



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, November 7, 2024 – 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/86811933961>

Passcode: 055874

Webinar ID: 868 1193 3961

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the October 3, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 24-17, 240 N. Mill:** Devin Oliver, the owner, is requesting non-use variances to construct a guest house within the required side and rear yard setbacks, with a distance between buildings less than 70 feet, and with one less off-street parking space. The property is zoned RM-1, Multiple-Family Residential.
 - b) **Z 24-18, 885 Starkweather:** Don Soenen, the owner, is requesting a non-use variance to install a wall sign on a property with an existing ground sign. The property is zoned B-1, Local Business district.
 - c) **Z 24-19, 405 Blunk:** Joe Philips, the applicant, is requesting a non-use variance to construct a detached garage that exceeds lot coverage. The property is zoned R-1, Single-Family Residential.
- 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

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida November



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, October 3, 2024 - 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

Vice Chair Jim Burrows called the meeting to order at 7:00 p.m.

Present: Vice Chair Burrows, Members Robert Mengel, Mike Pappas, Rebecca Smith

Excused: Chair Joe Elliott, Member Mike Devine

Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Pappas offered a motion, seconded by Smith, to approve the minutes of the September 5, 2024 meeting.

There was a roll call vote.

MOTION PASSED

4. APPROVAL OF THE AGENDA

Smith offered a motion, seconded by Pappas, to approve the agenda for the October 3, 2024 meeting.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z 24-16, 0 PARKING LOT-ARTHUR & WIL (008 04 0022 300) and 0 PARKING LOT-IRVIN CHURCH 008 04 0063 300: Non-use variance to construct a play structure on a zoning lot that does not have a principal building. The property is zoned R-1, Single-Family Residential.

Bolhuis clarified that the variance request was only for parcel 008 04 0063 300 and the other parcel on the agenda was struck from the agenda item.

Burrows told the applicant that only four members of the ZBA were in attendance, meaning three of four would have to vote yes for the item to pass. He offered the applicant an opportunity to delay the variance request until five were present and three of five would have to vote yes for the item to pass. The applicant said he would like to move forward at this meeting.

Applicant Msgr. Todd Lajiness briefly reviewed the project, stating he was seeking approval for a playscape in the school's parking lot. Architect Joe Phillips said the zoning ordinance excludes playscapes from building and structure definitions.

Citizen Comments

There were no citizen comments.

Board Member Discussion

The group discussed the request and noted that the Planning Commission requested the applicant go before the Zoning Board of Appeals. They reviewed images of the playscape and the applicant reiterated that neutral colors would be used, and it would be open to the public outside school hours.

Motion

Pappas offered a motion, seconded by Smith, to approve the placement of the playscape as presented.

Smith offered a friendly amendment with the following findings of fact.

Findings of Fact

The lot has been used for this purpose for many years.

Dual lots create a unique challenge to having a play structure on a lot that is separate from the primary structure.

Pappas accepted the friendly amendment.

Condition

The variance is limited to parcel 008 04 0063 300.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

7. BOARD MEMBER COMMENTS

There were no board member comments

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Pappas offered a motion, seconded by Mengel, to adjourn the meeting at 7:19 p.m.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

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, November 7, 2024**, at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 24-17, 240 N. Mill: Devin Oliver, the owner, is requesting non-use variances to construct a guest house within the required side and rear yard setbacks, with a distance between buildings less than 70 feet, and with one less off-street parking space. The property is zoned RM-1, Multiple-Family Residential.

Z 24-18, 885 Starkweather: Don Soenen, the owner, is requesting a non-use variance to install a wall sign on a property with an existing ground sign. The property is zoned B-1, Local Business district.

Z 24-19, 405 Blunk: Joe Philips, the applicant, is requesting a non-use variance to construct a detached garage that exceeds lot coverage. The property is zoned R-1, Single-Family Residential.

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Publish: Wednesday, October 23, 2024



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: October 16, 2024
RE: 240 N. Mill, Non-Use Variances Request

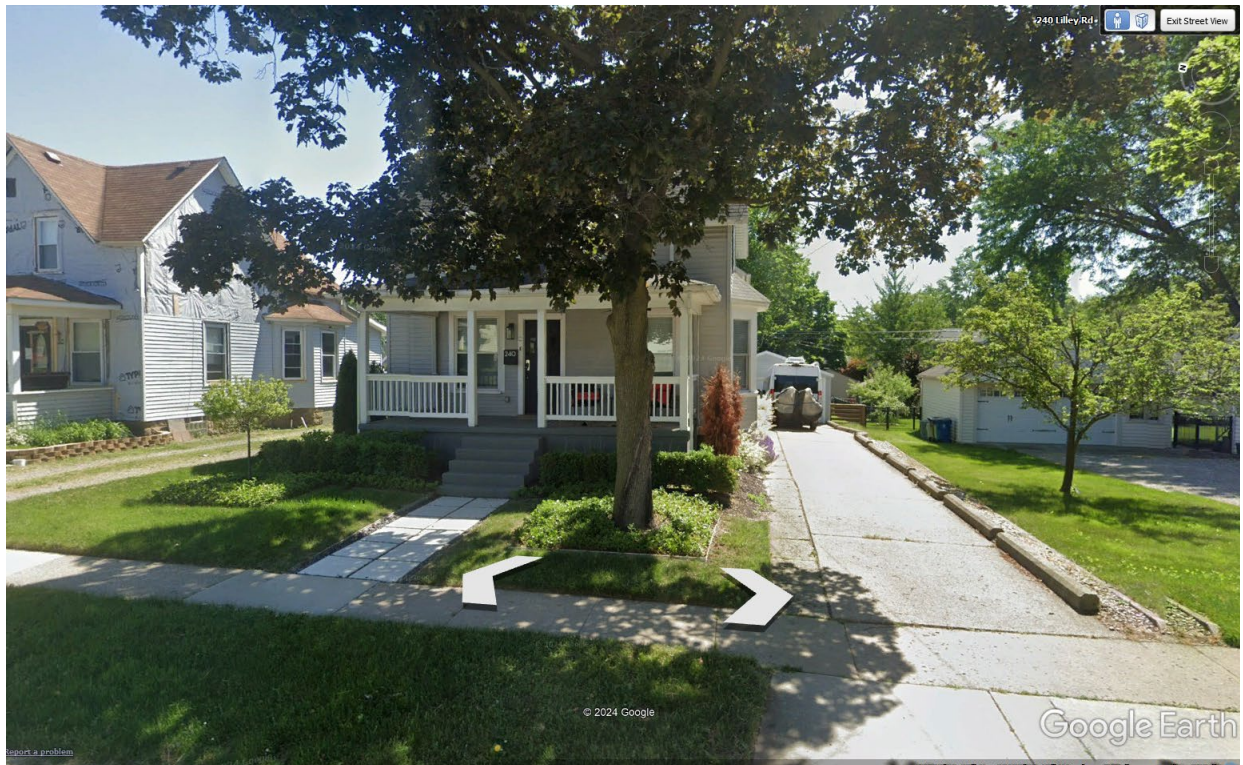
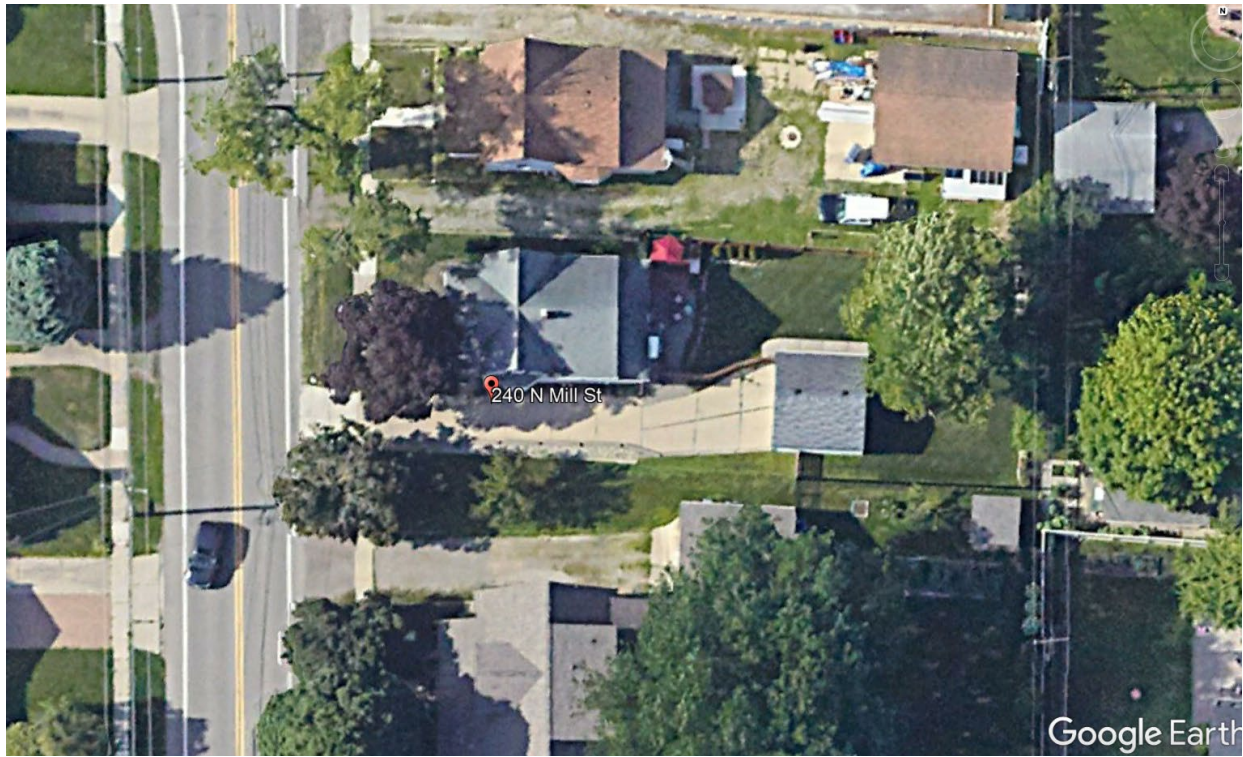
Devin Oliver, the owner, is requesting non-use variances to construct a guest house within the required side and rear yard setbacks, with a distance between buildings less than 70 feet, and with one less off-street parking space. The property is zoned RM-1, Multi-Family Residential. The property is 50 feet wide by 150 feet deep, totaling 7,811 square feet.

