



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, August 3, 2023 – 7:00 p.m.

City Hall Commission Chambers & Online Zoom Webinar

City of Plymouth
201 South Main Street

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/83616018508>

Passcode: 987766

Webinar ID: 836 1601 8508

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the July 6, 2023, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 23-07**, 247 W. Liberty: Rear and side yard setback for an accessory structure, distance to principal structure, and lot coverage
 - b) **Z 23-08**, 173 W. Liberty: Reduce the required number of off-street parking spaces by 8 spaces
 - c) **Z 23-09**, 412 W. Ann Arbor Trail: Constructing a pool in a required front yard
- 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, 35th 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, July 6, 2023 - 7:00 p.m.

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: Economic 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 May 4, 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 Devine, to approve the agenda for the July 6, 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

- a. Z 23-06, 643 N. Mill: Use variance request for habitable space in a detached accessory structure

Applicant Pat O'Neill described his request to create a living space above a barn on the property facing the rear alley.

Citizen Comments

Kristie Holmes, 633 Starkweather, said she supported the project.

Cole Dennison, who has a business at 689 Mill, said he supported the project as well.

Board Member Comments

Latawiec disclosed that he has done business with the applicant in the past but is not currently working with him. Board members agreed that this would not be reason for him to recuse himself.

Board members discussed the proximity of the structure to the adjacent building and the ordinance that prohibits habitable space above an accessory building. It was noted that the ordinance referred to buildings zoned residential, and this property is zoned B-1, which allows residential space on an upper level of a commercial building.

Motion

Devine offered a motion, seconded by Pappas, to grant a variance to allow habitable space on the second floor of the accessory building at 643 N. Mill.

Findings of Fact

The building is located centrally within the B-1 Old Village District.
The use is allowed in the B-1 District and is encouraged by the master plan.

Condition

The habitable space is limited to the footprint of the existing structure.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

- b. Z23-07, 247 W. Liberty: Rear and side yard setbacks for an accessory structure – applicant requested postponement.

7. BOARD MEMBER COMMENTS

Devine said he would be absent from the August meeting.

Burrows asked when the next training would take place and Buzuvis said it would likely be in September.

Latawiec said he was moving from the City in the next few months, which would make him ineligible to serve on the ZBA.

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Pappas offered a motion, seconded by Burrows, to adjourn the meeting.

There was a voice vote.

MOTION PASSED 5-0



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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: July 26, 2023
RE: 247 W. Liberty, Non-Use Variance Requests

Margaret Wingard, the owner, is requesting a non-use variance to construct a detached accessory structure that is 96 square feet. The property is 38 feet wide by 50 feet deep, totaling 1,900 square feet. The property is zoned R-1, Single-Family Residential.

Section 78-260 (6) states "No detached accessory building in residential districts shall be located closer than three feet to any side or rear lot line." A variance is required to construct an accessory building 2-feet from the side property line and 1-foot from the rear property line.

Section 78-260 (13) states "Detached accessory structures must be located a minimum of ten feet from the principal structure on site." A variance is required to construct an accessory building 9.3-feet from the principal structure.

Section 78-190 references the maximum lot coverage is 35-percent. A variance of 3.7-percent is required.

Should you have any questions, please contact me directly.

RECEIVED

JUN 16 2023



Z 23-07 247 W. Liberty
Rear & Side Yard Setbacks for
an accessory structure.
ZBA Mtg 7/5/23

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

ITEM 6. b.

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

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.

247 W. Liberty St., Plymouth 6-14-23
Address of Property Date of Application

Margaret Wingard Margaret Wingard
Applicant Name Property Owner

247 W. Liberty St., Plymouth, MI 48170
Address City State Zip

7beacon11@att.net 248-444-1865
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 (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:

Section 78-260, Subsection 6

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Decrease the allowable setbacks on the back and side properties (to 1 ft. and 2 ft. respectively) in order to construct a storage building in my yard. If moved from the preferred site, the building would then not meet the required setback from the existing structure.

Description of Property

Current zoning classification: single family residential

Current use of structure(s) on premises: single family residence

Is it a corner or interior lot? interior

Size and area of lot: 38' x 50'; 1900 sq. feet

Total square footage of existing main structure(s): 640 sq. feet

Total square footage of accessory structure(s): _____

Existing lot coverage (percentage) of all buildings and structures: 33.7%

Height of existing main and/or accessory structures: 16 ft.

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 8' x 12', 96 sq. feet

Front yard setback after completion (measured from property line): 42' 1"

Rear yard setback after completion (measured from property line): 1'

Side yard setback after completion (measured from property line): 2'

Height of proposed structure: 10' 2"

Lot coverage (percentage) after completion: 38.7%

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

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.) If the ordinance is complied with, the structure size would need to be reduced and would then not adequately serve the purpose for which it is intended. The difficulties are unique to this property due to its size (38'x50').
2. What effect will the variance have on neighboring properties? The variance should have no effect on neighboring properties. Have shortened the south side overhang and will install gutters/downspouts to direct any runoff (rain/snow) away from neighboring properties.
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 difficulty is not self imposed. The property is the smallest residential lot in the city of Plymouth, which doesn't allow much room for expansion.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? I need the structure to be the planned size (8'x12') in order to provide adequate storage. The house is small with minimal storage, no basement or attic, no garage. A smaller structure would be useless, so current setback compliance seems restrictive.

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

Margaret Wingard
Signature of Property Owner

Margaret Wingard
Signature of Applicant

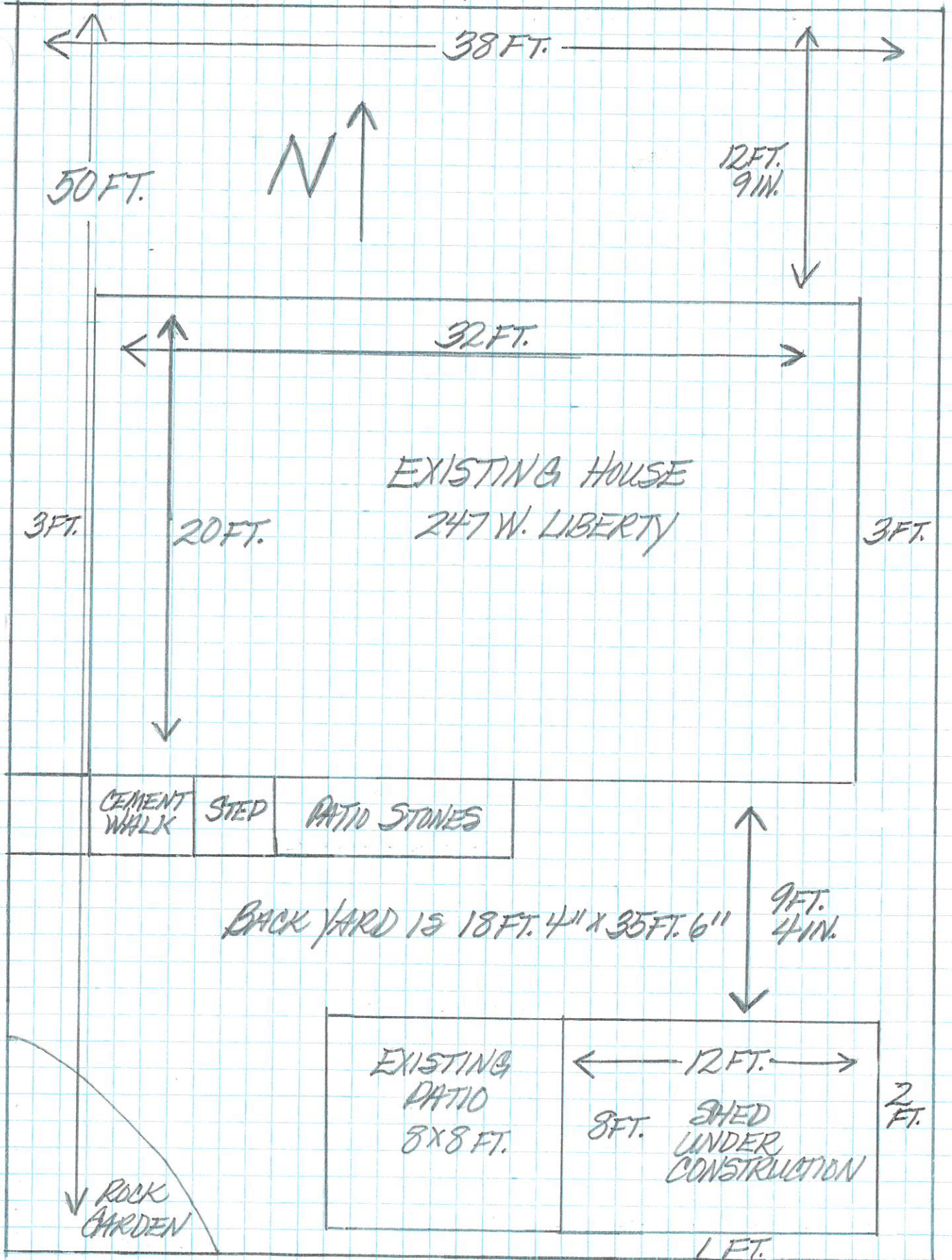
Subscribed and sworn before me this 6.14.2023 day of 14, 20 23

