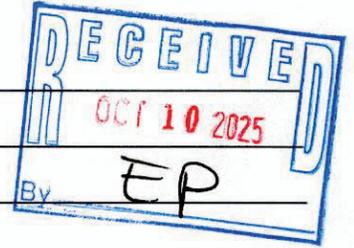




# City of Grosse Pointe Park

Zoning Board of Appeals Application



Applicant's Name: Bridgette Valade

Applicant's Address: 824 3 Mile Dr., Grosse Pointe Park, MI 48230

Home Phone: 248.840.7926

Business Phone: n/a

**State specific variance requested:**

We are proposing a variance to allow for an attached, street-facing garage addition.

Specifically, state any hardships that may be incurred through compliance of existing zoning regulations:  
See attached considerations for variance.

Attach drawing if such variance request relates to construction or placement of any structure.

Such drawing must include the following:

1. Depict existing lot and buildings and that of immediate adjoining lots.
2. Denote yard setback distances.
3. Percentage of lot occupancy existing.
4. Percentage of lot occupancy proposed.
5. Area dimensions and height of proposed addition/construction.
6. Use of existing building.
7. Vehicle parking area(s).

Submit non-refundable appropriate fee as follows for variance request regarding:

Non-Refundable Application Fee	\$500.00 + Escrow*
Plan Review	\$500.00 + Escrow*
Building Construction	\$500.00 + Escrow*
Building or property use	\$500.00 + Escrow*
Sign placement	\$500.00 + Escrow*
Miscellaneous	\$500.00 + Escrow*
Fence restrictions	\$500.00 + Escrow*

Please note application will not be forwarded or hearing schedule until appropriate fees have been paid along with complete set of drawings.

Failure to comply with zoning regulations or obtain necessary approval as required will result in fines and penalties of up to \$500.00 in accordance with the provisions of the Grosse Pointe Park City code.

Signature *Bridgette Valade*

Date 10.10.2025



**PATRICK  
THOMPSON  
DESIGN**

2111 Woodward Ave.  
Suite 1002  
Detroit, MI 48201

**313 800-4005**

### **Variance Request Statement**

**Subject:** Request for Zoning Variance – Street-Facing Attached Garage

**Property Address:** 824 3 Mile Dr

**Date:** 10.10.2025

To the City of Grosse Pointe Park Zoning Board of Appeals:

We respectfully request a variance from Section 4.05/E/6/a of the City of Grosse Pointe Park Zoning Ordinance, which prohibits street-facing attached garages. We are seeking approval to construct a street-facing, attached garage at the above-referenced property.

This request is based on the following considerations:

- **Site Constraints:** The existing home is located close to the property line where the garage must be situated, and the overall lot size limits feasible alternatives. A detached garage would require significant reconfiguration and is not practical given the spatial limitations.
- **Neighborhood Context:** Multiple homes within the same zoning district currently feature street-facing attached garages. This precedent demonstrates that such configurations are compatible with the character of the neighborhood and do not detract from its visual integrity. See attachment.
- **Design Sensitivity:** The proposed garage will be architecturally integrated with the existing home and designed to minimize its visual impact from the street, maintaining curb appeal and neighborhood consistency.
- **Minimum Necessary Relief:** The variance requested is the least modification necessary to allow reasonable use of the property, given the physical constraints and existing conditions.
- **Alignment with Ordinance Intent:** While the ordinance aims to preserve neighborhood aesthetics, this proposal respects that intent by ensuring the garage is thoughtfully designed and consistent with nearby properties.

We appreciate your consideration of this request and welcome the opportunity to discuss the proposal further.

Sincerely,

*Ryan Smith*

Ryan Smith, Architect, RA

O 313.800.4005

rsmith@patrickthompsondesign.com