



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, September 4, 2025 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/85604340430>

Passcode: 913622

Webinar ID: 856 0434 0430

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of August 7, 2025, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 25-07, 550 Forest:** Signarama, the applicant, is requesting a non-use variance to install a roof sign. The property is zoned B-2, Central Business District.
 - b) **Z 25-08, 933 Church:** Randal Balconi, the owner, is requesting a non-use variance to construct a covered porch in the front yard setback. The property is zoned R-1, Single-Family Residential District.
 - c) **Z 25-09, 1311 W Ann Arbor Trail:** Jason Lewarne, the applicant, is requesting a non-use variance to construct a driveway greater than 24 feet wide at the property line. The property is zoned R-1, Single-Family Residential District.
- 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, August 7, 2025 - 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: Elliott, Members Mike Devine, Robert Mengel, Rebecca Smith, and Alternate Mike Pappas.
Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Devine offered a motion, seconded by Chair Elliott, to approve the minutes of the June 5, 2025 meeting.

There was a roll call vote.

YES: Devine, Mengel, Smith and Elliott

ABSTAINED: Pappas

MOTION PASSED

4. APPROVAL OF THE AGENDA

Mengel offered a motion, seconded by Smith, to approve the agenda for the August 7, 2025 meeting.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Elliott

MOTION PASSED UNANIMOUSLY

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a. **Z 25-05, 261 S Main:** Chair Elliott presented the application for 261 S Main Street, where Steve and Renee Alexandrowski sought a non-use variance to place a ground sign less than five feet from the front property line. The property is zoned B-2, Central Business District. The ordinance mandates ground signs be at least five feet from the road right of way, but the Alexandrowskis' proposed sign was set back 0 feet, necessitating a 5-foot variance. Chair Elliott noted the front property line was about 2 feet from the sidewalk, with the sign not in the right of way.

Jennifer from Image360 presented the application, explaining that if the sign were placed 5 feet from the property line, it would be hidden by foliage and poorly visible. She proposed placing the sign 2 feet from the sidewalk and 15 feet from the driveway sidewalk.

Commissioner Smith disclosed that the applicant was her financial planner but didn't believe it would affect her ability to vote on the matter.

Citizen Comments

There were no citizen comments.

Board Member Discussion

During deliberations, Commissioner Mengel highlighted that the ordinance was relatively new compared to the building's age, indicating that the issue was not self-created. He noted the difficulty of placing a conforming sign in the business district, supporting the variance request.

Commissioner Smith agreed, noting there was only 6 feet of space in front of the building. Commissioner Pappas observed that many neighboring properties were in similar situations.

Commissioner Devine supported the variance, noting that a wall-mounted sign wouldn't provide the same visibility. He appreciated that the sign would be 15 feet from the sidewalk's edge, allowing unobstructed views for vehicles exiting the parking lot.

Chair Elliott deemed the ordinance restrictions unreasonable as they restricted effective signage and noted that a similar variance was granted to Growth Works in 2019.

The board considered conditions such as maintaining the height and ensuring a consistent 15-foot distance from the sidewalk.

Motion

Commissioner Devine made a motion, seconded by Smith, to approve Z25-05 for a non-use variance for a ground sign located with a 0-foot front setback, with the condition that the size and location be as presented in the application.

Findings of Fact

The ordinance provides for a ground sign, but the setback requirements unreasonably restrict the size and location of the sign on this property, and that this is the most effective location and orientation for the signage on this property,

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Elliott

MOTION PASSED UNANIMOUSLY

- b. **Z 25-06, 1405 Goldsmith:** Chair Elliott introduced the application for 1405 Goldsmith, where Ross Owens was requesting a non-use variance to locate a fence in the front yard. The property is zoned I-1, Light Industrial. The ordinance states that fences shall not be allowed within the front yard of any industry on sites less than 10 acres in size, so a variance was required.

Ross Owens, representing Happy Hounds (currently operating on Main Street), explained they were seeking a variance for a fence at their "potential forever home" on Goldsmith. The proposed fence would be a 6-foot-tall white vinyl fence.

Citizen Comments

A resident from the property behind the site expressed concern about the fence location. After viewing the plans, they were reassured that the fence would face Goldsmith and not impact their property.

Board Member Discussion

Commissioner Pappas highlighted the unusual "fence within a fence" scenario. Commissioner Mengel inquired if the building's setback was a self-created issue. Chair Elliott determined it wasn't a self-created hardship but a result of the varying setbacks on Goldsmith.

Commissioner Smith raised concerns about parking, specifically whether the handicapped spots would be impeded by the fence. It was clarified that the Planning Commission would address this during site plan review.

Commissioner Devine supported the variance, viewing the dog run as a function of the building (almost like an addition). He suggested the applicant consider landscaping.

Chair Elliott summarized that the building is located at the back of the lot with minimal distance to the rear yard setback; there's considerable variation in front setbacks on Goldsmith; the proposed fence wouldn't extend beyond neighboring buildings' front setbacks; and the fence is a core function of the business.

Motion

Smith offered a motion, seconded by Pappas, to approve Z 25-06 for a non-use variance to locate a fence in the front yard. The approval is conditioned with the fence having a minimum setback of 55 feet from the front property line.

Findings of Fact

The building is located at the back of the lot with minimal distance from the back of the building to the rear yard side setback, the fence does not extend into the setbacks of neighboring buildings, and having the fence is a core function of the business.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Elliott

MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

There were no board member comments.

9. REPORTS AND CORRESPONDENCE

City Commissioner Nick Moroz noted that he had shared comments from the previous ZBA meeting with the City Commission. He mentioned that discussions were ongoing regarding the right approach to address lot splits, minimum lot sizes, and front yard setbacks on corner lots.

10. ADJOURNMENT

Pappas offered a motion, seconded by Mengel, to adjourn the meeting at 7:48 p.m.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Elliott

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, September 4, 2025**, at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 25-07, 550 Forest: Signarama, the applicant, is requesting a non-use variance to install a roof sign. The property is zoned B-2, Central Business District.

Z 25-08, 933 Church: Randal Balconi, the owner, is requesting a non-use variance to construct a covered porch in the front yard setback. The property is zoned R-1, Single-Family Residential District.

Z 25-09, 1311 W Ann Arbor Trail: Jason Lewarne, the applicant, is requesting a non-use variance to construct a driveway greater than 24 feet wide at the property line. The property is zoned R-1, Single-Family Residential District.

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Publish: Wednesday, August 20, 2025



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: August 27, 2025
RE: 550 Forest #4, Non-Use Variance Request

Signarama, the applicant, is requesting a non-use variance to install a roof sign. The property is zoned B-2, Central Business District. The property is irregularly shaped, totaling approximately 1.449 acres.

Section 78-233 (k) references signs that are not permitted include roof signs. A variance is required to install a roof sign.

Should you have any questions, please contact me directly.





RECEIVED

AUG 12 2025

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

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.

550 Forest Ave #4

Address of Property

8/5/25

Date of Application

Signarama - Matt Godwin Dennis Pennington

Applicant Name

Property Owner

5875 New King Ct

Address

Troy

City

MI 48090

State Zip

reneemichigansignshops.com 248-585-6880

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 \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

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

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

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: have a wall sign located above the roof line in with neighboring signage.

Description of Property

Current zoning classification: _____

Current use of structure(s) on premises: commercial business

Is it a corner or interior lot? NO

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: 18'6"

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: sign sized 18" x 16'2.025"

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.) This property has no other locations to place a sign but on the roof. Neighboring tenants have signage on this elevation.
2. What effect will the variance have on neighboring properties? NONE. other neighbors have signage here.
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 building structure is pre-existing and does not allow for better sign placement.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Ordinance prevents proper signage exposure.

