



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, December 5, 2024 – 7:00 p.m.

City Hall Commission Chambers & Online Zoom Webinar

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City of Plymouth  
201 South Main Street

www.plymouthmi.gov  
Phone 734-453-1234

<https://us02web.zoom.us/j/84793144333>

Passcode: 999849

Webinar ID: 847 9314 4333

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of the November 7, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD 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 rear yard setback with a distance between buildings less than 70 feet. The property is zoned RM-1, Multiple-Family Residential.
- 6) NEW BUSINESS
  - a) **Z 24-20, 615 S. Harvey:** Nadiah Khzouz, the owner, is requesting non-use variances for the rear yard setback, addition of a second curb cut, minimum front yard landscape area, lot coverage, and floor area ratio. The property is zoned R-1, Single-Family Residential.
  - b) **Z 24-21, 391 Joy:** John and Amanda Kinville, the owners, are requesting a non-use variance for a non-picket fence greater than 48-inches in the front yard setback along Coolidge. 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](mailto: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, 35<sup>th</sup> District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

## GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

### OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

## GOAL AREA THREE - COMMUNITY CONNECTIVITY

### OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

## GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

### OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

*“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, November 7, 2024 - 7:00 p.m.

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

[www.plymouthmi.gov](http://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 Burrows, Members Mike Devine, Robert Mengel, Mike Pappas

Excused: Member Rebecca Smith

Also present: Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Burrows offered a motion, seconded by Mengel, to approve the minutes of the October 3, 2024 meeting.

There was a roll call vote.

Elliott abstained.

MOTION PASSED

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Mengel, 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 24-17, 240 N. Mill: 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.

Project architect Scott Wright reviewed the request, stating that the design was developed in a way that would save a tree and maintain as much green space as possible.

***Citizen Comments***

There were no citizen comments.

***Board Member Discussion***

The group discussed the request and there was consensus that four variance requests signaled that too much was being asked for this site. A scaled-down approach was suggested.

**Motion**

Burrows offered a motion, seconded by Mengel, to postpone the request until the next meeting, providing the applicant with the opportunity to revise the site plan.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY.

Devine asked for a motion allowing him to be recused from the next two agenda items because he was working professionally on both projects.

Burrows offered a motion, seconded by Mengel, to recuse Devine from items Z24-18 and Z24-19.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY.

b. Z 24-18, 885 Starkweather: Non-use variance to install a wall sign on a property with an existing ground sign.

Owner Don Soenen addressed the board and stated that he would like to put a wall sign on the Davis St. side of the building. The ordinance would allow another ground sign, but he felt a wall sign would bring less attention to the residential street entrance.

Elliott informed the applicant that approval would require 3 of 4 board members to vote yes, and that he could delay his request until five members were present, which would require 3 of 5 to vote yes. The applicant agreed to move forward.

**Citizen Comments**

Patrick Kehoe, 418 Blunk, spoke in support of the variance.

**Board Member Comments**

The group discussed the request and agreed that a wall sign would be preferable to a ground sign on Davis.

**Motion**

Mengel offered a motion, seconded by Burrows, to approve Z24-18.

**Findings of Fact**

The two signs are largely out of view of one another.

The property has two distinct means of access which are not adjacent.

A ground sign would be more intrusive to the neighborhood than what is proposed.

The group discussed adding a condition that would limit the variance to this project.

Mengel offered an amendment to his motion with the following condition. Burrows agreed to the amendment.

**Condition**

The variance is conditional on there being continuous means of access between the two properties.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY.

c. Z 24-19, 405 Blunk: Non-use variance to construct a detached garage that exceeds lot coverage

Elliott disclosed that the property is directly behind his home and asked whether he should be recused. The group agreed he could be impartial.

Applicant Joe Phillips described his request, noting that the property owner was not able to use both sides of the garage due to the way it sits on the lot and the city-owned alley at the rear of the property. He said the request would increase the lot coverage by 1%.

***Board Discussion***

There was a discussion about having the alley vacated, which would not require a variance. The process of alley vacation was reviewed. The small lot coverage increase was mentioned as a positive when considering approving the request.

***Citizen Comments***

Patrick Kehoe, 418 Blunk St., spoke in support of the variance.

***Motion***

Elliott offered a motion, seconded by Burrows, to approve a .7% lot coverage variance to allow for the construction of a new detached garage.

***Findings of Fact***

The requested variance is very minor.

A vacated alley is treated differently for corner lots vs. interior lots, which makes lot coverage appear to be higher for this property.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY.

**7. BOARD MEMBER COMMENTS**

There were no board member comments.

**8. REPORTS AND CORRESPONDENCE**

Bolhuis said the new solid waste card was published and that all residents are to respond with the type of receptacle they wish to have.

**9. ADJOURNMENT**

Burrows offered a motion, seconded by Mengel, to adjourn the meeting at 7:46 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](http://www.plymouthmi.gov) Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, December 5, 2024**, at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

**Z 24-20, 615 S. Harvey:** Nadiah Khzouz, the owner, is requesting non-use variances for the rear yard setback, addition of a second curb cut, minimum front yard landscape area, lot coverage, and floor area ratio. The property is zoned R-1, Single-Family Residential.

**Z 24-21, 391 Joy:** John and Amanda Kinville, the owners, are requesting a non-use variance for a non-picket fence greater than 48-inches in the front yard setback along Coolidge. The property is zoned R-1, Single-Family Residential.

