



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, October 2, 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/82637811814>

Passcode:158008

Webinar ID: 826 3781 1814

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of September 4, 2025, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 25-10, 630 S. Main:** Dagher Signs and Graphics, the applicant, is requesting a non-use variance to install a wall sign at a business site which displays a ground sign. The applicant is also requesting a non-use variance to install a wall sign on a façade that does not have a separate public means of ingress and egress. The property is zoned B-1, Local Business District.
 - b) **Z 25-11, 412 W. Ann Arbor Trail:** Jacquelyn and Eric Ouellette, the owners, are requesting a non-use variance to construct a pool in a front yard. The property is zoned RM-1, Multi-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 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, October 2, 2025**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 25-10, 630 S. Main: Dagher Signs and Graphics, the applicant, is requesting a non-use variance to install a wall sign on a façade that does not have a separate public means of ingress and egress. A variance is required to install a wall sign at a business site which displays a ground sign. The property is zoned B-1, Local Business District.

Z 25-11, 412 W. Ann Arbor Trail: Jacquelyn and Eric Ouellette, the owners, are requesting a non-use variance to construct a pool in a front yard. The property is zoned RM-1, Multi-Family Residential.

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Publish: Wednesday, September 17, 2025



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, September 4, 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.

Absent: Member Jim Burrows

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 Mengel, to approve the minutes of the August 7, 2025 meeting.

There was a roll call vote.

YES: Devine, Mengel, Smith, Pappas and Elliott

MOTION PASSED

4. APPROVAL OF THE AGENDA

Pappas offered a motion, seconded by Mengel, to approve the agenda for the September 4, 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 25-07, 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.

Citizen Comments

There were no citizen comments.

Board Member Discussion

During deliberations, the board reviewed the ordinance definition of a roof sign, noting a mansard roof appearance qualifies. They considered the property's unique conditions, including its road setback and unusual architecture. The lighting was also discussed, noting it doesn't face residential areas and existing lighting is present.

Motion

Commissioner Mengel made a motion, seconded by Devine, to approve Z 25-07 for a non-use variance to install a roof sign at the proposed location and size.

Findings of Fact

The sign is consistent with the character of the surrounding properties. Due to the unusually deep setback, it would not be visible from the road. The proposed sign does not extend above the roof peak, and the building's distinct facade lacks sufficient space for a conventional wall sign.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Elliott

MOTION PASSED UNANIMOUSLY

- 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.

Motion

Elliott offered a motion, seconded by Smith, to allow Devine to abstain from agenda item Z 25-08.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Elliott

MOTION PASSED UNANIMOUSLY

Citizen Comments

A neighbor, Tony Schippa from 924 Church Street, spoke in support of the request, stating it would allow for more interaction among neighbors.

Board Member Discussion

Randy Balconi, the owner of 933 Church Street, presented his request for a non-use variance to construct a covered porch in the front yard setback. He explained that the plan had been approved about 4 years ago but was put on hold due to COVID. He noted that the proposed residence would be more conforming than the current one.

The board discussed the possibility of shifting the entire porch to one side to avoid needing a variance. Mr. Balconi acknowledged this was possible but not preferred due to some changes in the interior design.

The board discussed the unusual shape of the lot and noted that the issue was specifically with the covered porch, as an uncovered porch would be allowed to project into the setback. They also considered the city's motivation to have usable front porches for a more walkable community.

Motion

Smith offered a motion, seconded by Pappas, to approve Z 25-08 for a non-use variance of 4.97 feet of front yard setback variance to build a single-story covered front porch.

Findings of Fact

This is an irregularly shaped lot with a non-standard property line, and the distance between the sidewalk and the property line is non-typical.

Condition

The variance is limited to a single-story covered porch.

There was a roll call vote.
YES: Pappas, Mengel, Smith and Elliott
MOTION PASSED UNANIMOUSLY

- 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.

Citizen Comments

Mark Malcolm, 1364 Maple, expressed concerns about the timing, precedence, and the unique characteristics of the 4-car garage affecting the neighborhood's aesthetics.
Sergei Schippa, 924 Church, voiced support and emphasized the safety benefits of the proposed driveway design for maneuvering vehicles.

Board Member Discussion

The board discussed the proposal's timing in relation to the ordinance update, highlighting the applicant's awareness of it before proceeding. They weighed concerns of a self-imposed hardship, drainage, and setting precedents.

Motion

Devine offered a motion, seconded by Smith, to deny a variance for Z25-09, based on the finding of fact that the hardship is self-created.

Findings of Fact

A self-imposed hardship was recognized with the initially requested driveway width of 42.58 feet, as the board noted this did not comply with ordinance requirements and was created due to the applicant proceeding despite being aware of the ordinance change.

