



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, August 6, 2020 – 7:00 p.m. ONLINE Zoom Meeting

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Join the Meeting: <https://us02web.zoom.us/j/81648871699>
Meeting ID: 816 4887 1699
Passcode: 220174

Statement of explanation of the reason why the public body is meeting electronically:

On March 10, 2020 the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL10.31 – 33. These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency.

- 1) **CALL TO ORDER**
 - a) Roll Call

- 2) **CITIZEN COMMENTS**

- 3) **APPROVAL OF THE MINUTES**
 - a) Approval of the May 7, 2020 Meeting Minutes – Administrative clarification of motion
 - b) Approval of the July 2, 2020 Meeting Minutes

- 4) **APPROVAL OF THE AGENDA**

- 5) **OLD BUSINESS**

- 6) **NEW BUSINESS**
 - a) Z 20-05: 271 S. Main, windows facing interior lot line in a side yard setback

- 7) **COMMISSIONER COMMENTS**

- 8) **REPORTS AND CORRESPONDENCE**

- 9) **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2017-2022

GOAL I - QUALITY OF LIFE

OBJECTIVES

1. Support the neighborhoods with high-quality customer service
2. Engage in collaboration with private entities and surrounding municipalities to implement the [Joint Recreation Master Plan](#)
3. Improve communication with the public across multiple platforms
4. Maintain a high level of cleanliness throughout the City
5. Support and host a diverse variety of events that foster community and placemaking

ONE YEAR TASKS 2020-21

- Liquor/marijuana license review
- Rooftop seating review
- Adopt Downtown Development Authority (DDA) Master Plan and identify funding sources for implementation
- Begin implementation of Kellogg Park Master Plan with fountain replacement
- Establish format & requirements for public parks sponsorship
- Resident education programs on zoning basics, ordinance change and update, services, and recycling
- City webpage - create city-wide F.A.Q. "Index" page and push out link
- Increase social media presence – 1k new followers/subscribers/etc.
- Review and evaluate City truck routes
- Complete update to Special Events Policy

GOAL II - FINANCIAL STABILITY

OBJECTIVES

1. Approve balanced budgets that maintain fiscal responsibility
2. Advocate for increased revenue sharing with the State of Michigan
3. Encourage and engage in partnerships, both public and private, to share costs of services and equipment
4. Address the issue of legacy costs
5. Seek out and implement efficient and effective inter-departmental collaboration
6. Market our successes to attract new economic and investment opportunities

ONE YEAR TASKS 2020-21

- Actively promote and participate in the 2020 census
- Explore internal and external supplemental funding of legacy costs
- Target revenue enhancements for large-scale capital projects, including grants and millage
- Assist the Michigan Municipal League (MML) in facilitating and increasing support for state revenue sharing initiatives
- Redesign Capital Improvement Plan and evaluate future funding process for Equipment Fund
- Create a rate card for payment in lieu of paid parking
- Develop financial plan for public safety model
- Identify cost estimates, timeframe and potential funding sources for central parking deck
- Complete road bond sale – phase one

GOAL III - ECONOMIC VITALITY

OBJECTIVES

1. Continue to support and improve active, vibrant downtown branding
2. Support community and economic development projects and initiatives
3. Support a mix of industrial, commercial and residential development
4. Reference the [Master Plan](#) in economic decision-making

ONE YEAR TASKS 2020-21

- Continued administration of development projects and proposals including Wilcox Mill, Saxton's, Pulte, Starkweather School, Lumber Mart, and various residential builds
- Branding – consistency across all communications (email, letterhead, agenda)
- Provide annual process and risk-management training to all boards and commissions
- Continue implementing Redevelopment Ready Community (RRC) plan to achieve certification
- Develop list of transitional properties and utilize Michigan Economic Development Corporation (MEDC), Wayne County, others to market
- Explore marketing partnerships (schools, Chamber, hotels, available publications etc.)

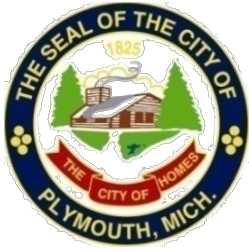
GOAL IV - SERVICE AND INFRASTRUCTURE

OBJECTIVES

1. Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention and succession planning
2. Support and deliver safe and responsive emergency services
3. Maintain a sophisticated and responsive technology to communicate and manage data
4. Continually record, maintain, update, and improve City infrastructure

ONE YEAR TASKS 2020-21

- Administration to make parking recommendation to City Commission by end of first quarter
- Implement updates to parking system according to direction given by City Commission
- Actively engage employees for further career development for succession planning with special focus on the depth of Cultural Center staffing
- Continue Asset Management Plan
- Review Insurance Services Office (ISO) Report and International City/County Management Association (ICMA) Study & begin meeting to discuss viable options for the future delivery of emergency services
- Approve third version of agreement on sanitary sewer with Western Township Utilities Authority (WTUA) based on delay by Wayne County
- Develop multi-modal transportation policy to City Commission
- Implement 2020 street repairs
- Restore Commercial Motor Vehicle (CMV) enforcement
- Continue geographic information system (GIS) mapping of the City
- Define process/educate citizenry/pursue adoption/Implement form-based codes



City of Plymouth

Zoning Board of Appeals Meeting Minutes

Thursday, May 7, 2020 – 7:00 P.M.
Online Zoom Meeting

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Giummo called the meeting to order at 7:00 PM.

PRESENT: Ed Krol, Jim Burrows, Mike Devine, Joe Elliott, Kara Giummo

Also present was Assistant Community Development Director Greta Bolhuis and City Commission Liaison Tony Sebastian.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

A motion was made by Comm. Krol and seconded by Comm. Burrows for approval of the April 2, 2020 meeting minutes.

MOTION APPROVED 5-0

4. APPROVAL OF THE AGENDA

A motion was made by Comm. Burrows and seconded by Comm. Krol for approval of the agenda as presented.

MOTION APPROVED 5-0

5. OLD BUSINESS

None.

6. NEW BUSINESS

a) Z20-03, 480 Sunset

Chair Giummo read the administrative review.

Jeff Burch, owner, presented his case. He explained that his home is out of square with the setback. He explained the design is hard to modify the shape and it affects the constructability of the addition.

Citizen Comments

None.

Board Discussion

Comm. Elliott believed that the request was minor, and it was minimum dimension possible. He felt that there was a unique situation with the house being out of square.

Comm. Burrows did not believe the variance request was self-imposed. He believed that the applicant would have a hard time adjusting the angle of the house if they tried to be parallel to the property line.

Comm. Krol agreed with Comms. Elliott and Burrows and did not have any issues with the request.

Comm. Devine believed that because the request was for a few inches, the plans could be adjusted. He believed that the variance request was so minor it was not warranted.

Mr. Burch explained that elevation drawings were provided digitally. It was confirmed the elevations did not make it into the packet.

A motion was made by Comm. Elliott, supported by Comm. Krol, to approve Z20-03, 480 Sunset. The side yard setback variance is for 0.29 feet to provide for a side yard setback of 5.81 feet. The findings of fact are that the existing home is slightly askew from the property line and the variance request is minimal.

MOTION APPROVED 4-1, DEVINE VOTED NO

7. COMMISSIONER COMMENTS

None.

8. REPORTS AND CORRESPONDENCE

Mr. Buzuvis explained that the Governor extended the permission for online meetings through the end of June 2020.

9. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Krol, supported by Comm. Elliott to adjourn the meeting at 7:17 PM.

MOTION APPROVED 5-0



City of Plymouth

Zoning Board of Appeals Meeting Minutes

Thursday, July 2, 2020 – 7:00 P.M.
Online Zoom Meeting

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Giummo called the meeting to order at 7:00 PM.

PRESENT: Scott Silvers, Ed Krol, Jim Burrows, Joe Elliott, Kara Giummo

ABSENT: Mike Devine

Also present was Assistant Community Development Director Greta Bolhuis and City Commission Liaison Tony Sebastian.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

A motion was made by Comm. Burrows and seconded by Comm. Elliott for approval of the May 7, 2020 meeting minutes, as amended.

MOTION APPROVED 5-0

4. APPROVAL OF THE AGENDA

A motion was made by Comm. Burrows and seconded by Comm. Krol for approval of the agenda as presented.

MOTION APPROVED 5-0

5. OLD BUSINESS

None.

6. NEW BUSINESS

a) Z20-04, 235 Adams

Chair Giummo read the administrative review.

Peggy and Derek Caveney, owner, presented their case. She explained the existing deck needs repairs and they are hoping to expand the deck to accommodate a table that will fit their family. She explained the variance is for the expansion of the deck and that the deck area that currently exists will be repaired and will not change.

Citizen Comments

None.

Board Discussion

Comm. Silvers asked about the number of stairs from the house to the ground level. Ms. Caveney explained that it is four steps down from the kitchen door to the deck and five steps from the deck to the ground.

Comm. Burrows clarified the height of the deck. Ms. Caveney explained it is 3 feet above grade.

Comm. Burrows explained the existing rear yard setback of the house is non-conforming. Ms. Caveney explained the house was built in 1881 and was moved from behind the PARC pool area to its current location in about 1950. She explained the home was located in-line with the neighboring homes and she is unsure of what the setback requirements were at that time.

Comm. Krol clarified that the deck height will remain the same. Ms. Caveney confirmed that was true.

Comm. Elliott asked about the repair of the existing deck and how the required variance relates to that portion of the deck. Ms. Bolhuis explained that the Building Official is the person who determines if the scope of the work constitutes a repair or full replacement. She explained that generally, repairing deck board is considered a repair while replacement of the deck structure including deck boards would be considered a replacement and would require a variance.

Comm. Burrows asked for clarification on what exactly would constitute replacement and what would cause it to require a variance. Ms. Bolhuis explained that the ordinance classifies replacement as more than 60% of the market value of the structure, at which point a variance for the existing deck would be required.

Ms. Caveney explained that they intend to keep the footings and keep the deck work to repair only, but that they were unable to assess the structure of the deck while the deck boards were in place.