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Publish: Wednesday, November 20, 2024



# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

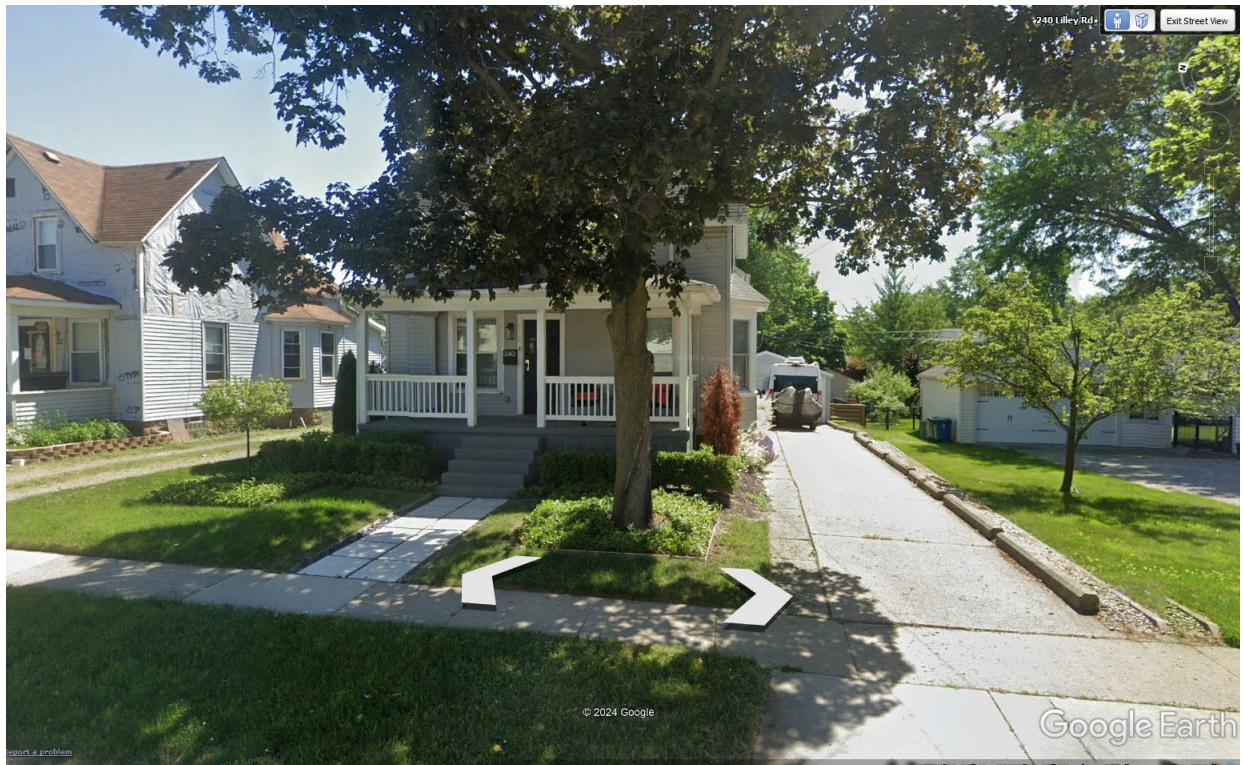
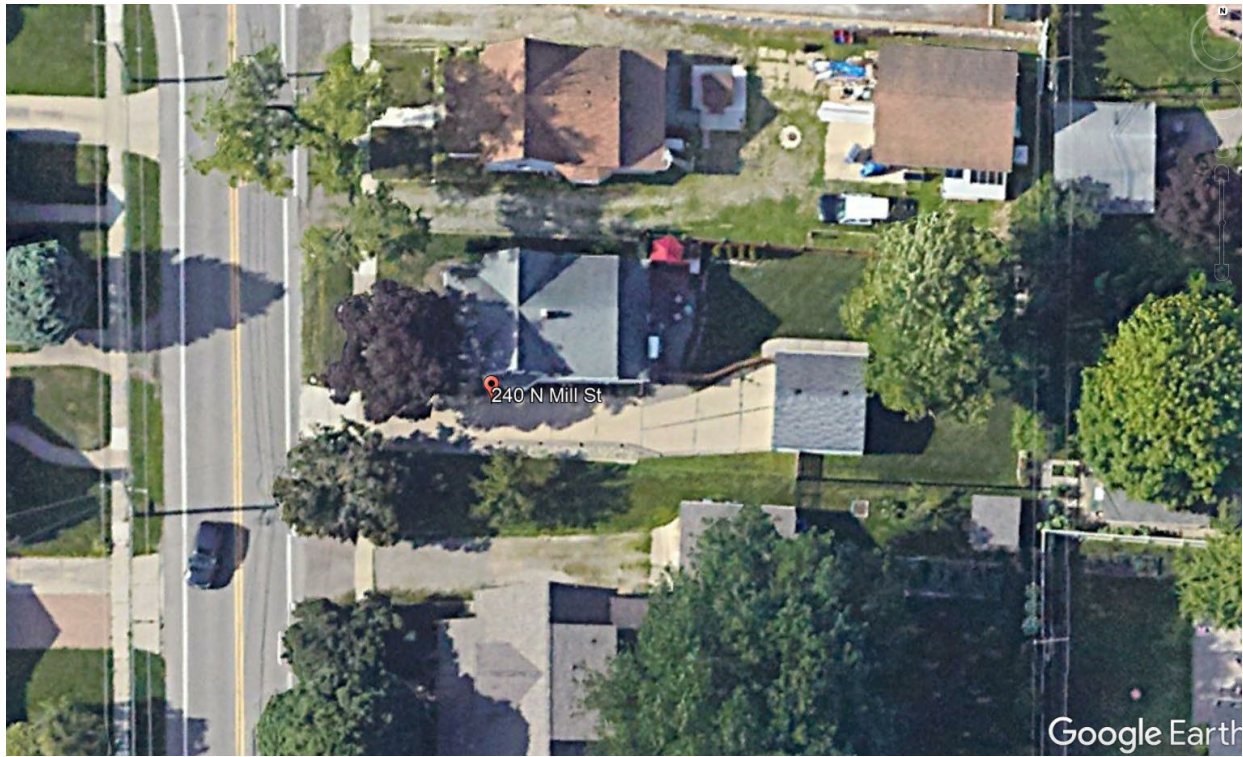
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: November 22, 2024  
RE: 240 N. Mill, Non-Use Variances Request

Devin Oliver, the owner, is requesting non-use variances to construct a guest house within the required rear yard setback and with a distance between buildings less than 70 feet. 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 rear setback is 35 feet. 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.

Should you have any questions, please contact me directly.







# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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Phone 734-453-1234  
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: November 22, 2024  
RE: 615 S Harvey, Non-Use Variance Requests

Nadiah Khzouz, the owner, is requesting non-use variances to construct a rear yard addition and add a second curb cut and driveway. The property is zoned R-1, Single Family Residential. The property is approximately 100 feet wide by 100 feet deep, totaling 6,000 square feet.

Section 78-190 references the rear yard setback is 35 feet. The proposed rear yard setback is 18.1 feet. A variance of 16.9 feet is required.