There was a roll call vote.
NO: Pappas, Devine Mengel, Smith and Elliott
MOTION PASSED UNANIMOUSLY TO DENY MOTION

Second Motion

Smith offered a motion, seconded by Devine to approve a variance for Z25-09, adjusting the maximum driveway width to 30 feet at the property line.

Findings of Fact

The variance allows the driveway to match the maximum allowed curb cut width of 30 feet, as stated in the general code.

There was a roll call vote.
YES: Pappas, Devine Mengel, Smith and Elliott
MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

Commissioner Smith suggested revisiting the driveway width ordinance to consider basing it on the number of garage doors rather than a fixed width. Chair Elliott agreed this could be presented to the planning commission for consideration.

Commissioner Mengel noted that the sign ordinance has also been a frequent issue, particularly in the DDA district, and suggested the planning commission review these rules as well.

9. REPORTS AND CORRESPONDENCE

There were no reports and correspondence to report.

10. ADJOURNMENT

Smith offered a motion, seconded by Pappas, to adjourn the meeting at 8:02 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 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: September 25, 2025
RE: 630 S. Main, Non-Use Variance Request

Dagher Signs and Graphics, the applicant, is requesting a non-use variance to install a wall sign at a business site which displays a ground sign. The applicant is also requesting a non-use variance to install a wall sign on a façade that does not have a separate public means of ingress and egress. The property is zoned B-1, Local Business District.

Section 78-225 (l) (2) (b) states "Wall signs are not allowed at business sites which display a ground sign." The existing ground sign will be refaced. A variance is required to install a wall sign on a site that displays a ground sign.

Section 78-225 (l) (2) (c) states "One wall sign or awning sign shall be permitted on each facade, which has a separate public means of ingress and egress." A variance is required to install a wall sign on a façade that does not have a separate public means of ingress and egress.

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 (nonuse) 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.

630 S Main St Plymouth, MI 48170

8/25/25

Address of Property

Date of Application

Khaled Dagher (Dagher Signs & Graphics)

MH Holdings LLC

Applicant Name

Property Owner

22476 Telegraph Rd

Southfield

MI 48033

Address

City

State Zip

info@daghergraphics.com

313-729-9555

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 XIX, Section 78.225 (g)(3) as well as (l)(2)(c)

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

allow a wall sign on the south side of our building in addition to the existing ground sign. The denial of this request would create a practical difficulty and undue hardship unique to our property for the reasons we will explain below.

Description of Property

Current zoning classification: B-1

Current use of structure(s) on premises: restaurant

Is it a corner or interior lot? interior

Size and area of lot: .217 acres, 2,178 sq feet floor area

Total square footage of existing main structure(s): 2,178 sq ft floor area

Total square footage of accessory structure(s): existing ground sign is 21 sqft

Existing [lot coverage](#) (percentage) of all buildings and structures: 21.8%

Height of existing main and/or accessory structures: 1 story above ground, 10' average story height

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 25 sq ft wall sign proposed for South facing wall as well as reface of existing ground sign

Front yard setback after completion (measured from property line): no change - ground sign is existing

Rear yard setback after completion (measured from property line): no change - ground sign is existing

Side yard setback after completion (measured from property line): no change - ground sign is existing

Height of proposed structure: no structural changes proposed - n/a

Lot coverage (percentage) after completion: same

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.) _____
please see attached sheet

2. What effect will the variance have on neighboring properties? _____
please see attached sheet

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.) _____
please see attached sheet

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

ZA → 8/27/25
ZAINAB ALAQUIEH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires May 29, 2029
Acting in the County of Wayne

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]
not present

Signature of Applicant

Subscribed and sworn before me this 27th day of Aug, 2025

ANDREW W. POCETA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Apr 19, 2025
ACTING IN COUNTY OF Wayne

[Signature]
Notary Public
My Commission expires April 19, 2029.

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 preventing compliance with the ordinance is the limited visibility of the restaurant from the street and parking areas due to the orientation of the building, the layout of surrounding streets and parking areas, and the existence of the ground sign . While we are asking to keep the existing ground sign and reface its existing faces to update its appearance, it alone does not provide sufficient visibility from all approach angles, particularly from the south side. The south facade, while not having a public entrance, is a visible side from which customers approach the restaurant, and without signage there, the building is not easily identifiable. This creates a situation where strict compliance with the ordinance would make it difficult for the public to safely and effectively locate the business. This difficulty is unique to this property because of its specific orientation and site layout. Unlike other properties in the B-1 district that face the main street or have multiple public entrances visible from different angles, this property has one main public entrance and a side that is otherwise obscured. The hardship arises from the physical characteristics of this site, not from a general preference for additional signage. The street curves in a way that makes it difficult to view the front signage and when coming from downtown, the neighboring property (Plymouth Prime Meats) has a pylon sign which obscures the front signage as well, presenting a need for the ground and side signs.

