City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, November 5, 2026 – 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/83926767242
Passcode:737886
Webinar ID: 839 2676 7242

1) CALL TO ORDER
   a) Roll Call

2) CITIZEN COMMENTS

3) APPROVAL OF THE MINUTES
   a) Approval of June 4, 2026 regular meeting minutes
   b) Approval of the October 1, 2026 regular meeting minutes

4) APPROVAL OF THE AGENDA

5) OLD BUSINESS
   None.

6) NEW BUSINESS
   a) **Z 26-17 502 Adams:** Robert Waters, the applicant, is requesting a non-use variance to construct a non-picket fence greater than 48 inches tall in the required front yard along Farmer. The property is zoned R-1, Single-Family Residential District.
   b) **Z 26-18 212 S. Main:** Dinverno Remodeling & Construction, the applicant, is requesting a non-use variance to install a roof sign. The property is zoned B-2, Central Business District.
   c) **Z 26-19 254 Ann:** Mark Bondoni, the owner, is requesting a non-use variance to modify an existing garage within the side yard setback. 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

City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, June 4, 2026 - 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 Rebecca Smith called the meeting to order at 7:00 p.m.

Present: Chair Smith, Vice Chair Jim Burrows, Members Mike Devine, Robert Mengel, and alternate Zach Funk

Absent: Member Jeff Boyle

Also present: Planning and Community Development Director Greta Bolhuis and Community Development Coordinator Haley Hall

2. CITIZENS COMMENTS
There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES
Burrows offered a motion, seconded by Mengel, to approve minutes of the May 7, 2026 meeting.

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

4. APPROVAL OF THE AGENDA
Mengel offered a motion, seconded by Funk, to approve the agenda for the June 4, 2026 meeting.

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

5. OLD BUSINESS
None.

6. NEW BUSINESS
a) **Z 26-06 954 Penniman:** Rachen Kus, the owner, is requesting a non-use variance to construct a pool in the required front yard. The property is zoned R-1, Single-Family Residential.

Rachel Kus presented her variance request, explaining that her property was formed by combining two lots — 954 Penniman and 901 Church Street. The proposed pool would be located on the former 901 Church Street property. The area intended for the pool is legally classified as a front yard, requiring a variance despite the location functioning as a backyard.

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Board Member Discussion
Devine expressed concern about the pool's proximity to the neighboring property to the west and suggested shifting the pool towards the east to provide an additional buffer. Ms. Kus noted that the western neighbor has a driveway along that side of the property which serves as a buffer.

Motion
Mengel offered a motion, seconded by Burrows, to approve the variance request to construct a pool in the required front yard.

Condition
The pool is constructed with the setbacks as drawn.

Findings of Fact
Swimming pools are a permitted accessory use in R-1, there is no practical location where a pool can be built legally on the property, and the property is unique in the fact that it's a through lot, which presents a rare circumstance for the area perceived to be a backyard is legally a front yard.

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

8. BOARD MEMBER COMMENTS
None.

9. REPORTS AND CORRESPONDENCE
Director Bolhuis noted that the next meeting is scheduled for July 2, and asked members to notify her in advance if they would be unavailable due to the holiday weekend so that the meeting could be rescheduled if necessary.

10. ADJOURNMENT
Smith offered a motion, seconded by Burrows, to adjourn the meeting at 7:11 p.m.

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

DRAFT

City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, October 1, 2026 - 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 Becca Smith called the meeting to order at 7:00 p.m.

Present: Chair Smith, Vice Chair Jim Burrows, Members Mike Devine, Jeff Boyle, and Dave Prueter

Also present: Economic Development Director John Buzuvis

2. CITIZENS COMMENTS
There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES
a) Approval of the June 4, 2026 regular meeting minutes

Devine offered and rescinded a motion to approve the June 4, 2026 meeting minutes.
Devine offered a motion, seconded by Burrows, to table the approval of the minutes of the June 4, 2026 meeting.

There was a roll call vote.
YES: Devine, Boyle, Prueter, Burrows, and Smith
MOTION PASSED UNANIMOUSLY

b) Approval of the August 6, 2026 meeting minutes

Boyle offered a motion, seconded by Devine, to approve the minutes of the August 6, 2026 meeting.

There was a roll call vote.
YES: Devine, Boyle, Prueter, and Smith
ABSTAINED: Burrows
MOTION PASSED

4. APPROVAL OF THE AGENDA
Devine offered a motion, seconded by Burrows, to approve the agenda for the October 1, 2026 meeting.

There was a roll call vote.
YES: Devine, Boyle, Prueter, Burrows, and Smith
MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS
None.

DRAFT

6. NEW BUSINESS

a) **Z 26-12 150 W Ann Arbor Road:** I Signs + Designs, the applicant, is requesting a non-use variance to install a wall sign without a separate public means of ingress and egress. The property is zoned AARC, Ann Arbor Road Corridor District.

Steve Reyes of I Signs + Designs presented the request on behalf of his client, a massage business operating as a subtenant within the Vibe Salon complex. He explained that a dedicated exterior entrance for the unit previously existed but had since been closed by the landlord, leaving only a shared entrance into the building. The requested wall sign was intended to help customers locate the business, with the proposed location having been approved by the landlord.

Citizen Comments
There were no citizen comments.

Board Member Discussion
The board discussed the conceptual merits of signage for interior subtenants but raised concerns about the sign's proposed size of 48 square feet, noting it would be larger than signs for other tenants on the facade. The board acknowledged that sign size compliance could be addressed as a condition of approval.

The board discussed that the ordinance explicitly prohibits wall signage for businesses without a dedicated exterior means of ingress and egress, and a variance of this nature would run in perpetuity and would not be limited to the current tenant. The board further observed that the existence of a monument sign at the corner of Ann Arbor Road and Lily already identified the business, and that a wall sign in the absence of a dedicated entrance could add confusion rather than clarity. The board agreed that the straightforward remedy was reinstatement of the exterior door, which would eliminate the need for a variance entirely.

Motion
Devine offered a motion, seconded by Boyle, to deny the variance request to install a wall sign without a separate public means of ingress and egress.

Findings of Fact
No practical difficulty was demonstrated.

There was a roll call vote.
YES: Devine, Boyle, Prueter, Burrows, and Smith
MOTION PASSED UNANIMOUSLY

b) **Z 26-13 520 Blunk:** David Bongero, the applicant, is requesting a non-use variance to construct a two-story addition within the side yard setback. The property is zoned R-1, Single-Family Residential District.

David Bongero appeared on behalf of property owner. He advised the board that an identical variance had been approved previously but the owners were unable to proceed. The owners wish to remain in the home and age in place, and the request is a continuation of the previously approved variance with no changes to the plans.

Citizen Comments
There were no citizen comments.

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Board Member Discussion
The board confirmed that the plans had not changed since prior approval.

Motion
Smith offered a motion, seconded by Burrows with a friendly amendment by Devine, to allow a variance of 0.8 feet along the north side yard setback.

Findings of Fact
There is an existing nonconformity that matches the dimension, and the existing interior layout benefits from the addition.

Conditions
The setback variance does not run along the length of the property but is limited to the area defined in the submitted site plan, and construction shall be limited to 1.5 stories.

There was a roll call vote.
YES: Devine, Boyle, Prueter, Burrows, and Smith
MOTION PASSED UNANIMOUSLY

c) **Z 26-14 291 E Spring:** Mark Oppat, the owner, is requesting a non-use variance to construct a deck within the rear yard setback. The property is zoned RM-1, Multiple-Family Residential District.

Devine announced that he had done some previous work on this property with Mark Oppat but did not think it would have any bearing on the request. The board agreed and did not require Devine to recuse himself.

Mark Oppat presented his request, explaining that the property is the original Saint Peter's Church, built in 1881, which he is converting to a residence. Due to the structure's limited lot depth and the absence of any rear egress, he proposed constructing a deck off the back of the building. The property is bounded at the rear by a 16-unit apartment complex, with a parking lot adjacent to the property line.

Citizen Comments
There were no citizen comments.

Board Member Discussion
The board confirmed no variances are required for the proposed upper deck. Chair Smith asked if the building will be single-family or multi-family, and Mr. Oppat replied that it will be single-family. Members noted there would be no adverse effect on the adjacent property, as a natural berm and tree line buffer the rear, and the parking lot grade is lower than the deck level. Vice Chair Burrows noted the deck would also provide additional safety egress for the building.

Motion
Smith offered a motion, seconded by Burrows with a friendly amendment by Devine, to approve a 24-foot rear yard setback variance.

Findings of Fact
The property is a unique structure, the addition of a deck will enhance the usability of the structure as a residence and provide additional safety, and the deck does not have any adverse effect on the rear property.

Conditions
The setback variance does not run along the length of the property but is limited to the area of the deck as shown in the submitted site plan. The deck shall remain uncovered.

There was a roll call vote.
YES: Devine, Boyle, Prueter, Burrows, and Smith
MOTION PASSED UNANIMOUSLY

d) **Z 26-15 954 N Mill**: Tony Roko Ivezaj, the owner, is requesting a non-use variance to construct a single-story addition within the side yard setback. The property is zoned MU, Mixed Use District.

John Saucedo presented on behalf of the owner, presenting a proposed single-story addition measuring 10.5 by 12 feet within the north side yard setback.

Board Member Discussion
The board found the request straightforward and raised no concerns.

Citizen Comments
Howard Osborn, 938 N Mill, the adjacent neighbor, noted that an air conditioning unit and underground electrical conduit are located within the area of the proposed addition and would need to be relocated. Mr. Saucedo confirmed these items would be moved in compliance with applicable ordinances.

Motion
Smith offered a motion, seconded by Boyle, to approve a variance of 7 feet along the north side yard setback.

Findings of Fact
There is an existing nonconformity that matches the dimensions, and the existing interior layout benefits from the addition.

Condition
The setback variance does not run along the length of the property but is limited to the area defined in the submitted site plan.

There was a roll call vote.
YES: Devine, Boyle, Prueter, Burrows, and Smith
MOTION PASSED UNANIMOUSLY

e) **Z 26-16 917 Simpson:** Tristan Donley, the owner, is requesting a non-use variance to finish the attic space on a lot that does not meet the minimum lot width and side yard setbacks. The property is zoned R-1, Single-Family Residential District.

Tristan Donley presented her request to finish the attic space within the building, without altering the footprint or height of the structure. She noted that the vacant lot next door has been sold to a builder, who has confirmed the driveway will be positioned on the east side of that lot, providing additional green space and separation between the two structures. She also provided a survey from neighboring property owners in support of the request.

Citizen Comments
There were no citizen comments.

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Board Member Discussion
Devine expressed initial concern about expanding building volume, noting the intent of the ordinance is to control mass and prevent overbuilding. The board agreed that the rear dormer does not affect the front façade, and Ms. Donley explained that the rear dormer is functionally necessary to access the finished space. Boyle asked if the lot was originally a 50-foot-wide lot. Ms. Donley explained that the lot, originally 58.5 feet wide as platted in 1924, was reduced to its current non-conforming width when 8.5 feet were transferred to the adjacent lot sometime prior to 1983. Prueter noted that two-story condominiums to the rear of the property are substantially screened by evergreen trees. The board agreed to condition the approval on the conversion being consistent with the submitted plans, with no increase to building height and no additional volume beyond what is indicated.