Section 78-190 references the side setback is 10 feet, and the rear setback is 35 feet. A side setback of 6 feet is proposed. A variance of 4 feet for the side yard setback is required. A rear setback of 23.1 feet is proposed. A variance of 11.9 feet for the rear yard setback is required.

Section 78-191 (d) (2) (a) states "If more than one building shall be constructed on the same site the following requirements shall also apply. Minimum distance between buildings shall be [...] seventy feet when front to rear." The distance between buildings is 39 feet. A variance of 36 feet is required.

Section 78-271 (1) (a) references the minimum parking spaces per one-family residential dwelling unit is 2 spaces. Three parking spaces are proposed. A variance of one parking space is required.

Should you have any questions, please contact me directly.



RECEIVED

OCT 11 2024

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT



Z 24-17 240 N. Mill
Guest house-Side & Rear Yd
setbacks & distance less than
70' between structures.
ZBA Mtg 11/7/24

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

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.

240 North Mill

10/04/2024

Address of Property

Date of Application

Devin Oliver

Devin Oliver

Applicant Name

Property Owner

240 North Mill

Plymouth

MI 41870

Address

City

State Zip

devinoliverofficial@gmail.com 586-306-7192

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 XVII Sec. 78-190 & Sec. 78-19, Article XXII Sec. 78-271 & Sec. 78-272

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Side yard from 10.0' to 6.0'
Rear yard from 35.0' to 23.1'

Distance between structures from 70' to 39'

Parking from 4 required spaces to 3 spaces.

Description of Property

Current zoning classification: RM-1

Current use of structure(s) on premises: Single family home

Is it a corner or interior lot? Interior Lot

Size and area of lot: 50' x 150', 7,811 s.f.

Total square footage of existing main structure(s): 1,772 s.f. - 2-stories

Total square footage of accessory structure(s): 1,320 s.f. - 2-stories proposed

Existing [lot coverage](#) (percentage) of all buildings and structures: 15.5%

Height of existing main and/or accessory structures: 23'-6" +/- & 20'-6" proposed

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 22' x 25', 660 s.f.

Front yard setback after completion (measured from property line): 18'+/- Existing

Rear yard setback after completion (measured from property line): 23.1'

Side yard setback after completion (measured from property line): 6.0'

Height of proposed structure: 20'-6"

Lot coverage (percentage) after completion: 20.4%

Residential Only: [Floor Area Ratio](#) (FAR) after completion (shall not exceed 0.4): 0.357

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.) Side yard setback - Match removed garage to maintain existing large tree in side/rear yard.
Rear yard setback - to allow required parking to be place between existing and proposed structures and minimize paving.
Drive width - current home only allows for a maximum width of 14'-6".
Number of parking spaces - Each unit only needs 1.5 cars for 3 cars total in lieu of 4 spaces req'd.

2. What effect will the variance have on neighboring properties? Adding another residential structure will not affect the any of the adjoining properties as the 2 side properties are have the same zoning, multi-family and the property at the rear is sufficiently screen from the new structure.
Improving this property will benefit neighboring property values.

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 current zoning along Mill Street is RM-1 and the lots are narrow with existing single family units, most are rental units. The narrow lots don't allow for 20' wide driveways. Reducing the number of parking spaces and the side and rear setbacks allows for less hard surface and more lawn and landscaping a benefit to the community.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? _____
We are proposing to use the property as it is zoned, but the small and narrow lot restricts how the property may be used efficiently. These requested variances will allow for the improvement of the property within the zoning creating value for the Owner, the neighborhood, and the entire City of Plymouth.

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

[Handwritten Signature]

Signature of Property Owner

[Handwritten Signature]
Signature of Applicant

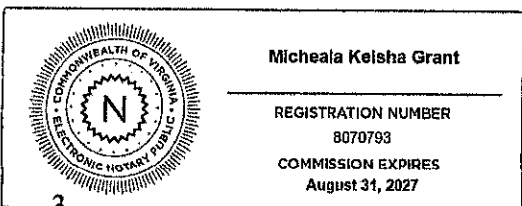
Subscribed and sworn before me this 5th day of October, 2024

[Handwritten Signature]

Micheala Keisha Grant

8070793 Notary Public

My Commission expires 08/31/2027



Effective Date: July 1, 2022

General Notes:

Legal Description:
28E4 (a) Lot 418 Assessors Plymouth Plat No 14 T1G RBE
L66 P80 WGR

Lot Area = 7,811.0 s.f.

Zoning: RM-1

Lot Coverage - 36% Allowed, 2,733.85 s.f.
Existing Lot Coverage: 1,210.0 s.f. (15.6%)
Proposed Lot Coverage: 1,895.0 s.f. (20.4%)

FAR Coverage allowed: 0.40 - 3,124.4 s.f.
FAR Coverage proposed: 0.357 - 2,760.0 s.f.

Landscape Area required (minimum): 36% - 2,733.85 s.f.
Landscape Area provided: 3,884 s.f. - 49.7%

Guest House area total = 860.0 s.f.

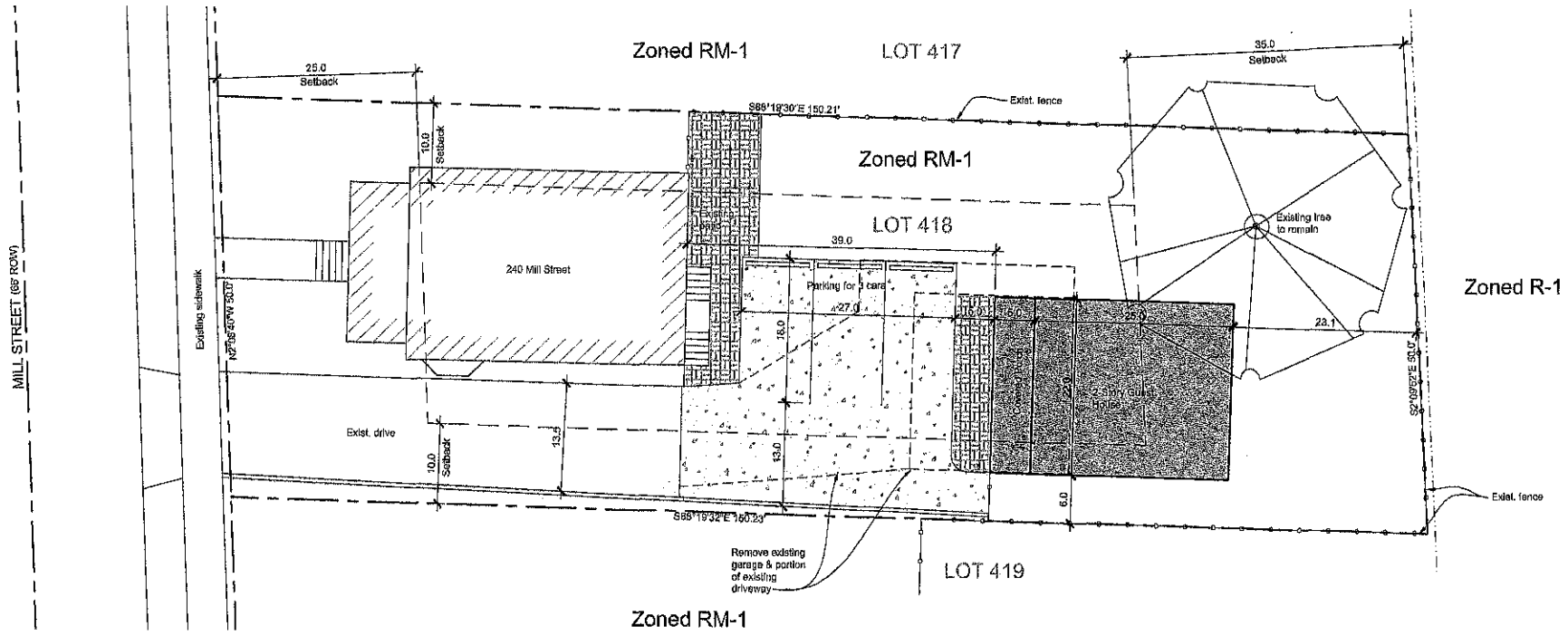
Accessory building height allowed - 26'-0"
Proposed building height - 20'-6"

Parking Calculation:

2 Parking spaces per unit, 2 units = 4 Parking spaces
3 Parking spaces provided

Variances Requested:

Side yard from 10.0' to 6.0'
Rear yard from 35.0' to 28.1'
Distance between structures from 70' to 39'
Parking from 4 spaces to 3 spaces.