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

Tracy Herrmann
Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this 5th day of August, 2025



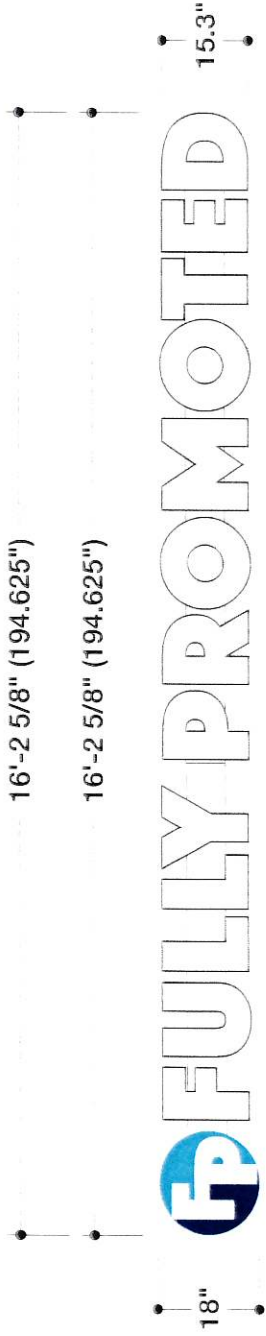
RENEE ESTELLE WENNER
My Commission Expires
December 23, 2028
County of Oakland
Acting in the County of _____

Renee Estelle Wenner
Notary Public

My Commission expires 12/23/28

Sign #1 - Illuminated Channel Letters
- Raceway-Mounted

CONSTRUCTION DETAILS:
Next Page >>



SCALE: 3/8"=1'

SF: 24.33

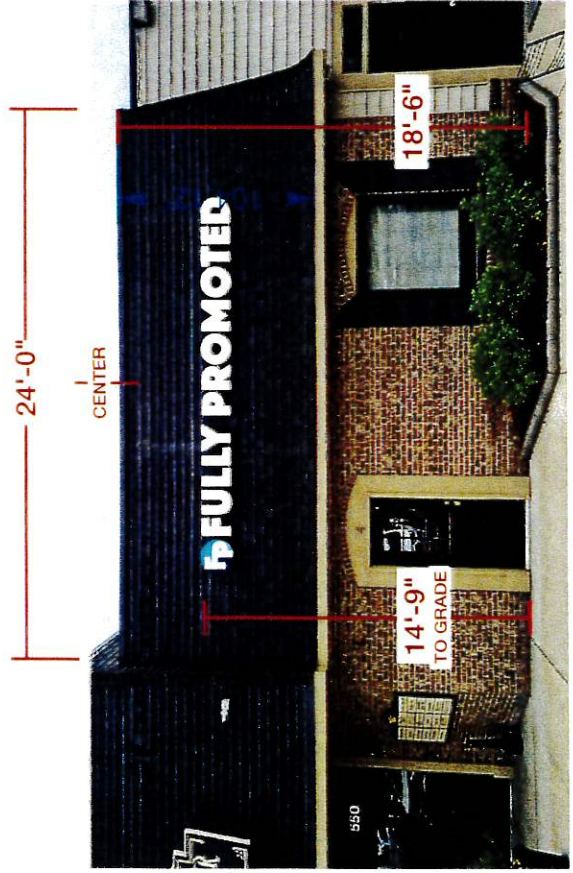
Max SF Allowed: 25

18

FP-INL-18

RW1 4.5" X 80" RW2 4.5" X 112"

RACEWAY COLOR: To Match Shingles



Proposed

SCALE: 1/8"=1'



FP - Plymouth
550 Forest Ave Suite 4
Plymouth, MI 48170

Exterior Signage

06-27-2025

- 3" Aluminum Channel Letters
- 1" White Jewellee Trim Cap
- 5" White Aluminum Returns
- 3/16" White Acrylic
- Oracal 8500 Cast Translucent 005 Middle Blue
- Oracal 8500 Cast Translucent 003 Light Blue
- Mounting: Fasteners & Silicone

QTY: (1)

Mike B



National
BRANDING

888-637-7111

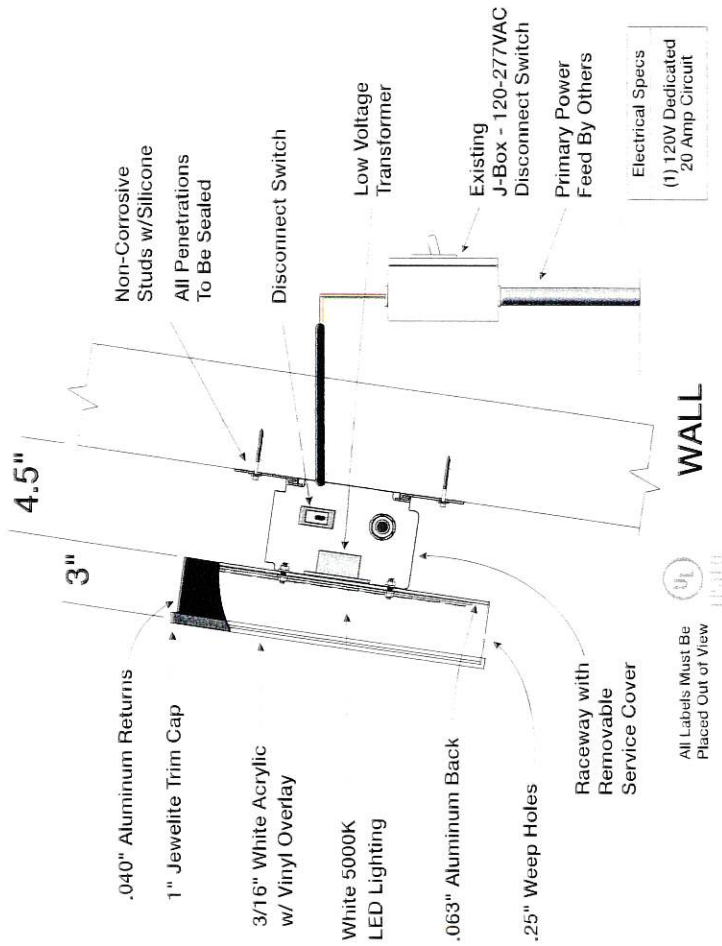
RECEIVED

AUG 12 2025

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

Sign #1 - Illuminated Channel Letters - Raceway-Mounted

FACE OF ROOF ON SLIGHT INCLINE



SF: 24.33

18

FP-INL-18

Max SF Allowed: 25

RACEWAY COLOR: To Match Shingles

RW1 4.5" X 80" RW2 4.5" X 112"



FP - Plymouth
550 Forest Ave Suite 4
Plymouth, MI 48170

Exterior Signage

06-27-2025

- 3" Aluminum Channel Letters
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- Oracal 8500 Cast Translucent 005 Middle Blue
- Oracal 8500 Cast Translucent 053 Light Blue

Mounting:
Fasteners & Silicone

QTY: (1)

Mike B.

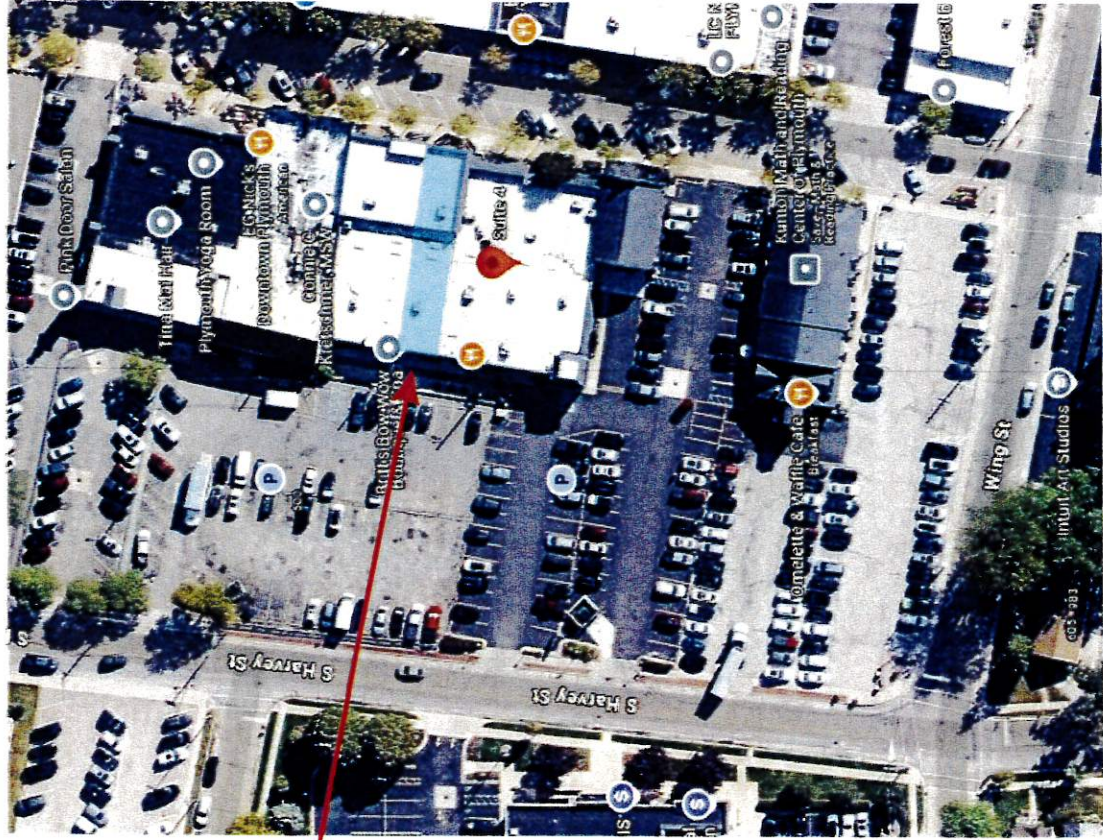


National
BRANDING

SIGN PROGRAMS & SOLUTIONS

888-637-7111

Site Map -
550 Forest Ave Suite 4
Plymouth, MI 48170



Sign #1
Channel
Letters



FP - Plymouth
550 Forest Ave Suite 4
Plymouth, MI 48170

Exterior Signage

06-27-2025



Mike B.