Motion
Smith offered a motion, seconded by Devine, to allow a variance of 7.8 feet along the west side yard setback, a variance of 1.4 feet along the east side yard setback, and a 10-foot lot width variance.

Findings of Fact
The proposal does not increase the building footprint, it does not encroach further into any required setback than presently exists, it does not exceed the allowable floor area ratio, and it will maintain the character of the property.

Conditions
The conversion shall be consistent with the submitted plans, there shall be no increase to the height of the building, and there shall be no additional volume beyond what is indicated in the existing plans.

There was a roll call vote.
YES: Devine, Boyle, Prueter, Burrows, and Smith
MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS
Chair Smith welcomed newly appointed member David Prueter to the board. Pruter expressed that he is looking forward to supporting the board and the City of Plymouth's codes and requirements.

9. REPORTS AND CORRESPONDENCE
None.

10. ADJOURNMENT
Smith offered a motion, seconded by Boyle, to adjourn the meeting at 7:39 p.m.

There was a roll call vote.
YES: Devine, Boyle, Prueter, Burrows, and Smith
MOTION PASSED UNANIMOUSLY

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

A regular meeting of the Zoning Board of Appeals will be held on Thursday, November 5, 2026, at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 26-17 502 Adams: Robert Waters, the applicant, is requesting a non-use variance to construct a non-picket fence greater than 48 inches tall in the required front yard along Farmer. The property is zoned R-1, Single-Family Residential District.

Z 26-18 212 S. Main: Dinverno Remodeling & Construction, the applicant, is requesting a non-use variance to install a roof sign. The property is zoned B-2, Central Business District.

Z 26-19 254 Ann: Mark Bondoni, the owner, is requesting a non-use variance to modify an existing garage within the side yard setback. The property is zoned R-1, Single-Family Residential District.

Plans are available for review in the Community Development Department office Monday through Friday from 8:00 A.M. to 4:30 P.M.

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

Publish: Wednesday, October 21, 2026

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

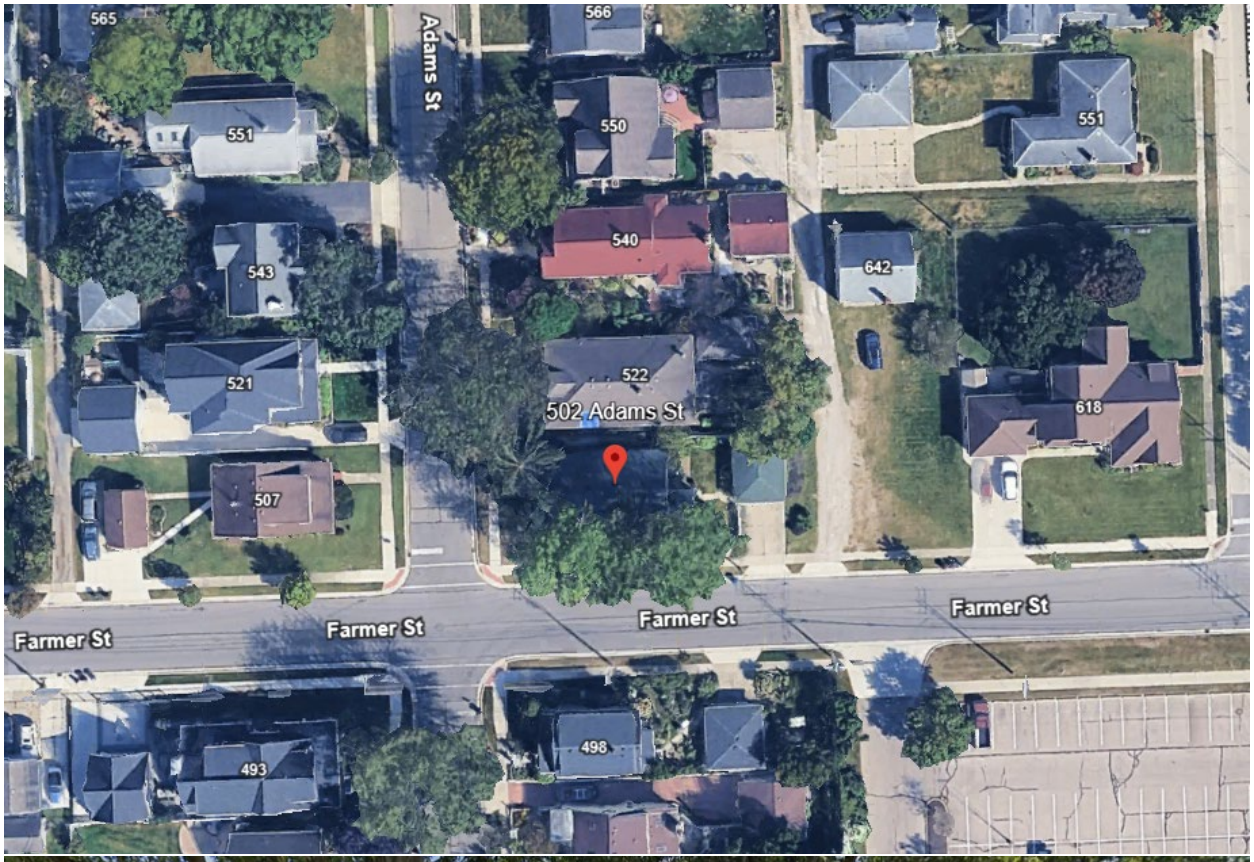
TO: Zoning Board of Appeals
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: October 29, 2026
RE: **Z 26-17 502 Adams:** Non-Use Variance Request

Robert Waters, the applicant, is requesting a non-use variance to construct a non-picket fence greater than 48 inches tall in the required front yard along Farmer. The property is zoned R-1, Single-Family Residential District. The property is 50 feet wide by 122 feet deep, totaling 6,100 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 install a 6-foot-tall non-picket fence in the required front yard along Farmer.

Please note that the plot plan provided in their submission is outdated. It incorrectly identifies the lot depth as 132 and indicates that the alley has been vacated. The correct lot depth is 122 feet, and the alley has not been vacated. These discrepancies do not affect the variance request.

Should you have any questions, please contact me directly.





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

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.

502 Adams Street — 9.21.2026
Address of Property — Date of Application

Robert Waters — same
Applicant Name — Property Owner

502 Adams St. — Plymouth — MI
Address — City — State Zip

[redacted] — [redacted]
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, as well as the $40.00 administrative fee. 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).

Please be wary of fraudulent wire transfer requests sent from fake City of Plymouth email addresses. Please verify invoices with Community Development Director Greta Bolhuis at (734) 404-8105 before submitting payment. Official email correspondence to/from City employees and officials end in "plymouthmi.gov".

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: place a fence on this Lot to replace peeviously existing fence.

Description of Property

Current zoning classification: R1

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

Is it a corner or interior lot? CORNER

Size and area of lot: 6,100 sq. feet

Total square footage of existing main structure(s): 2,440

Total square footage of accessory structure(s): 609

Existing lot coverage (percentage) of all buildings and structures: 33.6

Height of existing main and/or accessory structures: 27'

Description of Proposed Structures → FENCE

Dimensions and area of structure or addition to be constructed: 6 foot tall, 121 Linear feet

Front yard setback after completion (measured from property line): 35 feet

Rear yard setback after completion (measured from property line): 40 feet

Side yard setback after completion (measured from property line): 1 Foot

Height of proposed structure: 6 feet

Lot coverage (percentage) after completion: to 121 Linear feet

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

☑ A scaled drawing or boundary survey depicting the above information. survey of lot?

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

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: _____

_____

_____

_____

Description of Property

Current zoning classification: R-1

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

Is it a corner or interior lot? corner

Size and area of lot: 6100 sq ft.

Total square footage of existing main structure(s): 2440

Total square footage of accessory structure(s): 609

Existing lot coverage (percentage) of all buildings and structures: 33.6

Height of existing main and/or accessory structures: 27'

Description of Proposed Structures → House

Dimensions and area of structure or addition to be constructed: _____

Front yard setback after completion (measured from property line): Adams 23.2' / Farmer 17.5'

Rear yard setback after completion (measured from property line): 59'

Side yard setback after completion (measured from property line): 6'

Height of proposed structure: 27

Lot coverage (percentage) after completion: 33.6

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 36.9

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

Please answer all the following questions as they relate to the dimensional variance, use additionalsheets 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

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:

Ross Mo — Ross Waters

Signature of Property Owner — Signature of Applicant

Subscribed and sworn before me this 17th day of September 20 26

Natalie Bates

Notary Public

My Commission expires dec 13th 2031

NATALIE BATES
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES DEC 13, 2031
ACTING IN THE COUNTY OF Wayne

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?*

   This request is to replace a fence previously in place at this address. The fence was removed as part of the lot tear down and not retained as a difference fence style was envisioned. Pictures of the previously existing fence are enclosed. Fencing is needed to support the containment of two large pets (dogs). Without fencing it will not be possible for the dogs to be outside unless leashed. If leashed, they will likely disturb passersby and not enjoy the freedom pets of this size need. A shorter fence would not prevent the dogs from being attracted to passersby and *possibly* creating a safety issue for those outside the fence. This is why a six-foot height is necessary. Further, daily walks will not replace the exercise they can get in a contained yard. As noted above, there was a fence on this property prior to the tear down for construction of the new home. Also note that there are similar white vinyl fences on Farmer Road within eyesight of this location. A picture of a white vinyl fence on Farmer is attached as well. Based on these factors, I assumed disposing of the old fence and replacing it with a new one of different material would not be an issue. Having the property fenced was ultimately a major factor in choosing this home and my purchase decision. Based on this, I signed a contract to purchase the property.

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

   This is a corner lot and as such, per the ordinance, the side of the house facing Farmer Street is considered a front. As the photos of the prior fence show, and as the drawing I am providing do, there is a considerable space between the two properties and the proposed back edge of the fence. The presence of a garage, the remaining space to my property line and the alley between the properties all contribute to 60 feet of distance from the back edge of the proposed fence and the adjacent home's property line. I feel this minimizes any impact which a more typical fence placement where the fence reached the adjacent property line. Again, the new fence will be located in the same area as the prior fence.

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

   I realize not verifying the ordinance prior to the purchase was my responsibility given consideration for a fenced yard was a major factor in my purchase decision. However, given this home did have a fence previously and homes on in sight of this property also have six-foot vinyl fences on Farmer

Street, I don't feel I was completely remiss in not conducting more diligence. Again, the intention is to construct a replacement fence in a location consistent with the fence previously in place (photos provided).

