



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, September 2, 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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87830294620>

Webinar ID: 878 3029 4620

Passcode: 094768

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 August 5, 2021, meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
  - a) **Z 21-15:** 148 E. Spring, non-use variance for side and front yard setback for porch
- 6) **NEW BUSINESS**
  - a) **Z 21-16:** 123 N. Union, non-use variance for 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 ext. 234 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  
Regular Meeting Minutes  
Thursday, August 5, 2021 - 7:00 p.m.

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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 7:00 p.m.

Present: Chair Elliott, Members Jim Burrows, Mike Devine, Scott Silvers

Excused: Member Ed Krol

Also present: Community Development Director John Buzuvis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Burrows offered a motion, seconded by Devine, to approve the minutes of the July 1, 2021, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Devine, to approve the agenda for August 5, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

a. **Z21-15: 148 E. Spring – non-use variance for side yard setback and front yard setback for a porch.**

The applicant was not present.

***Citizen Comments***

None.

***Board Comments***

Burrows identified an error on the review. He explained the MU side yard setback requirement is 10-feet. Devine asked about the zoning of the area and the firehouse property.

Buzuvis explained that the firehouse property is zoned R-1 but is future land use planned as institutional.

Devine mentioned footnote "f" in the schedule of regulations and its application to commercial properties.

Burrows offered a motion, seconded by Devine, to postpone request Z21-15 to the September 2, 2021, meeting with a revised administrative review.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0

**7. COMMISSIONER COMMENTS**

Burrows thanked Chair Elliott for his note summarizing the Mayor and Chairs meeting.

**8. REPORTS AND CORRESPONDENCE**

Elliott requested the two vacancies be filled by the City Commission.

**9. ADJOURNMENT**

A motion to adjourn was offered at 7:20 p.m. by Burrows and seconded by Devine.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0

DRAFT



# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

TO: Zoning Board of Appeals Commissioners  
FROM: John Buzuvis, Community Development Director  
DATE: August 19, 2021  
RE: 148 E. Spring, Non-Use Variance Request

William Broucek, owner, is requesting a non-use variance to construct a new single family residential house. The property is 52.85 feet wide by 79.98 feet deep. The property is 4,227 square feet and is zoned MU, Mixed Use District.

Section 78-190 references the front yard setback is 15 feet. The proposed front yard setback is 11.98 feet. A variance of 3.02 feet is required.

Section 78-190 references the side yard setback is 10 feet. The proposed side yard setback is 2.2 feet. A variance of 7.8 feet is required.

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



To: Zoning Board of Appeals

Re: Variances

I want to take one of the worst homes in Old Village and rebuild something the neighborhood would be proud of. I am asking to put the new structure up where the existing structure is already sitting, I have commercial neighbors on the east and west sides of the property, the new structure will not affect them. The commercial neighbor to the east is the fire department, speaking with them, they would love to see a new house go up, along with the commercial neighbors to the west the attorney's office. The neighbor across the street helped me clean up the tree that fell on the fire department property the other day, he has lived across from this house for 14 years he would love to see a new house rebuilt in its place.

Sincerely,

*William Brand*



# 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.

148 E Spring St, Plymouth, MI 48170 7/13/21  
Address of Property Date of Application

William Broucek William Broucek  
Applicant Name Property Owner

745 Sandalwood Rd Canton MI 48188  
Address City State Zip

BBroucek@Approvalmortgages.com (734) 748-4800  
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](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flashdrive or emailed to <mailto:plans@plymouthmi.gov> (maximum file size is 100 MB).

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: Front Setback & East Side Set Back

**Description of Property**

Current zoning classification: Residential & Commercial

Current use of structure(s) on premises: Residential

Is it a corner or interior lot? Interior lot

Size and area of lot: 4,307 Sq feet

Total square footage of existing main structure(s): 1.224 According to BSA

Total square footage of accessory structure(s): 0

Existing lot coverage (percentage) of all buildings and structures: 28.42

Height of existing main and/or accessory structures: 2 Stories / 20 Feet

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 1680

Front yard setback after completion (measured from property line): 17 Feet

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

Side yard setback after completion (measured from property line): East 2.2 Feet, West 21

Height of proposed structure: 2 Stories / 20 Feet

Lot coverage (percentage) after completion: 29.25

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .3901

A scaled drawing or boundary survey depicting the above information.

Please answer all 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.) Lot Size
2. What effect will the variance have on neighboring properties? Zero Effect  
The Neighbor across the street wrote a letter supporting the project
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 Self-Imposed
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Lot Size

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

William B...  
Signature of Property Owner

William B...  
Signature of Applicant

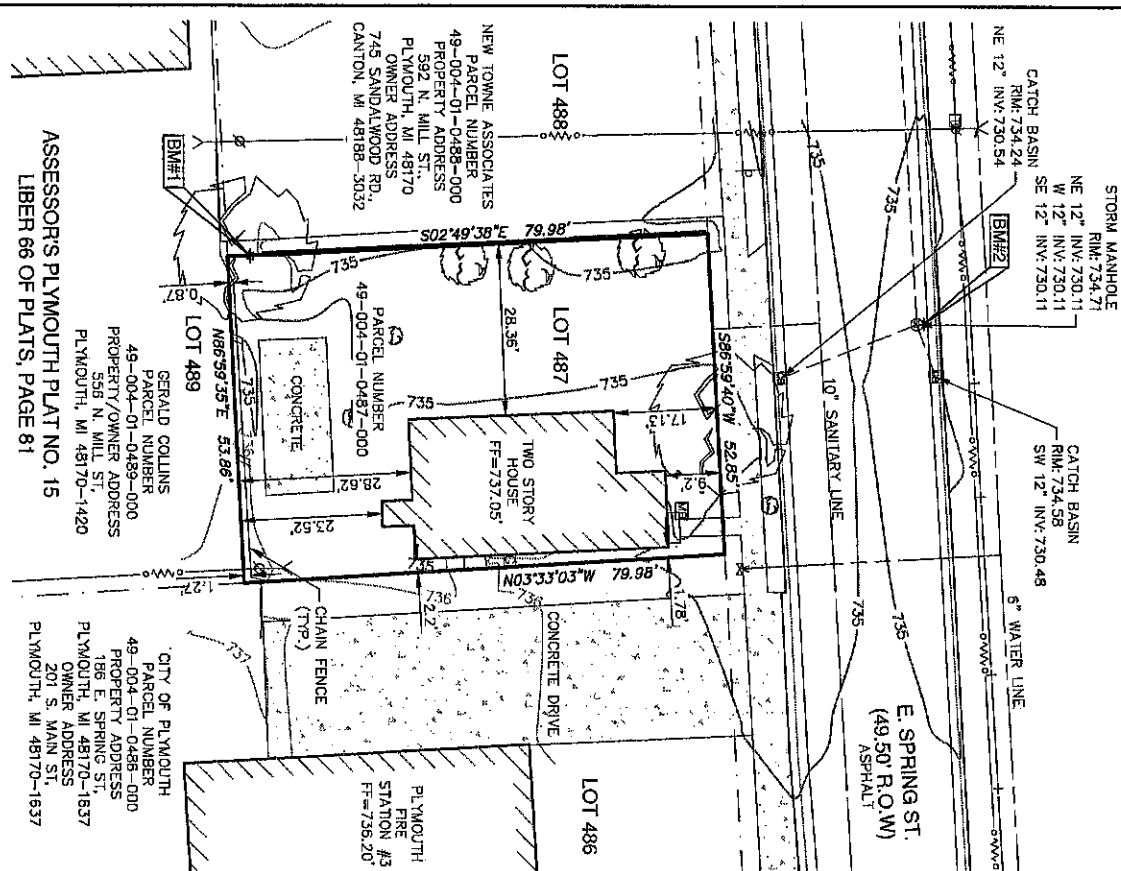
Subscribed and sworn before me this 13<sup>TH</sup> day of July, 2021

JILLIAN KNOPPE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES Sep 8, 2023  
ACTING IN COUNTY OF Wayne

Jillian Knoppe  
Notary Public  
My Commission expires 9-8-2023

CURRENT house

**BOUNDARY & TOPOGRAPHIC SURVEY  
148 E. SPRING STREET**



NEW TOWNE ASSOCIATES  
PARCEL NUMBER  
49-004-01-0488-000  
PROPERTY ADDRESS  
592 N. MILL ST.  
PLYMOUTH, MI 48170  
OWNER ADDRESS  
745 SANDALWOOD RD.  
CANTON, MI 48188-3032

CITY OF PLYMOUTH  
PARCEL NUMBER  
49-004-01-0488-000  
PROPERTY ADDRESS  
106 E. SPRING ST.  
PLYMOUTH, MI 48170-1837  
OWNER  
201 S. MAIN ST.  
PLYMOUTH, MI 48170-1637

GERALD COLLINS  
PARCEL NUMBER  
49-004-01-0489-000  
PROPERTY/OWNER ADDRESS  
536 N. MILL ST.  
PLYMOUTH, MI 48170-1420

PLYMOUTH  
FIRE  
STATION #3  
FF=736.20'

CONCRETE  
FF=737.05'

CHAIN FENCE  
(TYPE)

CONCRETE  
FF=736.20'

CONCRETE  
FF=737.05'

ASSESSOR'S PLYMOUTH PLAT NO. 15  
LIBER 66 OF PLATS, PAGE 81

**BENCHMARKS**

BM#1: BENCH TIE  
ELEVATION = 736.82'  
NORTHEAST FACE IN 24" DECIDUOUS  
TREE  
BM#2: BENCH TIE  
ELEVATION = 734.71'  
NORTH EDGE OF STORM MANHOLE

**LEGAL DESCRIPTION**

LOT 487, ASSESSOR'S PLYMOUTH PLAT NO. 15, AS RECORDED IN LIBER 66, PAGE(S) 81 OF PLATS, WAYNE COUNTY RECORDS.

**PARCEL INFORMATION**

OWNER NAME: WILLIAM BROUCEK  
PARCEL NUMBER: 49-004-01-0487-000  
PROPERTY ADDRESS: 148 E. SPRING ST., PLYMOUTH, MI 48170  
OWNERS ADDRESS: 745 SANDALWOOD RD., CANTON, MI 48188-3032

**SURVEY NOTES**

1. BEARING BASIS, NAD83 MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT.
2. DATUM OF ELEVATIONS: CITY OF PLYMOUTH DATUM.
3. DATE OF SURVEY: APRIL 8, 2021.
4. DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
5. UTILITY WERE LOCATED IN THE FIELD, AND PLACED WITH PLANS PROVIDED BY WAYNE COUNTY RECORDS.