Comm. Krol asked when the deck was installed. Ms. Caveney explained City records were not available to clarify when the deck was originally installed.

Comm. Silvers felt that the impact of the proposed deck expansion was into the side yard, rather than the rear yard.

Comm. Burrows was concerned about the potential for the applicant to have to come back before the Board if the Building Official determined that the repair or replacement of the rear deck required a variance.

The Board concluded that if the repair or replacement of existing deck were necessary and required a variance, the applicant could amend their request and re-submit for consideration.

A motion was made by Comm. Elliott, supported by Comm. Krol, to approve Z20-04, 235 Adams. The variance is for 6.83 feet to project into the rear yard setback which accommodates a rear yard setback of 16.17 feet to the proposed deck expansion. The variance is conditioned to an uncovered deck that does not exceed 3 feet in height. The findings of fact are that proposed deck expansion has less encroachment into the rear yard setback than the existing non-conforming deck and the existing house was moved from another location which resulted in the non-conforming rear yard setback in general.

MOTION APPROVED 5-0

7. COMMISSIONER COMMENTS

None.

8. REPORTS AND CORRESPONDENCE

Ms. Bolhuis explained that the Governor extended the permission for online meetings through the end of July 2020 and the August meeting might be via Zoom or in-person in a City park.

9. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Burrows, supported by Comm. Krol to adjourn the meeting at 7:28 PM.

MOTION APPROVED 5-0

**City of Plymouth
Zoning Board of Appeals Notice
Thursday, August 6, 2020 – 7:00 p.m.**

Meeting Location: Kiwanis Park

201 S. Main Street Plymouth, Michigan 48170

Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on Thursday, August 6, 2020 at 7:00 P.M. in Kiwanis Park, 700 Auburn, Plymouth, MI, to consider the following:

Z20-05 Non-Use Variance Request for 271 S. Main
Windows facing interior lot line in a side yard setback
Zoned: B-2, Central Business District
Applicant: Joseph Philips

The rain location shall be City Hall Commission Chambers, 201 S. Main Street, Plymouth, MI if in-person meetings are permitted or Online Zoom meeting if the State of Michigan Executive Orders are extended.

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: Thursday, July 16, 2020



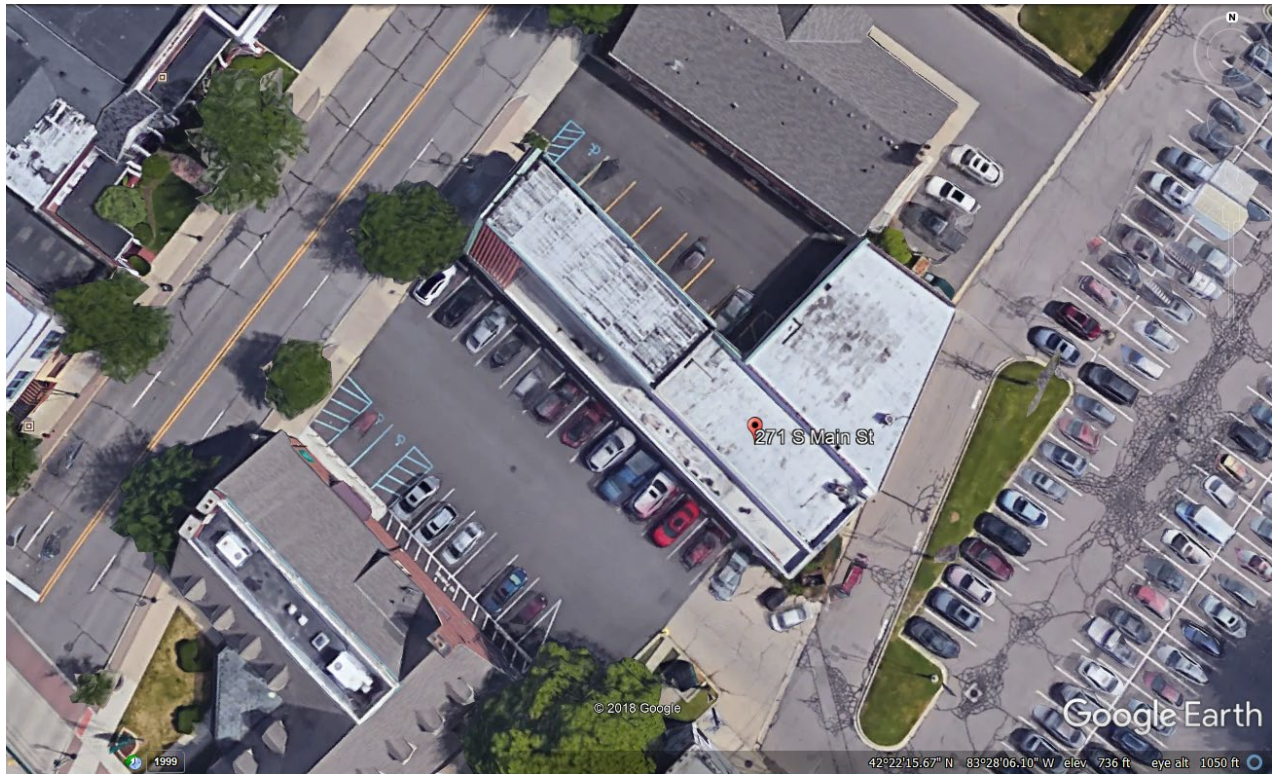
**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT**
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: July 9, 2020
RE: Z20-05, 271 S. Main, Non-Use Variance

Joseph Philips, applicant is requesting a non-use variance to install windows on the side of a building that is on the property line. The property is approximately 69 feet wide and 135 feet deep (both width and depth are variable). The property is 10,981 square feet and is zoned B-2, Central Business District.

Section 78-191(f) states "If walls of structures facing interior lot lines contain windows or other openings, side yards of not less than ten feet shall be provided." The applicant is proposing adding windows on the first and second floor on the side of the building which is built to the property line. A variance of 10 feet is required.

Should you have any questions regarding this agenda item, please contact me directly.



Z 20-05 271 S. Main
Windows facing interior lot
line in a side yard setback
ZBA Mtg 8/6/20



RECEIVED
JUL 07 2020
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

DIMENSIONAL (NON-USE) VARIANCE APPLICATION
Community Development Department
201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

271 S. MAIN STREET 07/08/20
Address of Property Date of Application

JOSEPH PHILIPS BRIAH LAHLOIS OPERATIONS DIRECTOR
Applicant Name Property Owner

921 WING ST. PLYMOUTH MI 48170
Address City State Zip

JOSEPHPHILIPSARCHITECT@GMAIL.COM (734) 455-8354
Email Phone

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are encouraged at submittal.

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

ARTICLE XVII, SECTION 78-191(S): NOTES TO SCHEME - SIDE YARDS (10' REQUIRED)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to:

ALLOW ADDITIONAL WINDOWS WITHIN EXISTING AND PROPOSED WALLS LOCATED ON THE PROPERTY LINE

Description of Property

Current zoning classification: B-2

Current use of structure(s) on premises: GROWTH WORKS - SEE TITLE SHEET

Is it a corner or interior lot? INTERIOR LOT

Size and area of lot: SEE SITE PLAN 0.252 ACRES, 10,981.75 SQ. FT.

Total square footage of existing main structure(s): SEE TITLE SHEET

Total square footage of accessory structure(s): N/A

Existing lot coverage (percentage) of all buildings and structures: N/A

Height of existing main and/or accessory structures: VARIES - 23'-0" + L MAX.

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: SEE ATTACHED DRAWINGS

Front yard setback after completion (measured from property line): VARIES - 8'-0" + L MAX.

Rear yard setback after completion (measured from property line): ZERO

Side yard setback after completion (measured from property line): VARIES - ZERO MAX.

Height of proposed structure: 23'-0" + L

Lot coverage (percentage) after completion: N/A

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4):

A scaled drawing or boundary survey depicting the above information.

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) _____

SEE ATTACHMENT "A"

2. What effect will the variance have on neighboring properties? _____

SEE ATTACHMENT "A"

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) _____

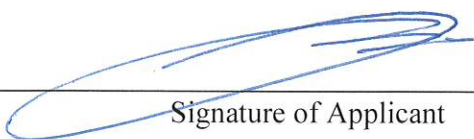
SEE ATTACHMENT "A"

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? _____

SEE ATTACHMENT "A"