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

   The ordinance will limit the having a fence on the side of the house facing Farmer Street as this is considered a "front yard." If the size and type of replacement fence being requested is not permitted, the amount of space available for a fenced back yard comes to the point of making it impractical. I appreciate the purpose of the ordinance as it does protect the future purchaser of the adjacent property and the community as a whole. However, based on the aesthetics of the proposed fence, the fact that fencing was previously in place in the areas now being proposed, the existence of other fences abutting Farmer Street, and finally allowing for the considerable distance between the back edge of the fence and the adjacent lot, I believe this does not present an unreasonable aesthetic and will not harm either the future purchaser or the community.

Additional Comments:

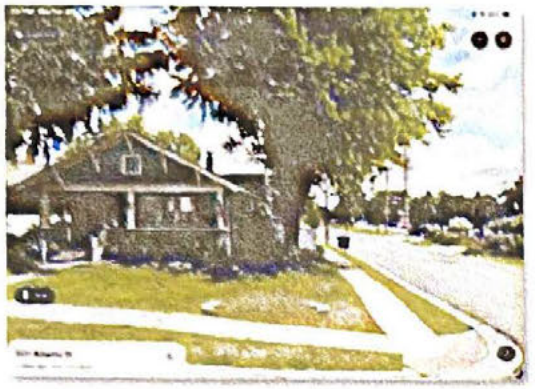
Although the restrictions in the ordinance may not appear to be burdensome in most cases, it is in fact a very significant issue for me. Knowing the prior owners had a fence that was suitable for my purposes, and that I was simply replacing it with a different material, I moved forward with signing a contract to purchase the home and have put down a substantial deposit – one too large to walk away from. Again, my responsibility but I feel a fair point to make.

It is also my intention to install an attractive fencing solution. I intend to use composite material (Trex-style boards) placed horizontally to create a contemporary appeal. The fence will be 6 feet high and the board will be a solid wall. The color will be neutral. This is considerably more expensive than the typical vinyl or wood fencing but I feel will enhance the property's appeal and be a plus for the community.

There is a backstory to my owning these dogs. They previously belonged to my brother and as many pet owners do, he considered them his "children." My brother served in the military and after returning from his tour in Afghanistan suffered an extreme case of Post Traumatic Stress Disorder. Sadly, he lost his struggle with PTSD and we lost him. As his only sibling, I felt it was my responsibility to take the dogs and care for them. I have done so out

of loyalty and respect for my brother. I realize this doesn't change the facts surrounding the ordinance or the need to respect the aesthetics it seeks to protect. However, I would simply ask that it might be a consideration and allow for some additional flexibility.

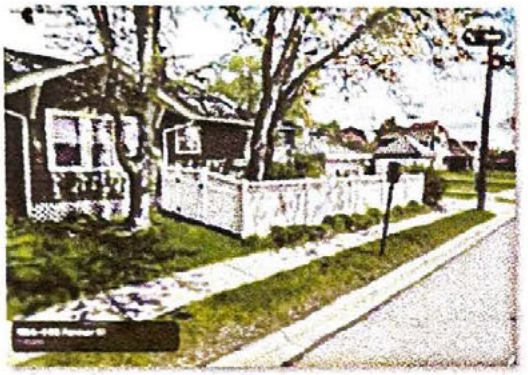
Following are pictures of the fence which existed prior to construction. A picture of a similar existing white fence on Farmer Street and an example of what I intend to install, are all attached. This is why I felt it should not be an issue to replace this fence.



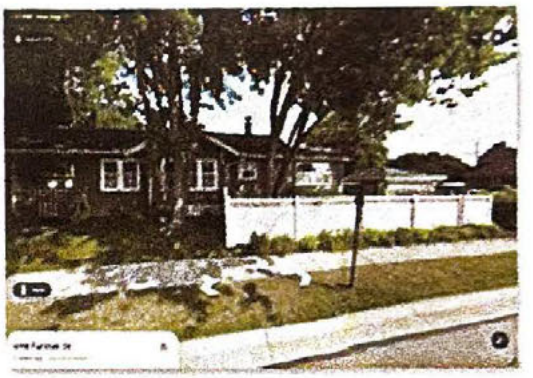
✓ 1-front 1.PNG



✓ 2-front 2.PNG



✓ 3-side 1.PNG



✓ 4-side 2.png



✓ 5-side 3.png



✓ back 1.png



✓ back 2.png



✓ back 3.png

Example of six foot white vinyl fencing currently on Farmer Street



492 N. Harvey St. (shown), 493 N. Harvey St., 498 Ann St, 502 Ann St.

Example of style for proposed fencing. Note color may change to another neutral selection.



Know what's **below.**
Call before you dig.

confirm minimum setbacks with municipality & HOA (if any)

Zoning:
R-1 One Family Residential

Setbacks:
Front - 23.2'
Side - 6'
Side total - 12'
Rear - 35'

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

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

Address	Setback
#460	22.5
#472	21.8
#498	21.7
#522	31.0
#540	22.8
#550	30.0
#566	31.0
Average	25.8
90% of Average	23.2

"May be used for Porch Exception"

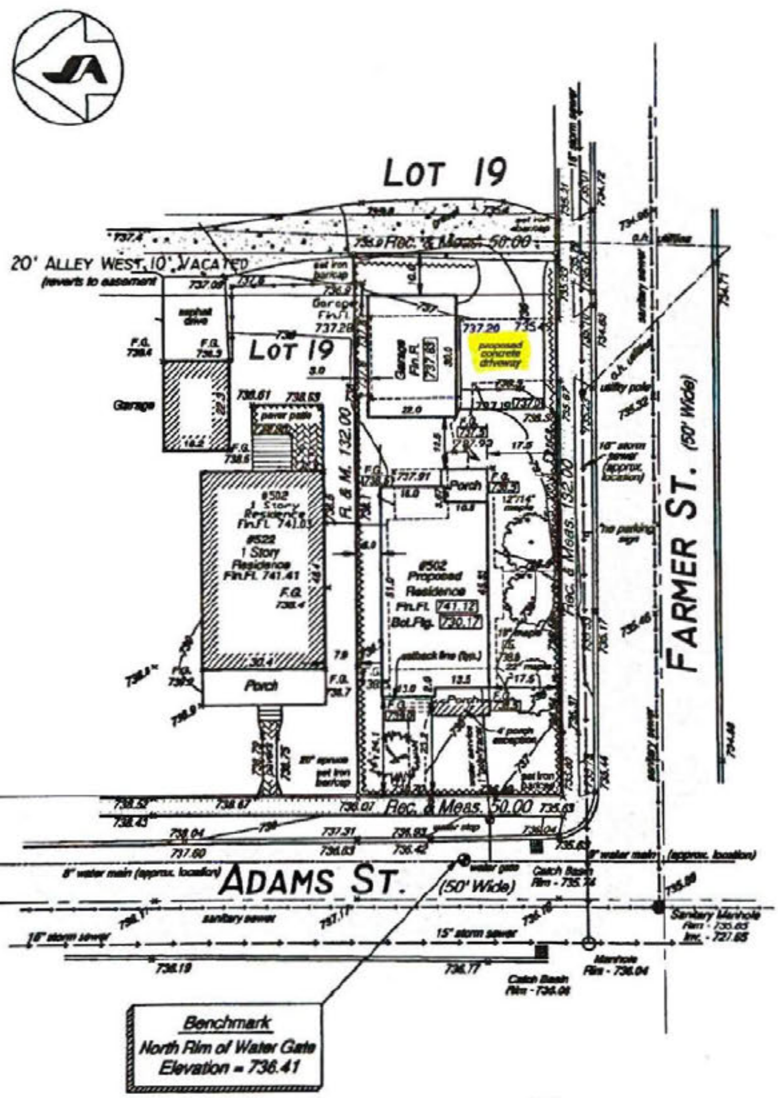
Setback information on houses within 200' - on Adams St.

Address	Setback
#460	16.3
#472	18.0
#498	15.0
#522	22.4
#540	22.8
#550	30.0
#566	31.0
Average	22.2
90% of Average	20.0

"Not to be used for Porch Exception"

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

Address	Setback
#507	15.5
#502	10.2
#518	32.5
Average	19.4
90% of Average	17.5



LEGEND

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

Note:
Connect to the sanitary sewer as directed by the City of Plymouth.

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

LEGAL DESCRIPTION

LOT 18 AND ½ OF THE ADJACENT 20' WIDE ALLEY OF "KATE E. ALLEN'S ADDITION TO PLYMOUTH VILLAGE" SUBDIVISION, PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 26, AND THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 23, SOUTH OF PERE MARQUETTE RAILROAD IN PLYMOUTH, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 22 OF PLATS ON PAGE 54, WAYNE COUNTY RECORDS. LOT CONTAINS 6,601 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