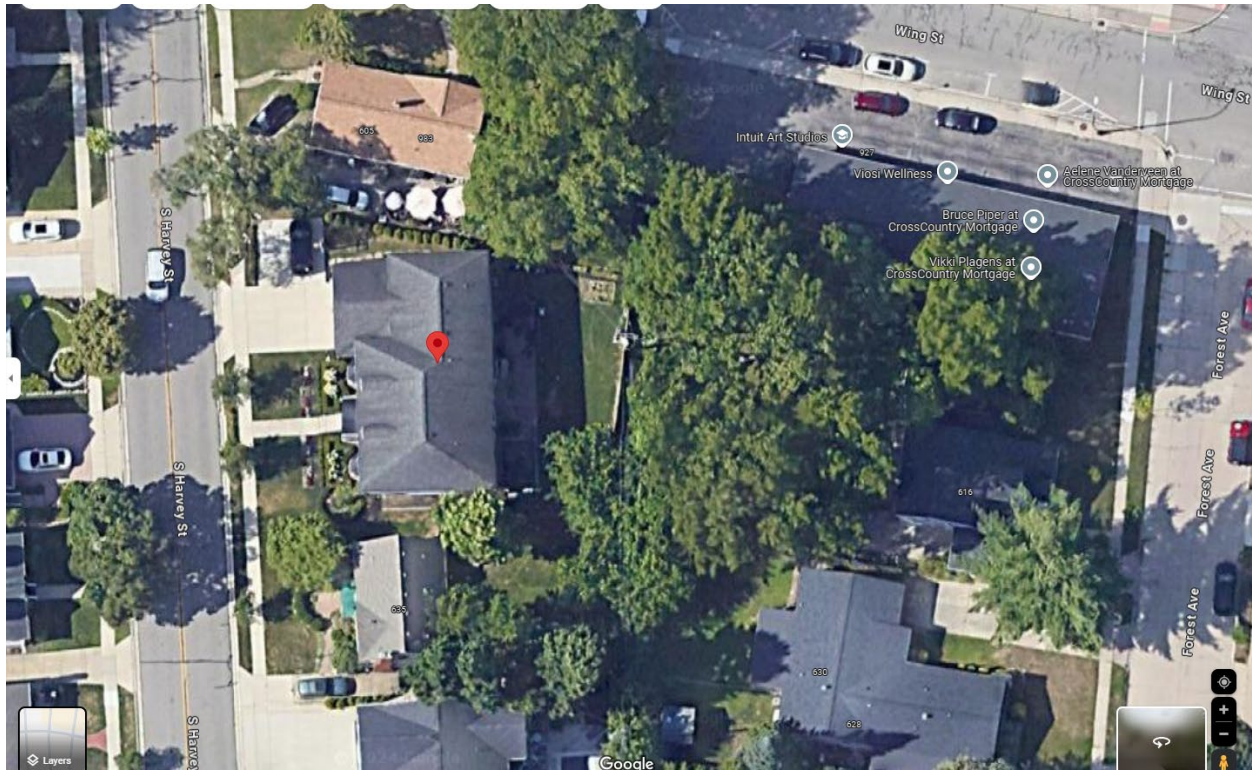
Section 78-273 (4) states "One driveway is allowed per lot and one curb cut is allowed per driveway. A second curb cut is permitted only if connected to a public alley." A variance is required to construct a second curb cut and second driveway.

Section 78-191 (x) references the minimum front yard landscape area shall be 60%. The proposed front yard landscape area is 47.3%. A variance of 12.7% is required.

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

Section 78-190 references the floor area ratio is 0.40. The proposed floor area ratio is 0.54. A variance of 0.14 is required.

Should you have any questions, please contact me directly.



RECEIVED



NOV 11 2024

# 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](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

<u>615 S. Harvey St</u>		<u>11/9/2024</u>	
Address of Property		Date of Application	
<u>Nadiah Khzouz</u>		<u>Nadiah Khzouz</u>	
Applicant Name		Property Owner	
<u>615 S. Harvey St</u>	<u>Plymouth</u>	<u>MI</u>	<u>48170</u>
Address	City	State	Zip
<u>Nadiahf3@gmail.com</u>	<u>313-600-0056</u>		
Email	Phone		

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$300.00 for single family projects or \$550.00 for multi-family and non-residential. Visit the City’s website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to [plans@plymouthmi.gov](mailto:plans@plymouthmi.gov) (maximum file size is 100 MB).

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

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

SET BACK VARIANCE

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Reduce back yard set back from 35ft to 26ft Asking for 9ft variance

reopening the old driveway to the south compensating for no street parking

Lot coverage ration from 35% up to 50%

Description of Property

Current zoning classification: R1 residential

Current use of structure(s) on premises: Residential home

Is it a corner or interior lot? Interior

Size and area of lot: 9233 sqft

Total square footage of existing main structure(s): 2260 sqft

Total square footage of accessory structure(s): 600 sqft garage

Existing lot coverage (percentage) of all buildings and structures: 2860/9233%= 30.97%

Height of existing main and/or accessory structures: Under 25ft

Description of Proposed Structures

Back yard additions

Dimensions and area of structure or addition to be constructed: Enclosed porch upper level 13x11.6  
Covered porch lower level 30x12 Covered porch upper level 16x12  
Front yard setback after completion (measured from property line): 25 ft

Rear yard setback after completion (measured from property line): 26 ft

Side yard setback after completion (measured from property line): North side 6 ft/south side 10ft

Height of proposed structure: 8ft keeping home height under 25 ft

Lot coverage (percentage) after completion: Exsisting home 2860+510  
additions=3370/9233=36%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 36%

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.) Home borders commercial on the north side/no privacy from parking lot to the north  
Lot is irregular shape/home sits way above ground creating a steep backyard stairs to access yard-also no parking on harvey need to reopen old driveway to the south to compensate for unallowed street parking
2. What effect will the variance have on neighboring properties? Variance will be consistant with Surrounding homes it will convert this home into a modern style look enhancing the overlook and improve the neighborhood image
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.) There is no privacy from commercial/parking lot to the north/creating enclosed and covered porch will reduce the impact
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? No privacy from commercial use to the north-also steep back yard due to home built way above ground-cannot access back yard easily  
In addition i am a cancer survivor with multiple back surgeries need to access back deck easily from kitchen area-also creating an enclosed upper level porch will give me privacy from commercial use to the north to use this area for medical equipment etc. an additional Driveway to the south will create parking for my family to offset no street parking

