONS		Fenn & Associates, Inc. Land Surveying and Civil Engineering 14933 Commercial Drive, Shelby Township, MI 48315 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com	
11/9/22 NEW BASEMENT LAYOUT	10/3/23 UPGRADE TPO/GRADING PLAN	SCALE: 1" = 10'	FIELD: B.J., C.S.
DATE: 12/10/21	CHECKED: J.S.R., P.E.	SHEET SIZE: 24 x 36	DRAWN BY: R.PERRI
TOPOGRAPHIC MAPPING UPON 707 N RENAUD RD PART OF PC 611 CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN		DRAWING NUMBER: 21-00435.03	



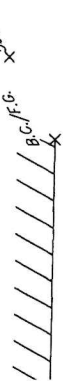
CALL MISS DIG 811
 1-800-482-7171
 OR 811
 (TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

PRELIMINARY

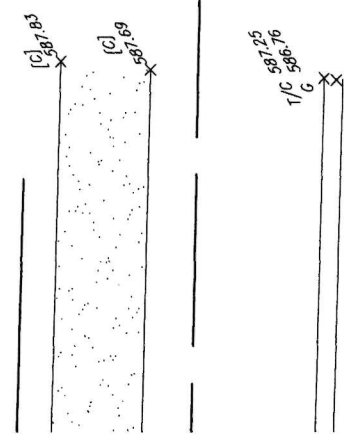
NOTE SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.

NOTE: THE NEAREST WATER COURSE IS LAKE ST. CLAIR. APPROX. 3500± TO THE EAST.

SOIL TYPE PER WAYNE COUNTY SOIL MAP: LIVONIA-URBAN LAND-FREESOIL COMPLEX



Existing Porch is 15'-1" x 8'-7"
Proposing to cut back to 15'-1" x 4'-0"
This will reduce the square footage footprint by 73 sq feet.
This will reduce the lot coverage by .6%
This will reduce the front yard setback to be where the previous porch was.
*All has been confirmed by Jeff Rizzo at Fenn & Associates



AREA OF L
AREA OF F
LOT COVER
ZONED R-
AREA OF L
AREA OF IN
LOT COVER

LEGAL DE:
WDZYK104
L73 P57
SITE BENCH

ADDRESS:

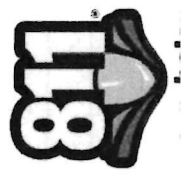
This drawing
permission fr

REV

11/9/22 NE
10/3/23 UP
10/11/23 S
10/13/23 PI

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's marking(s) and/or plans provided. No guarantee is provided or implied as to the existence, accuracy, or completeness of any utilities. All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction. Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.



CALL MISS DIG
72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)
CALL MISS DIG
1-800-482-7171
OR
811



EVENT BY THE

WATER COURSE IS LAKE ST CLAIR, APPROX. EAST.

COUNTY SOIL MAP: LIVONIA-URBAN EX

- PR. 000.00 = PROPOSED GRADE
- 000.00 = EXISTING GRADE
- PR-000000 = PLAN PROPOSED GRADE NO LONGER APPLICABLE
-  = C.B. FILTER
-  = SILT FENCE

Existing

AREA OF LOT = 13,050 SF
 AREA OF HOUSE & GARAGE FOOTPRINT = 4,752 SF

LOT COVERAGE = 36.4%

ZONED R-1A

AREA OF LOT = 13,050 SF
 AREA OF IMPERVIOUS = 5,317 SF

LOT COVERAGE = 40.7%

After Porch Reduction
 Area of Lot - 13,050 SF
 Area of house and garage footprint - 4,679 SF
 Lot Coverage - 35.8%

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 CITY OF GROSSE POINTE WOODS
 BUILDING DEPARTMENT

LEGAL DESCRIPTION:
 WDZYK104 TO 112 LOTS 104 TO 112 INCL RENMOOR MANOR SUB PC611
 L75 P57 WCR K 102.63
 SITE BENCHMARK: RIM ON ROAD CATCH BASIN, ELEVATION: 586.17 (NAVD88)

ADDRESS: 707 N RENAUD RD

PARCEL I.D. #010-08-0104-0006

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REVISIONS

- 11/9/22 NEW BASEMENT LAYOUT
- 10/3/23 UPDATE TOPO/ GRADING PLAN
- 10/11/23 STORM SEWER
- 10/13/23 PER CITY REVIEW

Fenn & Associates, Inc.
 Land Surveying and Civil Engineering
 14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SCALE: 1" = 10'
 DATE: 12/10/21
 FIELD: B.H., C.S.
 CHECKED: J.S.R., P.E.
 SHEET SIZE: 24 x 36
 DRAWN BY: R.PERRI

TOPOGRAPHIC MAPPING UPON 707 N RENAUD RD
 PART OF PC 611
 CITY OF GROSSE POINTE WOODS, WAYNE COUNTY, MICHIGAN

CLIENT: NICHOLAS D. AVOURIS DESIGNS LLC
 DRAWING NUMBER: 21-00435.03

ion, as shown, indicates the approximate locations and types of used to this firm by various utility company's marking(s) and/or plans is provided or implied as to the existence, accuracy, or completeness of depths of any utilities that may exist shall be verified in the field by the start of construction. n shall be utilized during construction when operating near overhead utilities.