SITE PLAN
SCALE: 1"=10'-0"



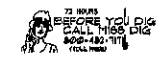
RECEIVED

OCT 23 2024

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

UTILITY WARNING

A MINIMUM OF 72 HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIG AND HAVE ALL UNDERGROUND UTILITIES STAKED BEFORE ANY WORK CAN BEGIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF, AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.



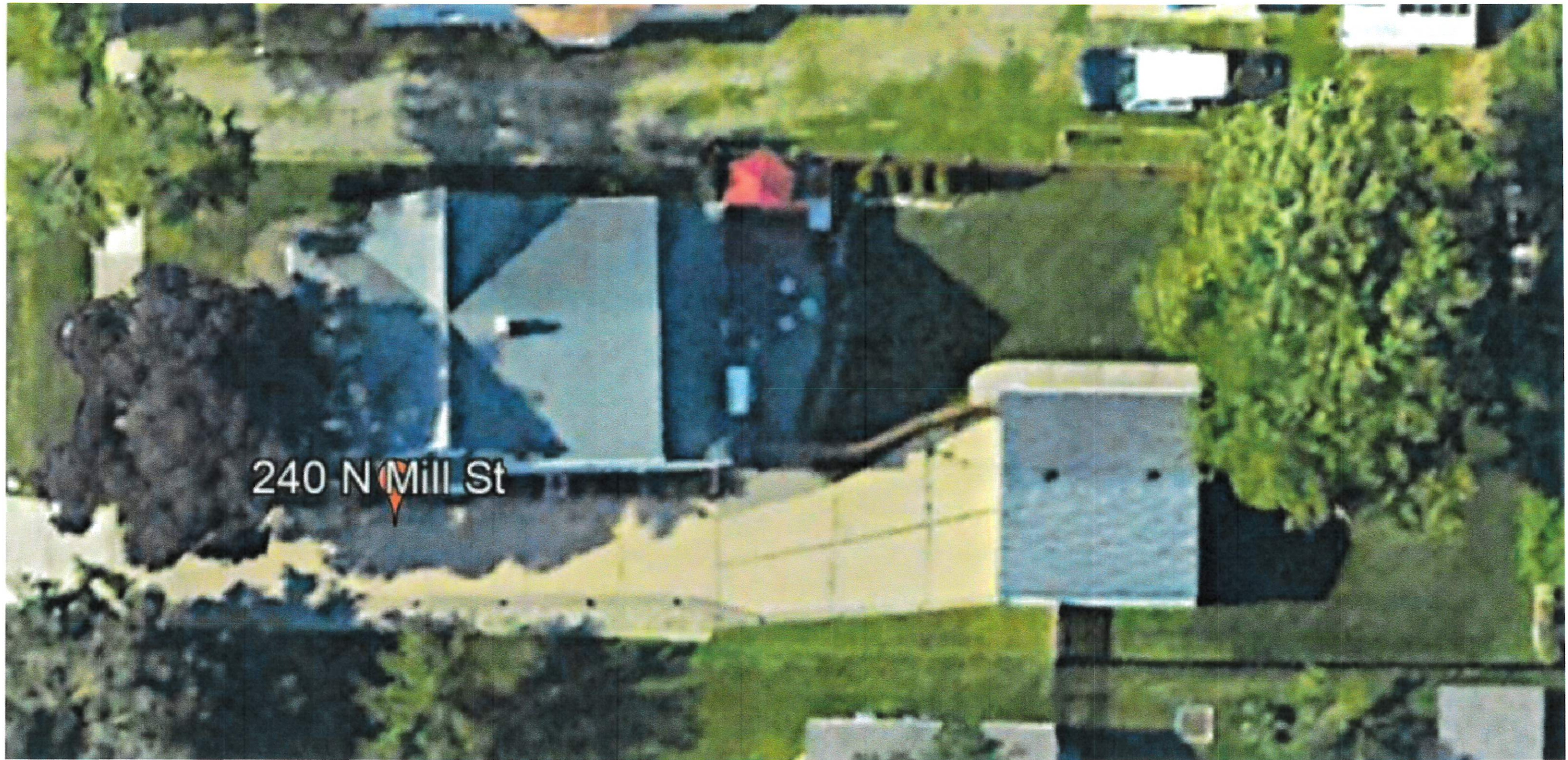
PRELIMINARY

D. S. WRIGHT & ASSOCIATES, P. C.
ARCHITECTURE & PLANNING
44456 CLARE BLVD, PLYMOUTH, MICHIGAN 48170
TELEPHONE - 734 377-4632

Site Plan	
SHEET TITLE	
DATE	10/22/24
DESIGNER	
AREA	

Geust House for Devin Oliver
240 N. Mill Street
Plymouth, Michigan 48170

APPROVED	DRAWING DATE
CHECKED	DATE
PROJECT No.	24-685.00
SHEET No.	C - 01



EXISTING AERIAL OF SITE



OVERLAY AERIAL OF SITE



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

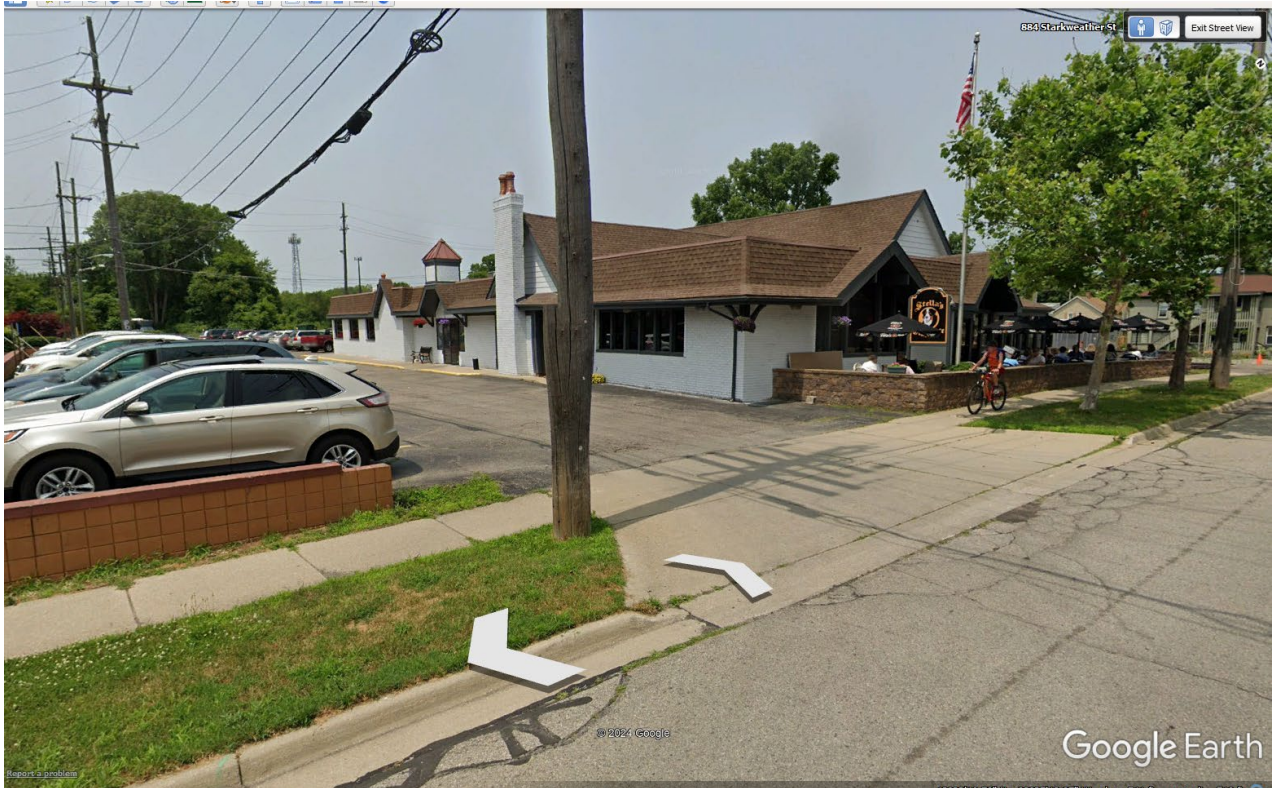
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: October 16, 2024
RE: 885 Starkweather, Non-Use Variance Request

Don Soenen, the owner, is requesting a non-use variance to install a wall sign on a property with an existing ground sign. The property is zoned B-1, Local Business. The property is 2.2 acres.

Section 78-225 (l) (b) states "Wall signs are not allowed at business sites which display a ground sign." A variance is required to install a wall sign.

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

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 St.

10-14-2024

Address of Property

Date of Application

Trackside Plymouth, LLC (dba Chicane)

Don Soenen

Applicant Name

Property Owner

885 Starkweather St.

Plymouth

MI 48170

Address

City

State Zip

dsoenen@sensors-inc.com

734-516-4053

Email

Phone

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1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
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Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:
78-225 (l) (2) (b)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: _____
have a building mounted sign in addition to the existing approved ground sign.