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

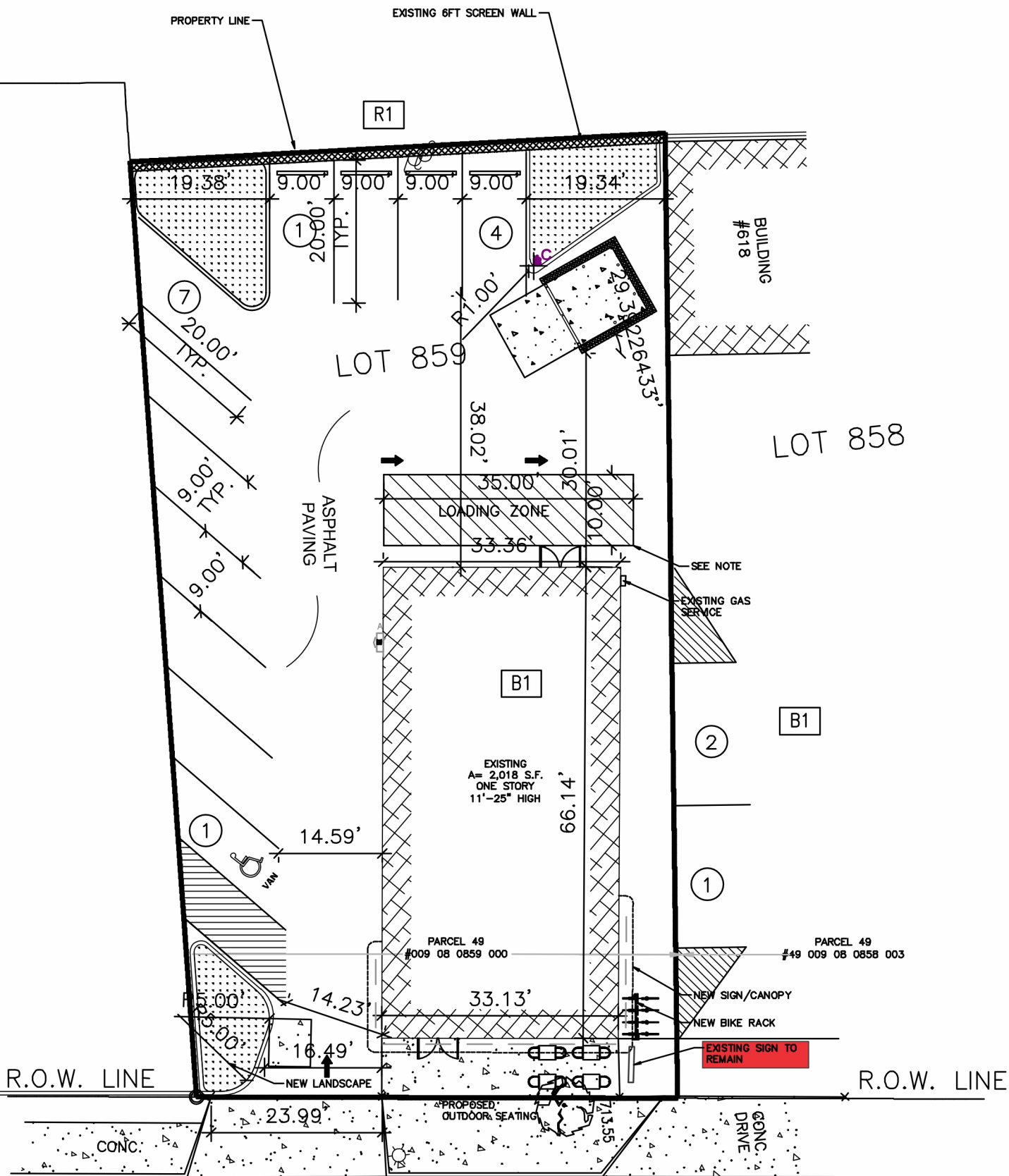
The requested variance will have minimal to no negative effect on neighboring properties. The proposed wall sign on the south facade will be proportionate to the building, professionally designed, and similar in scale and style to other commercial signage in the B-1 district. It will not obstruct views, create safety hazards, or negatively impact the aesthetics of adjacent properties. The sign will only enhance the ability of the public to identify the business safely, which benefits the surrounding area by clearly directing traffic and reducing confusion. The ground sign is existing and we are only proposing a reface to update its appearance.

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 is not self-imposed. It arises from the specific orientation and layout of the building and site. The south facade, while visible to approaching customers, does not have a public entrance, which under the current ordinance prevents placement of a wall sign. This limitation is a direct result of the property's physical characteristics—its location, orientation, and surrounding streets and parking areas—not from any design preference or purely aesthetic choice. The hardship exists because compliance with the ordinance would prevent the public from safely and effectively identifying the business from this visible side of the building. Adding a public entrance on that side of the building could present a safety hazard as it would be facing a parking lot.

