



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, April 6, 2023 – 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  
Phone 734-453-1234  
Fax 734-455-1892

<https://us02web.zoom.us/j/82059371762>

Passcode: 459665

Webinar ID: 820 5937 1762

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of the March 2, 2023, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
  - a) **Z 23-02**, 686 Coolidge: Non-use variance request for an attached garage on lot less than 60 feet wide and less than 22 feet wide
- 6) NEW BUSINESS
  - a) **Z 23-03**, 1227 Maple: Non-use variance request for a fence exceeding 30" located within a required front yard setback.
  - b) **Z 23-04**, 885 Starkweather: Non-use variance request for a front yard setback
- 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  
Regular Meeting Minutes  
Thursday, March 2, 2023 - 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

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 February 2, 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 amended agenda for the March 2, 2023, meeting.

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**

Z 23-02, 686 Coolidge: Non-use variance request for an attached garage on lot less than 60 ft. wide and an attached garage less than 22 ft. wide

Applicants Ashley and John LaPointe described their request to put a front-facing garage to replace their carport. They stated that their rear yard is in a floodplain, restricting their ability to build a detached garage there.

***Board Member Comments***

Board members questioned whether the floodplain does, in fact, run through the rear yard. They consulted a FEMA map, which appeared to indicate it does not. They asked for a topographical survey to further examine the site.

***Citizen Comment***

Karen Sisolak, 939 Penniman and the chair of the Planning Commission said she worked on the ordinance of which the applicant is requesting a variance and the intent behind it was partially massing, but also to protect the character of the city by encouraging front porches and increasing walkability.

***Motion***

Burrows offered a motion, seconded by Devine, to table the request until the April meeting with a request for the applicant to come back with more floodplain information.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

**7. BOARD MEMBER COMMENTS**

There were no board member comments.

**8. REPORTS AND CORRESPONDENCE**

Bolhuis said she was working on scheduling a ZBA training this spring. Elliott reminded the group to complete the security training.

**9. ADJOURNMENT**

A motion to adjourn was offered at 7:32p.m. by Burrows. Latawiec seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

**City of Plymouth**  
**Zoning Board of Appeals Notice**  
**Thursday, April 6, 2023 – 7:00 p.m.**  
**Located at Plymouth City Hall and 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, April 6, 2023, at 7:00 P.M. at City Hall and online via Zoom to consider the following:

Z 23-03 Non-Use Variance Request for 1227 Maple  
Fence exceeding 30" located within a required front yard setback  
Zoned: R-1, Single-Family Residential  
Applicant: Nick Jallo

Z23-04 Non-Use Variance Request for 885 Starkweather  
Front yard setback  
Zoned: B-1, Local Business  
Applicant: Don Soenen

All interested people 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: Wednesday, March 22, 2023



# 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: March 29, 2023  
RE: 686 Coolidge, Non-Use Variance Request

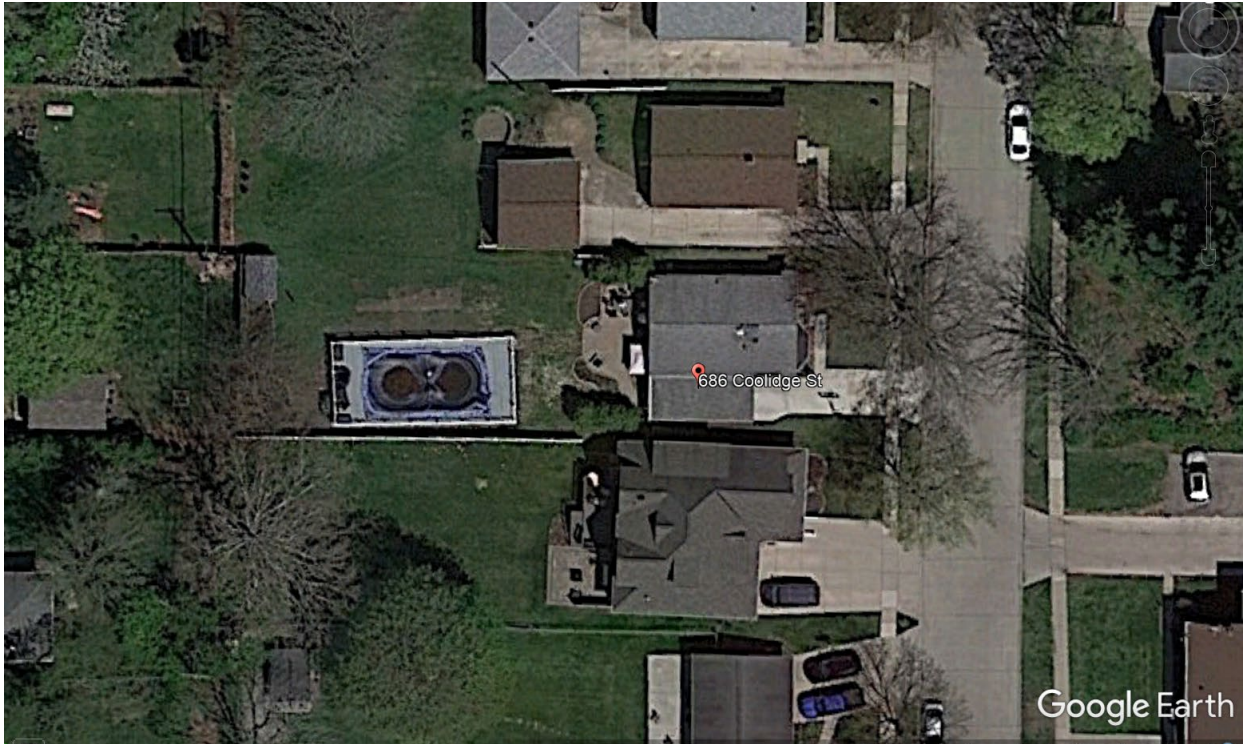
John LaPointe, owner, is requesting a non-use variance to construct an attached, front-facing garage. The property is 50 feet wide and 179 feet deep totaling 8,950 square feet. The property is zoned R-1, Single Family Residential.