ISS DIG 72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)
 CALL MISS DIG 1-800-482-7171
 OR 811



Miss Dig
 (TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES



ANDERSON, ECKSTEIN & WESTRICK, INC.

CIVIL ENGINEERS - SURVEYORS - ARCHITECTS

Shelby Township - Roseville - Livonia

586.726.1234 | www.aewinc.com

MEMORANDUM

TO: Frank Schulte, City Administrator
Jim Kowalski, DPW Director

FROM: Scott Lockwood, Consulting City Engineer

DATE: 11/15/23

SUBJECT: **Grading at 707 North Renaud**
AEW Project no. 0160-0474

Regarding review of the grading plan for 707 North Renaud, we approved a grading plan on 10/20/2023. Once grading is complete, the Owner is responsible to submit an as-built survey for review to verify the site is graded to match the proposed plan. There shall be no permanent certificate of occupancy issued until an as-built plan is approved.

Please note, we reviewed the proposed site grading to ensure no adjacent properties were adversely affected by drainage based on the proposed grading plan. We did not review for ordinance compliance regarding building floor elevations.



**CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY**

JOHN G. KOSANKE, Director

20025 Mack Plaza

Grosse Pointe Woods, MI 48236-2397



TO: Director John Kosanke
FROM: Sgt. Joseph Provost, Fire Inspector
DATE: November 15, 2023
SUBJECT: 707 N Renaud ZBA Review

I have reviewed the variance request for the proposed project at 707 N Renaud. The request, if granted, would not have a negative impact on Public Safety Operations.

Respectfully,

A handwritten signature in black ink that reads "Sgt. J. Provost #S-3".

Sgt. Joseph Provost, #S3
Fire Inspector

MEMO 23-32

TO: Paul Antolin, City Clerk

From: James Kowalski, Director of Public Works 

Date: November 15, 2023

Subject: Zoning and Variance Request 707 N Renaud

I have reviewed the proposed site plan submitted by applicant (Nicolas & Alanna Avouris) for the zoning and variance requests for the property located at 707 N Renaud. The proposed plans will have no impact on the Department of Public Services or its utilities.

Please contact me if you have any questions

City of Grosse Pointe Woods

20025 Mack Plaza
 Grosse Pointe Woods, MI 48236
 (313) 343-2426
 (313) 343-2439

Invoice For Permit: PB220659

Print Date: 10/27/2023

Pay by Account In Full



Pay by Account In Full

AVOURIS, NICHOLAS D - ALANNA
 707 N RENAUD RD
 GROSSE POINTE WOODS MI 48236

\$ 4,740.00

Invoice No	Invoice Date	Permit Number	Address	Amount Due
00053639	07/27/22	PB220659	707 N RENAUD RD	\$ 0.00
Fee Details:	Quantity	Description	Amount Cost	Balance
	130000.000	Building Permit	\$1290.00	\$ 0.00
00053954	08/18/22	PB220659	707 N RENAUD RD	\$ 0.00
Fee Details:	Quantity	Description	Amount Cost	Balance
	150000.000	Plan Review Fee	\$300.00	\$ 0.00
00053999	08/22/22	PB220659	707 N RENAUD RD	\$ 0.00
Fee Details:	Quantity	Description	Amount Cost	Balance
	15000.000	Plan Review Fee	\$100.00	\$ 0.00
00054650	10/14/22	PB220659	707 N RENAUD RD	\$ 0.00
Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	Inspection Fee	\$55.00	\$ 0.00
00054736	10/19/22	PB220659	707 N RENAUD RD	\$ 0.00
Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	Inspection Fee	\$55.00	\$ 0.00
00059083	10/27/23	PB220659	707 N RENAUD RD	\$ 4,365.00
Fee Details:	Quantity	Description	Amount Cost	Balance
	598515.000	Building Permit	\$4365.00	\$ 4,365.00
00059084	10/27/23	PB220659	707 N RENAUD RD	\$ 375.00
Fee Details:	Quantity	Description	Amount Cost	Balance
	598515.000	ZBA Hearing Cost	\$375.00	\$ 375.00
Total Amount Due				\$ 4,740.00