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 9th day of November, 2024

**WISSAM FADLALLAH**  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires 01-01-2028  
Acting in the County of Wayne

[Signature]  
Notary Public  
My Commission expires 1-1-28

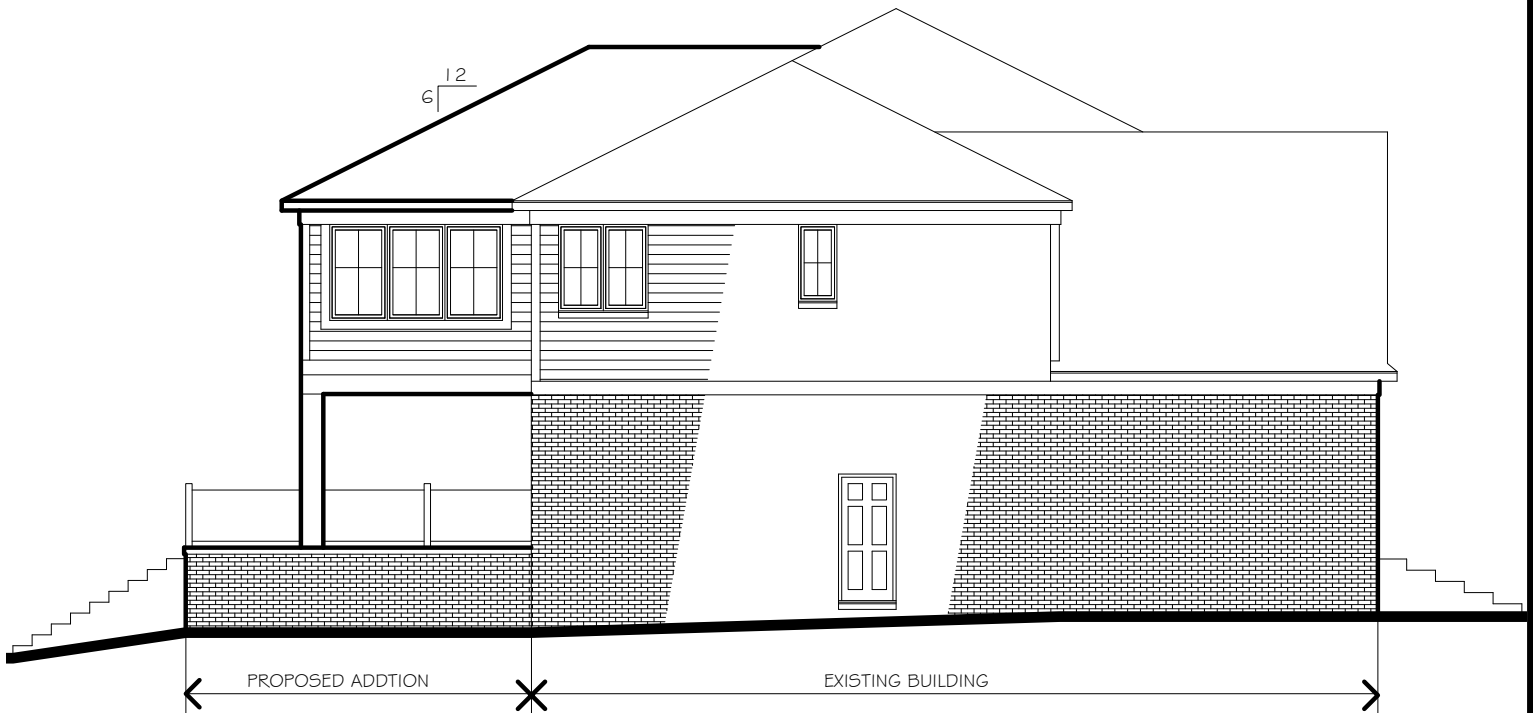
# Plan #2439

Philip J. Hill - Architect  
Khzouz Residence



## East Elevation

SCALE: 1" = 10'-0"

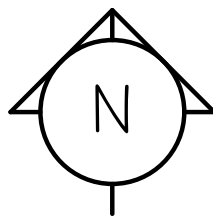
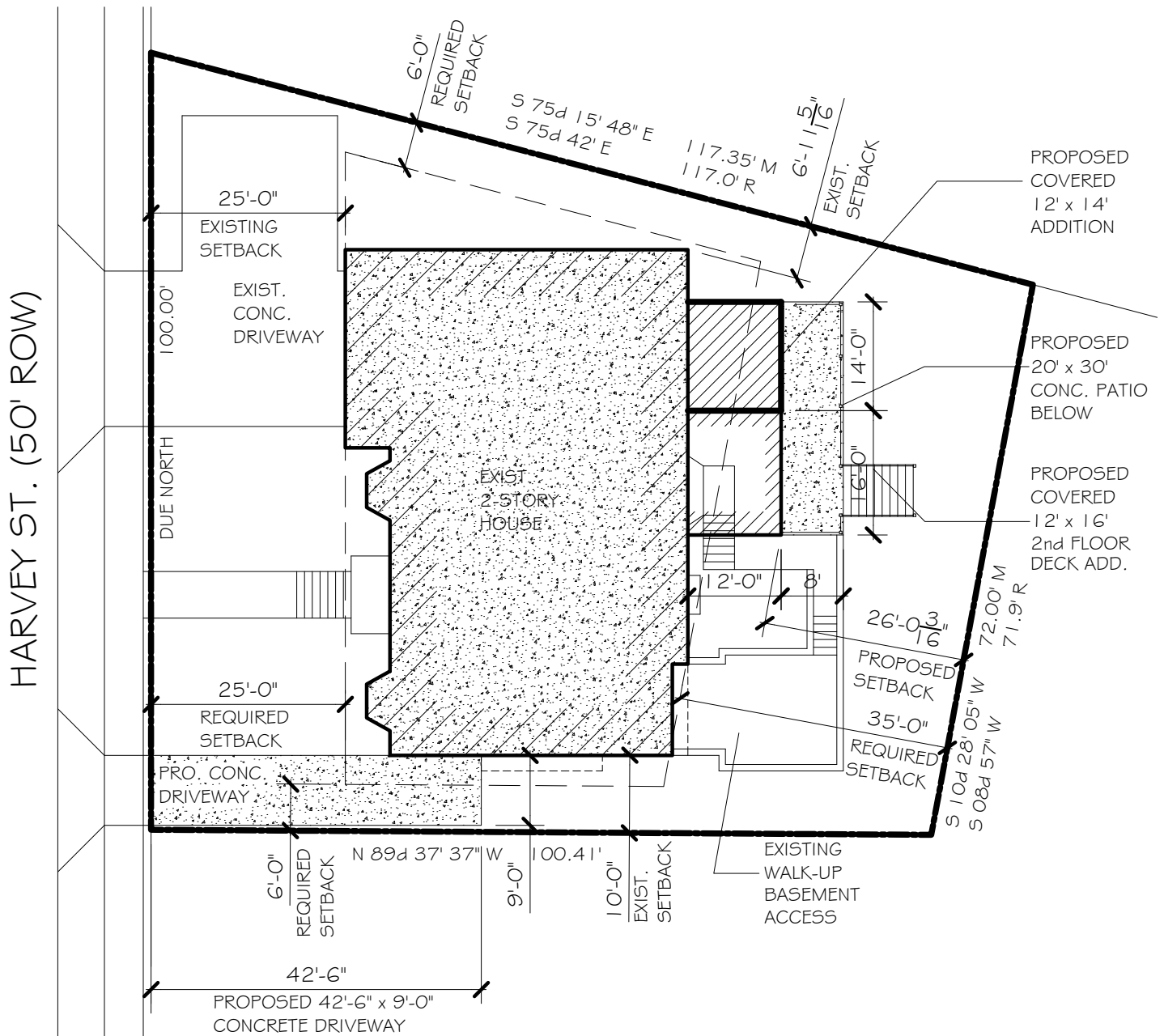


