



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, May 7, 2026 – 7:00 p.m. City Hall & Online Zoom Webinar

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

<https://us02web.zoom.us/j/86537691363>

Passcode: 899021

Webinar ID: 865 3769 1363

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of April 2, 2026 regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
  - None.
- 6) NEW BUSINESS
  - a) **Z 26-04 443 N Harvey:** Sam Sagir, the applicant, is requesting a non-use variance to split an existing lot into two lots that are less than the required 60-foot minimum width and less than the required 7,200 lot area. The property is zoned R-1, Single-Family Residential District.
  - b) **Z 26-05 620 W Ann Arbor Rd:** MJ Kitchen & Bath, the owner, is requesting a non-use variance to install a wall sign greater than the maximum square footage allowed. The property is zoned ARC, Ann Arbor Road Corridor 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](mailto:clerk@plymouthmi.gov).

# City of Plymouth Strategic Plan 2022-2026

## GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

### OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35<sup>th</sup> District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

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

### OBJECTIVES

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

## GOAL AREA THREE - COMMUNITY CONNECTIVITY

### OBJECTIVES

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

## GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

### OBJECTIVES

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

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

-Plymouth Mayor Joe Bida November



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, April 2, 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 7:01 p.m.

Present: Chair Smith, Vice Chair Jim Burrows, Members Mike Devine, Robert Mengel, and 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 Boyle, to approve minutes of the March 5, 2026 meeting.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows, and Smith  
MOTION PASSED UNANIMOUSLY

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Mengel, to approve the agenda for the April 2, 2026 meeting.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows, and Smith  
MOTION PASSED UNANIMOUSLY

**5. OLD BUSINESS**

- a) **Z 26-02, 289 W. Ann Arbor Trail:** Infinity Homes, the applicant, is requesting a non-use variance to install a covered porch in the required side yard setback. The property is zoned RM-1, Multiple-Family Residential District.

***Citizen Comments***

There were no citizen comments.

***Board Member Discussion***

Reno Suave with Infinity Homes presented the request for a covered porch over an existing approved porch. The original approved plans did not include an overhang or covered side porch. Board members debated whether this constituted a self-created problem but ultimately considered the narrow lot width, the necessity of the entrance for building code compliance, and the minimal visual impact of the proposed coverage.

**Motion**

Devine offered a motion, seconded by Burrows, to approve a 2-foot variance of the roof overhang into the side yard setback. Mengel offered a friendly amendment to add a condition.

**Findings of Fact**

The lot is narrower than typical, the porch is already allowed, and the entry is required by building code.

**Condition**

The covered area may not exceed 8 feet wide, as drawn in the plans.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows

NO: Smith

MOTION PASSED

**6. NEW BUSINESS**

- a) Z 26-03 550 Forest #3: Khaled Signs & Awnings, 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**

Jack from the Burger Spot requested approval to install a roof sign to improve visibility due to increased competition from new burger establishments. Board members noted the deep setback preventing road visibility and the building's roof structure lacking space for wall signage.

**Motion**

Smith offered a motion, seconded by Devine, to approve a variance to install a roof sign.

**Findings of Fact**

The sign is consistent with surrounding properties and their signs, the unusually deep setback prevents visibility from the road, the proposed sign does not extend above the roof peak, and the building's unique façade lacks sufficient space for a conventional wall sign.

**Condition**

The roof sign is to be installed at the proposed location and size.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows, and Smith

MOTION PASSED UNANIMOUSLY

**8. BOARD MEMBER COMMENTS**

Boyle raised concerns about potential future variance requests from similar businesses in the area and questioned whether the Planning Commission should review the sign ordinance. Director Bolhuis explained the Planning Commission's annual report process and noted that sign ordinance issues are tracked and reported to the City Commission.

## **9. REPORTS AND CORRESPONDENCE**

City Commissioner Joe Elliot confirmed that the sign ordinance will be reviewed but likely not this year.

## **10. ADJOURNMENT**

Mengel offered a motion, seconded by Burrows, to adjourn the meeting at 7:24 p.m.

There was a roll call vote.

YES: Mengel, Devine, Boyle, Burrows, and Smith

MOTION PASSED UNANIMOUSLY

DRAFT

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

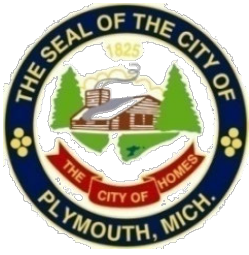
A regular meeting of the Zoning Board of Appeals will be held on **Thursday, May 7, 2026**,  
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

**Z 26-04 443 N Harvey:** Sam Sagir, the applicant, is requesting a non-use variance to split an existing lot into two lots that are less than the required 60-foot minimum width and less than the required 7,200 lot area. The property is zoned R-1, Single-Family Residential District.

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Publish: Wednesday, April 22, 2026



# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

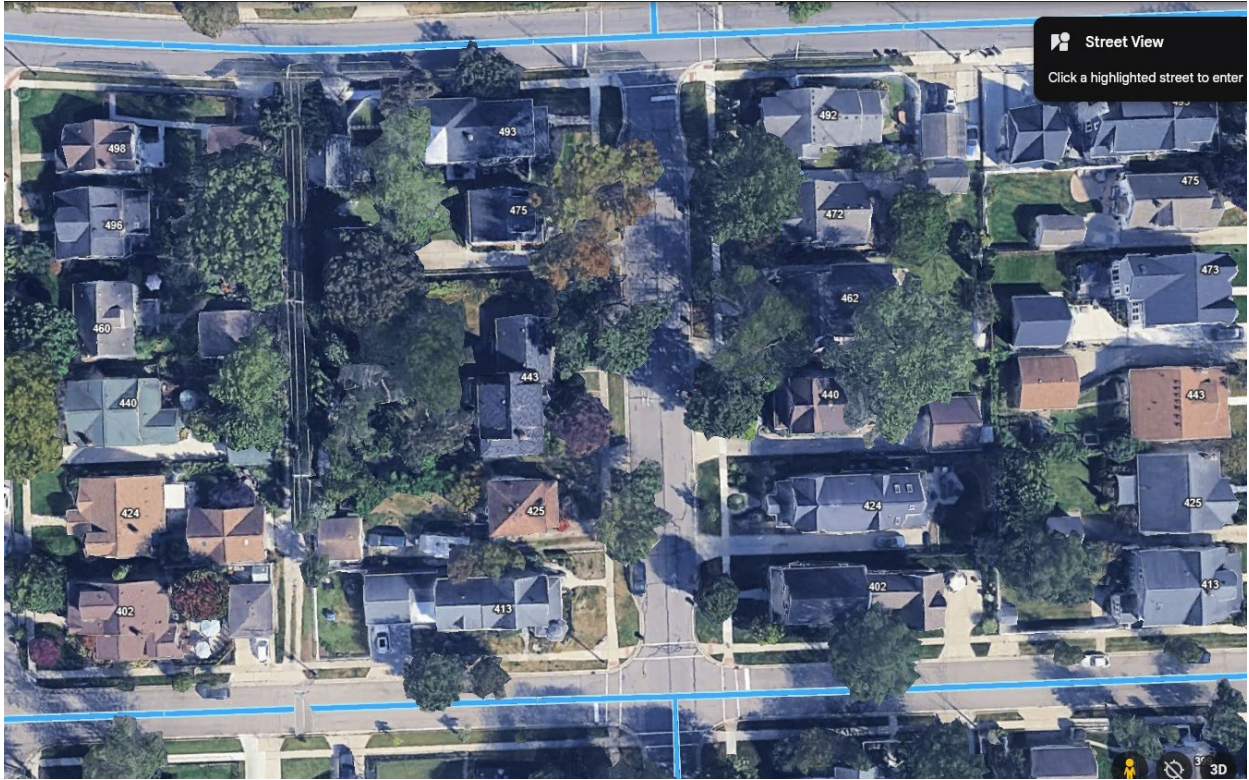
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: April 22, 2026  
RE: **Z 26-04, 443 N Harvey: Non-Use Variance Requests**

