



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, December 7, 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

Webinar ID: 813 4881 5763

Passcode: 623775

<https://us02web.zoom.us/j/81348815763>

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the September 7, 2023 regular meeting minutes
 - b) Approval of the September 25, 2023 joint training session minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 23-11**, 1185 Carol: lot coverage and accessory structure located in an easement
 - b) **Z 23-12**, 451 Starkweather: side 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.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

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, September 7, 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, Members Mike Devine, Dave Latawiec, Mike Pappas, Scott Silvers
Excused: Vice Chair Jim Burrows

Also present: Planning & Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Latawiec offered a motion, seconded by Pappas, to approve the minutes of the August 3, 2023, meeting.

There was a roll call vote.

YES: Latawiec, Pappas, Silvers, Elliott

ABSTAIN: Devine

MOTION PASSED

4. APPROVAL OF THE AGENDA

Devine offered a motion, seconded by Latawiec, to approve the agenda for the September 7, 2023, meeting.

There was a roll call vote.

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

- a. Z 23-10, 189 Hamilton: Side yard setback

Applicant John Kinville described his request to build an addition to the rear of his home. He said that the home is not square to the lot and the building is already nonconforming, which is why the side setback variance is required.

Board Member Discussion

The group discussed the narrowness of the lot and the existing nonconformity. They also pointed out that the neighboring property was a service drive to a condo complex that is not likely to change.

Motion

Elliott offered a motion, seconded by Devine, to approve Z23-10 for a two-foot side yard setback variance for a rear addition as described in the application.

Finding of Fact

The requested variance is to extend the existing building rearward and the applicant is asking for the smallest practical variance.

The area of the lot where the proposed variance is being requested abuts a driveway for a condo complex to the northeast, so there is very little negative effect on any neighboring property.

The lot is narrower than is typical throughout the city.

The existing building is nonconforming, and the building is not aligned parallel to the lot line.

Condition

The variance is only granted for the area that is needed in the drawing and doesn't extend for the full length of the property.

There was a roll call vote.

MOTION PASSED 5-0

7. BOARD MEMBER COMMENTS

Latawiec said this would be his last meeting since he is moving out of the city. The group thanked him for his service.

8. REPORTS AND CORRESPONDENCE

Bolhuis asked the group to let her know if September 19, 21, or 25 worked better for them to attend a training. She also said that Doug Griffiths, author of *13 Ways to Kill your Community*, would be coming to Plymouth from December 5-7.

9. ADJOURNMENT

Latawiec offered a motion, seconded by Pappas, to adjourn the meeting at 7:16 p.m.

There was a voice vote.

MOTION PASSED



City of Plymouth Zoning Board of Appeals
City of Northville Board of Zoning Appeals
Joint Training Session
Monday, September 25, 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

The meeting was called to order at 7:00 p.m.

2. ROLL CALL

City of Plymouth

Present: Chair Elliott, Member Mike Devine, Alternate Scott Silvers

On Zoom: Vice Chair Jim Burrows

City of Northville

Present: Donna Tinberg, Daniel Stedem

On Zoom: John Callahan, Ryan McKindles, Stephen Ott

Also present: Planning and Community Development Director Greta Bolhuis and Planning Consultant Sally Elmiger

3. ANNUAL ZONING BOARD OF APPEALS TRAINING

John Enos of Carlisle-Wortman Associates presented on the following:

- ZBA/BZA authority and the duties provided by the Michigan Zoning Enabling Act
- How to use finding of fact and motions
- Dimensional variances and the practical difficulty test
- Effective decision making
- Risk management
- Duties and powers of the ZBA/BZA
- Decision principles and reminders

After the presentation, he answered questions.

4. ADJOURNMENT

The meeting was adjourned at 8:04 p.m.

City of Plymouth
Zoning Board of Appeals Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, December 7, 2023**, at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z23-11, 1185 Carol: Mark and Jane Gardner, the owners, are requesting a non-use variance to construct a shed in the rear yard that exceeds lot coverage and is in a utility easement. The property is zoned R-1, Single-Family Residential.

Z23-12, 451 Starkweather: Heather Doba, the owner, is requesting a non-use variance to construct an addition in the side yard setback. The property is zoned RT-1, Two-Family Residential.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

Publish: Wednesday, November 22, 2023

From: [Tyler Hein](#)
To: [Bolhuis, Greta](#)
Subject: Comment regarding shed on 1185 Carol Ave
Date: Thursday, November 30, 2023 6:13:35 PM

Hi Greta,

My neighbor, Mark Gardner (1185 Carol Ave), has posted a sign in his yard asking for neighbors to reach out to you with comments regarding the shed on his property and its positioning.

I am supportive of Plymouth's existing ordinance requiring a 3 ft distance from the property line. I recently dealt with this ordinance myself when building a new garage.

I am not supportive of Mark's request for a special exception. Mark's new build home and garage already take up what appears to be a huge portion of their lot, the shed being so close to the fence just adds to the overstuffed appearance. Additionally, a shed is a minor thing to move, should there be sufficient room on their lot for it - I don't think it's reasonable to request an exception for this.

Thanks for your consideration.