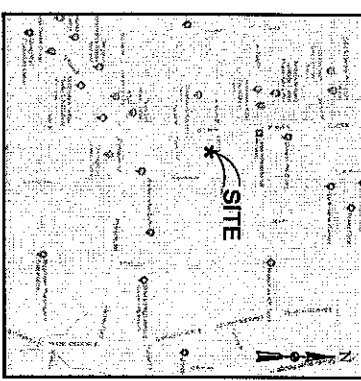
**SETBACK CALCULATIONS**

ZONING DISTRICT: MU-MIXED USE  
MIN. SIZE LOT/DWELLING UNIT: 3500 SF, 20' WIDTH  
MAX. HEIGHT OF STRUCTURES: 2 STORES, 25 FEET  
MIN. FRONT YARD SETBACK: 15  
MIN. REAR YARD SETBACK: 35  
MIN. SIDE YARD SETBACK\*: LEAST ONE 10', TOTAL OF TWO 20'  
MAX. FLOOR AREA RATIO: 0.4

NOTE: NO SIDE YARD ARE REQUIRED ALONG THE INTERIOR SIDE LOT LINES, EXCEPT AS OTHERWISE SPECIFIED IN THE BUILDING CODE.

**LEGEND**

EX. CONTOUR	EX. WATER VALVE
EX. PROPERTY LINE	EX. STORM SEWER
EX. ADJACENT	EX. STORM STRUCTURES
EX. PROPERTY LINE	EX. SANITARY SEWER
EX. CURB/PAVEMENT	EX. OVERHEAD ELECTRIC
EX. FENCE	EX. UNDERGROUND CABLE
EX. TREE (DECIDUOUS)	EX. TELEPHONE MANHOLE
EX. SIGN	EX. GAS METER
EX. MAILBOX	EX. UTILITY POLE/GUY WIRE
EX. WATER MAIN	



VICINITY MAP  
NOT TO SCALE



Product Number: 1051-21-10252  
Date: 04/16/2021  
P.L.L. Checked by: Drawn by: CMW/Book  
M.T. GW AM CM

Client: WILLIAM BROUCEK  
Project: BOUNDARY & TOPOGRAPHIC SURVEY

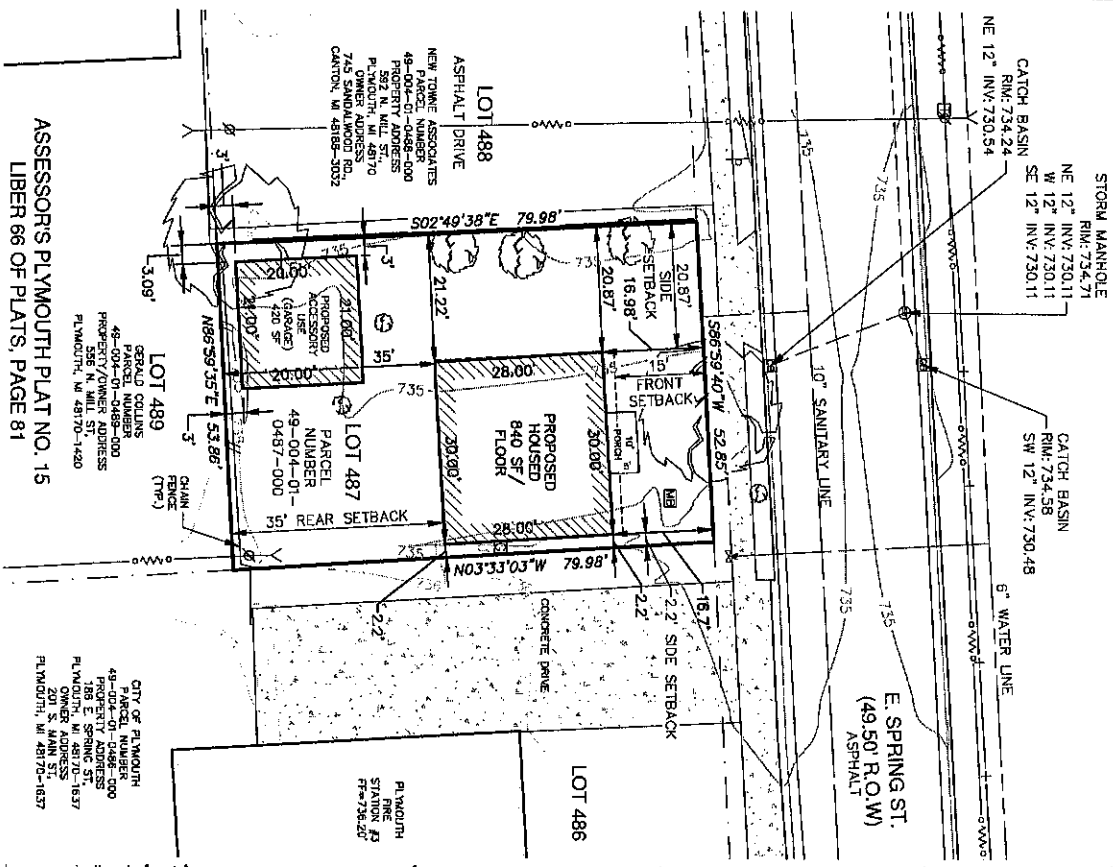
State: MICHIGAN  
County: WAYNE  
Community: PLYMOUTH  
Township: OLS  
Range: 08E  
Section: 26

This: 148 E. SPRING STREET  
Drawing Scale: 1" = 20'  
Sheet Number: 01

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Proposed House

**PRELIMINARY PLOT PLAN**  
**148 E. SPRING STREET**



**BENCHMARKS**

BM#1: BENCH TIE	ELEVATION = 736.82'
NORTHEAST FACE IN 24\"/>	
TREE	
BM#2: BENCH TIE	ELEVATION = 734.71'
NORTH EDGE OF STORM MANHOLE	

**LEGAL DESCRIPTION**

LOT 487, ASSESSOR'S PLYMOUTH PLAT NO. 15, AS RECORDED IN LIBER 66, PAGE(S) 81 OF PLATS, WAYNE COUNTY RECORDS.

**PARCEL INFORMATION**

OWNER NAME: WILLIAM BROUCEK  
 PARCEL NUMBER: 49-004-01-0487-000  
 PROPERTY ADDRESS: 148 E. SPRING ST., PLYMOUTH, MI 48170  
 OWNERS ADDRESS: 745 SANDALWOOD RD., CANTON, MI 48188-3032

**SURVEY NOTES**

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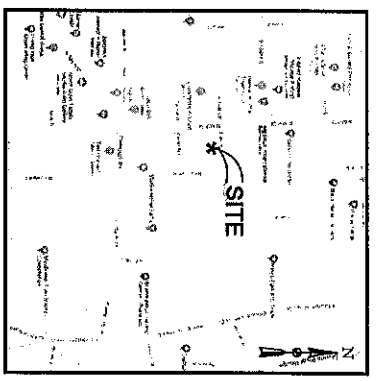
**SETBACK CALCULATIONS**

ZONING DISTRICT	MIN. SIZE LOT/DWELLING UNIT	MAX. HEIGHT OF STRUCTURES	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK*	MAX. LOT AREA	MAX. FLOOR AREA RATIO
MU-MIXED USE	3500 SF, 20' WIDTH	2 STORES, 25 FEET	15	35	LEAST ONE 10', TOTAL OF TWO 20'	352	0.4

NOTE: NO SIDE YARD ARE REQUIRED ALONG THE INTERIOR SIDE LOT LINE, EXCEPT AS OTHERWISE SPECIFIED IN THE BUILDING CODE.

**LEGEND**

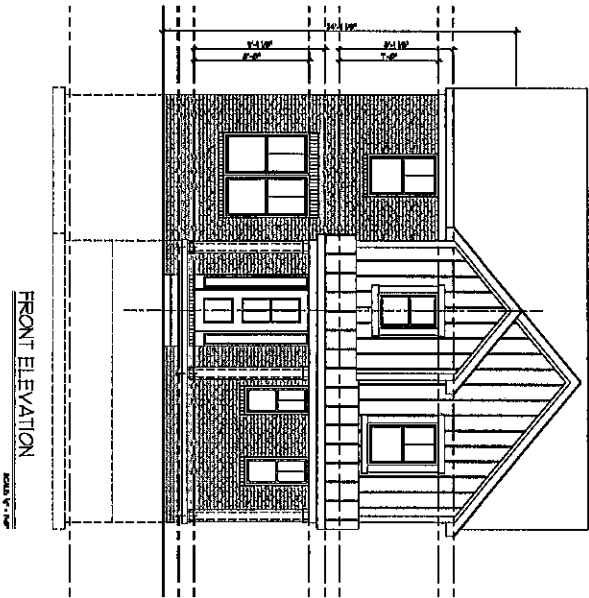
EX CONTOUR	EX PROPERTY LINE	EX ADJACENT PROPERTY LINE	EX CURB/PAVEMENT	EX FENCE	EX TREE (DECIDUOUS)	EX SIGN	EX MAILBOX	EX WATER MAIN
EX WATER VALVE	EX STORM SEWER	EX STORM STRUCTURES	EX SANITARY SEWER	EX OVERHEAD ELECTRIC	EX UNDERGROUND CABLE	EX TELEPHONE MANHOLE	EX GAS METER	EX UTILITY POLE/GUY WIRE



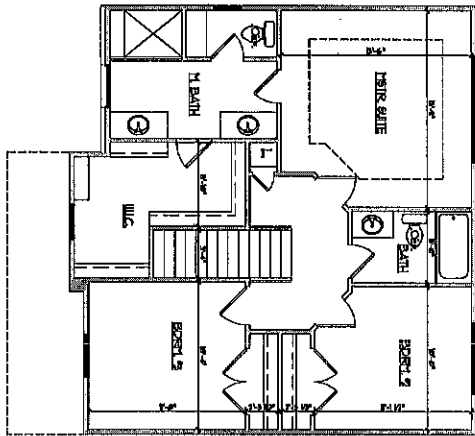
**PROPOSED**

ZONED: PUD  
 LOT AREA = 4,267.37 SF  
 PROPOSED HOUSE = 940 SF / FLOOR  
 PROPOSED GARAGE = 420 SF  
 LOT AREA:  
 1,260 SF \ 4,267.37 SF = 29.5%  
 29.5% < 35% MAX LOT AREA  
 FLOOR AREA RATIO (FAR):  
 4,267.37 SF X 0.40 = 1,706.95 SF  
 PR. HOUSE SINGLE FLOOR 840 SF X 2 = 1,680 SF  
 1,640 SF < 1,706.95 SF MAX FAR