## North Elevation

SCALE: 1" = 10'-0"

# Plan #2439

Philip J. Hill - Architect



## Site Plan

SCALE: 1" = 20'-0"

PHILIP J. HILL, RA  
3265 THEODORE E.  
WIXOM, MICHIGAN 48393  
(248) 866-7418

Khzouz Residence  
615 S. Harvey St.  
Plymouth, Michigan

Plan #2439

DATE:  
NOV. 14, 2024

615 S Harvey

Front yard landscaping calculations:

**Area of front yard from property line to 25' setback.**

Total Area = 2420 sf  
- Existing Driveway 900sf  
- Existing Front walk 150 sf  
**- Proposed South Drive 225 sf**  
**Balance 1145/2420 = 47.3% landscape area**

**FAR - Floor area ratio (allowed 40%)**

Total Lot Area 9233 sf  
Existing 1st floor + Garage 2654 sf  
Existing 2nd floor 1913 sf  
2nd floor garage add. 274 sf  
2nd floor sitting add. 168 sf  
Total square footage 5009 sf

FAR 5009/9233 = 54%

**Rear Addition**

The rear patio height is 5'-8" above grade.

The setback to the patio from the Southeast corner of patio to property line is approx. 18'-1"



# City of Plymouth Zoning Board of Appeals Memorandum

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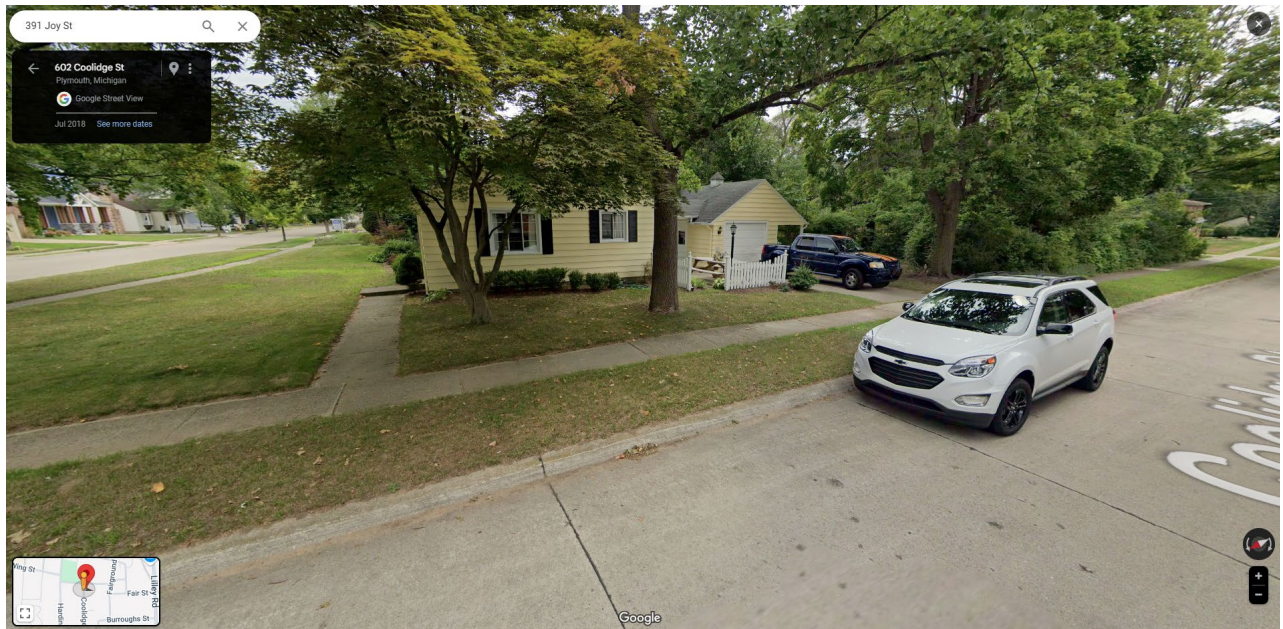
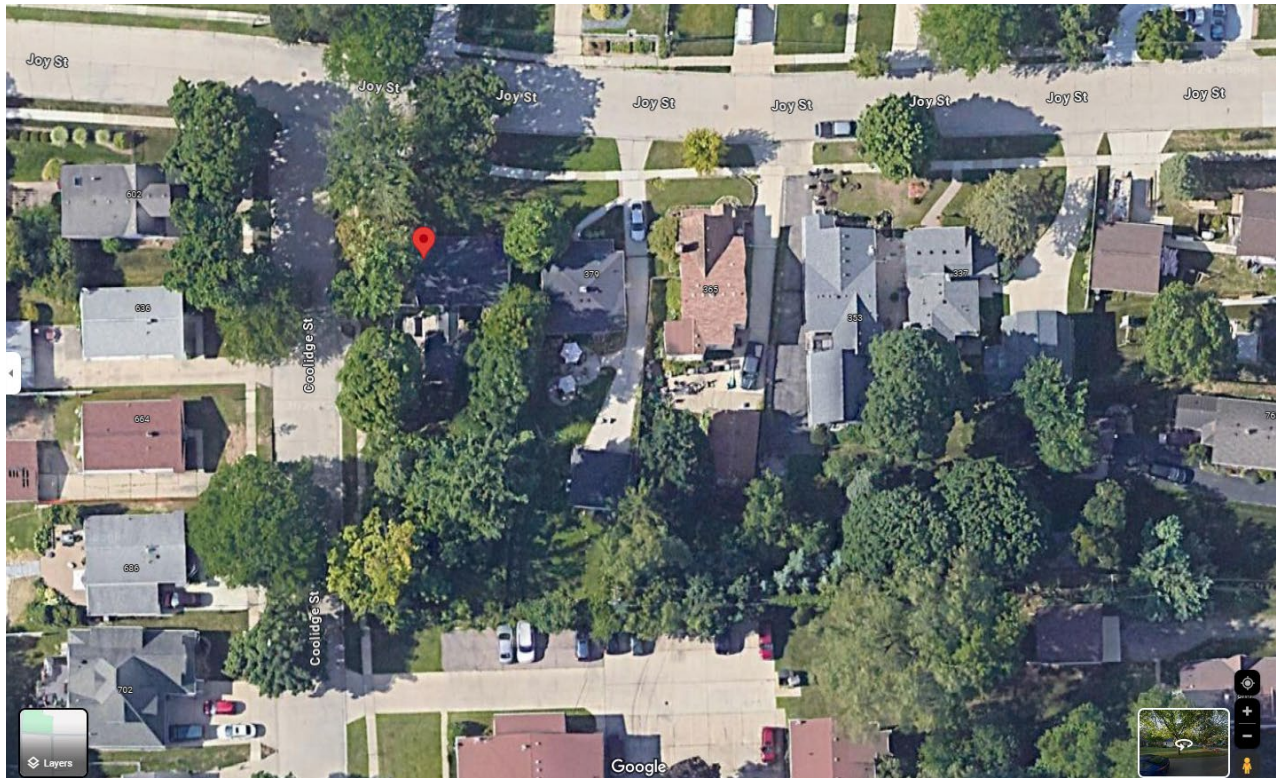
[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: October 16, 2024  
RE: 391 Joy, Non-Use Variance Request