Best,
Tyler Hein (1099 Simpson St)

Bolhuis, Greta

From: Michael Lazich
Sent: Wednesday, November 29, 2023 8:05 PM
To: Bolhuis, Greta
Subject: 1185 Carol

Hello Greta

I am responding in reference to a notice we received in regards to a variance request for 1185 Carol and a shed. This structure is against all that the building ordinances in place and we already have issues since the main house was built there resulting in standing water in our backyard as a result of their drainage that was ignored by the city when first addressed during the construction. Although the footprint of the shed is nominal it is not within the ordinances and should not be granted an exemption Thank you and I truly am sorry to be negative but this type of of actions need to be approved as all project required.

Michael and Marisa Lazich. 1134 Sutherland.

And we will be at the meeting with all of our Sutherland recipients of the notification Sent from my iPhone

Bolhuis, Greta

From: Donna Broderick
Sent: Wednesday, November 29, 2023 3:35 PM
To: Bolhuis, Greta
Subject: no shed!

I do not live in Plymouth but the Twp and I walk by this house a lot. I think he should have known about this ordinance before it was built. Didn't he pull a permit? I would not grant a variance on this at all. Ordinances and rules are for a reason. He just retired as a partner at a big accounting firm and should know things like this!

Thx

Bolhuis, Greta

From: gina ebner
Sent: Tuesday, November 28, 2023 9:01 AM
To: Bolhuis, Greta
Subject: Shed location

Hello.

My husband and I are residents of beautiful downtown Plymouth. I wanted to share our opinion regarding the location of the cute little shed on the property of 1185 Carol Ave.

The shed is a very attractive addition to their property, matching the house perfectly and blending right in. I realize that the owner is in violation of an ordinance and I'm assuming they were unaware of this ordinance when they built this shed. Their home is relatively new and it seems they obviously followed all the proper ordinances when building their home.

As long as their neighbor, whose yard this structure abuts, does not mind, I feel the owner should be able to keep the shed where it is. It is very aesthetically pleasing (and cute!). Walking around Plymouth, I see many less aesthetically pleasing structures that are within the ordinance.

Thank you for your consideration.

Sincerely,
Gina and David Ebner
560 Jener Place

Sent from my iPad



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

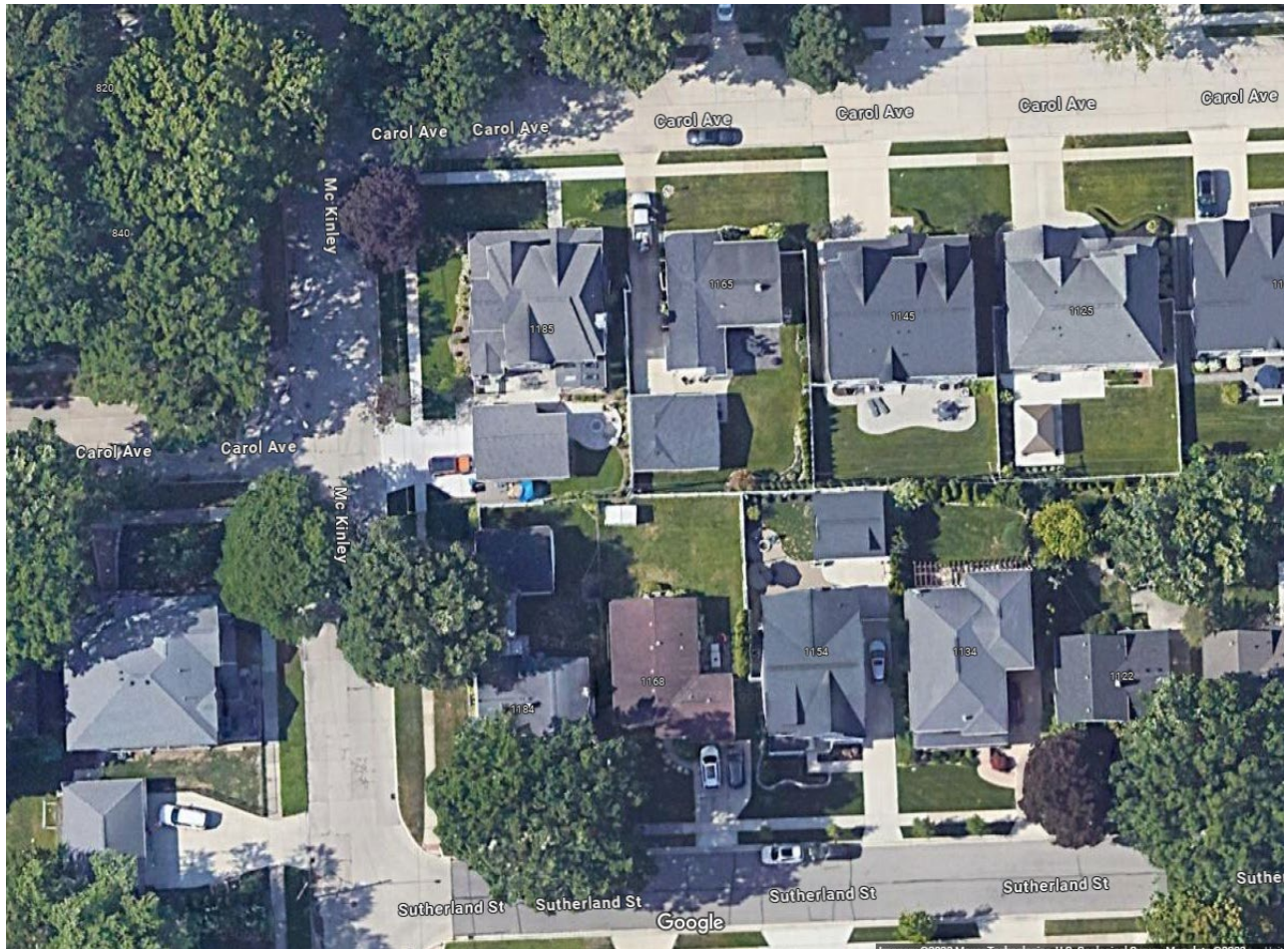
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: November 30, 2023
RE: 1185 Carol, Non-Use Variance Request