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

Signature of Property Owner


Signature of Applicant

Subscribed and sworn before me this 7 day of JUL, 2020

Marleta Barr Notary Public
My Commission expires Feb 28, 2025

271 S. MAIN STREET
NON-USE VARIANCE: SIDE YARD SETBACK VARIANCE REQUEST

**ATTACHMENT A - RESPONSE TO THE FOLLOWING ZONING BOARD OF
APPEAL "DIMENSIONAL (NON-USE) VARIANCE APPLICATION" ITEMS**

- 1) What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property in the city?
- A. THE BUILDING IS EXISTING AND CURRENTLY ENJOYS WINDOWS ON THE SOUTH ELEVATION.
 - B. THE SOUTHERN MOST PART OF THE BUILDING TO WHICH WE ARE SEEKING A VARIANCE WAS BUILT IN 1953. THERE ARE CURRENTLY ELEVEN (11) WINDOWS ON THE SOUTH ELEVATION OF THE BUILDING.
 - FOUR (4) OF THE WINDOWS ARE LOCATED ON THE FIRST FLOOR AND ARE LOCATED ON A WALL CONSTRUCTED ON THE SOUTHERN PROPERTY LINE.
 - SEVEN (7) OF THE WINDOWS ARE LOCATED ON THE SECOND FLOOR AND ARE LOCATED ON A WALL CONSTRUCTED APPROXIMATELY 9'-2' OFF THE SOUTHERN PROPERTY LINE.
 - C. ALL OF THE ELEVEN (11) WINDOWS ARE IN VIOLATION OF THE CURRENT ZONING ORDINANCE. WHETHER THE WINDOWS ON THIS ELEVATION HAVE BEEN THERE SINCE 1953 IS UNCERTAIN.
 - D. ROOMS ON THE SOUTH ELEVATION ARE USED PRIMARILY FOR BUSINESS AND MEETING FUNCTIONS. BECAUSE OF THEIR SIZE OCCUPANCY OF THESE ROOMS IS LIGHT.
 - E. EMPLOYEES AND CLIENTS HAVE COME TO ENJOY THE BENEFITS OF DIRECT SUNLIGHT INTO THE BUILDING FROM THE SOUTH ELEVATION FOR MANY YEARS.
 - F. THE PROPOSED CONSTRUCTION WILL RESULT IN FIFTEEN (15) WINDOWS BEING LOCATED ON THE SOUTH ELEVATION:
 - EIGHT (8) WINDOWS ON THE FIRST FLOOR. [Four(4) Existing Will Remain And Four (4) Windows Are Proposed.]
 - SEVEN (7) WINDOWS ON THE SECOND FLOOR. [Five (5) Existing Will Remain, Two (2) Will Be Removed And Two (2) Windows Are Proposed.]
 - G. THE PROPOSED ADDITION TO THE BUILDING IS NOT SO MUCH THE RESULT OF THE NEED FOR ADDITIONAL SQUARE FOOTAGE AS IT IS TO PROVIDE A BUILDING MASS THAT WILL ACCEPT THE PROPOSED TWO STORY FAÇADE DESIRED BY GROWTH WORKS. ADDITIONAL WINDOWS ARE PROPOSED TO COMPLIMENT THE DESIGN AND TO ADD WINDOWS IN EXISTING DARK ROOMS LOCATED ON THE FIRST FLOOR.

THE EXISTING BUILDING LOCATION, COUPLED WITH THE FACT THAT WINDOWS ALREADY EXIST ON THE SOUTH WALL OF THE BUILDING CONSTITUTE THE PRACTICAL DIFFICULTIES THAT ARE UNIQUE TO THIS PROPERTY.

2) What effect will the variance have on neighboring properties?

THE PROPOSED VARIANCE AND SUBSEQUENT ADDITION WILL HAVE THE FOLLOWING POSITIVE EFFECTS ON THE NEIGHBORING PROPERTIES.

- INCREASE THE VISUAL APPEAL OF THE DOWNTOWN BY ALLOWING A FULL 2 STORY FAÇADE ADDITION TO THE EXISTING BUILDING THAT IS RESPECTFUL OF ITS SURROUNDINGS, THE SCALE OF THE NEIGHBORING STRUCTURES AND THE ARCHITECTURAL CHARACTER OF THE AREA.
- ADD MORE LIFE TO THE SOUTH ELEVATION OF THE BUILDING BY PROVIDING ADDITIONAL WINDOWS.

3) Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about?

NO, THE CONDITIONS, WHICH EXIST, THAT WARRANT THE GRANTING OF THESE VARIANCES WERE IN PLACE BEFORE THE CURRENT OWNERS PURCHASED THE PROPERTY. THE LOCATION OF THE EXISTING BUILDING, AS WELL AS THE EXISTENCE OF SOUTH WALL WINDOWS ALL EXISTED PRIOR THE APPLICANT PURCHASING THE PROPERTY.

THE EXISTING BUILDING IS NON-CONFORMING BECAUSE IT IS NOT LOCATED WITHIN THE CURRENT REQUIRED SETBACKS. WHEN THE STRUCTURE WAS BUILT, IT IS ASSUMED THAT IT DID IN FACT CONFORM TO THEN CURRENT ORDINANCES. IF THE SETBACK REQUIREMENTS DID NOT CHANGE OR IF THE EXISTING STRUCTURE WAS BUILT TO CURRENT SETBACK REQUIREMENTS, A VARIANCE WOULD MORE THAN LIKELY NOT BE REQUIRED.

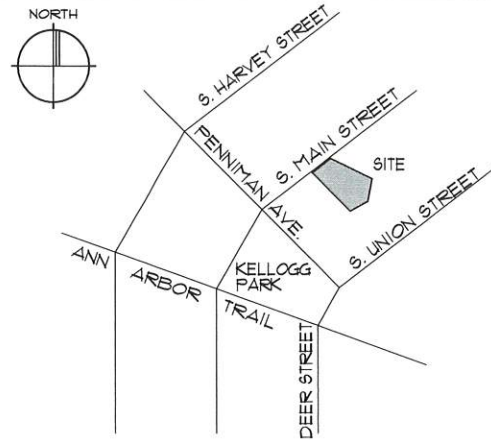
4) Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?

THE ORDINANCE RESTRICTIONS PREVENT THE APPLICANT FROM ADDING ONTO THE EXISTING BUILDING PROVIDING CONSTRUCTION THAT MATCHES THE EXISTING. TYPICALLY BUILDING A SECOND FLOOR AND ADDING WINDOWS ON AN EXTERIOR WALL IS WHAT A PROPERTY OWNER COULD EXPECT. IF THE BUILDING WERE CONSTRUCTED CONFORMING TO CURRENT SETBACK REQUIREMENTS A VARIANCE WOULD NOT BE REQUIRED.

GROWTH WORKS - ADDITION & ALTERATIONS

271 SOUTH MAIN STREET

LOCATION MAP :



SITE PLAN NOTES :

- SP1 PAINT OUT ALL EXISTING PAINT STRIPS WITH-IN PARKING LOT.
- SP2 REPAIR CRACKS AND SEAL COAT PARKING LOT. EXTENT OF REPAIR IS TO BE DISCUSSED WITH OWNER.
- SP3 CONCRETE PARKING BUMPERS.
- SP4 REMOVE EXISTING ASPHALT, CONCRETE, PAVERS, LANDSCAPING, LANDSCAPE TIES, ETC. AND INSTALL PAVERS.
- SP5 PAVES INSTALLATION TO PREVENT RAIN WATER FROM ENTERING DOORS.
- SP6 4" x 18" VAN ACCESSIBLE BARRIER FREE PARKING SPACE SIGN BELOW 12" x 18" ACCESSIBLE BARRIER FREE PARKING SIGN ON 1 1/2" SQUARE GALVANIZED STEEL POST SET IN 8" dia. x 3'-6" DEEP CONCRETE FOOTING. MOUNT BOTTOM OF VAN ACCESSIBLE BARRIER FREE PARKING SIGN AT 6'-8" ABOVE GRADE AND EXTEND POST 3'-0" INTO FOOTING.
- SP7 ACCESSIBLE BARRIER FREE LOGO TO BE PAINTED "ACCESSIBLE BLUE".
- SP8 4" WIDE "ACCESSIBLE BLUE" PAINT BORDER & STRIPES AT 45 DEGREES AT 2'-0" O.C.
- SP9 4" WIDE "ACCESSIBLE BLUE" PAINT STRIPES
- SP10 4" WIDE WHITE PAINT STRIPE PARKING SPACE INDICATION - TYPICAL UNO.
- SP11 REWORK EXISTING PLANTER TO REDUCE SIZE FROM 6'-1" WIDE TO 4'-0" WIDE. PLANTER DEPTH TO REMAIN AS IS.
- SP12 REWORK NORTH END OF EXISTING LANDSCAPE AREA AS INDICATED.
- SP13 EXPAND EXISTING BRICK PAVES AREA TO BUTT TIGHT TO REWORKED PLANTER AND LANDSCAPE AREA.

INDEX OF CONSTRUCTION DRAWINGS :

SHT. NO.	SHEET TITLE	CURRENT ISSUE
	EXISTING AND PROPOSED SITE PLANS	01/08/20
PD1	PROPOSED FLOOR PLANS	01/08/20
PD2	PROPOSED EXTERIOR ELEVATIONS	01/08/20
PD3	ENLARGED FLOOR PLAN & ELEVATION	01/08/20
EC1	EXISTING FLOOR PLANS	01/08/20
EC2	EXISTING EXTERIOR ELEVATIONS	01/08/20
T-1	TOPOGRAPHIC SURVEY	01/16/20

PLYMOUTH, MICHIGAN

ISSUED FOR :

01/08/20 DRAWINGS ARE SUBMITTED THIS DATE TO THE CITY OF PLYMOUTH ZONING BOARD OF APPEALS TO OBTAIN A VARIANCE TO PROVIDE ADDITIONAL WINDOWS ON THE SOUTH WALL OF THE BUILDING WHICH IS LOCATED ON THE PROPERTY LINE.

ABOUT GROWTH WORKS :

GROWTH WORKS PROVIDES SERVICES THAT ADDRESS INDIVIDUAL NEEDS AND PROVIDE PERSONAL CARE AND SUPPORT TO EACH OF THEIR CLIENTS. GROWTH WORKS IS LICENSED BY THE STATE OF MICHIGAN AS A SUBSTANCE ABUSE SERVICE PROVIDER. THEIR CHEMICAL DEPENDENCY SERVICES AND YOUTH ASSISTANCE PROGRAMMING ARE EACH ACCREDITED BY THE JOINT COMMISSION FOR ACCREDITATION OF HEALTHCARE ORGANIZATIONS.

PROJECT NARRATIVE :

THIS PROJECT INVOLVES A FACADE ALTERATION AND SMALL ADDITION TO "GROWTH WORKS" A COUNSELING CENTER. THE BUILDING WAS ORIGINALLY CONSTRUCTED IN 1934 AND ADDED TO IN 1953. IT IS THE OWNER'S DESIRE TO CONSTRUCT THE TOTAL PROJECT (DEFINED ON THE DRAWINGS), BUT HAVE AN ALTERNATE PLAN (ALSO DEFINED ON THE DRAWINGS) FOR CONSIDERATION, SHOULD ECONOMIC ISSUES ARISE.

