



# City of Plymouth Zoning Board of Appeals

## Regular Meeting Agenda

Thursday, July 7, 2022 – 7:00 p.m.  
City Hall Commission Chambers & Online Zoom Webinar

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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

<https://us02web.zoom.us/j/81297321661>

Webinar ID: 812 9732 1661

Passcode: 836161

- 1) **CALL TO ORDER**
  - a) Roll Call
- 2) **CITIZEN COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
  - a) Approval of the June 2, 2022, regular meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
  - a) **Z 22-07:** 717 McKinley, Non-use variance request for generator location
  - b) **Z 22-08:** 647 Maple, Non-use variance request for generator location
- 7) **BOARD MEMBER 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 2022-2026

## GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

### OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35<sup>th</sup> District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

## GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

### OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

## GOAL AREA THREE – COMMUNITY CONNECTIVITY

### OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

## GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

### OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

City of Plymouth  
Zoning Board of Appeals Notice  
Thursday, July 7, 2022 – 7:00 p.m.  
Located at City Hall

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

A regular meeting of the Zoning Board of Appeals will be held on Thursday, July 7, 2022, at 7:00 P.M. at City Hall to consider the following:

Z 22-07 Non-Use Variance Request for 717 McKinley  
Generator Location  
Zoned: R-1, Single Family Residential  
Applicant: Julie Garity

Z 22-08 Non-Use Variance Request for 647 Maple  
Generator Location  
Zoned: R-1, Single Family Residential  
Applicant: John Barsotti

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, June 23, 2022



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, June 2, 2022 - 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

**1. CALL TO ORDER**

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Elliott, Vice Chair Jim Burrows, Members Mike Devine, Dave Latawiec, Mike Pappas,  
Alternate Scott Silvers

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 Pappas, to approve the minutes of the April 7, 2022, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

**4. APPROVAL OF THE AGENDA**

Elliott offered a motion, seconded by Latawiec, to amend the agenda to move item 6.c to 6.a.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

a. Z22-06: 159 S. Harvey, use variance request for expansion of a non-conforming use.

Devine offered a motion, seconded by Burrows, to recuse himself from agenda item 6.a due to a conflict of interest.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

**Devine left the meeting and alternate Scott Silvers joined the meeting.**

Architect Joe Phillips presented the request for an addition and alteration to the building, which houses a dental practice with an apartment on the second level. Owner Howard Hammerink also commented on the request.

**Board Comments**

There was considerable discussion about whether a variance was required due to the language in the B-2 zoning ordinance. Members pointed out that section 78-101(2) states: *“Any personal service establishment which performs services on the premises within a completely enclosed building, such as, but not limited to: repair shops (watches, radio, television, shoe repair, and etc.), tailor shops, beauty parlors, barbershops, interior decorators, photographers, and dry cleaners.”* It was stated that a dental office could be considered a personal service. In addition, it was noted that B-2 section 78-101(6) permits *“Offices and office buildings of an executive, administrative or professional nature”*. ZBA members stated that a dental office could be considered a professional office.

**Motion**

Silvers offered a motion, seconded by Burrows, to approve Z22-06 to allow a variance for a 294 SF addition limited to the area shown on the plan submitted – approximately 14’8” by 22’4” with the height limited to that shown on the application, and where the 294 SF addition is 3’7” from the west property line.

**Findings of Fact**

Per section 78-102, the property’s current use is compatible with adjacent uses of land for the B-2 CBD zoning classification.

**Discussion**

There was additional discussion about the wording of the B-2 zoning ordinance. Bolhuis stated that City of Plymouth ordinance definitions state that anything not expressly permitted is expressly prohibited, and that dental offices are not expressly permitted by the ordinance.

There was a roll call vote.

No: Burrows, Latawiec, Pappas, Silvers, Elliott  
MOTION DENIED 5-0

**Motion**

Elliott offered a motion, seconded by Burrows, to reject request Z22-06 on the basis that the use is conforming and a variance is not required

**Findings of Fact**

Use of a dental office is permitted based on 78-101(2) and 78-101(6) in that a dental office is a personal service provider and a professional office.