Sam Sagir, the applicant, is requesting a non-use variance to split an existing lot into two lots that are less than the required 60-foot minimum width and less than the required 7,200 lot area. The property is zoned R-1, Single-Family Residential. The property is 100 feet wide by approximately 140.34 feet deep, totaling approximately 14,034 square feet.

Section 78-190 references the minimum size lot per dwelling unit shall be 7,200 square feet and 60 feet wide. The proposed lot sizes per dwelling unit are approximately 7,017 square feet and 50 feet wide. A variance is required to create two parcels that are less than 60 feet wide. A variance of 10 feet for each lot is required to create two parcels that are less than 60 feet wide. A variance is required to create two parcels less than 7,200 square feet in area. A variance of 183 square feet for each lot is required to create two parcels less than 7,200 square feet in area.

Please note that the same variance was requested in June 2025 and was denied by the Board. The City Attorney has confirmed that the same variances may be requested again because they are being requested by a new applicant/property owner. A copy of the meeting minutes is included for your information.

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

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

443 N. Harvey St., Plymouth, MI 48170      March 10, 2026  
Address of Property      Date of Application

Sam Sagir      443 N. Harvey LLC  
Applicant Name      Property Owner

██████ N. Lafayette      Dearborn, MI 48128  
Address      City      State      Zip

████████████████████      ████████████████████  
Email      Phone

Three Basic Functions of the ZBA:

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

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

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

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](mailto:plans@plymouthmi.gov) (maximum file size is 100 MB).

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

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

Article 17, Section 78-190, Schedule of Regulations

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

Split a 100 foot wide lot into two 50 foot lots.

**Description of Property**

Current zoning classification: R1

Current use of structure(s) on premises: empty lot

Is it a corner or interior lot? interior lot

Size and area of lot: 14,500 sq. ft. 100x145 an addition to vacated alley

Total square footage of existing main structure(s): 0

Total square footage of accessory structure(s): 0

Existing lot coverage (percentage) of all buildings and structures: 0

Height of existing main and/or accessory structures: 0

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: two 2,800 sq. ft colonial homes

Front yard setback after completion (measured from property line): 25ft

Rear yard setback after completion (measured from property line): 45 ft

Side yard setback after completion (measured from property line): 6 ft on one side 12ft on driveway side

Height of proposed structure: 20 feet

Lot coverage (percentage) after completion: 40% of the lot being used

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

A scaled drawing or boundary survey depicting the above information.

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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The current lot is 100' wide. Originally it was two 50' lots as platted in 1901. The Variance Request is to original state of two 50' lots, which would conform to all the lot sizes on the street - See attached
2. What effect will the variance have on neighboring properties? There will be no negative impact, rather it would be a positive impact. It will allow building two new homes that will conform to the neighborhood, (all lots on the block are 50' lots).
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 came about due to the recent change in the zoning ordinance which changed the minimum frontage 50' to 60' the change does not conform with all the other lots on the block.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? the original frontage from 1901 plat was 50', with the new ordinance, we are unable to split the lot into two 50' lots as each lot would be 10' shy of the required. As it is, owner would have to build one large home which would not conform with the other lots on the street.

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 11<sup>th</sup> day of March, 2026

[Signature]  
Notary Public



My Commission Expires 5-10-30  
County of Wayne  
Acting in the County of Wayne

Continuation no. 1:

With two lots, you can have two legal descriptions, two taxable entities allowing for two homes to be built, which would conform to all the other lots on both sides of the street. Presently, there are two water and sewer connections on the lot, one on either side of the lot, two driveways, one for each original lot.

50 141 50 13885  
 50 109 ✓ 50 12175  
 50 57 50 12175  
 50 18 ✓ 50 122

FARMER AV, N. 86° 12' E 50 FT. W.

13973 142  
 13959 143  
 13926 144  
 14034 145  
 14071 146  
 14105 147  
 14144