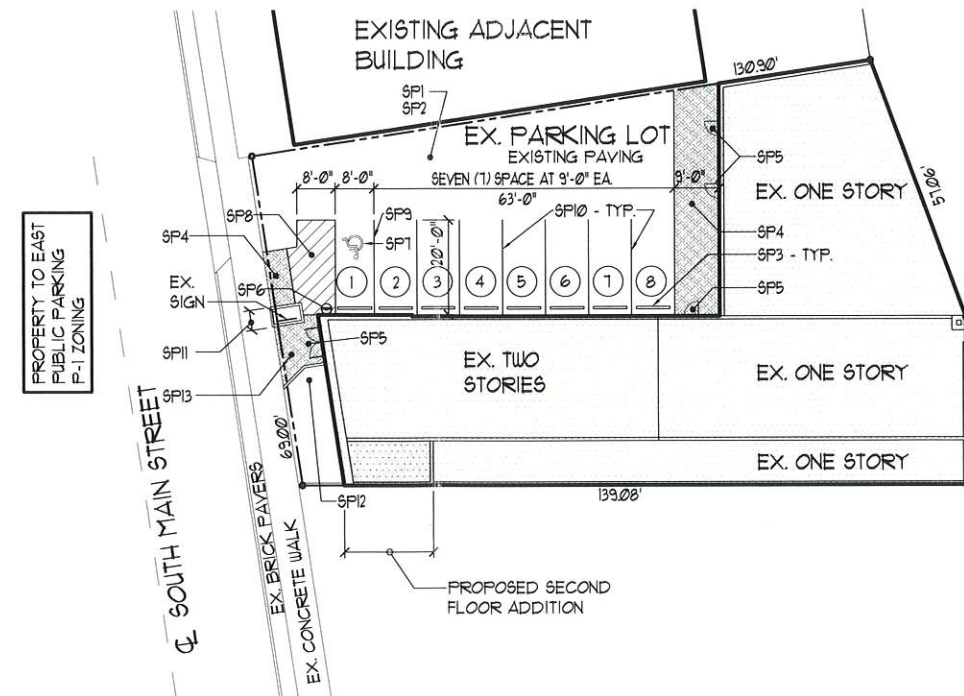
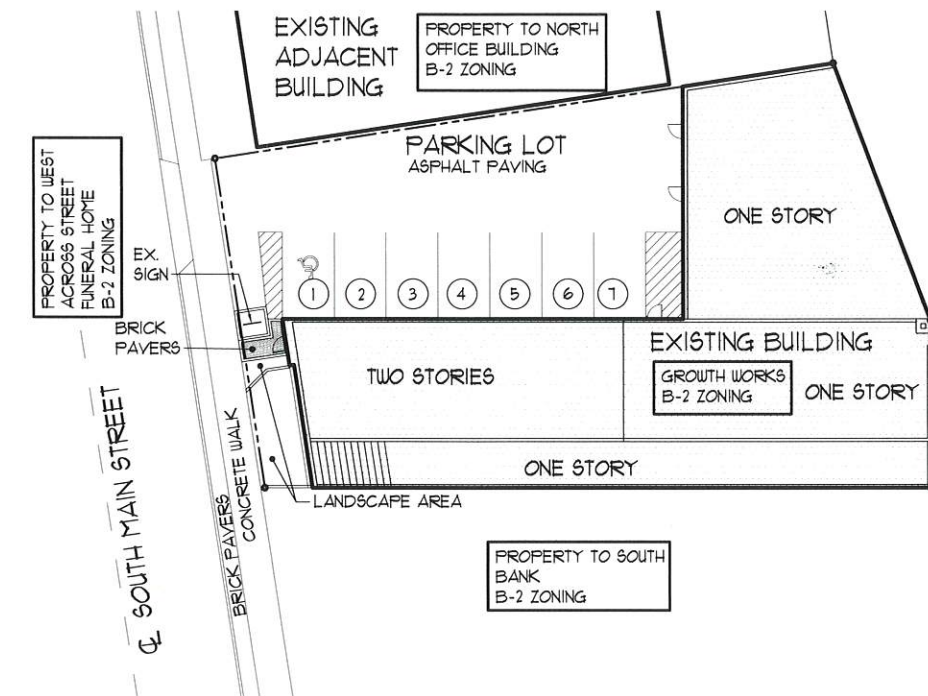
THE BUILDING IS LOCATED WITHIN THE CITY OF PLYMOUTH HISTORIC DISTRICT, BUT IS CONSIDERED AS NON-CONTRIBUTING BECAUSE OF PREVIOUS ALTERATIONS.

PARKING INFORMATION :

EXISTING PARKING SEVEN (7) PARKING SPACES TOTAL INCLUDING ONE (1) ACCESSIBLE SPACE.
 PROPOSED PARKING EIGHT (8) PARKING SPACES TOTAL INCLUDING ONE (1) ACCESSIBLE SPACE.
 271 S. MAIN IS A SITE THAT WAS DEVELOPED PRIOR TO THE EXECUTION OF ZONING ORDINANCE REQUIRED OFF-STREET PARKING. THE FOOTPRINT OF THE BUILDING ON THIS SITE HAS REMAINED THE SAME SINCE 1953. THE PROPOSED ADDITION TO THIS SITE WILL NOT INCREASE THE NEED FOR PARKING. AS WITH MANY CURRENT BUSINESS MODELS, THE OFFICE IS NOT FULLY OCCUPIED AT ANY ONE TIME DURING NORMAL BUSINESS HOURS. THE ADDITION AREA WILL PROVIDE OFFICE SPACE GIVING A LITTLE MORE "ELBOW ROOM" FOR EXISTING EMPLOYEES. SESSIONS HELD DURING THE EVENING HOURS ARE TYPICALLY WHERE THE NEED FOR PARKING WOULD BE THE GREATEST. WITH THIS BEING THE SITUATION AND BECAUSE OF SERVICE PROGRAM REQUIREMENTS, MOST CLIENTS HAVE TRANSPORTATION SERVICES DROP THEM OFF AND PICK THEM UP FROM SERVICES BEING PROVIDED ON SITE.

BUILDING SQUARE FOOTAGE :

EXISTING BUILDING	
FIRST FLOOR	6,709 SQ. FT.
SECOND FLOOR	1,740 SQ. FT.
PROPOSED PARTIAL ADDITION	
FIRST FLOOR	44 SQ. FT.
SECOND FLOOR	211 SQ. FT.
TOTAL SQUARE FOOTAGE EXISTING	8,449 SQ. FT. (6,759 SQ. FT. USABLE)
TOTAL SQUARE FOOTAGE WITH FULL ADDITION	8,704 SQ. FT. (6,963 SQ. FT. USABLE)



SITE NOTE :
 INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A COPY OF A TOPOGRAPHIC SURVEY DRAWN BY GLA SURVEYORS & ENGINEERS, JOB NO. 1475-225. JOSEPH PHILIPS-ARCHITECT, L.L.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.



RECEIVED

JUL 07 2020

CITY OF PLYMOUTH
 COMMUNITY DEVELOPMENT

Z 20-05 271 S. Main
 Windows facing interior lot
 line in a side yard setback
 ZBA Mtg 8/6/20

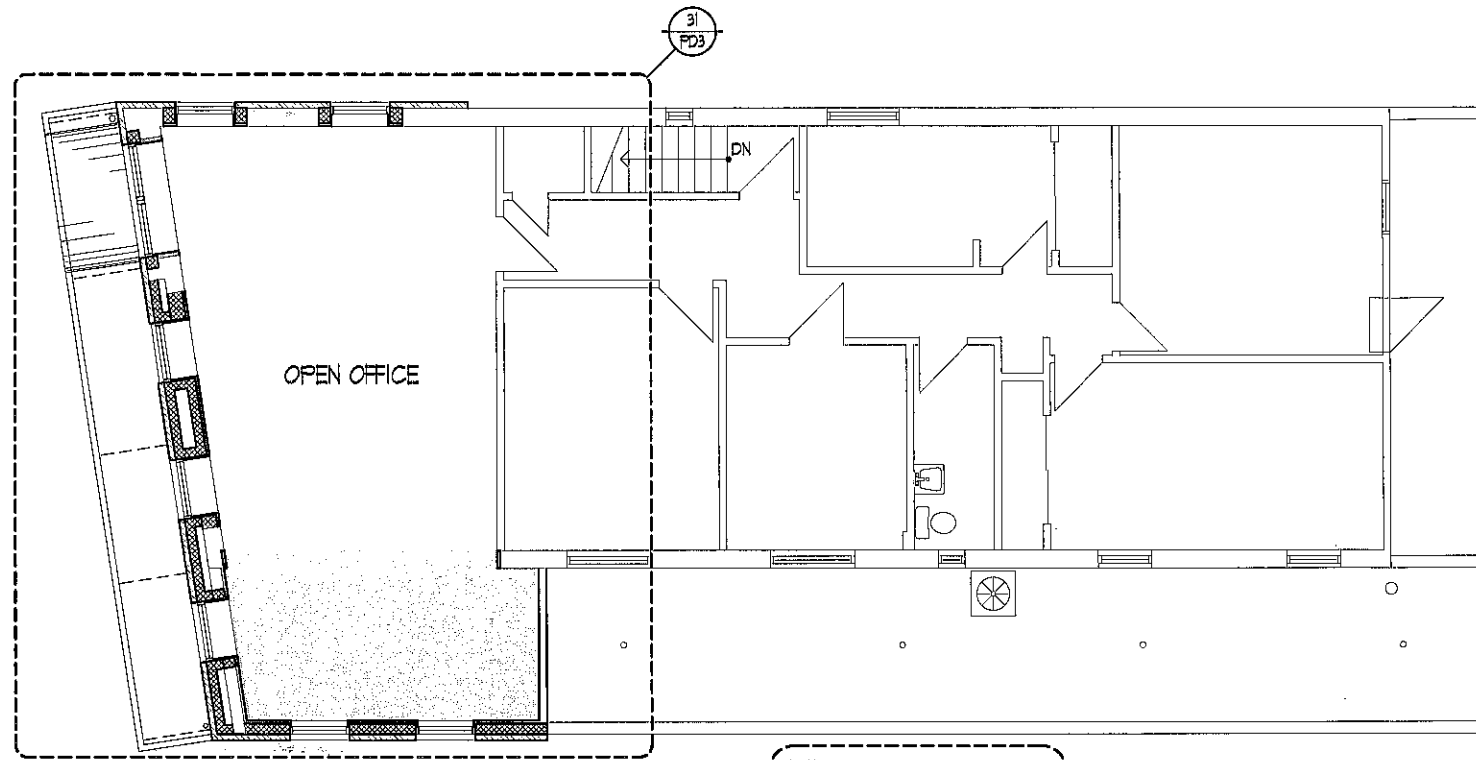
JOSEPH PHILIPS ARCHITECT, L.L.C. MEMBER AMERICAN INSTITUTE OF ARCHITECTS 921 WING STREET, PLYMOUTH, MICHIGAN 48170 PHONE: (734) 455-8354 EMAIL: JOSEPHPHILIPSARCHITECT@GMAIL.COM WWW.JOSEPHPHILIPSARCHITECT.COM

PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS 271 SOUTH MAIN, PLYMOUTH, MICHIGAN PROPOSED FIRST FLOOR PLAN

STATUS: PRELIM. REVIEW. PERMIT. CONSTR. REVISED

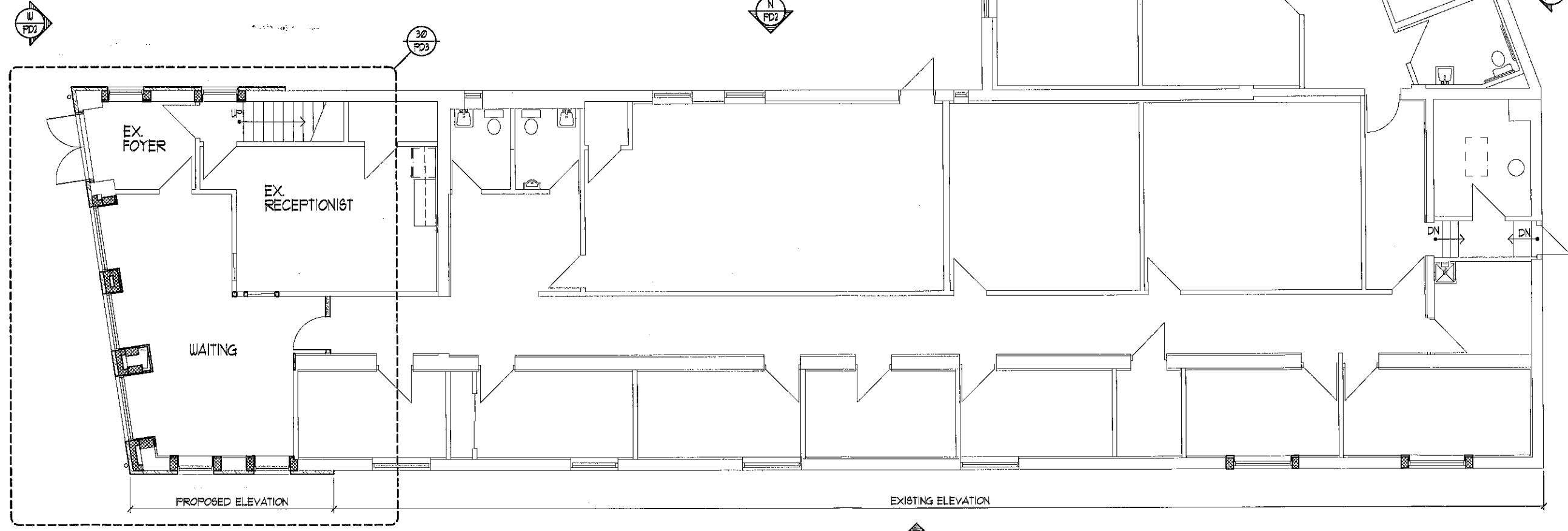
DATE: 7/7/2020 ZBA

SHEET NO: 593_PD_03 TITLE:



NORTH
PROPOSED SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"

NOTE:
 SHADED AREA INDICATES ACTUAL
 INCREASE IN SECOND FLOOR
 SQUARE FOOTAGE (211 SQ. FT.)



NORTH
PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

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 WWW.JOSEPHPHILIPSARCHITECT.COM

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PROJECT:
GROWTH WORKS - ADDITION & ALTERATIONS
 271 SOUTH MAIN, PLYMOUTH, MICHIGAN
 PROPOSED FLOOR PLANS

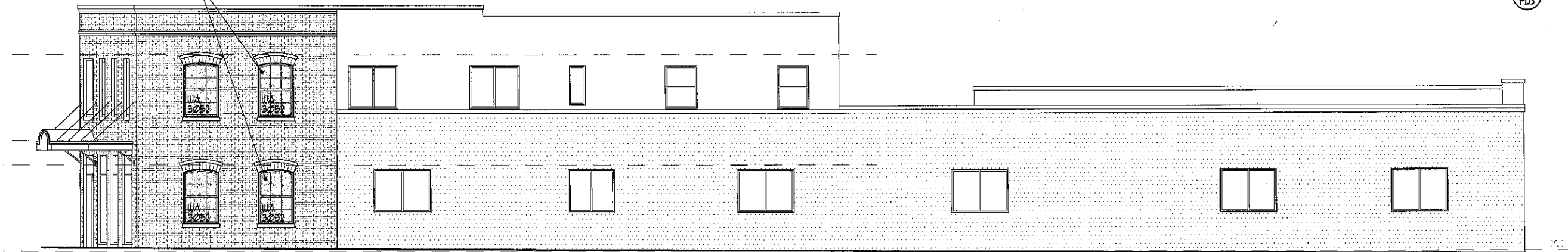
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 REVIEW
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DATE:
 07/08/20 ZBA

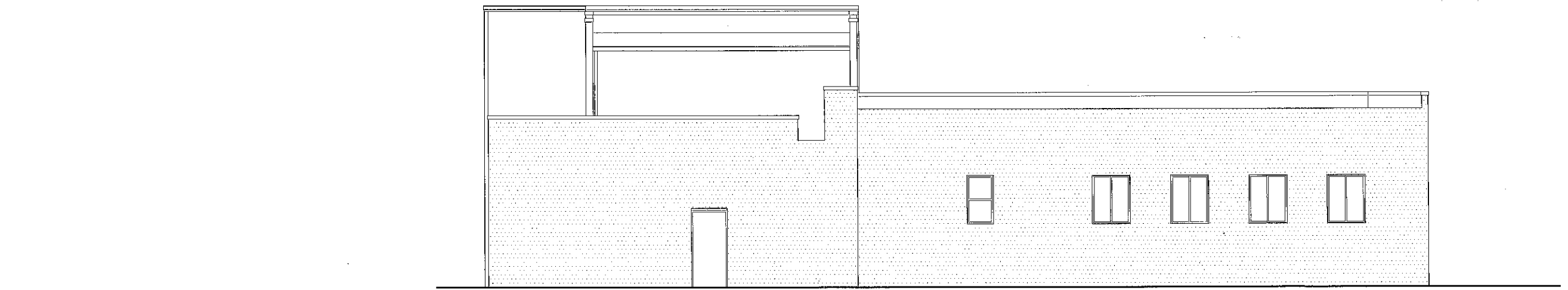
JOB NO.:
 19593
 SHEET NO.:
PD1
 993_PD_03

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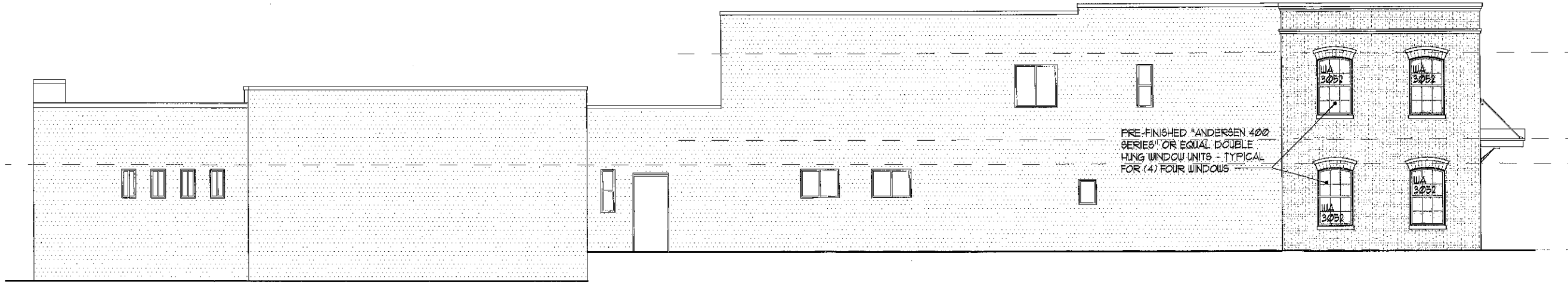
PRE-FINISHED "ANDERSEN 400 SERIES" OR EQUAL DOUBLE HUNG WINDOW UNITS - TYPICAL FOR (4) FOUR WINDOWS



S SOUTH ELEVATION
 PDI SCALE: 3/16" = 1'-0"



E EAST ELEVATION
 PDI SCALE: 3/16" = 1'-0"



PRE-FINISHED "ANDERSEN 400 SERIES" OR EQUAL DOUBLE HUNG WINDOW UNITS - TYPICAL FOR (4) FOUR WINDOWS

N NORTH ELEVATION
 PDI SCALE: 3/16" = 1'-0"