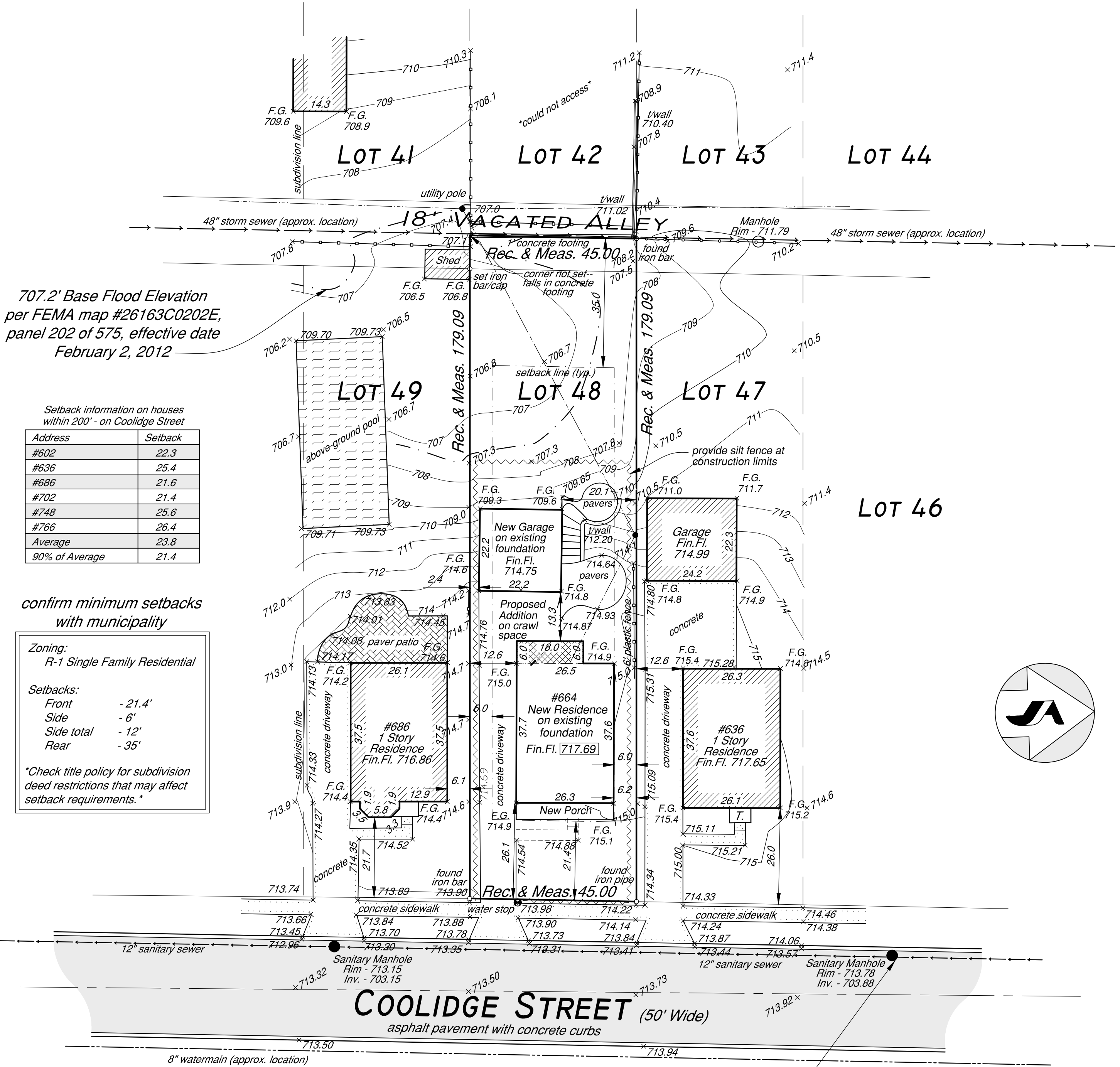
Section 78-43 (8) states “attached garages that face the street are allowed on lots that are 60 feet or greater.” The lot is less than 60 feet wide. A variance is required to place an attached garage on the lot.

Section 78-43 (9) (b) references the total width of the garage shall be “a minimum of 22 feet wide, measured from the exterior walls.” The proposed attached garage is 12 feet wide. A variance of 10 feet is required.

Per the Building Official, the floodplain boundaries are estimated on FEMA maps and must be confirmed by a licensed surveyor to determine the exact location. A topographic survey performed by a licensed survey was completed for the new home construction at 664 Coolidge (next door). It shows the floodplain boundaries for the subject property and is included for your review.

Should you have any questions, please contact me directly.





707.2' Base Flood Elevation  
per FEMA map #26163C0202E,  
panel 202 of 575, effective date  
February 2, 2012

Setback information on houses  
within 200' - on Coolidge Street

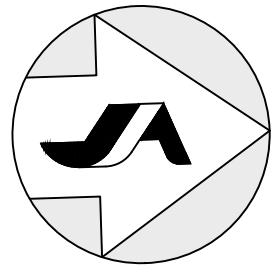
Address	Setback
#602	22.3
#636	25.4
#686	21.6
#702	21.4
#748	25.6
#766	26.4
Average	23.8
90% of Average	21.4

confirm minimum setbacks  
with municipality

Zoning:  
R-1 Single Family Residential

Setbacks:  
Front - 21.4'  
Side - 6'  
Side total - 12'  
Rear - 35'

\*Check title policy for subdivision  
deed restrictions that may affect  
setback requirements.\*



**LEGEND**

- 000.00 = Existing elevation
- 000.00 = Proposed elevation
- - - = Drainage course
- ~ ~ ~ = Silt fence
- F.G. = Finish Grade
- - - = Existing contour
- (TBR) = To Be Removed

NAVD88 BENCHMARK  
NORTH RIM ON MANHOLE  
ELEVATION = 713.78



Know what's below.  
Call before you dig.

**LEGAL DESCRIPTION**

LOT 48 AND THE EAST 1/2 OF THE ADJACENT VACATED ALLEY OF "REISER & STELLWAGEN SUBDIVISION", PART OF THE SOUTHWEST 1/4 OF SECTION 26, AND PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 1 SOUTH, RANGE 8 EAST, VILLAGE OF PLYMOUTH (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 48 OF PLATS ON PAGE 83, WAYNE COUNTY RECORDS. PROPERTY CONTAINS 8,058 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