**National
BRANDING**

Sign Programs & Roll-Ups

888-637-7111



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

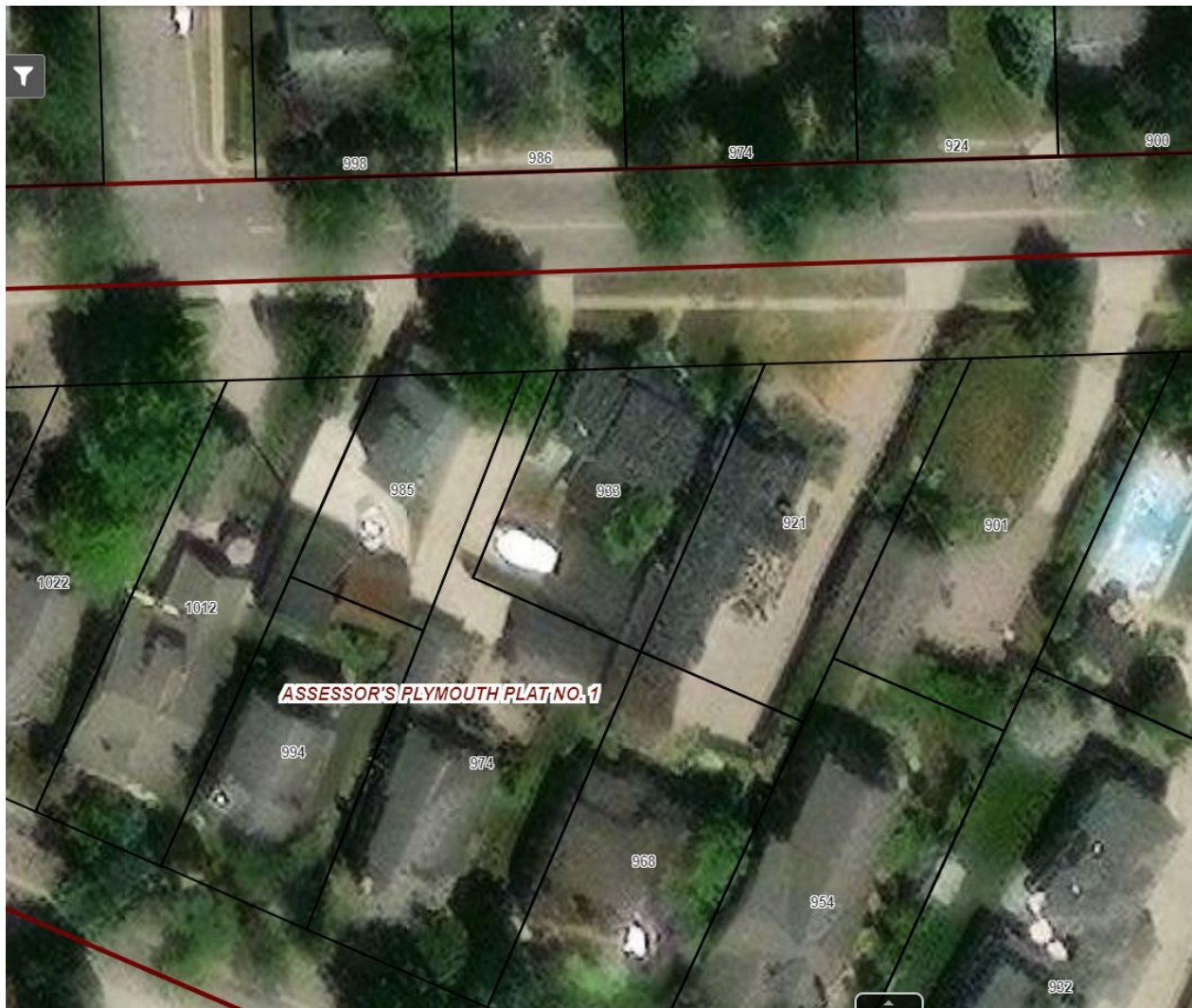
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: August 27, 2025
RE: 933 Church, Non-Use Variance Request

Randal Balconi, the owner, is requesting a non-use variance to construct a covered porch in the front yard setback. The property is zoned R-1, Single-Family Residential District. The property is 68.25 feet wide along Church Street and has a variable depth of 73 to 102 feet deep, totaling approximately 5,294 square feet.

Section 78-190 states "The established front setbacks for structures [...] shall be at least 90 percent of the average front yard setback of surrounding buildings. [...] If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average." The average front yard setback calculated in the application is 9.24 feet. Staff reviewed the calculation and determined the allowed front yard setback is 10.22 feet. A variance of 4.97 feet is required.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

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.

933 CHURCH ST 08/12/25
Address of Property Date of Application

RANDAL J BALCONI RANDAL J BALCONI
Applicant Name Property Owner

933 CHURCH ST PLYMOUTH MI 48170
Address City State Zip

RBALCONI@IEOFFICES (248) 396-4400
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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Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

SECTION 78-190 FRONT YARD SETBACK

I (We) hereby appeal to the Zoning Board of Appeals for a variance to:

ALLOW A FRONT YARD SETBACK OF 5'-3"

THIS REQUIRES A 4'-0" VARIANCE TO THE
CALCULATED 9'-3" FRONT YARD SETBACK

Description of Property

Current zoning classification: R-1 SINGLE-FAMILY RESIDENTIAL

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

Is it a corner or interior lot? INTERIOR

Size and area of lot: 5,294 SQ FT

Total square footage of existing main structure(s): 1,431 SQ.FT.

Total square footage of accessory structure(s): 474 SQ.FT.

Existing lot coverage (percentage) of all buildings and structures: 36%

Height of existing main and/or accessory structures: 20'-6" HOME & 10'-4" GARAGE

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: SEE ATTACHED DWGS

Front yard setback after completion (measured from property line): 5'-3"

Rear yard setback after completion (measured from property line): 35'-0"

Side yard setback after completion (measured from property line): 6'-0" EACH SIDE

Height of proposed structure: 24'-10" HOME & 15'-0" GARAGE

Lot coverage (percentage) after completion: 35%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 39%

☒ 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? _____

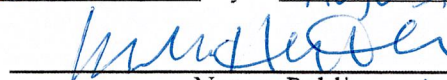
SEE ATTACHMENT A

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 12th day of August, 20 25


Notary Public
My Commission expires 11/13/2029



KAREN M. HUTH
My Commission Expires
November 13, 2029
County of Wayne
Acting in the County of Oakland

933 CHURCH STREET - NON-USE VARIANCE:

Section 78-190 Front Yard Setback : A variance of 4'-0" being requested.

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 FOLLOWING PRACTICAL DIFFICULTIES ARE UNIQUE TO THIS PROPERTY.

- THE LOT IS SMALLER THAN AVERAGE IN AREA.
- THE LOT IS UNIQUELY SHAPED.
- BECAUSE CHURCH STREET IS NOT CENTERED IN THE RIGHT-OF-WAY, THE DISTANCE BETWEEN SIDEWALK AND THE FRONT PROPERTY LINE IS FAR GREATER THAN THE TYPICAL ONE FOOT.

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

THE PROPOSED HOME, AND ITS LOCATION ON THE SITE, WILL ELIMINATE SEVERAL EXISTING NON-CONFORMITIES INCLUDING:

- LOT COVERAGE
- EAST SIDE YARD SETBACK
- ACCESSORY BUILDING REAR SETBACK

IT WILL ALSO IMPROVE THE EXISTING NON-CONFORMING FRONT YARD SETBACK.

IN ADDITION, IT WILL ALSO ELIMINATE EXISTING FRONT PORCH STEP CONSTRUCTION THAT ACTUALLY ENCROACHES INTO THE RIGHT-OF-WAY.

LASTLY, IT WILL ALLOW A COVERED FRONT PORCH WHICH WILL HELP TO PROMOTE COMMUNITY AND WALKABILITY WITHIN THE NEIGHBORHOOD.

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

THIS LOT IS LOCATED IN AN AREA OF PLYMOUTH THAT WAS CREATED BY SUB-DIVIDING LARGER LOTS, WHICH ORIGINALLY EXTENDED FROM PENNIMAN AVENUE THROUGH TO CHURCH STREET. THIS SUB-DIVIDING RESULTED IN SEVERAL DISTINCT LOTS WITH UNIQUE SHAPES, RARE CONDITIONS SUCH AS SHARED DRIVES, AND NON-CONFORMING SETBACKS.

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

THE ORDINANCE DOES NOT TAKE INTO ACCOUNT SITUATIONS OR LOTS LIKE THIS ONE WHERE THE DISTANCE BETWEEN THE STREET/SIDEWALK & THE FRONT PROPERTY LINE IS EXCESSIVE AND THE IRREGULAR SHAPE & SIZE PROHIBIT A HOME TO BE CONSTRUCTED COMPARABLE TO OTHERS IN THE IMMEDIATE SURROUNDING AREA.