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

The ordinance restrictions unreasonably prevent the owner from using the property for its permitted purpose as a restaurant by limiting the ability to safely and effectively identify the business to the public. While the restaurant is a permitted use in the B-1 district, the prohibition on wall signs for facades without public entrances—combined with the ordinance requiring the removal of the existing ground sign—limits visibility from the street and parking areas. This creates a practical difficulty unique to this property, as the building orientation and site layout restrict the public's ability to locate the restaurant safely and efficiently, even though the use itself is otherwise permitted.

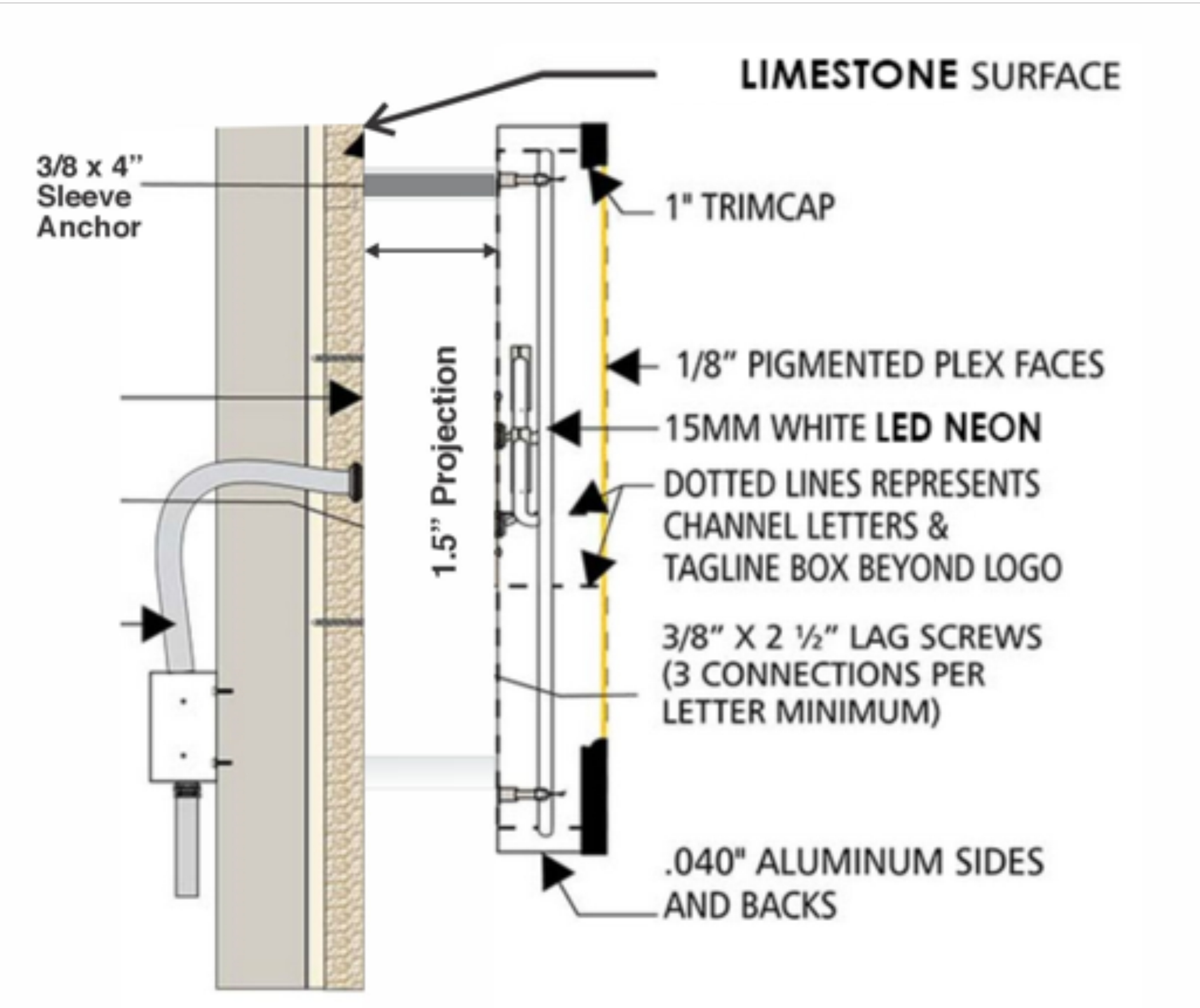
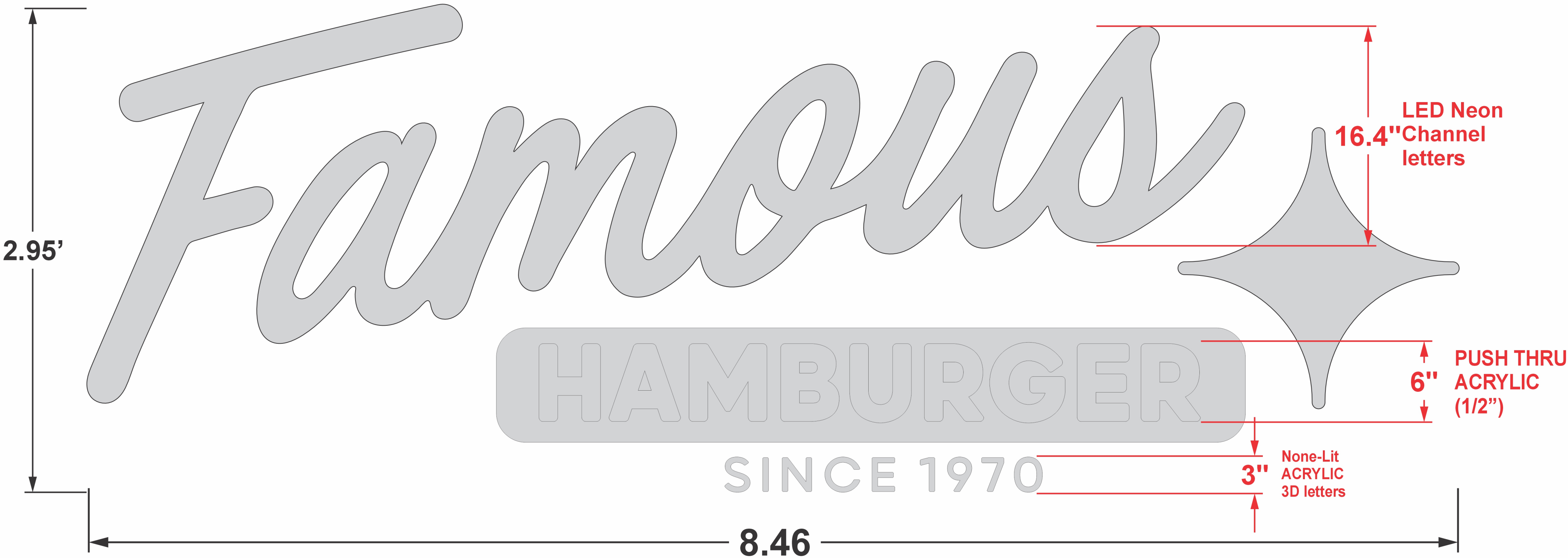