Mark and Jane Gardner, the owners, are requesting a non-use variance to construct a shed in the rear yard that exceeds lot coverage and is in a utility easement. The property is 68.5 feet wide by 108 feet deep, totaling 7,398 square feet. The property is zoned R-1, Single-Family Residential.

Section 78-190 references that the maximum lot coverage is 35 percent. The proposed lot coverage is 35.79 percent. A variance of 0.79 percent is required. Section 78-260 (6) states "In no instance shall an accessory structure be located within a dedicated easement right-of-way." The alley was vacated in the mid to late 1900s and reverted to a utility easement. A variance is required to locate the shed in an easement.

Should you have any questions, please contact me directly.



Please note that Google Street View does not display the new construction home.



RECEIVED

OCT 16 2023

ITEM 6. a.

DIMENSIONAL (NON-USE) VARIANCE APPLICATION CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
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.

1185 Carol Ave. Oct 8, 2023
Address of Property Date of Application

Mark F. Gardner Mark + Jane Gardner
Applicant Name Property Owner

1185 Carol Ave. Plymouth MI 48170
Address City State Zip

markgardner614@gmail.com 313-919-3107
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:

Article XXI, See 78-260

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: placement of a moveable (not fixed to ground) shed behind existing garage on property, within rear setback area.

Description of Property

Current zoning classification: Residential (single family)

Current use of structure(s) on premises: House, garage

Is it a corner or interior lot? Corner

Size and area of lot: 108 x 68.5 = 7398 ft²

Total square footage of existing main structure(s): House (incl. porches) = 1,996 ft²

Total square footage of accessory structure(s): Detached Garage = 592 ft²

Existing lot coverage (percentage) of all buildings and structures: 34.97%

Height of existing main and/or accessory structures: House - 26', Garage - 16'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 60 ft²

Front yard setback after completion (measured from property line): 100 ft

Rear yard setback after completion (measured from property line): 1.0 ft

Side yard setback after completion (measured from property line): 27 ft

Height of proposed structure: 8' 4"

Lot coverage (percentage) after completion: 35.79%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): ~~3579~~ N/A

A scaled drawing or boundary survey depicting the above information. attached

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.) _____

see attached

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

see attached

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.) _____

see attached

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

see attached

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

Mark F. [Signature]
Signature of Property Owner

Mark F. [Signature]
Signature of Applicant

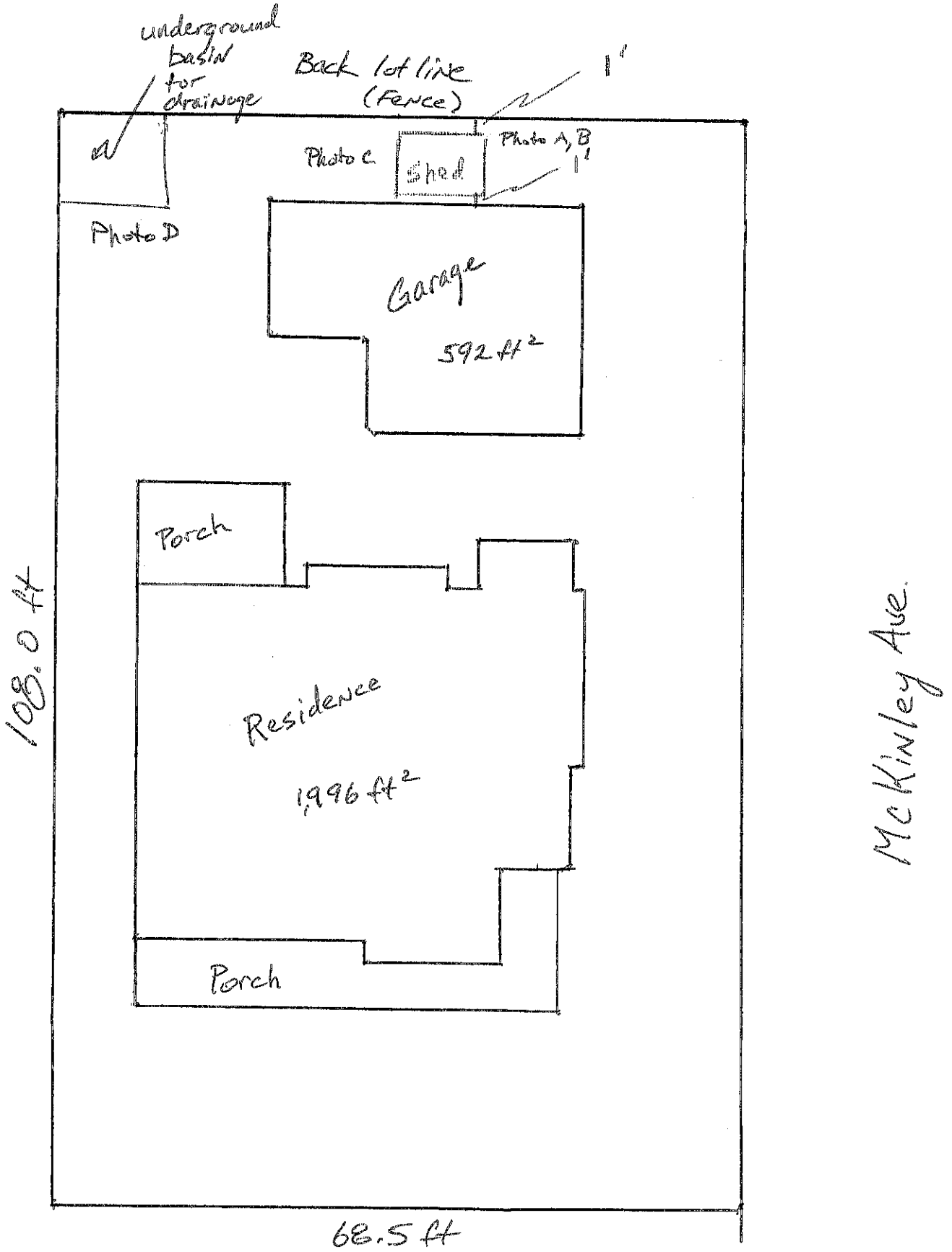
Subscribed and sworn before me this 12th day of October, 2023

