



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, February 11, 2021 – 7:00 p.m.  
ONLINE Zoom Webinar

City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

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

Due to technical difficulties with the City's website that is no fault of the City the regularly scheduled Zoning Board of Appeals meeting was postponed from Thursday, February 4 to Thursday, February 11 at 7:00 p.m.

Join the Webinar: <https://us02web.zoom.us/j/83696335783> Passcode: 582802

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 January 7, 2021 Meeting Minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
  - a) **Z 21-03:** 696 Forest, non-use variance for front yard setback along Linden
  - b) **Z 21-04:** 925 Fairground, non-use variance for front 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 Zoning Board of Appeals Regular Meeting Agenda

Thursday, February 4, 2021 – 7:00 p.m.  
ONLINE Zoom Webinar

City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

Join the Webinar: <https://us02web.zoom.us/j/89117117001>  
Passcode: 093518  
Webinar ID: 891 1711 7001  
Passcode: 093518

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 January 7, 2021 Meeting Minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
  - a) **Z 21-03:** 696 Forest, non-use variance for front yard setback along Linden
  - b) **Z 21-04:** 925 Fairground, non-use variance for front 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 2017-2021

**GOAL I - QUALITY OF LIFE**

**OBJECTIVES**

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

**ONE-YEAR TASKS 2021**

Restore sports and recreational programs that were halted by COVID-19 as soon as possible  
 Review and evaluate the special event policy with safety considerations  
 Address challenges with the Kellogg Park improvements with safety considerations  
 Move Kellogg Park Fountain project forward  
 Continue to re-engage service clubs to help enhance parks and public properties  
 Increase followers by 2,000 on all our platforms  
 Develop an internal and external communications plan  
 Upgrade City Hall facilities to accommodate remote meetings  
 Continue investigating multi-modal transportation opportunities  
 Revisit noise ordinance

**GOAL II - FINANCIAL STABILITY**

**OBJECTIVES**

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

**ONE-YEAR TASKS 2021**

Find a mechanism to identify funding sources for capital improvement projects  
 Increase funding to the Public Improvement Fund  
 Create a potential package for financing emergency structural repairs  
 Develop a comprehensive asset management plan that includes a review of the equipment fleet  
 Search out other possible revenue streams through continued association with the CWW and the MML  
 Develop a financial plan for public safety  
 Continue to make extra payments towards legacy costs  
 Monitor outside influences on our revenue sources, including unfunded mandates, the 35<sup>th</sup> District Court and the PCCS  
 Negotiate three labor contracts

**GOAL III - ECONOMIC VITALITY**

**OBJECTIVES**

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

**ONE-YEAR TASKS 2021**

Complete Saxton's development  
 Develop municipal parking lot at Saxton's site  
 Support development of 23 parcels adjacent to the Starkweather School property  
 Continue to administer the grant and the brownfield plan to support the Pulte project's completion  
 Finish RRC by the end of the year  
 Develop an annual training calendar for the Planning Commission, the Historic District Commission, the Zoning Board of Appeals and the DDA, and identify a funding source  
 Implement temporary plans to assist businesses in recovery efforts

**GOAL IV - SERVICE AND INFRASTRUCTURE**

**OBJECTIVES**

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

**ONE-YEAR TASKS 2021**

Explore pedestrian safety opportunities into targeted intersections  
 Research funding opportunities for ADA compliance at the PCC  
 Implement 2021 infrastructure program  
 Continue training for future career development and succession planning  
 Conduct a traffic study to determine whether to make additional streets one way  
 Update mapping resources including parcel data, completing 50% by the end of the year  
 Continue to add multi-modal transportation opportunities where applicable  
 Update/replace current technology to ensure compliance with new regulations, rules, and operating systems  
 Revisit paid parking

**City of Plymouth  
Zoning Board of Appeals Notice  
Thursday, February 4, 2021 – 7:00 p.m.  
Online ZOOM**

201 S. Main Street Plymouth, Michigan 48170  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov) Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on Thursday, February 4, 2021 at 7:00 P.M. online via Zoom to consider the following:

Z21-03 Non-Use Variance Request for 696 Forest  
Front yard setback along Linden  
Zoned: R-1, Single-Family Residential  
Applicant: Renee Plant

Z21-04 Non-Use Variance Request for 925 Fairground  
Front Yard Setback  
Zoned: R-1, Single-Family Residential  
Applicant: Paul Albanese

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: Sunday, January 24, 2021



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, January 7, 2021 - 7:00 p.m.