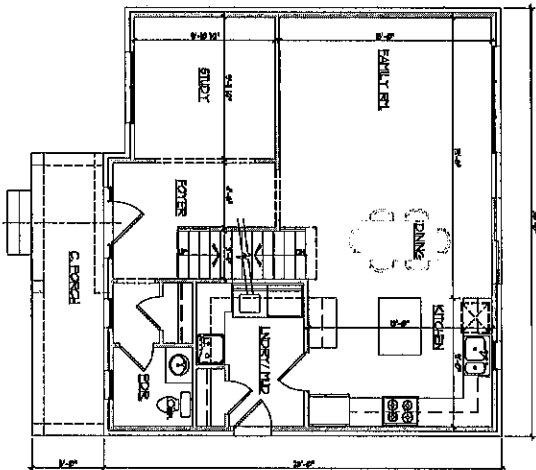
Dynamic, Daring, Diverse, Different	
Revisions 6/14/21	Project Number: 1051-21-10252 Date: 06/02/2021 P.M. Created by: DG Drawn by: CM
Client: WILLIAM BROUCEK	
Project: PRELIMINARY PLOT PLAN	
State: MICHIGAN County: WAYNE Community: PLYMOUTH Township: O1S Range: 08E Section: 26	Title: 148 E. SPRING STREET
Drawing Scale: 1" = 20' Sheet Number: 01	



FRONT ELEVATION  
SCALE 1/4" = 1'-0"




SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"  
NOT TO SCALE



FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"  
NOT TO SCALE

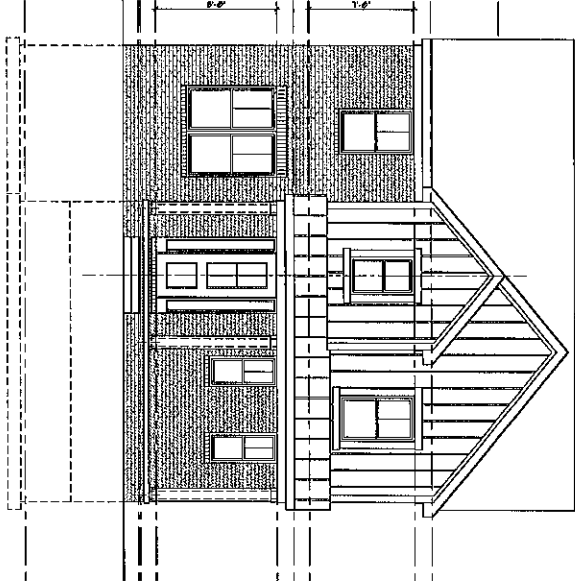
FOR REVIEW  
ONLY

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

 <p><b>MARRING &amp; MARRING</b> Design Group</p>	
<p>ARCHITECTS</p>	
<p>1000 N. 10TH STREET SUITE 100 DENVER, CO 80202</p>	
<p>TEL: 303.733.1111 FAX: 303.733.1112 WWW.MARRINGANDMARRING.COM</p>	
<p>PROJECT NO. 21-XXX DATE: 10/1/11</p>	
<p>2 OF 7</p>	

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

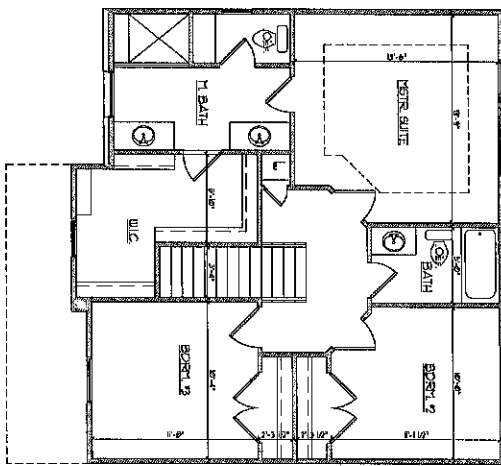
SCALE: 1/4" = 1'-0"

DATE: 08/10/2010

PROJECT NO: 21-XXX

1000 W. 10TH ST.

LOS ANGELES, CA 90007



FIRST FLOOR PLAN

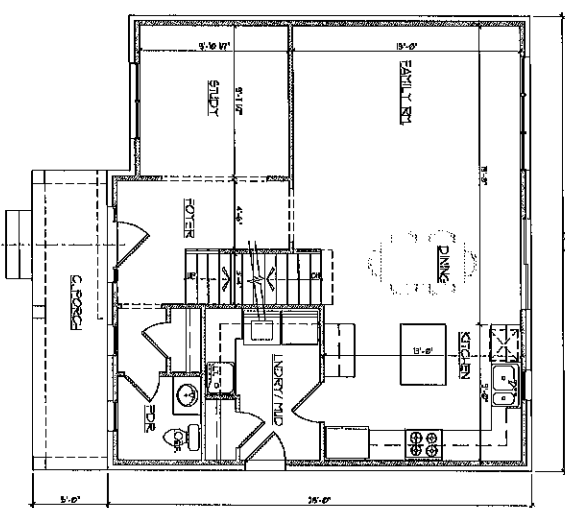
SCALE: 1/4" = 1'-0"

DATE: 08/10/2010

PROJECT NO: 21-XXX

1000 W. 10TH ST.

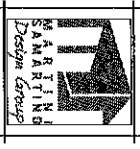
LOS ANGELES, CA 90007



FOR REVIEW ONLY

- 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 2. FINISHES TO BE DETERMINED BY THE ARCHITECT.
- 3. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL, MECHANICAL, AND PLUMBING CODES.
- 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 6. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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- 9. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

DATE: 08/10/2010	PROJECT NO: 21-XXX
1000 W. 10TH ST.	LOS ANGELES, CA 90007
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1000 W. 10TH ST.	LOS ANGELES, CA 90007
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1000 W. 10TH ST.	LOS ANGELES, CA 90007
DATE: 08/10/2010	PROJECT NO: 21-XXX
1000 W. 10TH ST.	LOS ANGELES, CA 90007



W. MARTIN SAMARITINA  
Design Group  
ARCHITECTS  
1000 W. 10TH ST.  
LOS ANGELES, CA 90007  
TEL: (213) 481-1111  
WWW.WMSAMARITINA.COM

448 SPRING ST.  
PASADENA, CA 91101  
TEL: (818) 795-1111  
WWW.CENTROSAKING.COM

DATE: 08/10/2010	PROJECT NO: 21-XXX
1000 W. 10TH ST.	LOS ANGELES, CA 90007
DATE: 08/10/2010	PROJECT NO: 21-XXX
1000 W. 10TH ST.	LOS ANGELES, CA 90007
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1000 W. 10TH ST.	LOS ANGELES, CA 90007
DATE: 08/10/2010	PROJECT NO: 21-XXX
1000 W. 10TH ST.	LOS ANGELES, CA 90007



**148 E SPRING** PLYMOUTH, MI 48170 (Property Address)

Parcel Number: 004 01 0487 000 Location ID: SPRE-000148-0000-01



Item 1 of 2

1 Image / 1 Sketch

**Property Owner: BROUCEK, WILLIAM****Summary Information**

- > Residential Building Summary
  - Year Built: N/A
  - Full Baths: 1
  - Sq. Feet: 1,224
  - Bedrooms: 3
  - Half Baths: 0
  - Acres: 0.097
- > Assessed Value: \$88,600 | Taxable Value: \$88,600
- > Property Tax information found
- > 8 Building Department records found
- > Utility Billing information found

**Owner and Taxpayer Information**

<b>Owner</b>	BROUCEK, WILLIAM 148 E SPRING PLYMOUTH, MI 48170	<b>Taxpayer</b>	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

**General Information for Tax Year 2021**

<b>Property Class</b>	RESIDENTIAL-IMPROVED	<b>Unit</b>	49 CITY OF PLYMOUTH
<b>School District</b>	PLYMOUTH CANTON COMM SCHS W/SCC	<b>Assessed Value</b>	\$88,600
<b>MAP #</b>	<i>Not Available</i>	<b>Taxable Value</b>	\$88,600
<b>TEMP CODES</b>	<i>Not Available</i>	<b>State Equalized Value</b>	\$88,600
<b>PROP USE CODES</b>	<i>Not Available</i>	<b>Date of Last Name Change</b>	03/04/2020
<b>CITY AREA</b>	<i>Not Available</i>	<b>Notes</b>	<i>Not Available</i>
<b>Historical District</b>	No	<b>Census Block Group</b>	<i>Not Available</i>
<b>PP STMT STATUS</b>	<i>Not Available</i>	<b>Exemption</b>	<i>No Data to Display</i>

**Principal Residence Exemption Information**

Homestead Date 05/01/1994

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

**Land Information**

<b>Zoning Code</b>	MU	<b>Total Acres</b>	0.097
<b>Land Value</b>	\$47,200	<b>Land Improvements</b>	\$1,880
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	<i>No Data to Display</i>
<b>ECF Neighborhood</b>	LOWER TOWN/OLD VILLAGE	<b>Mortgage Code</b>	<i>No Data to Display</i>
<b>Lot Dimensions/Comments</b>	<i>No Data to Display</i>	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	52.85 ft	80.00 ft
<b>Total Frontage: 52.85 ft</b>		<b>Average Depth: 80.00 ft</b>

**Legal Description**

26A487 LOT 487 ASSESSORS PLYMOUTH PLAT NO 15 T1S R8E L66 P81 WCR

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	<i>No Data to Display</i>	<b>Number of Splits Left</b>	<i>Not Available</i>
<b>Date Form Filed</b>	<i>No Data to Display</i>	<b>Unallocated Div.s of Parent</b>	0
<b>Date Created</b>	<i>No Data to Display</i>	<b>Unallocated Div.s Transferred</b>	0
<b>Acreeage of Parent</b>	0.00	<b>Rights Were Transferred</b>	<i>Not Available</i>
<b>Split Number</b>	0	<b>Courtesy Split</b>	<i>Not Available</i>
<b>Parent Parcel</b>	<i>No Data to Display</i>		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
02/29/2020	\$118,000.00	WD	MICHOL, EUGENE	BROUCEK, WILLIAM	21-NOT USED	

Building Information - 1224 sq ft 2.00 STORY (Residential)