MAIN ST.
(66 FT. WIDE)
ASPHALT SURFACE

PROPOSED SIGN DETAILS (SIDE)

630 S Main St Plymouth, MI 48170

Building: 25'w x 15'h
Sign: 8.46'w x 2.95'h = 24.95sqft



BUILDING SIGNS | ARCHITECTURAL ELEMENTS
ELECTRONIC & LED | INTERIOR IMAGING | AWNINGS

22476 TELEGRAPH RD
SOUTHFIELD
MI 48033

PERMITTING & JOB STATUS: info@daghergraphics.com
DESIGN & ART DEPARTMENT: designer@daghergraphics.com
SALES & MANAGEMENT: kal@daghergraphics.com

WWW.DAGHERGRAPHICS.COM

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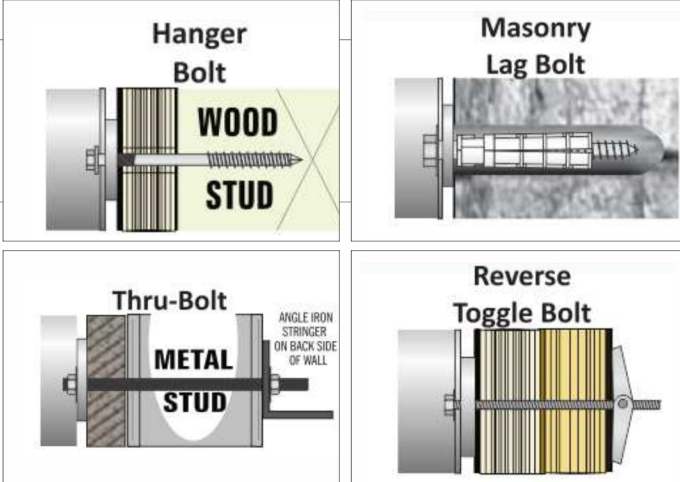
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FINAL INSTALLATION & ATTACHMENT METHODS TO BE DETERMINED PER FIELD CONDITIONS



120V CIRCUIT ARE REQUIRED FOR ALL SIGNS



PROPOSED SIGN (SIDE)