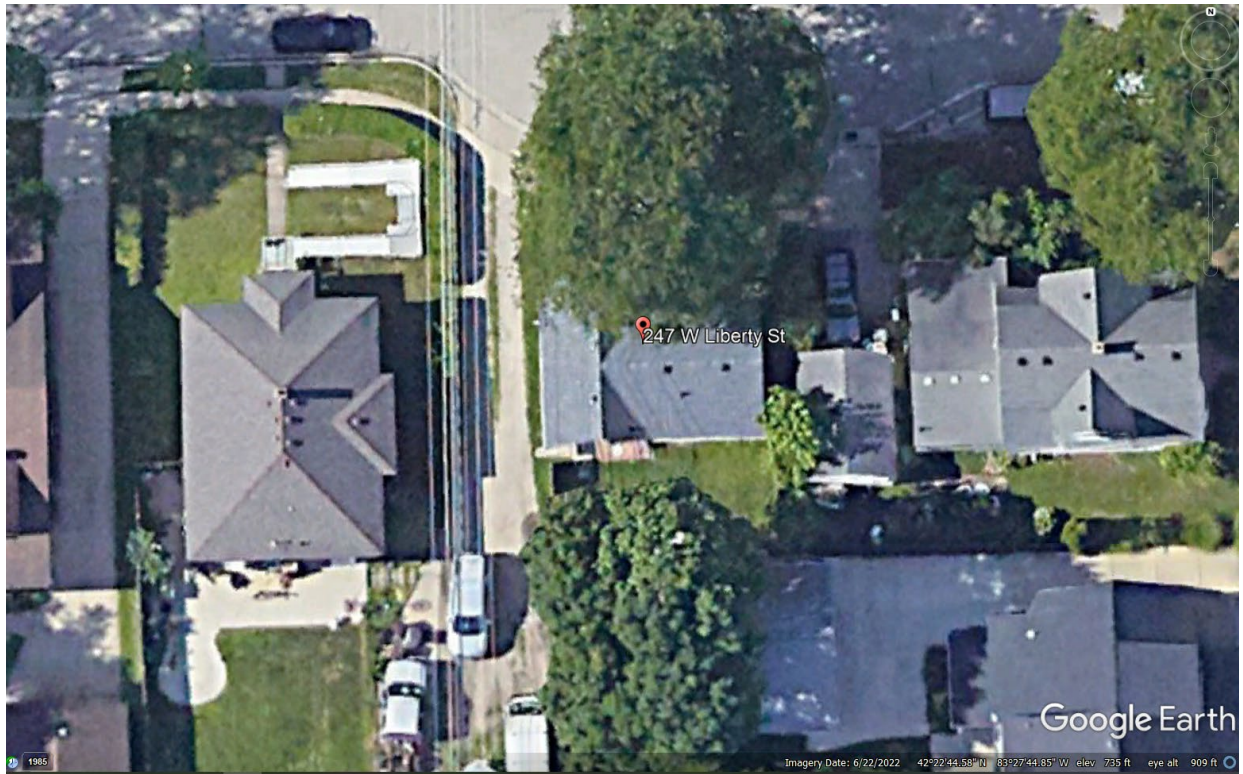
JILL M KWIECIEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires January 06, 2029
Acting in the County of Wayne

Jill M. Kull
Notary Public
My Commission expires 1.6.2029

Effective Date: July 1, 2022

W. LIBERTY STREET





Bolhuis, Greta

From: Jenna Washburn
Sent: Tuesday, June 27, 2023 6:26 PM
To: Bolhuis, Greta
Subject: Comment on Variance Request-247 W Liberty St
Attachments: IMG_2325.jpeg; IMG_2326.jpeg; IMG_0710.jpeg; IMG_0711.jpeg; IMG_0714.jpeg

Good evening,

I believe the people who put our city's ordinances and building codes in place, did so with a lot of thought and reasoning behind it. Not only does it maintain safe construction but it also keeps our city looking nice and clean. The shed that our neighbors built is a nice looking building however, it is not located within the code requirements for the amount of space / square footage needed to be away from a property line and the home owners house.

Our neighbors shed is 10 inches away from our fence which is not code. Not only is there not enough room to get between the shed and our fence to clean debris that may build up, it also invites wildlife to create a shelter. With this shed so close to our garage and fence we believe this could cause rain water and other issues in our yard that could possibly build up and cause structural issues with our own garage. When we built our garage in 2015 we pulled a permit and went by the building codes and placed our garage per the code. And, we would like our neighbors to follow the same code. In addition, we feel it will have negative effect on the value of our property. We have attached photos for reference.

Thank you in advance for taking the time to read,
Eric & Jennifer Washburn







City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

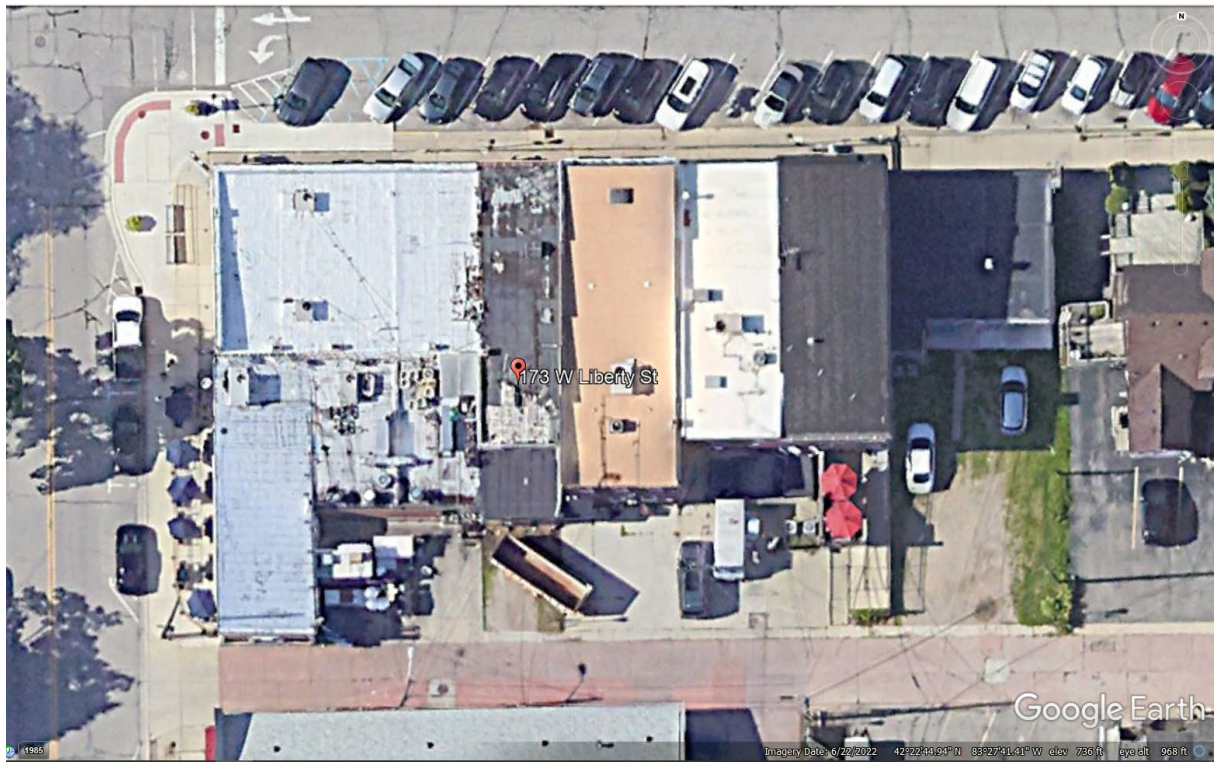
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: July 26, 2023
RE: 173 W. Liberty, Non-Use Variance Request

Alexandra Bernetich and Kelly Sugg, the owners, are requesting a non-use variance to reduce the required number of off-street parking spaces for a building proposed for retail and office use. The property is 18 feet wide by 106 feet deep, totaling 1,908 square feet. The property is zoned B-1, Local Business.

Section 78-271 (3) (dd) references retail stores require 1 off-street parking space for each 200 square feet of usable floor space. 1,005 square feet of usable floor space is proposed. One parking space is provided. A variance of 5 parking spaces is required for the first floor.

Section 78-271 (4) (b) references business offices or professional offices requires 1 off-street parking space for each 300 square feet of usable floor space. 779 square feet of usable floor space is proposed. Zero parking spaces are provided. A variance of 3 parking spaces is required for the first floor.

Should you have any questions, please contact me directly.



This image is not updated with the current building façade.