**General**

<b>Floor Area</b>	1,224 sq ft	<b>Estimated TCV</b>	Not Available
<b>Garage Area</b>	0 sq ft	<b>Basement Area</b>	816 sq ft
<b>Foundation Size</b>	816 sq ft		
<b>Year Built</b>	No Data to Display	<b>Year Remodeled</b>	1918
<b>Occupancy</b>	Single Family	<b>Class</b>	D
<b>Effective Age</b>	48 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	0%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	0	<b>Water</b>	Public Water
<b>1st Floor Rooms</b>	3	<b>Sewer</b>	Public Sewer
<b>2nd Floor Rooms</b>	3	<b>Style</b>	2.00 STORY
<b>Bedrooms</b>	3		

**Area Detail - Basic Building Areas**

Height	Foundation	Exterior	Area	Heated
2 Story	Mich. Bsmnt	Siding	408 sq ft	2 Story
1 Story	Mich. Bsmnt	Siding	408 sq ft	1 Story

**Basement Finish**

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

**Plumbing Information**

3 Fixture Bath 1

**Built-In Information**

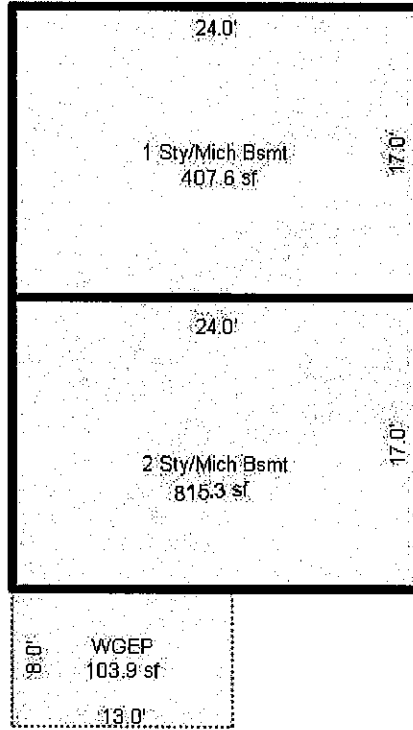
Appliance Allow. 1

**Porch Information**

WGEP (1 Story) 104 sq ft Foundation Standard

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

**Image/Sketch for Parcel: 004 01 0487 000**



Sketch by Apex Medina™

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To whom it may concern,

I William Joke live across the street at 151 E Spring St. Plymouth MI, 48170. We have lived here for 14 years, the prior owners of 148 E Spring never kept the house up, we would love to see a brand-new house go up across the street, and hope you folks will support the project, it would be a nice addition to the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Joke', with a stylized flourish at the end.

William Joke



# City of Plymouth Zoning Board of Appeals Memorandum

---

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

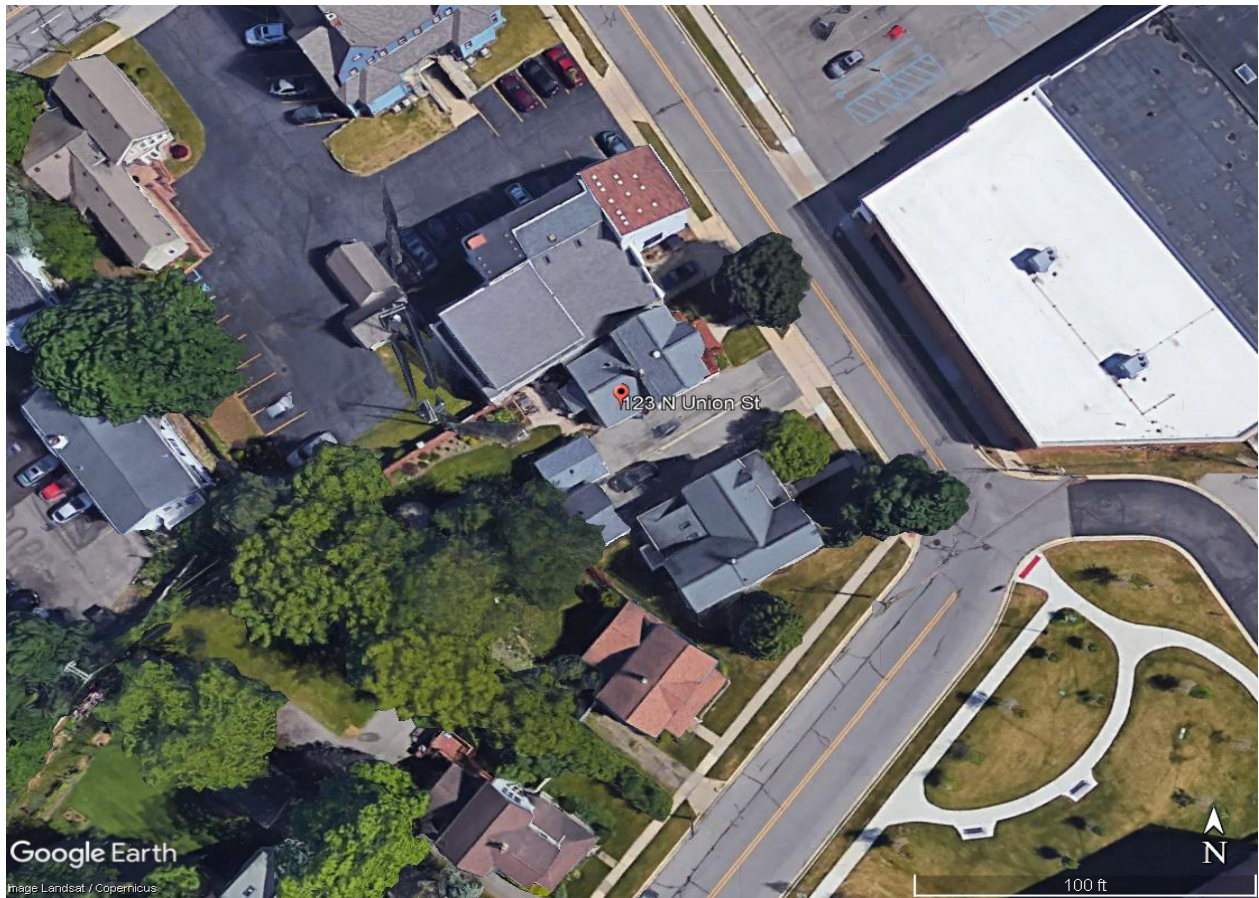
[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners  
FROM: John Buzuvis, Community Development Director  
DATE: August 19, 2021  
RE: 123 N. Union, Non-Use Variance Request

Michael Zydeck, owner, is requesting a non-use variance to construct a second-floor addition over the existing first floor. The property is 45 feet wide and has a variable depth. The property is approximately 7,780 square feet as surveyed and is zoned R-1, Single Family Residential.

Section 78-190 references the side yard setback is 6 feet. The proposed side yard setback is 3.5 feet. A variance of 2.5 feet is required.

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





### ITEM 6. a.

## 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.

123 N. Union Address of Property Aug 9, 2021 Date of Application

Michael F Zydeck and Kimberley R. Zydeck Applicant Name Property Owner

123 N. Union Address Plymouth City MI 48170 State Zip

Zydeck@yahoo.com Email (734) 718-5981 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](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flashdrive or emailed to <mailto:plans@plymouthmi.gov> (maximum file size is 100 MB).

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: We would like to  
Zoning board to consider allowing us to build an addition  
to rear of house over existing kitchen. The house currently  
lies 3ft 6in. from North Property line, we are applying for  
a variance of 2ft 6in. **Description of Property**

Current zoning classification: Residential

Current use of structure(s) on premises: Residential

Is it a corner or interior lot? Interior Lot

Size and area of lot: 45' x 172.89 <sup>North</sup> 45' x 156.04 <sup>South</sup> Area = 7,400

Total square footage of existing main structure(s): House - 908 Garage - 252

Total square footage of accessory structure(s): \_\_\_\_\_

Existing lot coverage (percentage) of all buildings and structures: 15.7%

Height of existing main and/or accessory structures: 17ft. ~ House

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 18x24 432-ft.

Front yard setback after completion (measured from property line): no change

Rear yard setback after completion (measured from property line): no change

Side yard setback after completion (measured from property line): no change

Height of proposed structure: 8ft 1 1/8"

Lot coverage (percentage) after completion: no change

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 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.)

My husband and I are planning on moving from Plymouth Township to the City of Plymouth. My 95 year old father lives on Dewey<sup>St</sup> but he needs more care he will move into this house on first floor. We need to have 3 bedrooms upstairs for us and our other children.

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

There should be no effect on any neighboring homes

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 practical difficulty was not self imposed we bought existing home which was already non-conforming.

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

The lot has a narrow width of 45ft that has house placed 3ft 6" from property line. By code this would not allow us to add a bedroom above existing kitchen, which was already non conforming.