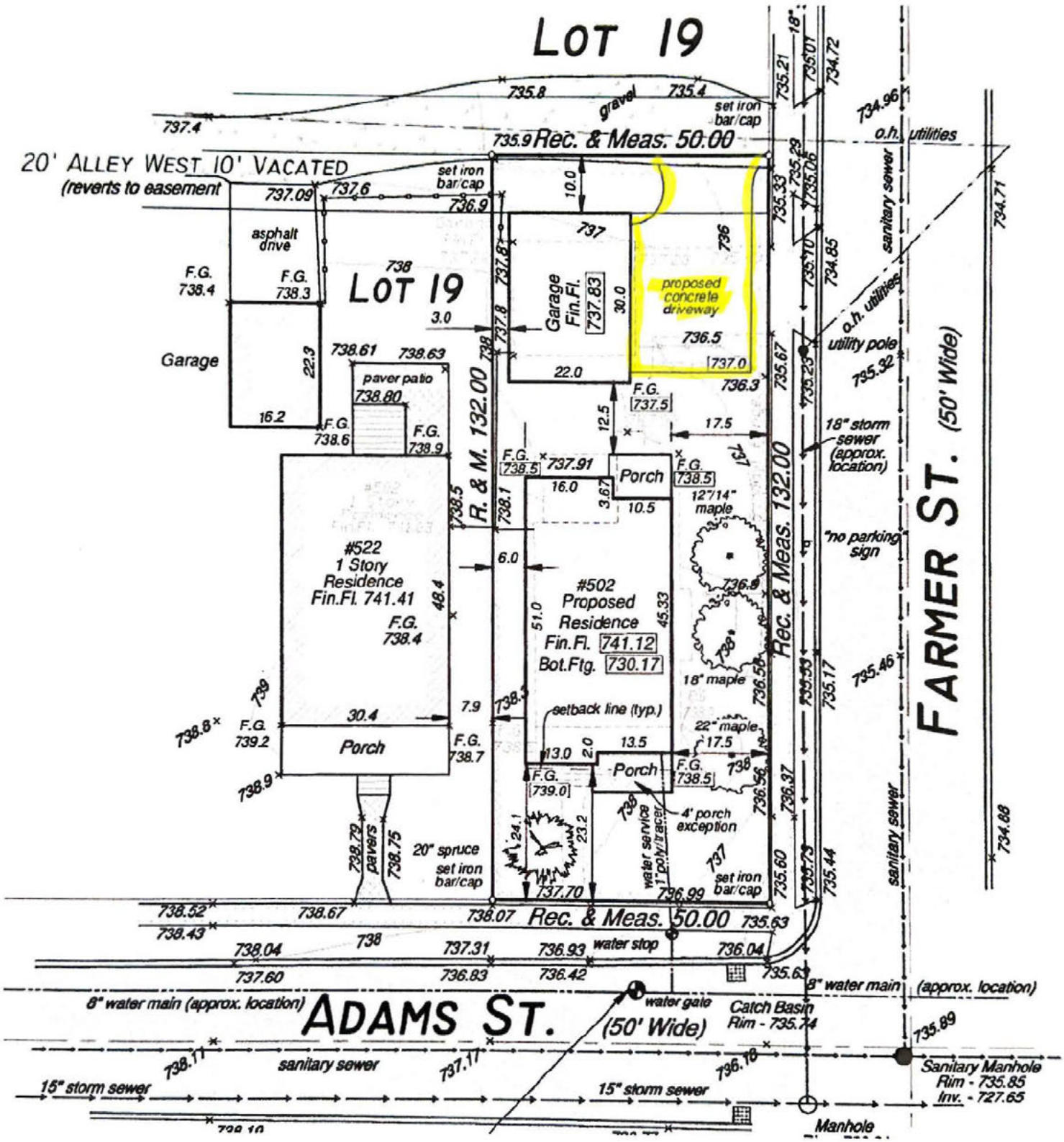
STATE OF MICHIGAN
L. JOHN JOHANSSON
PROFESSIONAL SURVEYOR
NO. 4001019838

PLOT PLAN

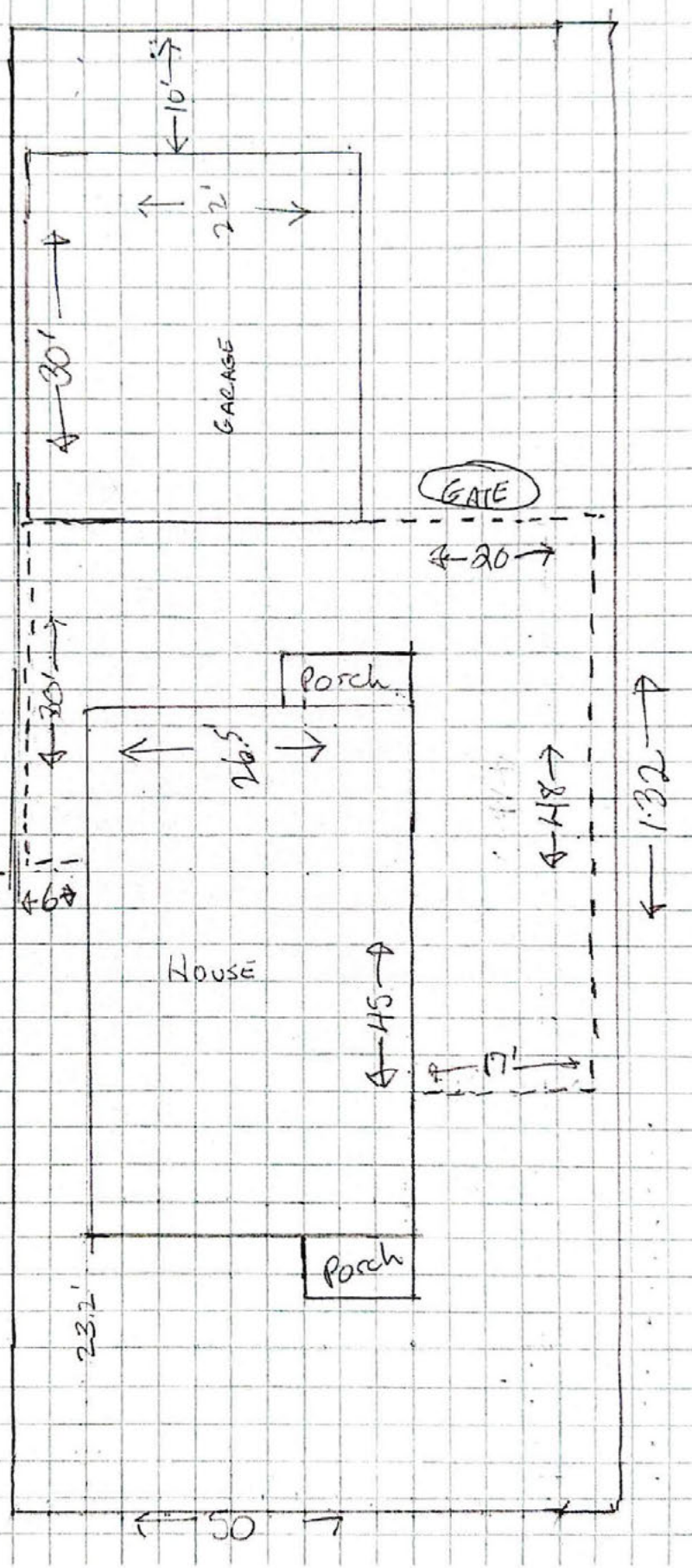
Prepared For: For: Evergreen Development NV, LLC
485 S. Main St.
Plymouth, MI 48170
[redacted]

Johansson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
[redacted]

Date	16 April 2026
Job no.	25-11-006
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 of 1


LOT 19
735.8
gravel
735.4
set iron bar/cap
737.4
735.9 Rec. & Meas. 50.00
o.h. utilities
20' ALLEY WEST 10' VACATED
(reverts to easement
737.09
737.6
set iron bar/cap
736.9
10.0
asphalt drive
737
736
sanitary sewer
F.G. 736.4
F.G. 738.3
738
LOT 19
737.87
Garage Fin.Fl. 737.83
30.0
proposed concrete driveway
736.5
737.0
o.h. utilities
utility pole
Garage
22.3
738.61
738.63
paver patio
738.80
737.8
3.0
22.0
736.3
F.G. 737.5
12.5
17.5
16.2
F.G. 738.6
F.G. 738.9
R. & M. 132.00
F.G. 738.5
737.91
Porch
F.G. 738.5
16.0
3.67
10.5
12'/14" maple
18" storm sewer (approx. location)
738.1
738.5
#522
1 Story
Residence
Fin.Fl. 741.41
F.G. 738.4
6.0
48.4
#502
Proposed
Residence
Fin.Fl. 741.12
Bot.Ftg. 730.17
51.0
45.33
"no parking" sign
736.9
18" maple
736.56
Rec. & Meas. 132.00
FARMER ST. (50' Wide)
735.46
735.17
739
738.8
F.G. 739.2
30.4
7.9
setback line (typ.)
22" maple
17.5
Porch
F.G. 738.7
13.0
2.0
13.5
Porch
F.G. 738.5
738.9
F.G. 739.0
738
736.56
736.97
4' porch exception
738.72
pavers
738.75
20" spruce
set iron bar/cap
24.1
23.2
water service 1" poly/tracer
737
737.70
736.99
set iron bar/cap
735.60
735.44
sanitary sewer
738.52
738.67
738.07 Rec. & Meas. 50.00
735.63
738.43
738.04
738
737.31
736.93
water stop
736.04
737.60
736.83
736.42
735.63
8" water main (approx. location)
8" water main (approx. location)
ADAMS ST. (50' Wide)
water gate
Catch Basin
Rim - 735.74
735.89
738.11
sanitary sewer
737.17
736.18
Sanitary Manhole
Rim - 735.85
Inv. - 727.65
15" storm sewer
15" storm sewer
Manhole

502 Adams St.



Linear
17
48
20
30
6
121

DASHED LINES REPRESENT FENCE PLACEMENT

To: Bolhuis, Greta <gbolhuis@plymouthmi.gov>
Subject: Opposition to Variance Z 26-17, 502 Adams — Zoning Board of Appeals, November 5, 2026

Dear Ms. Bolhuis,

My name is Trevor Losch, and I live at 551 Adams Street in Plymouth. I am writing to oppose variance request Z 26-17 for 502 Adams, which would allow a non-picket fence taller than 48 inches in the required front yard along Farmer Street.

My concern is visibility at the corner of Adams and Farmer. Driving south on Adams, it is already difficult to see the traffic on Farmer approaching from the left, which is the westbound traffic. A solid fence taller than 48 inches in that front yard would block the view even further and make an already difficult sight line worse for drivers, and for anyone crossing or turning at that corner. There have been accidents at this intersection in the past, and making the visibility worse is only going to make the situation worse.

I respectfully ask the Board to deny the variance and hold the fence to the 48 inch height the ordinance allows. I will try to attend the November 5 meeting, but it may not work with my schedule, so I am submitting my comments in writing as well.

Thank you for your time and consideration.

Sincerely,
Trevor Losch
551 Adams Street
Plymouth, MI 48170
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.

Outlook

Re: Variance Z 26-17 502 Adams St.

From Bolhuis, Greta <gbolhuis@plymouthmi.gov>
Date Mon 10/26/2026 12:53 PM
To SANDRA GAGGI [redacted]
Cc Hall, Haley <hhall@plymouthmi.gov>

Hi Sandy:

Thanks for your email and your comments. I will include them in the packet for the board to consider.

Best,
Greta

From: SANDRA GAGGI [redacted]
Sent: Monday, October 26, 2026 12:41 PM
To: Bolhuis, Greta <gbolhuis@plymouthmi.gov>
Subject: Variance Z 26-17 502 Adams St.

I live at 475 Adams St. and I want to let you know I am absolutely NOT in favor of granting a variance for a non-picket fence along Farmer St. and the front yard at 502 Adams St.
Granting this variance opens the door to everyone living on a corner lot in the City of Plymouth to request a similar variance. That is a sight I do not want to see.
Sandy Gaggi
Sent from my iPhone
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.

To: Bolhuis, Greta <gbolhuis@plymouthmi.gov>
Subject: Z 26-17 Concern

I'd like to share some concerns regarding the addition of a fence over 48" at 502 Adams St. The fence request is not a mere replacement of a previous fence as stated. It would add to the previous fence by extending the fence almost 20' according to the measurements provided in the packet and satellite data of the residence. I do not think the plans as outlined in the packet would be safe for traffic. The extended height of the fence combined with its placement 1' from the property line on Farmer and 35' from the line on Adams would greatly reduce visibility for southbound Adams traffic, requiring cars and trucks to pull out into the intersection and perpendicular traffic for full visibility to see. Additionally, westbound Farmer traffic would not be able to see pedestrians and bicyclists on southbound Adams until approaching the intersection. Some of the other example fences shared in the packet depict fences and yards located at four way stops along Farmer, but the Adams crossing is not a four way stop. Farmer does not stop. As an Adams Street neighbor situated on the block, I can attest that Adams and Farmer is a difficult intersection to cross on foot, bike, and car as is, especially when traffic is backed up due to trains and blocking the intersection. Accidents have occurred here in the past. As a dog lover myself, I empathize needing to put up a fence for canine companions. A replacement fence is not an issue but one that is simultaneously tall AND extends to 35' give or take from the Adams property line with a 1' margin on Farmer would block visibility and be a major safety issue. We will do our best to attend the upcoming meeting to share these concerns in person.