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

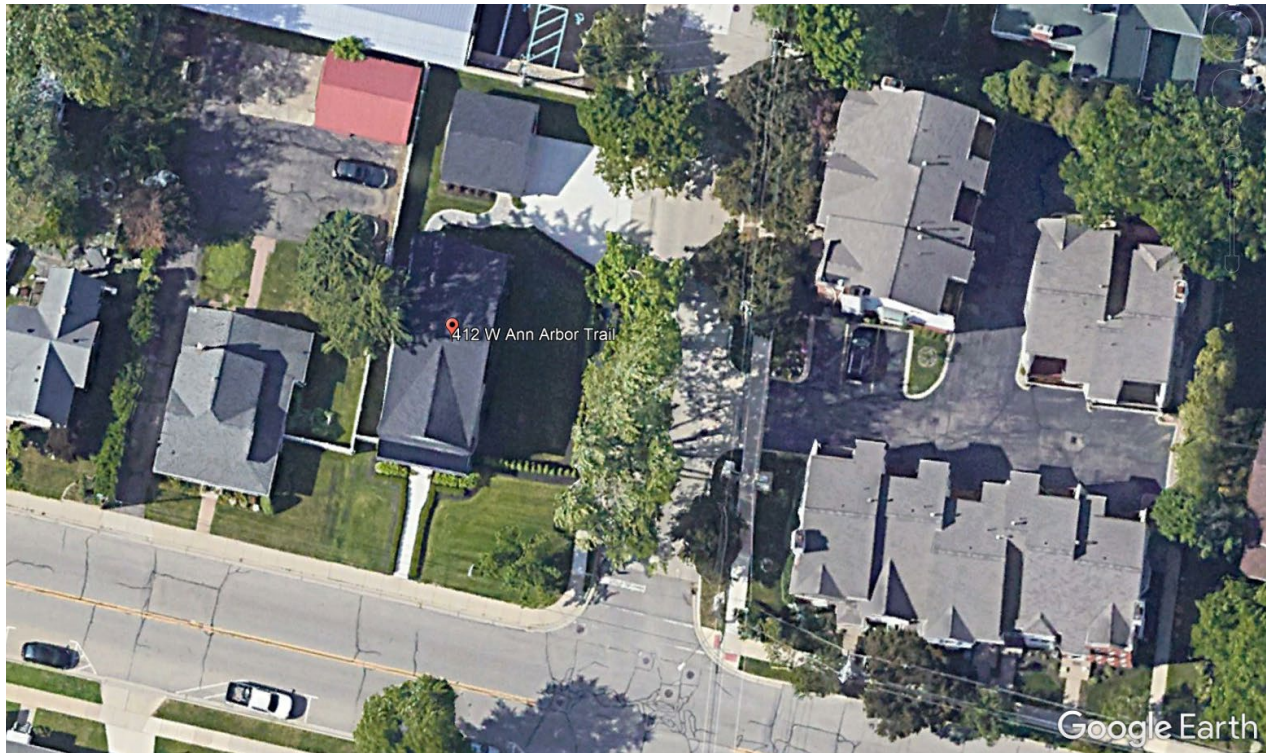
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: July 26, 2023
RE: 412 W. Ann Arbor Trail, Non-Use Variance Request

Jacquelyn and Eric Ouellette, the owners, are requesting a non-use variance to construct a pool in a front yard. The property is 61.33 feet wide by 135 feet deep, totaling 8,279.5 square feet. The property is zoned RM-1, Multi-Family Residential.

Section 18-336 (1) states "No pool shall be located in required front yard." A variance is required to construct a pool in the required front yard.

Should you have any questions, please contact me directly.



This image does not show the new construction home.



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

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.

Address of Property	Date of Application
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REBECCA NICHOLSON (TENANT, GROUND FLOOR) ALEXANDRA BERNETICH, KELLY SUGG (SECOND FLOOR)	WEST LIBERTY HOLDINGS LLC (ALEXANDRA BERNETICH, KELLY SUGG)
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Applicant Name	Property Owner
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Address	City	State	Zip
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Email	Phone
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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.

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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: _____

Description of Property

Current zoning classification: _____

Current use of structure(s) on premises: _____

Is it a corner or interior lot? _____

Size and area of lot: _____

Total square footage of existing main structure(s): _____

Total square footage of accessory structure(s): _____

Existing [lot coverage](#) (percentage) of all buildings and structures: _____

Height of existing main and/or accessory structures: _____

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: _____
SIZE OF EXISTING BUILDING TO REMAIN
NEW CONCRETE ADA STAIR & RAMP AT REAR: 167 SF

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

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

Side yard setback after completion (measured from property line): _____

Height of proposed structure: _____

Lot coverage (percentage) after completion: _____

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.) _____

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

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.) _____

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

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 _____

Notary Public
My Commission expires _____

Attachment A

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?*

Originally constructed in the late 1800s, the building located at 173 W Liberty directly abuts the sidewalk at its north lot line and shares walls with its neighbors along its east and west lot lines. At the rear of the building, there is approximately 450 square feet of site remaining, which allows for one parking space and the addition of a code-required accessible ramp for entry into the building. Bicycle parking will also be provided. (Please refer to the attached site plan for a visual representation of the conditions summarized here.)

The proposed uses at 173 W Liberty are a ground-floor retail space and second-floor office space, which are allowed under the site's B-1 zoning. The Code of Ordinances outlines parking requirements for these uses on a B-1 zoned site as described below:

- Ground floor retail space and cash desk: 1,005 square feet; 6 spaces required (1 parking space per 200 square feet of usable floor area, per Section 78-271.3.dd)
- Second floor office space: 779 square feet; 3 spaces required (1 parking space per 300 square feet of usable floor area, per Section 78-271.4.b)

While one parking space, an accessible ramp, and bicycle parking will be provided at the rear of the building, the site cannot support the remaining 8 required parking spaces due to its historical construction and the physical constraints of the neighborhood which has been built around it over the years. These conditions are unique to this site compared to others throughout the city, many of which were constructed later with private vehicles in mind. For this reason, we request a variance to the parking requirements outlined in the Code of Ordinances in order to operate the building for the commercial uses allowed under its current B-1 zoning.

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

The variance approval will create a positive impact on neighboring properties and businesses, as the restored building will be put back into productive use after many years of vacancy and blight. The properties directly neighboring 173 W. Liberty Street are all commercial properties, and the increased commerce and foot-traffic drawn to the area by the proposed businesses are anticipated to have an uplifting, cross-promotional effect also benefiting the neighboring businesses and properties. Additionally, the restoration and return of this building to productive use is not only creating new opportunities for business operations and benefits to future customers, but it importantly eliminates what has been a significant safety hazard and general eyesore at the center of Old Village.

In speaking with our residential and commercial neighbors, we have received overwhelming support for the proposed retail and office uses, as well as the removal of blight from the neighborhood. We have also received the support of the City of Plymouth's Community Development Department as well as the Michigan Economic Development Corporation (MEDC), which is working to provide a grant to assist in the restoration of the property. Furthermore, the primary hours of operation of these spaces will occur during daytime business hours, which provides relief to other businesses along Liberty Street such as Bearded Lamb Brewing Company and Hermann's Old Town Grille that experience their heaviest pedestrian and vehicular traffic in the evening hours. Ultimately, the restoration of the building and its proposed uses result in a positive outcome for the immediately neighboring properties, the overall business climate of Plymouth, and the nearby residential community.

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

The practical difficulty which prevents compliance with the ordinance is not self-imposed, as the site boundaries and existing building footprint are not being modified. 173 W Liberty was erected in the late 1800s as part of Plymouth's original business district, prior to the advent and ubiquity of private automobiles. Throughout its 140-year history, the building has primarily relied upon surrounding street parking to serve customers bases for its various retail and office tenants due to site constraints and the evolution of Old Village as a dense, walkable neighborhood. The site does allow for one parking space at the rear of the building, which will be retained and enhanced by an accessible ramp that will improve access to the building for people of all abilities. Bicycle parking will also be accommodated at the rear of the site.

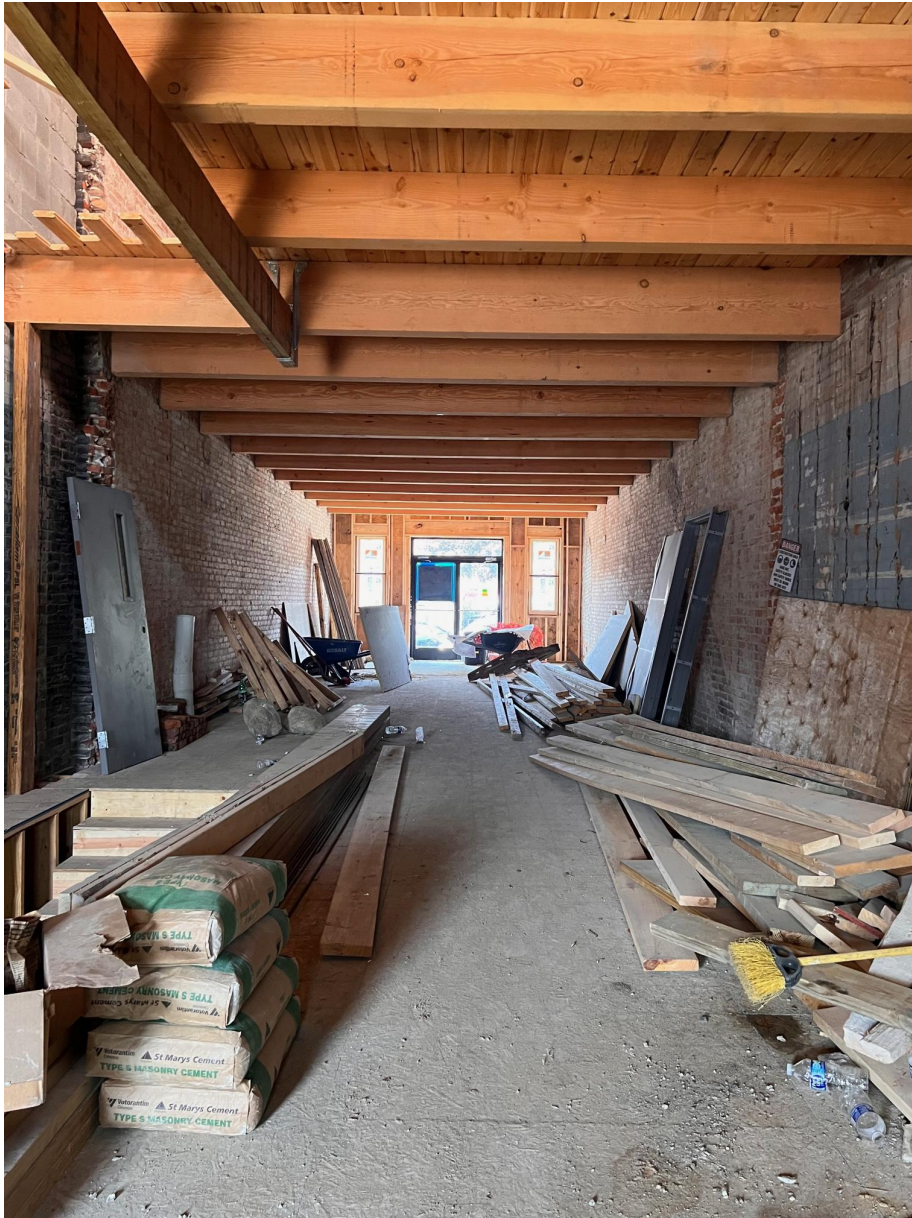
4. *Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted use?*

Per the Code of Ordinances, parking is required as outlined in Response 1 above, either on the building site or within 300 feet of the building's entrance (Section 78-270.a.1). Due to site restrictions mentioned in the previous sections of this application, the conditions and physical space required to comply with this ordinance do not exist, preventing the building owner and prospective tenants from utilizing the property as it is zoned.