Susan [Signature]
Notary Public

My Commission expires 9.22.2024

1. **What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.).** My lot size and available yard make in impractical to put a shed anywhere other than on the side of my garage (south border of the lot). The only other available area I have is the back, SE corner of the lot (shown in attached photo). This corner includes a drain basin that we installed when we built the house to alleviate flooding and to allow for storm drainage on our property and neighbors' properties. To locate shed there (SE corner) would compromise the drainage from the property. This is one unique aspect of our lot. I can't speak to other properties in the City.
2. **What effect will the variance have on neighboring properties.** The variance will have only a positive effect. flooding for our lot and neighboring properties will be avoided by being given the variance and allowing me to locate the shed where it is. Additionally, neighbors in the community who have seen the shed have been complimentary. In particular, the neighbors who own the property adjacent to where the shed is are very supportive (see attached letter).
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.).** Lack of other available space to position the shed in such a way to comply with the ordinance is not a self-imposed situation. Locating the shed next to the garage is my only option. The shed dimensions are similar to other "store bought" or "kit" sheds, or even child playhouses, that could be placed adjacent to the garage.
4. **Why do the ordinance restrictions unreasonable prevent the owner from using the property for a permitted purpose?** Again, there is insufficient room on my property to locate the shed without creating other (drainage) problems on the property. Importantly, the shed is moveable. It is not fixed to the ground and could be removed from the property if/when we move.

N ↓



108.0 ft

68.5 ft

McKinley Ave.

1185 Carol Ave.

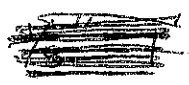


Photo A





Photo B

Photo C



Photo D

Southeast corner of lot where previously flooding occurred. Drainage basin was installed by us when we built the house, and flooding on our and adjacent properties has been corrected.



10/11/23

To: City of Plymouth

We are writing to express our support of Mark and Jane Gardener's (1185 Carol) Shed near our property line. We do not feel that it is too close in proximity to our property and we enjoy the appearance of the shed. Please contact us with any questions or concerns regarding the shed if necessary.

Sincerely,

Matt and Mackenzie Williams
(1184 Sutherland St.)