12175 108  
 12167 107  
 12157 106  
 12149 105  
 12140 104  
 12131 103 ✓

12175 58  
 59  
 60  
 61  
 62  
 63

122 17  
 16  
 15  
 14  
 13 ✓  
 12  
 11 ✓

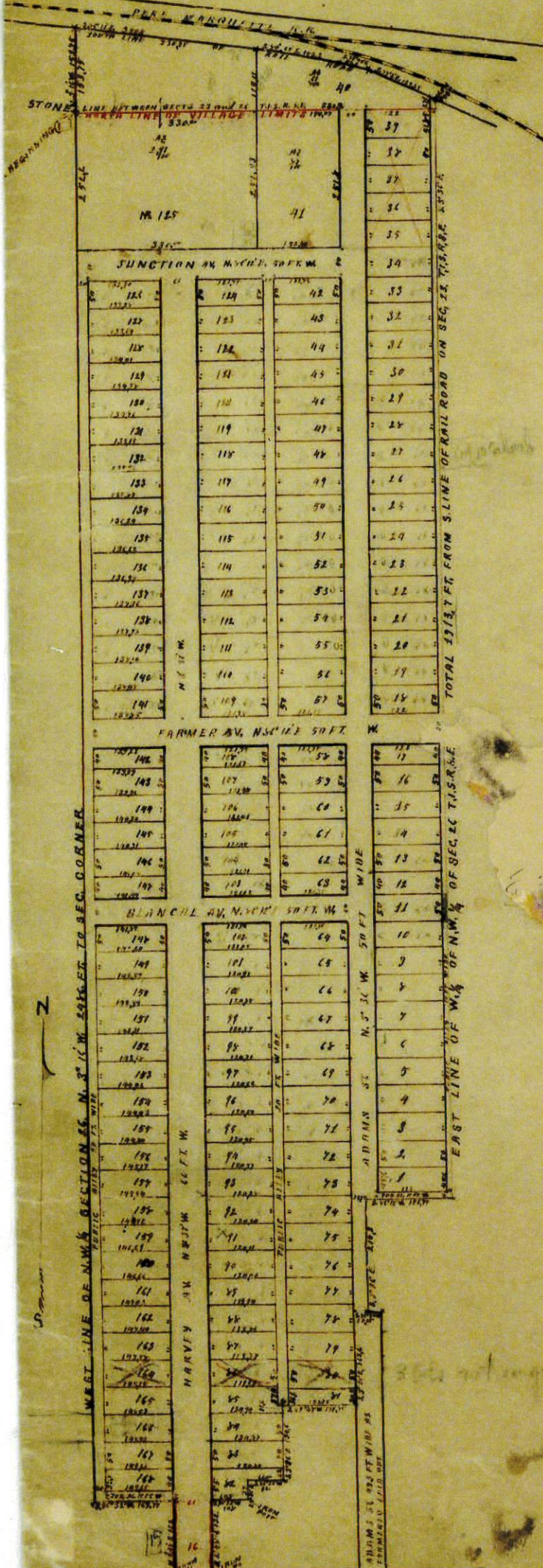
BLANCHE AV, N. 86° 12' E 50 FT. W.

FT WIDE

# M A T I C . I C . A L L O W

## ADDITION TO

PLYMOUTH VILLAGE ON W. 1/4 OF N.W. 1/4 OF SEC. 26  
 SEC. 23 SOUTH OF PERE MARQUETTE R.R. IN PLYM



*Description of the land platted*  
 The land embraced in the annexed plat of Kate E. Allen Village is described as follows, Beginning at a stone at the corner in S. 1/4 S. R. 2 E., Wayne County, Michigan, Thence along the line betw 153.75 feet to a post on the S. line of the Pere Marquette Rail Road, Thence to a fence post; Thence S. 80° 55' E., 103.3 feet, to a post; Thence S. 77° 48' E., 51.5 feet to an iron post on the E. line of the W. 1/4 of the S.W. 1/4 of said Sec. 23; Thence E. line of the W. 1/4 of the N.W. 1/4 of said section 26, S. 3° 36' E., a total distance Thence S. 88° 12' W., 150.25 feet, to a post; Thence S. 33° 36' E., 210.3 feet, to a post; Thence S. 3° 36' E., 103.6 feet, to an iron post; Thence S. 87° 47' W., 131.25 feet, to a post; Thence Thence S. 86° 32' W., 66 feet, to a post; Thence S. 3° 36' E., 33 feet, to a post; Thence S. N. E. corner of lot 16 of Kate E. Allen's addition to Park Place; Thence S. 2° 48' W., 132 feet, to an iron post on the N. line of Church St.; Thence to an iron post at the S.W. corner of said lot 16; Thence along the to a post; Thence S. 86° 32' W., 169.25 feet, to a post on the W. line of the N. W. 1/4 along said line N. 3° 16' W., 240.6 feet, to the point of beginning.

Know All Men by these Presents that I Kate E. Allen caused the land embraced in the annexed plat, to be surveyed to be known as Kate E. Allen's addition to Plymouth Village as shown on said plat are hereby dedicated to the public and sealed in presence of  
 Chas. A. Fisher  
 C. S. Praeger

State of Michigan }  
 County of Wayne }  
 On this 4th day of November A.D. 1901  
 I, a Notary Public in and for said County, per Kate E. Allen known to me to be the person who executed the foregoing instrument, do hereby certify that she acknowledged the same to be her free act and deed.  
 Chas. A. Fisher  
 Notary Public

I hereby certify that the plat hereon delineated is a correct copy of the original map or plat of the same, consisting of oak stakes (except where iron is designated) marked thus x as thereon shown at all angles in the corners and at all intersections of street or streets and alleys.