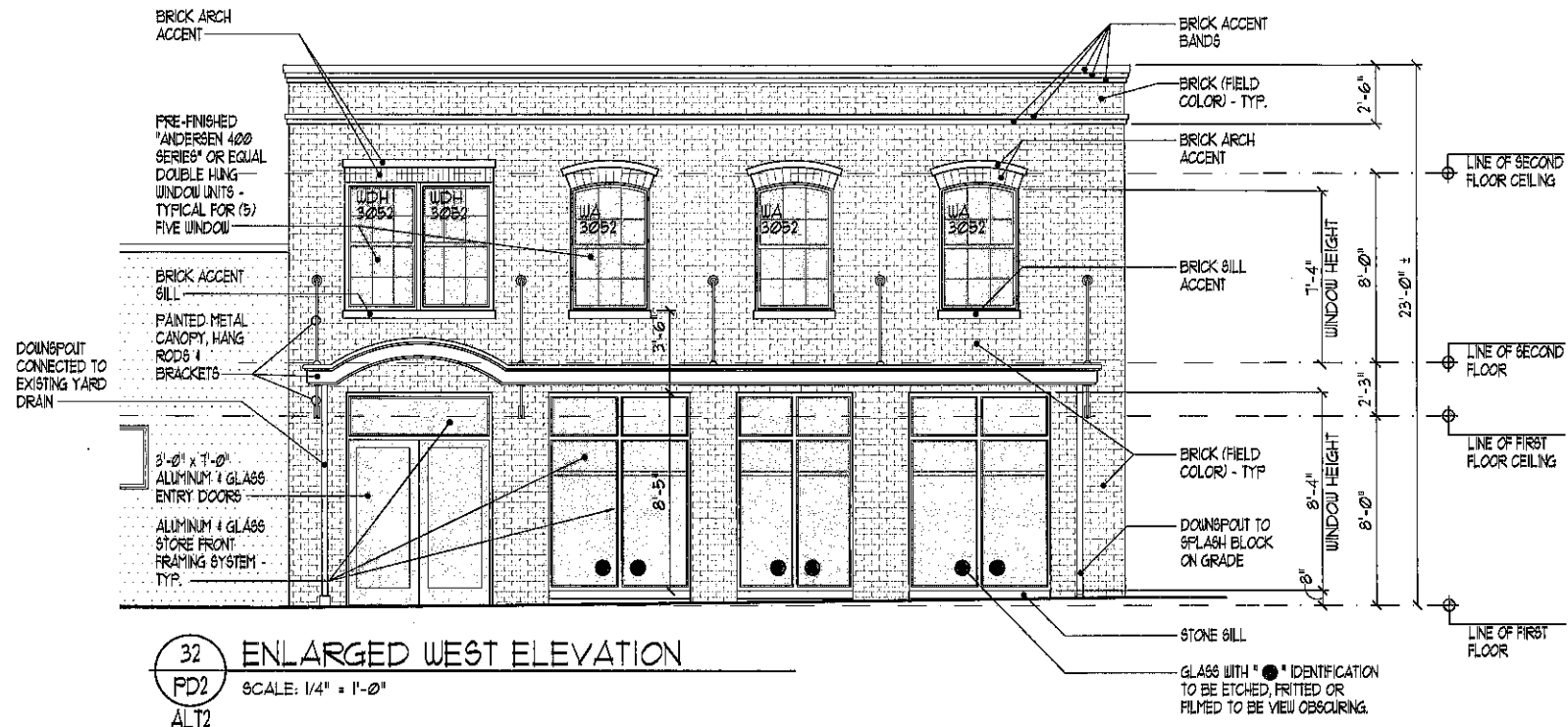
W WEST ELEVATION
 PDI SCALE: 3/16" = 1'-0"

JOB NO: 19593
 DATE: 07/08/20 ZBA
 SHEET NO: PD2
 593_PD_03

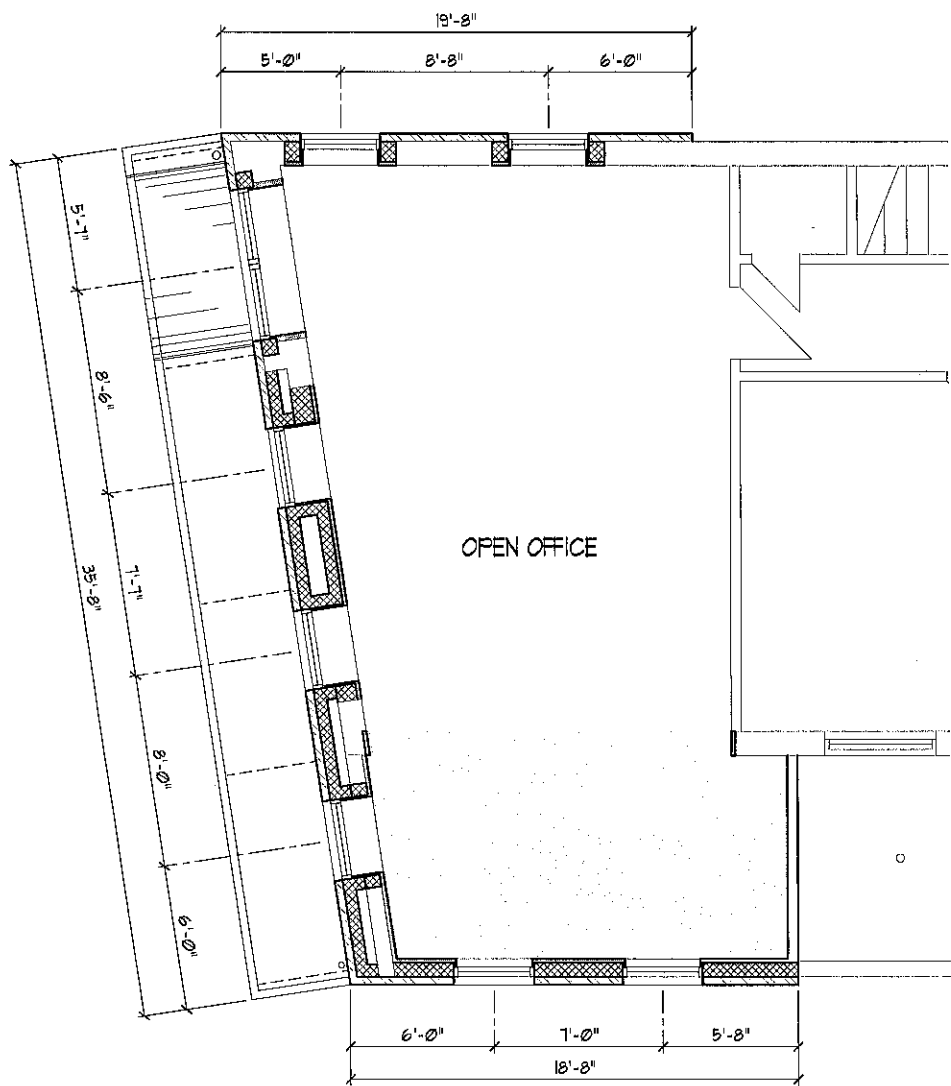
PROJECT:
 GROWTH WORKS - ADDITION & ALTERATIONS
 271 SOUTH MAIN, PLYMOUTH, MICHIGAN
 PROPOSED EXTERIOR ELEVATIONS

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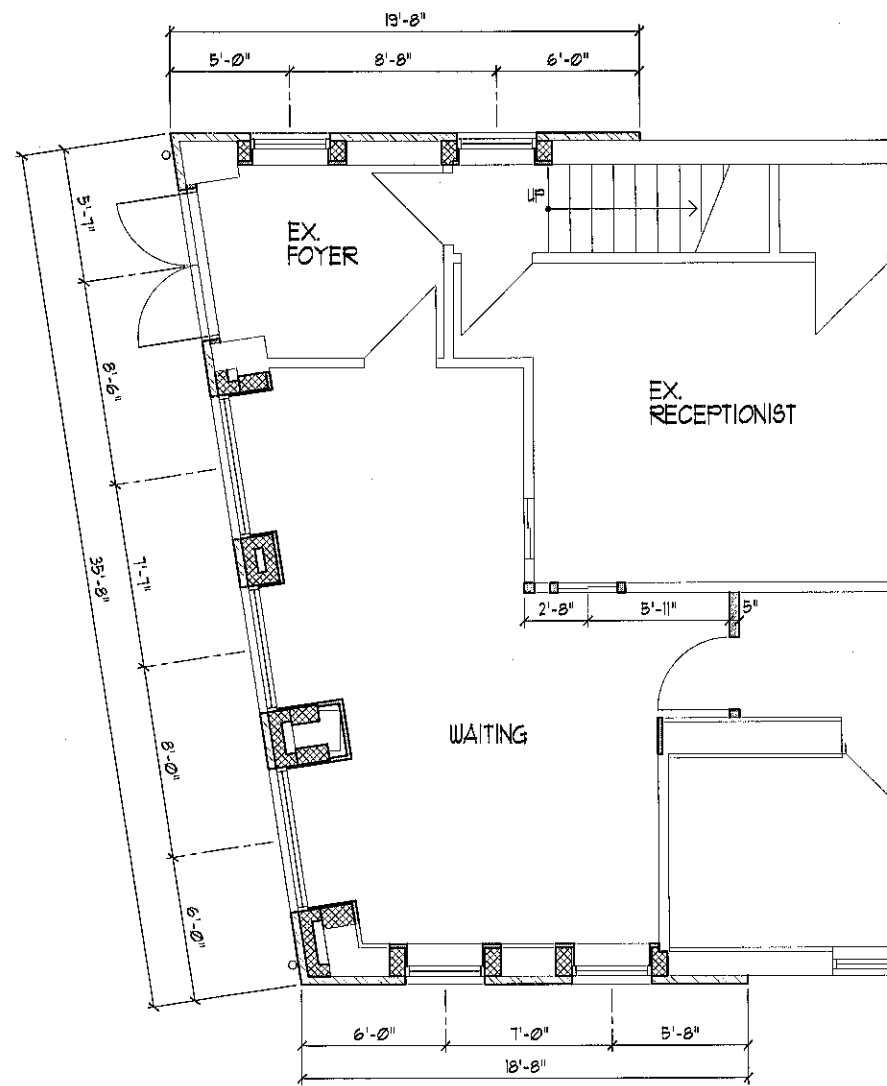
JOSEPH PHILIPS
 ARCHITECT, LLC