173 WEST LIBERTY STREET

CONSTRUCTION PROGRESS
BUILDING EXTERIOR



173 WEST LIBERTY STREET

CONSTRUCTION PROGRESS
BUILDING INTERIOR



SIGNAGE STYLE



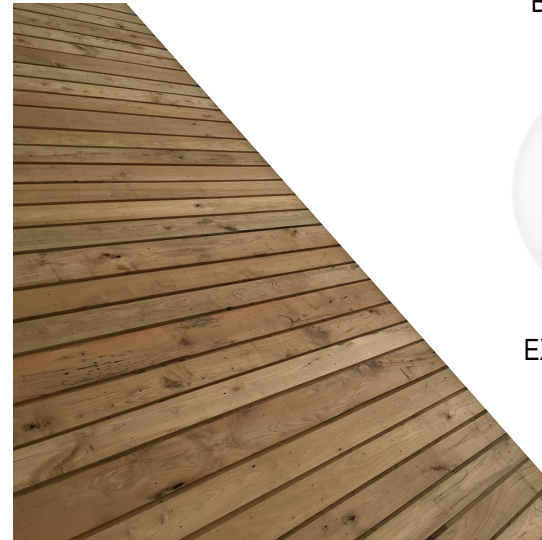
TAN BRICK



BLACK WINDOWS



CANOPY



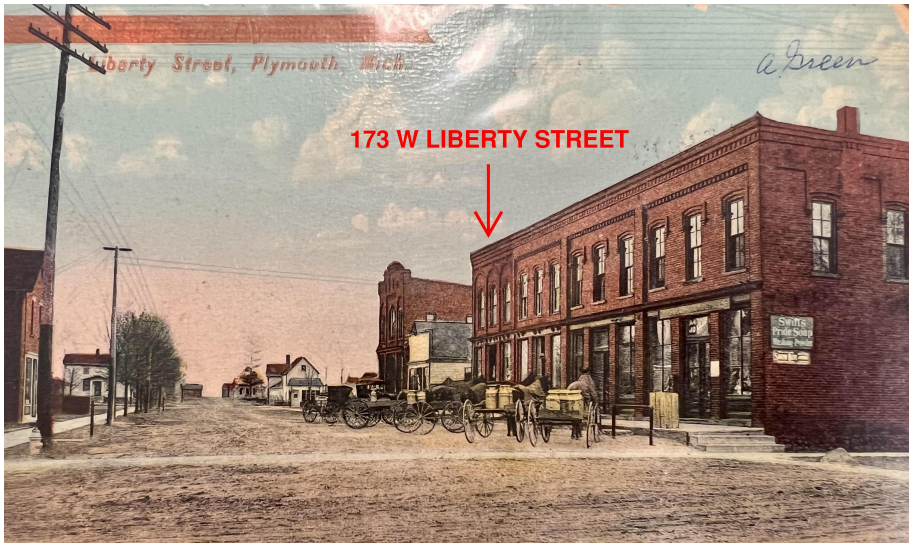
ROBI DECKING SIDING



EXTERIOR LIGHTING

173 WEST LIBERTY STREET

DESIGN REFERENCES
EXTERIOR FACADE REPLACEMENT



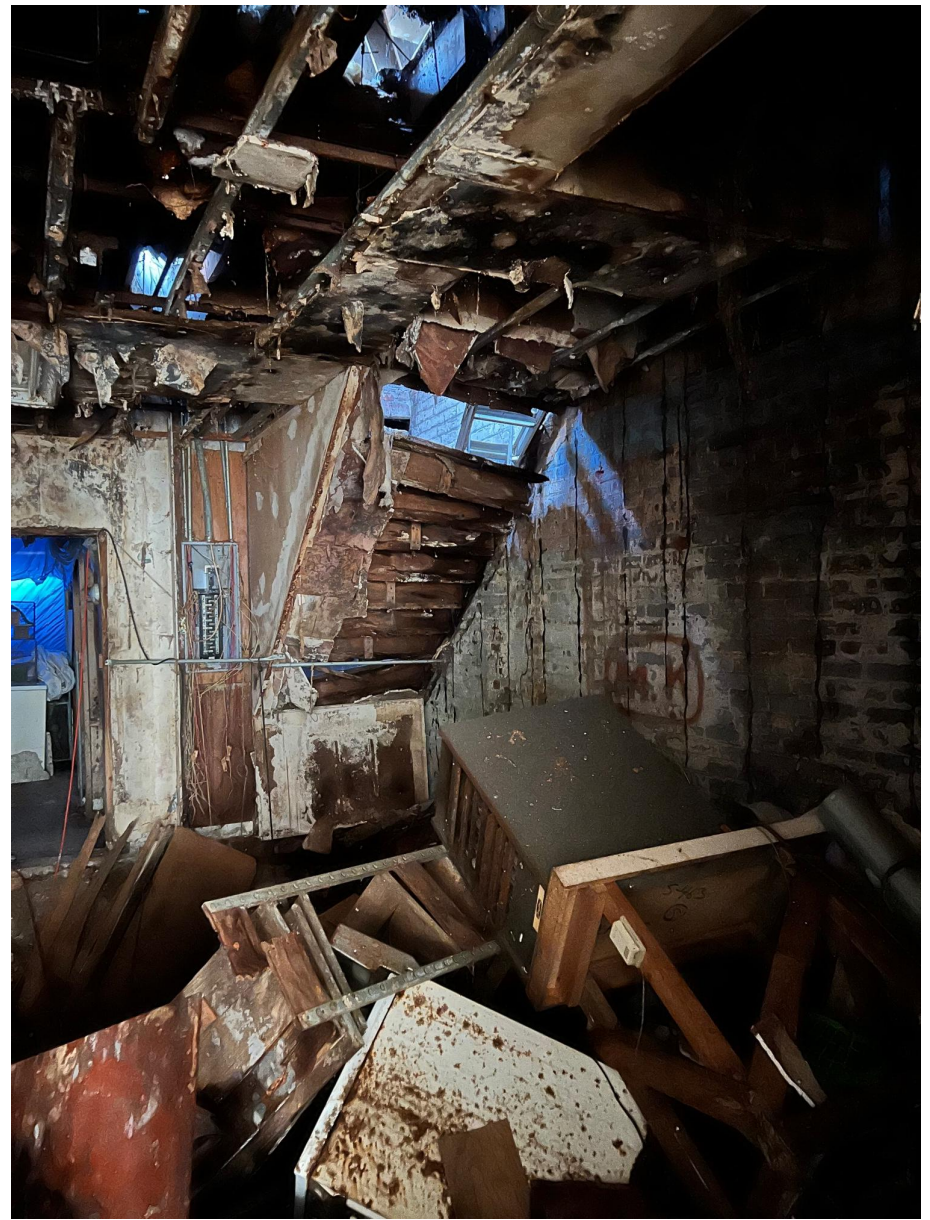
173 WEST LIBERTY STREET

HISTORICAL PHOTOS
ORIGINAL FACADE



173 WEST LIBERTY STREET

PRE-CONSTRUCTION (SUMMER 2022)
BUILDING EXTERIOR



173 WEST LIBERTY STREET

PRE-CONSTRUCTION (SUMMER 2022)
BUILDING INTERIOR

THIS DRAWING IS THE PROPERTY OF GREENPATH DESIGN P.L.L.C. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.

7/10/2023 12:32:24 PM

C:\My Drive\West Liberty Holdings\173 W Liberty\REV\173023.020 173 LIBERTY ARCH_APPROVALS.rvt

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- BUILDING
- ▨ PLANTING AREA
- TREE

NOTE: THIS DRAWING IS AN ILLUSTRATIVE SITE PLAN PROVIDED FOR THE PURPOSE OF DISPLAYING NEIGHBORHOOD CONTEXT. INFORMATION CONTAINED HEREIN SHOULD NOT BE CONSIDERED PART OF AN OFFICIAL SURVEY.