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

*[Signature]*  
Signature of Property Owner

*[Signature]*  
Signature of Applicant

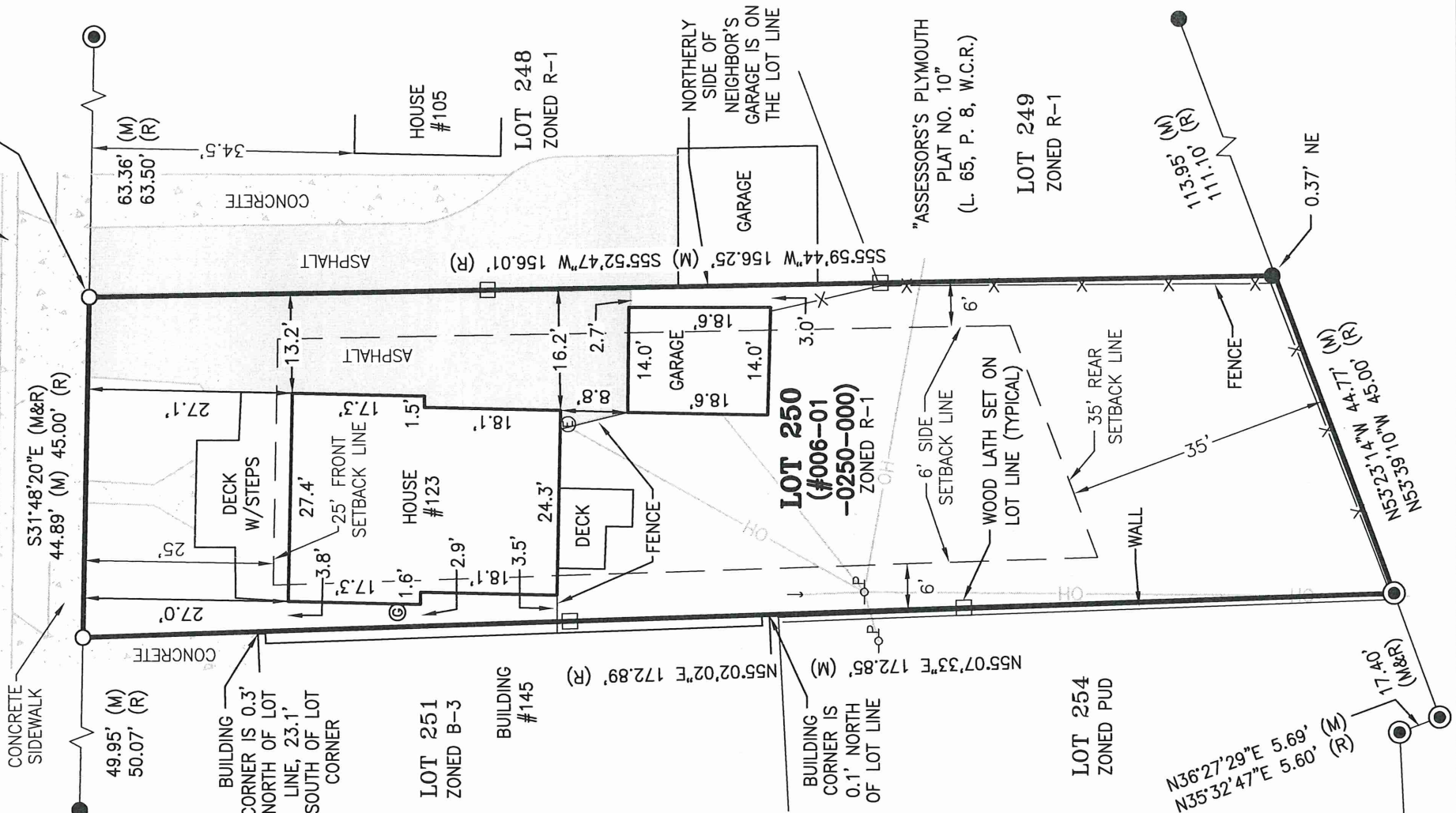
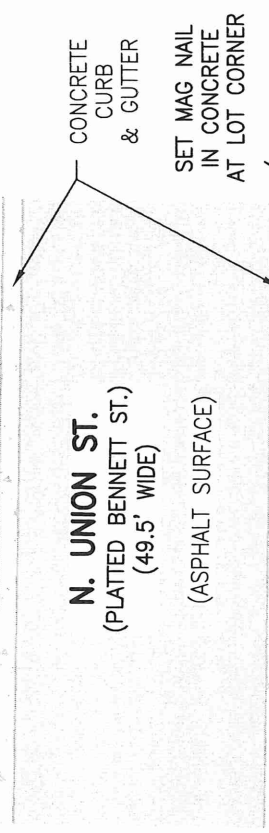
Subscribed and sworn before me this 11 day of August, 20 21

ANGELA B. ANDERSON  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WASHTENAW  
MY COMMISSION EXPIRES Oct 10, 2024  
ACTING IN COUNTY OF Wayne

*[Signature]*  
Notary Public  
My Commission expires 10/10/2024

# SURVEY

- LEGEND**
- P POWER POLE
  - ↓ GUY WIRE
  - ⊙ ELECTRICAL METER
  - ⊙ GAS METER
  - WOOD LATH SET
  - OH— OVERHEAD WIRES



**CURRENT ZONING:** R-1  
(ONE FAMILY RESIDENTIAL)

**MIN. SETBACK REQUIREMENTS:**  
FRONT = 25 FEET (SEE FOOTNOTE BELOW)  
SIDES = 6 FEET  
REAR = 35 FEET

**MAX. LOT COVERAGE = 35%**

**FRONT SETBACK FOOTNOTE:**  
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. For a single family residential project that meets the "front porch exception" standards listed in 78-43(11) or (12), or 78-53(11) or (12), the average front setback shall be calculated using the front wall of the surrounding dwellings rather than the edge of any existing porches. In any case, the minimum average front yard setback for an incentive porch shall not be less than fifteen (15) feet. The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 feet.

**GENERAL SURVEY NOTES:**

1. BEARINGS WERE ESTABLISHED FROM "ASSESSOR'S PLYMOUTH PLAT NO. 10", AS RECORDED IN LIBER 65 OF PLATS, PAGE 8, WAYNE COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.

**DESCRIPTION:**

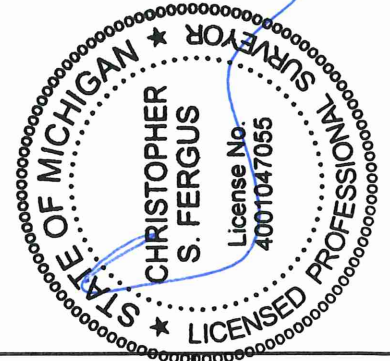
LOT 250 OF "ASSESSOR'S PLYMOUTH PLAT NO. 10", AS RECORDED IN LIBER 65 OF PLATS, PAGE 8, WAYNE COUNTY RECORDS, BEING PART OF THE WEST 1/2 OF SECTION 26, T1S-R8E, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN

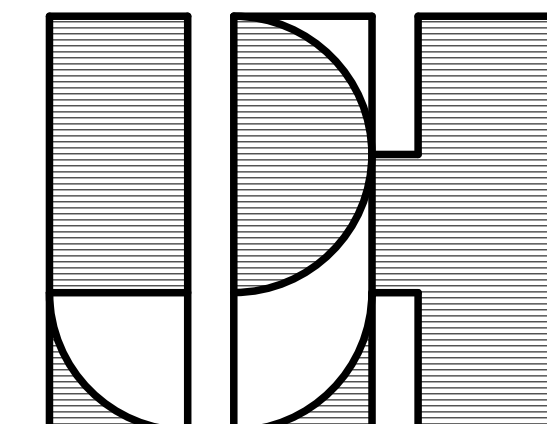
CLIENT:	ZYDECK
JOB NO.	21-352
SHEET	1 OF 1
DATE	8-11-21
FB	633
CREW	TIM G/PB
DR.	AEB
CK.	CK.



- LEGEND**
- = IRON SET
  - = IRON FOUND
  - ⊙ = MONUMENT FOUND
  - ⊙\* = FENCE
  - (R) = RECORDED
  - (M) = MEASURED

**BEBOSS Engineering**  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4836 FAX 517.548.1670





ARCHITECT

PHILIP J. HILL  
3265 THEODORE E.  
WIXOM, MICHIGAN 48393  
(248) 960-4923 PH/FAX

PROPOSED NEW ADDITION FOR:  
**ZYDEK RESIDENCE**  
123 N. UNION ST.  
PLYMOUTH, MICHIGAN 48381

DATE ISSUED MARCH 11, 2020  
REVISIONS  
REVISED JULY 19, 2021

SHT. TITLE

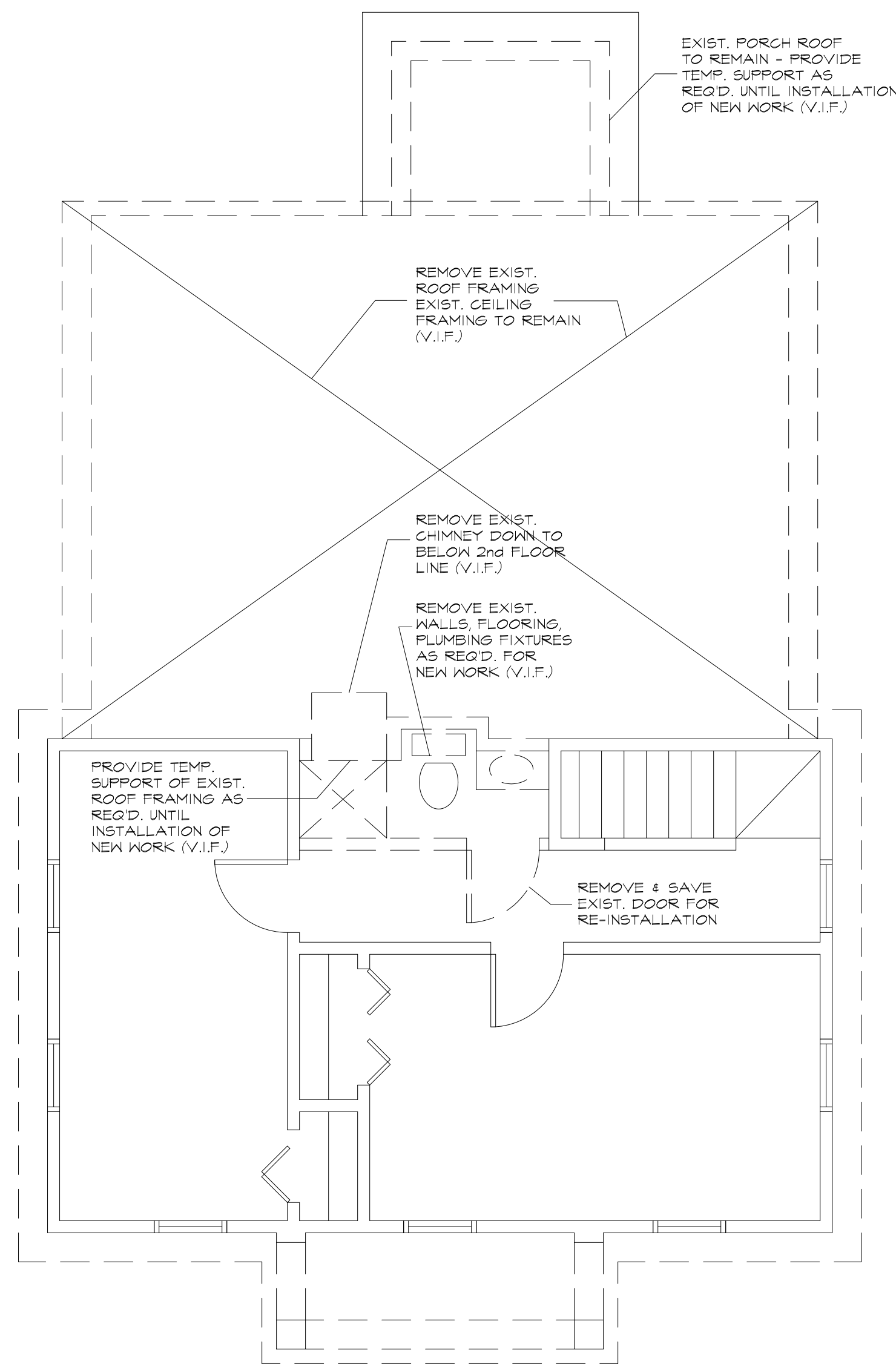
**FLOOR PLANS**

SHT. NO.