---

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170-1637

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

**Online Zoom Meeting**

**1. CALL TO ORDER**

Chair Joe Elliott called the meeting to order at 7:02 p.m.

Present: Chair Elliott, Members Jim Burrows, Mike Devine, Mike Gowen, Ed Krol

Also present: City Commissioner Tony Sebastian, Community Development Director John Buzuvis, Assistant Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Krol offered a motion, seconded by Burrows, to approve the minutes for the December 3, 2020 ZBA meeting. There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Krol, to approve the agenda for January 7, 2021. There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

**5. ELECTION OF OFFICERS**

Devine nominated Elliott for the office of chair. There were no other nominations, and a roll call vote ensued.

Yes: Burrows, Devine, Elliott, Gowen, Krol

VOTE PASSED 5-0

Devine nominated Burrows for the office of vice chair. There were no other nominations, and a roll call vote ensued.

Yes: Burrows, Devine, Elliott, Gowen, Krol

VOTE PASSED 5-0

**6. OLD BUSINESS**

**a. Z 20-10: 606 Maple, use variance for habitable space in detached garage.**

***Citizen Comments***

There were no citizen comments.

***Board Comments***

Board members discussed their perception that the FAR ordinance and the definition of habitable space were unclear on this matter.

Devine offered a motion, seconded by Gowen, to approve the use variance for habitable space in a detached garage.

***Findings of Fact***

Surrounding properties are zoned such that this would be in keeping with the neighborhood zoning, making it a unique property.

The property cannot be used as a permitted use in that zone due to privacy concerns.

The problem is not self-created.

There was a roll call vote.

Yes: Devine, Gowen

No: Burrows, Elliott, Krol

MOTION FAILED 3-2

**b. Zoning Ordinance Interpretation: Sec. 78-21 – floor area ratio calculation and habitable space in a detached garage**

Krol offered a motion, seconded by Burrows, that the interpretation of habitable space in an accessory structure and the resulting FAR questions be interpreted by the Planning Commission at their earliest convenience.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

**c. Z20-11: 933 Church, non-use variance for lot coverage, FAR, front yard setback and side yard setback – application withdrawn.**

**7. NEW BUSINESS**

**a. Z21-01: 107 N. Holbrook, non-use variance for rear lot coverage**

***Citizen Comments***

Kevin Postel, 1095 York, said he appreciated that the owner planned to restore the building. He asked whether the existing concrete pad would be used for the project, and the applicant said it would.

***Board Comments***

Members of the board also expressed appreciation for the owner restoring the building.

Burrows offered a motion, seconded by Krol, to approve a variance of 8% for rear yard lot coverage.

***Findings of Fact***

The site is unique in the area and backs up to a gas station.

The current garage is unusable.

The problem is not self-generated.

The project preserves a historical structure.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

**b. Z21-02: 365 Joy, non-use variance for front yard setback**

***Citizen Comments***

The board received two emails commenting on the variance request.

Vicky Nicol, 337 Joy, wrote in favor of the variance.

Guy Cava, 958 Ross, wrote opposing the variance.

***Commissioner Comments***

Board members discussed the request and noted that the home on the site is non-conforming to the current front yard setback ordinance, and that the project is essentially an extension of the front porch.

Devine offered a motion, seconded by Krol, to approve a variance of 9.17 feet to the front yard setback for a front porch addition.

***Findings of Fact***

The existing home location prevents any additional porch addition.

***Conditions***

The variance only applies to a pergola or one story uncovered porch structure that does not contribute to lot coverage.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

**8. COMMISSIONER COMMENTS**

Krol asked that items in future packets be labeled with the agenda number in the upper right corner.