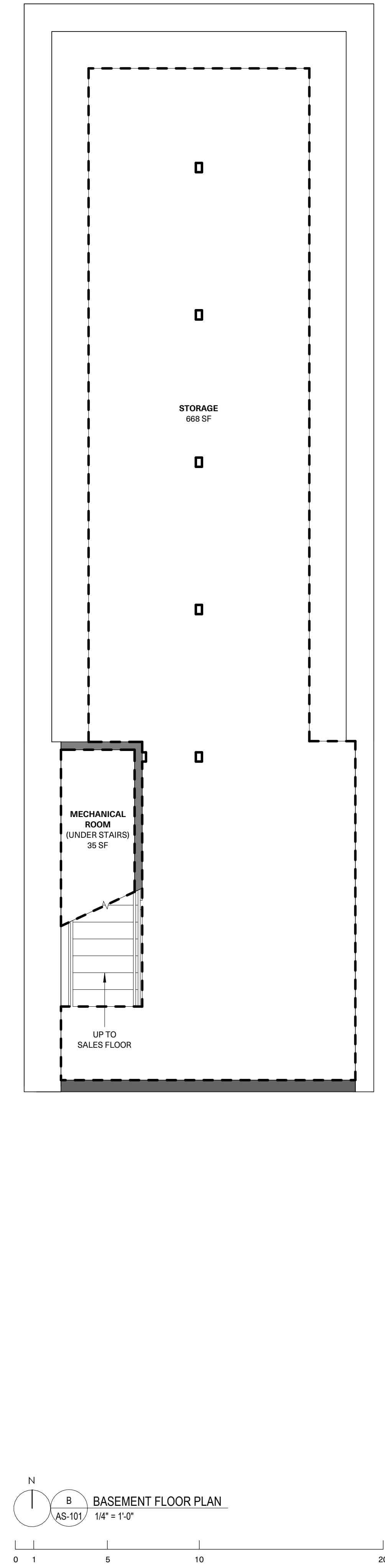
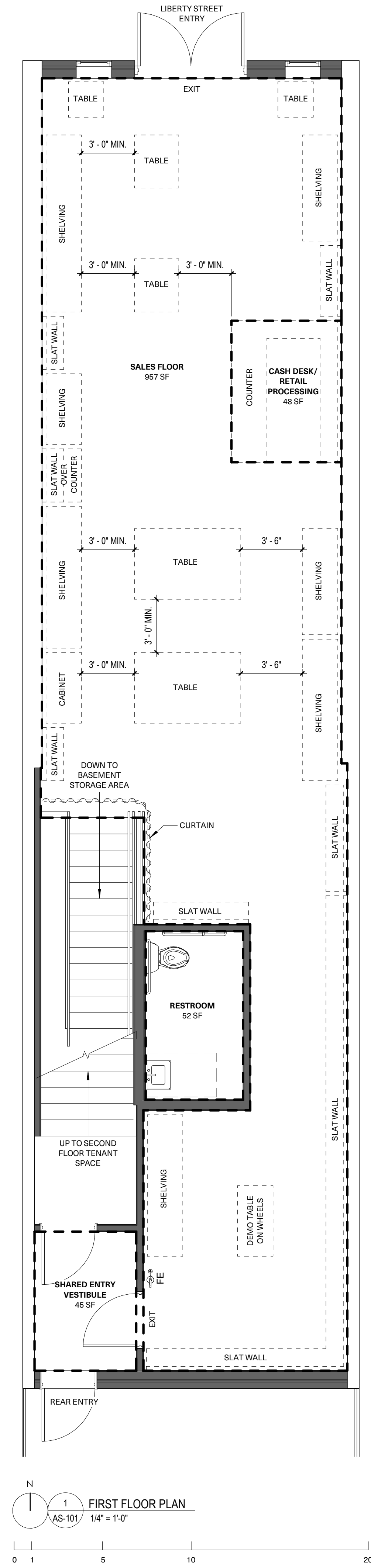
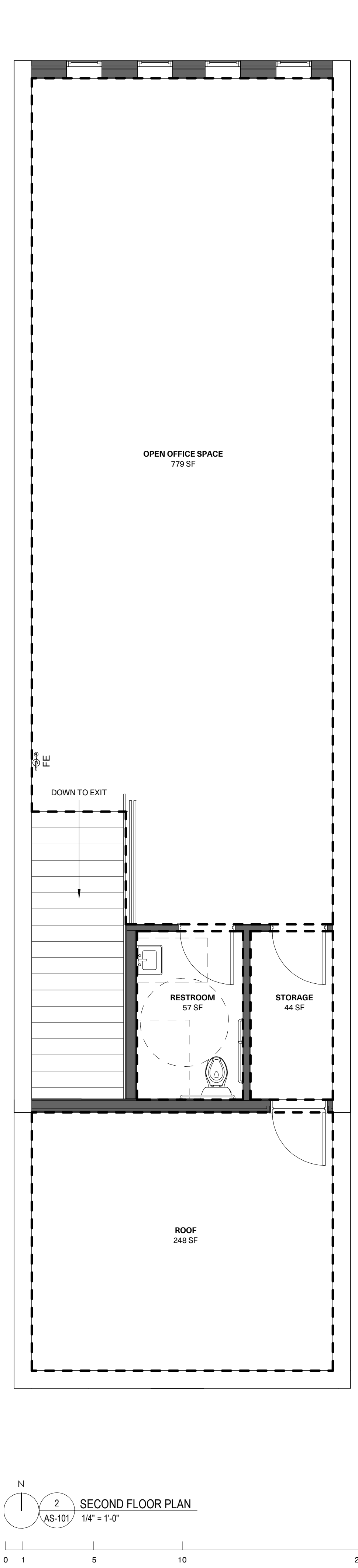


ISSUANCE	DATE	STAMP	CONSULTANT

PROJECT
173 WEST LIBERTY STREET

PREPARED BY
ALEXANDRA BERNETICH

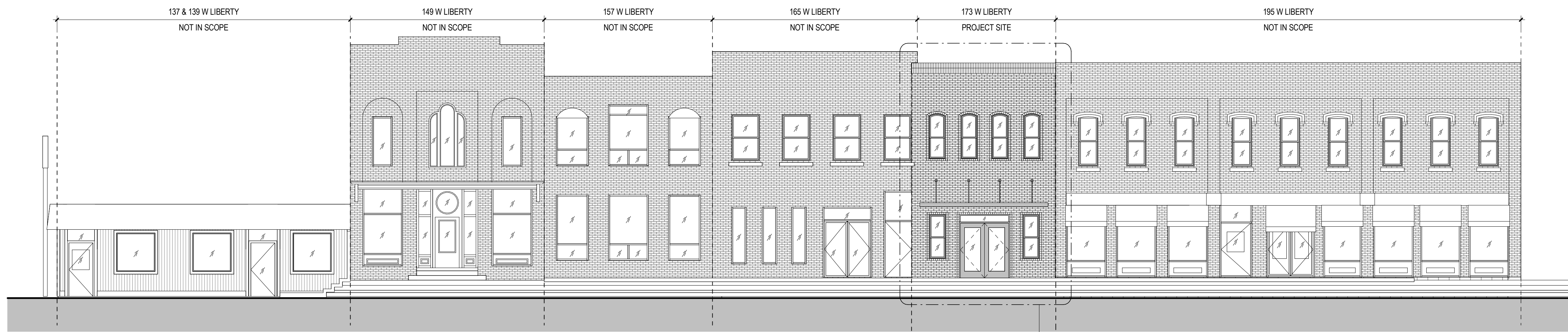
173 W LIBERTY STREET
PLYMOUTH, MI 48170



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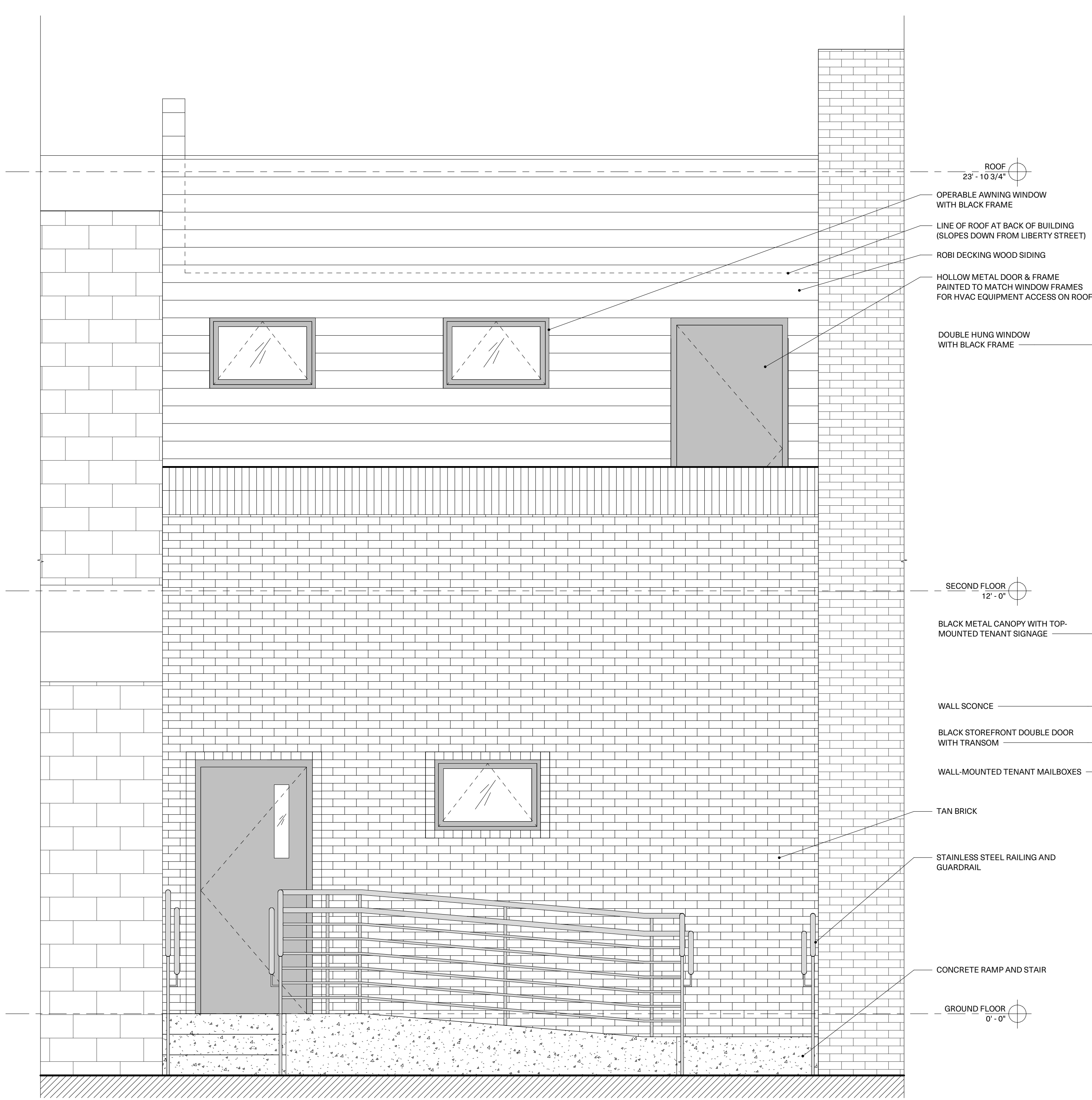
7/10/2023 12:32:26 PM