**A-1**

JOB NO.

**2015**



**SECOND FLOOR DEMOLITION PLAN**

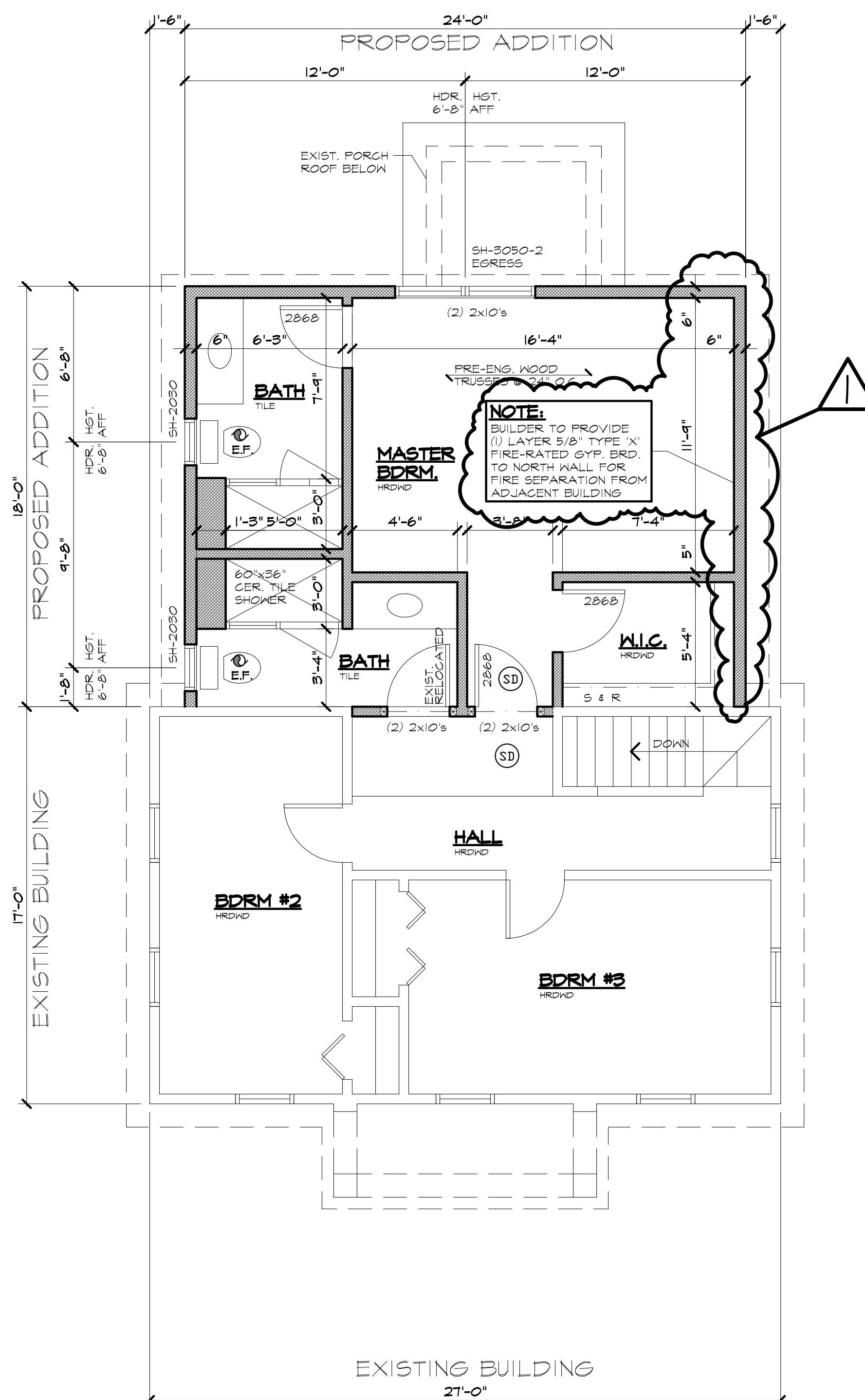
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**

- 1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
- 2) 48 HRS. PRIOR TO ANY CONSTRUCTION CALL MISS-DIG 1-800-482-TITLE.
- 3) VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE BUILDER IMMEDIATELY.
- 5) ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISH GRADE, AND SHALL BEAR ON VIRGIN UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 3000 PSF IS ASSUMED FOR FOOTING SIZES SHOWN ON PLAN. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 3000 PSF AT EACH JOB SITE IS THE RESPONSIBILITY OF CONTRACTOR. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.
- 4) CONCRETE CONTRACTOR TO PROVIDE 3500 PSI CONCRETE ON ANY EXPOSED SURFACES INCLUDING BASEMENT WALLS.
- 5) FLOOR JOIST TO BE HEM FIR #2 OR BETTER.
- 6) WINDOW MODEL NUMBERS ARE FOR ANDERSEN WINDOWS. PROVIDE MUTTIN BARS AS SHOWN ON ELEVATIONS.
- 7) ALL INTERIOR PARTITIONS ARE 4-1/2" UNLESS NOTED OTHERWISE.
- 8) HEATING CONTRACTOR TO PROVIDE EXHAUST FANS.
- 9) SMOKE DETECTORS TO BE INSTALLED ACCORDING TO CODE. DETECTORS ARE TO INTERCONNECTED SO THAT IF ONE IS ACTIVATED ALL WILL BE ACTIVATED.
- 10) ALL GUARDRAILS ARE TO BE 36" HIGH AND 4" MAX. OPENING BETWEEN BALUSTERS. HANDRAILS TO BE MIN. 34" AND MAX. 38" HIGH AND 4" MAX. OPENING BETWEEN BALUSTERS.
- 11) ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE (NEC) ADOPTED BY THE LOCAL JURISDICTION AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAN.
- 12) BRICKLEDGE MAY VARY TO ACCOMMODATE TOPOGRAPHY OF SITE.
- 13) PROVIDE 3/4" T&G PLYWOOD DECKING AT HARDWOOD FLOORING AREAS (TYP.)
- 14) PROVIDE 1/2" OSB SHEATHING AT GABLES WITH WOOD SIDING.
- 15) EGRESS WINDOW REQUIREMENTS:  
MIN. NET CLEAR OPENING 5.7sf (SECOND FLOOR BDRM.)  
MIN. NET CLEAR OPENING 5.0sf (FIRST FLOOR BEDROOM)  
MIN. CLEAR HEIGHT 24"  
MIN. CLEAR WIDTH 20"  
MAX. SILL HEIGHT 44" A.F.F.

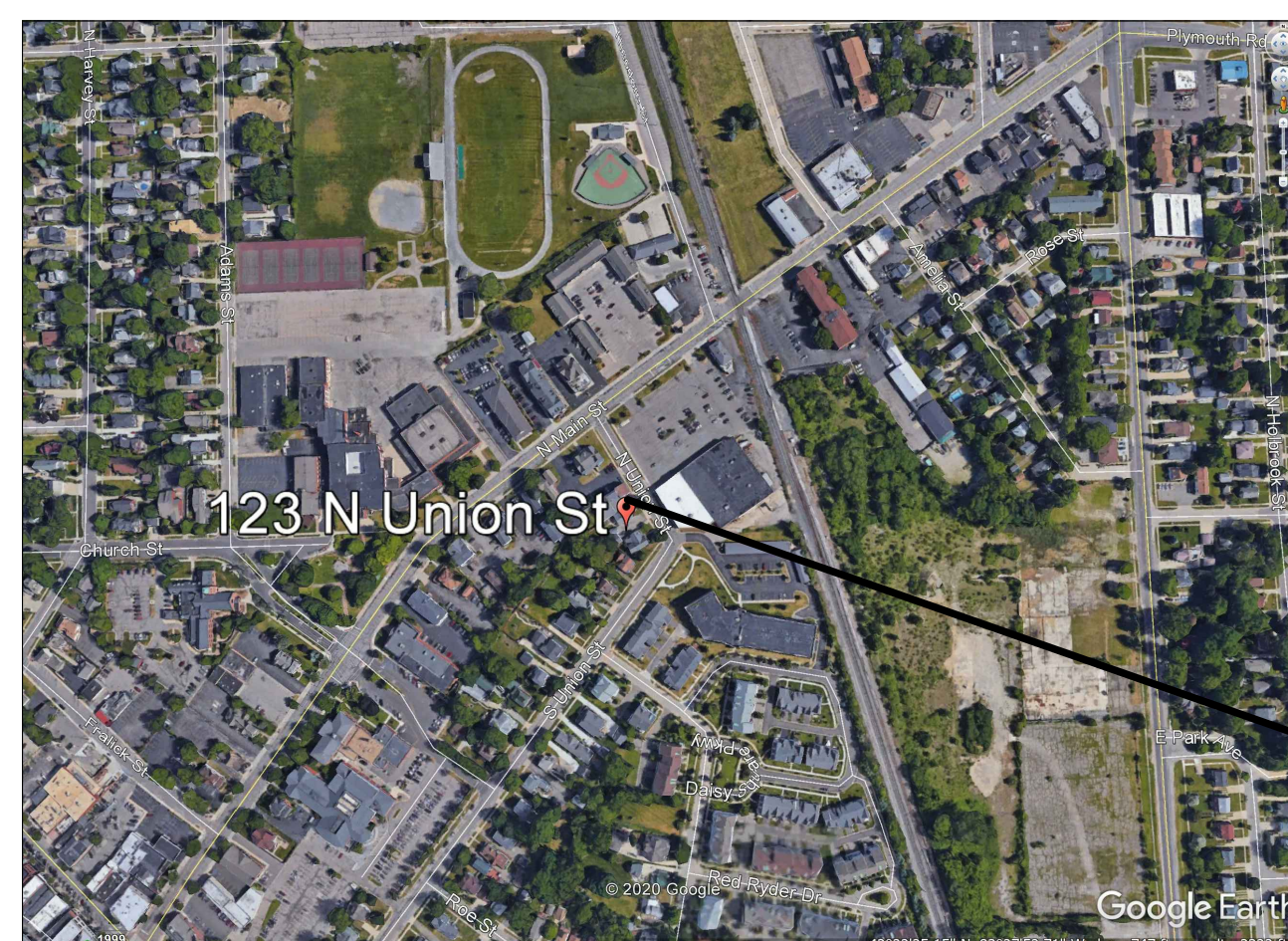
**NOTE:**

THESE DRAWINGS SHALL COMPLY WITH THE "2015 MICHIGAN RESIDENTIAL CODE"



