



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, May 6, 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/87419471361>  
Webinar ID: 874 1947 1361  
Passcode: 503114

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 April 1, 2021 meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
  - a) **Z 21-09:** 933 Church, 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 communications platforms  
 Develop an internal and external communications plan  
 Upgrade City Hall facilities to accommodate remote meetings and remote participation  
 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**

Identify mechanisms for 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 Redevelopment Ready Community (RRC) certification by the end of 2021  
 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 enhanced 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  
 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, May 6, 2021 – 7:00 p.m.

Online Zoom Webinar

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, May 6, 2021 at 7:00 P.M. online via Zoom to consider the following:

Z21-09 Non-Use Variance Request for 933 Church  
Front Yard Setback  
Zoned: R-1, Single Family Residential  
Applicant: Joseph Philips

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, April 22, 2021



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, March 4, 2021 - 7:00 p.m.

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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 7:01 p.m.

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

Also present: Assistant Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Burrows offered a motion, seconded by Krol, to approve the minutes of the February 24, 2021 joint educational working session.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

Burrows offered a motion, seconded by Devine, to approve the minutes of the March 4, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

**4. APPROVAL OF THE AGENDA**

Krol offered a motion, seconded by Burrows, to approve the agenda for April 1, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

**a. Z21-07: 271 S. Main – non-use variance for windows facing interior lot line within the side yard setback**

Devine offered a motion to abstain from this agenda item because he is employed by the architect. Krol seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

Applicant Joe Phillips described the proposed project.

***Citizen Comments***

There were no citizen comments

***Board Comments***

Board members discussed the previously approved variance for the same project's windows.

Elliott offered a motion, seconded by Burrows, to approve request Z21-07 at 271 S. Main, to allow up to ten new windows – five on the first floor and five on the second floor- on the new construction, for a total of 17 windows to the south façade on the interior lot line in the side yard setback.

***Findings of Fact***

There are already windows on this building's façade, so this request does not increase the nonconformity.

The existing building site creates a nonconformance that constitutes a hardship for the parking lot that is considered an interior lot.

Additional windows on the building increase fire egress for the property.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

**b. Z21-08: 921 Sutherland – non-use variance for garage height**

Owner Brian Rambo and architect Bryan Shishakly described the proposed project.

***Citizen Comments***

There were no citizen comments, however the board received an email in support of the project from Carie and Adam Gillies, 879 Forest.

***Board Comments***

After a discussion, the applicant offered to adjust the roof to a 3/12 pitch that would decrease the variance request to one foot. Devine offered a motion, seconded by Burrows, to allow a variance for Z 21-08 at 921 Sutherland to allow a one-foot height variance on the garage addition.

***Findings of Fact***

No practical difficulty is apparent.

There was a roll call vote.

Yes: Gowen

No: Burrows, Devine, Elliott, Krol

MOTION DENIED 4-1

**7. COMMISSIONER COMMENTS**

Elliott plans to attend the next Planning Commission meeting to ask for clarification on building height calculations.

**8. REPORTS AND CORRESPONDENCE**

Elliott asked about future Planning Commission educational working sessions. Bolhuis said the next one would be in September.

Bolhuis said she would let board members know whether Zoom and/or hybrid meetings will continue.

**10. ADJOURNMENT**

A motion to adjourn was offered at 7:57 p.m. by Burrows and seconded by Gowen.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0