John and Alexandria Lorentz
609 Adams St.

Sent from my iPhone
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.

Outlook

Fw: Zoning Board of Appeals - LTR of Support Z26-17 - 502 Adams, Plymouth

From Bolhuis, Greta <gbolhuis@plymouthmi.gov>
Date Thu 10/29/2026 4:26 PM
To Hall, Haley <hhall@plymouthmi.gov>

From: Bolhuis, Greta <gbolhuis@plymouthmi.gov>
Sent: Thursday, October 29, 2026 1:39 PM
To: Matthew Thurber [redacted]; Evergreen Developments, LLC [redacted]
Subject: Re: Zoning Board of Appeals - LTR of Support Z26-17 - 502 Adams, Plymouth

Hi Kim:

Thanks for your email. I will include it in the Board's agenda packet.

Best,
Greta

From: Evergreen Developments, LLC [redacted]
Sent: Thursday, October 29, 2026 1:14 PM
To: Bolhuis, Greta <gbolhuis@plymouthmi.gov>; Matthew Thurber [redacted]
Subject: RE: Zoning Board of Appeals - LTR of Support Z26-17 - 502 Adams, Plymouth

Dear Ms. Bolhuis:

Please see our attached letter of support for petitioner - Robert Waters regarding a non-use variance to construct a non-picket fence for the address 502 Adams St.

We hope the board will approve this petition.

If you have any questions please reach out.
Thanks,

Kim Paterson
Evergreen Developments, LLC

477 S. Main St.
Plymouth, MI 48170
[redacted]

****CAUTION:This email originated from outside of your organization. Use caution when clicking on**

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
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: October 29, 2026
RE: **Z 26-18, 212 S. Main:** Non-Use Variance Request

Dinverno Remodeling & Construction, 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 40.5 feet wide by 196 feet deep, totaling 7,938 square feet.

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.


212 S Main St
CLERK -
PLYMOUTH CITY


THAI

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.

212 South Main Street, Plymouth, MI 48170			September 29, 2026 (Updated 10/13/2026)
Address of Property			Date of Application
Dinverno Remodeling & Construction (Josh Dinverno)	Ki Suk Sung, Owner (Attn: Joon H. Sung, Esq., 10592 Brooks Ln)		
Applicant Name	Property Owner		
29610 Southfield Rd, Suite 101	Southfield	MI	48076
Address	City	State	Zip
[redacted]	[redacted]		
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, as well as the $40.00 administrative fee. 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).

Please be wary of fraudulent wire transfer requests sent from fake City of Plymouth email addresses. Please verify invoices with Community Development Director Greta Bolhuis at (734) 404-8105 before submitting payment. Official email correspondence to/from City employees and officials end in "plymouthmi.gov".

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

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

Section 78-223 (Signs Not Permitted - Roof Signs) & Section 78-21 (Definitions - Sign, Roof)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Permit the installation of one (1) architecturally integrated, front-lit commercial channel letter wall sign ("Rinrada Thai Noodle", 29.5" H x 181.7" W, 37.2 sq. ft. overall bounding area / 25 sq. ft. sign face) mounted to the front street-facing mansard roof facade at 212 S. Main St., which is classified under Sec. 78-21 as a roof sign because it attaches to a mansard element, whereas Sec. 78-223 prohibits roof signs.

Description of Property

Current zoning classification: B-2 · Central Business District

Current use of structure(s) on premises: Restaurant (1st floor commercial); two (2) 1-bedroom apartments (2nd floor rear)

Is it a corner or interior lot? Interior Lot (Lot 195, Assessor's Plymouth Plat No. 8, Parcel #006-02-0195-000)

Size and area of lot: 7,938.0 sq. ft. (40.5 ft. frontage on S. Main St. x 196.0 ft. depth = 0.182 Acres)

Total square footage of existing main structure(s): 2,716 sq. ft. gross floor area (~2,500 sq. ft. 1st floor)

Total square footage of accessory structure(s): 0 sq. ft. existing (None)

Existing lot coverage (percentage) of all buildings and structures: 34.2% (2,716 sq. ft. building / 7,938 sq. ft. lot)

Height of existing main and/or accessory structures: 1st Floor = 10'-0"; 2nd Floor Rear = 16'-0" (18.0 ft. to ridge)

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: Wall sign only: 29.5" H x 181.7" W (25 SF face / no bldg addition)

Front yard setback after completion (measured from property line): Unchanged (119.7 ft. to existing bldg front wall)

Rear yard setback after completion (measured from property line): Unchanged (6.0 ft. to existing rear building wall)

Side yard setback after completion (measured from property line): Unchanged (0.8 ft. North & South existing side yards)

Height of proposed structure: Unchanged (Sign height 29.5" mounted on existing 10'-0" front mansard fascia below roof peak)

Lot coverage (percentage) after completion: 34.2% (Unchanged by wall sign installation)

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): N/A (Commercial B-2)

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

Please answer all the following questions as they relate to the dimensional variance, use additionalsheets 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 subject commercial building features a unique 1970s architectural mansard facade design that slopes forward directly over the storefront entrance. Because the building has a flat roof with a sloped mansard fascia and lacks a conventional flat vertical exterior wall space above the storefront windows, the mansard fascia serves as the functional exterior wall of the building. Applying the strict definition of Section 78-21 ('Sign, Roof') treats this functional facade as a prohibited roof under Section 78-223, creating an exceptional physical circumstance unique to this property that does not apply to other downtown commercial buildings with traditional vertical brick masonry walls.

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

The variance will have a positive and harmonious effect on surrounding properties and downtown Plymouth. The sign is architecturally compatible with the downtown district, does not extend above the roof peak, does not project into the pedestrian right-of-way, and creates no adverse glare, shadows, or visual obstruction. Importantly, the proposed sign directly matches the scale, illumination, and mansard placement of the existing commercial sign on the adjacent building at 200 S. Main St. (which shares reciprocal parking and vehicular access), maintaining visual uniformity along the block.

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.

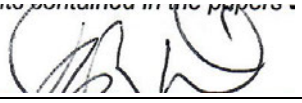
The practical difficulty is not self-imposed. The building was constructed decades ago with its existing mansard architecture and lack of vertical transom wall space above the storefront windows. The physical condition was not created by the applicant or property owner. The difficulty arises entirely from the pre-existing architectural structure intersecting with the specific zoning definition that treats mansard facades as roofs.

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

The property is zoned B-2 for permitted commercial restaurant and business uses. In a downtown pedestrian and vehicular commercial corridor, reasonable commercial use requires visible storefront identification. Without a variance to allow signage on the mansard fascia, the business is deprived of basic tenant identification, creating an unreasonable operational hardship not shared by neighboring commercial properties.

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
Ki Suk Sung, Owner (Original notarized signature on file & Page 4)

Signature of Applicant
Joshua Dinverno, Dinverno Remodeling & Construction

Subscribed and sworn before me this **29th** day of **September**, 20 **26**

Colleen Erin Haynes, Notary Public - Wayne County, MI
Notary Public

My Commission expires **12/28/2030 (See attached original notarized Page 4)**

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

The variance will have a positive and harmonious effect on surrounding properties and downtown Plymouth. The sign is architecturally compatible with the downtown district, does not extend above the roof peak, does not project into the pedestrian right-of-way, and creates no adverse glare, shadows, or visual obstruction. Importantly, the proposed sign directly matches the scale, illumination, and mansard placement of the existing commercial sign on the adjacent building at 200 S. Main St. (which shares reciprocal parking and vehicular access), maintaining visual uniformity along the block.

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 practical difficulty is not self-imposed. The building was constructed decades ago with its existing mansard architecture, zero front setback, and lack of vertical transom wall space. The physical condition was not created by the applicant or property owner. The difficulty arises entirely from the pre-existing architectural structure intersecting with the specific zoning definition that treats mansard facades as roofs.

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

The property is zoned B-2 for permitted commercial restaurant and business uses. In a downtown pedestrian and vehicular commercial corridor, reasonable commercial use requires visible storefront identification. Without a variance to allow signage on the mansard fascia, the business is deprived of basic tenant identification, creating an unreasonable operational hardship not shared by neighboring commercial properties.

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

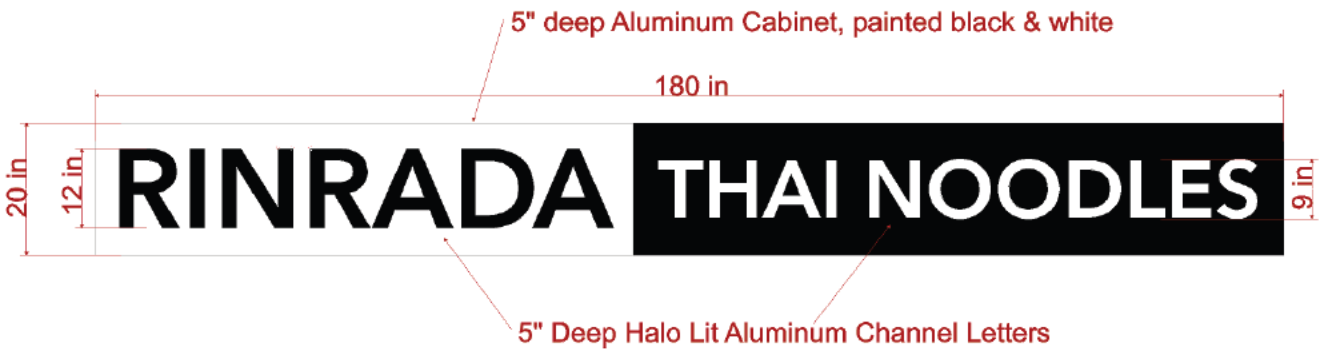
Signature of Property Owner
Ki Suk Sung, Owner

Signature of Applicant
Joshua Dinverno, Dinverno Remodeling & Construction

Subscribed and sworn before me this 29 day of SEPTEMBER, 20 26.

Notary Public, State of Michigan, County of WAYNE
My Commission expires: 12/28/2030

COLLEEN ERIN HAYNES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Dec 28, 2030
Acting in the County of WAYNE



DAY



NIGHT



Job#: 20531

RINRADA Thai Noodles
212 S. Main St.
Plymouth, MI 48170

Exterior Wall Sign

Halo Lit Channel Letters on Painted Aluminum Cabinet

Mounting bracket for Mansard siding / facade.