**SECOND FLOOR PLAN**

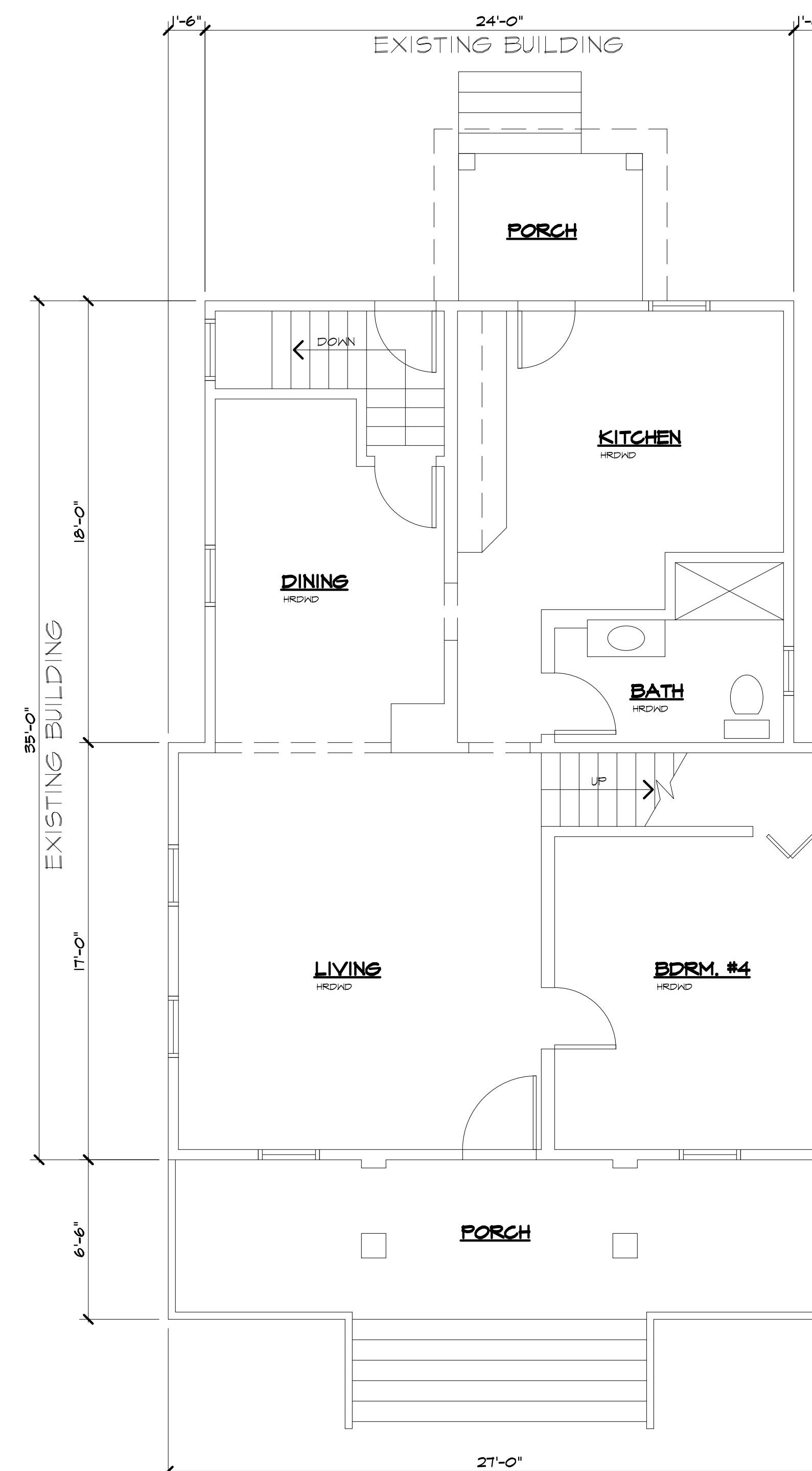
SCALE: 1/4" = 1'-0"



**SITE**

**LOCATION MAP**

NO SCALE



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

**FLOOR AREA**

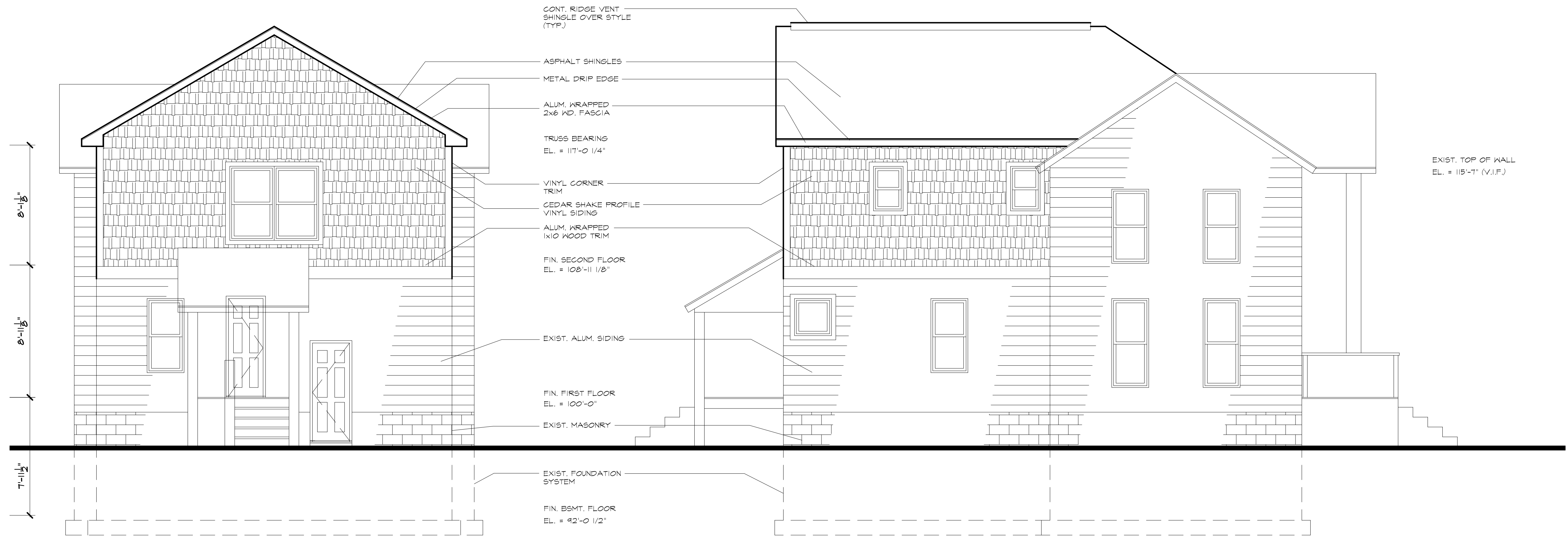
EXIST. 1st FLOOR	891 sf
EXIST. 2nd FLOOR	459 sf
NEW 2nd FLOOR	432 sf
TOTAL AREA	1782 sf

**NOTES:**

- 1) ALL INTERIOR WALL DIMENSIONS ARE 5" UNLESS NOTED OTHERWISE.
- 2) SEALED TRUSS DRAWINGS ARE TO BE ON SITE FOR ROUGH INSPECTION