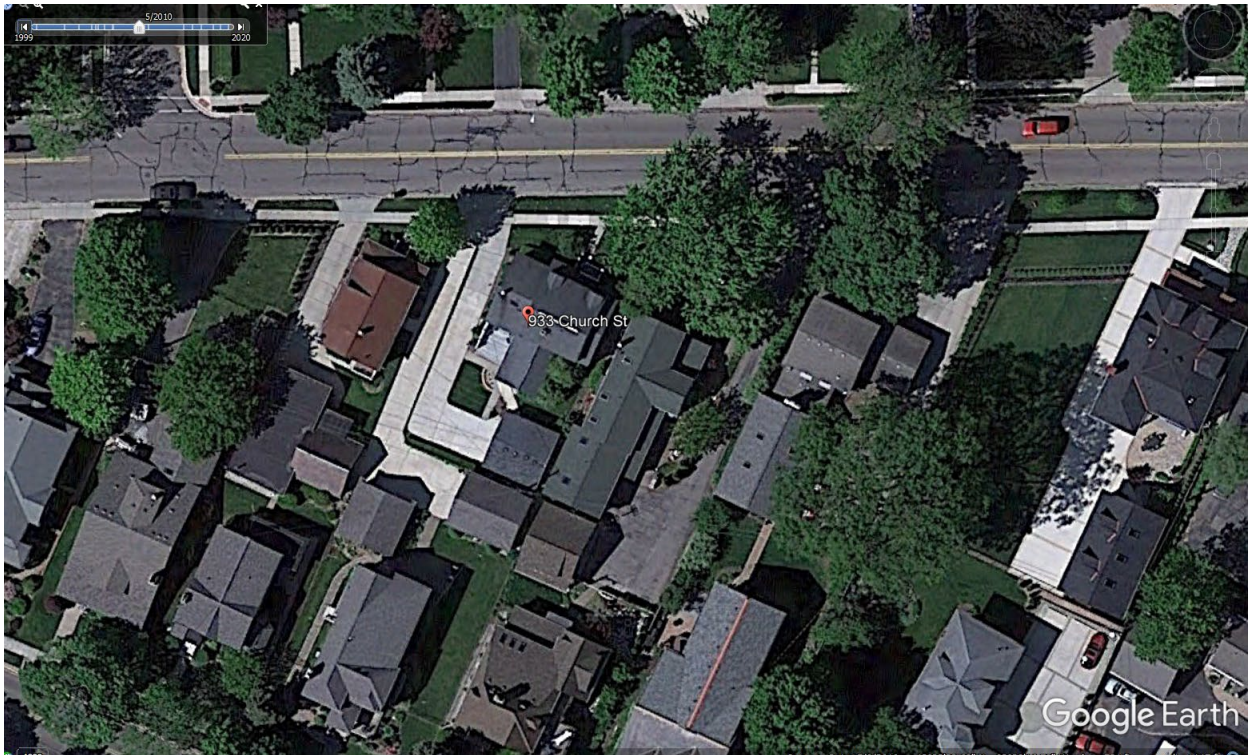
**CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT**  
201 South Main Street Plymouth, MI 48170  
Ph. 734-453-1234 ext. 232  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Assistant Community Development Director  
DATE: April 26, 2021  
RE: 933 Church, Non-Use Variance Request

Joseph Philips, applicant, is requesting non-use variances to construct a front porch within the front yard setback. The property is 66 feet wide along Church Street and has a variable depth of 73 to 102 feet deep. The property is 5,294 square feet and is zoned R-1, Single Family Residential.

Section 78-190 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 portion of the covered front porch is proposed to be constructed in the front yard setback at 5.25 feet. A variance of 4.0 feet is required.

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





## 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.

|                         |  |                     |  |
|-------------------------|--|---------------------|--|
| 933 CHURCH STREET       |  | 04/14/21            |  |
| Address of Property     |  | Date of Application |  |
| JOSEPH PHILIPS          |  | RANDAL J BALCONI    |  |
| Applicant Name          |  | Property Owner      |  |
| 933 CHURCH ST           |  | PLYMOUTH            |  |
| Address                 |  | City                |  |
|                         |  | MI 48170            |  |
|                         |  | State Zip           |  |
| RBALCONI@JE.OFFICES.COM |  | (248) 396-4400      |  |
| 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:

SECTION 78-190 FRONTYARD SETBACK

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: THE CALCULATED 9'-3" FRONT YARD SETBACK OF 4'-0" , RESULTING IN A FRONT YARD SETBACK OF 5'-3"

### Description of Property

Current zoning classification: R-1 SINGLE-FAMILY RESIDENTIAL

Current use of structure(s) on premises: RESIDENCE & DETACHED GARAGE

Is it a corner or interior lot? INTERIOR

Size and area of lot: 5,294 SQ. FT.

Total square footage of existing main structure(s): 1,431 SQ. FT.

Total square footage of accessory structure(s): 474 SQ. FT.