Devine congratulated Elliott and Burrows for their election to office.

Burrows said other areas in the state are preparing to distribute the COVID-19 vaccine to level 1-B, and he is hopeful Wayne County will soon follow.

Elliott restated his desire to have the Planning Commission take up the topic of habitable space in accessory buildings as a 2021 goal.

**9. REPORTS AND CORRESPONDENCE**

Bolhuis congratulated Gowen for being appointed to a full member of the ZBA and thanked him for his time as an alternate member.

**10. ADJOURNMENT**

A motion to adjourn was offered at 9:07 p.m. by Krol and seconded by Devine.

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Gowen, Silvers

MOTION PASSED 5-0

DRAFT



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

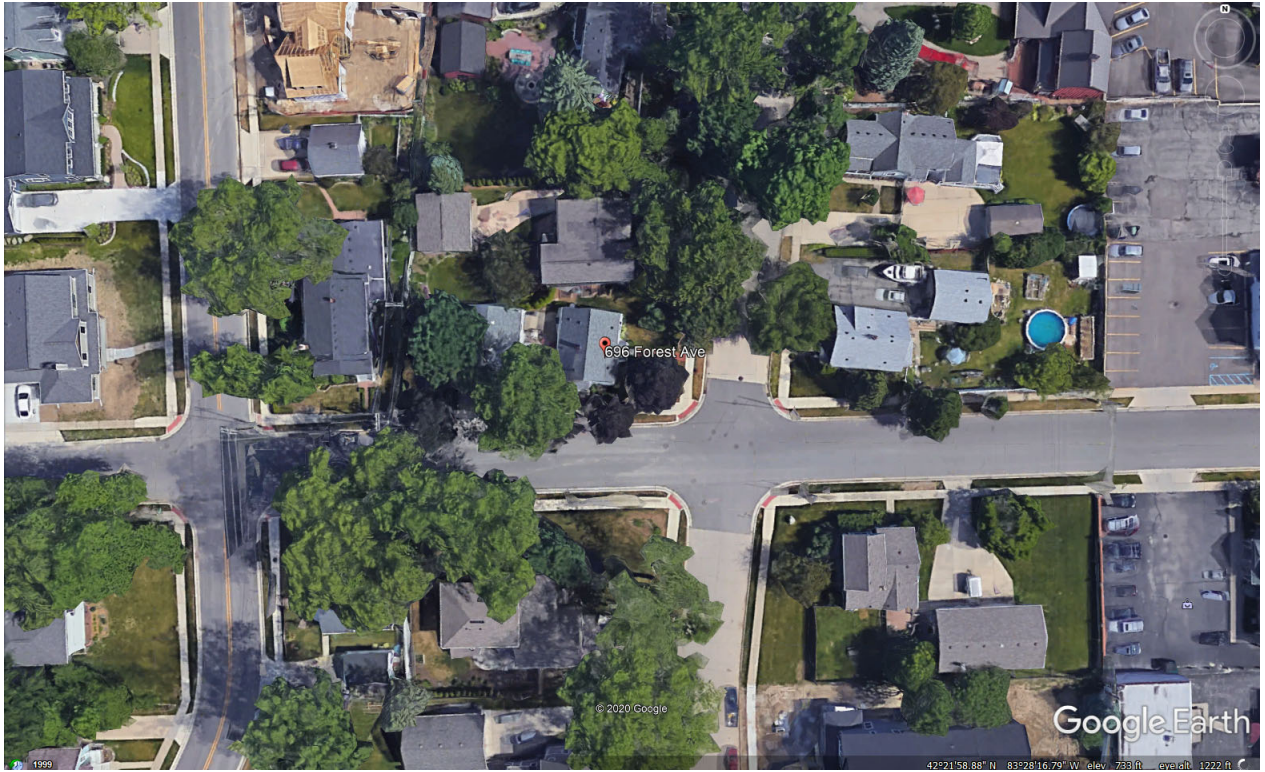
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Assistant Community Development Director  
DATE: January 25, 2021  
RE: Z21-01, 696 Forest, Non-Use Variance

Legacy Custom Builders, applicant, is requesting a non-use variance to a construct a new home and new front porch within the front yard setback along Linden. The property is approximately 50 feet wide and approximately 131 feet deep. The property is approximately 6,550 square feet and is zoned R-1, Single Family Residential.