BALCONI RESIDENCE - CUSTOM HOME

933 CHURCH STREET

PLYMOUTH, MICHIGAN

ISSUED FOR

08/07/25
DRAWINGS ARE BEING ISSUED FOR SUBMITTAL TO THE CITY OF PLYMOUTH
ZONING BOARD OF APPEALS

VARIANCE NOTE

THE 4'-0" FRONT YARD SETBACK VARIANCE
BEING REQUESTED WAS GRANTED BY THE
CITY OF PLYMOUTH ZONING BOARD OF
APPEALS AT THE MAY 6TH, 2021 MEETING, BUT
NEVER EXECUTED AND THEREFORE HAS
EXPIRED

INDEX OF PROPOSED DRAWINGS

SHT NO.	SHEET TITLE	ISSUED / REVISED
1	TITLE SHEET	08/07/25
2	PROPOSED FLOOR PLANS	08/07/25
3	PROPOSED ELEVATIONS	08/07/25
4	PROPOSED YARD SETBACK CALCULATIONS	08/07/25

ALLOWED FRONT YARD SETBACK: 9'-3"
SEE SHEET F-1.2B

PROPOSED ZONING SUMMARY

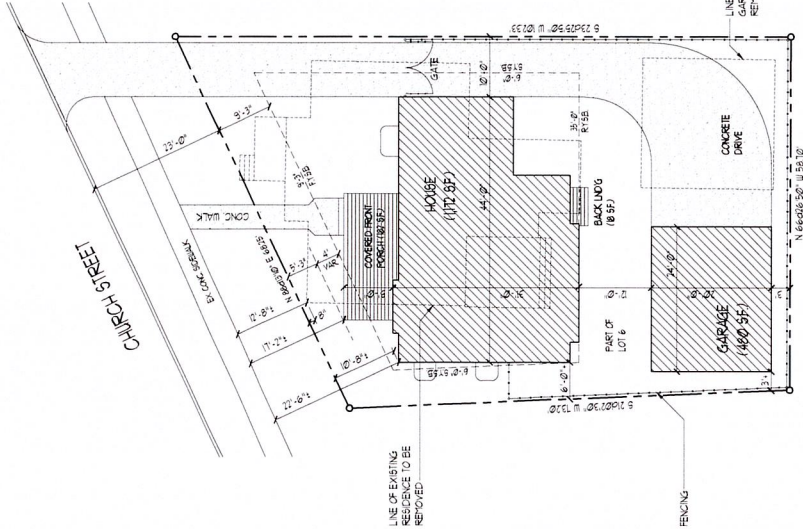
1. ZONING DISTRICT:	R-1 SINGLE FAMILY RESIDENTIAL
2. REQUIRED MINIMUM BUILDING SETBACKS:	FRONT: 9'-3" (AS REQUIRED) SIDE: 6' FT REAR: 10' (50' FT)
3. BUILDING AREAS:	FIRST FLOOR: 10' (50' FT) COVERED FRONT PORCH (10' x 14') BACK LANDING (10' x 14') SECOND FLOOR: 10' (50' FT) COVERED UPPER PORCH: 10' (50' FT) DETACHED GARAGE: 10' (50' FT) GARAGE LOT: 10' (50' FT)
4. MAXIMUM LOT COVERAGE:	LOT SITE: 5,324.50 FT ² (100% COVERAGE) MAXIMUM COVERAGE ALLOWED: 35% (1,863.50 FT ²)
5. PROPOSED LOT COVERAGE:	1,849.50 FT ² / 5,324.50 FT ² (34.7%) FIRST FLOOR: 10' (50' FT) BACK LANDING (10' x 14') DETACHED GARAGE: 10' (50' FT) COVERED FRONT PORCH (10' x 14')

6. REQUIRED FLOOR AREA RATIO (FAR):	5,324.50 FT ² (100% FAR)
7. PROPOSED FLOOR AREA RATIO (FAR):	1,849.50 FT ² / 5,324.50 FT ² (34.7%)
8. PROPOSED TOTAL FLOOR AREA:	1,849.50 FT ² (100% FAR)

DRAWING NOTE:

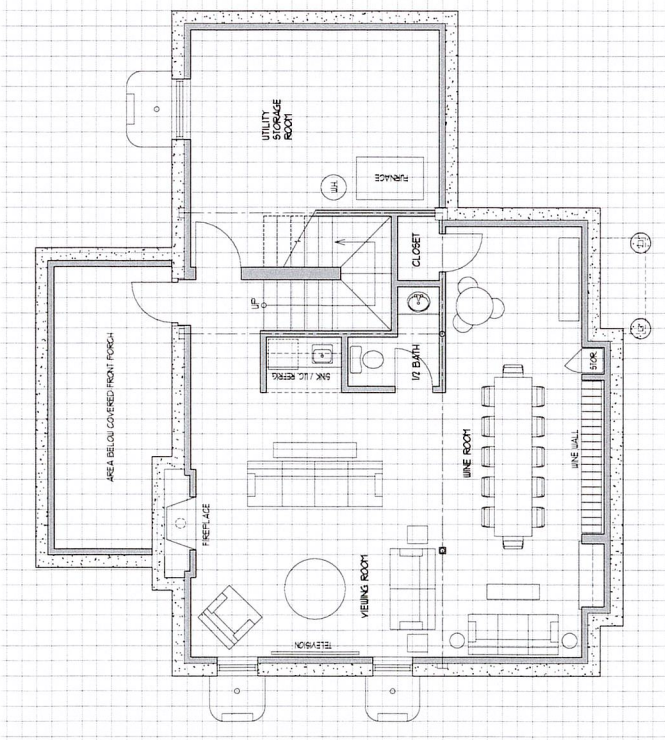
DRAWING IS FULL SCALE AT 1" = 1'

SITE PLAN NOTE:
THE SITE PLAN WAS OBTAINED FROM A SURVEY BY G.L.A. SURVEYING, INC. THE SURVEY WAS CONDUCTED IN 2021. ARCHITECT LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND ADJACENT AREAS ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.



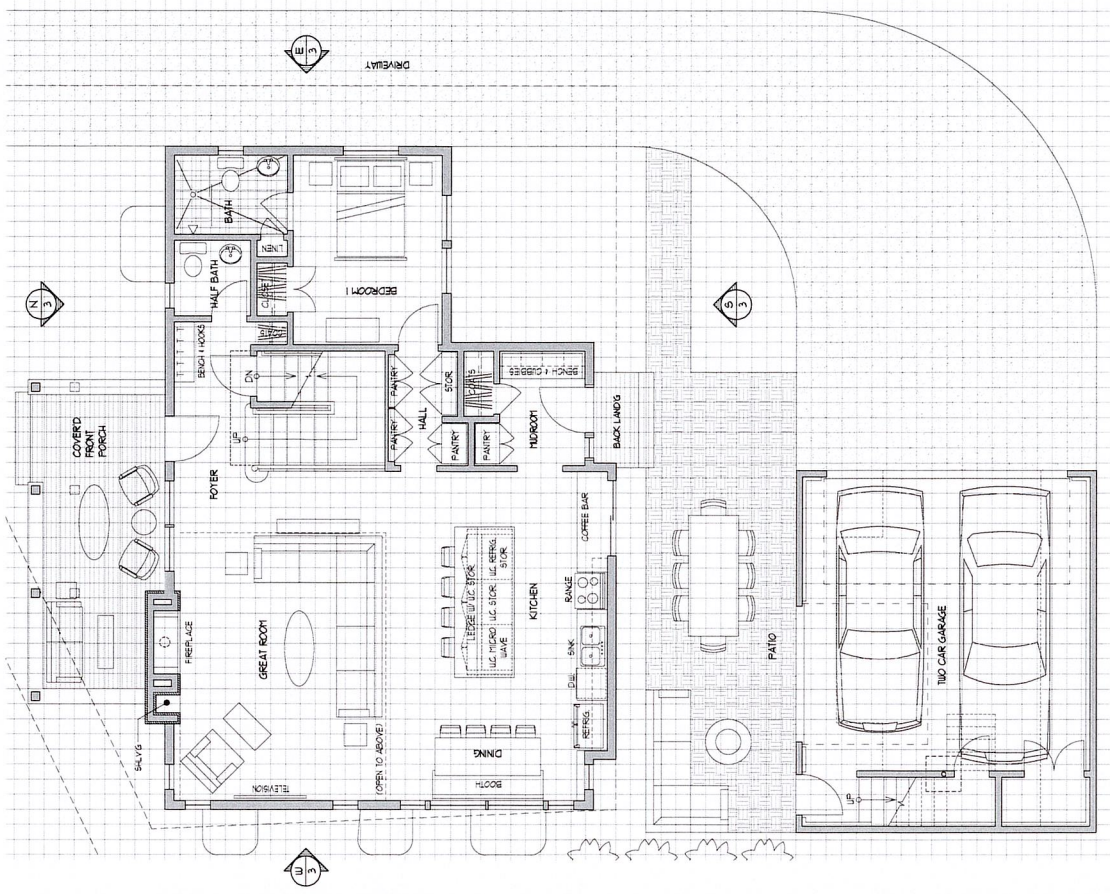
PROPOSED SITE PLAN

SCALE 1" = 10'-0"