Existing lot coverage (percentage) of all buildings and structures: 36%

Height of existing main and/or accessory structures: 20'-6" = HOME & 10'-4" = GARAGE

### Description of Proposed Structures

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

Front yard setback after completion (measured from property line): 5'-3"

Rear yard setback after completion (measured from property line): 35'-0"

Side yard setback after completion (measured from property line): 6'-0" ea. SIDE

Height of proposed structure: 24'-10" HOME & 15'-0" GARAGE

Lot coverage (percentage) after completion: 35%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 39%

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

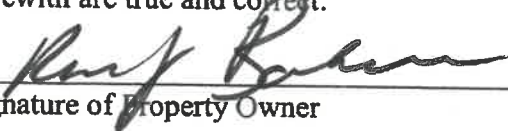
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) \_\_\_\_\_

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 JEFF PHILIPS

Subscribed and sworn before me this 14<sup>th</sup> day of April, 20 21



Kasee Horton

Kasee Suzann Horton  
Notary Public  
My Commission expires August 10, 2024

Effective Date: 4/11/2018

## 933 CHURCH STREET - NON-USE VARIANCE:

Section 78-190 Front Yard Setback : A variance of 4'-0" being requested.

### **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?**

THE FOLLOWING PRACTICAL DIFFICULTIES ARE UNIQUE TO THIS PROPERTY.

- THE LOT IS SMALLER THAN AVERAGE IN AREA.
- THE LOT IS UNIQUELY SHAPED.
- BECAUSE CHURCH STREET IS NOT CENTERED IN THE RIGHT-OF-WAY, THE DISTANCE BETWEEN SIDEWALK AND THE FRONT PROPERTY LINE IS FAR GREATER THAN THE TYPICAL ONE FOOT.

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

THE PROPOSED HOME, AND ITS LOCATION ON THE SITE, WILL ELIMINATE SEVERAL EXISTING NON-CONFORMITIES INCLUDING:

- LOT COVERAGE
- EAST SIDE YARD SETBACK
- ACCESSORY BUILDING REAR SETBACK

IT WILL ALSO IMPROVE THE EXISTING NON-CONFORMING FRONT YARD SETBACK.

IN ADDITION, IT WILL ALSO ELIMINATE EXISTING FRONT PORCH STEP CONSTRUCTION THAT ACTUALLY ENCROACHES INTO THE RIGHT-OF-WAY.

LASTLY, IT WILL ALLOW A COVERED FRONT PORCH WHICH WILL HELP TO PROMOTE COMMUNITY AND WALKABILITY WITHIN THE NEIGHBORHOOD.