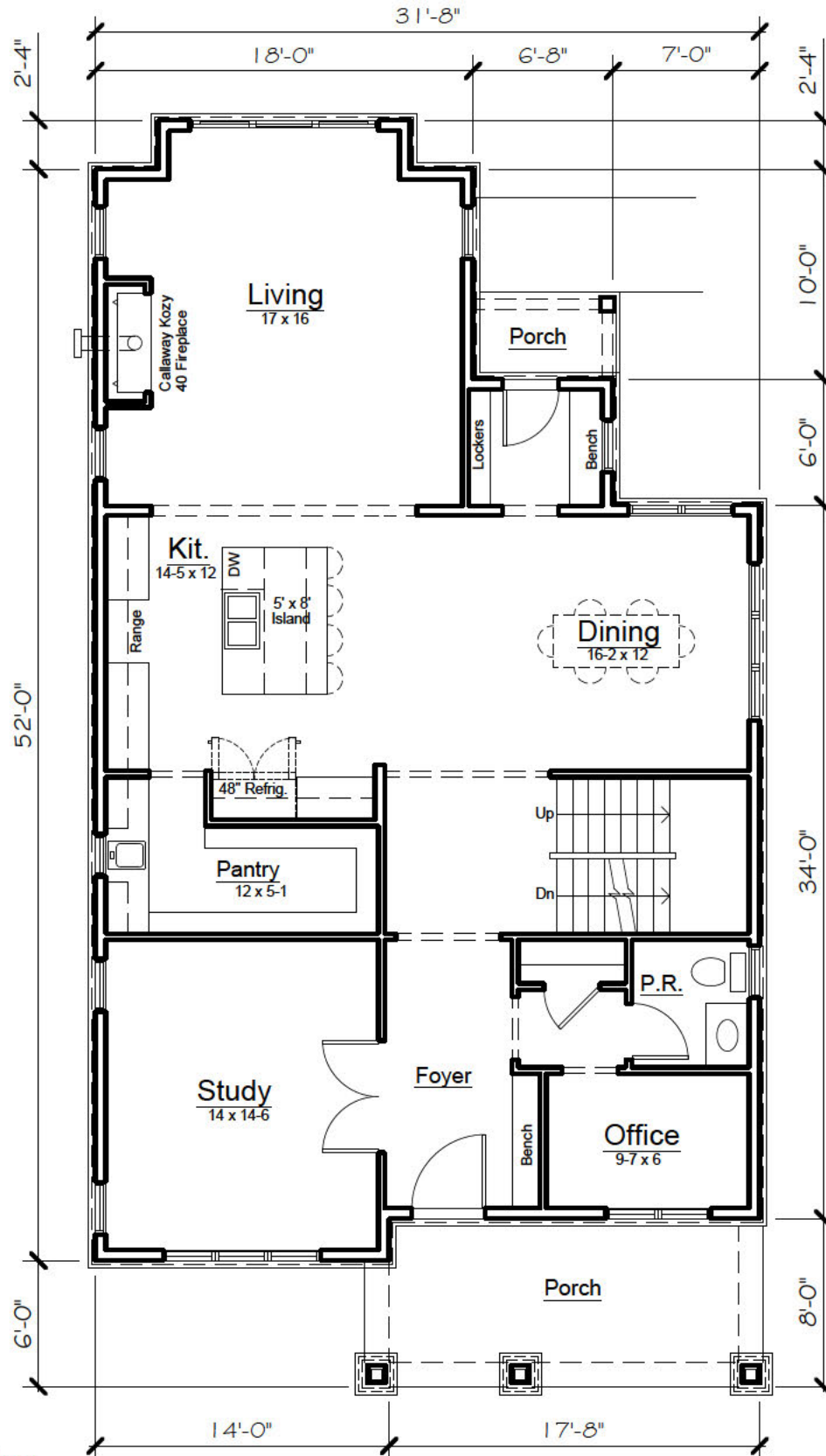
On November 9th 1901 the above plat was received and approved by the Council of the Village of Plymouth Michigan  
 J. H. Wilmarth  
 Mayor  
 J. H. Wilmarth  
 Mayor

State of Michigan }  
 County of Wayne }  
 We W. S. Vreeland Dep. Reg. A. H. Wilmarth Surveyor, hereby certify that we have compared this copy with the original plat of Kate E. Allen's addition to Plymouth Village, and that it is a correct copy thereof and of the original map or plat.  
 Received for record Nov. 20 1901 at 2:35 o'clock P.M.  
 Recorded in Index of plat on page 54.  
 W. S. Vreeland Dep. Register of Deeds  
 A. H. Wilmarth

State of Michigan }  
 County of Wayne }  
 I, A. H. Wilmarth Surveyor, hereby certify that I have compared this copy with the recorded plat of Kate E. Allen's addition to Plymouth Village now of record in the office of the County, in Book 22 of plats on page 54 and that it is a correct copy thereof and of the whole of said plat.  
 Detroit Aug. 12 1902  
 A. H. Wilmarth

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #144



## First Floor Plan

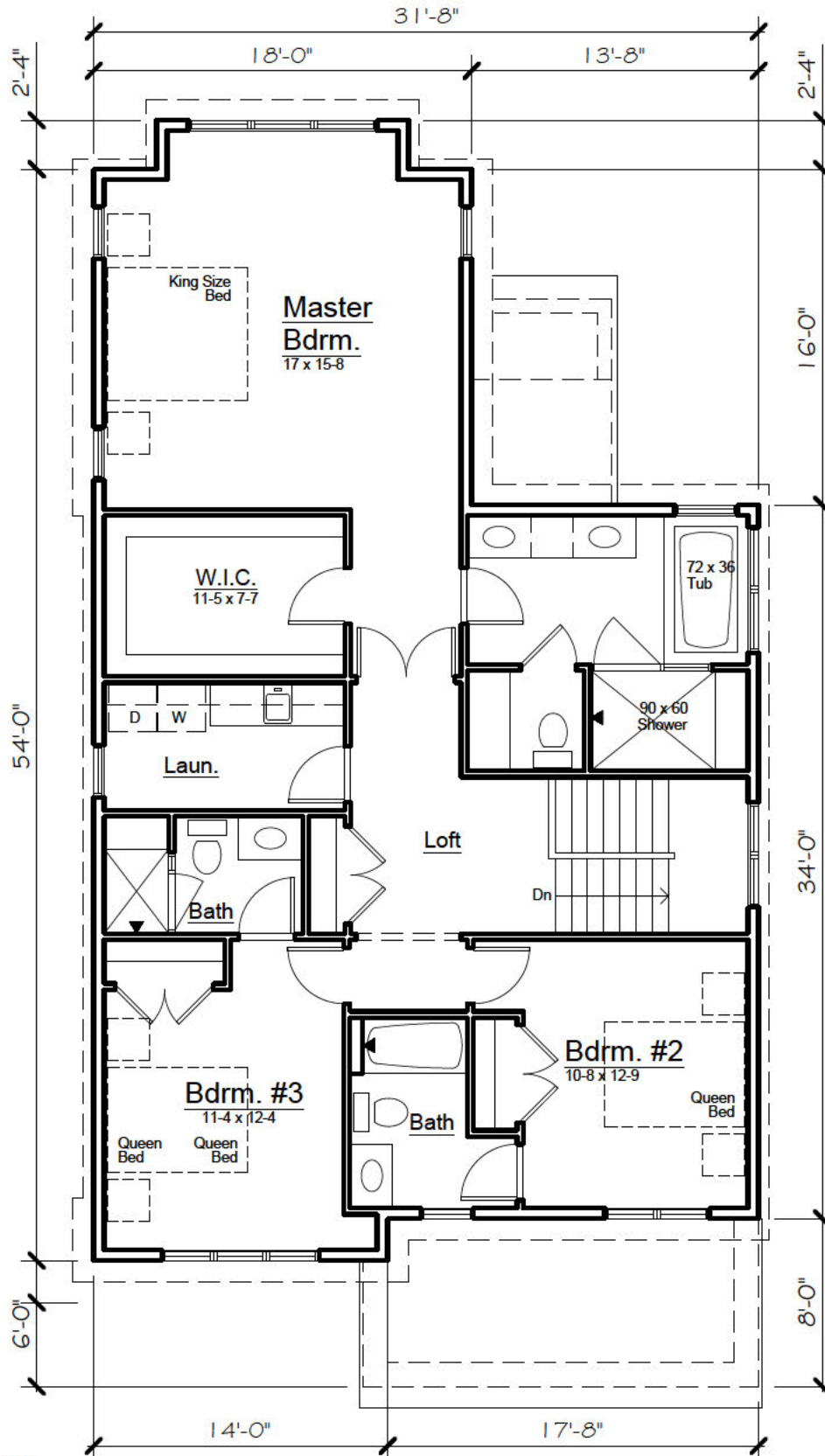
SCALE: 1/8" = 1'-0"