TOTAL SF = 25 SF

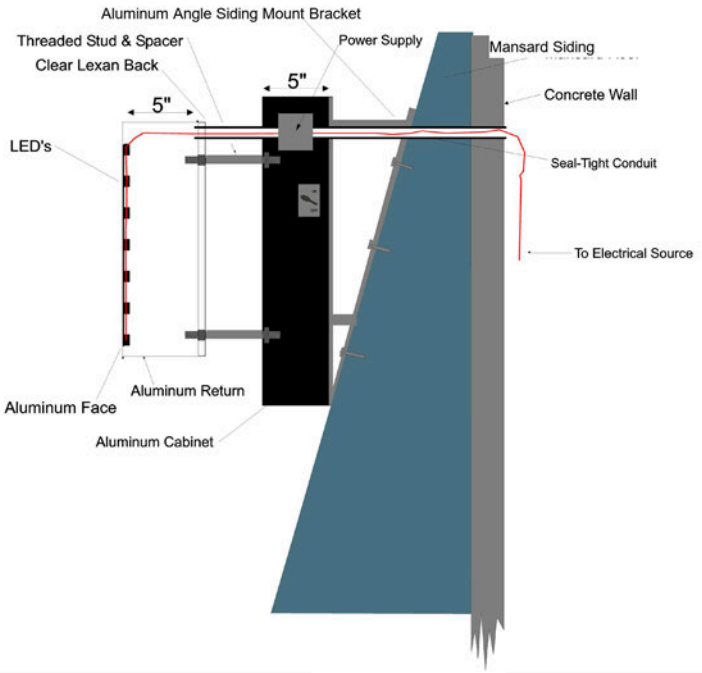
image360
Account Manager: Jennifer Kientz
Office
Direct.

RENDER | JK





MOUNTING METHOD



Job#: 20531

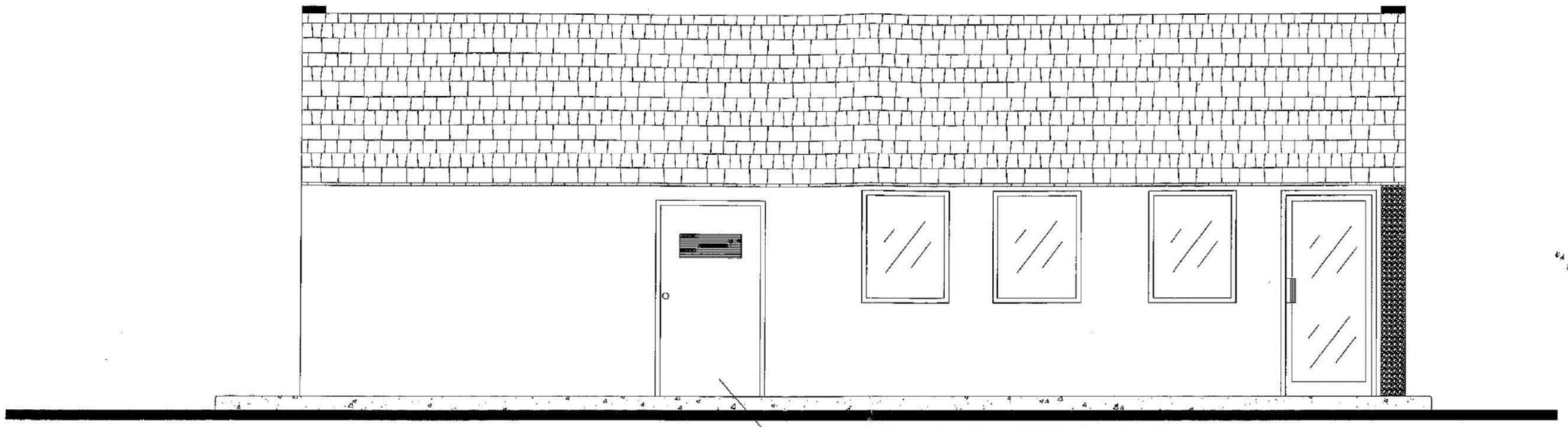
RINRADA Thai Noodles
212 S. Main St.
Plymouth, MI 48170

Mounting & Building Specs

image360

Account Manager: Jennifer Kientz
Office.
Direct.
[redacted]

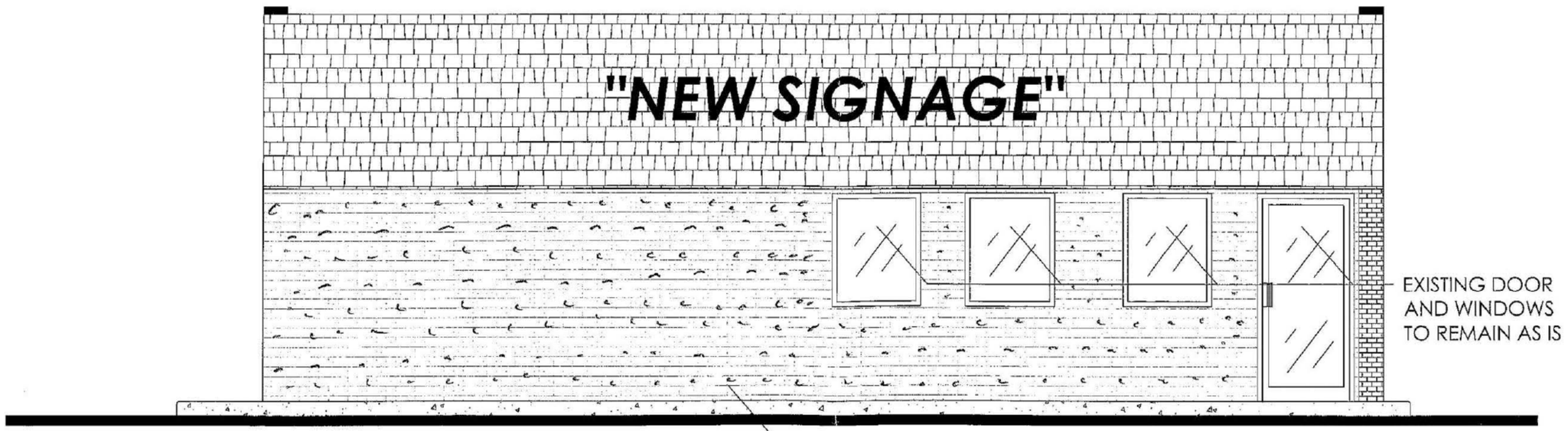
RENDER	JK



REMOVE AND INFILL EXISTING HOLLOW METAL FRAME AND STEEL DOOR TO ENCLOSE WALL FOR BATHROOMS

EXISTING ELEVATION

SCALE: $\frac{1}{4}$" = 1'- 0"



EXISTING DOOR AND WINDOWS TO REMAIN AS IS

EXISTING PEA STONE FINISH TO REMAIN.
DOOR INFILLS TO MATCH EXISTING COLOR AND STYLE PER HDC APPROVAL (DATED 3/4/2026).

PROPOSED ELEVATION

SCALE: $\frac{1}{4}$" = 1'-0"

No.	Date	By	Notes
1	02.03.26	SR	
2			
3			
4			

Drawn By: TR

Checked: --

Scale: AS NOTED

Date: 02.03.2026

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TECHNICAL
37000 HICKORY BLVD STE.
FARMINGTON HILLS, MI 48331
P: (248) 426-8000 F: (248) 426-8904

AZIZ B. DOUYARIEH
ENGINEER
No. 66582
STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER

PROJECT
TGI OFFICE
212 S MAIN ST.
PLYMOUTH, MI 48170

SHEET TITLE
A-2 FRONT ELEVATIONS

SCALE: 1" = 1'-0"

JOB #
TG-23735

SHEET
A-2

Outlook

Re: Z 26-18 212 S Main -

From Bolhuis, Greta <gbolhuis@plymouthmi.gov>
Date Thu 10/29/2026 8:38 AM
To Patty Jamison [redacted]
Cc Hall, Haley <hhall@plymouthmi.gov>

2 attachments (10 MB)
PACKAGE_1_Plymouth_HDC_ZBA_Signage_and_Mansard_Variance_Package.pdf;
Plymouth_2026_ZBA_Application_212_S_Main.pdf;

Hi Patty:

I've attached their application for your review and information. I will include your comments in the board's packet.

Best,
Greta

From: Patty Jamison [redacted]
Sent: Thursday, October 29, 2026 8:25 AM
To: Bolhuis, Greta <gbolhuis@plymouthmi.gov>
Subject: Z 26-18 212 S Main -

Hi Greta -

Opposition to the Roof Sign Variance
I oppose granting a non-use variance to install a roof sign. As of this email, I have not yet read the application. My opposition is based on the following observations and concerns.

Existing Visibility and Downtown Character
During our 44 years living in the city, this property has had at least three different owners. Throughout that time, Gould Cleaners had a block letter roof sign visible to pedestrians and drivers traveling in both directions on Main Street. This building roof has changed since that sign was there, addition of roof units and no improvement front, side or back of building, not a great first impression appealing from several sides.

Over the years, the city has reviewed and changed its sign ordinance. Although not everyone has agreed with those changes, efforts to preserve the downtown, old Village and surrounding businesses look and design have been well received.

Roof Signs Observed Downtown -
Yesterday, I drove and walked around downtown. The only two roof signs I observed were at Penn Theatre and Westborn Market, both using block letters. The March Tire/Goodyear sign, which I had previously thought was a roof sign, is actually freestanding, very large, and tall.

Potential Effects on the Apartment and Nearby Views -
The property also houses an apartment. If the roof sign is illuminated, it could affect the renter. I am also concerned about the view of the back of the sign from the church parking lot.

Space on the Existing Street Sign -
The existing street sign has space for Dinverno Remodeling & Construction, if they wished to enhance design it may also help attract increased business interest.

To conclude, granting by voting to approve may open up new and current businesses wishing to install roof signs and change the visual landscape.