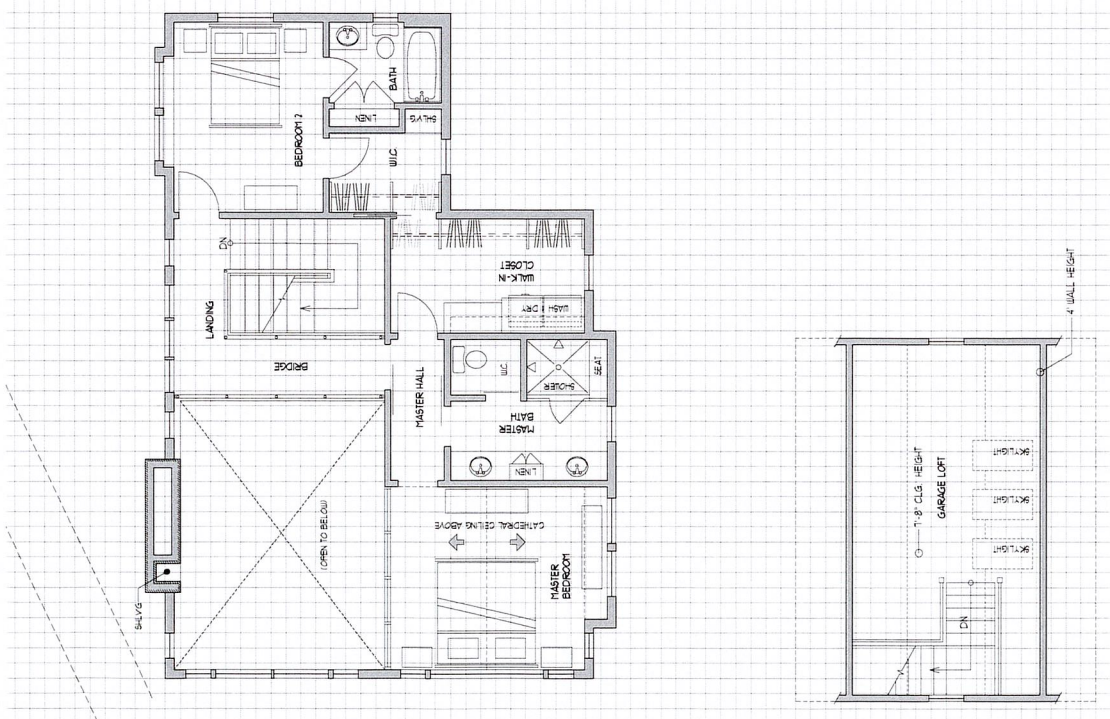
PROPOSED BASEMENT FLOOR PLANS

SCALE 1/8" = 1'-0"



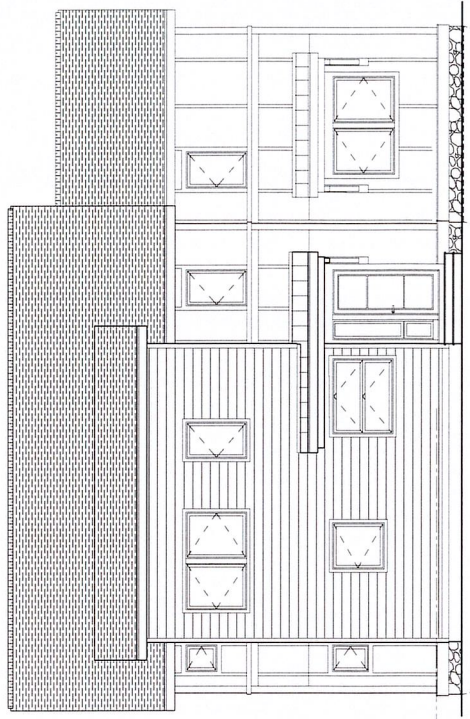
PROPOSED FIRST FLOOR PLANS

SCALE: 1/8" = 1'-0"

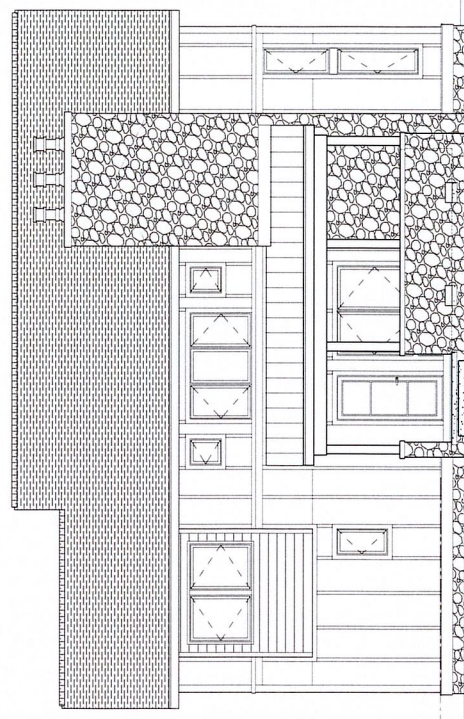


PROPOSED SECOND FLOOR PLANS

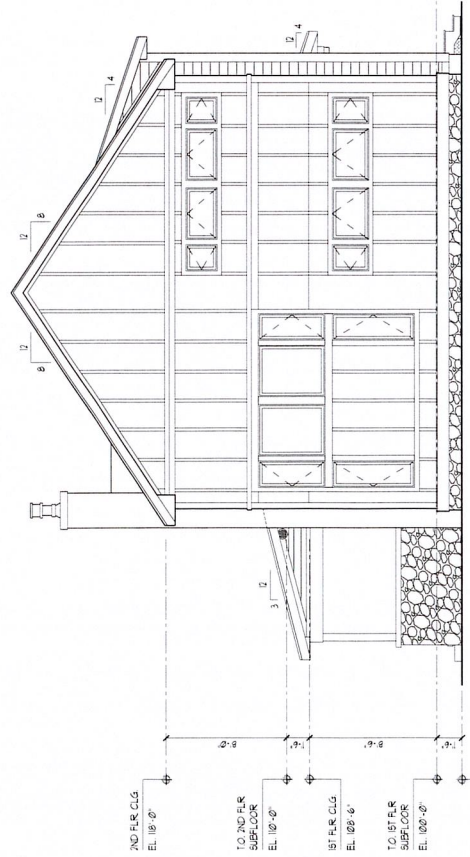
SCALE: 1/8" = 1'-0"



5 SOUTH ELEVATION
2 SCALE: 1/8" = 1'-0"

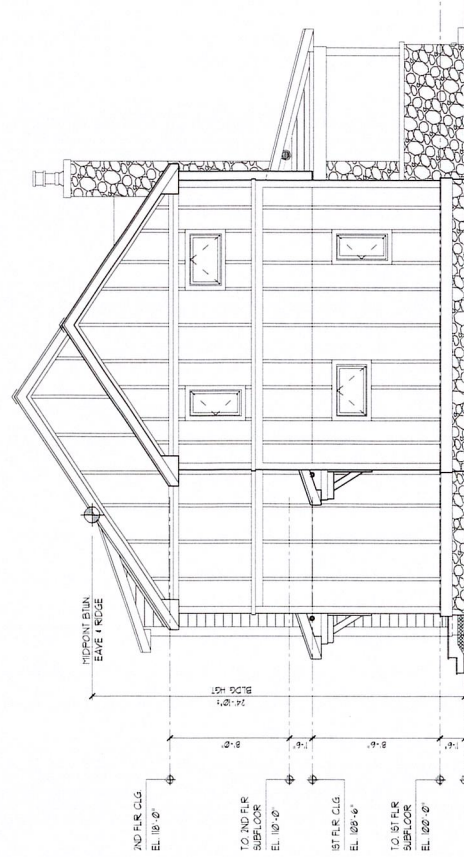


NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION
2
SCALE: 1/8" = 1'-0"

INFORMATION TO PREPARE THIS DIAGRAM WAS OBTAINED FROM MULTIPLE SOURCES, INCLUDING SURVEY INFORMATION, ONLINE CONTENT AND FIELD MEASUREMENTS. JOSEPH PHILLIPS ARCHITECT, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN.

