



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, February 2, 2023 - 7:00 p.m.

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

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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

Also present: Planning and 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 Latawiec, to approve the minutes of the January 5, 2023, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Latawiec, to approve the agenda for the February 2, 2023, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

5. OLD BUSINESS

- a. Z23-01, 007-01-003-301 (0 Holbrook): Revised non-use variance request for front yard setback

Elliott read a memorandum from Building Official Brent Strong, in which he stated that his interpretation of Section 78-34 (10) in the Code of Ordinances refers to the wall of the house in which the address and front door are located, and, "If a home has two or more required front yards, application of these terms does not necessitate the side adjacent to the second street to meet these requirements."

Applicant Louis Cingolani described the changes in the application from January 5, 2003, stating he moved the home back in order to address the neighbors' concerns about obstructed views. Because of this, the requested setback on the west property line is greater than his first request.

Citizen Comments

Jeff Pruder, 194 S. Holbrook, said the requested variance of 12 feet was too large, and that he'd seen potential purchasers of the land back out because of the unique property lines.

Board Discussion

Board members had differing opinions whether the variance request was warranted. It was stated that the buildable footprint on the property made it difficult to stay within the setbacks on all sides. It was also stated that setback variances for building additions typically receive more leeway, whereas setback variances for new builds are typically more strict.

Devine offered a motion, seconded by Latawiec, to approve the variance for Z 23-01 for a front yard variance to the west property line of 13 feet.

Findings of Fact

The parcel is uniquely shaped, resulting in an overly restrictive buildable envelope.

The solution, which includes a two-car attached garage as opposed to a detached garage, lessens the impact on the property.

The garage is farther from Park St. than the neighbor's, and it was moved back for the benefit of the neighbor.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas

No: Burrows, Elliott

MOTION PASSED 3-2

6. NEW BUSINESS

There was no new business

7. BOARD MEMBER COMMENTS

Elliott requested that Strong's interpretation be added to the ordinance at the earliest opportunity.

8. REPORTS AND CORRESPONDENCE

Burrows reminded the group to complete the security training.

9. ADJOURNMENT

A motion to adjourn was offered at 7:31p.m. by Burrows. Pappas seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0