John and Amanda Kinville, the owners, are requesting a non-use variance for a non-picket fence greater than 48-inches in the front yard setback along Coolidge. The property is zoned R-1, Single Family Residential. The property is approximately 67 feet wide by approximately 179 feet deep, totaling 10,474 square feet.

Section 78-208 (1) states "In the case of a rear yard abutting a side yard, the side yard abutting a street shall be a continuation of the required front setback on the lot to the rear, and a 48-inch-tall picket fence may project into this area but shall not extend toward the front of the lot nearer than the front of the house". A variance is required to place a 6-foot tall non-picket fence in the required front setback along Coolidge.

Should you have any questions, please contact me directly.



Please note that Google Maps does not show the new construction home.



## DIMENSIONAL (NON-USE) VARIANCE APPLICATION

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Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

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Address of Property \_\_\_\_\_ Date of Application \_\_\_\_\_

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Applicant Name \_\_\_\_\_ Property Owner \_\_\_\_\_

---

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

---

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

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

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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: \_\_\_\_\_

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? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

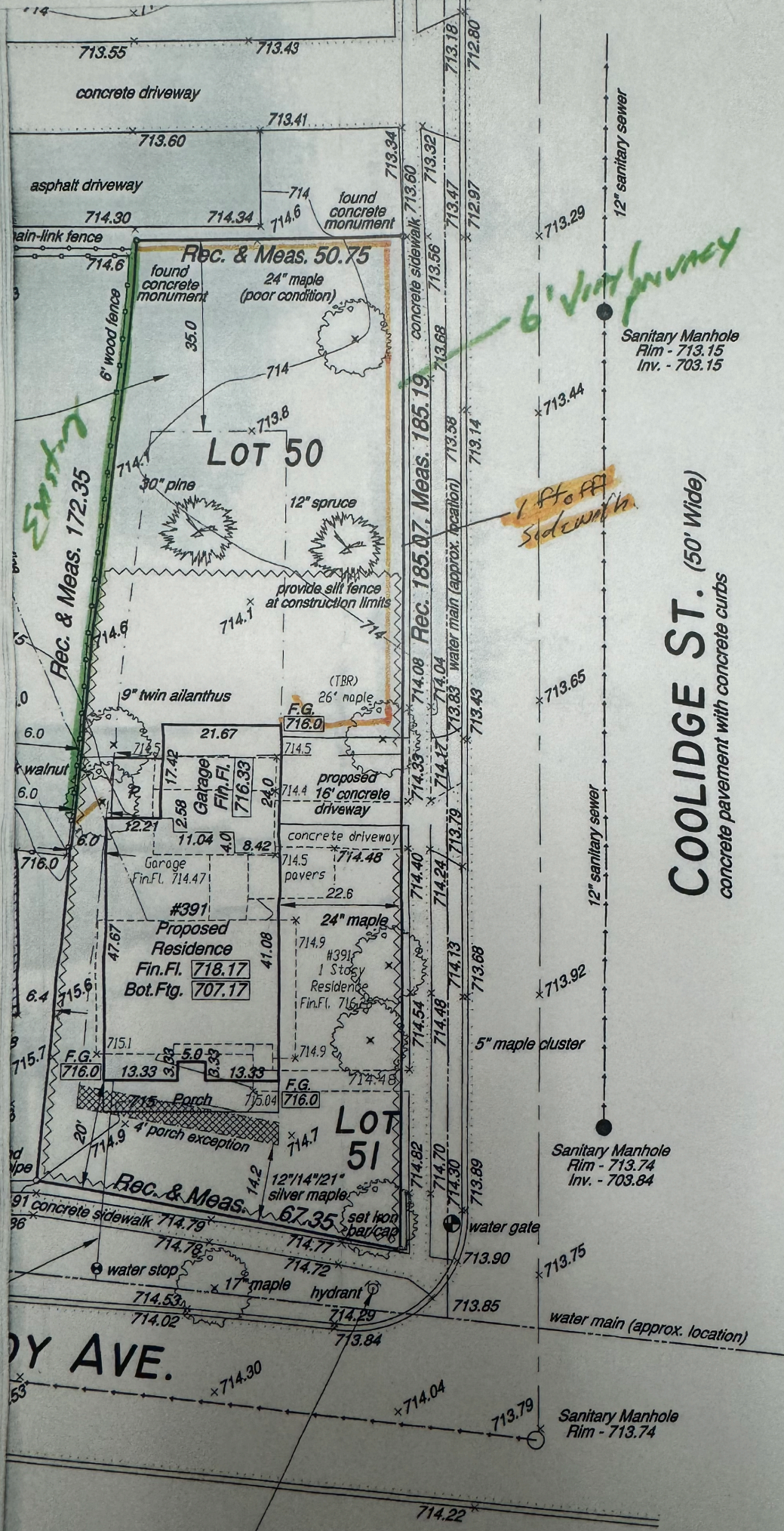
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Signature of Applicant