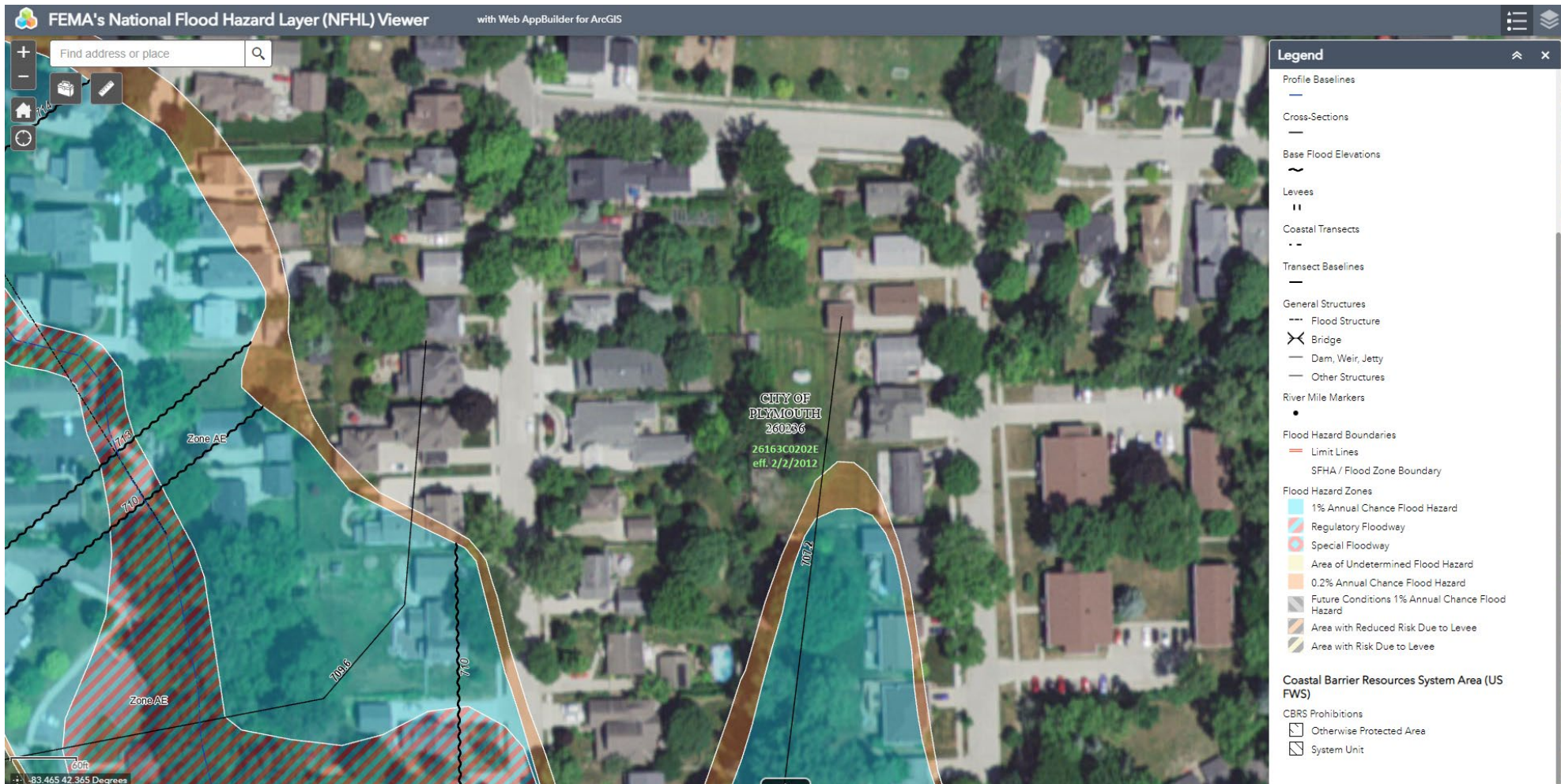
**PLOT PLAN**

Prepared For: Evergreen Development NV, LLC  
485 S. Main Street  
Plymouth, MI 48170  
(734) 667-3352

Jekabson & Associates, P.C.  
Professional Land Surveyors  
1320 Goldsmith, Plymouth, MI 48170  
(734) 414-7200 (734) 455-8000

by: *J. Jekabson*

Date	2 MAY 2022
Job no.	22-04-009
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1



<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-83.46650445529427,42.365660599075575,-83.46390807696862,42.36665147885384>



# 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

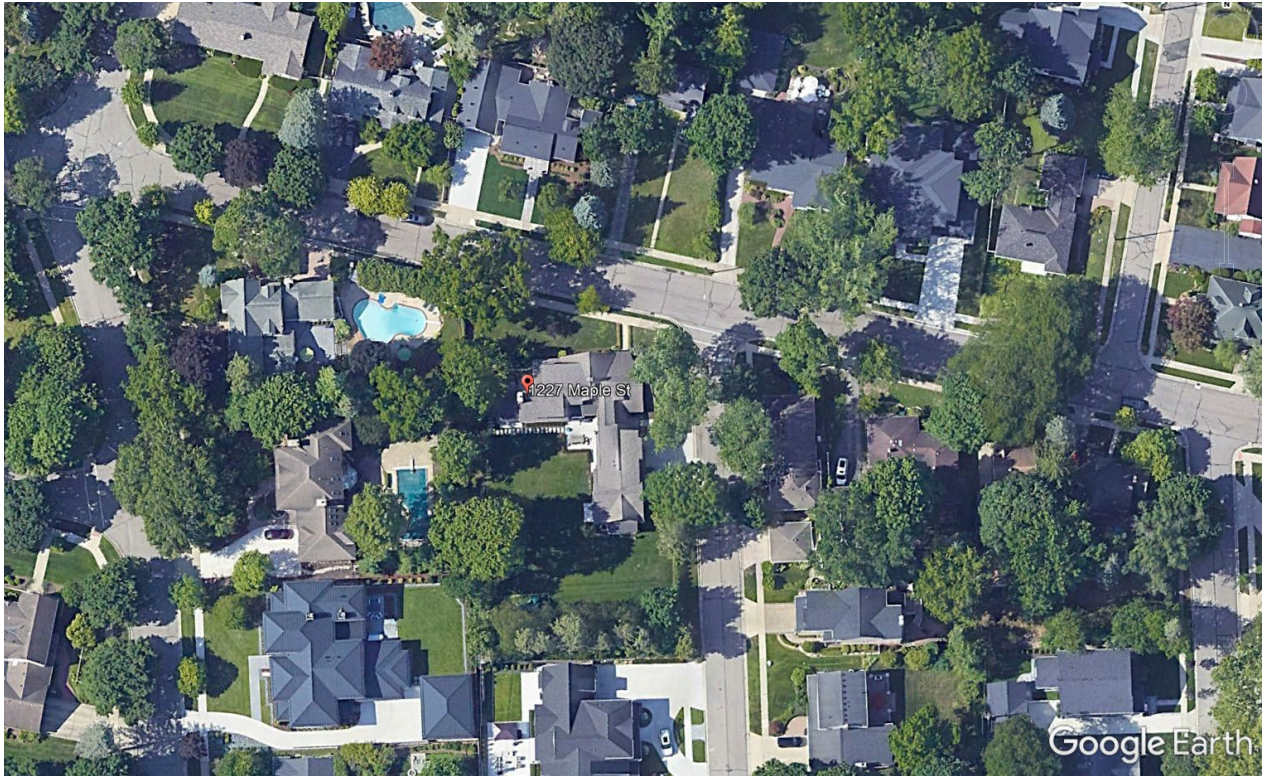
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: March 29, 2023  
RE: 1227 Maple, Non-Use Variance Request

Nick Jалlos, owner, is requesting a non-use variance to construct a 42 inch tall fence in the front yard setback. The property is approximately 124 feet wide and approximately 200 feet deep, totaling 25,323 square feet. The property is zoned R-1, Single Family Residential.

Section 78-208 (9) states "Fences or walls within a required front yard setback shall be decorative style only consisting of wrought iron, metal, or picket fence. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height." A fence height of 3.5 feet along Herald Street is proposed. A variance of 1 foot is required for the proposed front yard fence.

In November 2022, the Planning Commission held a public hearing and approved revisions to the fence ordinance to allow fences up to 48 inches in height within the front yard setback on corner lots. The ordinance has not yet been adopted by the City Commission. The administration anticipates that this proposed change will become effective sometime this summer.

Should you have any questions, please contact me directly.



## **Bolhuis, Greta**

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**From:** Scott Lorenz <[scottlorenz@westwindcos.com](mailto:scottlorenz@westwindcos.com)>  
**Sent:** Friday, March 24, 2023 6:02 PM  
**To:** Bolhuis, Greta  
**Subject:** Greta- ZBA Z23-03 for 1227 Maple St

Hello Greta,

Regarding the variance request for 1227 Maple St. for a fence exceeding 30 inches, I am in favor of the variance request.