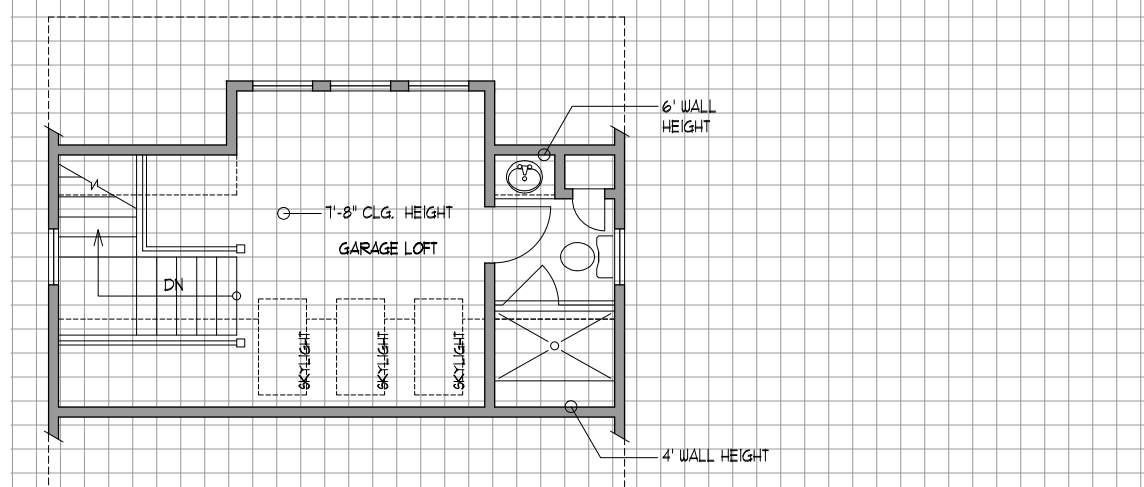
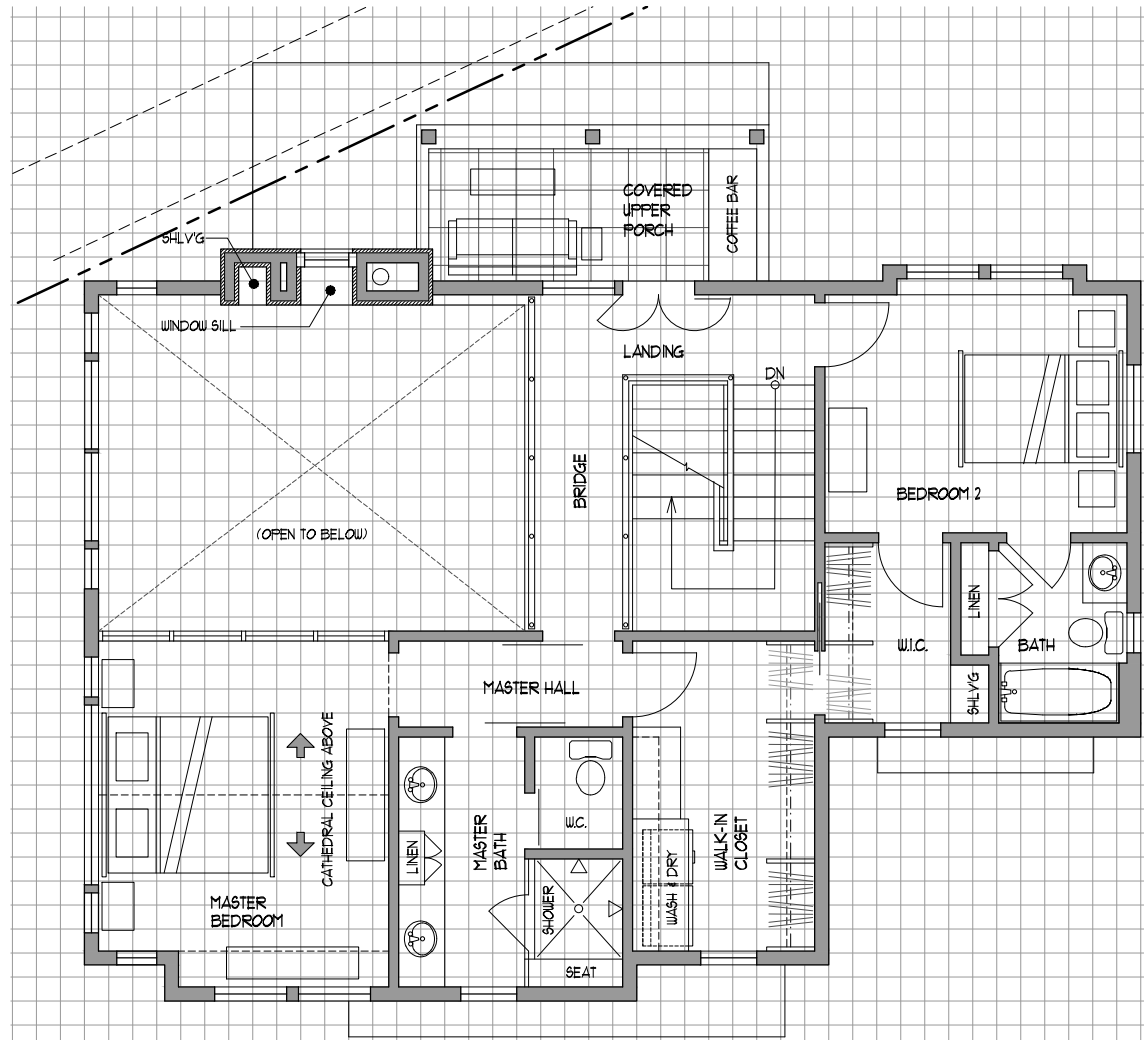
- 3) **Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about?**

THIS LOT IS LOCATED IN AN AREA OF PLYMOUTH THAT WAS CREATED BY SUB-DIVIDING LARGER LOTS, WHICH ORIGINALLY EXTENDED FROM PENNIMAN AVENUE THROUGH TO CHURCH STREET. THIS SUB-DIVIDING RESULTED IN SEVERAL DISTINCT LOTS WITH UNIQUE SHAPES, RARE CONDITIONS SUCH AS SHARED DRIVES, AND NON-CONFORMING SETBACKS.