32 ENLARGED WEST ELEVATION
 PD2 SCALE: 1/4" = 1'-0"
 ALT2



31 ENLARGED SECOND FLOOR PLAN
 PD1 SCALE: 1/4" = 1'-0"
 ALT1



30 ENLARGED FIRST FLOOR PLAN
 PD1 SCALE: 1/4" = 1'-0"
 ALT1

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PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS
 271 SOUTH MAIN, PLYMOUTH, MICHIGAN
 ENLARGED FLOOR PLANS & ELEVATION

STATUS:
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DATE: 07/08/20 ZBA

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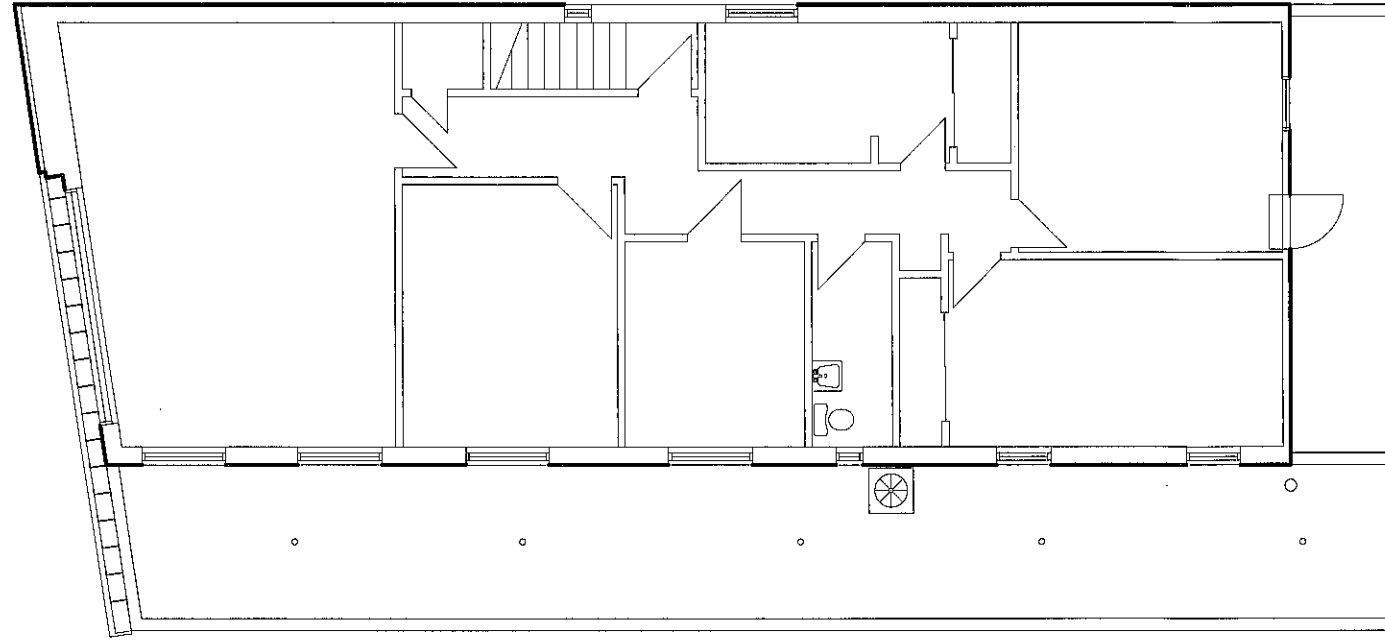
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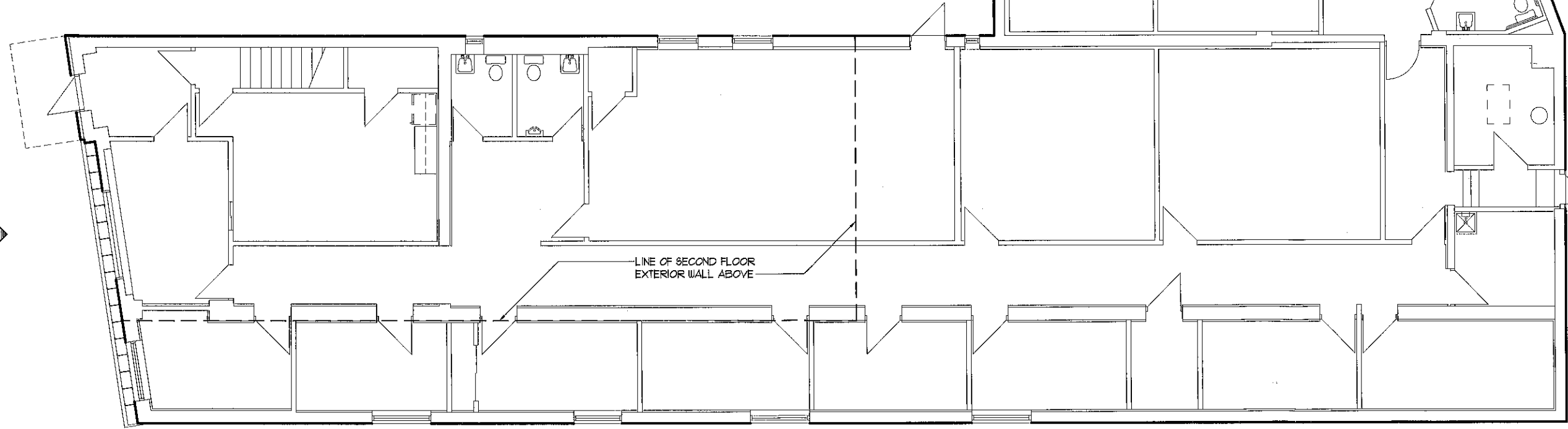
SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



JOB NO: 19593
SHEET NO: EC1
993_EC_03

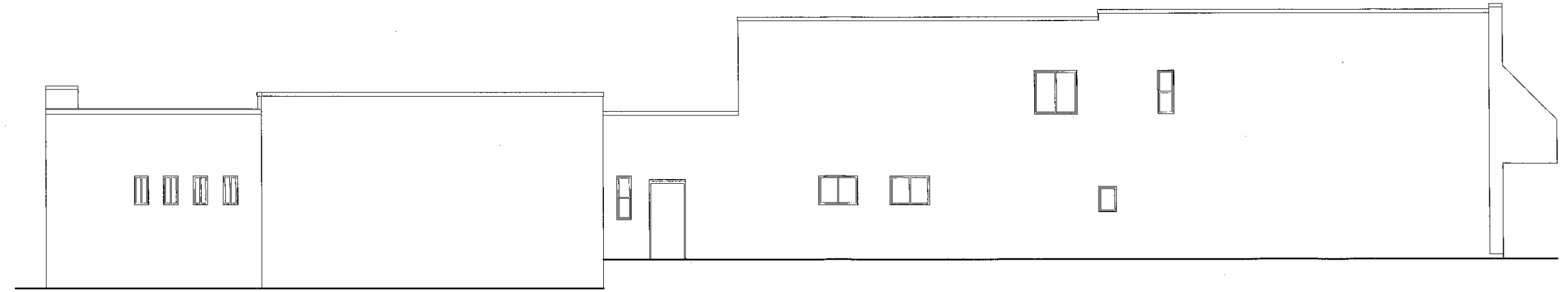
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PROJECT: GROWTH WORKS - ADDITION & ALTERATIONS
271 SOUTH MAIN, PLYMOUTH, MICHIGAN
EXISTING FLOOR PLANS

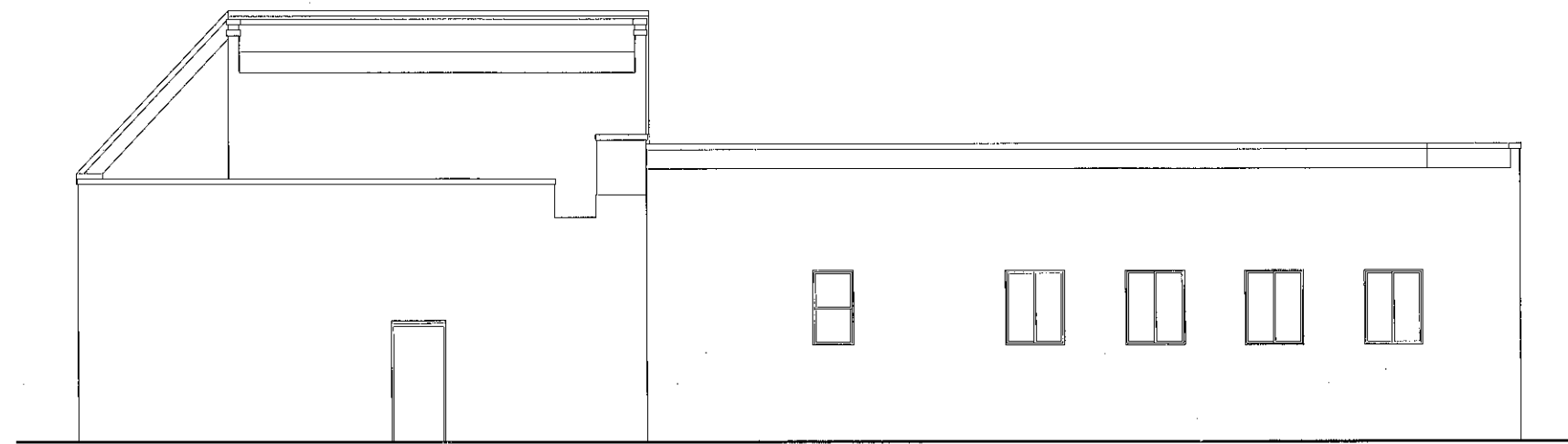
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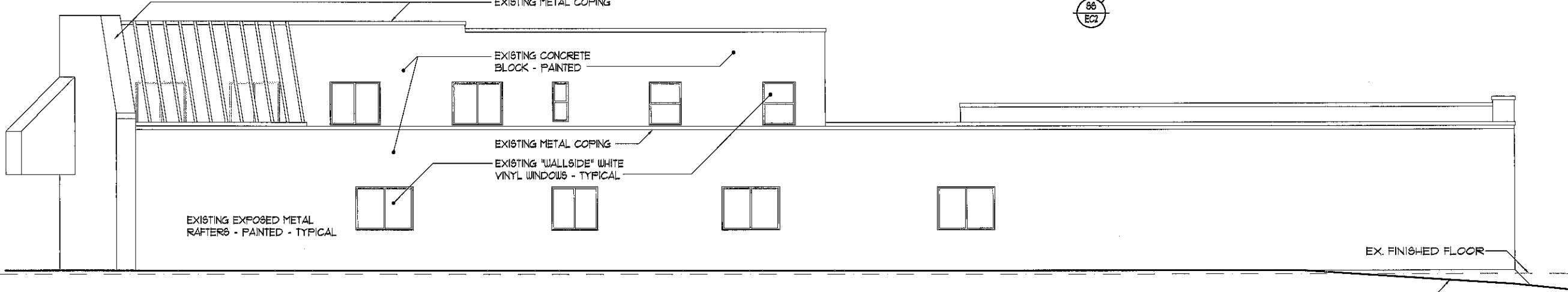
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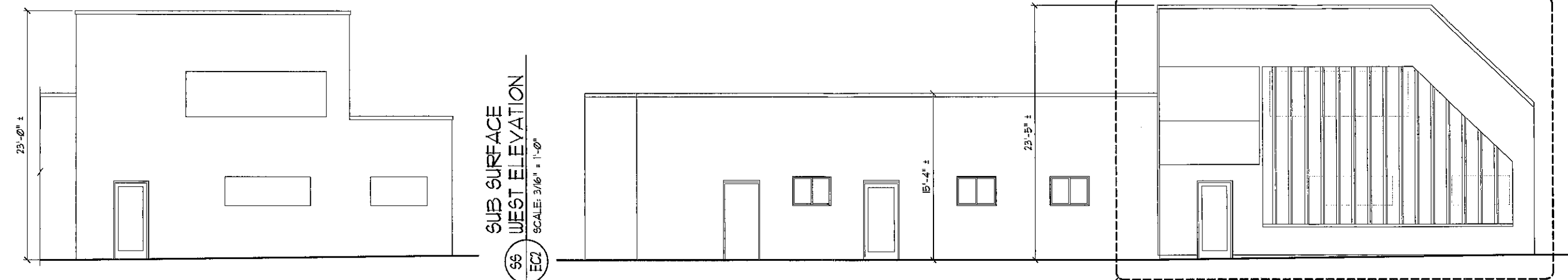
N NORTH ELEVATION
 ECI SCALE: 3/16" = 1'-0"