### FLOOR AREA

FIRST FLOOR	1461 sf
SECOND FLOOR	1348 sf
TOTAL	2809 sf

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #144

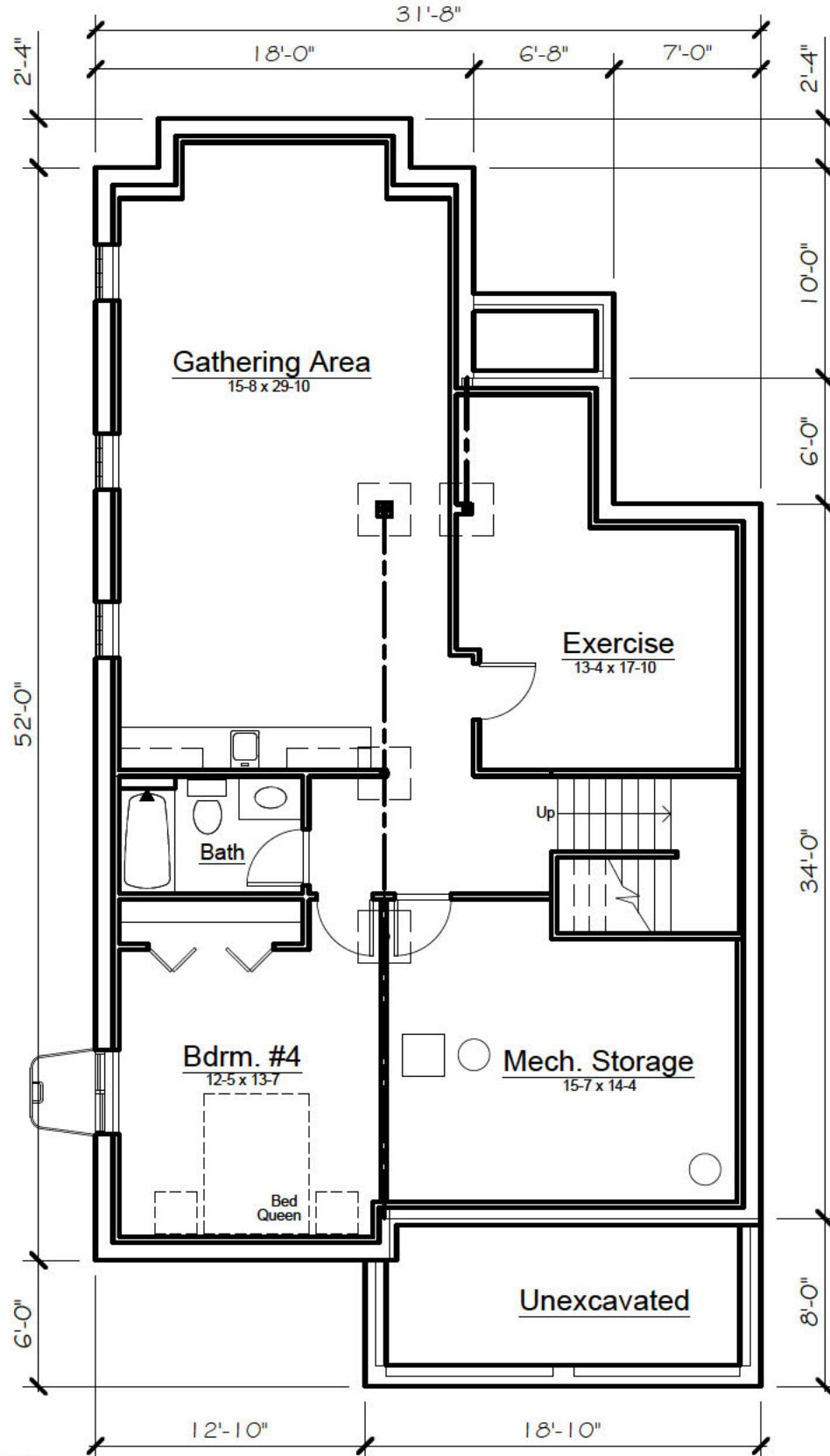


## Second Floor Plan

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

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #144



## Basement Plan

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