**SCHEDULE OF DRAWINGS:**

- A-1 FLOOR PLANS
- A-2 BUILDING ELEVATIONS
- A-3 BUILDING SECTIONS

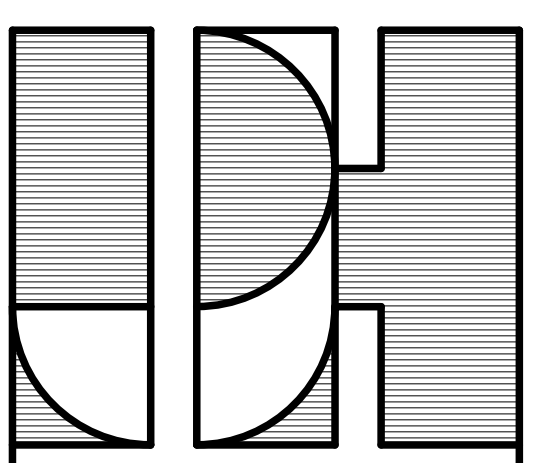


**2 WEST ELEVATION**  
 A-1 SCALE: 1/4" = 1'-0"

**1 SOUTH ELEVATION**  
 A-1 SCALE: 1/4" = 1'-0"



**3 NORTH ELEVATION**  
 A-1 SCALE: 1/4" = 1'-0"



ARCHITECT

PHILIP J. HILL  
 3265 THEODORE E.  
 WIXOM, MICHIGAN 48393  
 (248) 960-4923 PH/FAX

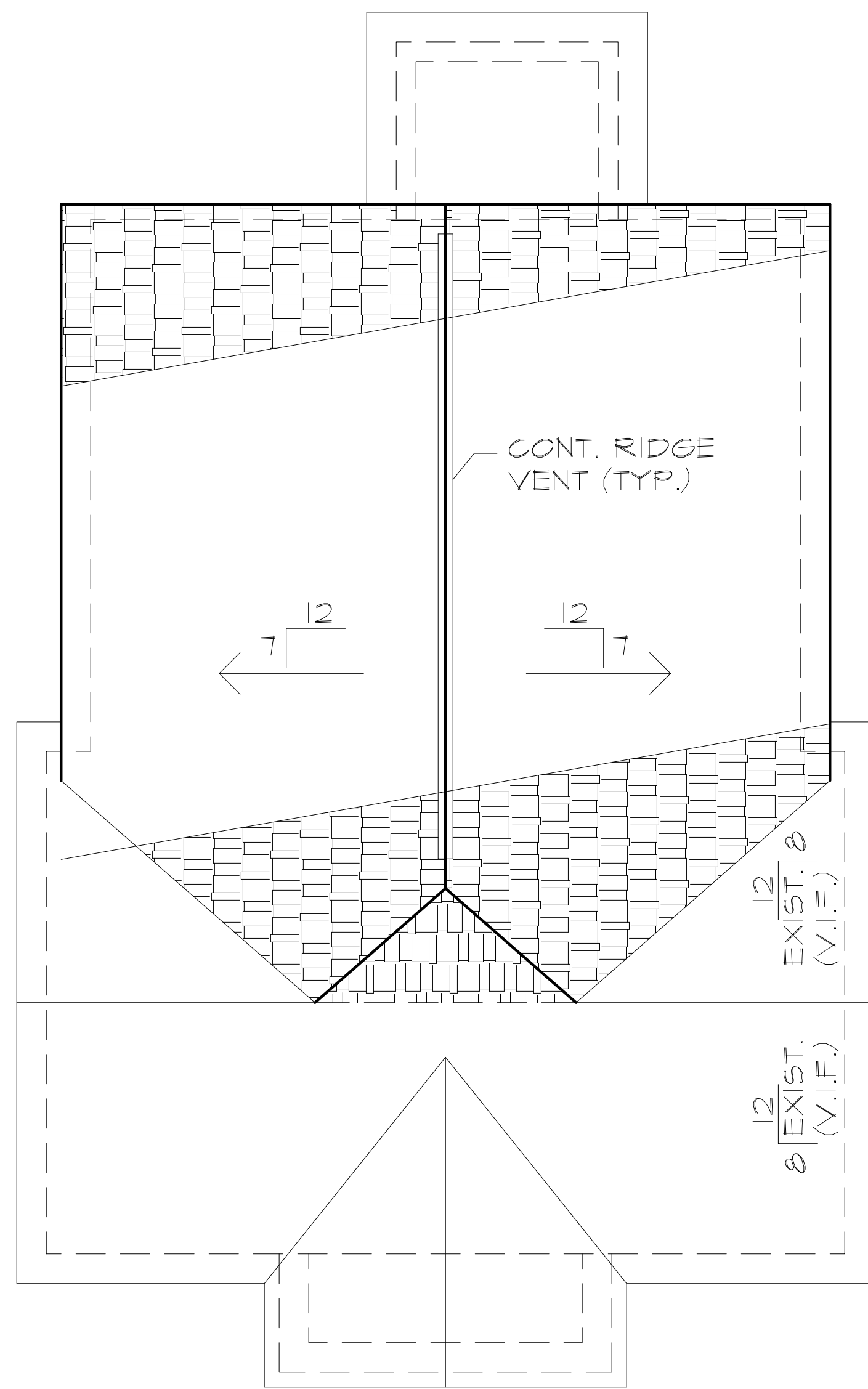
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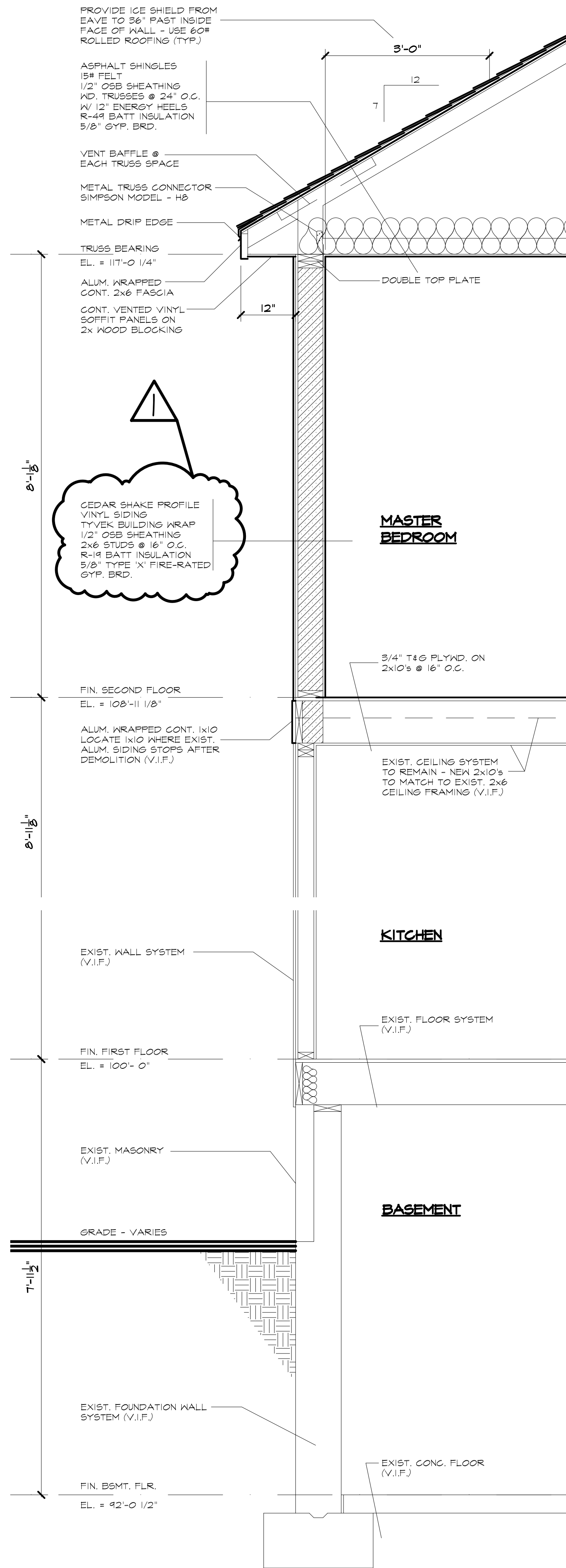
SHT. TITLE  
**BUILDING ELEVATIONS**

SHT. NO.  
**A-2**

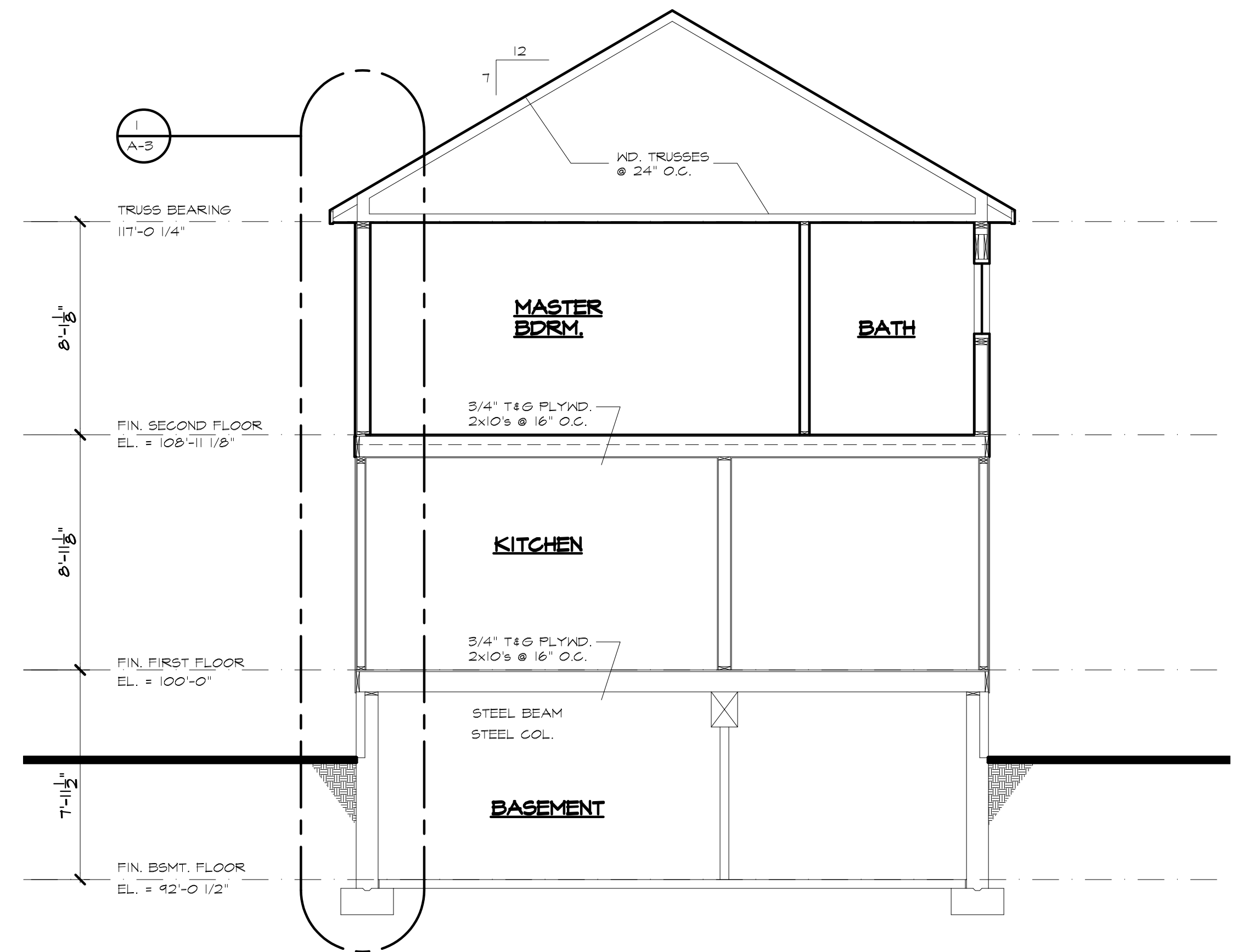
JOB NO.  
**2015**



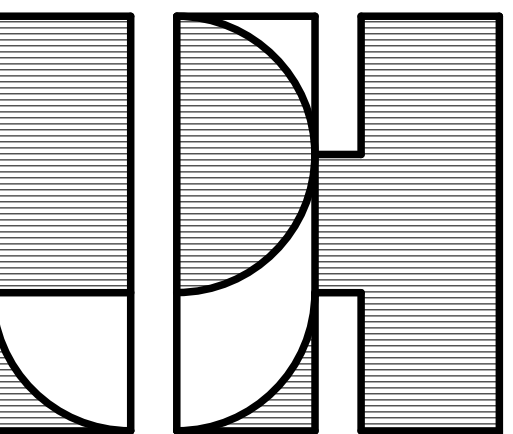
**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



**WALL SECTION**  
SCALE: 3/4" = 1'-0"



**BUILDING SECTION**  
SCALE: 1/4" = 1'-0"



ARCHITECT

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PROPOSED NEW ADDITION FOR:  
**ZYDEK RESIDENCE**  
123 N. UNION ST.  
PLYMOUTH, MICHIGAN 48381

DATE  
ISSUED MARCH 11, 2020  
REVISIONS  
REVISED JULY 19, 2021

SHT. TITLE  
**BUILDING SECTIONS**

SHT. NO.  
**A-3**

JOB NO.  
**2015**