Section 78-191 (o) states “The established front setbacks for structures [...] shall be at least 90 percent of the average front yard setback of surrounding buildings. [...] If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.” A variance of 1.6 feet is required for the front yard setback along Linden.

Section 78-43 (11) (a) states “To encourage locating garages at the rear of a lot, new single family residential projects that locate the garage in the rear, or retain an existing garage at the rear, may also locate a covered front porch in the front yard setback by up to four feet.” A variance of 2 feet is required for the front porch along Linden.

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



RECEIVED

DEC 22 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](http://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.

696 Forest	12/15/2020		
Address of Property	Date of Application		
Legacy Custom Builders, Inc.	Renee Plant		
Applicant Name	Property Owner		
120 W. Main St. Suite 200			
Northville, MI 48167			
Address	City	State	Zip
<a href="mailto:Mike@golcb.com">Mike@golcb.com</a>	248-417-2765		
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:**

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

**Description of Property**

Current zoning classification: R-1

Current use of structure(s) on premises: Single Family Home

Is it a corner or interior lot? Corner

Size and area of lot: 50' x 131' approximate

Total square footage of existing main structure(s): 1100 approximate

Total square footage of accessory structure(s): 704

Existing lot coverage (percentage) of all buildings and structures: 27.5%

Height of existing main and/or accessory structures: 24'

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 29' x 49' 6"

Front yard setback after completion (measured from property line): 22.9"

Rear yard setback after completion (measured from property line): 6.0' to the detached garage.

Side yard setback after completion (measured from property line): 12.4' & 6.0'

Height of proposed structure: 24'6"

Lot coverage (percentage) after completion: 31%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .40

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.) The home behind 696 Forest, faces Linden St. creating a double front yard setback on the South side of the property. This creates a 25' wide building envelope which was not the case when the property was originally developed and built. The existing home has side yard setbacks of 6' and 8'.
  2. What effect will the variance have on neighboring properties? None, the variance requested is narrower than the existing structure.
  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.) The zoning ordinance creating the double front setback was created after the lot was platted.
  4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The double front setback creates a building envelope width too narrow for a reasonable home to be constructed. Lots adjacent of the same dimensions are not restricted with the same setbacks.

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

[Handwritten Signature]  
Signature of Property Owner

[Handwritten Signature]  
Signature of Applicant

Subscribed and sworn before me this 21st day of December, 2020

[Handwritten Signature]  
Notary Public

My Commission expires Feb 5 2024



[Handwritten Signature]

**LEGAL DESCRIPTION**

LOT 157 OF "NASH'S PLYMOUTH SUB." OF BUCHNER'S A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 8 EAST, VILLAGE OF PLYMOUTH (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN. RECORDED IN LIBER 43, PAGE 55 OF PLATS, WAYNE COUNTY RECORDS. CONTAINS 6,559 SQUARE FEET.