248-404-8282

Mackenzie

+





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

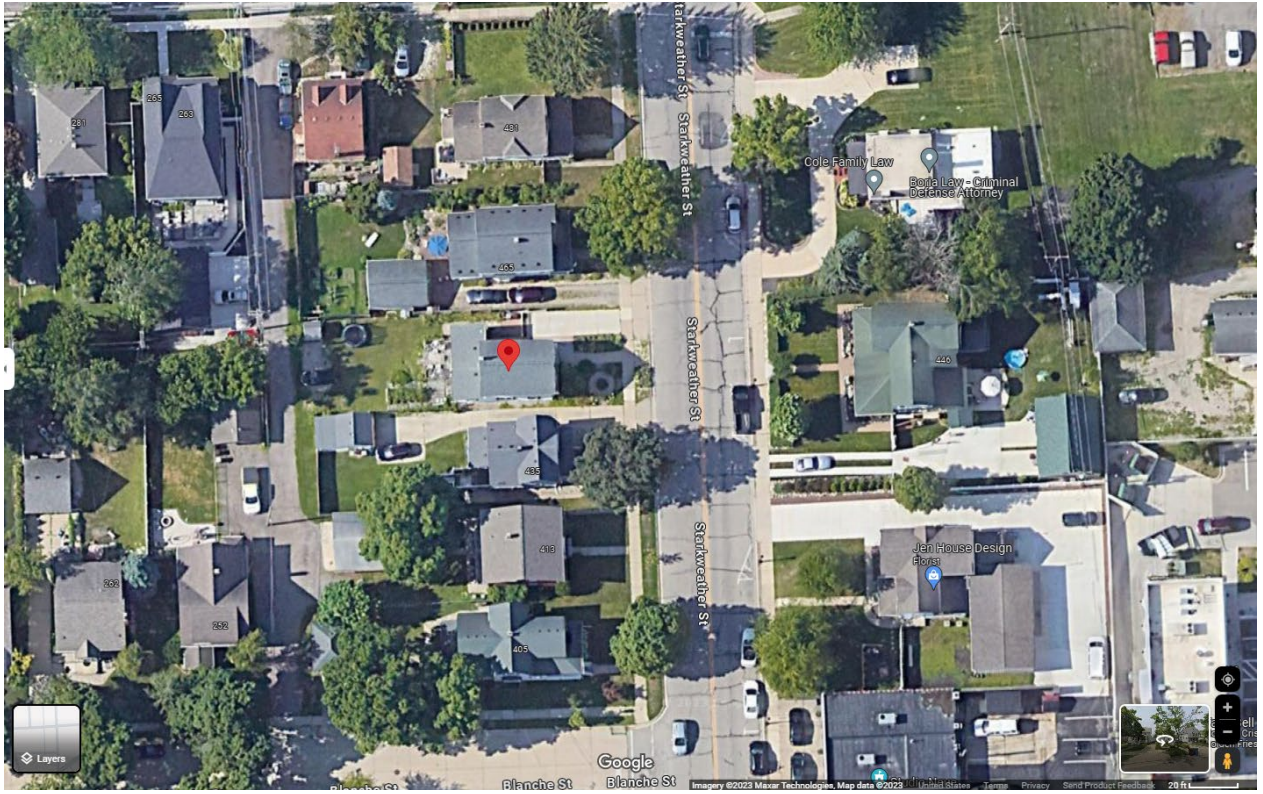
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: November 30, 2023
RE: 451 Starkweather, Non-Use Variance Request

Heather Doba, the owner, is requesting a non-use variance to construct an addition that is located in the side yard setback. The property is 40 feet wide by 132 feet deep, totaling 5,280 square feet. The property is zoned RT-1, Two-Family Residential.

Section 78-190 references that the minimum side yard setback is 10-feet. A side yard setback of 8.1-feet is proposed. A variance of 1.9-feet is required.

Please note that the renderings and application were submitted prior to the submission of the boundary survey. Staff have confirmed with the owner and contractor that the proposed addition will not be constructed closer than the existing setback dimension of 8.1-feet.

Should you have any questions, please contact me directly.





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

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

NOV 15 2023

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.

451 Starkweather St. Plymouth, MI 48170
Address of Property Date of Application

Heather Doba
Applicant Name Property Owner

451 Starkweather St. Plymouth MI 48170
Address City State Zip

heatherdoba@gmail.com
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.

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The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: change the 10 ft side set back to 6 feet 8 inches so we can build 2 bedrooms. Addition will match current feet outside on back of house.

Description of Property

Current zoning classification: Residential
Current use of structure(s) on premises: Single family home
Is it a corner or interior lot? No
Size and area of lot: 5,227 sq. ft.
Total square footage of existing main structure(s): 1,440 sq. ft.
Total square footage of accessory structure(s): 260 sq. ft.
Existing lot coverage (percentage) of all buildings and structures: 27.549%
Height of existing main and/or accessory structures: 25 ft.

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 10' x 13' x 18'
Front yard setback after completion (measured from property line): 42'
Rear yard setback after completion (measured from property line): No change, 62'
Side yard setback after completion (measured from property line): 6' 8"
Height of proposed structure: 18'
Lot coverage (percentage) after completion: 32.523%
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .1529

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.) Do to the layout of the home and closest of other boundary of home, this Area makes the most sense. Moreover, space is being used as additional bedrooms & small storage
2. What effect will the variance have on neighboring properties? The offset of 10 foot from the fence line will change and match the offset of the back of home currently. Only effecting Northside of home; 6' 8" need.
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.) City code calling for 10 foot side offset. Addition would like to add 2 bedrooms. Home owner has aging parent that needs to move in and have additional bedrooms for him.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Home owner need additional bedroom for aging parent to be able to move in with them and live in space comfortably. Would like 6' 8" offset to provide adequate bedroom space for parent.