C:\My Drive\West Liberty Holdings\173 W Liberty\REV\173.020 173 LIBERTY ARCH_APPROVALS.rvt

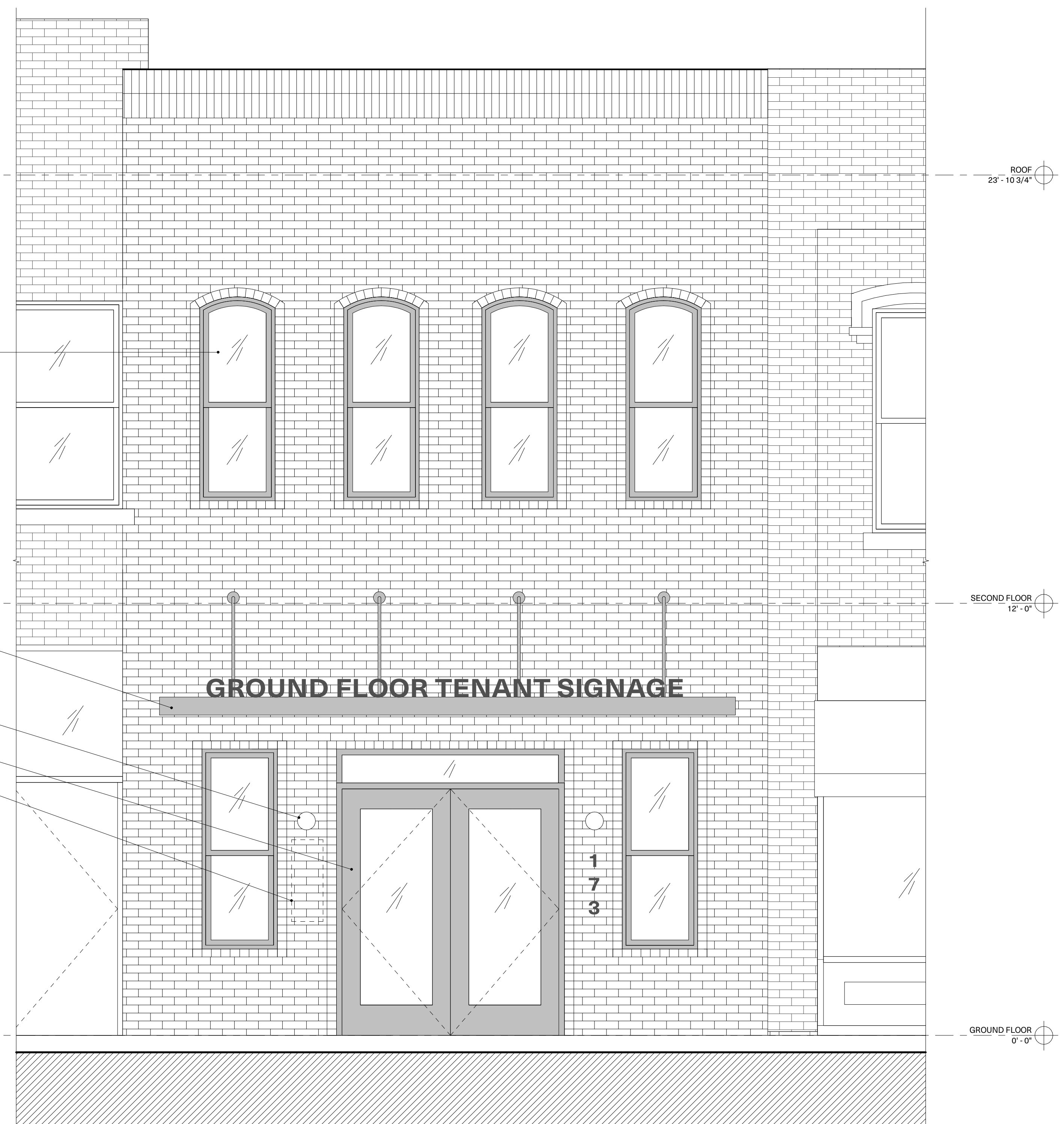


3 NORTH (LIBERTY STREET) ELEVATION
AS-102 1/8" = 1'-0"

1 AS-102



2 SOUTH (ALLEY) ELEVATION
AS-102 1/2" = 1'-0"



1 NORTH (LIBERTY STREET) ELEVATION
AS-102 1/2" = 1'-0"

139 WEST LIBERTY STREET
PLYMOUTH, MI 48170
GREENPATH DESIGN
1.248.310.7286



CONSULTANTS

STAMPS

DATE

ISSUANCE

PROJECT
173 WEST LIBERTY STREET
173 W LIBERTY STREET
PLYMOUTH, MI 48170

PREPARED BY
ALEXANDRA BERNETICH

SHEET TITLE
EXTERIOR ELEVATIONS

AS-102

Bolhuis, Greta

From: Stephanie Panelli <stephanie@listingmi.com>
Sent: Wednesday, July 26, 2023 6:41 PM
To: Bolhuis, Greta
Subject: Support for 173 W Liberty Street.

Hi Greta,

I am the Operations Manager for Redefine Real Estate, on 770 Davis St Plymouth. Both, the owner and team leader Matthew Talbot and myself want to express our full support for the parking variance and use of the renovated space in 173 W Liberty St.

Please feel free to reach out to us if you need additional information.

Thank you,

Stephanie Lopez Panelli

Operations Manager - The Talbot Team
734.359.6678 || www.ListingMI.com || [Facebook](#)



Bolhuis, Greta

From: Lindsay Burchell
Sent: Wednesday, July 26, 2023 9:31 PM
To: Bolhuis, Greta
Subject: New Retail Space- East Elm Kitchen Co

To whom it may concern:

I hope this email finds you well.

I am writing in support of the new retail space that is coming to Old Village: East Elm Kitchen Co.

As a Plymouth resident, I am super excited to have a new retail business coming to the area, especially one that is so unique.

One of the greatest parts about this new addition is that it will fit in great in it's new spot between Bearded Lamb and Hermann's. I love that I can grab a coffee at Meridian and then stroll around the corner to a specialty kitchen shop (I am a big baker!) The hours of operation are also perfectly timed so that there won't be any extras issue with finding parking!

Looking forward to experiencing this new space in my favorite neighborhood!!

Regards,
Lindsay Burchell

Bolhuis, Greta

From: Marie McCormick
Sent: Sunday, July 16, 2023 9:46 PM
To: Bolhuis, Greta
Subject: Support for East Elm Kitchen Co.

Dear Greta,

I am writing in support of Rebecca Nicholson's application to build East Elm Kitchen Co. As a resident of Old Village [1035 N Holbrook], I have been inspired and appreciative of the recent investments in new local businesses and housing. The personal investment Rebecca and her husband Chad have made into this business - and into Old Village should be commended and celebrated.
Thank you for considering my comment,

Kind regards,
Marie McCormick

Marie McCormick, MA

"Out beyond ideas of wrongdoing and rightdoing there is a field. I'll meet you there. When the soul lies down in that grass the world is too full to talk about" - Rumi

Bolhuis, Greta

From: Matt Holmes < >
Sent: Thursday, July 13, 2023 10:18 AM
To: Group - Zoning Board of Appeals
Subject: 173 W Liberty East Elm Kitchen Co

Hello zoning board.

My name is Kristi Holmes 23 year resident of 633 Starkweather and 6 year business owner of 689 N Mill St Ste 103.

I am writing to you today to support Rebecca of East Elm Kitchen Co 173 W Liberty in regards to the parking variance. Old Village needs more retail and Rebecca is going to bring that. The Master Plan invisions more "walkability " and in order to attract that an area needs a good mix of Holmes, businesses, eateries and retail. (Also of course, green space) Old Village has 3 out of 4 of those but is really struggling with attracting and keeping retail businesses. Once you've had your meal/ coffee/ ice cream/ drink the appeal to walk around comes largely in seeing what else there is to do in this quaint part of the City.

Believe me, living on Starkweather, we know there is an overall parking issue but this is a broad/ whole community issue that needs to be addressed as such not at the smallest "new kid on the block " level.