PAID
 OCT 27 2023
 CITY OF GROSSE PTE WOODS
 #224

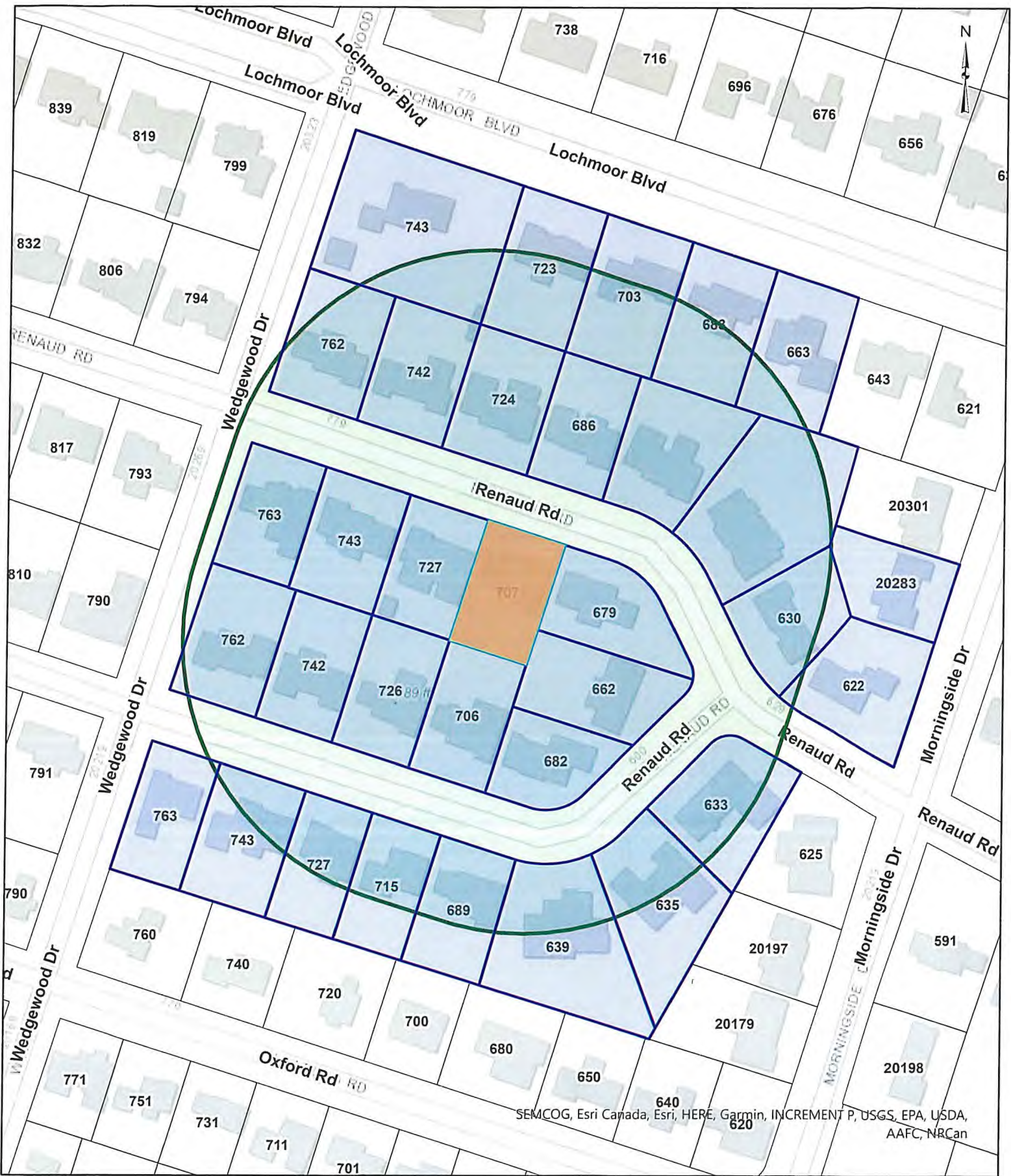
CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA
GROSSE POINTE WOODS, MI 48236
Phone : (313) 343-2440
E-Mail : SMURPHY@GPWMI.US
WWW.GPWMI.US

Received From: AVOURIS, NICHOLAS D - ALANN
A
Date: 10/27/2023 Time: 4:32:04 PM
Receipt: 515027 *** REPRINT ***
Cashier: hgoff

ITEM REFERENCE	AMOUNT
BDINV BUILDING DEPT. INVOICE 00059081	\$115.00
BDINV BUILDING DEPT. INVOICE 00059082	\$471.00
BDINV BUILDING DEPT. INVOICE 00059083	\$4,365.00
BDINV BUILDING DEPT. INVOICE 00059084	\$375.00
BDINV BUILDING DEPT. INVOICE 00059085	\$857.25
TOTAL	\$6,183.25
CHECK 224	\$6,183.25
Total Tendered:	\$6,183.25
Change:	\$0.00