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

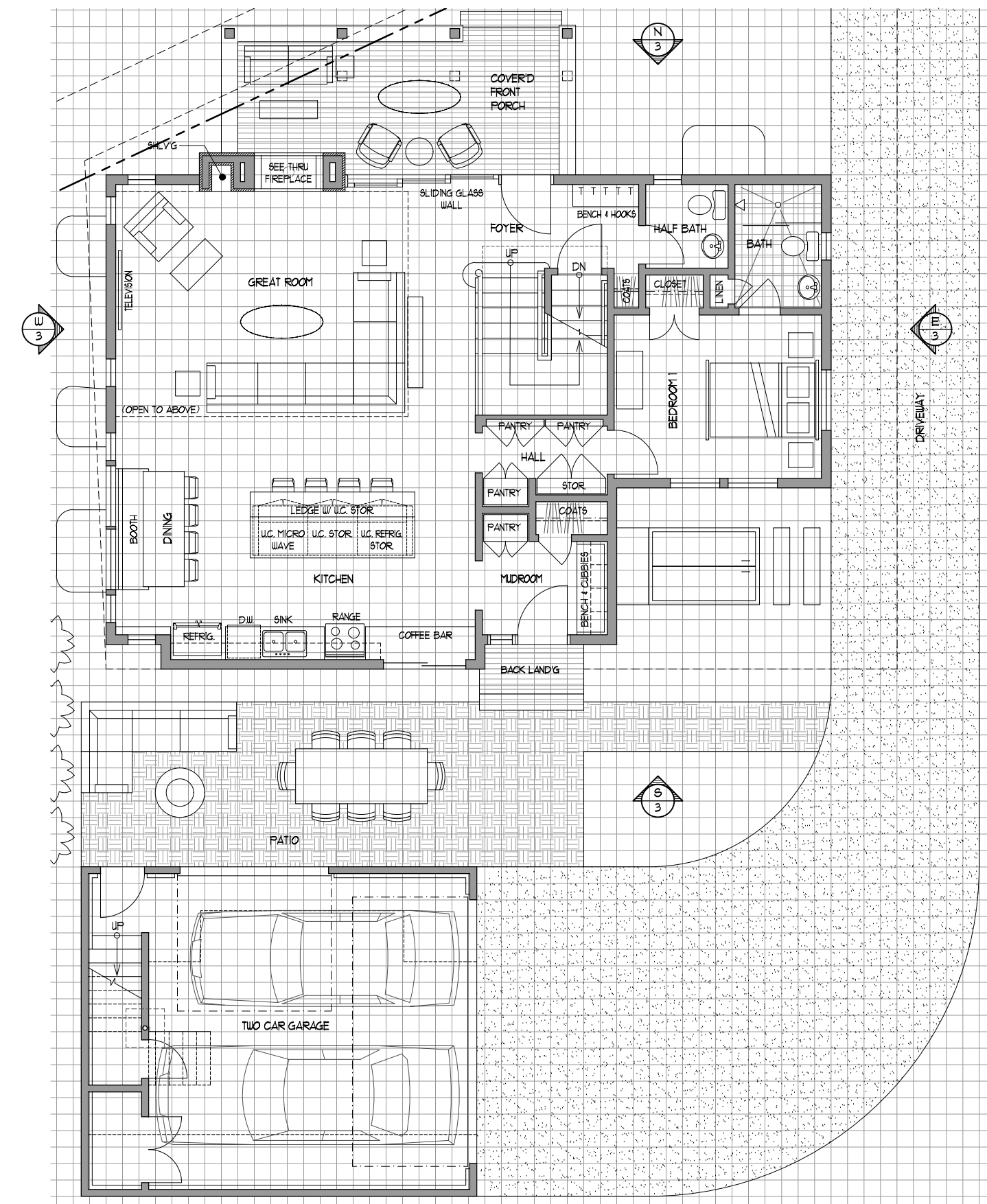
THE ORDINANCE DOES NOT TAKE INTO ACCOUNT SITUATIONS OR LOTS LIKE THIS ONE WHERE THE DISTANCE BETWEEN THE STREET/SIDEWALK & THE FRONT PROPERTY LINE IS EXCESSIVE AND THE IRREGULAR SHAPE & SIZE PROHIBIT A HOME TO BE CONSTRUCTED COMPARABLE TO OTHERS IN THE IMMEDIATE SURROUNDING AREA.