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission expires \_\_\_\_\_



Setback Inform. within 200' -

Address
#337
#353
#365
#379
#602 (Garage)
Average
90% of Average
Setback to Porch

\*To house for pr

Setback Informa. within 200' - or.

Address
#725
#775
Average
90% of Average

\*Not to be used for

confirm minim. with mun.

Zoning:
R-1 Single-Fa

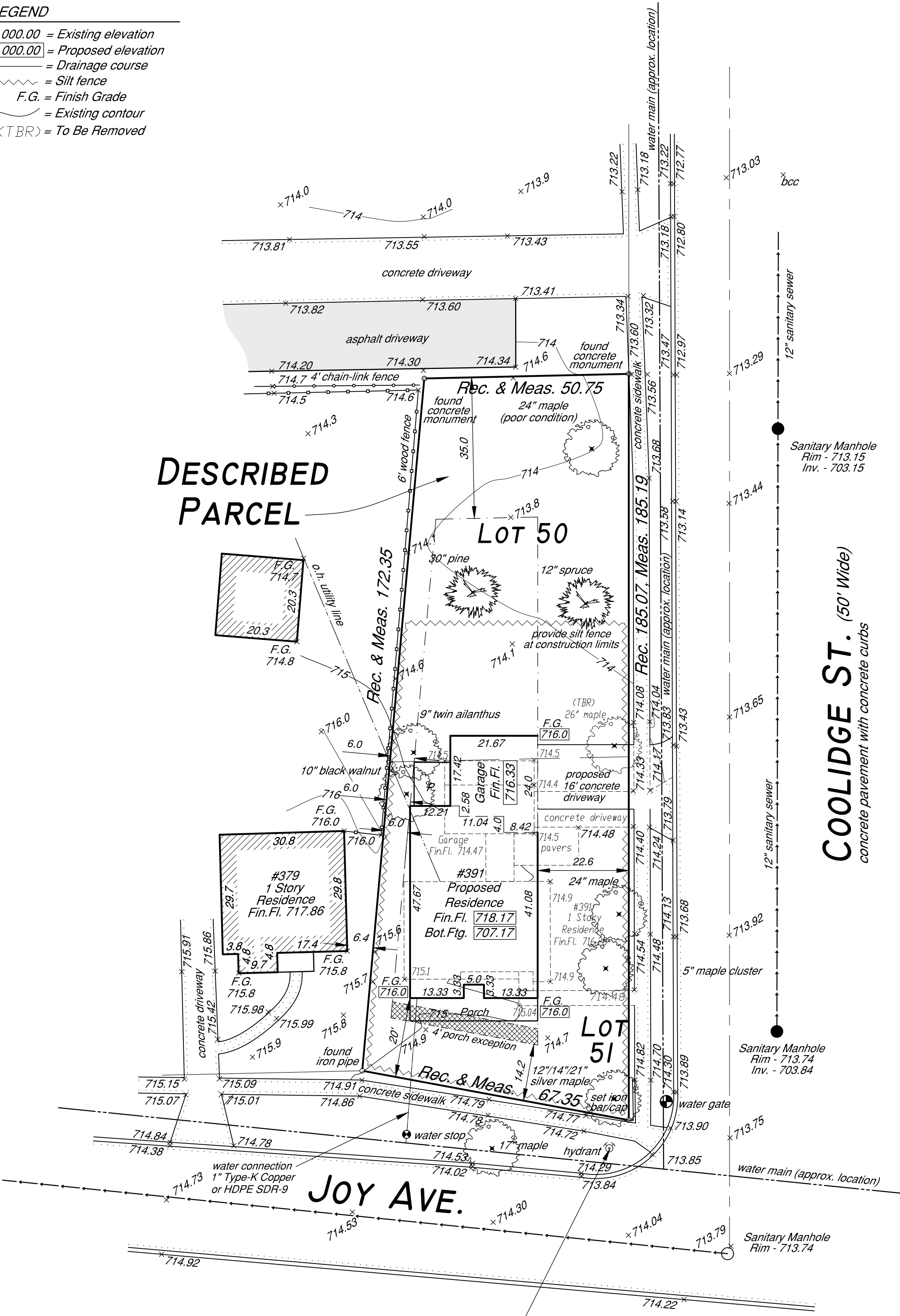
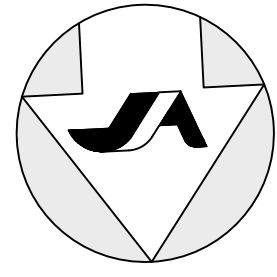
Setbacks:
Front
Side
Side total
Rear

\*Check title policy & deed restrictions th setback requireme

Y AVE.

**LEGEND**

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



**DESCRIBED PARCEL**

**COOLIDGE ST. (50' Wide)**  
concrete pavement with concrete curbs

Setback information on houses within 200' - on Joy Ave.