630 S Main St Plymouth, MI 48170

BUILDING:
25' w x 15' h

SIGN:
24.95 SQFT



60



DAGHER
SIGNS
& GRAPHICS

BUILDING SIGNS | ARCHITECTURAL ELEMENTS
ELECTRONIC & LED | INTERIOR IMAGING | AWNINGS

22476 TELEGRAPH RD
SOUTHFIELD
MI 48033

PERMITTING & JOB STATUS: info@daghergraphics.com
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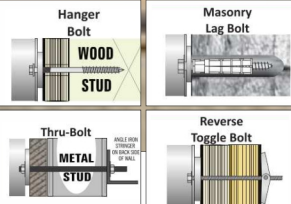
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**FINAL INSTALLATION &
ATTACHMENT METHODS
TO BE DETERMINED PER
FIELD CONDITIONS**



120V CIRCUIT ARE REQUIRED FOR ALL SIGNS





City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

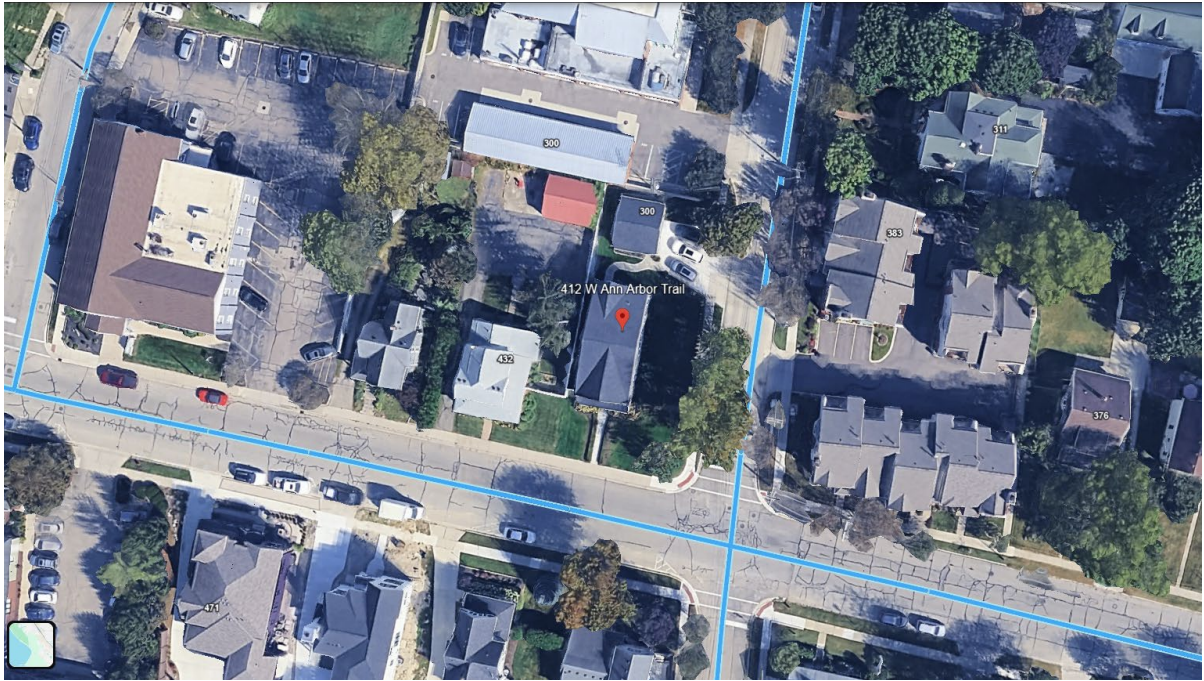
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: September 25, 2025
RE: 412 W. Ann Arbor Trail, Non-Use Variance Request

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

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

Should you have any questions, please contact me directly.





RECEIVED

SEP 11 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.

412 W Ann Arbor Trail

7/11/2023

Address of Property		Date of Application	
Jacquelyn Ouellette		Jacquelyn & Eric Ouellette	
Applicant Name		Property Owner	
412 W Ann Arbor Trail		Plymouth	
Address		City	State Zip
ojacqy1@gmail.com		734-834-4392	MI 48170
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.

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3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

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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

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

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: install a pool in our side yard

Description of Property

Current zoning classification: Residential

Current use of structure(s) on premises: Home

Is it a corner or interior lot? Corner

Size and area of lot: 8,246 sqft

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

Total square footage of accessory structure(s): 528

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

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

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 10x30 300 sqft

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

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

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

Height of proposed structure: 0

Lot coverage (percentage) after completion: 36%

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

 A scaled drawing or boundary survey depicting the above information.

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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The difficulty preventing compliance is the way the home and garage are laid out on our property. The yard space in question is the only functional and available space on our property for a therapeutic pool.
2. What effect will the variance have on neighboring properties? The variance will have no effect on the neighboring properties. The yard is fully enclosed by arbor vitae, so the addition of a pool will not change the current view that neighboring properties have of our yard.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) No, the practical difficulty is not self-imposed. The home was designed and built by a previous owner. The hardship is not purely aesthetic as it does not change the curb appeal of the home.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The ordinance restrictions are unreasonably preventing us from using our only available yard space for therapeutic pool for my husband who is a disabled USMCA Veteran. We are on a corner lot, so this would be our only usable space. The restrictions are that our backyard is considered a side or front yard.