Considering the fence will be black and blend into the landscape anyway it will be unobtrusive.

In addition, there is a lot of traffic on Maple Street and Herald with people going fast without any fear of getting a ticket.

Anything that'll help corral kids in the yard and help keep them safe is a good thing.

I fully support the variance request and sincerely hope that the ZBA will approve it as well.

Thank you for your consideration.

Scott Lorenz  
Westwind Book Marketing  
248-705-2214  
[scottlorenz@westwindcos.com](mailto:scottlorenz@westwindcos.com)  
[www.WestwindBookMarketing.com](http://www.WestwindBookMarketing.com)  
[@abookpublicist](#)

## **Bolhuis, Greta**

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**From:** Kris Weger <kris@weger-associates.com>  
**Sent:** Saturday, March 25, 2023 9:15 AM  
**To:** Bolhuis, Greta  
**Cc:** Nickjallos@gmail.com  
**Subject:** ZBA223-03 for 1227 Maple St

Hello Greta:

I am in favor of the approval of the fence variance to exceed 30" for 1227 Maple Street. The fence in the proposed location is not in front of the home and will blend into the landscape of all adjacent property. It will also provide protection for children and property alike from a high level of traffic that is often produced by the increasing number of events that are sponsored by the City of Plymouth and that sometime cause the residential property owners clean up and security issue because of our proximity to downtown Plymouth. This request for variance would be a small accommodation for a long-time resident.

Best Regards,

Kris Weger  
1200 Maple St.

## **Bolhuis, Greta**

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**From:** Lisa Minto <lisamarieminto@gmail.com>  
**Sent:** Monday, March 27, 2023 3:27 PM  
**To:** Bolhuis, Greta; Lisa Minto  
**Subject:** Variance for Jalice on Maple St.

I'm replying to a letter received re a variance for the Jalice family on Maple and Herald.

I totally support the variance for one very important reason - safety. Many people speed regularly cutting through Maple to get to town. I also wish we had some kind of speed limit sign near this area.

Any questions, please call.

Lisa Minto  
1193 Maple St  
313 802 6634

RECEIVED

MAR 15 2023

CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT



Z 23-03      1227 Maple  
Fence located in the front yard  
setback, exceeding 30 inches.  
ZBA Mtg      4/6/23

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.

1227 Maple St. Plymouth, Mi 48170      3/13/2023  
Address of Property      Date of Application

Nick + Marcia Jallo      Nick + Marcia Jallo  
Applicant Name      Property Owner

1227 Maple St. Plymouth Mi 48170  
Address      City      State      Zip

nick.jallos@gmail.com      248-719-3250  
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 \$300.00 for single family projects or \$550.00 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 flash drive or emailed to [plans@plymouthmi.gov](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, Sec 78-208 Residential Fences

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Install a fence exceeding 30" in the front yard on the Hazal St side only, starting 112 feet from Maple St property line. Home owners are requesting an opaque 42" black aluminum fence.

**Description of Property**

Current zoning classification: R-1 single family residence

Current use of structure(s) on premises: residence

Is it a corner or interior lot? Corner lot

Size and area of lot: 25,323 sq ft

Total square footage of existing main structure(s): 6,470 sq ft

Total square footage of accessory structure(s): 0

Existing lot coverage (percentage) of all buildings and structures: 17.17%

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

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 120' of 42" black aluminum fence

Front yard setback after completion (measured from property line): 25' to home 112' to fence

Rear yard setback after completion (measured from property line): 75'

Side yard setback after completion (measured from property line): 19.5' West = 20' East

Height of proposed structure: 42 inches

Lot coverage (percentage) after completion: no change

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 17.17%

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.) Homeowners feel 30" fence is not sufficient to contain 3 small children (4, 4, 1 yr old) and if fence was placed in conformity it would significantly reduce our safe recreational space.
2. What effect will the variance have on neighboring properties? Given the opaque nature of the fence requested and existing shrubs + plants, the variance will have little to no impact. Brent Strong, city building inspector, noted that visibility + corner clearance requirements would NOT be an issue because it is an opaque fence you can see through!
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.) Having 3 small kids to protect is a self-imposed issue but the double front yard set back for corner lots is not. Given the amount of traffic on Maple St, we do not consider our front yard a safe area for the kids to play and variance would allow us to safely utilize as much of our "back" yard as possible.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Building a fence that complied would either 1. not safely contain our children or 2. significantly reduce our recreational space.

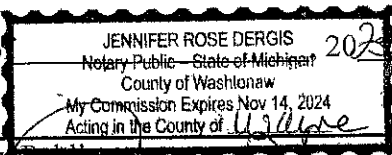
We feel 42" is a happy medium between allowable 30" front yard + 6.5' backyard allowable fencing without imposing on the neighborhood.

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 March 14, 2023 day of



Notary Public  
My Commission expires Jan Dec

# SURVEY

SCALE 1" = 30'