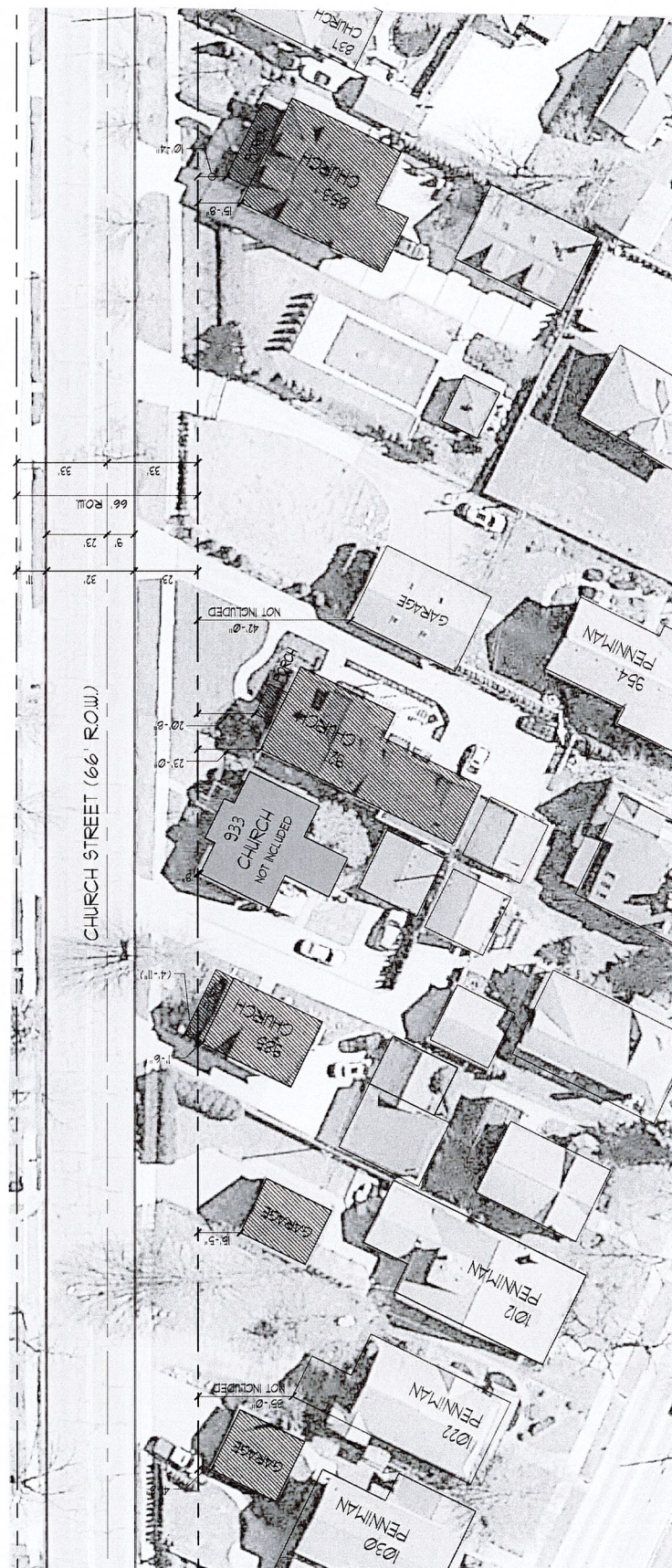
FRONT YARD SETBACK CALCULATION

DISTANCES ARE TAKEN FROM ROW. LINE TO COVERED PORCH / GARAGE

853 CHURCH	$10^{\circ} 4'$
921 CHURCH	$20^{\circ} 8'$
935 CHURCH	$(4^{\circ} 11')$
102 FENNIMAN	$15^{\circ} 5'$
1030 FENNIMAN	$4^{\circ} 8'$

$1034^{\circ}, 2067^{\circ}, (-492^{\circ}), 1542^{\circ}, 461^{\circ} = 4610^{\circ}$
$4610/5 = 924^{\circ}$

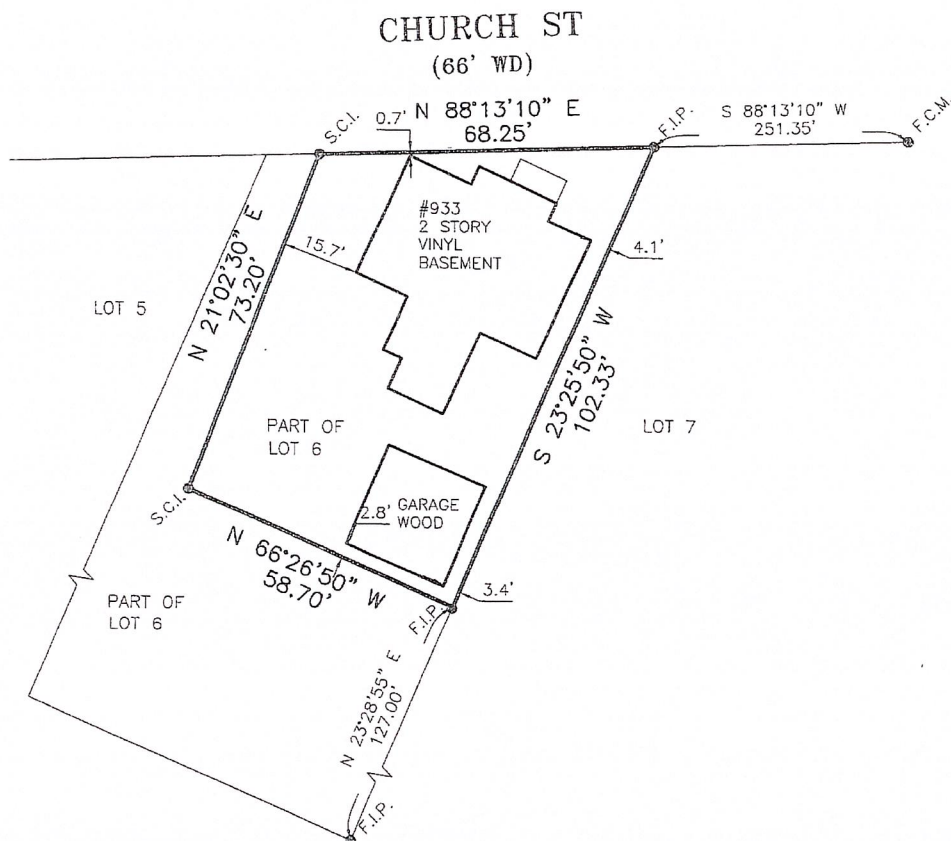
46'18" / 5 : 924' 9'-3"



FRONT YARD SETBACK DIAGRAM

SCALE: 1" = 40'-0"

CERTIFICATE OF SURVEY



LEGAL DESCRIPTION

PART OF LOT 6 OF ASSESSORS PLYMOUTH SUBDIVISION NO. 1, SECTION 27, T.1S., R.8E., DESCRIBED AS BEGINNING AT THE NE CORNER OF LOT 6 AND PROCEEDING THENCE S 23°25'50" W ALONG THE EASTERLY LINE OF SAID LOT 102.33 FEET; THENCE N 66°26'50" W 58.70 FEET; THENCE N 21°02'30" E 73.20 FEET TO THE NORTH LINE OF LOT 6; THENCE N 88°13'10" E ALONG SAID NORTH LINE 68.25 FEET TO THE POINT OF BEGINNING.

LEGEND

RECORDED	R.
MEASURED	M.
PRORATED	P.
CALCULATED	C.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND CONC. MON.	F.C.M.
POINT OF BEGINNING	P.O.B.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 12/02/2020 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

Greg L. Ash
GREG L. ASH, P.L.S. #28400



8495 N. TERRITORIAL RD.
PLYMOUTH, MI 48170

PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:

RANDY BALCONI
933 CHURCH
PLYMOUTH, MI 48170

DATE: 01/05/2021
JOB NO.: 3313-006
FILE NO.: 3313-006

SCALE: 1" = 30'
0' 30' 60'

SHEET:
1 OF 1

DRAWN BY:
BGW



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: August 27, 2025
RE: 1311 W. Ann Arbor Trail, Non-Use Variance Request

Jason Lewarne, the applicant, is requesting a non-use variance to construct a driveway greater than 24 feet wide at the property line. The property is zoned R-1, Single-Family Residential District. The property is 80 feet wide and 200 feet deep, totaling approximately 16,000 square feet.

Section 78-273 (a) states "New driveways constructed for single-family residential access shall meet all the following standards: (2) Shall be a maximum of 24 feet wide at the property line." The width of the proposed driveway is 42.58 feet. A variance of 18.58 feet is required.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

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.

1311 W Ann Arbor Trail

2025-08-14

Address of Property

Date of Application

Jason Lewarne

Silverview LLC

Applicant Name

Property Owner

1317 Park Place

Plymouth

MI 48170

Address

City

State Zip

team@augustacustom.com (248) 921-8839

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 \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. 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 XXII. - PARKING, LOADING REQUIREMENTS Sec. 78-273. - Residential driveways.

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: _____
Permit the construction of a driveway with a width of 42' 7" on the subject property.

Description of Property

Current zoning classification: R-1

Current use of structure(s) on premises: Home

Is it a corner or interior lot? Corner

Size and area of lot: 80' x 200' 0.367 acres

Total square footage of existing main structure(s): 6,328 sqft

Total square footage of accessory structure(s): _____

Existing lot coverage (percentage) of all buildings and structures: 25%

Height of existing main and/or accessory structures: 25'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 42' 7" x 36' - 1,533 sqft

Front yard setback after completion (measured from property line): Same as existing.