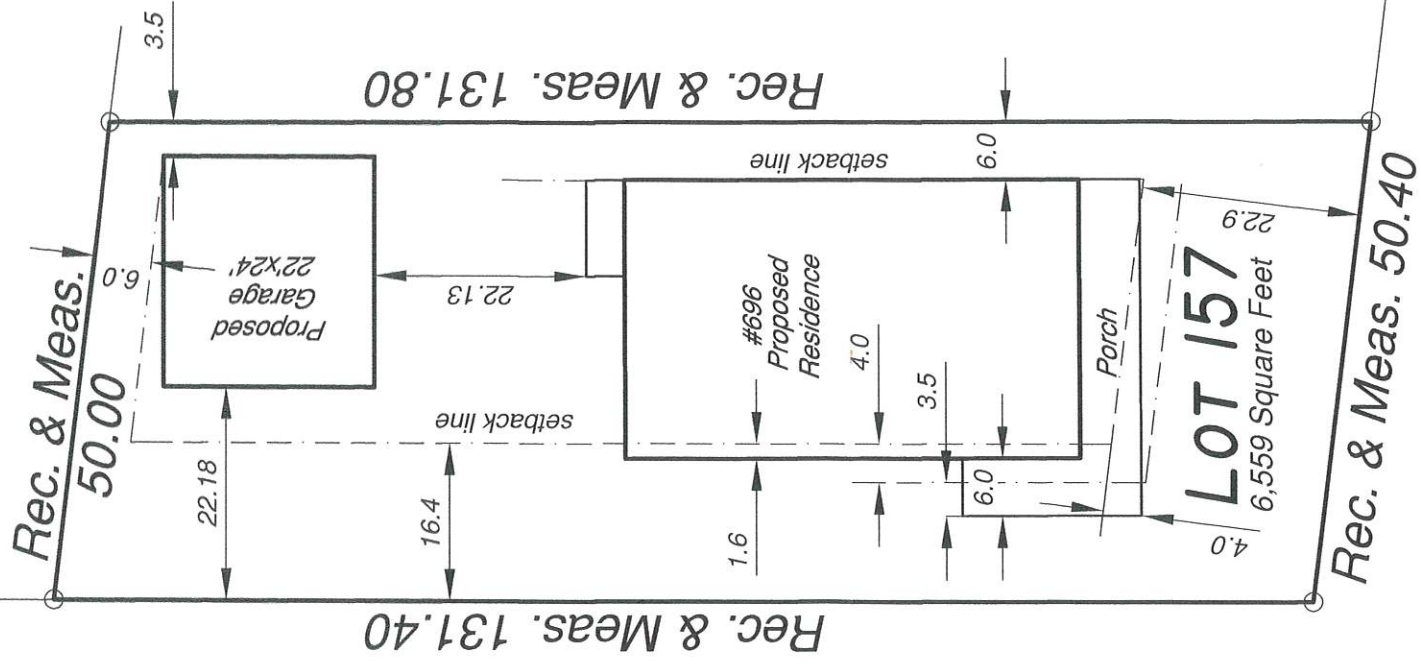
Setbacks of houses facing Forest Ave. within 200 feet

Address	Setback
#696	26.4
#690	25.8
#670	23.8
#650	25.6
Average	25.4
90% of average	22.9

Setbacks of houses facing Linden Ave.

Address	Setback
#990	18.2
Average	18.2
90% of average	16.4

**LOT 147**



**LINDEN AVE.**

**LOT 156**



**FOREST AVE.**

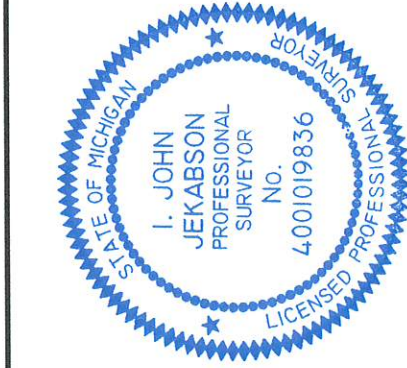
**RECEIVED**

DEC 22 2020

CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT



Know what's below.  
Call before you dig.



**VARIANCE REQUEST**

Prepared For: Mike Legacy Custom Builders, Inc.  
120 W. Main St., Suite. 200  
Northville, MI 48167  
(248) 471-6988

**Jekabson & Associates, P.C.**

Professional Land Surveyors  
1320 Goldsmith, Plymouth, MI 48170  
(734) 414-7200 (734) 414-7272 fax

by: *[Signature]*



Date:	15 Dec 20
Job No.	20-10-013
Scale	1" = 20'
Drawn	JGE
Checked	IJJ
Sheet	1 OF 1



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

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Assistant Community Development Director  
DATE: January 27, 2021  
RE: Z21-02, 925 Fairground, Non-Use Variance

Paul Albanese, applicant, is requesting a non-use variance to a construct a new front porch. The property is approximately 65 feet wide and approximately 112 feet deep. The property is approximately 7,402 square feet and is zoned R-1, Single Family Residential.