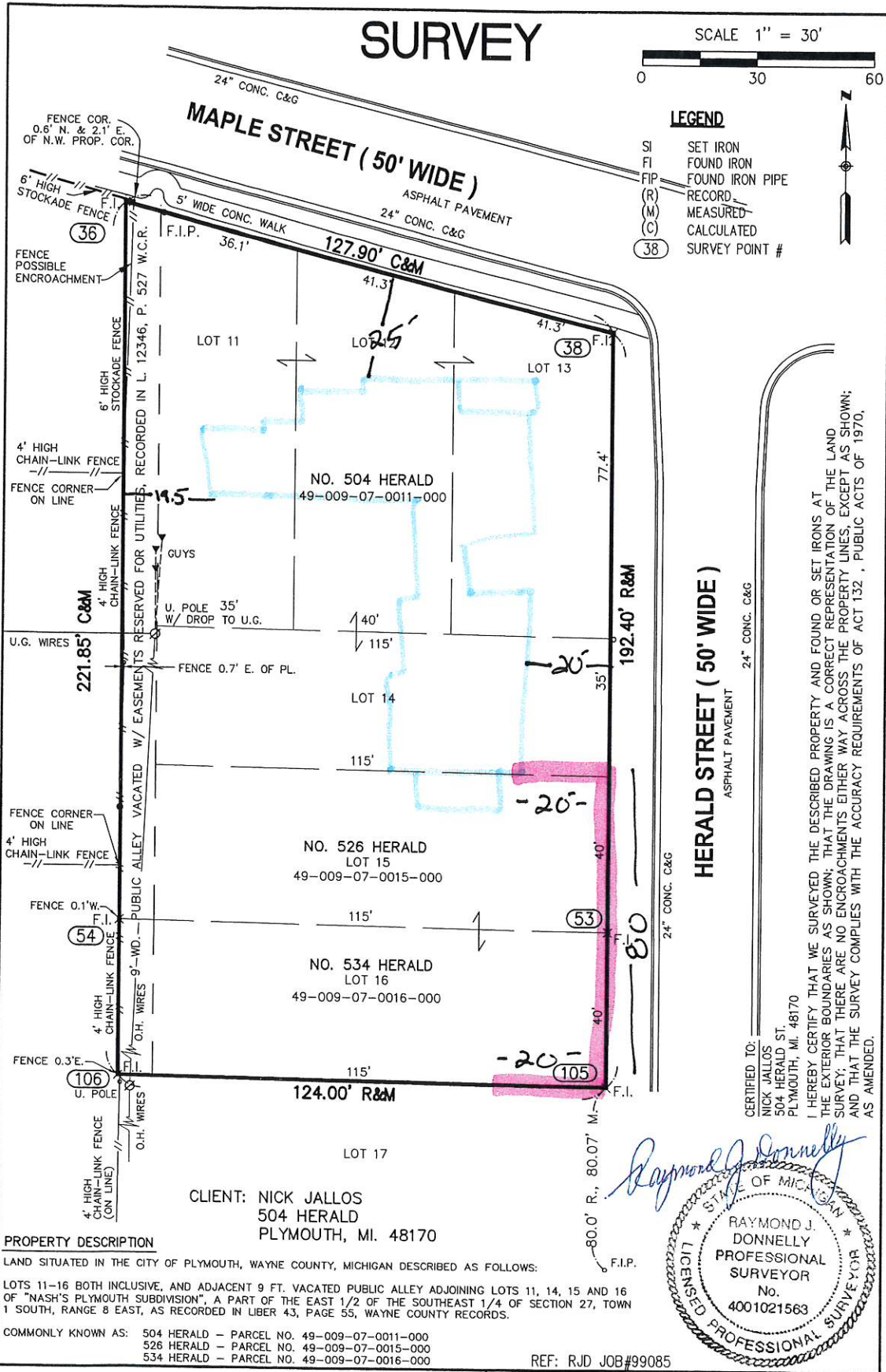


### LEGEND

- SI SET IRON
- FI FOUND IRON
- FIP FOUND IRON PIPE
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- (38) SURVEY POINT #

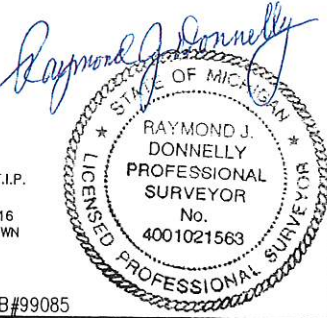


Blue =  
House  
  
Pink =  
location  
of requrs  
for VARIANCE



I HEREBY CERTIFY THAT WE SURVEYED THE DESCRIBED PROPERTY AND FOUND OR SET IRONS AT THE EXTERIOR BOUNDARIES AS SHOWN; THAT THE DRAWING IS A CORRECT REPRESENTATION OF THE LAND SURVEY; THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES, EXCEPT AS SHOWN; AND THAT THE SURVEY COMPLIES WITH THE ACCURACY REQUIREMENTS OF ACT 132, PUBLIC ACTS OF 1970, AS AMENDED.

CERTIFIED TO:  
 NICK JALLOS  
 504 HERALD ST.  
 PLYMOUTH, MI. 48170



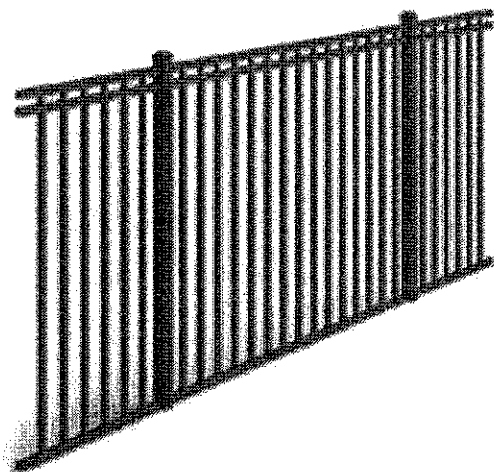
CLIENT: NICK JALLOS  
 504 HERALD  
 PLYMOUTH, MI. 48170

**PROPERTY DESCRIPTION**  
 LAND SITUATED IN THE CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:  
 LOTS 11-16 BOTH INCLUSIVE, AND ADJACENT 9 FT. VACATED PUBLIC ALLEY ADJOINING LOTS 11, 14, 15 AND 16 OF "NASH'S PLYMOUTH SUBDIVISION", A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 8 EAST, AS RECORDED IN LIBER 43, PAGE 55, WAYNE COUNTY RECORDS.  
 COMMONLY KNOWN AS: 504 HERALD - PARCEL NO. 49-009-07-0011-000  
 526 HERALD - PARCEL NO. 49-009-07-0015-000  
 534 HERALD - PARCEL NO. 49-009-07-0016-000

REF: RJD JOB#99085

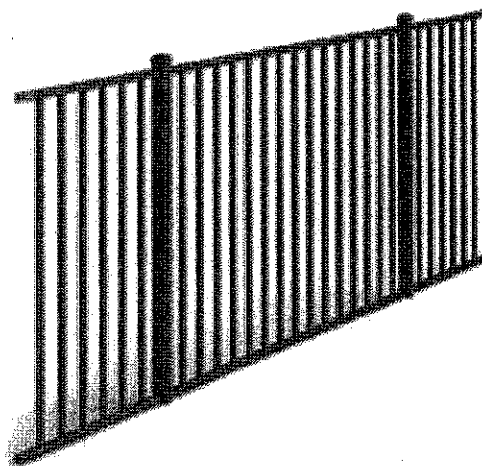
<p><b>SPALDING DeDECKER</b>                  Engineers   Surveyors                  905 South Blvd. East                  Rochester Hills, MI 48307                  Phone: (248) 844-5400                  Fax: (248) 844-5404                  www.sda-eng.com</p>	DRAWN: L.THORNTON	DATE: 04-07-22
	CHECKED: RJD	DATE: 04-07-22
	MANAGER: RJD	SCALE: 1" = 30'
	JOB No. SM18-047.OT	SHEET: 1 OF 1
	SECTION 27 TOWN 01 SOUTH RANGE 08 EAST	
	CITY OF PLYMOUTH WAYNE COUNTY, MI	