Thanks much for listening,
Patty Jamison
255 North Harvey
Plymouth, MI 48170
[redacted]

****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.****

City of Plymouth
Zoning Board of Appeals
Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

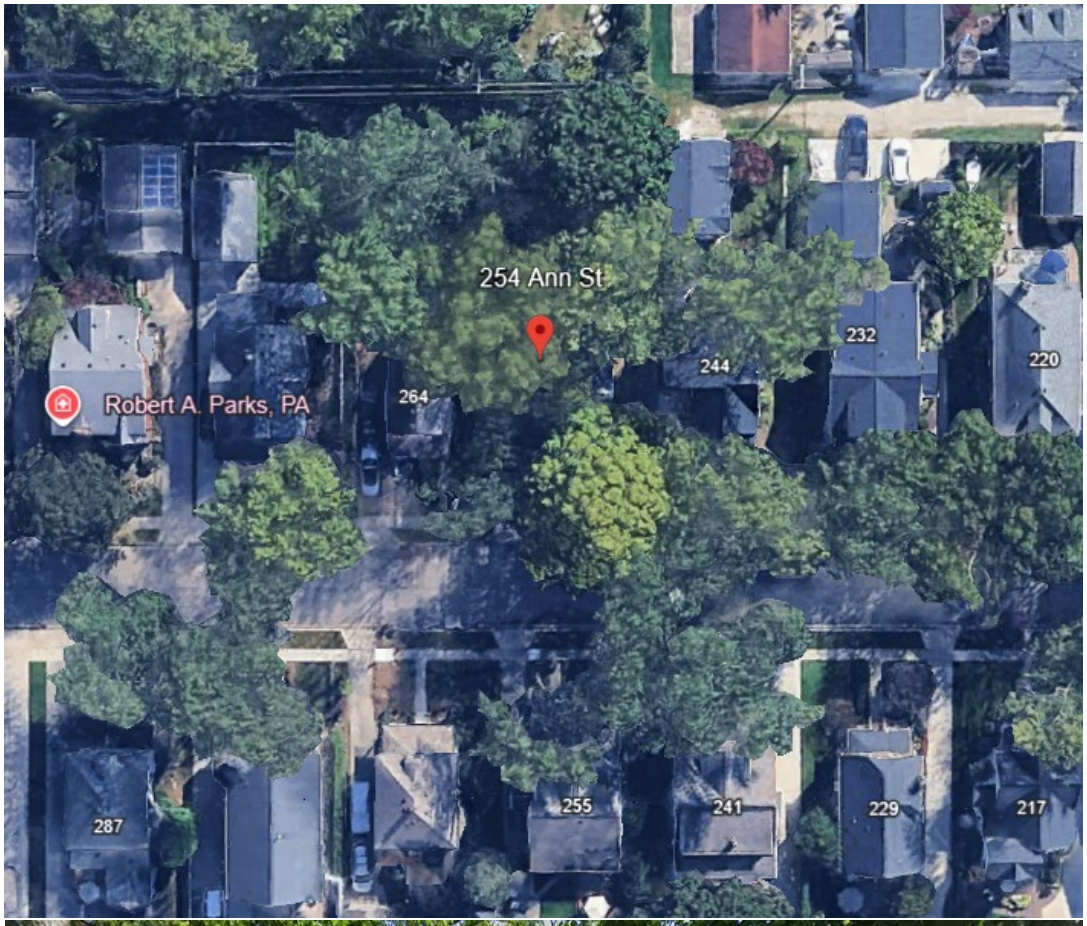
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: October 29, 2026
RE: **Z 26-19, 254 Ann:** Non-Use Variance Request

Mark Bondoni, the owner, is requesting a non-use variance to modify an existing garage within the side yard setback. The property is zoned R-1, Single-Family Residential District. The property is 50 feet wide by 122.23 feet deep, totaling 6,111.5 square feet.

Sec. 78-260 (6) states that “no detached accessory building in residential districts shall be located closer than three feet to any side or rear lot line.” A 1-foot side yard setback is proposed. A variance of 2 feet is required.

Should you have any questions, please contact me directly.


254 Ann St
Robert A. Parks, PA
264
244
232
220
287
255
241
229
217



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.

254 Ann Street, Plymouth		10/13/2026
Address of Property		Date of Application
Mark Bondoni	Mark & Denise Bondoni	
Applicant Name	Property Owner	
317 Ann Street	Plymouth	MI 48170
Address	City	State Zip
[redacted]	[redacted]	
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, as well as the $40.00 administrative fee. 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).

Please be wary of fraudulent wire transfer requests sent from fake City of Plymouth email addresses. Please verify invoices with Community Development Director Greta Bolhuis at (734) 404-8105 before submitting payment. Official email correspondence to/from City employees and officials end in "plymouthmi.gov".

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: Garage modification request. This property has been vacant and unmaintained for 23+ years. I want to restore the garage to a usable structure. Currently, it has large holes in the roof and siding and has a deteriorated appearance. I would also like to raise the roof by 41 inches with a knee-wall as I have two classic cars that I store on a vehicle storage lift which requires the added height. I will not be expanding the footprint or square footage of the garage as I am using the existing concrete pad a footings as they are both solid and in great condition. Lastly, the current garage has both a front and rear overhead door. The rear door faces the alley between Ann and Harvey. I plan to eliminate the rear doorway to better secure the garage and eliminate the ability to use the former alley entrance.

Description of Property

Current zoning classification: _____

Current use of structure(s) on premises: Existing 2-car garage

Is it a corner or interior lot? Interior Lot

Size and area of lot: Lot is 50' x 122.23 or 6,111.50 square feet. House is 1,194 sf and garage is 24' x 26" or 624 sf

Total square footage of existing main structure(s): House is 1,194 square feet

Total square footage of accessory structure(s): Existing garage is 624 square feet

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

Height of existing main and/or accessory structures: 14' 9" to peak of garage

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: Using existing 24' x 26' garage pad. Not increasing the footprint only the height to accommodate a lift.

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

Rear yard setback after completion (measured from property line): Unchanged at 3' 6"

Side yard setback after completion (measured from property line): Unchanged at 1' 0"

Height of proposed structure: 18' 2" to peak of garage

Lot coverage (percentage) after completion: Unchanged from current coverage

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 additionalsheets 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.) A change to the garage footprint would create difficulties related to turn angle bringing cars around the house and into the garage. Moving the garage over to increase the side setback would encroach upon a mature maple tree at the rear of the property potentially adversely effecting its health. The current garage footings and 2 x 4 framework are in good condition with no need for repair.

2. What effect will the variance have on neighboring properties? The variance will have no effect on neighboring properties as the garage only gets taller. By using the existing garage concrete pad, footings and the existing upright perimeter walls, the square footage of the garage does not get larger, but rather, taller to accommodate my vehicle storage lift needs.

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 practical difficulty is not self-imposed. The existing structure has been in place for over 25 years with the same footprint. The difficulty exists from when the garage was built with an approved 1 foot side setback to the neighbors property. It has been this way for many years without concern from the neighbor.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? My request is to rebuild the deteriorated garage with the same square footage footprint. The improvement includes increasing the roof height to accommodate my vehicle storage lift that requires about 11.5 feet of ceiling clearance. It is on this lift that I store my classic cars.

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

M Bondoni
Signature of Property Owner

M Bondoni
Signature of Applicant

Subscribed and sworn before me this 14th day of October, 20 26

TRACY M BOUCHER
Notary Public - State of Michigan
County of Wayne
My Commission Expires Apr 23, 2030
Acting in the County of WAYNE