SECOND FLOOR 890 sqft.  
 COVERED UPPER PORCH 95 sqft.  
 GARAGE LOFT 316 sqft.

PROPOSED SECOND FLOOR PLANS  
 SCALE: 1/8" = 1'-0"



FIRST FLOOR 1,172 sqft.  
 COVERED FRONT PORCH 182 sqft.  
 BACK LAND'G 18 sqft.  
 TWO CAR GARAGE 500 sqft.

PROPOSED FIRST FLOOR PLANS  
 SCALE: 1/8" = 1'-0"

**JOSEPH PHILIPS**  
 ARCHITECT, LLC

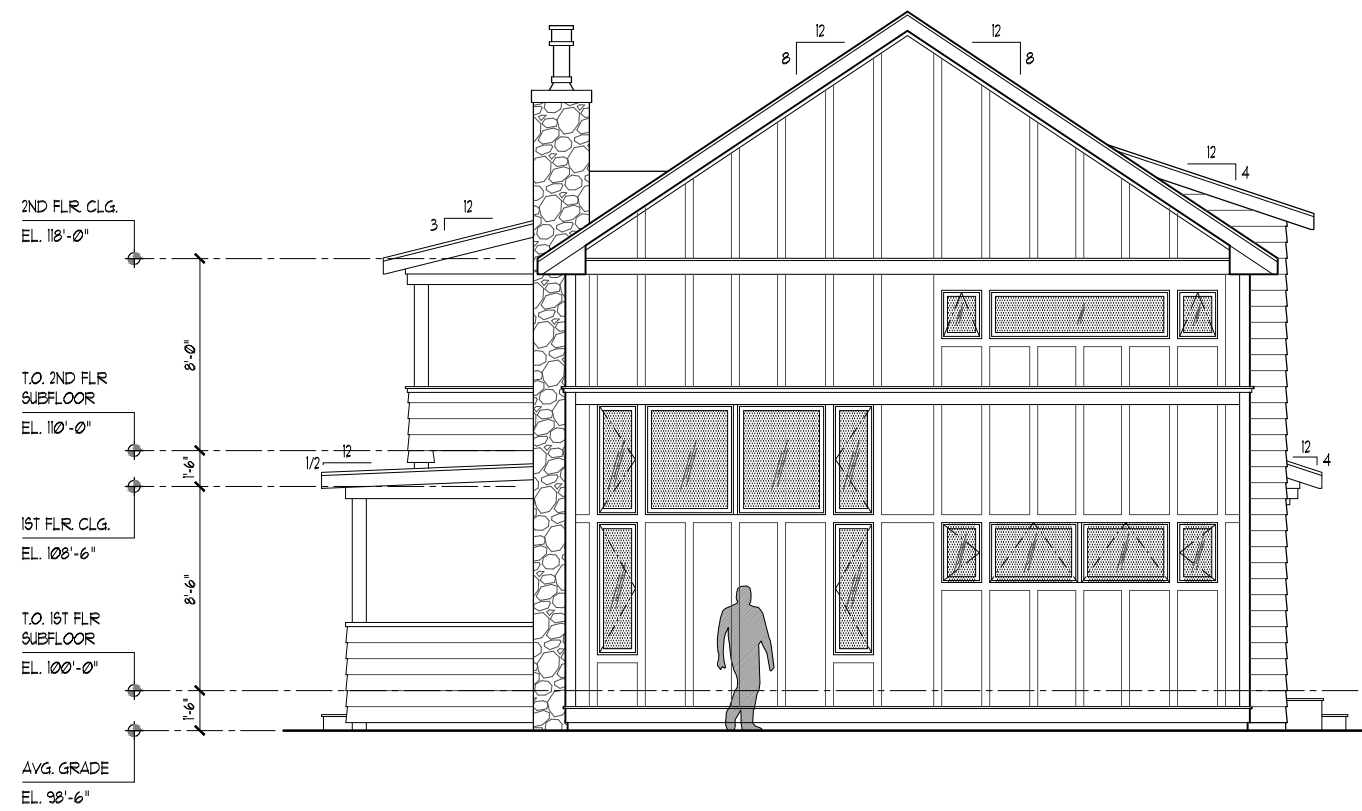
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PROJECT: BALCONI RESIDENCE - CUSTOM HOME  
 933 CHURCH STREET, PLYMOUTH, MI  
 PROPOSED FLOOR PLANS