There was a roll call vote.

Yes: Burrows, Latawiec, Pappas, Silvers, Elliott  
MOTION PASSED 5-0

**Silvers left the meeting and Devine rejoined the meeting at 7:43 p.m.**

b. Z22-04: 701 Pacific, non-use variance request for side yard setback

Owner Edward Sabados presented his request with the assistance of architect Dawn Zuber.

**Board Comments**

Sabados was reminded to check the tree ordinance since he plans to remove a large tree in the back yard. It was noted that the current structure is non-conforming, and that the addition would follow the same footprint.

**Motion**

Elliott offered a motion, seconded by Burrows, to approve Z22-04 for a north side yard setback variance for the addition as described in the submitted drawings, specifically a .33-foot variance on the northeast corner and .25 feet on the northwest corner of the structure.

**Findings of Fact**

The applicant is extending a minor existing nonconforming setback of the existing structure. The original placement of the home on the site is not the fault of the owner. The north side abutting property is separated by a driveway and there is no impact on the adjacent property.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott  
MOTION PASSED 5-0

c. Z22-05: 696 Forest, non-use variance request for front yard fence height

Owner Mike Prokic presented his application.

**Citizen Comments**

Carmen Metzger, 990 Linden, spoke in support of the variance. Alan Metzger, 990 Linden, also spoke in support of the variance and suggested that the city consider revising the ordinance.

**Board Comments**

Board members discussed the height of the requested fence, potential landscaping, and a concern about obstructing the view of traffic if shrubbery was planted along the sidewalk. Prokic said he had no intention of planting any shrubbery along the sidewalk.

**Motion**

Devine offered a motion, seconded by Pappas, to approve Z22-05 for a front yard fence variance allowing a 42-inch-high fence with the following conditions.

**Conditions**

The fence provides at least 50% open area and have a maximum of 4-inches of space between vertical members.

**Findings of Fact**

The existing property has two front yard setbacks giving little usable rear yard and is located in a high traffic area.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

**7. BOARD MEMBER COMMENTS**

Burrows informed members that if they want to look at property information online, they may do so at BSAonline.com.

**8. REPORTS AND CORRESPONDENCE**

There were no reports or correspondence.

**9. ADJOURNMENT**

A motion to adjourn was offered at 8:05 p.m. by Burrows. Devine seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

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: Greta Bolhuis, Planning & Community Development Director  
DATE: June 28, 2022  
RE: 717 McKinley, Non-Use Variance Request

Julie Garity, owner, is requesting a non-use variance to install a generator in the rear yard setback. The property is 115 feet wide by 83 feet deep. The property is 9,545 square feet and is zoned R-1, Single Family Residential.

Section 78-217 references that a generator is not permitted to be installed in any required setback. The generator is proposed to be located in the rear yard setback. A variance is required to place the generator in the rear yard setback.

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.

717 McKinley Street June 9, 2022  
Address of Property Date of Application

Julie Garity Julie Ann Garity Trust  
Applicant Name Property Owner

717 McKinley Street Plymouth MI 48170  
Address City State Zip

eztowba@comcast.net 734-674-0412  
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:

Article XVIII - Miscellaneous Provisions; Section 78-217 - Projections into setbacks

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: install a whole house generator in my backyard.

Description of Property

Current zoning classification: R-1 - One-Family Residential

Current use of structure(s) on premises: Residence

Is it a corner or interior lot? Corner lot

Size and area of lot: Approximately 9,500 sq. feet

Total square footage of existing main structure(s): Approximately 2,350 sq. feet

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

Existing lot coverage (percentage) of all buildings and structures: 24.7%

Height of existing main and/or accessory structures: N/A

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: N/A

Front yard setback after completion (measured from property line): N/A

Rear yard setback after completion (measured from property line): Approximately 24 feet, 1 inch

Side yard setback after completion (measured from property line): N/A (over 15 feet)