Section 78-191 (o) states “The established front setbacks for structures [...] shall be at least 90 percent of the average front yard setback of surrounding buildings. [...] If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.” A variance of 4.76 feet is required.

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



Z 21-04 925 Fairground  
 Front Yard setback.  
 ZBA Mtg 2/4/21



JAN 14 2021  
 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](http://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.

925 Fairground St.	January 7th, 2013		
Address of Property	Date of Application		
Paul Albanese	Paul Albanese		
Applicant Name	Property Owner		
925 Fairground St	Plymouth	MI	48170
Address	City	State	Zip
<a href="mailto:pvagolfer@Hotmail.com">pvagolfer@Hotmail.com</a>	734.604.4972		
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:**

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

Enable the creation of a front porch that will extend 6 feet over the current setback ordinance

**Description of Property**

Current zoning classification: Residential

Current use of structure(s) on premises: Single Family Home

Is it a corner or interior lot? Interior

Size and area of lot: 67'x112'x64'x112' —7402SF

Total square footage of existing main structure(s): 1760 SF

Total square <sup>Text</sup> footage of accessory structure(s): 0 SF

Existing lot coverage (percentage) of all buildings and structures: 22% (Includes Exist House/Garage) Footprint and Proposed Covered Front Porch

Height of existing main and/or accessory structures: 17'-8" +/- Highest Peak to Grade

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 17.3' x 6' — 103 SF

Front yard setback after completion (measured from property line): 19'

Rear yard setback after completion (measured from property line): 35'

Side yard setback after completion (measured from property line): 6"

Height of proposed structure: 17'-8" +/- Highest Peak to Grade

Lot coverage (percentage) after completion: 22% (Inc exist house/garage footprint and prop covered front porch)

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): FAR - .21

A scaled drawing or boundary survey depicting the above information.

**FRONT YARD SETBACK WORKSHEET**

House Address: 345	House Address: 885	House Address: 905	Your House Address: 925	House Address: 955	House Address: 975
25'	25'	25'	DO NOT INCLUDE SETBACK	27'	30'
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE			1 FOOT BETWEEN SIDEWALK A		
SIDEWALK			SIDEWALK		

BURROUGHS  
STREET

HARTSOUGH  
STREET

Please label all addresses and front yard setbacks on a above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

\*\*Front yard property begins one foot in from the sidewalk.

\*\*\* If there is a porch on the home:

Covered porch: measure to the porch.

Uncovered porch: measure to the house foundation

\*\*\*\*There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property.

Total sum of neighboring front yard setbacks = 132'