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #144



East Elevation



West Elevation

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #144



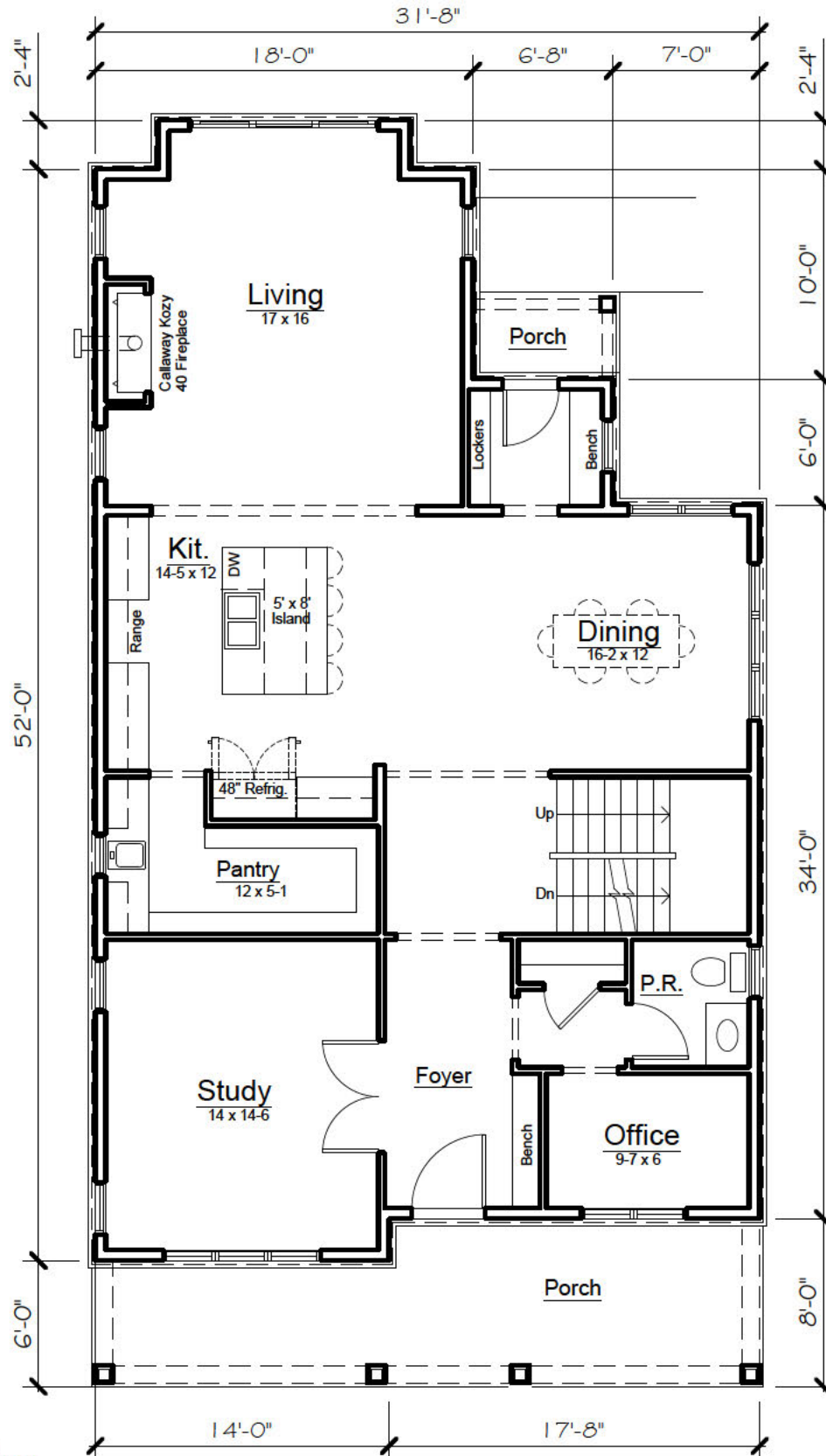
North Elevation



South Elevation

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #145



## First Floor Plan

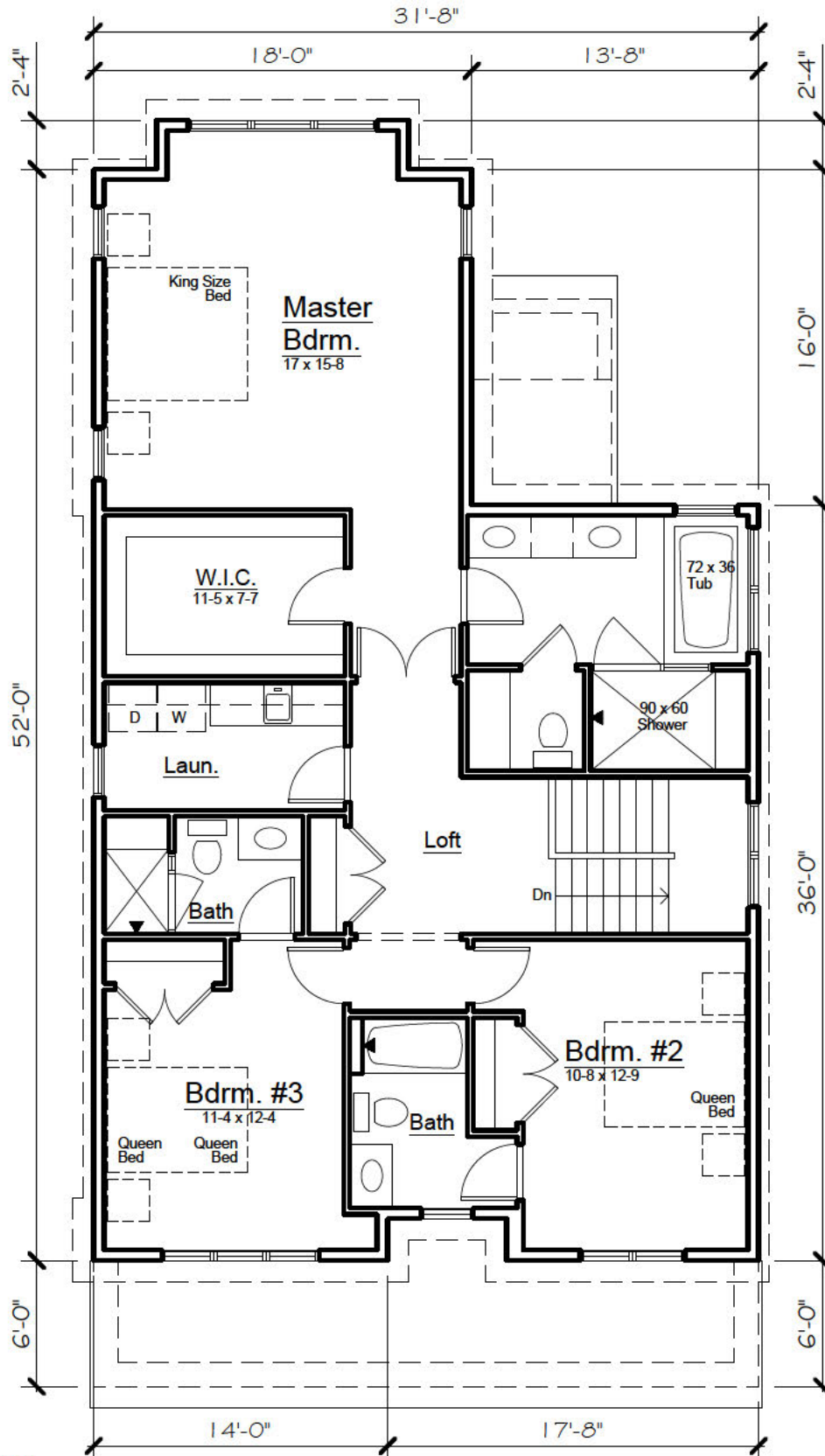
SCALE: 1/8" = 1'-0"