Height of proposed structure: N/A

Lot coverage (percentage) after completion: N/A

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

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

Please see Attachment "A"

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

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

Please see Attachment "A"

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

Please 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:

*J. J. Sarty*

Signature of Property Owner

*J. J. Sarty*

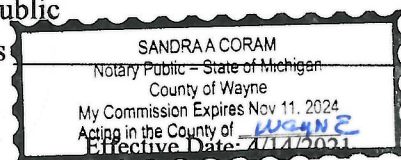
Signature of Applicant

Subscribed and sworn before me this 9 day of JUNE, 2022

*Sandra A Coram*

Notary Public

My Commission expires



## ATTACHMENT "A" TO DIMENSIONAL (NON-USE) VARIANCE APPLICATION

**Question 1:** I purchased my home in 2016, with the present layout of the structure on the lot. The structure itself precludes compliance with the ordinance – the home as I purchased it was not constructed within the required setbacks.

My job is now permanently on a hybrid work location schedule, which includes both working at my home and working in a company office building. Because my job is not site-dependent, I will be mainly working from my home, going into the office only as needed. I no longer have a dedicated space to work in any company office building. Also, I work for a global Automotive company, and often have meetings in early morning and late evening hours with participants in various countries around the world that I have always taken from my home (I have direct reports in the United Kingdom and India, and have work partners across Europe, Asia and Australia).

Mainly to ensure that I am able to work from my home, I have contracted to get a whole house generator installed. If I lose power and do not have a generator, I will not be able to perform my job. There is no location on my property that will allow a generator to be installed that will be in compliance with the setback regulations; as a result, I am requesting a variance that will allow me to place the generator in a location that will not affect my neighbors, will not detract from my home aesthetically, and will minimize the impact on my ability to enjoy my backyard.

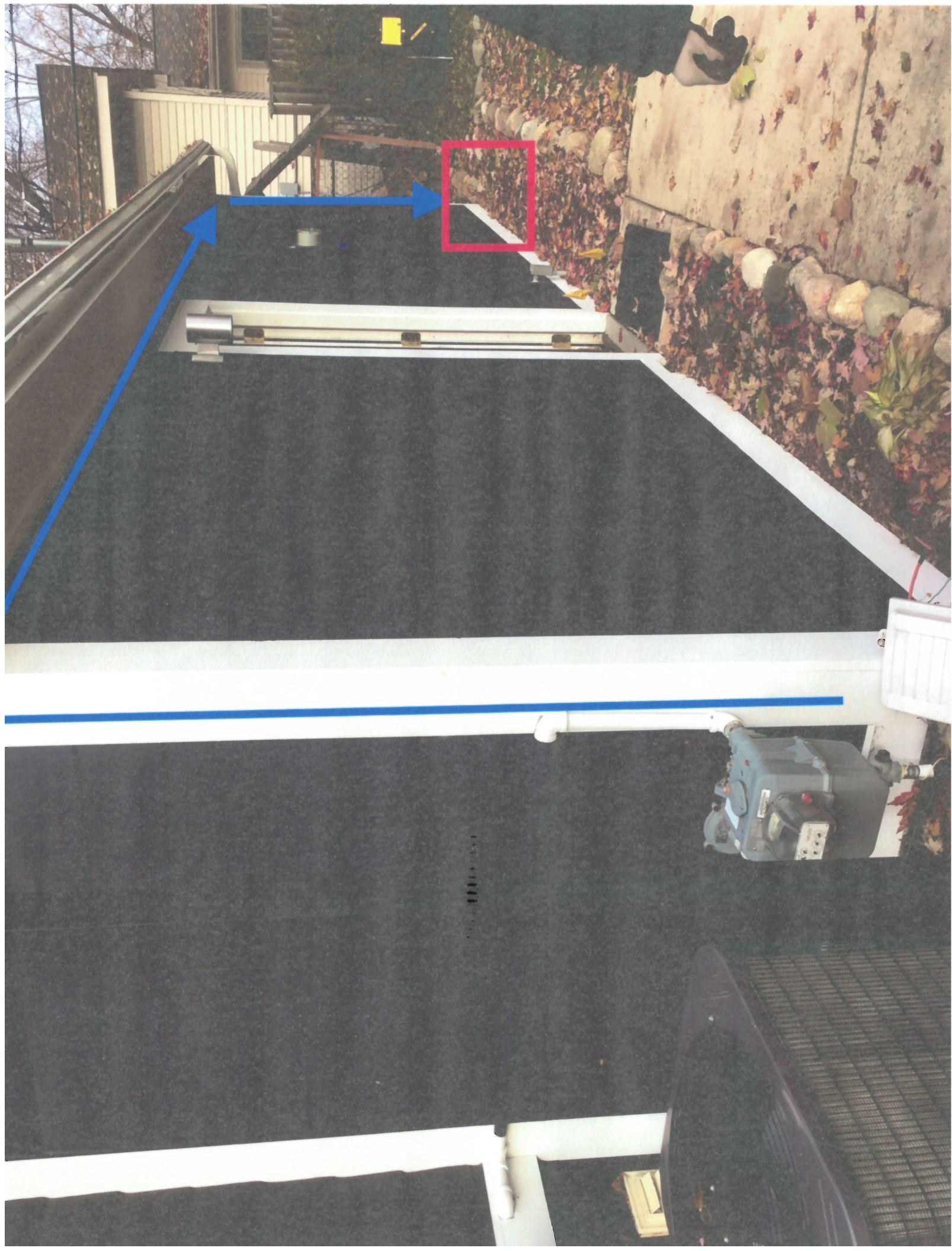
Less critical at this time, but likely growing in importance in the future, the move from internal combustion engine vehicles to battery electric vehicles will require a way to charge a vehicle overnight. I only have one vehicle in my household; having a generator will enable me to purchase an electric vehicle, because without a generator, the ability to operate my only vehicle would be at risk if I lost power to my home.