Description of Property

Current zoning classification: B-1

Current use of structure(s) on premises: Proposed Restaurant-Chicane

Is it a corner or interior lot? Interior with access from both Davis and Starkweather

Size and area of lot: 2.2 acres

Total square footage of existing main structure(s): 9,260 sq. ft.

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

Existing [lot coverage](#) (percentage) of all buildings and structures: 9.9%

Height of existing main and/or accessory structures: Approximately 20 Ft.

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 12" x 172" x 5"

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

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

Side yard setback after completion (measured from property line): 53 Ft

Height of proposed structure: 6 Ft

Lot coverage (percentage) after completion: N/A

Residential Only: [Floor Area Ratio](#) (FAR) after completion (shall not exceed 0.4): _____

A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The property can be accessed from both Davis and Starkweather St. The signage on Starkweather isn't visible to drivers entering on Davis, requiring a second sign at Davis. While the Code allows for a second lighted 25 sq ft sign at the Davis entrance, Davis is primarily a residential street and the sign may be objectionable to residents. A building wall sign, in lieu of a ground sign, would be less intrusive.
2. What effect will the variance have on neighboring properties? A 1x11 ft wall sign would be much less intrusive than a street sign in the neighborhood. Starkweather St. is the preferred entrance to the property, with Davis the less desirable access point due to it's location on a residential street. A ground sign would probably encourage more traffic on Davis. A wall sign would minimize that effect.
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.) While compliance with the Ordinance is possible by adding a second 25 sq. ft. lighted ground sign at the entrance on Davis, to reduce traffic flow and have less impact on residents, it's highly recommended that an 11 sq.ft. lighted wall sign be approved for the building as noted on the attached. It's noted that the ZBA recently approved wall sign variances for Fuyao and CFCU.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? See above.

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

Donald Soener
Signature of Property Owner

Donald Soener
Signature of Applicant

Subscribed and sworn before me this 16th day of October, 2024

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

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



**EXISTING GROUND SIGN
STARKWEATHER ST**

ethiopia

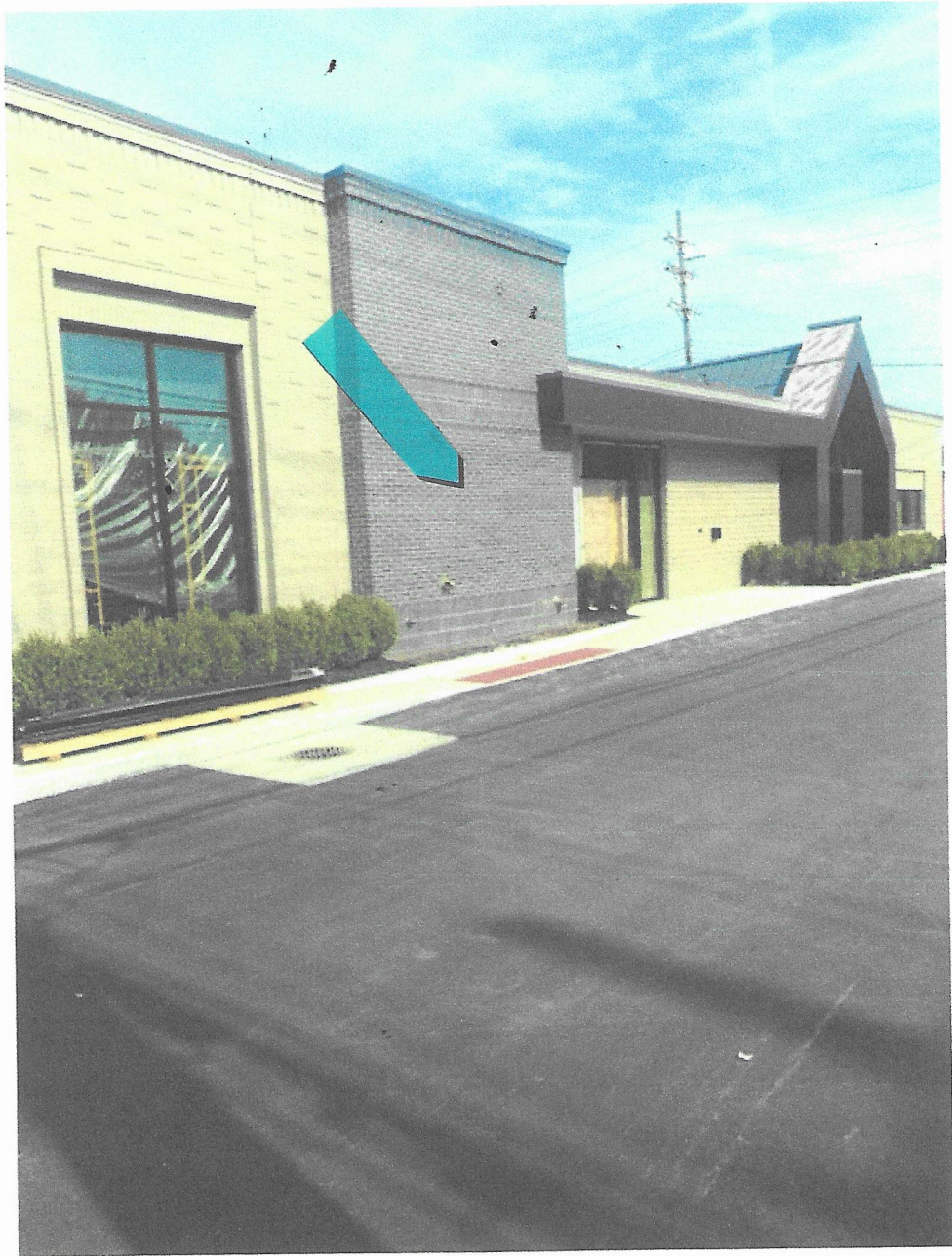
12"

132"

72"