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

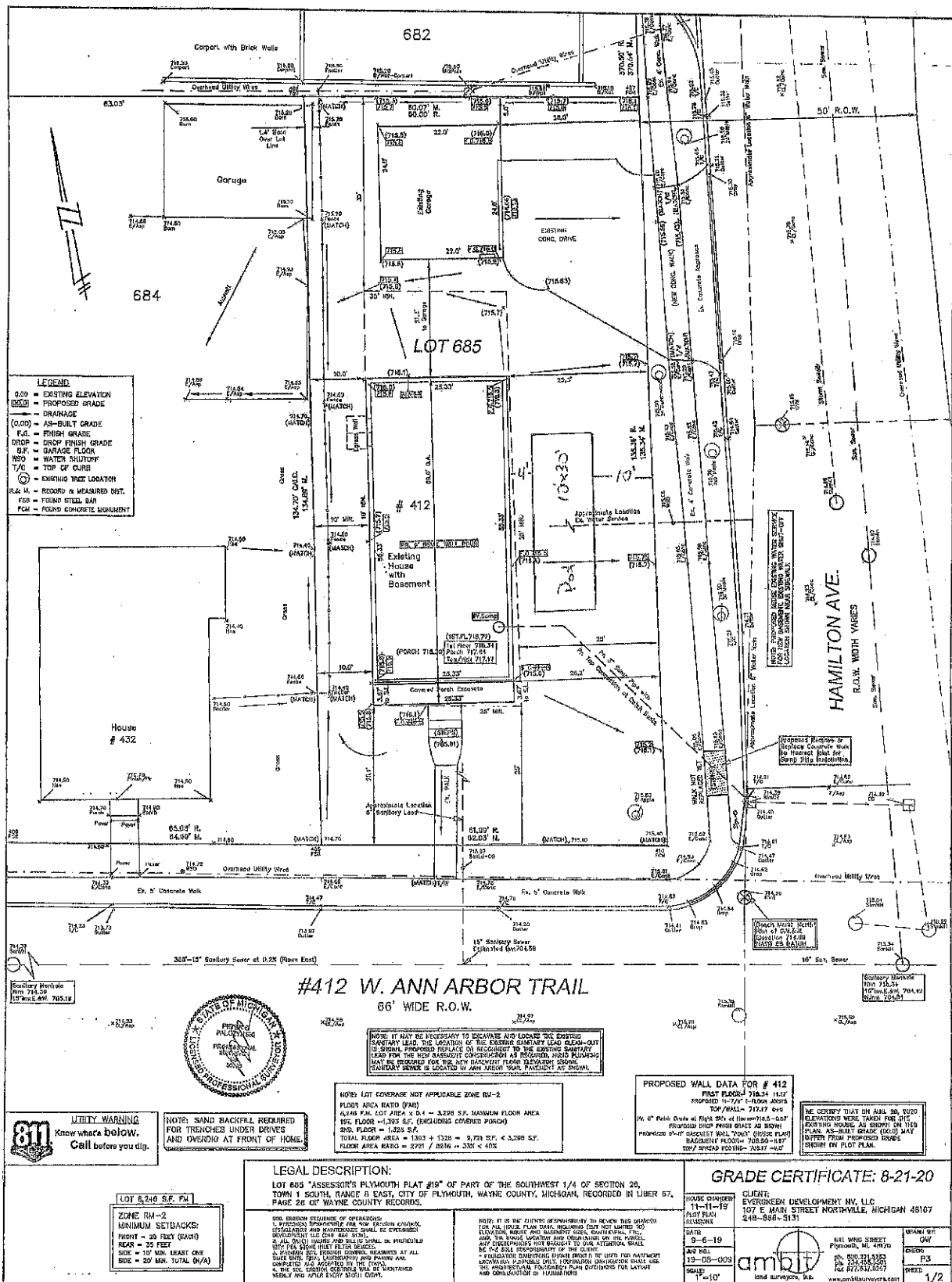
[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn before me this 21st day of July, 2025

J ZEBARI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Aug. 22, 2030
Acting in the County of Wayne

[Signature]
Notary Public
My Commission expires 8/22/30





Hi Neighbors!

Our names are Eric and Jacquelyn Ouellette. We first came to an open house at 412 W Ann Arbor Trail in October of 2022 when Jacquelyn was 8 months pregnant with our first baby boy. When we walked through the door, we were so giddy imagining our family living in our beautiful downtown area and our future kids growing up in walking distance to the library and Kellogg Park.