**Question 2:** Granting this variance will not affect neighboring properties, and will be placed in a location that will not be clearly visible from the sidewalks and streets.

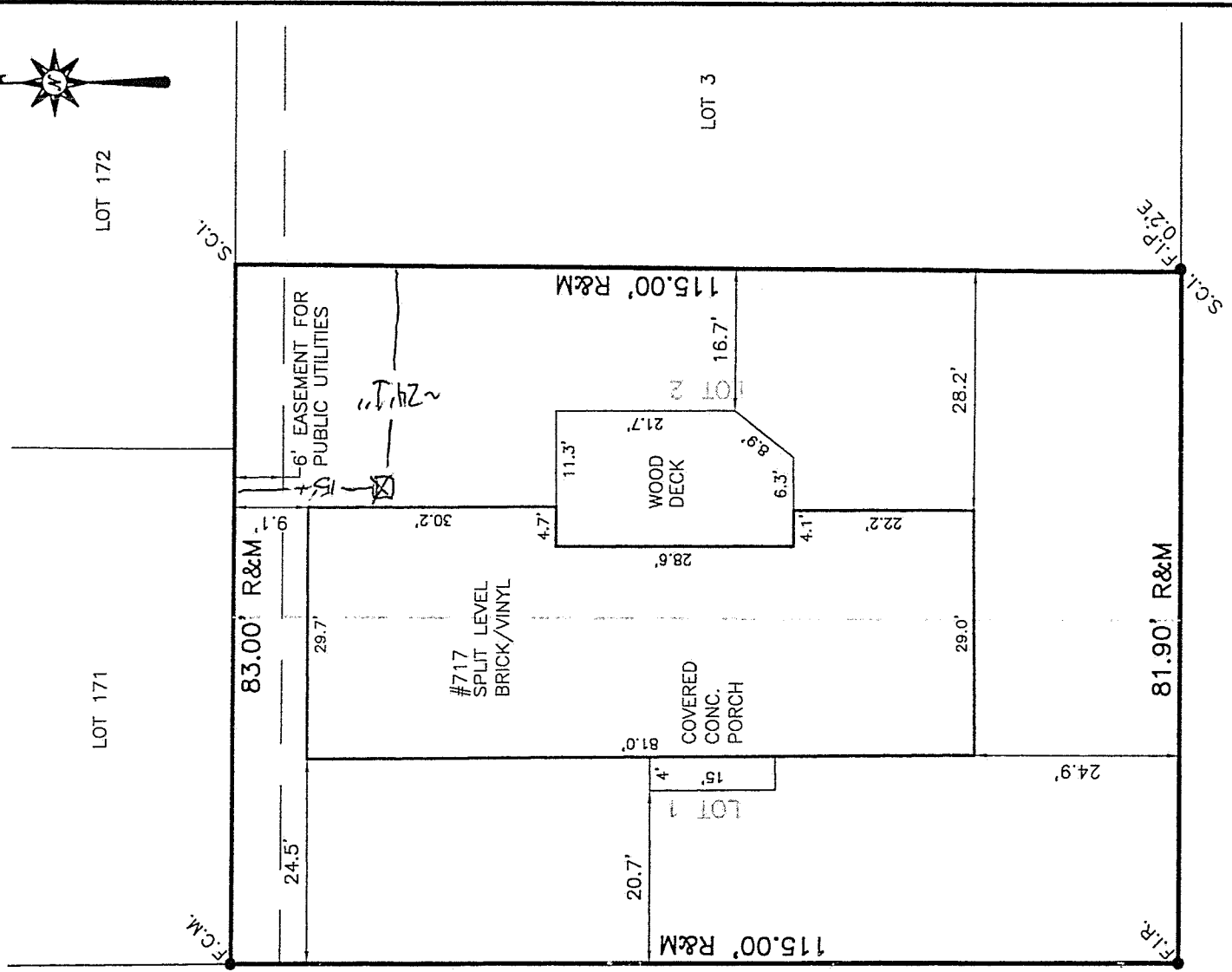
**Question 3:** Per the above, the practical difficulty is a result of the present structure of the home and garage not being constructed within the required setbacks. This is not a self-imposed or self-created hardship, but an existing condition when I purchased my home.

**Question 4:** I am able to use the property as my home, but now that I am also working from my home, I need a generator to ensure I can work even if my home loses power.





# CERTIFICATE OF SURVEY



MCKINLEY STREET  
(60' WD)



# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

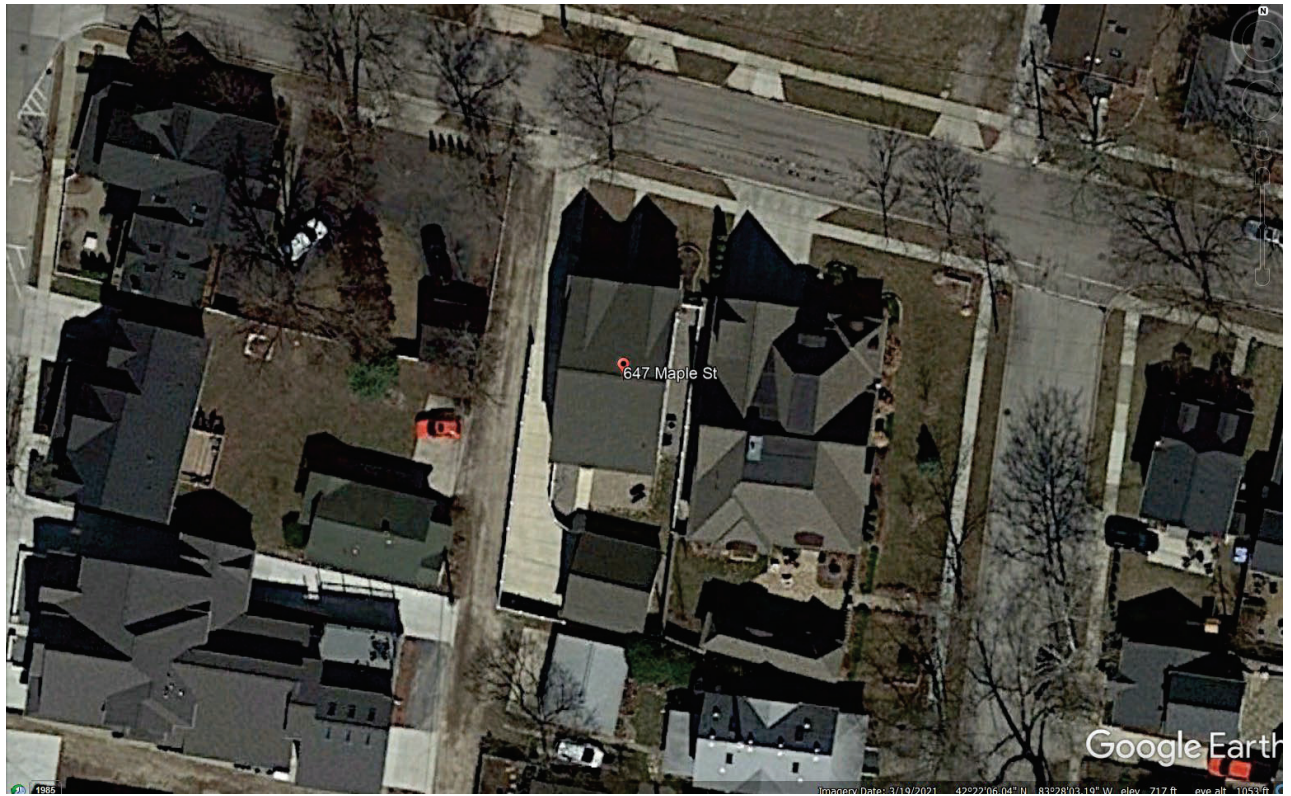
[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: June 28, 2022  
RE: 647 Maple, Non-Use Variance Request

John Barsotti, owner, is requesting a non-use variance to install a generator in the rear yard setback. The property is 50 feet wide by 131 feet deep. The property is 6,550 square feet and is zoned R-1, Single Family Residential.

Section 78-217 references that a generator is not permitted to be installed in any required setback. The generator is proposed to be located in the side yard setback. A variance is required to place the generator in the side yard setback.

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.

647 Maple St, Plymouth MI		06/21/2022	
Address of Property		Date of Application	
JOHN BARSOTTI		Same	
Applicant Name		Property Owner	
647 Maple St		Plymouth MI 48170	
Address		City State Zip	
JBARSOITTI01@ymail.com		408-658-7847	
Email		Phone	

### Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
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### 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.

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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: 647 Maple st, Plymouth MI

**Description of Property**

Current zoning classification: Residential\_\_\_\_\_

Current use of structure(s) on premises: Residential\_\_\_\_\_

Is it a corner or interior lot? NO\_\_\_\_\_

Size and area of lot: 6,509 SQF\_\_\_\_\_

Total square footage of existing main structure(s): 1,776 SQF\_\_\_\_\_

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

Existing [lot coverage](#) (percentage) of all buildings and structures: 27.3%\_\_\_\_\_

Height of existing main and/or accessory structures: \_\_\_\_\_

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 48”X25”X29”\_\_\_\_\_

Front yard setback after completion (measured from property line): 44 ft\_\_\_\_\_

Rear yard setback after completion (measured from property line): 50+ feet\_\_\_\_\_

Side yard setback after completion (measured from property line):3.5 feet\_\_\_\_\_

Height of proposed structure: 29”\_\_\_\_\_

Lot coverage (percentage) after completion: 27.4%\_\_\_\_\_

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.)

The only Safe location for the generator would be on the side of the house between the properties.

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The proposed location places it at proper distance from the Gas line and Electrical input. While also creating a sound and visual barrier for the neighborhood.

Also our child is on a medical pump that requires electricity. Any significant loss of power would require us to hospitalize him as the loss of the pump could be fatal.

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

None. Is between two houses with no bedrooms or key living spaces near by. Also neighbor at 619 maple (the next door house) is aware and is ok with the installation of the Generator.