Rear yard setback after completion (measured from property line): Same as existing

Side yard setback after completion (measured from property line): Same as existing

Height of proposed structure: N/A

Lot coverage (percentage) after completion: 25%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 39.6%

☐ 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 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:

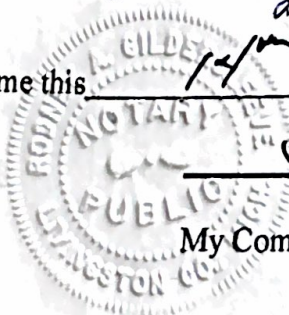
[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn before me this 1-14 day of August, 2025

[Signature]
Notary Public

My Commission expires 1-14-31



- 684
- 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?**

The practical difficulty arises because our side-entry 4-car garage design requires a driveway wider than 24 feet in order to maintain safe and functional access to all garage bays. Complying with the 24-foot limit would reduce maneuverability and create potential safety issues when entering or exiting the garage.

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

The variance will not negatively affect neighboring properties, as wider driveways are already common in the area, with two of the three nearby driveways at, or over, 40 feet. The proposed 42' 7" driveway will match the neighborhood character and not create traffic, drainage, or property value issues.

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

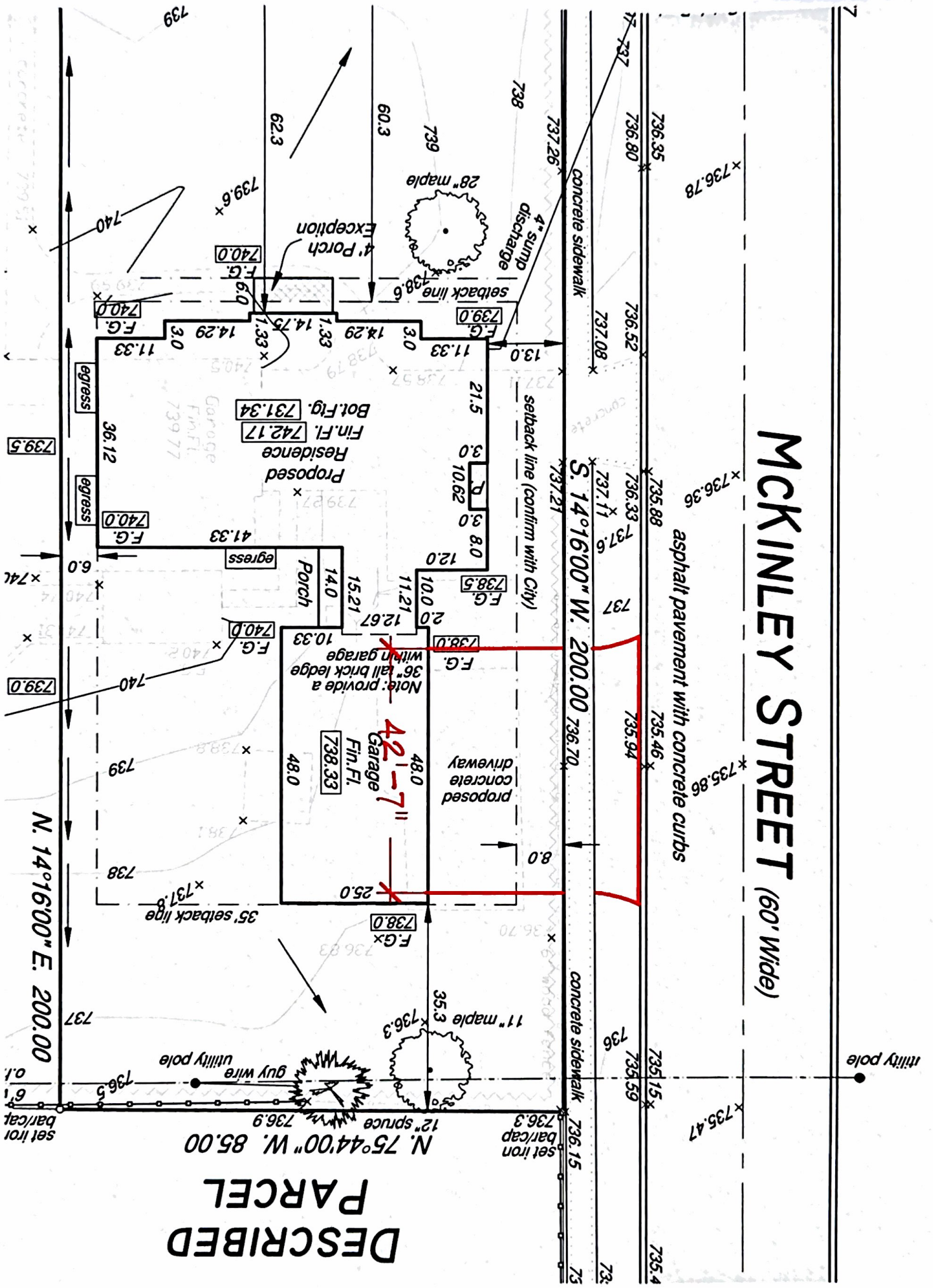
Our original site drawings from 2022 included a driveway wider than 24 feet, which was consistent with the zoning rules at the time. Although the ordinance limiting width was later adopted, our approved plot plan still showed the wider driveway.

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

The ordinance restrictions unreasonably prevent use of the property for its permitted purpose because the current 24-foot maximum driveway width does not allow safe and functional access to all bays of a side-loaded 4-car garage, which is otherwise allowed by zoning. Without the wider driveway, using the approved garage design for parking and normal vehicle access would be impractical and unsafe, interfering with the intended residential use of the property.

DESCRIBED PARCEL

N. 75°44'00" W. 85.00



An architectural rendering of a two-story building with a light-colored brick facade and dark brown shutters on the windows. A dark grey, rectangular driveway is shown in the foreground, extending from the bottom left towards the building. The driveway is labeled with the text "Proposed Driveway". The building has several windows, some with dark shutters and others with light-colored frames. A small, dark, triangular object is visible on the roofline. The overall scene is a perspective view of the building and the proposed driveway.

Proposed Driveway

Proposed Driveway

Let us help you get the job done
Site Services & Dumpster LLC
724-246-3891





LEGAL DESCRIPTION:
 THAT PART OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 TOWN 1 SOUTH, RANGE 8 EAST, DESCRIBED AS:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ANN ARBOR TRAIL DISTANT SOUTH 75°44'00" EAST, 480.00 FEET FROM THE INTERSECTION OF SAID SOUTHERLY LINE AND THE EASTERLY LINE OF EVERGREEN AVE (FORMERLY GARFIELD), AND PROCEEDING THENCE SOUTH 75°44'00" EAST ALONG SAID SOUTHERLY LINE 85.00 FEET; THENCE SOUTH 14°16'00" WEST ALONG THE WESTERLY LINE OF MCKINLEY AVE, 200.00 FEET; THENCE NORTH 75°44'00" WEST 85.00 FEET; THENCE NORTH 14°16'00" EAST, 200.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 17.000 SQUARE FEET OR 0.390 ACRES.

PLOT PLAN

Prepared For: Augusta Homes
 200 W. Rural
 Plymouth, MI 48170
 (248) 821-8088



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

Sheet	1 OF 1
Checked	JGE
Drawn	AAH
Scale	1" = 30'
Job No.	SR-10-008
Date	29 DEC 2022

Revised House - 8 FEB 2024

LEGEND
 000.00 = Existing elevation
 000.00 = Proposed elevation
 --- = Drainage course
 --- = 50' fence
 --- = F.R. = F.R. Grade
 (TTR) = To be removed