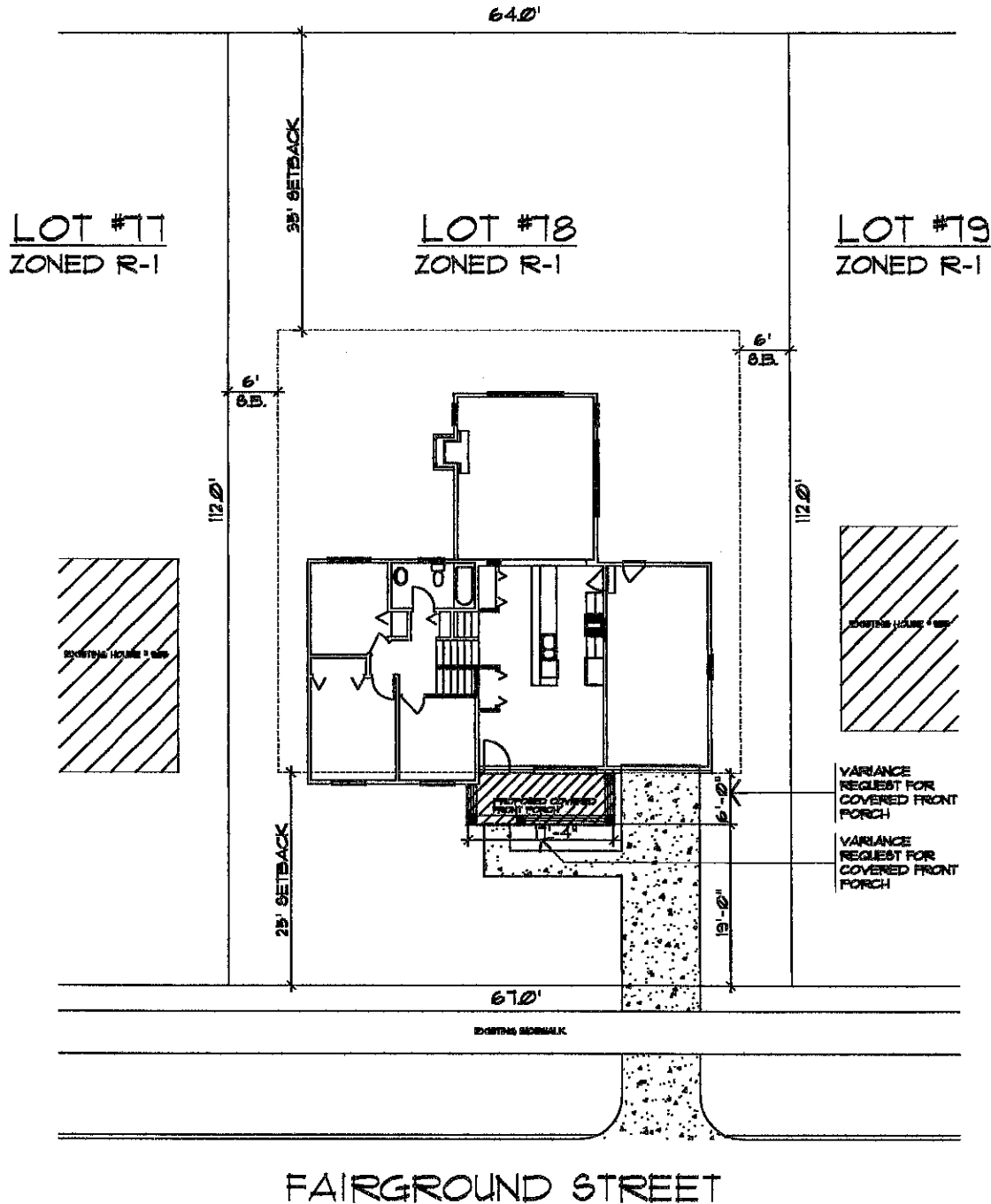
Total number of homes used = 5

Sum of setbacks divided by homes used = 26.4'

Then multiply this number by .90

**PROPOSED FRONT YARD SETBACK: 19'**      **The allowed front yard setback for your property = 23.76'**

**Excerpt from the City of Plymouth Ordinance:** The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average. The building official may exclude structures used in calculating average front setbacks when the structures deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.



# SCHMATIC PLOT PLAN

SCALE: 1"=20'



LOT #18 OF SYMAR SUBDIVISION, PLYMOUTH, WAYNE COUNTY, MICHIGAN

NOTE: THIS PLOT PLAN IS FOR SCHEMATIC AND PRESENTATION PURPOSES ONLY. IT IS ADVISED THAT HOME OWNER SHALL OBTAIN THE SERVICES OF A PROFESSIONAL SURVEYOR FOR SIGNED AND SEALED DRAWINGS FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. DESIGNER SHALL NOT BE HELD RESPONSIBLE.

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.) \_\_\_\_\_

Unable to create a functional front porch

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

As one of the essential character features of Plymouth are front porches, this will add to the character of the neighborhood; and neighbor across the street just created a beautiful front porch; many houses on this street have front porches; (I have lived in three houses in this neighborhood already, a main reason being the front porches)

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.) \_\_\_\_\_

No.....not enough space at front of house to create porch

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

Porch would not fit into the setback

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

Notary Public

My Commission expires \_\_\_\_\_