- 
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.)

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The only place that the generator can be placed is between 647 maple and 619 maple. The other side of the house is the driveway, and there are no areas further back or forward where the generator can be placed due to the positioning of the main structure and (detached) garage on the premises.

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

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The proposed location of the generator is on top of a pre-designed area for such items. It is the location of the sump-pump output, irrigation pumps, and air-conditioner. It is fully aesthetically shielded from the road, and the surface is gravel for easy trenching and installation. Additionally, there are no other possible locations on the property for the generator due to the driveway, garage, and irrigation.

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\_\_\_\_\_

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Notary Public

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

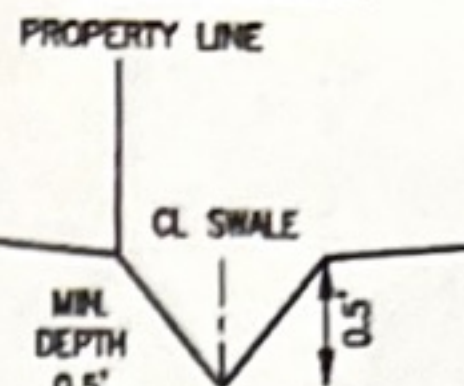
# PLOT PLAN

**LEGAL DESCRIPTION:**

LOT 772 OF PLAT "ASSESSOR'S PLYMOUTH  
 PLAT NO. 20" OF PART OF THE SOUTH  
 WEST 1/4 OF SECTION 26, T. 1 S., R. 8  
 E., CITY OF PLYMOUTH, WAYNE COUNTY,  
 MICHIGAN. AS RECORDED IN LIBER 68,  
 PAGE 42, WAYNE COUNTY RECORDS.

772  
 647 MAPLE ST  
 HOUSE PLAN #3173  
 8'-10" BASEMENT  
 W/EGRESS WINDOW  
 LOT AREA 6,509 SF  
 HOUSE AREA 1,776 SF  
 COVERAGE 27.3%

**SWALE DETAIL**



**NOTES:**

- \* NO RETAINING WALLS PROPOSED ON THIS BUILDING SITE.
- \* STRUCTURES FALLING WITHIN THE INFLUENCE OF A DRIVEWAY OR SIDEWALK SHALL BE WRAPPED WITH EXPANSION PAPER AND MAY REQUIRE VERTICAL ADJUSTMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- \* THE BUILDER IS RESPONSIBLE FOR ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES THAT ARE A RESULT OF BUILDER ACTIVITIES.

**BENCHMARK**

RR SPIKE IN POLE  
 ACROSS ST FROM  
 LOT 772  
 ELEVATION: 100.00

PROP. GRADE 00.00

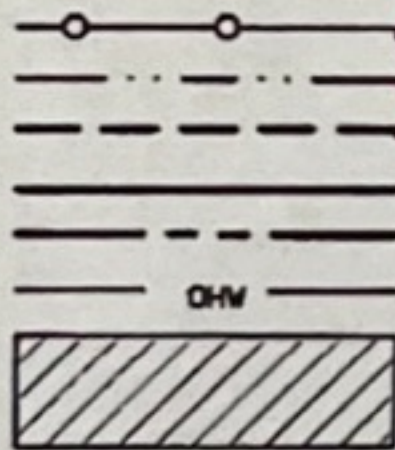
EX. GRADE 00.00



NEW GENERATOR  
EXISTING A/C

**LEGEND:**

- SILT FENCE
- SWALE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- OVERHEAD WIRE
- UNEXCAVATED



RIM FM 96.14  
 8" W I.E: 86.08

8" IE TAP: 90.03  
 6" IE TAP: 90.16

RIM FM 99.23  
 8" E I.E: 91.39

P.P. DATE: 12-08-15*	SCALE: 1" = 20'	SURVEY NO.: ADB
G.C. DATE:	PAGE: 1 OF 2	2015.27

PREPARED FOR: \*01-13-15 REV HOUSE PLAN (PORCH)

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 Registered Professional Engineer