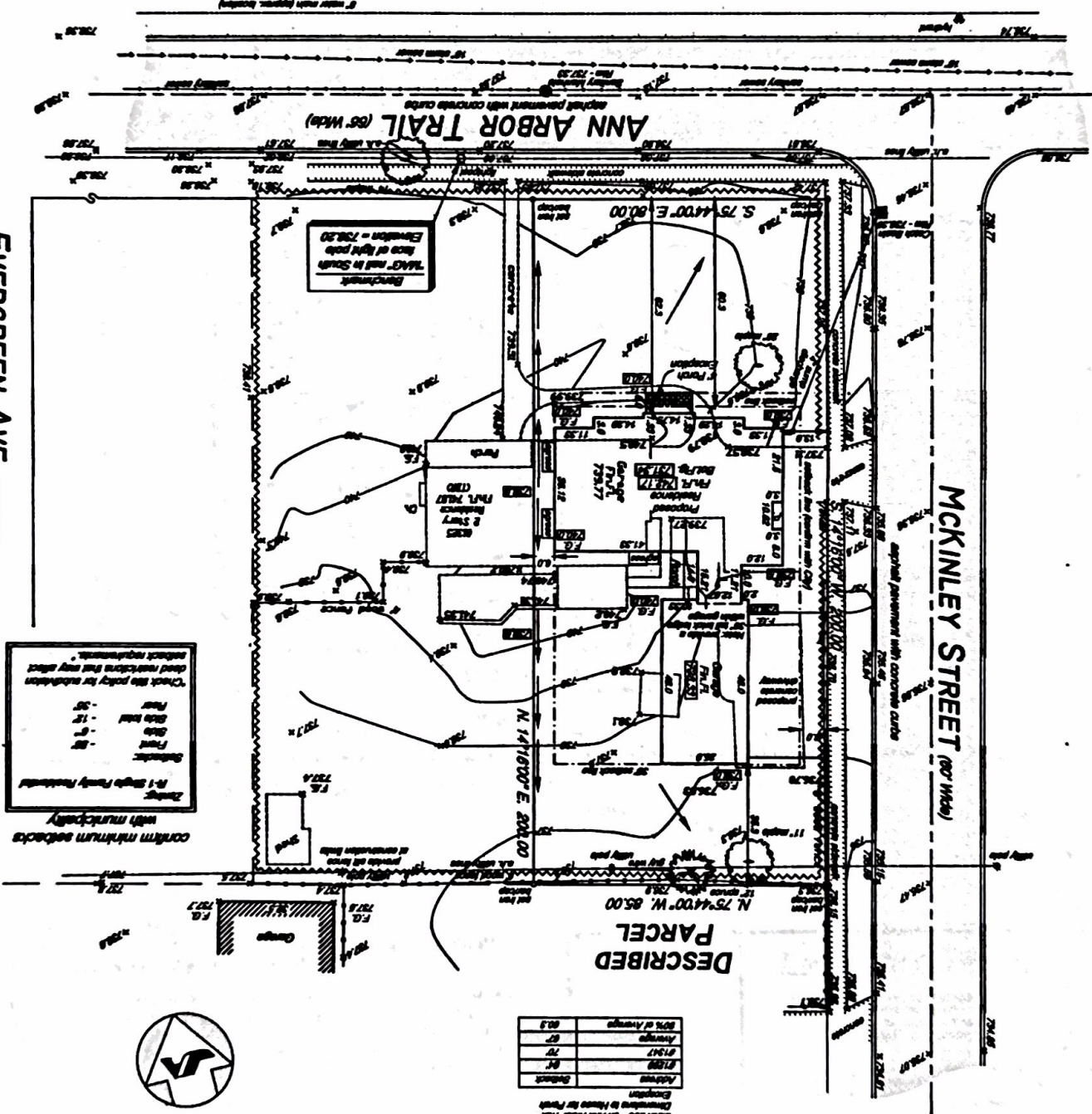


Know what's below.
 Call before you dig.

Note:
 The Builder is responsible for marking any drainage problems on adjacent properties that are the result of construction activities. Privately owned water and sanitary connections are indicated by the City of Plymouth.

EVERGREEN AVE. (60' wide)

MCKINLEY STREET (60' wide)



Check the policy for subdivision
 dead restrictions that may affect setback requirements.
 Subdivided:
 Front - 30'
 Side - 15'
 Rear - 30'
 Zoning: R-1 Single Family Residential
 Confirm minimum setbacks with municipality

Address	81500
Lot	64
Block	61917
Average	67
80% of Average	60.3

Exemption to House for Permit
 within 300' - no Area Below Trail
 Exemption to House for Permit



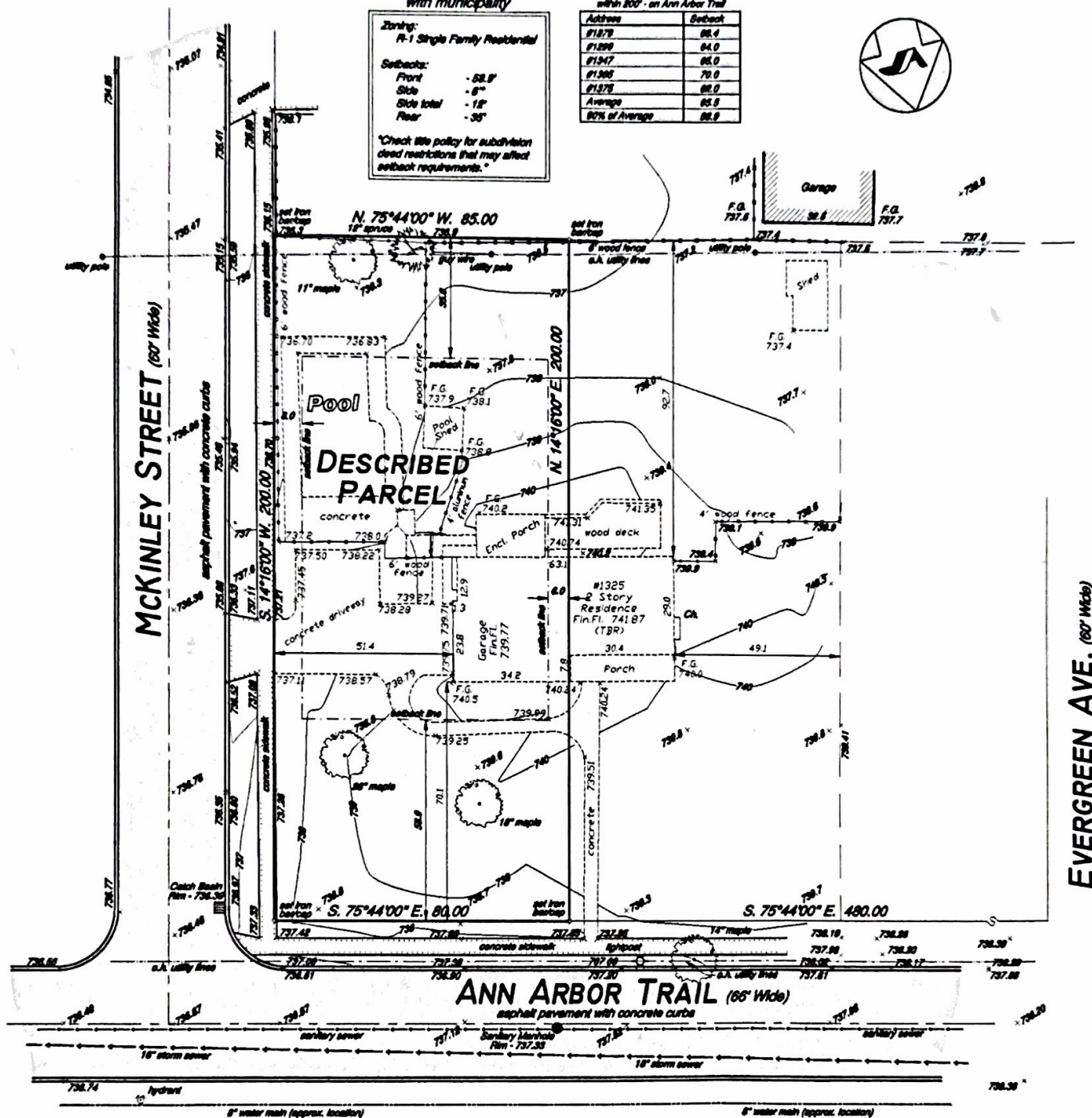
confirm minimum setbacks
with municipality

Zoning: R-1 Single Family Residential	
Setbacks:	
Front	- 58.0'
Side	- 6"
Side total	- 18'
Rear	- 35'

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

Setback information on houses
within 200' - on Ann Arbor Trail

Address	Setback
#1879	68.4
#1899	64.0
#1947	65.0
#1965	70.0
#1978	66.0
Average	65.5
80% of Average	68.9



LEGEND

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



Know what's below.
Call before you dig.

LEGAL DESCRIPTION:

THAT PART OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27
TOWN 1 SOUTH, RANGE 8 EAST, DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ANN ARBOR TRAIL
DISTANT SOUTH 75°44'00" EAST, 480.00 FEET FROM THE INTERSECTION
OF SAID SOUTHERLY LINE AND THE EASTERLY LINE OF EVERGREEN
AVE. (FORMERLY GARFIELD), AND PROCEEDING THENCE SOUTH 75°44'00"
EAST ALONG SAID SOUTHERLY LINE 85.00 FEET; THENCE SOUTH 14°16'
00" WEST ALONG THE WESTERLY LINE OF MCKINLEY AVE., 200.00 FEET;
THENCE NORTH 75°44'00" WEST 85.00 FEET; THENCE NORTH 14°16'00"
EAST, 200.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS
17,000 SQUARE FEET OR 0.390 ACRES.

TOPOGRAPHIC SURVEY

Prepared For: Augusta Homes
298 W. Pearl
Plymouth, MI 48170
(248) 921-6086

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

by:

Date
29 DEC 2022

Job no.
22-10-006

Scale
1" = 20'

Drawn
AAH

Checked
JGE

Sheet
1 OF 1