### FLOOR AREA

FIRST FLOOR	1461 sf
SECOND FLOOR	1372 sf
TOTAL	2833 sf

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #145

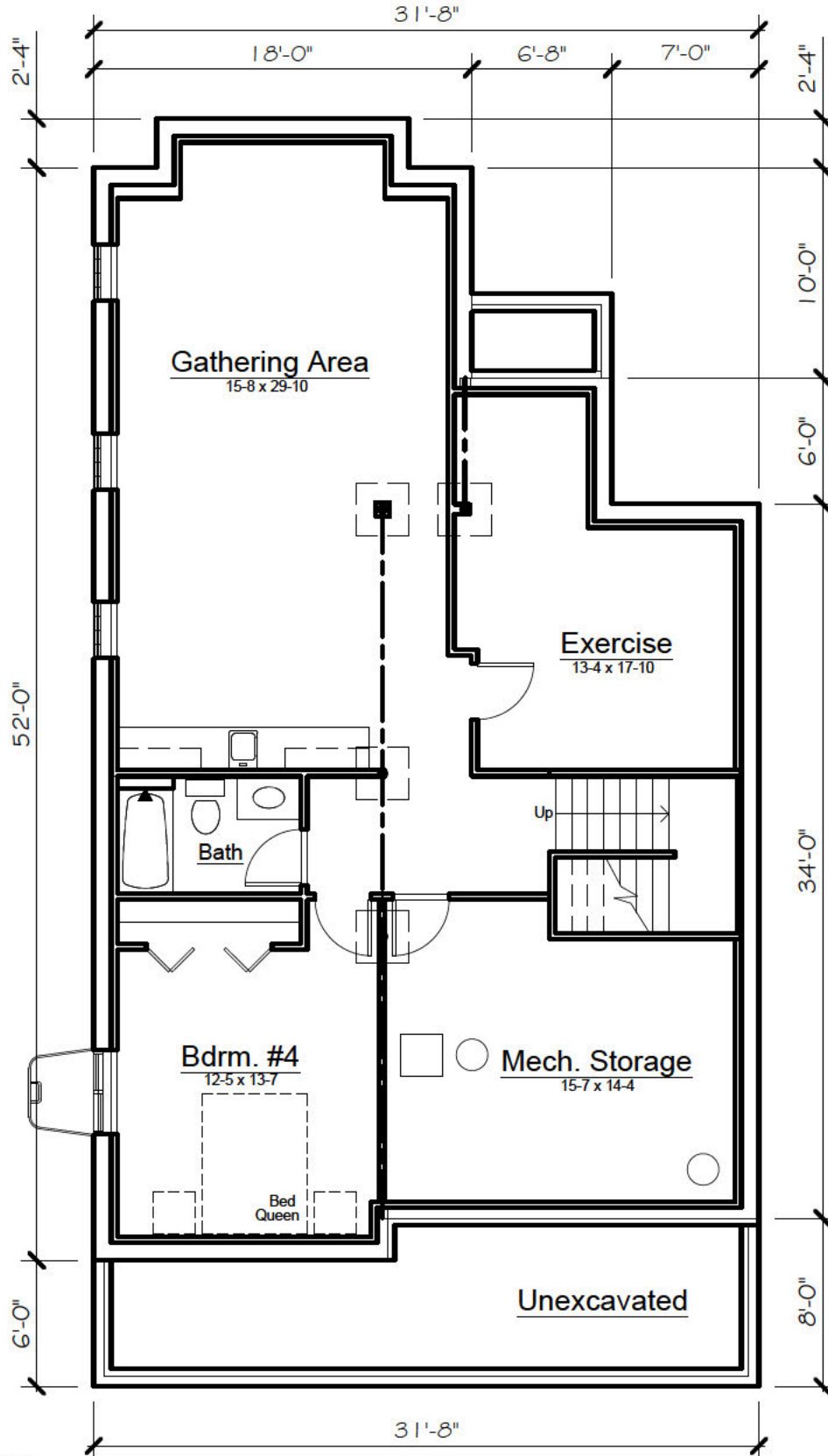


## second Floor Plan

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

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #145



## Basement Plan

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

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #145



East Elevation



West Elevation

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

The information contained hereon is proprietary and shall not be reproduced, redrawn or in any way used for the purpose of construction without written consent of Philip J. Hill, Architect. Due to continual upgrading, we reserve the right to change plans, prices and terms without notice or obligation. Sizes shown are approximate.