DTP has had parking issues forever and Forest Ave and Penniman have a complete mix of business, eateries and retail and somehow patrons figure it out.

I do not feel that the majority of responsibility falls solely on the business owner. The people who frequent it as well as the City need to share in that burden.

When you go to Costco, you walk the equivalent of 2 blocks just to get in the bldg.

The fact that we are even discussing this is great sign for Old Village .

In my 23 years living here this is the most momentum and attention we've seen paid to our little community and that is mostly due to the individuals willing to invest their time, money, blood sweat and tears in opening a business.

This bldg was a condemned eye sore before this recent renovation and a small kitchen store is not going to be a parking problem.

Please allow her what she is seeking so she can continue the new life being breathed into our Village.

We can address the overall parking issues with the entire business and residential community who all contribute to it.

Thank you for what you do and why you do it!!!! I realize it is an often thankless volunteer position.

Thank you,
Kristi Holmes

Sent from Yahoo Mail on Android



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

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.

412 W. Ann Arbor Trail

7/11/2023

Address of Property

Date of Application

David Gaydek

Jacquelyn + Eric Ouellette

Applicant Name

Property Owner

412 W. Ann Arbor Trail

Plymouth

MI 48170

Address

City

State Zip

ceo@semper.consulting

734-635-6359

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 (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: Install a pool in our side yard

Description of Property

Current zoning classification: Residential

Current use of structure(s) on premises: Home

Is it a corner or interior lot? Corner

Size and area of lot: 8,246 S.F.

Total square footage of existing main structure(s): 2,721

Total square footage of accessory structure(s): 528

Existing lot coverage (percentage) of all buildings and structures: 33%

Height of existing main and/or accessory structures: 20'-30'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 10Xx30 300s.f.

Front yard setback after completion (measured from property line): 10'

Rear yard setback after completion (measured from property line): 60'

Side yard setback after completion (measured from property line): 10'

Height of proposed structure: 0

Lot coverage (percentage) after completion: 36%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 3021/8246

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:

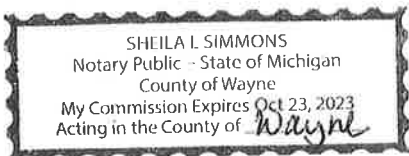
1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The difficulty preventing compliance is the way the home and garage are laid out on our property. The yard space in question is the only functional and available space on our property for a thereputic pool.
2. What effect will the variance have on neighboring properties? The variance will have no effect on neighboring properties. The yard is fully enclosed by Arbor Vitaes, So the addition of a pool will not change the current view that neighboring properties have of our yard.
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, The practical difficulty is not self imposed. The home was designed and built by a previous owner. The hardship is not purely aesthetic as it does not change the curbappeal of the home.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The ordinsnce restrictions are unreasonably preventing us from using our only available yard space for thereputic pool for my husband who is a disbled U.S.M.C.A Veteran. We are on a corner lot and that would be our only useable space. The restrictions are that our backyard is considered a side or front yard.

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 13th day of July, 2023



Sheila L. Simmons
Notary Public Sheila L. Simmons
My Commission expires 10/23/2023



Pool 10x30

10

Hi Neighbors!

Our names are Eric and Jacquelyn Ouellette (Breneman). We first came to an open house at 412 W Ann Arbor Trail in October of 2022 when Jacquelyn was 8 months pregnant with our first baby boy. Our condo in Plymouth township was bursting at the seams with baby gear and we realized that we may need some extra space. When we walked through the door, we were so giddy imagining our family living in our beautiful downtown and our future son growing up in walking distance to the library and Kellogg Park.

Both of us were born and raised in the Plymouth-Canton area and had moved back from Boston in 2017 to be closer to our family and because we knew Plymouth was where we would return one day to raise our family together. It has always been a dream to live in "DTP" for us. Jacquelyn and her late father would drive around together and "ooh" and "ahhh" at all the beautiful homes for sale when she would visit home. Flash forward to 2022 and it was happening! We put in our offer and closed in just a few short weeks. With the help of friends and family we moved in just before Cooper Thomas Ouellette arrived on October 28th, 2022.

Now that we are settled in our dream home with our wild little 8-month-old we have started to do more than just daydream about what we can do with our spacious side yard. Our goal is to make it a space for our family, friends, and neighbors to gather while also providing some therapeutic benefits to my husband. Both Eric and I are very much into health and wellness, and we decided that a plunge pool would be an incredible use of the space. Eric is a United States Marine Core Veteran and is rated 100% disabled due to his time in Iraq. He struggles with back pain from an old injury as well as PTSD and something called agoraphobia which means that he has a very hard time leaving home. Having the therapeutic benefits of a pool would provide him with a way to manage his pain in the comfort of our home.

The issue we are facing is that our side yard is being considered a front yard due to our home being a corner lot. And of course, a pool would not normally be a good idea to have in the front yard. However, the way that our home and yard are laid out I think that you would agree that adding a pool and deck area would not impact the way our house looks from the front (Ann Arbor Trail) or side (Hamilton). This is why we are seeking a variance so that our yard can be classified as a back or side yard so that installing a pool might be permitted.

Let me try to paint a picture of our current situation: Our side yard where we hope to build a pool is surrounded by arborvitae trees that provide complete privacy from the outside. From the front you can see a border of arborvitae on the right-hand side set back from the front of the house. From Hamilton, you see a row of trees lining the sidewalk area. We plan to keep the trees and allow them to flourish because we love the greenery that they provide. Whatever we added to this side yard lot would not really be visible to the neighborhood aside from any fence we would need to add (either on the inside or outside of the trees). Additionally, we have no other area that would work for a pool. The only other space of lawn is behind our garage which is very narrow and therefore unusable.

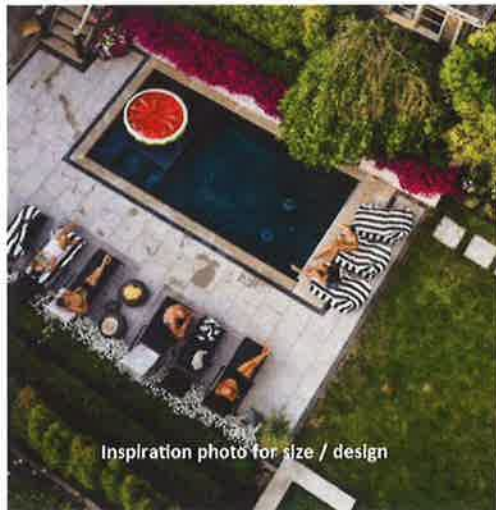
We understand that the board has rules and regulations to follow, and we would not be asking for an exception to your rules if we did not believe this would help our family and have zero negative impact on our neighbors or the city that we love to call home.

I have included a few photos for reference of our yard, our pool "inspiration", and our family! If you see us out and about, please say hello. We look forward to meeting you!

Respectfully,

The Ouellette Family

Jacquelyn Ouellette Eric Ouellette



682

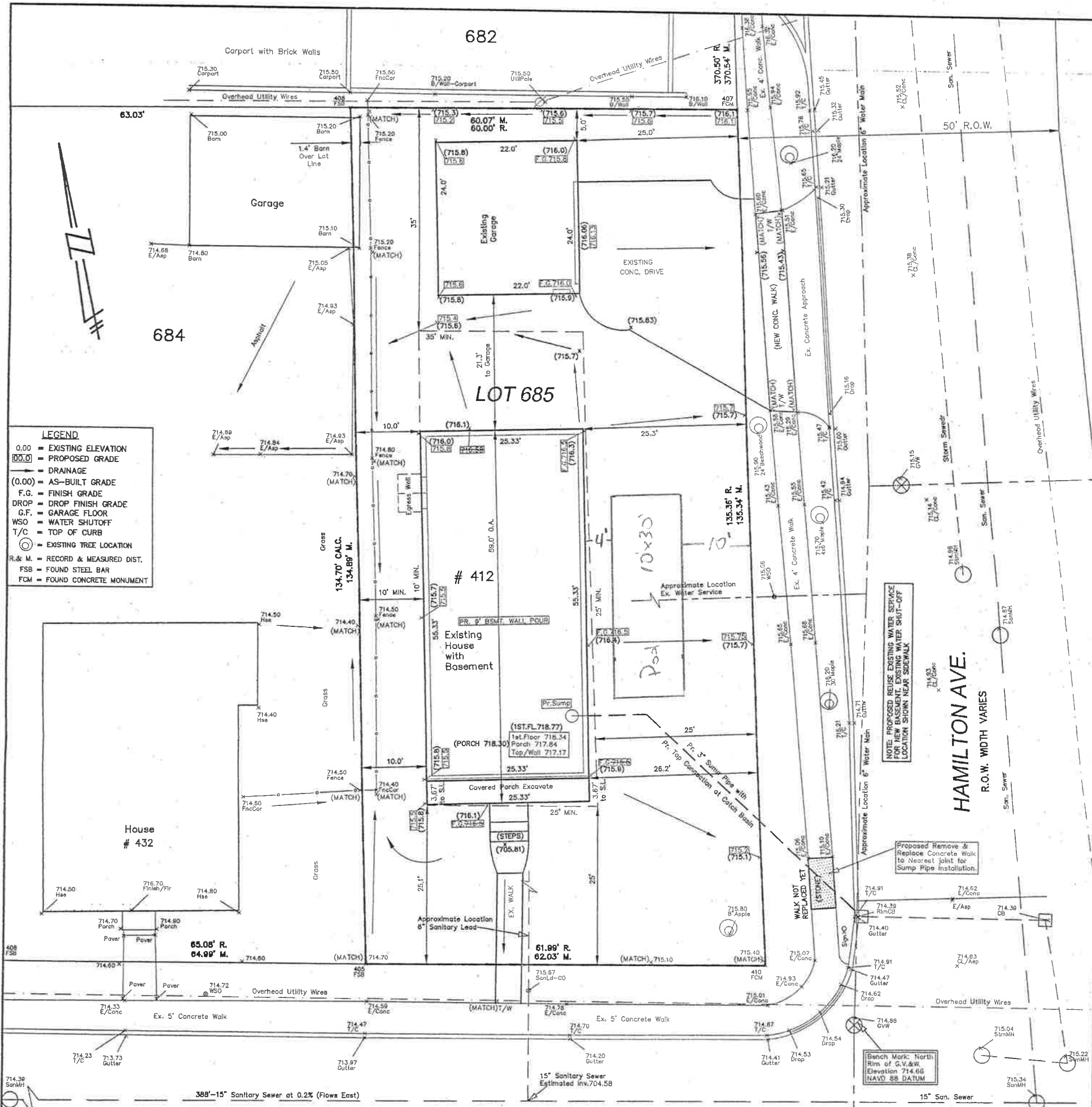
684

LOT 685

HAMILTON AVE.
R.O.W. WIDTH VARIES

#412 W. ANN ARBOR TRAIL
66' WIDE R.O.W.