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]

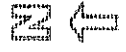
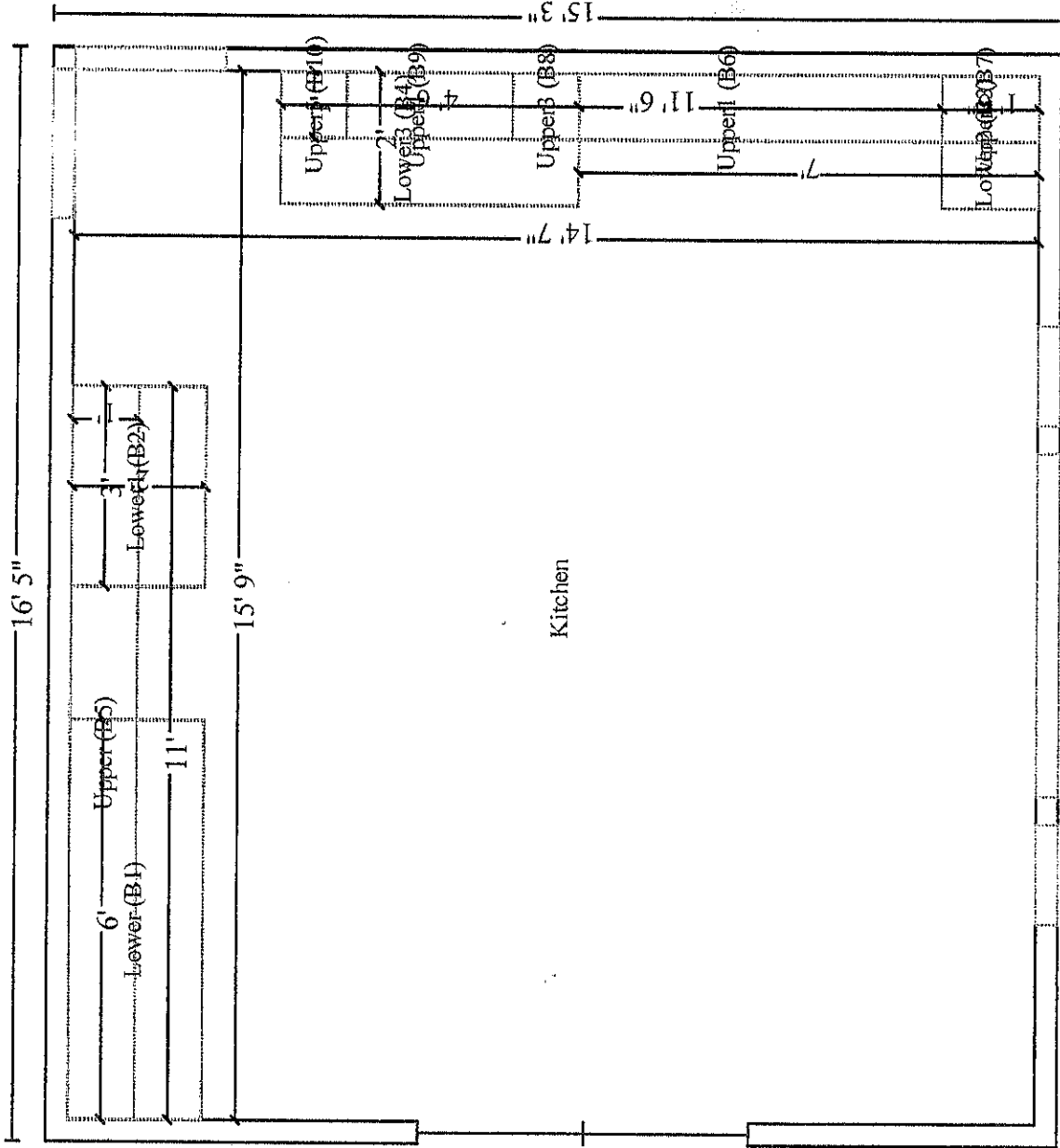
Signature of Applicant