Tracy M Boucher
Notary Public

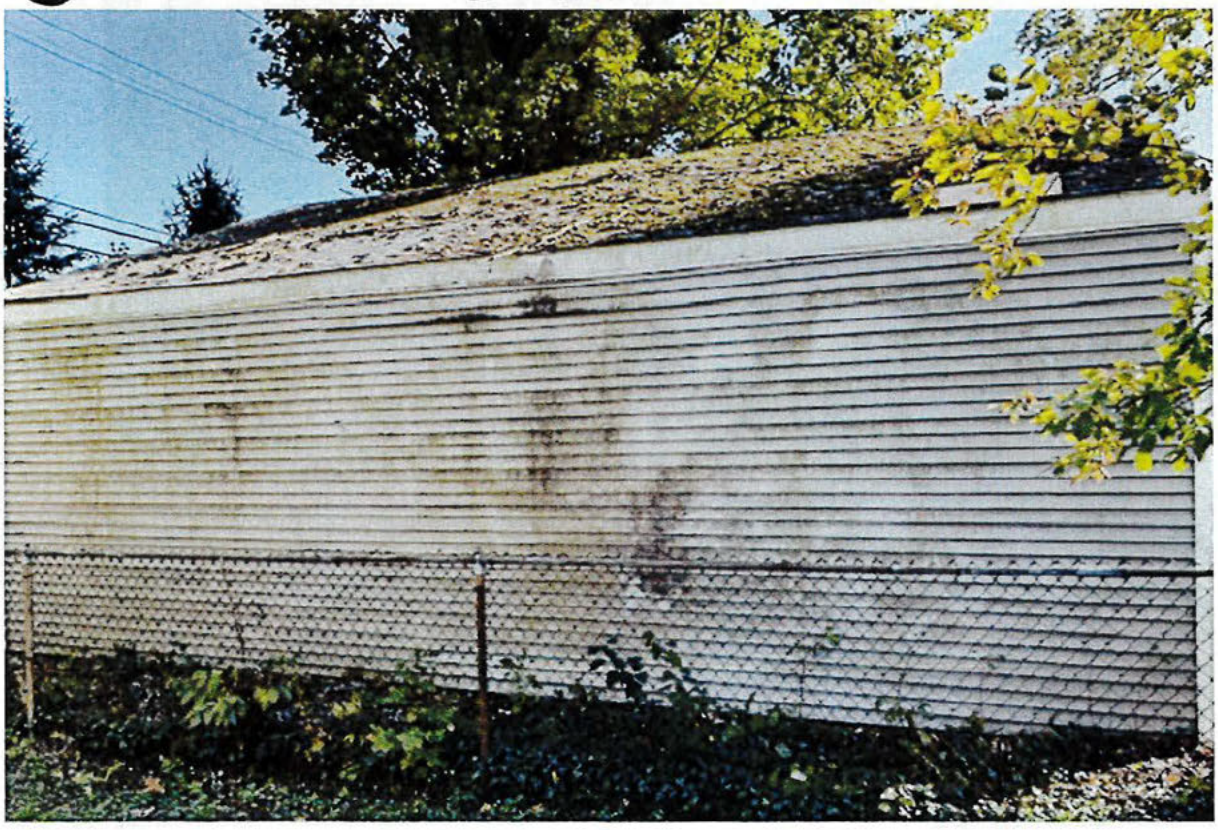
My Commission expires 4.23.2030

EXISTING

254 ANN - GARAGE FRONT



GARAGE SIDE



254 ANN - GARAGE ROOF

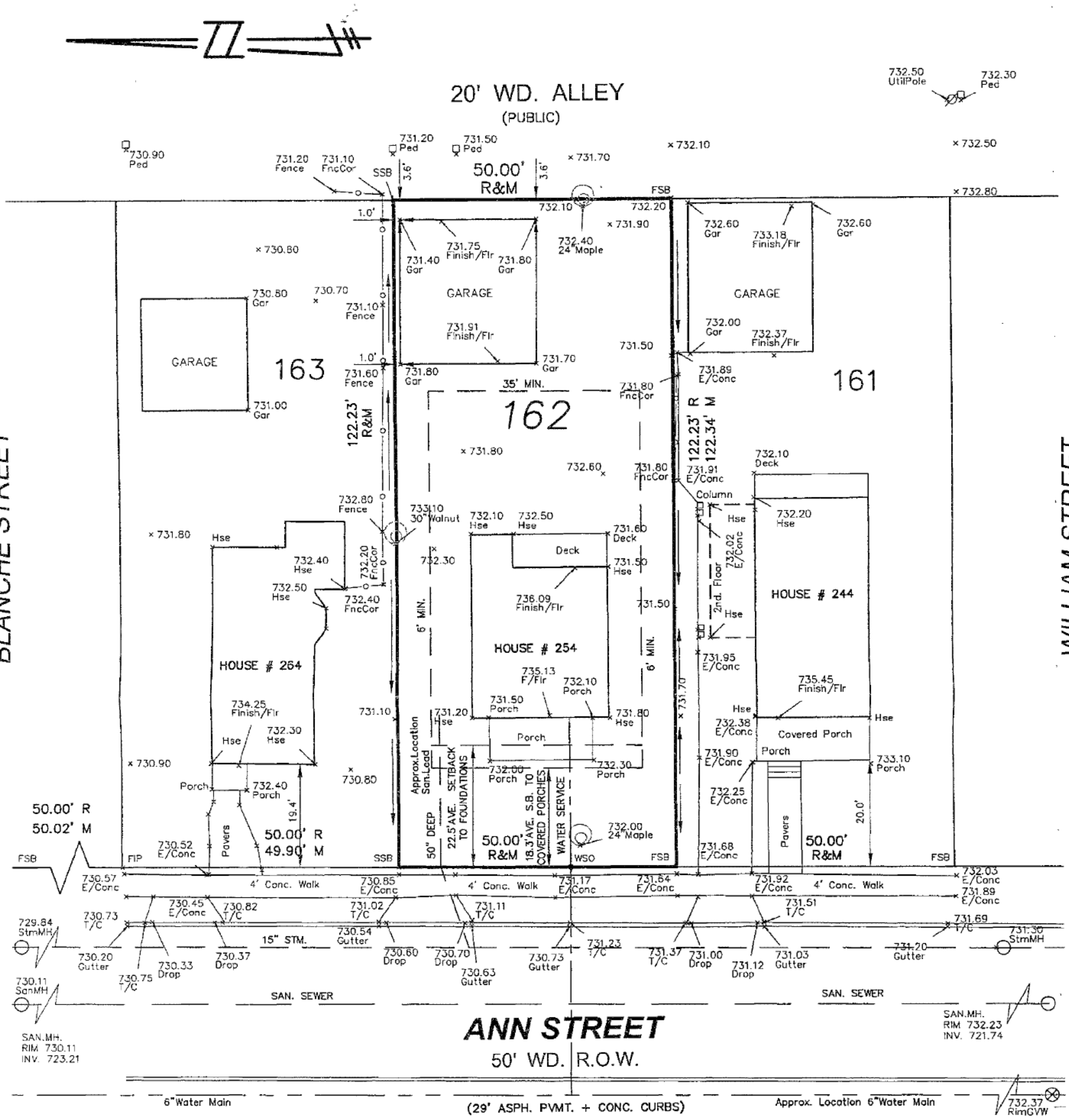




GARAGE ROOF - PLYWOOD COVERING HOLE

LOT 162 "WILLIAM A. BLUNK ADDITION"

BEING A PART OF THE N.E. 1/4 OF SEC. 27, AND PART OF THE N.W. 1/4 OF SEC. 26, T. 1 S., R. 8 E.,
CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN
LIBER 27, PAGE 59, W.C.R.



ZONE R-1
MINIMUM SETBACKS:
FRONT = 25' N/A
SEE AVERAGE SETBACKS
REAR = 35'
SIDES = 6' EACH
LOT AREA = 6112 S.F.

811 UTILITY WARNING
Know what's **below.**
Call before you dig.

LEGEND

FSB = FOUND STEEL BAR
SSB = SET STEEL BAR
FIP = FOUND IRON PIPE
R = RECORD
M = MEASURED
0.00 = EXISTING ELEVATION
[00.0] = PROPOSED GRADE
(0.00) = AS-BUILT GRADE
F.G. = FINISH GRADE
→ = DRAINAGE
T/C = TOP OF CURB
T/W = TOP OF WALK
WSO = WATER SHUT-OFF

PRELIMINARY PLOT PLAN

CLIENT: MARK & DENISE BONDONI
317 ANN STREET
PLYMOUTH, MI 48170
PHONE: [redacted]

DATE: 10-13-26
JOB NO.: 26-09-004
SCALE: 1"=20'

ambit
land surveyors, inc.
691 WING STREET
Plymouth, MI 48170
[redacted]
www.ambitsurveyors.com

DRAWN BY: DP
CHECK: P3
SHEET: 1/2

AVERAGE FRONT SETBACK: MEASURED TO HOUSE FOUNDATIONS	AVERAGE FRONT SETBACK: MEASURED TO COVERED PORCHES
BLANCHE STREET	BLANCHE STREET
ADDRESS #298 = 28.2'	ADDRESS #298 = 19.9' C.P.
ADDRESS #288 = 24.2'	ADDRESS #288 = 24.2' FOUNDATION
ADDRESS #272 = 19.7'	ADDRESS #272 = 19.7' C.P.
ADDRESS #264 = 19.4'	ADDRESS #264 = 19.4' FOUNDATION
ADDRESS #254 = SITE	ADDRESS #254 = SITE
ADDRESS #244 = 28.0'	ADDRESS #244 = 20.0' C.P.
ADDRESS #232 = 27.5'	ADDRESS #232 = 19.9' C.P.
ADDRESS #220 = 27.5'	ADDRESS #220 = 20.2' C.P.
ADDRESS #208 = 28.1'	ADDRESS #208 = 19.6' C.P.
WILLIAM STREET	WILLIAM STREET
TOTAL / 8 HOMES = 202.6 / 8 =25.32'	TOTAL / 8 HOMES = 162.9 / 8 =20.36'
x 0.9 = AVERAGE FRONT SETBACK 22.8'	x 0.9 = AVERAGE FRONT SETBACK 18.3'

LEGEND

FSB = FOUND STEEL BAR
SSB = SET STEEL BAR
FIP = FOUND IRON PIPE
R = RECORD
M = MEASURED
0.00 = EXISTING ELEVATION
[00.0] = PROPOSED GRADE
(0.00) = AS-BUILT GRADE
F.G. = FINISH GRADE
→ = DRAINAGE

T/C = TOP OF CURB
T/W = TOP OF WALK
WSO = WATER SHUT-OFF

DETAIL SHEET

CLIENT: MARK & DENISE BONDONI
317 ANN STREET
PLYMOUTH, MI 48170
PHONE: [redacted]

DATE: 10-12-26
JOB NO.: 26-09-004
SCALE: 1"=20'

ambit land surveyors, inc.
691 WING STREET
Plymouth, MI 48170
[redacted]
www.ambitsurveyors.com

DRAWN BY: DP
CHECK: P3
SHEET: 2/2

Letter #1
Next door neighbor to the North

October 13, 2026

Rob and Karen Greenfield

264 Ann Street

Plymouth, Mi 48170

To Whom It May Concern:

As a neighboring property owner to 254 Ann Street, a property recently purchased by Mark and Denise Bondoni, we would like to express our support for the proposed improvements and construction plans for the property.

Rob and I are very happy with how the Bondoni's clean-up plans are quickly progressing and recognize the property already shows great improvement. Mark did inform me about a potential city concern related to the current one-foot set-back of the garage's north side adjacent to our property and that it may not conform to current zoning rules. My husband and I understand the inquiry and want to express that we have no issue with the current location of the garage or the Bondoni's plans to rebuild it where it sits while also raising the roof height to accommodate his storage needs for his car hobbies.

Please consider this letter our support to the Bondoni's as they greatly improve our block of Ann Street.

Sincerely,

Karen and Rob Greenfield

Letter #2
Next door neighbor to the South

Scott and Teresa Moazzen

244 Ann Street

Plymouth, Mi 48170

To: City of Plymouth,

Scott and I are writing this letter in support of the new homeowners of 254 Ann Street and their rebuild plans for the property. Scott and I live directly next door to this house and have been waiting for the day someone would take-on this project and beautify our neighborhood. To say we are elated would be an understatement. As a bonus, we have learned that once constructed, the new owners will be making this house their primary residence.

We have met with Mark and Denise Bondoni and are appreciative of the clean-up work they are performing and we support their plans to address the tired garage while increasing its height to accommodate a few old cars they own. We have no concerns regarding the proposed garage modifications and welcome the new look for the property.

I hope this letter helps demonstrate neighborhood support for the proposed plans, and I wish the homeowners success as they move forward with their project.

Teresa and Scott Moazzen

Letter #3
Neighbor facing the rear of the property on Harvey St

Patty Jamison

10/13/2026

255 N Harvey Street

Plymouth, Mi 48170

Hello City of Plymouth,

My name is Patty Jamison a long-time resident of Harvey Street in Plymouth along with my husband Greg, writing to express our full support to Mark and Denise Bondoni who recently acquired the dilapidated property located at 254 Ann Street with plans to rebuild this property and greatly improve our neighborhood.

As you may know, 254 Ann Street has not been occupied in over 20 years and was sadly left to deteriorate after the owner's passing in about 2003. Throughout those years, neighbors have dealt with poor landscape and snow / ice conditions along with critter issues that often resulted in the heir's receiving property violations.

Needless to say, we are thrilled that there is a plan for this property and are excited about the new owner's rebuild agenda that hopefully starts with the reconstruction of the badly deteriorated garage. The new owners explained they are submitting plans to the city that include raising the roofline of the garage by about 3 ½ feet to accommodate extra ceiling height for an over/under car storage lift. The lift will provide adequate space for two collector cars that they have owned for many years. We wish them all the best with their improvement plans.

Please feel free to reach out to us should you have questions.

All the best,

Patty and Greg Jamison

CITY OF PLYMOUTH
www.plymouthmi.gov
201 S. Main St.
Plymouth, Michigan 48170-1637
Phone 734-453-1234
Fax 734-455-1892

To: City of Plymouth Boards/ Commissions/ Committees
From: City of Plymouth
Date: 10/8/2026
Re: Approval of Meeting Minutes – Absent or New Board/Commission/Committee Members

MINUTES APPROVAL GUIDE FOR BOARD MEMBERS

A Quick Reference on Voting and Participation Rights Under Robert's Rules of Order

Core Rule: Board members can and should fully participate in correcting and approving minutes from meetings they did not attend. The Plymouth City Commission has authorized use of Robert's Rules of Order as its parliamentary authority. Under Robert's Rules of Order Newly Revised (RONR §41:11), voting to approve minutes is a confirmation of the organizational record, not a personal attestation of attendance.

** local policies, bylaws, or the City Charter always override RONR if a conflict exists*

Action Steps for Absent or New Members

- **Review Materials:** Read the draft minutes, packets, and documents to understand the missed discussions.
- **Participate Actively:** Join the discussion and freely suggest corrections if you spot errors.
- **Vote Directly:** Vote to approve the minutes if you believe they are correct.
- **Do Not Abstain Solely for Absence:** Do not abstain or vote "no" purely because you missed the meeting.
- **Handle Concerns:** Propose corrections or move to postpone or refer the approval if you find a serious accuracy issue.
- **New Members:** Newly elected or appointed members may vote on minutes from meetings held before they took office.

What Minutes Approval Actually Means

- **Official Record:** Voting to approve minutes confirms the written text accurately reflects what took place.
- **No Witness Required:** You are not stating that you personally witnessed or attended the meeting.
- **Trust & Process:** Approval relies on confidence in the secretary's work, the recorded actions, and the preparation process.
- **Corporate Continuity:** Minutes belong to the organization as a permanent record, not to the individuals in the room.
- **Body Type Flexibility:** Appointed bodies/boards have limited reasons to abstain and must actively participate.