Both of us were born and raised in the Plymouth-Canton area and had moved back from Boston in 2017 to be closer to our family and because we knew Plymouth was where we would return one day to raise our family together. Flash forward to 2022 and it was happening! We put in our offer and closed in just a few short weeks. With the help of friends and family we moved in just before our baby boy arrived on October 28th, 2022.

Now that we are settled in our dream home and have welcomed our second baby (a girl!), we have started to do more than just daydream about what we can do with our spacious side yard. Our goal is to make it a space for our family, friends, and neighbors to gather while also providing some therapeutic benefits for Eric. We are both very much into health and wellness, and we decided that a plunge pool would be an incredible use of space. Eric is a U.S. Marine Corps veteran and is rated 100% disabled due to his time in Iraq. He struggles with back pain from an old injury as well as PTSD and something called agoraphobia which means that he has a hard time leaving home. Having the therapeutic benefits of a pool would provide him with a way to manage his pain in the comfort of our home.

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

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

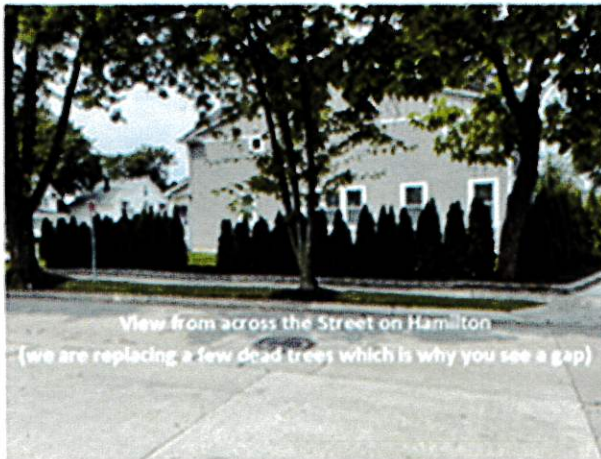
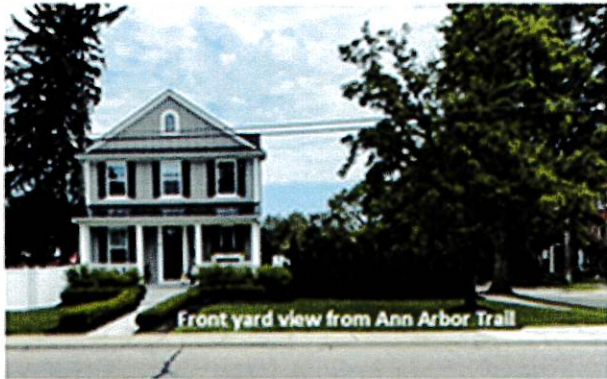
We understand that the board has rules and regulations to follow, and we would not be asking for an exception to your rules if we did not believe this would help our family and have zero negative impact on our neighbors or the city that we love to call home.

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

Note - We submitted this application back in 2022 and it was approved. Unforeseen circumstances delayed our ability to start the project within the timeframe of the variance approval. We are reapplying because we are now ready to move forward with the project.

Respectfully,

The Ouellette Family



Jennifer & Eric Camill
432 W Ann Arbor Trail
Plymouth, MI 48170
08/05/2025

City of Plymouth
201 S. Main St.
Plymouth, MI 48170

Dear Members of the City of Plymouth,

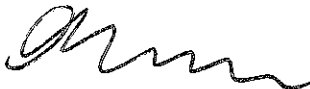
I am writing to express my full support for my neighbors, Jacquelyn and Eric Ouellette, who reside at 412 W. Ann Arbor Trail, in their request to modify their backyard and install a pool. As the closest neighbor whose property directly touches theirs, I wholeheartedly endorse their plans and believe this project will not only benefit their family but also contribute positively to our community.

The Ouellette family is a wonderful addition to our neighborhood, and their vision for creating a dream backyard aligns with the values of fostering a safe, family-friendly environment. With young children, their plans to create a secure and enjoyable space away from the busy roads will provide their kids with a safe haven to enjoy their childhood. This type of investment in their home and family life is exactly what our community needs to attract and retain young families who bring vitality and growth to Plymouth.

Additionally, I would like to highlight that Eric Ouellette is a 100% permanently and totally disabled war veteran who faces daily challenges with chronic pain. It is my understanding that aquatic therapy could be a significant aid in managing his chronic low back pain, and having a pool at home would provide him with a convenient and effective way to improve his quality of life. Supporting this project would not only allow the Ouellette family to fulfill their dreams but also provide Eric with a therapeutic resource that could greatly enhance his well-being.

As their closest neighbor, I can confidently say that I am thrilled about their plans and have no objections to their proposed modifications. I believe their project will enhance the value and appeal of our neighborhood, and I urge the City of Plymouth to approve their request.

Thank you for your time and consideration. Please feel free to contact me if you have any questions or require further input regarding this matter.

Sincerely, 


Jennifer & Eric Camill
734-718-2966