Subscribed and sworn before me this 16th day of October, 2023

WILLIAM BARKER
NOTARY PUBLIC - MICHIGAN
WAYNE COUNTY
MY COMMISSION EXPIRES 08/17/2026
ACTING IN _____ COUNTY

[Signature]
Notary Public

My Commission expires 08/17/2026



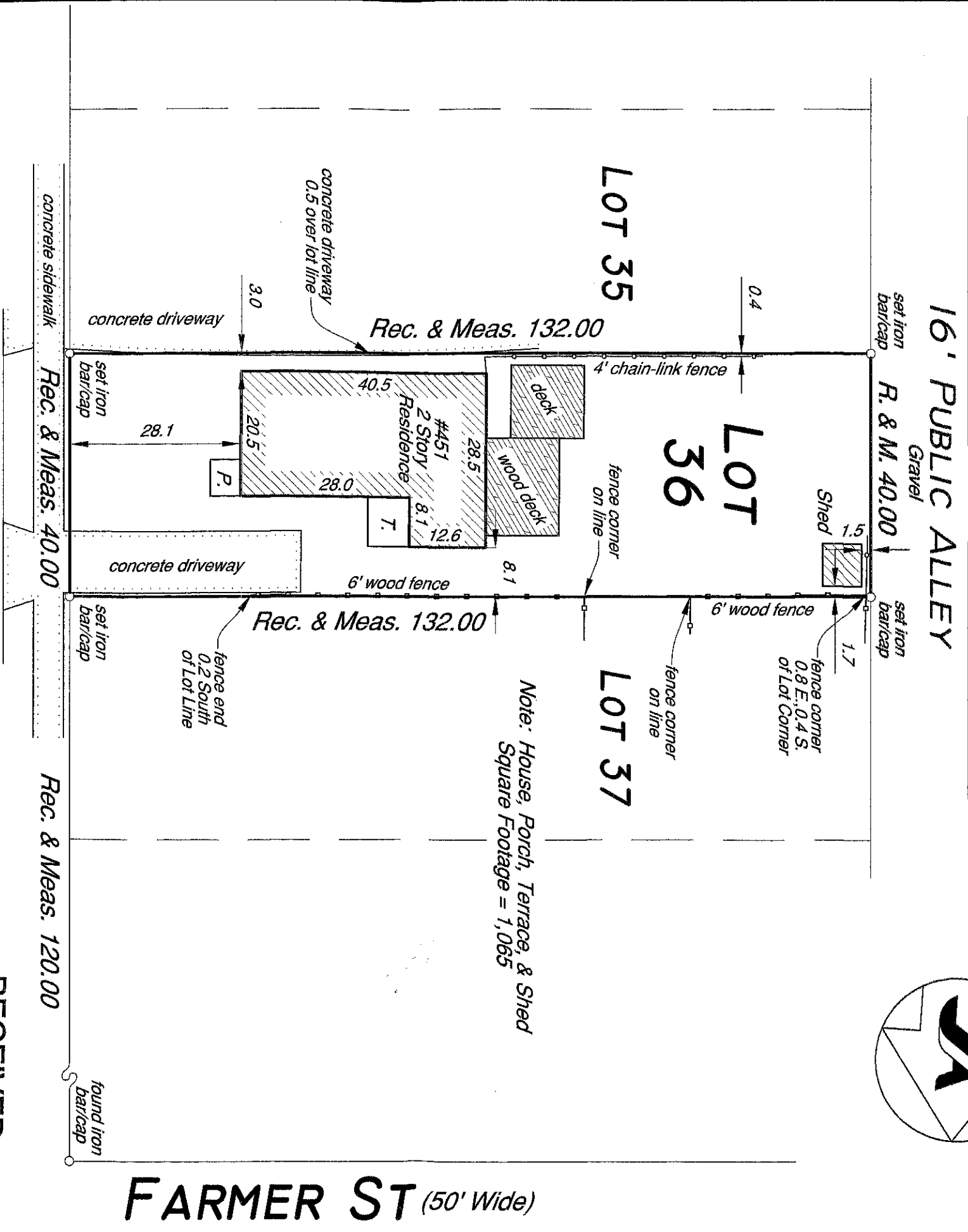
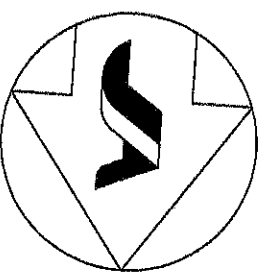






LEGAL DESCRIPTION

LOT 36 OF "GRAVEL HILL SUBDIVISION", PART OF THE NORTHWEST ¼ OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH VILLAGE (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 21 OF PLATS ON PAGE 54, WAYNE COUNTY RECORDS. LOT CONTAINS 5,280 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

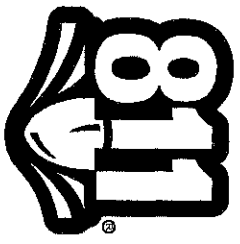


RECEIVED

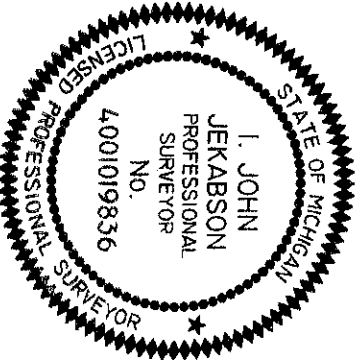
NOV 15 2023

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

STARKWEATHER AVE. (66' Wide)



Know what's below.
Call before you dig.

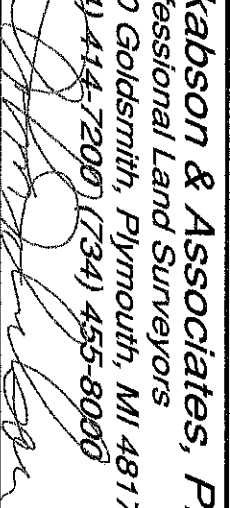


STATE OF MICHIGAN
I. JOHN JEKABSON
PROFESSIONAL SURVEYOR
NO. 4001019836

CERTIFICATE OF SURVEY

Prepared For: Northgate Construction
5751 S. Sheldon Road
STE. A
Canton, MI 48188
(734) 340-3208