PROPOSED WALL SIGN





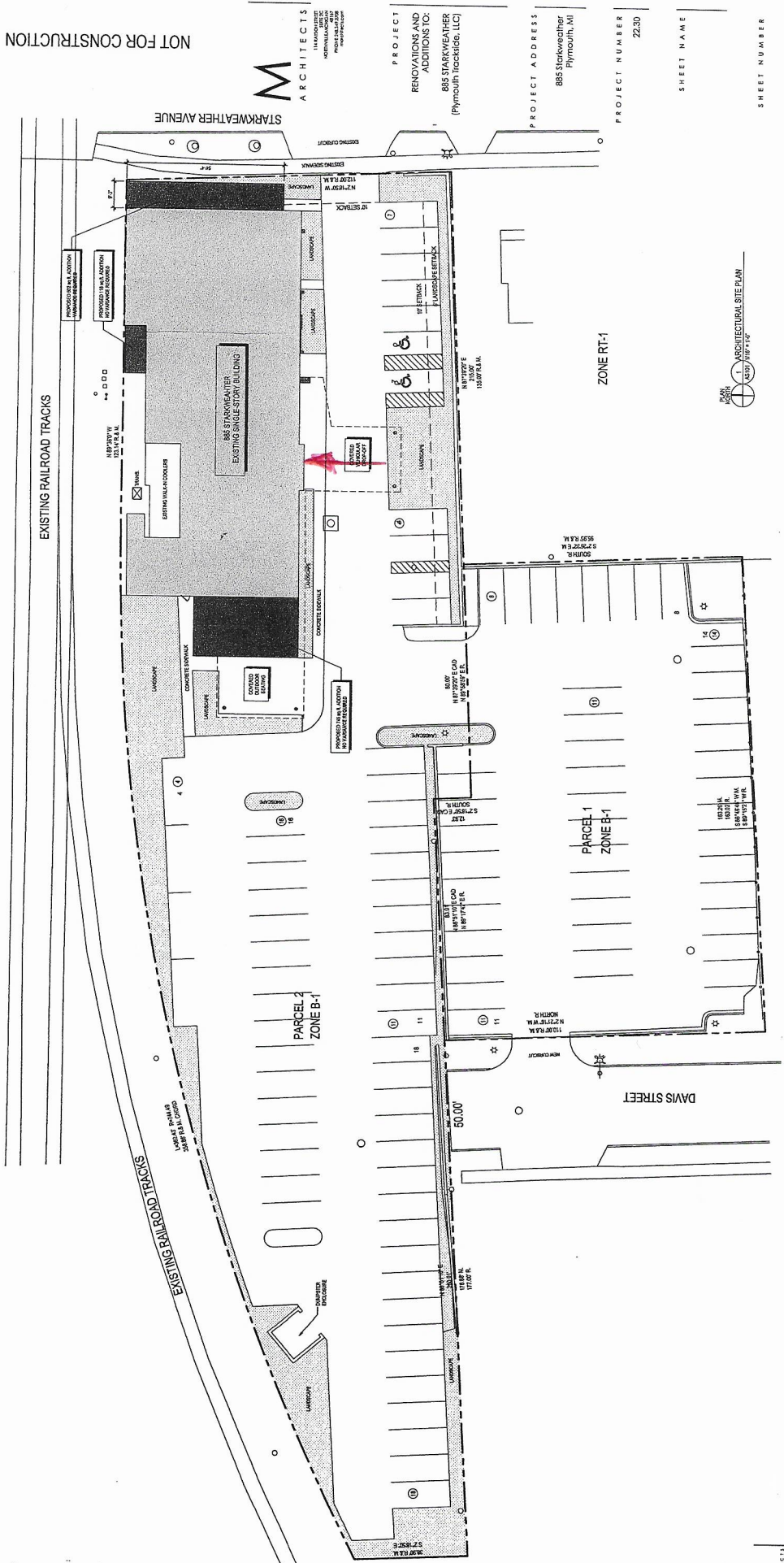
SOUTH ELEVATION



DAVIS ST ENTRANCE



FUYAO VARIANCE GRANTED IN AUG 2024



ISSUE DATE
03/15/2023 JMA SUBMISSION

NOT FOR CONSTRUCTION

M ARCHITECTS
114 BROADVIEW AVENUE
PLYMOUTH, MI 48150
PHONE: 313.487.1100
WWW.MARCHITECTS.COM

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

PROJECT ADDRESS
885 Starkweather
Plymouth, MI

PROJECT NUMBER
22-30

SHEET NAME

SHEET NUMBER





City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

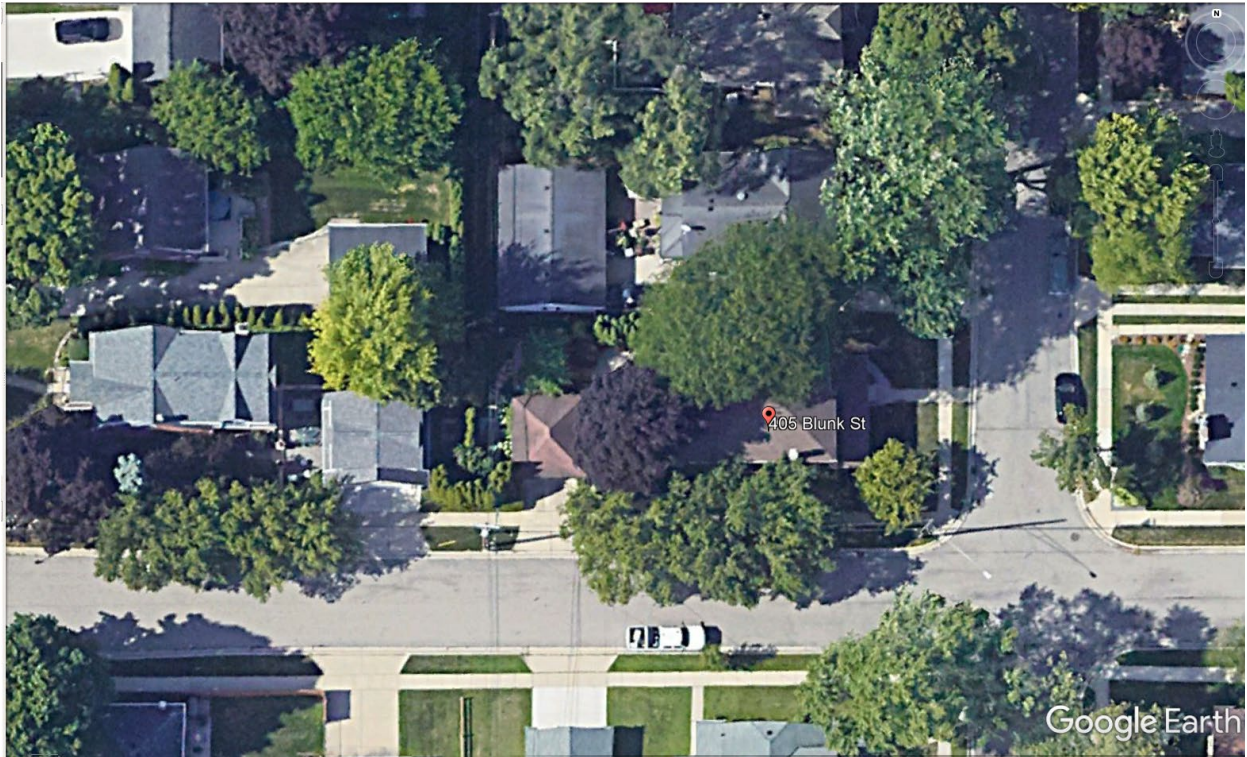
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: October 16, 2024
RE: 405 Blunk, Non-Use Variance Request

Joseph Philips, the applicant, is requesting a non-use variance to construct a detached garage that exceeds lot coverage. The property is zoned R-1, Single Family Residential. The property is 50 feet wide by 120 feet deep, totaling 6,000 square feet.

Section 78-190 references the maximum lot coverage is 35%. The proposed lot coverage is 35.7%. A variance of 0.7% 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

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.

405 BLUNK STREET

10/17/2024

Address of Property

Date of Application

JOSEPH PHILIPS ARCHITECT, LLC MELANIE & ROBERT ELLIS

Applicant Name

Property Owner

405 BLUNK STREET

PLYMOUTH

MI 48170

Address

City

State

Zip

TVTIMEOUT25@AOL.COM (248) 470 - 4561

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 - 190, MAXIMUM LOT COVERAGE**

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: _____
ALLOW 36% LOT COVERAGE

Description of Property

Current zoning classification: **R-1: SINGLE FAMILY RESIDENTIAL**

Current use of structure(s) on premises: **HOUSE AND DETACHED GARAGE**

Is it a corner or interior lot? **CORNER LOT**

Size and area of lot: **AREA: 6,000 SQ FT, FRONTAGE: 50 FT, DEPTH: 120 FT**

Total square footage of existing main structure(s): **1,550 SQ FT**

Total square footage of accessory structure(s): **360 SQ FT (20' x 18' DETACHED GARAGE)**

Existing [lot coverage](#) (percentage) of all buildings and structures: **32.4%**

Height of existing main and/or accessory structures: **< 15' - 0" DETACHED GARAGE**

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: **AREA: 592 SQ FT (27' - 4" x 21' - 8")**

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

Rear yard setback after completion (measured from property line): **6' - 0"**

Side yard setback after completion (measured from property line): **8' - 0" & 14' - 8" (GARAGE)**

Height of proposed structure: **14' - 11"**

Lot coverage (percentage) after completion: **36%**

Residential Only: [Floor Area Ratio](#) (FAR) after completion (shall not exceed 0.4): **NA**

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.) _____

SEE ATTACHMENT "A"

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

SEE ATTACHMENT "A"

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) _____

SEE ATTACHMENT "A"

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

SEE ATTACHMENT "A"

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

Signature of Property Owner



Signature of Applicant

Subscribed and sworn before me this _____ day of _____, 20____

Notary Public
My Commission expires _____

405 BLUNK STREET NON-USE VARIANCE REQUEST

Section 78-190 – Maximum Lot Coverage

Request Variance to allow 36% Lot Coverage

ATTACHMENT A - RESPONSE TO THE FOLLOWING ZONING BOARD OF APPEAL “DIMENSIONAL (NON-USE) VARIANCE APPLICATION” ITEMS

- 1) **What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property in the city?**

THE LOT IS UNIQUE AS IT ABUTS AN EIGHTEEN (18) FOOT PUBLIC ALLEY THAT IS NOT IN USE. TYPICALLY, A PUBLIC ALLEY THAT IS NOT IN USE IS DIVIDED IN HALF AND ALLOCATED TO THE ADJACENT PROPERTY'S OVERALL SQUARE FOOTAGE OF LOT SIZE. LOT 125, HOWEVER, EXCLUDES THE SQUARE FOOTAGE AREA OF THE ALLEY FROM ITS OVERALL SIZE. THE EXCLUSION OF THE ALLEY DIFFERS FROM THE SURROUNDING LOTS IN THE AREA, WHICH ALL UTILIZE THE ALLEY THAT IS NOT LONGER IN USE AS A PART OF THEIR OVERALL LOT SIZE. THE NEIGHBORING LOTS, CONSEQUENTLY, POSSESS A GREATER OVERALL LOT SIZE FROM WHICH THEIR MAXIMUM LOT COVERAGE ALLOWABLE IS DETERMINED. IF LOT 125 INCLUDED THE PUBLIC ALLEY TOWARDS ITS OVERALL LOT SIZE, THE PROPOSED DETACHED GARAGE WOULD FIT WITHIN THE MAXIMUM LOT COVERAGE REQUIREMENTS.

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

THE PROPOSED VARIANCE AND SUBSEQUENT ADDITION WILL HAVE THE FOLLOWING POSITIVE EFFECTS ON THE NEIGHBORING PROPERTIES.

- MAINTAIN THE ESSENTIAL APPEAL OF THE NEIGHBORHOOD BY ALLOWING THE OWNER TO MIRROR THE ARCHITECTURAL STYLE OF THE HOME TO THE PROPOSED GARAGE. THE ADDITION WILL ALSO UPGRADE THE GARAGE SIZE TO MEET CURRENT LIFESTYLE STANDARDS.
- THE DETACHED GARAGE WILL BE LOCATED ON THE BACK SIDE OF THE HOME AND BE RESPECTFUL TO IT'S SURROUNDINGS, THE SCALE OF THE NEIGHBORING HOMES AND THE ARCHITECTURAL CHARACTER OF THE EXISTING HOME. THE OVERALL AREA OF THE GARAGE WILL NOT EXCEED THE MAXIMUM LOT COVERAGE PERMITTED WHEN INCLUDING THE ADDITIONAL NINE (9) FEET OF THE ALLEY.