# ULTRA ALUMINUM™ SWIMMING POOL FENCE STYLES



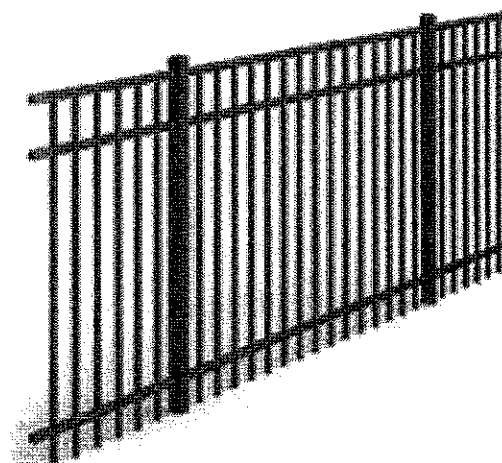
**UAB 200 FLAT TOP  
FLUSH**

4'H x 6'W, 3-Rail



**UAF 200 FLUSH**

4' H x 6'W, 2-Rail



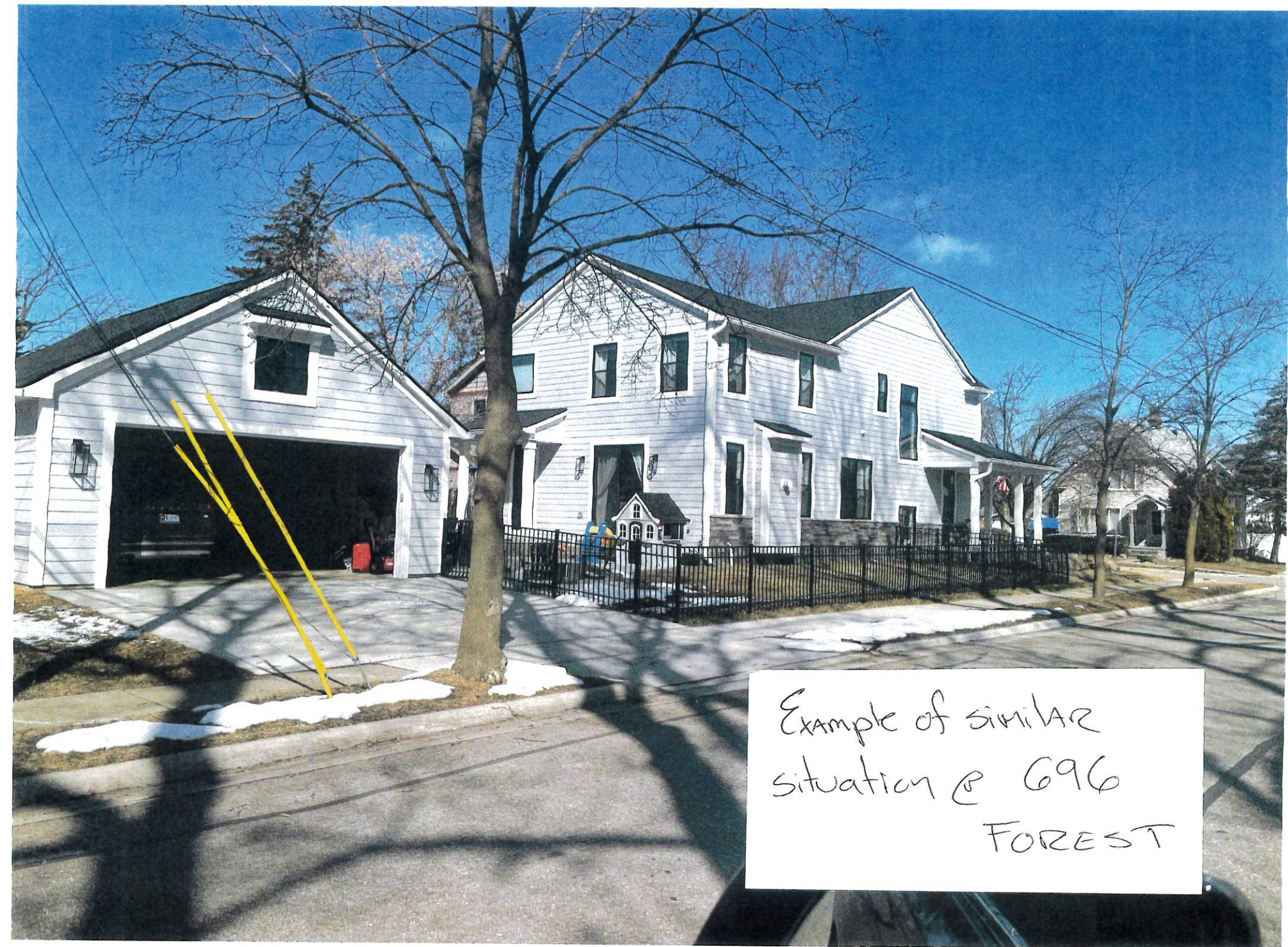
**UAF 200 FLAT TOP  
FLUSH/MODIFIED**

Flush, 4-1/2' H x 6'W, 3-Rail









Example of similar  
situation @ 696  
FOREST



# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

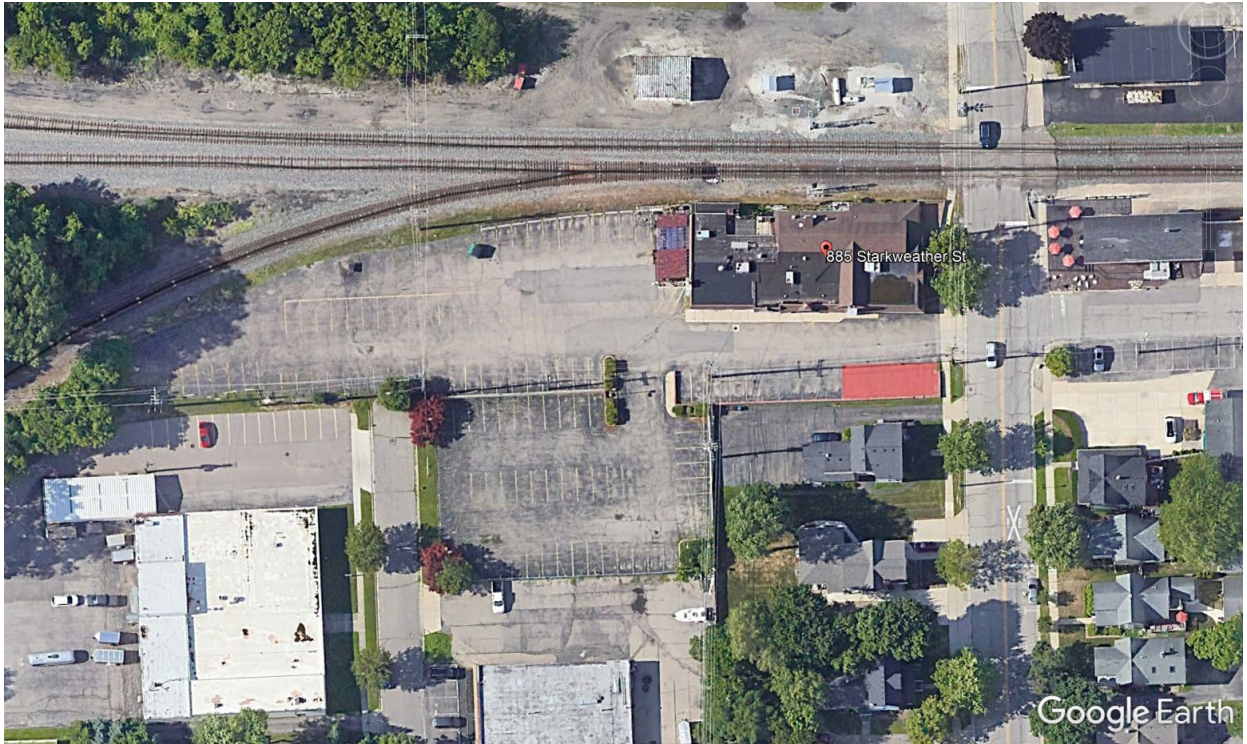
[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: March 29, 2023  
RE: 885 Starkweather, Non-Use Variance Request

Don Soenen, owner, is requesting a non-use variance to construct a building addition in the front yard setback. The properties total 62,627 square feet. The property is zoned B-1, Local Business.