PARCEL ADDRESSES FOR ZBA NOTIFICATION
707 N. RENAUD #2

PARCEL	STREET ADDRESS	PROPERTY CITY/ST/ZIP	OWNERS/S	OWNER ADDRESS	CITY/STATE/ZIP
010 08 0201 000	20283 MORNINGSIDE DR	GROSSE POINTE WOODS, MI 48236	THE CLAUDIA BARKER VALENETE TRUST	20283 MORNINGSIDE DR	GROSSE POINTE WOODS, MI 48236
010 08 0199 002	622 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	OCANNOR, GLEN P & CHRISTINE E	622 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0199 001	630 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	HALL, JOHN	630 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0004 000	633 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	RINKE, EDGAR	633 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0005 000	635 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	KAMINISKI, GERALD	635 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0013 000	639 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	LEVICK, STEVEN	639 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0189 000	654 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	TIBAUDO, ALAN & KATHY	654 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0102 000	662 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	REDZINIAK, MYRON & NANCY	662 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0214 000	663 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	COVELL, RYAN & HEATHER	663 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0180 000	674 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	SWIATKOWSKI, DARRYL	674 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0103 000	679 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	SCIARROTTA, EFELEA & BITTAS, NINA	679 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0101 000	682 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	CANTRELL, ANNETTA	682 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0215 000	683 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	FOWLER, JOHN	683 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0171 000	686 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	NIKOLLA, DEVONE M	686 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0021 000	689 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	PARTHUM, JOHN W JR	689 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0216 000	703 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	KOHLER, MICHAEL P & RANDIE R	703 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0092 000	706 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	BANASZEWSKI, JOSEPH & CINDY	706 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0104 000	707 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	AVOURIS, NICHOLAS D & ALANNA	707 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0030 000	715 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	PEAKE, KRISTIN	715 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0217 000	723 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	DOYLE, JAMES L	723 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0161 000	724 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	CONNORS, JOHN R	724 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0083 000	726 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	EBRIGHT, JOHN & JANICE	726 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0113 000	727 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	SPIES, DANIEL & LINT, CHRISTAL	727 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0038 000	727 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	URBAN FAMILY TRUST	727 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0151 000	65 CLAIRVIEW RD	GROSSE POINTE SHORES, MI 48236	LIVADIC, VAHIDA & MUHADIN	65 CLAIRVIEW RD	GROSSE POINTE SHORES, MI 48236
	742 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	OCCUPANT	742 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0074 000	742 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	SRIGLEY, THOMAS	742 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 01 0218 000	743 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236	COOPER, J LEWIS	743 LOCHMOOR BLVD	GROSSE POINTE WOODS, MI 48236
010 08 0122 000	743 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	KAPP, OSCAR H	743 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0046 000	743 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	HENDERSON, WILLIAM III & PARKS, ANGELA	743 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0141 000	762 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	FAYAD, PATRICIA	762 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0064 000	762 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	SCHAEFER, WILLIAM C	762 S RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0132 000	763 N RENAUD RD	GROSSE POINTE WOODS, MI 48236	TORAKIS, MARIE	763 N RENAUD RD	GROSSE POINTE WOODS, MI 48236
010 08 0056 000	763 S RENAUD RD	GROSSE POINTE WOODS, MI 48236	LIAMINI, JOETTE A	763 S RENAUD RD	GROSSE POINTE WOODS, MI 48236



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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.

Kristin Martin Duus

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 dates:

November 2, 2023

#4 GPW PHN 707 N RENAUD

and knows well the facts stated herein, and that she is the Circulation Manager of said newspaper.

Kristin Martin Duus

Paul P. Antolin

Notary Public

City of **Grosse Pointe Woods**, Michigan

NOTICE OF HEARING

NOTICE IS HEREBY GIVEN meeting as a Zoning Board of Appeals (ZBA) under the provisions of Michigan Compiled Laws, 125.3101 through 125.3702 as amended, to consider multiple variances for the property located at 707 N Renaud Road. Variances are required for the side yard setback, the first-floor elevation, and the lot coverage. The ZBA hearing is scheduled for Monday, November 20, 2023, at 7:00 p.m. in the Council-Court Room of the Municipal Building, at 20025 Mack Plaza Dr. The application is available for inspection at the Municipal Building, 20025 Mack Plaza Dr., between 8:30 a.m. and 5:00 p.m. Monday through Friday. All interested persons are invited to attend and will be given 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, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. 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.

Paul P. Antolin, MiPMC

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NOTARY PUBL
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My Commission
Acting in the Co