PRELIMINARY

DATE: 04/14/21  
 JOB NO: 20716  
 SHEET NO: 2  
 716\_DD\_14

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W WEST ELEVATION  
2 SCALE: 1/8" = 1'-0"



S SOUTH ELEVATION  
2 SCALE: 1/8" = 1'-0"



E EAST ELEVATION  
2 SCALE: 1/8" = 1'-0"



N NORTH ELEVATION  
2 SCALE: 1/8" = 1'-0"

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 PROJECT: BALCONI RESIDENCE - CUSTOM HOME  
 933 CHURCH STREET, PLYMOUTH, MI  
 PRELIMINARY  
 PROPOSED ELEVATIONS  
 DATE: 04/14/21  
 JOB NO: 20716  
 SHEET NO: 3  
 716\_DD\_14  
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**FRONT YARD SETBACK DIAGRAM NOTE:**

INFORMATION TO PREPARE THIS DIAGRAM WAS OBTAINED FROM MULTIPLE SOURCES, INCLUDING SURVEY INFORMATION, ONLINE CONTENT AND FIELD MEASUREMENTS. JOSEPH PHILIPS-ARCHITECT, LLC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN.

**FRONT YARD SETBACK CALCULATION**

DISTANCES ARE TAKEN FROM ROW. LINE TO COVERED PORCH / GARAGE

|               |           |
|---------------|-----------|
| 853 CHURCH    | 10'-4"    |
| 921 CHURCH    | 20'-8"    |
| 985 CHURCH    | (-4'-11") |
| 1012 PENNIMAN | 15'-5"    |
| 1030 PENNIMAN | 4'-8"     |

$10.34' + 20.67' + (-4.92') + 15.42' + 4.67' = 46.18'$

$46.18' / 5 = 9.24'$

ALLOWED FRONT YARD SETBACK

9'-3"



**FRONT YARD SETBACK DIAGRAM**  
SCALE: 1" = 40'-0"

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PROJECT:  
BALCONI RESIDENCE - CUSTOM HOME  
933 CHURCH STREET, PLYMOUTH, MI  
FRONT YARD SETBACK CALCULATIONS