- 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 PREVENTING COMPLIANCE WITH THE ORDINANCE WAS CREATED PRIOR TO THE CURRENT OWNERS, WHEN IT WAS DETERMINED THAT THE UNUSED ALLEY NOT BE ALLOCATED TO THE ADJACENT LOTS. IN ADDITION, THE SIZE OF THE EXISTING GARAGE INHIBITS THE CURRENT RESIDENTS FROM FULLY UTILIZING THE LOT IN A MANOR THAT REFLECTS THE RESIDENT'S NEEDS. IDEALLY, THE RESIDENTS WILL USE THE GARAGE AS BOTH AN ENCLOSURE FOR THEIR VEHICLES AND AS ADDITIONAL STORAGE, SEPARATE FROM THE EXISTING HOUSE. THE SIZE OF THE EXISTING GARAGE SIGNIFICANTLY INHIBITS THE AMOUNT OF USABLE SPACE,

WHEREAS THE PROPOSED GARAGE MAINTAINS A SIMILAR OVERALL PLACEMENT AND LOOK WHILE MAXIMIZING THE USE OF THE BACKYARD TO REFLECT THE RESIDENT'S NEEDS AND PREFERRED LIFESTYLE.

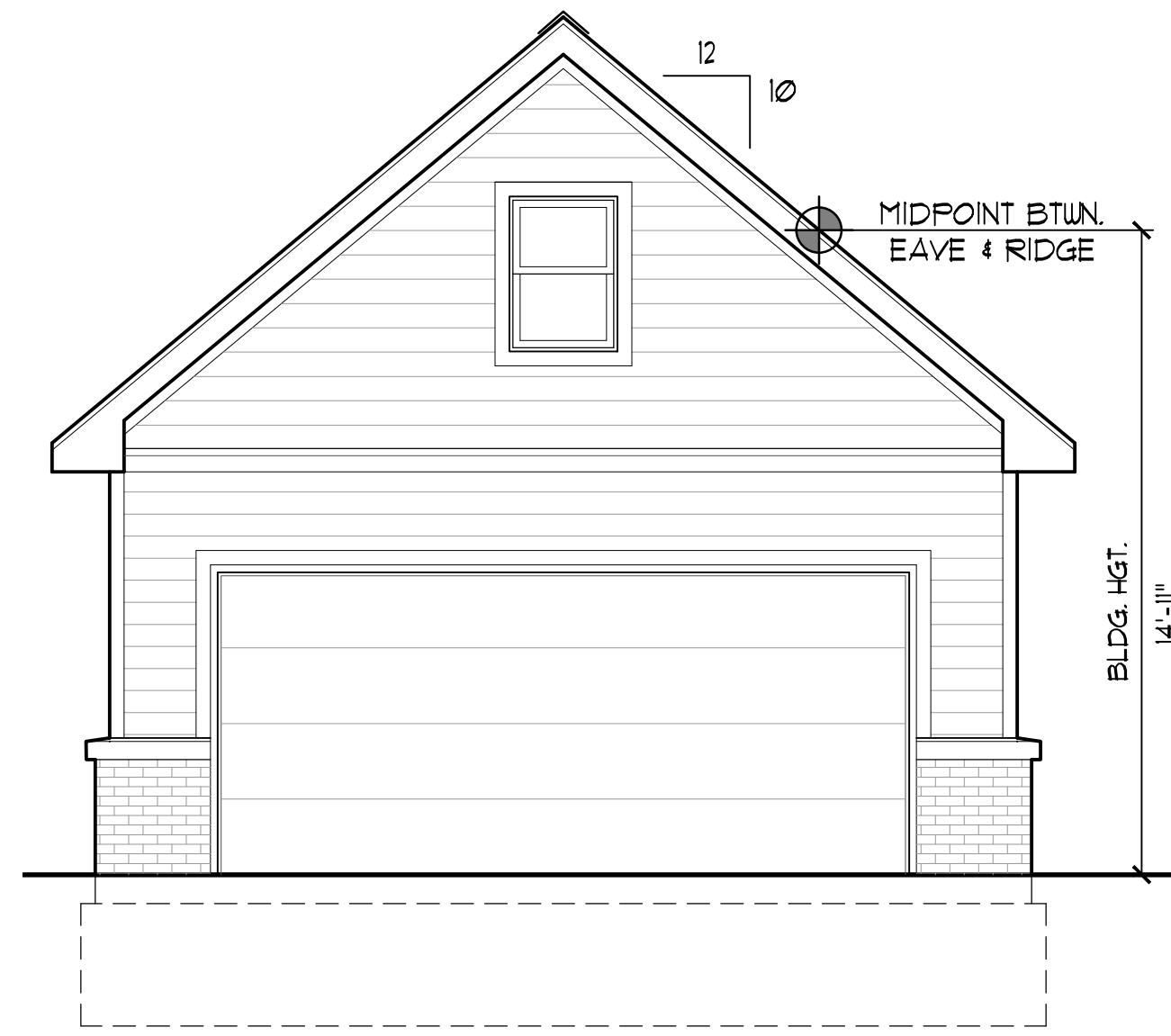
4) **Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?**

THE ORDINANCE RESTRICTIONS UNREASONABLY PREVENTS THE OWNER FROM MAXIMIZING THE USE OF THEIR TOTAL LOT AREA IN COMPARISON TO THE SURROUNDING PROPERTIES. THE PUBLIC ALLEY THAT IS NOT IN USE IS LOCATED AT THE REAR OF THE HOUSE AND AMOUNTS TO AN APPROXIMATE 450 SQUARE FEET PER LOT. THIS ADDITIONAL SQUARE FOOTAGE IS ALLOCATED TO THE SURROUNDING PROPERTIES, BUT NOT TO LOT 125. IF THE ADDITIONAL 450 SQUARE FEET WERE TO BE A PART OF THE PROPERTY, AS IS TYPICAL FOR THE LOCATION, THEN THE PROPOSED GARAGE AND THE PROPERTY AS A WHOLE WOULD MAINTAIN A TOTAL LOT COVERAGE UNDER THE MAXIMUM 35% LOT COVERAGE AS STATED IN SECTION 78-190 OF THE CITY ORDINANCE. THE PROPERTY PRESENTS A UNIQUE CASE IN WHICH THE OWNER EXPERIENCES A DEVEATION FROM THE TYPICAL ALLOCATION OF LAND IN THE AREA, PREVENTING THEM FROM OPTIMIZING THE USE OF THEIR PROPERTY. THE PROPOSED DESIGN FOR THE GARAGE IS MODEST IN SIZE AND ONLY REQUIRES A 232 SQUARE FOOT INCREASE IN COMPARISON TO THE EXISTING DETACHED GARAGE. THE APPEARANCE OF THE PROPOSED GARAGE WILL MIRROR THAT OF THE EXISTING HOUSE ON THE PROPERTY, AS TO EXUDE A COHERENT DESIGN AND MAINTAIN A PROPER RELATIONSHIP BETWEEN ALL STRUCTURES ON THE PROPERTY AND WITHIN THE SURROUNDING AREAS.