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

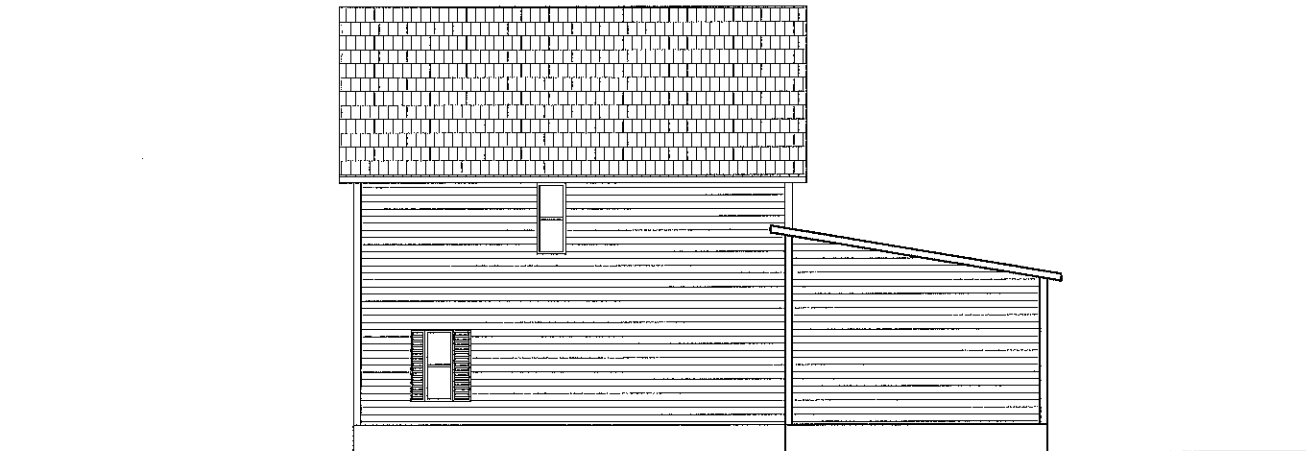
by: 

Date	14 Nov 2023
Job No.	23-11-008
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1

PROJECT: HOUSE ADDITION
ADDRESS: 451 STARKWEATHER ST. PLYMOUTH, MI 48170



EXISTING RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT: HOUSE ADDITION
ADDRESS: 451 STARKWEATHER ST. PLYMOUTH, MI 48170



EXISTING FRONT ELEVATION

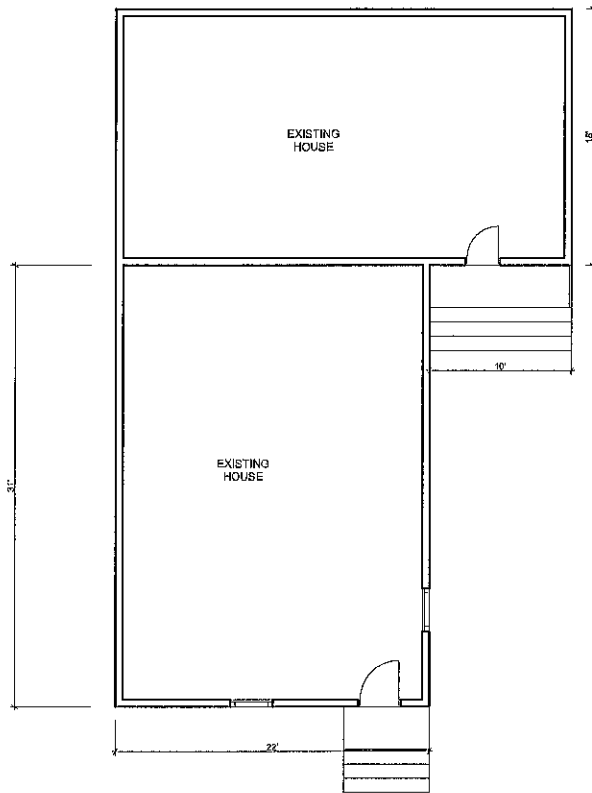
SCALE: 1/4" = 1'-0"



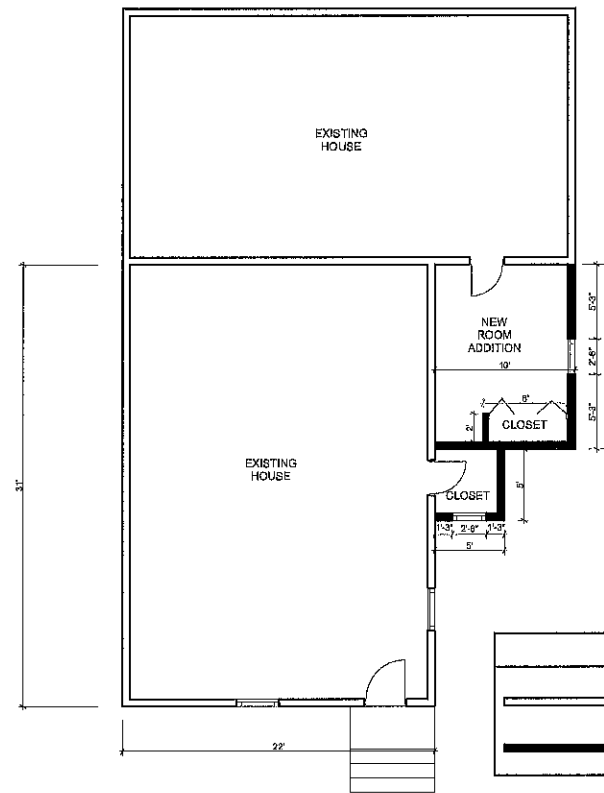
PROPOSED FRONT ELEVATION

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



PROJECT: HOUSE ADDITION
ADDRESS: 451 STARKWEATHER ST. PLYMOUTH, MI 48170



EXISTING FIRST FLOOR
SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR
SCALE: 1/4" = 1'-0"

LEGEND	
	EXISTING WALL
	NEW WALL