Section 78-190 references that the minimum front yard setback is 10-feet. A front yard setback of 0.75-feet is proposed. A variance of 9.25-feet is required.

Should you have any questions, 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.

885 Starkweather

03-15-2023

Address of Property

Date of Application

Don Soenen

Same

Applicant Name

Property Owner

650 CHURCH ST

PLYMOUTH

MI

48170

Address

City

State

Zip

[dsoenen@sensors-inc.com](mailto:dsoenen@sensors-inc.com)

734-516-4053

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 \$300.00 for single family projects or \$550.00 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 flash drive or emailed to [plans@plymouthmi.gov](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 XVII Schedule of Regulations, Section 78-190 Limiting height, bulk, density and area.

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: \_\_\_\_\_  
Enclose the existing front patio with new construction, which requires a variance for the front setback  
as the existing front patio is non-conforming by encroaching into the setback.

**Description of Property**

Current zoning classification: B-1

Current use of structure(s) on premises: Restaurant

Is it a corner or interior lot? Interior, adjacent to railroad tracks

Size and area of lot: Parcel 1: 45,745 sqft Parcel 2: 16,882 sqft

Total square footage of existing main structure(s): 7,273

Total square footage of accessory structure(s): 0

Existing lot coverage (percentage) of all buildings and structures: 15.9 (Parcel 1 only)

Height of existing main and/or accessory structures: 18'-2"

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 9'-3" x 54'-1" 502 sqft

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

Rear yard setback after completion (measured from property line): n/a

Side yard setback after completion (measured from property line): 0' and 57'-9"

Height of proposed structure: 13'-6"

Lot coverage (percentage) after completion: 18.9 Parcel 1 only (includes other additions that do not require variances).

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.) The requested variance is generated by the existing non-conformity of the existing front patio, which is proposed to be enclosed and extends into the required 10' front setback. The uniqueness of this property is its adjacency to Old Village where most buildings, including several along Starkweather, have buildings with a 0' lot line.
2. What effect will the variance have on neighboring properties? The impact granting the variance would have on neighboring properties no greater than any existing impacts that may exist, though we are unaware of any  
This is because the existing front patio has been in existence for an indeterminate number of years with seating capacity of up to 34. The proposed enclosure is not increasing this condition and we have neighbor support.
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 non-conformance we are proposing to enclose is an existing condition. We are not proposing to increase the non-conformity, in fact we look to reduce it by several inches. We also are not proposing to increase the seating in this area, once enclosed, but maintain the existing seating count which, again, is an existing condition.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The uniqueness of the property and existing building lends to this response. The existing location of functions (entry, kitchen, bar, toilets, storage, deliveries, event space) are predetermined and to move these functions would mean the removal of the entire building thus preventing the owner from reasonably using the building. As mentioned the area for the variance is an existing patio to be enclosed, which is an existing function, similar to the others, to the property.

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

Donald Lorenzen  
Signature of Property Owner

Donald Lorenzen  
Signature of Applicant

Subscribed and sworn before me this 15 day of March, 2023

SUSAN WILLE  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF WAYNE  
My Commission Expires 6/26/2027  
Acting in the County of Wayne

Susan Wille  
Notary Public  
My Commission expires 6/26/27





NOT FOR CONSTRUCTION



PROJECT  
RENOVATIONS AND  
ADDITIONS TO:  
885 STARKWEATHER  
(Plymouth Trackside, LLC)

PROJECT ADDRESS  
885 Starkweather  
Plymouth, MA

PROJECT NUMBER  
22.30

SHEET NAME  
EXISTING PHOTOGRAPHS

SHEET NUMBER  
A100



EXISTING LOOKING NORTHEAST  
IMAGE NUMBER  
**E-6.0**



EXISTING LOOKING NORTHEAST  
IMAGE NUMBER  
**E-5.0**



EXISTING LOOKING NORTH  
IMAGE NUMBER  
**E-4.0**



EXISTING LOOKING NORTHWEST  
IMAGE NUMBER  
**E-3.0**



EXISTING LOOKING WEST  
IMAGE NUMBER  
**E-2.0**



EXISTING LOOKING SOUTHWEST  
IMAGE NUMBER  
**E-1.0**

DO NOT SCALE DRAWINGS. USE NOTED DIMENSIONS ONLY.