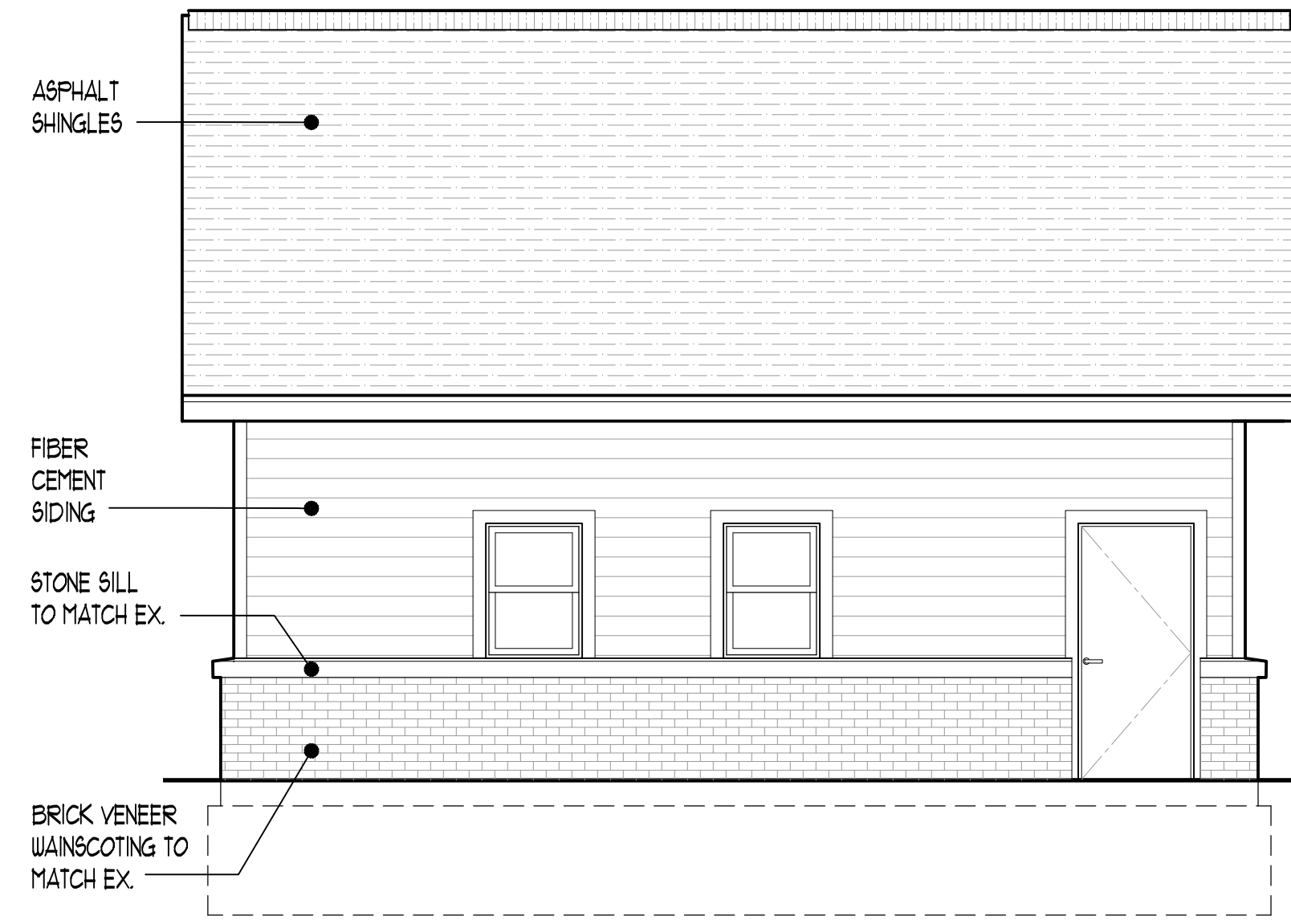
ELLIS RESIDENCE - CUSTOM GARAGE

405 BLUNK STREET

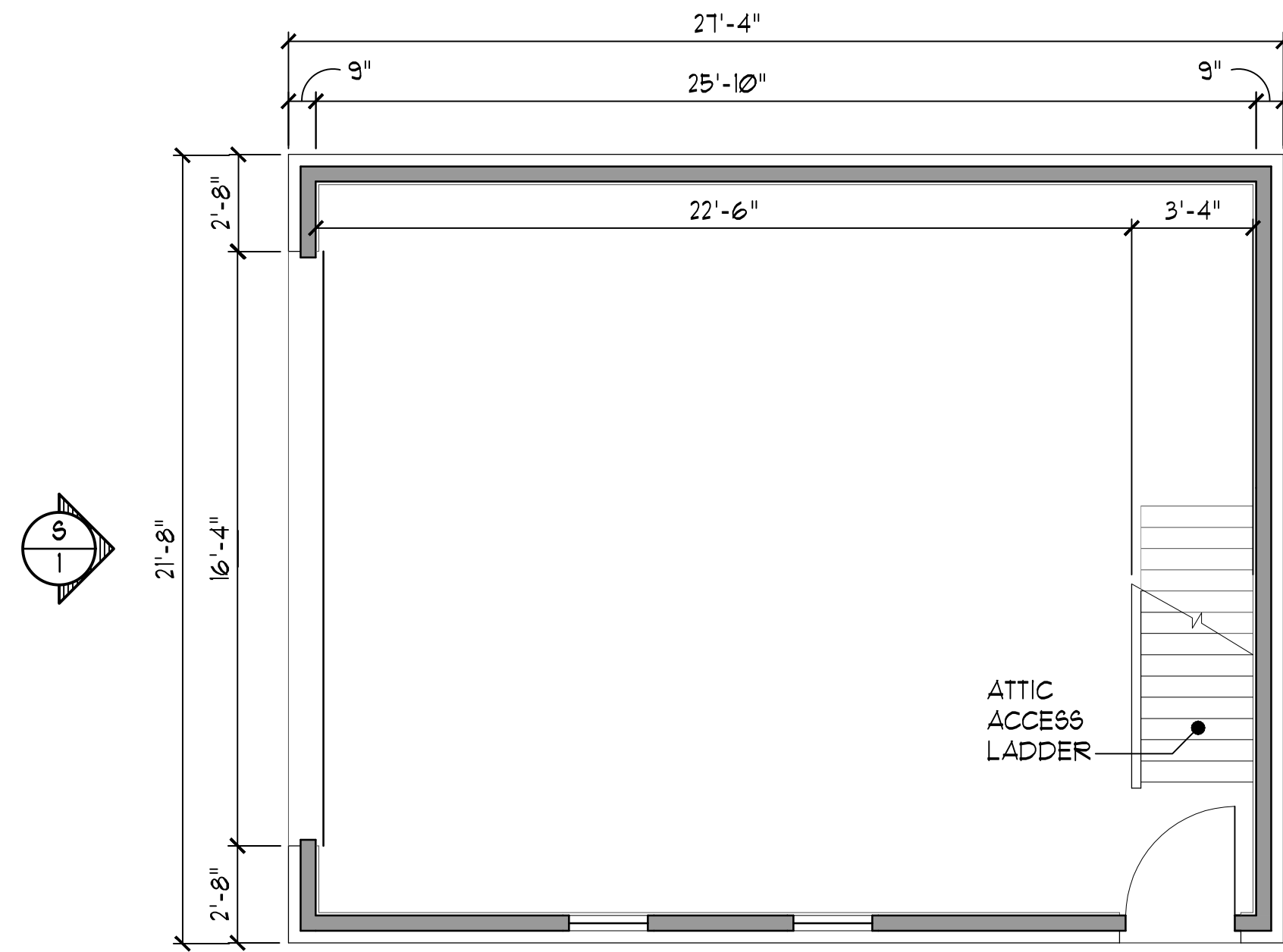
CITY OF PLYMOUTH, MICHIGAN



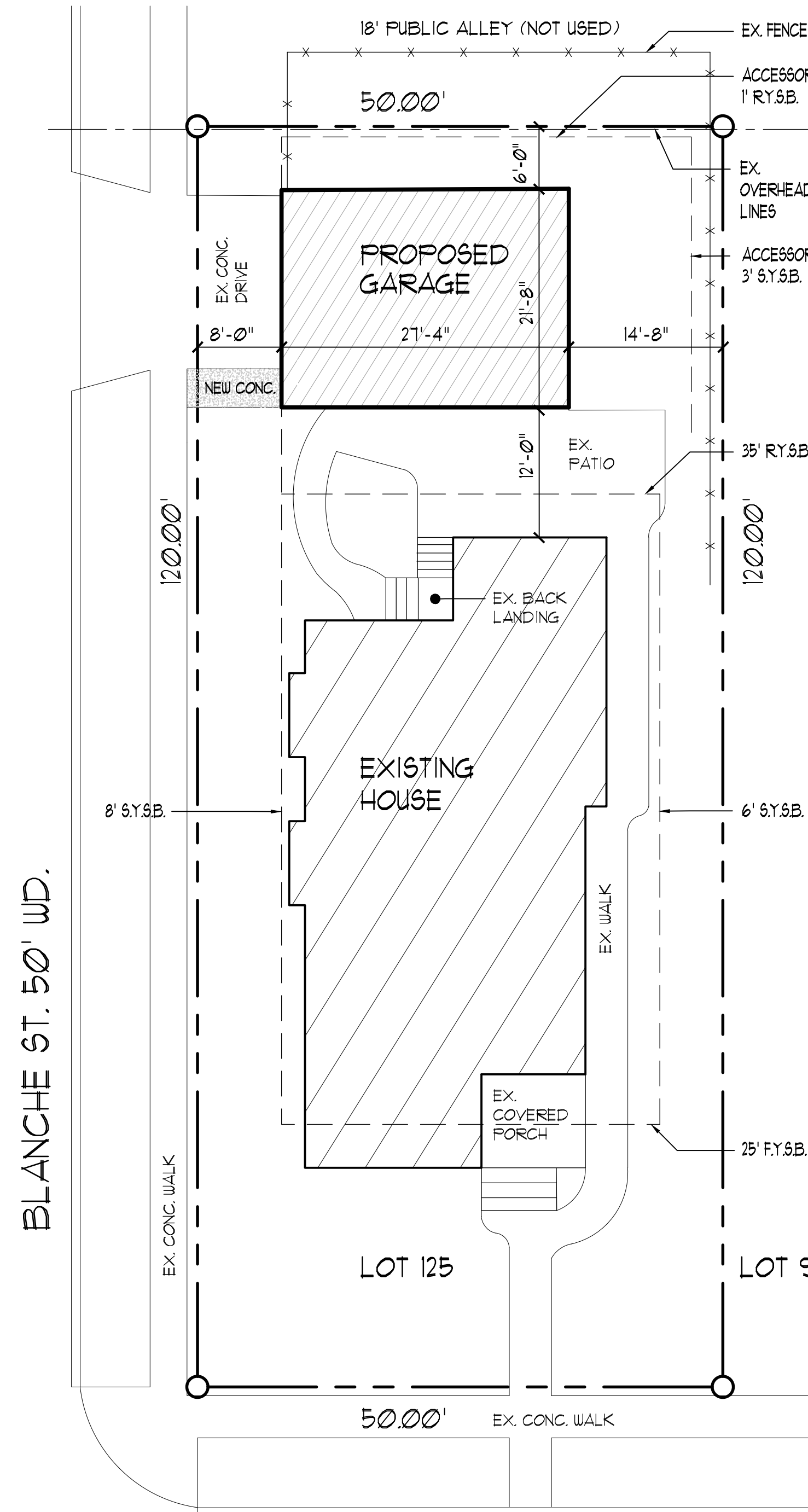
S SOUTH ELEVATION
 22" x 34" SCALE: 1/4" = 1'-0"
 11" x 17" SCALE: 1/8" = 1'-0"



E EAST ELEVATION
 22" x 34" SCALE: 1/4" = 1'-0"
 11" x 17" SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN
 22" x 34" SCALE: 1/4" = 1'-0"
 11" x 17" SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN
 22" x 34" SCALE: 1" = 10'-0"
 11" x 17" SCALE: 1" = 20'-0"

ISSUED FOR :
 10/16/24
 DRAWINGS ARE BEING ISSUED FOR SUBMITTAL TO THE CITY OF PLYMOUTH ZONING BOARD OF APPEALS TO REQUEST A NON-USE VARIANCE.