- LEGEND**
- 0.00 = EXISTING ELEVATION
 - 00.0 = PROPOSED GRADE
 - = DRAINAGE
 - (0.00) = AS-BUILT GRADE
 - F.G. = FINISH GRADE
 - DROP = DROP FINISH GRADE
 - G.F. = GARAGE FLOOR
 - WSO = WATER SHUTOFF
 - T/C = TOP OF CURB
 - ⊙ = EXISTING TREE LOCATION
 - R.& M. = RECORD & MEASURED DIST.
 - FSB = FOUND STEEL BAR
 - FCM = FOUND CONCRETE MONUMENT



NOTE: IT MAY BE NECESSARY TO EXCAVATE AND LOCATE THE EXISTING SANITARY LEAD, THE LOCATION OF THE EXISTING SANITARY LEAD CLEAN-OUT IS SHOWN. PROPOSED REPLACE OR RECONNECT TO THE EXISTING SANITARY LEAD FOR THE NEW BASEMENT CONSTRUCTION AS REQUIRED, HUNG PLUMBING MAY BE REQUIRED FOR THE NEW BASEMENT FLOOR ELEVATION SHOWN. SANITARY SEWER IS LOCATED IN ANN ARBOR TRAIL PAVEMENT AS SHOWN.

NOTE: LOT COVERAGE NOT APPLICABLE ZONE RM-2
 FLOOR AREA RATIO (FAR)
 8,246 S.F. LOT AREA x 0.4 = 3,298 S.F. MAXIMUM FLOOR AREA
 1ST. FLOOR = 1,393 S.F. (EXCLUDING COVERED PORCH)
 2ND. FLOOR = 1,328 S.F.
 TOTAL FLOOR AREA = 1,393 + 1,328 = 2,721 S.F. < 3,298 S.F.
 FLOOR AREA RATIO = 2721 / 8246 = 33% < 40%

PROPOSED WALL DATA FOR # 412
 FIRST FLOOR = 718.34 +1.17'
 PROPOSED 11'-7/8" I-FLOOR JOISTS
 TOP/WALL = 717.17 0+0
 Pr. 8" Finish Grade at Right Side of House = 716.5 - 0.67'
 PROPOSED DROP FINISH GRADE AS SHOWN
 PROPOSED 9'-0" BASEMENT WALL "POUR" (HOUSE PLAN)
 BASEMENT FLOOR = 708.50 - 8.67'
 TOP / SPREAD FOOTING = 708.17 - 9.0'

WE CERTIFY THAT ON AUG. 20, 2020 THE ELEVATIONS WERE TAKEN FOR THE EXISTING HOUSE, AS SHOWN ON THIS PLAN. AS-BUILT GRADE (00.0) MAY DIFFER FROM PROPOSED GRADE SHOWN ON PLOT PLAN.

UTILITY WARNING
 Know what's below.
 Call before you dig.

NOTE: SAND BACKFILL REQUIRED FOR TRENCHES UNDER DRIVES AND OVERDIG AT FRONT OF HOME.

LEGAL DESCRIPTION:
 LOT 685 "ASSESSOR'S PLYMOUTH PLAT #19" OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, RECORDED IN LIBER 67, PAGE 26 OF WAYNE COUNTY RECORDS.

GRADE CERTIFICATE: 8-21-20

LOT 8,246 S.F. FM
ZONE RM-2
 MINIMUM SETBACKS:
 FRONT = 25 FEET (EACH)
 REAR = 35 FEET
 SIDE = 10' MIN. LEAST ONE
 SIDE = 20' MIN. TOTAL (N/A)

SOIL EROSION SEQUENCE OF OPERATIONS:
 1. PERSON(S) RESPONSIBLE FOR SOIL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE EVERGREEN DEVELOPMENT LLC (248-866-5131).
 2. ALL CATCH BASINS AND INLETS SHALL BE PROTECTED WITH PEA STONE INLET FILTER DEVICES.
 3. MAINTAIN SOIL EROSION CONTROL MEASURES AT ALL TIMES UNTIL FINAL LANDSCAPING AND PAVING ARE COMPLETED AND ACCEPTED BY THE (TWP).
 4. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

NOTE: IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW THIS DRAWING FOR ALL HOUSE PLAN DATA, INCLUDING (BUT NOT LIMITED TO) ELEVATION, HOUSE AND BASEMENT SIZES, CANTILEVERS, ETC., AND, THE HOUSE LOCATION AND ORIENTATION ON THE PARCEL. ANY DISCREPANCIES NOT BROUGHT TO OUR ATTENTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT.
 * FOUNDATION DIMENSIONS SHOWN SHOULD BE USED FOR BASEMENT EXCAVATION PURPOSES ONLY. FOUNDATION CONTRACTOR SHALL USE THE ARCHITECTURAL FOUNDATION PLAN DIMENSIONS FOR LAYOUT AND CONSTRUCTION OF FOUNDATIONS.

CLIENT: EVERGREEN DEVELOPMENT NV, LLC
 107 E MAIN STREET NORTHVILLE, MICHIGAN 48167
 248-866-5131

HOUSE CHANGES: 11-11-19
 PLOT PLAN REVISIONS

DATE: 9-6-19
 JOB NO.: 19-08-009
 SCALE: 1"=10'

ambit
 land surveyors, inc.
 681 WING STREET
 Plymouth, MI 48170
 ph. 800.221.5263
 ph. 734.455.5501
 fax 877.837.5267
 www.ambitsurveyors.com

DRAWN BY: GW
 CHECK: P3
 SHEET: 1/2

Eric P. Camill & Jennifer Bohn
432 W. Ann Arbor Trail
Plymouth, MI 48170
734.718.2966
EPC1977@aol.com

7/1/2023

City of Plymouth, Michigan, USA
201 S. Main Street
Plymouth, MI 48170
734.453.1234
info@plymouthmi.gov

To Whom It May Concern At The City of Plymouth, Michigan:

My name is Eric P. Camill and my fiancé's name is Jennifer Bohn, we are neighbors to Eric & Jacquelyn Ouellette who live at 412 W. Ann Arbor Trail Plymouth, MI 48170. I am writing to express my full approval and support of my neighbors putting a pool on their property.

I have faith that my neighbors will take into consideration all necessary safety precautions and noise regulations concerning their pool. I am confident that they will be respectful of their neighbors. I am certain that having a pool in our neighborhood will be a positive experience and asset for everyone involved.

My neighbor has a history of taking pride in their property, which is evident through the frequent maintenance and upkeep of their property. The lawn and exterior are always very well maintained, and the exterior of their home is regularly painted and taken care of. This demonstrates that the Ouellette family takes great pride in their property and takes the time to ensure it is in the best condition possible, thus we believe the addition of the pool area will be no exception.

We recently had the opportunity to view the plans for the pool our neighbor wants to build as part of their dream home. Given the size of the space my neighbors have, putting in a pool is the perfect use for it. Not only does it provide a place for them to relax and have fun, but it also adds to the aesthetic of the neighborhood. Additionally, the city officials should consider the fact that a pool can also add value to a house, should my neighbors decide to sell in the future.

My neighbor, a 100% disabled war veteran (USMC 2004-2008, E-5, SGT), was honorably discharged after 4 years and 8 months of service in Iraq, his time on the Al-Taqaddum Air Base left him with a severe back injury. The installation of a pool could help to improve their physical and mental wellbeing.

Medical professionals are increasingly recognizing the benefit of pools for low back injuries. Research shows that aquatic therapy is an effective way to reduce soreness, increase mobility, and improve overall function in people who are living with low back pain. Studies show that this type of therapy can effectively reduce pain, improve quality of life and lead to a more rapid return to functional activities. This form of therapy has a low risk of injury, making it a great alternative to more traditional treatments such as addictive opiates or undergoing a life-changing and risky surgery.

Please accept this letter as my full endorsement of my neighbors' desires to add a pool to their property. We kindly ask city officials to help make our neighbor's dream a reality by assisting in navigating the Ouellette family with the zoning, political and other obstacles that may stand in the way of this project.

Sincerely and Respectfully,

Date / Typed Names
7/1/23. Eric Camill and Jennifer Bohn