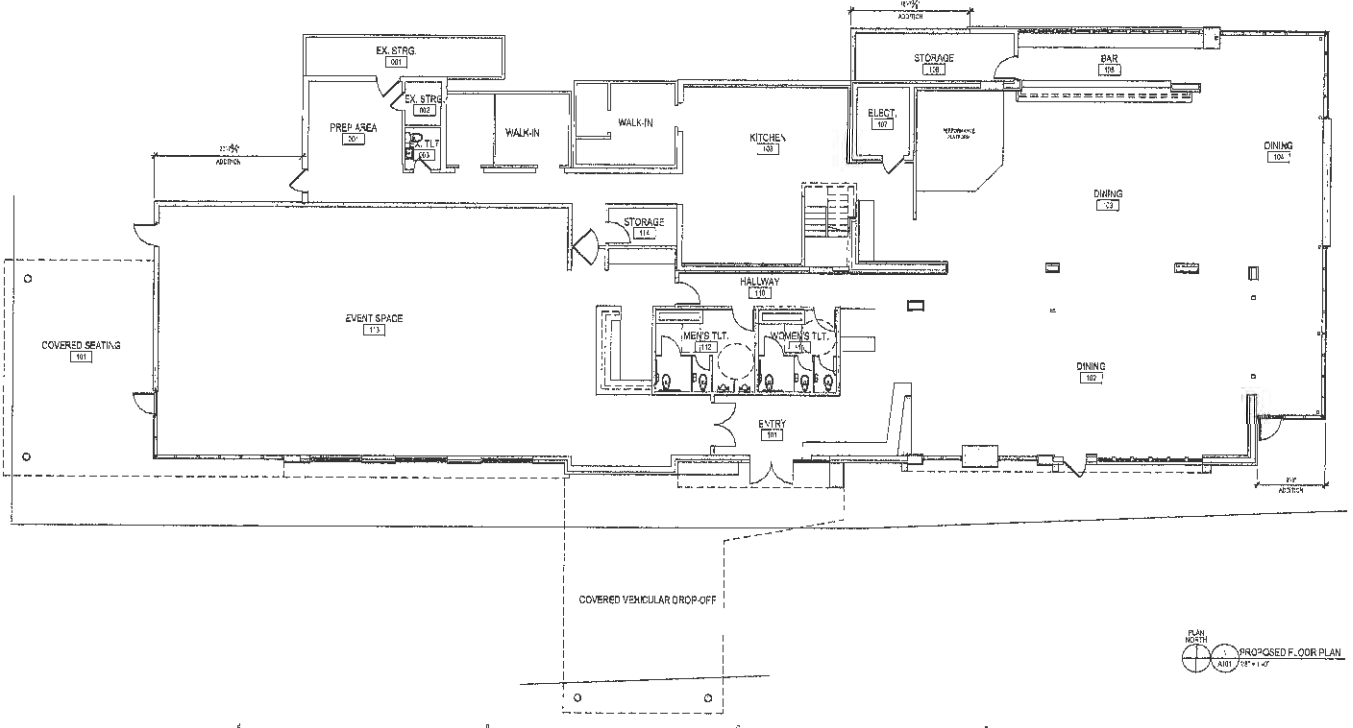
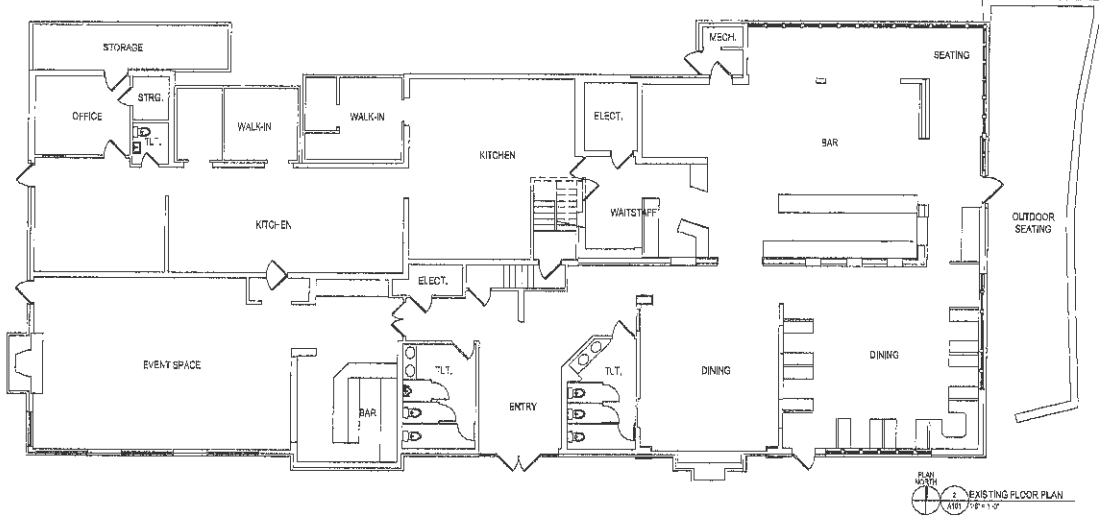
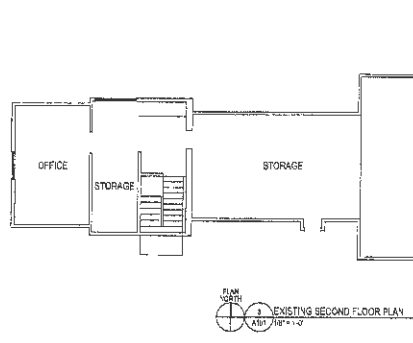
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THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY PART, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.



ISSUE DATE  
03-5-2023 78X SUBMISSION

NOT FOR CONSTRUCTION



PROJECT  
RENOVATIONS AND ADDITIONS TO:  
885 STARKWEATHER  
(Plymouth Trackside, LLC)

PROJECT ADDRESS  
885 Starkweather  
Plymouth, MI

PROJECT NUMBER  
22.30

SHEET NAME  
EXISTING AND PROPOSED  
FLOOR PLANS

SHEET NUMBER  
A101

**March 15, 2023**

**To the ZBA,**

**Recently, several Old Village business owners expressed their enthusiasm for the renovation of the old Station 885 restaurant. Several asked how they might help. I discussed the need for this variance for the project to meet its objectives. They offered their support for the variance as noted on the attached.**

**Don Soenen**

  
**Trackside Plymouth, LLC**

**Trackside Plymouth, LLC  
(Old Station 885)  
885 Starkweather  
Application for Variance**

**The new owners of Trackside Plymouth, LLC (Business Operator) and Starkweather 885, LLC (Property Owner) are renovating the old Station 885 into an up-scale fine dining restaurant with live entertainment and business lunches/meetings. They are requesting a variance to City of Plymouth Article XVII Schedule of Regulations, Section 78-190 which requires a 10 ft front setback along Starkweather Street. The applicants are requesting a variance from that requirement, allowing the building to extend the 10 ft to the sidewalk. The applicants feel the request is reasonable for the following:**

- 1. The area in question has been an outdoor service patio for several decades with seating for up to 34 patrons.**
- 2. The proposed new restaurant only has 112 indoor dining seats; The 34 street side patio seats need to be included inside the building to make the project viable at 146 seats.**
- 3. No additional seats will be added to the dining area--only inclusion of the existing outdoor seating to inside seating.**
- 4. The proposed restaurant will be an economic driver for Old Village.**
- 5. Most business buildings in Old Village and in Downtown Plymouth currently extend to the sidewalk.**
- 6. As part of this change a more attractive facade on the building will enhance the street visual.**

**We, the undersigned, the owners and managers of businesses in Old Village, believe this project will be a significant economic benefit for Old Village and fully support the granting of this variance request.**

<u>Business</u>	<u>Name</u>	<u>Signature</u>
<u>Plymouth Depot</u>	<u>Bonnie Butler</u>	<u>Bonnie Butler</u>
<u>Laquer &amp; Co.</u>	<u>Aleah H Bishop Cain</u>	<u>Aleah H Bishop Cain</u>
<u>CALIFUR, LLC</u>	<u>CRAIG D. BUTLER</u>	<u>Craig D. Butler</u>
<u>Growing Wisdom Integrative Coaching LLC</u>	<u>Holly Smith</u> (STUDIO)	<u>Holly Smith</u>
<u>Henna Leaf LLC.</u>	<u>Avril Dennison</u>	<u>Avril Dennison</u>
<u>Primrose Estate PCS</u>	<u>Jan Feltz</u>	<u>Jan Feltz</u>
<u>Plymouth Jewelry</u>	<u>MIKE O'SHEA</u>	<u>Mike O'Shea</u>
<u>Enrich Mist USA</u>	<u>Alison Scott</u>	<u>Alison Scott</u>
<u>Bearded Lamb</u>	<u>Kirk Stasiuk</u>	<u>Kirk Stasiuk</u>
<u>Stavick Accounting</u>	<u>DR STEVEN MOURGIANOU</u>	<u>Dr Steven Mourgiannou</u>
<u>EBS PROPERTY</u>	<u>Killian Pauck</u>	<u>Killian Pauck</u>
<u>Meridian Coffee</u>	<u>Becca Lamar</u>	<u>Becca Lamar</u>
<u>Studio Nene</u>	<u>Barkors Pet Salon</u>	<u>Barkors Pet Salon</u>
<u>Stacy Salsbery</u>	<u>Jeremiah Perkins</u>	<u>Jeremiah Perkins</u>
<u>Ja Jo's Treats</u>	<u>Kim Meyer</u>	<u>Kimberly Meyer</u>
<u>Q Hair Studio</u>	<u>Mark Oppet</u>	<u>Mark T. Oppet</u>
<u>Village Dwellings</u>	<u>Jeff Crawford</u>	<u>Jeff Crawford</u>
<u>Crawford's Kitchen</u>		