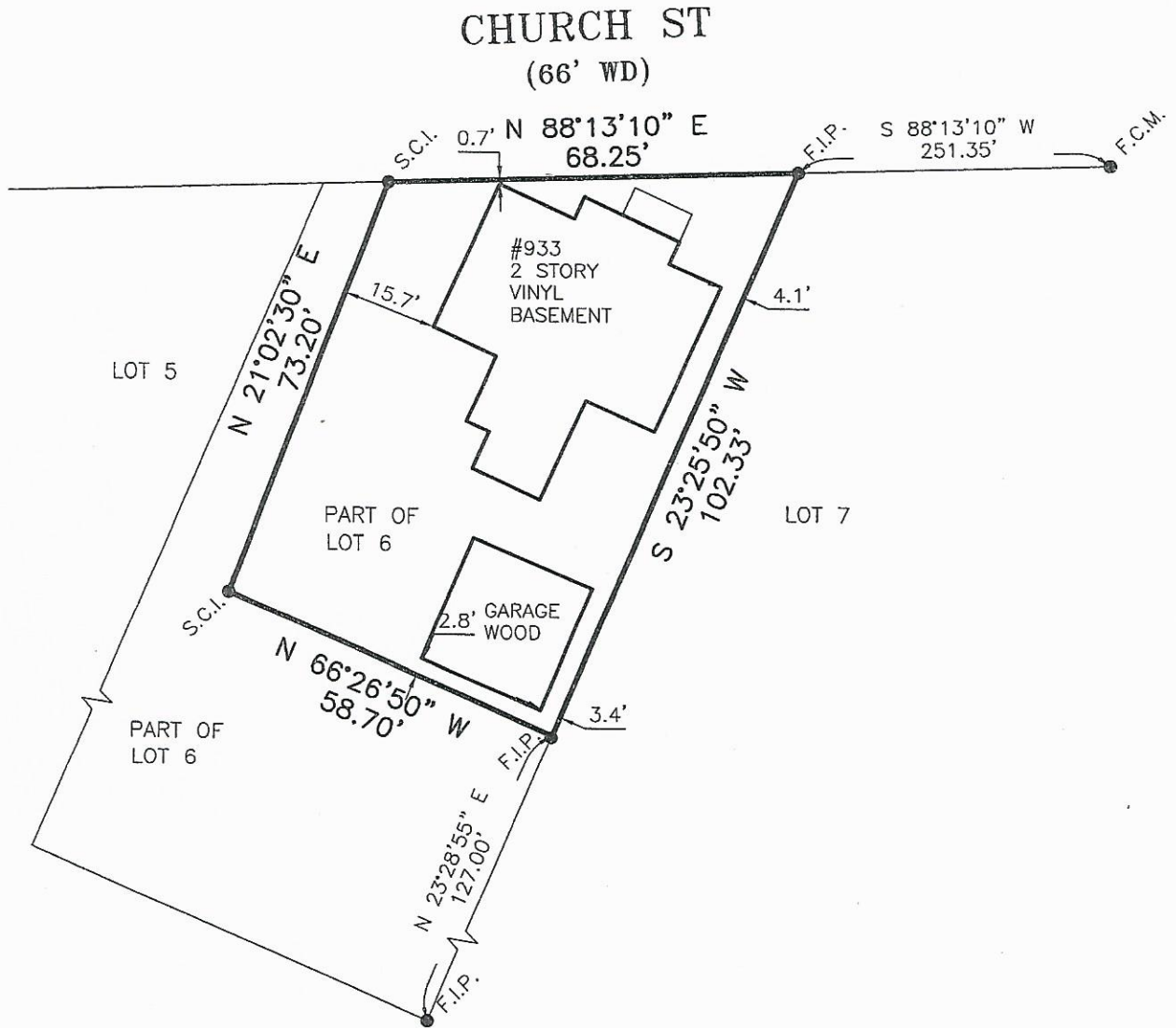
PRELIMINARY

JOB NO: 20716  
DATE: 04/14/21  
SHEET NO: F.Y.S.B.  
716\_DDD\_14

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ARCHITECT, LLC

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# CERTIFICATE OF SURVEY



## LEGAL DESCRIPTION

PART OF LOT 6 OF ASSESSORS PLYMOUTH SUBDIVISION NO. 1, SECTION 27, T.1S., R.8E., DESCRIBED AS BEGINNING AT THE NE CORNER OF LOT 6 AND PROCEEDING THENCE S 23°25'50" W ALONG THE EASTERLY LINE OF SAID LOT 102.33 FEET; THENCE N 66°26'50" W 58.70 FEET; THENCE N 21°02'30" E 73.20 FEET TO THE NORTH LINE OF LOT 6; THENCE N 88°13'10" E ALONG SAID NORTH LINE 68.25 FEET TO THE POINT OF BEGINNING.

## LEGEND

|                    |        |
|--------------------|--------|
| RECORDED           | R.     |
| MEASURED           | M.     |
| PRORATED           | P.     |
| CALCULATED         | C.     |
| SET IRON           | S.I.   |
| FOUND IRON         | F.I.   |
| FOUND CONC. MON.   | F.C.M. |
| POINT OF BEGINNING | P.O.B. |



## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 12/02/2020 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*  
 \_\_\_\_\_  
 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:  
 RANDY BALCONI  
 933 CHURCH  
 PLYMOUTH, MI 48170

DATE: 01/05/2021  
 JOB NO.: 3313-006  
 FILE NO.: 3313-006

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

SHEET:  
 1 OF 1

DRAWN BY:  
 BGW