Address	Setback
#337	25.6
#353	25.0
#365	17.8
#379	25.1
#602 (Garage)	7.7
Average	20.2
90% of Average	18.2
Setback to Porch	14.2

*\*To house for porch exception\**

Setback information on houses within 200' - on Coolidge St.

Address	Setback
#725	27.2
#775	23.1
Average	25.15
90% of Average	22.6

*\*Not to be used for porch exception\**

confirm minimum setbacks with municipality

<b>Zoning:</b>	
R-1 Single-Family Residential	
<b>Setbacks:</b>	
Front	- "
Side	- 6'
Side total	- 12'
Rear	- 35'

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

**Benchmark**  
Arrow on Hydrant  
Elevation = 717.84

Note:  
Connect to the sanitary sewer as per the City of Plymouth direction.

Note:  
The Builder is responsible for resolving any drainage problems on adjacent properties that are the result of construction activities.



Know what's below.  
Call before you dig.

**LEGAL DESCRIPTION**

LOT 50 AND LOT 51 OF "REISER AND STELLWAGEN SUBDIVISION", PART OF THE SOUTHWEST 1/4 OF SECTION 26, AND PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 1 SOUTH, RANGE 8 EAST, VILLAGE OF PLYMOUTH (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 48 OF PLATS ON PAGE 83, WAYNE COUNTY RECORDS. LOT CONTAINS 10,474 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**PLOT PLAN**

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

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

By: *[Signature]*

Date	27 Dec 2023
Job no.	23-10-009
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1

Joy

Coolidge

Sidewalk

Front

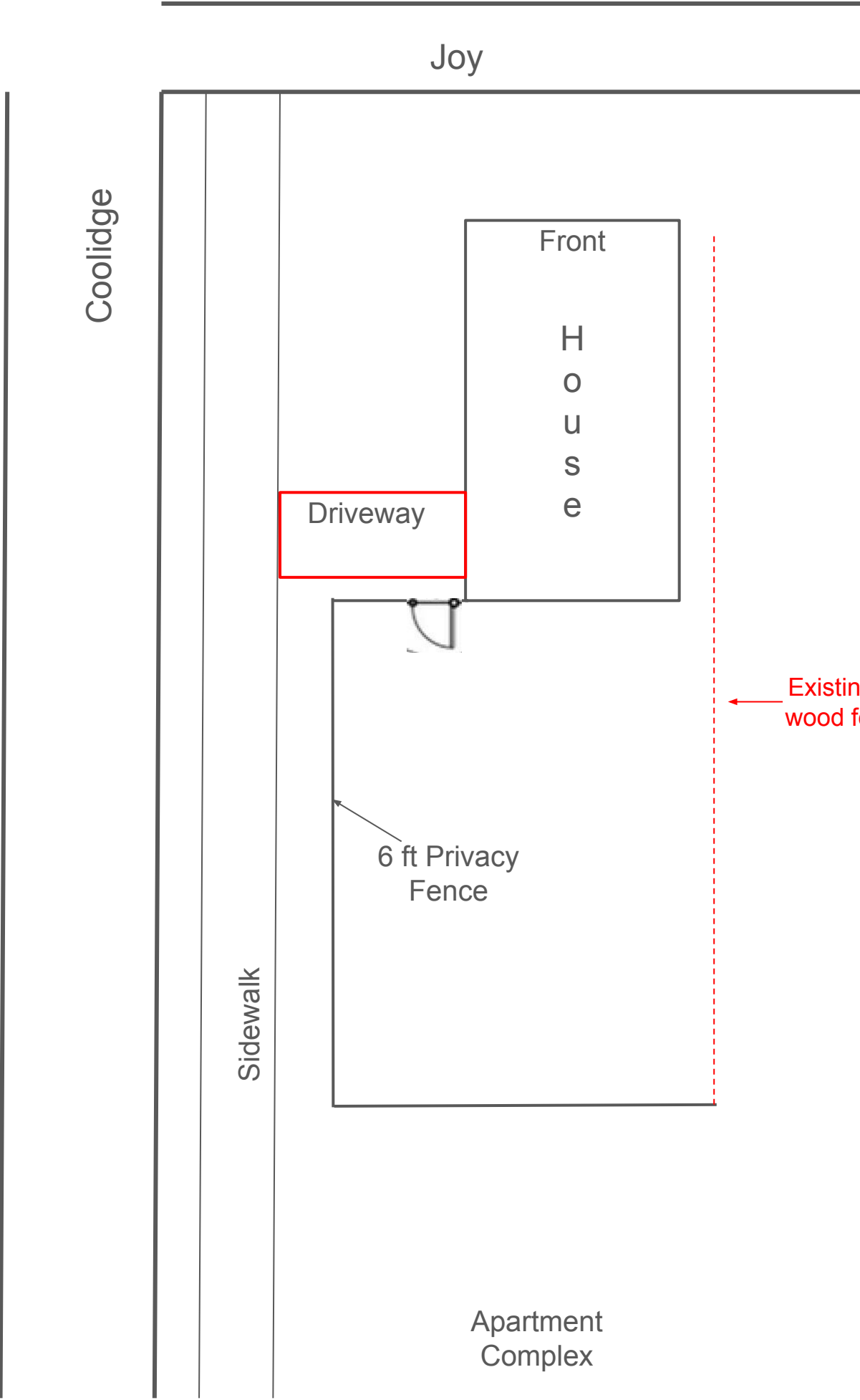
H  
o  
u  
s  
e

Driveway

Existing 6ft  
wood fence

6 ft Privacy  
Fence

Apartment  
Complex





**From:** [Natalie](#)  
**To:** [Bolhuis, Greta](#)  
**Subject:** Variance on Joy street  
**Date:** Tuesday, December 3, 2024 8:14:49 AM

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Hello, my name is Natalie Blonski and I live at 664 Coolidge in Plymouth. We received a letter regarding The Kinville family's request for a variance on their privacy fence (Joy Street). Our family supports their wishes on this extended fence size and hopes it will provide the comfort and privacy they desire for their yard, children, and dog. We look forward to welcoming them to the neighborhood.

-Natalie Blonski

**\*\*CAUTION:**This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents. **\*\***

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