ZONING SUMMARY :

1. ZONING DISTRICT :	R-1: SINGLE FAMILY RESIDENTIAL
2. EXISTING LOT SIZE :	AREA 6,000 SQ. FT. FRONTAGE 50 FT. DEPTH 120 FT.
3. REQUIRED MAIN BUILDING SETBACKS :	FRONT 25 FT. REAR 35 FT. CORNER LOT SIDE YARD 8 FT. SIDE 6 FT.
4. REQUIRED ACCESSORY BUILDING SETBACKS :	PRINCIPLE STRUCTURE 10 FT. REAR (COTERMINOUS W/ ALLEY) 1 FT. SIDE 3 FT. MAX LOT COVERAGE OF REAR YARD: (35' RY.S.B. x 50' FRONTAGE) 35% (1,750 SQ. FT.)
5. MAXIMUM ACCESSORY BUILDING HEIGHT :	MAXIMUM ALLOWED 2 STORIES, 15 FT. EXISTING 1 STORY, < 15'-0" PROPOSED 1 STORY, 14'-11"
6. LOT COVERAGE :	MAXIMUM ALLOWED 35% OF LOT MAXIMUM 2,100 / 6,000 = 35.0% (2,100 SQ. FT.) PROPOSED 2,142 / 6,000 = 35.7% EX. FIRST FLOOR 1,434 SQ. FT. EX. BACK LANDING (12' x HI) 16 SQ. FT. EX. COVERED FRONT PORCH (12' x HI) 100 SQ. FT. PROPOSED DETACHED GARAGE 592 SQ. FT. TOTAL SQ. FT. AT GRADE 2,142 SQ. FT.
7. REAR YARD ACCESSORY BUILDING LOT COVERAGE :	MAXIMUM ALLOWED 35% OF RY.S.B. MAXIMUM 613 / 1,750 = 35.0% (613 SQ. FT.) PROPOSED 592 / 1,750 = 33.8%

LOT COVERAGE NOTE :
 THE LOT COVERAGE MEETS THE MAXIMUM OF 35% COVERAGE ALLOWED WHEN INCLUDING THE ADDITIONAL 450 SQ. FT. (9' x 50') AREA OF HALF THE PUBLIC ALLEY NOT IN USE AT THE REAR OF THE PROPERTY.

LOT COVERAGE WITH 1/2 PUBLIC ALLEY :

LOT SIZE	6,450 SQ. FT.
MAXIMUM ALLOWED	35%
MAXIMUM 2,258 / 6,450 = 35.0% (2,258 SQ. FT.)	
PROPOSED 2,142 / 6,450 = 33.2%	

SITE PLAN NOTE:
 INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A LOT SURVEY PREPARED BY KEM-TEC LAND SURVEYORS, INC., DATED 06-16-22, JOB NO. 22-0710. JOSEPH PHILIPS-ARCHITECT, LLC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.

JOSEPH PHILIPS ARCHITECT, LLC

CITY OF PLYMOUTH, MICHIGAN

PROJECT: ELLIS RESIDENCE - CUSTOM GARAGE
 405 BLUNK ST
 TITLE SHEET

STATUS:
 PRELIM.
 REVIEW
 PERMIT
 CONSTR.
 REVISED

DATE: 10/16/24

JOB NO: 24010
 SHEET NO: 1 OF 1
 24000_MA_02

WWW.JOSEPHPHILIPSARCHITECT.COM
 EMAIL: INFO@JPAPLYMOUTH.COM
 PHONE: (734) 455-8354

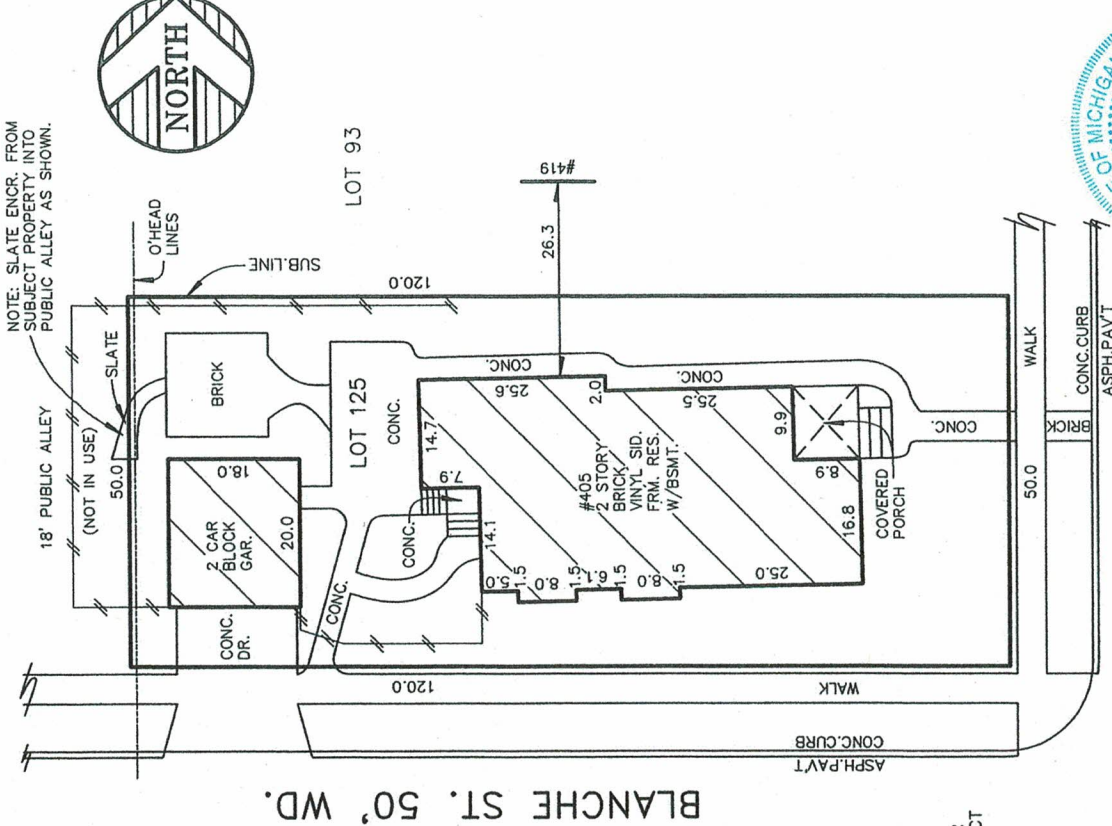
MORTGAGE SURVEY

Certified to: ROYAL OAK BUILDING COMPANY

Applicant: BOB ELLIS

Property Description:

Lot 125; ASSESSOR'S PLYMOUTH PLAT NO. 6, of part of the N.E. 1/4 of Sec. 27, T.1 S., R.8 E., the North part of Lot 1, Lots 2, 3, 36, 50, 82, 94 129, 140, 175 and vacated Blanche Ave., of Wm. A. Blunk's Addition; also Lot 164 of Sunset Addition, of part of the N.E. 1/4 of Sec. 27, T.1 S., R.8 E., Plymouth Village (now City of Plymouth), Wayne County, Michigan, as recorded in Liber 64 of Plats, Page 77 of Wayne County Records.

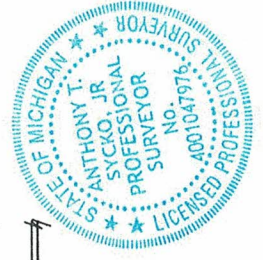


NOTE: SLATE ENCR. FROM SUBJECT PROPERTY INTO PUBLIC ALLEY AS SHOWN.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE THE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT AND/OR TO DETERMINE THE EXACT LOCATION OF FENCES.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.



C. W. Stephens

JOB NO: 22-01710 SCALE: 1"=20'
DATE: 06/16/22 DR BY: ATR

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(734) 994.0888 (888) 694.0001
FAX: (734) 994.0667 FAX: (610) 694.9955

www.kemtecgroupofcompanies.com



BASE IMAGE TAKEN FROM CITY OF PLYMOUTH
ASSESSOR'S ARCHIVE