E EAST ELEVATION
 ECI SCALE: 3/16" = 1'-0"



S SOUTH ELEVATION
 ECI SCALE: 3/16" = 1'-0"



W WEST ELEVATION
 ECI SCALE: 3/16" = 1'-0"

SS SUB SURFACE WEST ELEVATION
 ECI SCALE: 3/16" = 1'-0"

JOB NO: 19593	DATE: 07/08/20 ZBA
SHEET NO: EC2	STATUS: <input type="checkbox"/> PRELIM. <input checked="" type="checkbox"/> REVIEW <input type="checkbox"/> PERMIT <input type="checkbox"/> CONSTR. <input type="checkbox"/> REVISED
593_EC_03	

PROJECT:
 GROWTH WORKS - ADDITION & ALTERATIONS
 271 SOUTH MAIN, PLYMOUTH, MICHIGAN
 EXISTING EXTERIOR ELEVATIONS

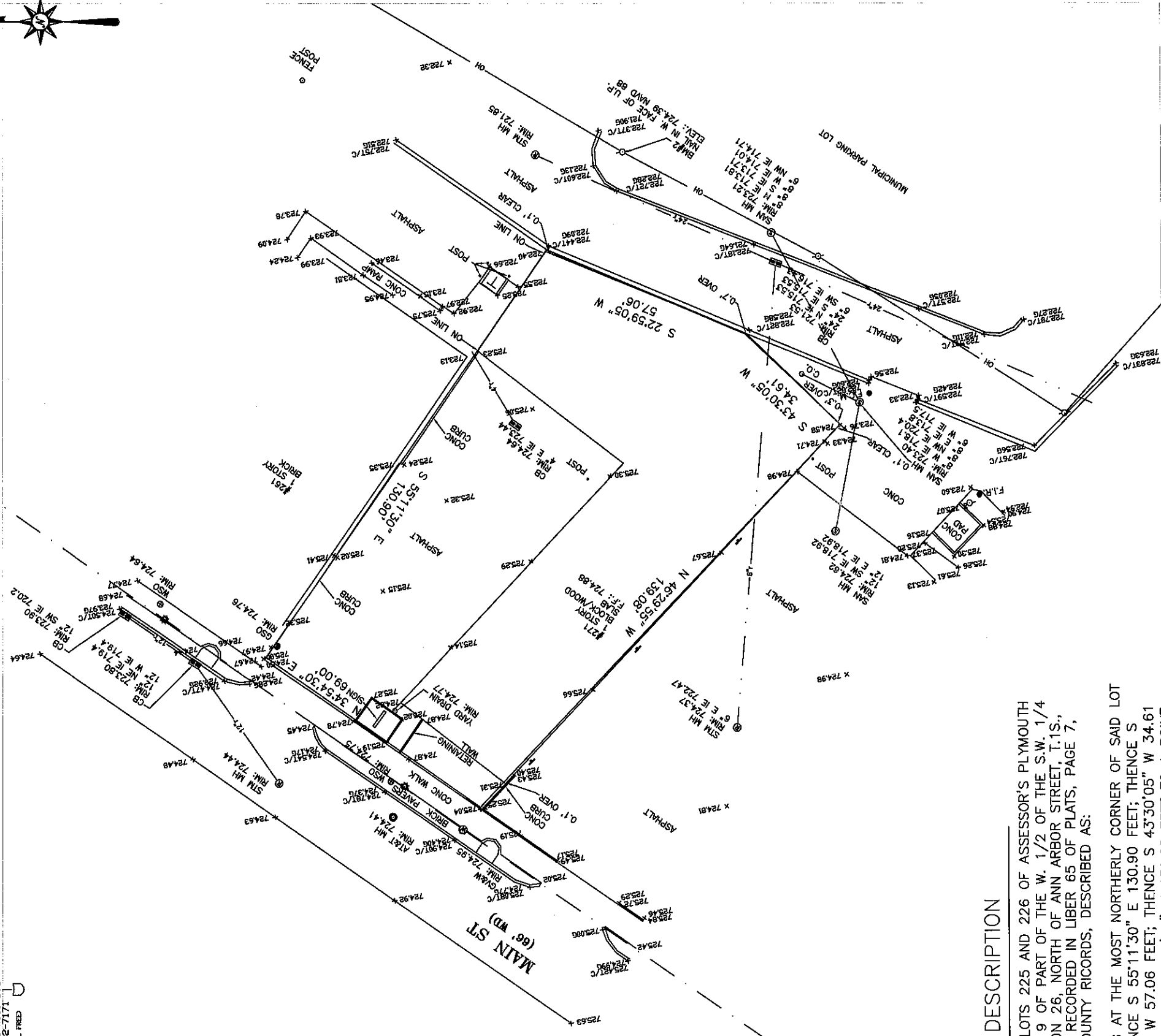
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 WITH CURRENT ISSUE DATES OF DOCUMENTS
 WITH GRANT WORK TO
 BEGINNING WORK

JOSEPH PHILIPS
 ARCHITECT, LLC

HOUSE NAME

72 HOURS BEFORE YOU DIG CALL MISS DIG 800-486-7171

SITE PLAN



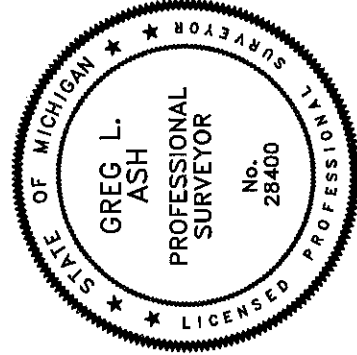
LEGAL DESCRIPTION

PART OF LOTS 225 AND 226 OF ASSESSOR'S PLYMOUTH PLAT NO. 9 OF PART OF THE W. 1/2 OF THE S.W. 1/4 OF SECTION 26, NORTH OF ANN ARBOR STREET T.1S., R.8E., AS RECORDED IN LIBER 65 OF PLATS, PAGE 7, WAYNE COUNTY RECORDS, DESCRIBED AS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 225; THENCE S 55°11'30\"/>

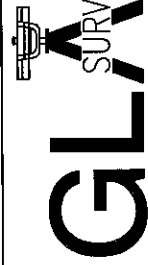
LEGEND

B.M.	STORM MANHOLE
—	STORM CATCH BASIN
—	SANITARY MANHOLE
—	GATE VALVE & WELL
—	DET. EDISON MANHOLE
—	WATER/GAS SHUT OFF
—	FIRE HYDRANT
—	UTILITY POLE
—	SOIL BORING
—	SEPTIC TANK
—	WELL
—	POLE OR POST
—	MAILBOX
—	SECTION CORNER
—	LIGHT
—	DECIDUOUS TREE
—	EVERGREEN TREE
—	PROP. ELEVATION
—	EX. SPOT ELEVATION



SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON XX/XX/XX AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

GREG L. ASH, P.L.S. #28400



8495 N. TERRITORIAL RD.
 PLYMOUTH, MI 48170
 PHONE: (734) 416-9650
 FAX: (734) 416-9657
 www.glasurveyor.com

CLIENT:
 BRIAN LANGLOIS
 GROWTH WORKS, INC
 271 S. MAIN ST
 PLYMOUTH, MI 48170

DATE: 02/26/20
 JOB NO.: 1475-225
 FILE NO.: 1475-225

SCALE: 0' 30' 60'
 1" = 30'

SHEET: 1 OF 1
 DRAWN BY: KID

NOTE: GLA SURVEYORS & ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR OWNER SUPPLIED BUILDING DIMENSIONS. BUILDER/CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.