# Plan #2561

PHILIP J. HILL, ARCHITECT  
443 N. Harvey St. - Lot #145



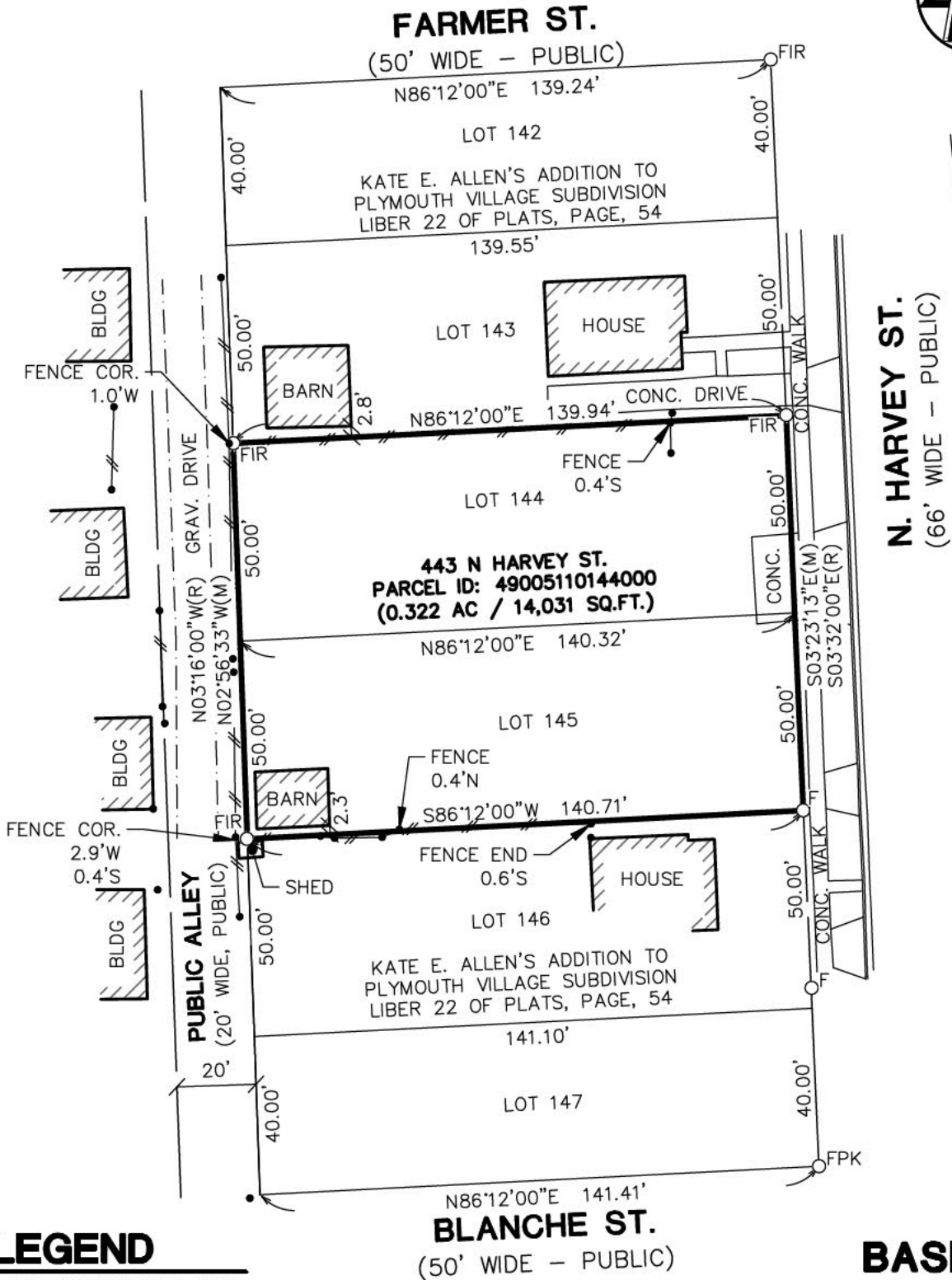
North Elevation



South Elevation

# CERTIFIED SURVEY - EXISTING

CERTIFIED SURVEY OF A PARCEL OF LAND IN THE NW 1/4 OF SECTION  
26, T1S, R8E, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN



## LEGEND

- F FOUND IRON PIPE
- FIR FOUND IRON ROD
- FPK FOUND P.K. NAIL
- S SET IRON ROD
- FENCE
- POST

## BASIS OF BEARINGS

KATE E. ALLEN'S ADD. TO  
PLYMOUTH VILLAGE SUB.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON FEBRUARY 23, 2026 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: SAGIR	DATE: 2/23/26
JOB NO.: <b>26010</b>	SHEET 1 OF 3
SECTION: 26 TOWN: 1S RANGE: 8E	SCALE: 1in. = 40 ft.
CITY OF PLYMOUTH	BOOK: 1134
WAYNE COUNTY, MICHIGAN	BY: SSH

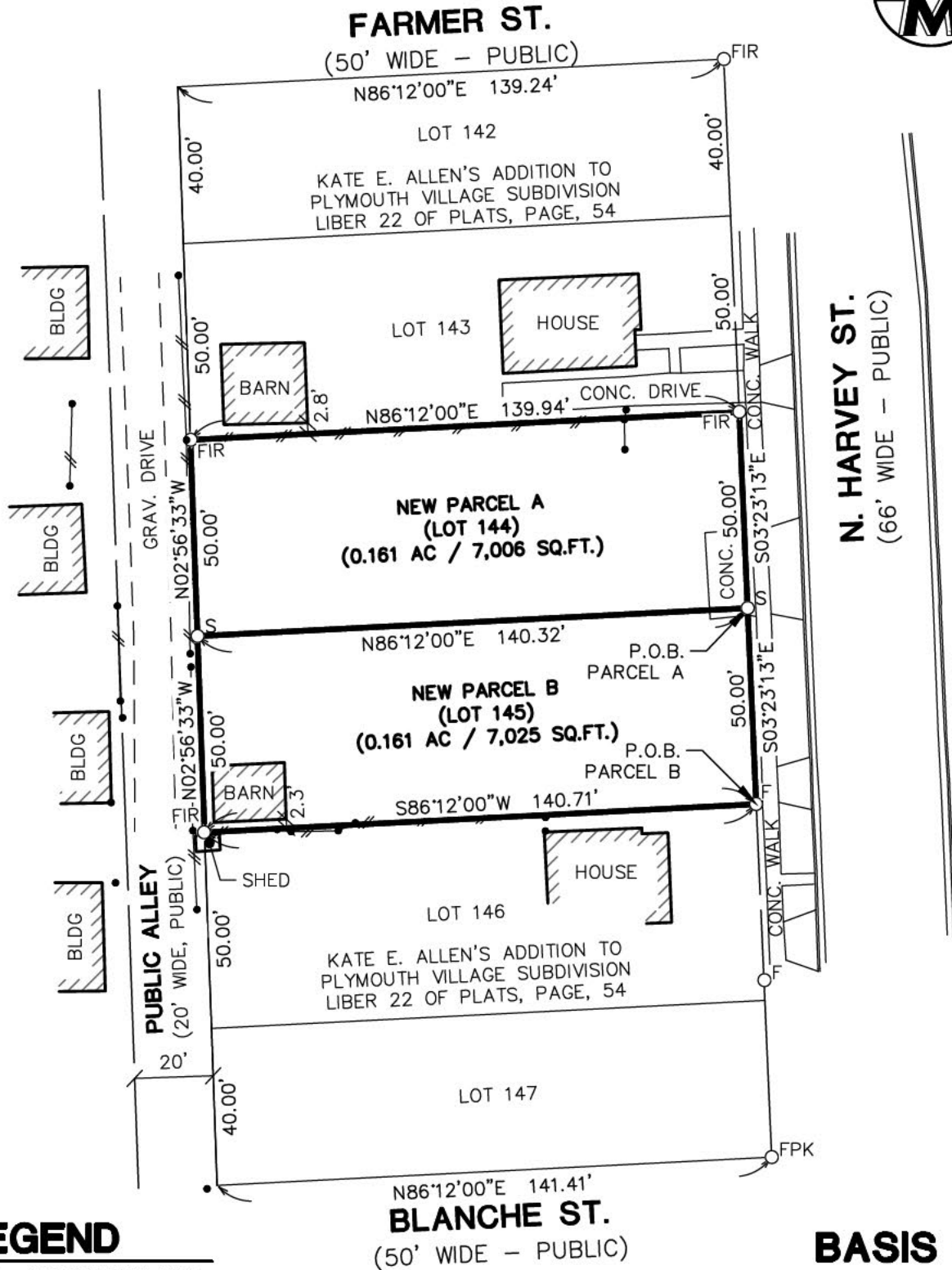
MARK VANDERVEEN PS NO. 4001056788

**MIDWESTERN  
CONSULTING**

3815 Plaza Drive Ann Arbor, Michigan 48108  
(734) 995-0200 • www.midwesternconsulting.com

# CERTIFIED SURVEY - LAND DIVISION

LAND DIVISION SURVEY OF A PARCEL OF LAND IN THE NW 1/4 OF SECTION 26, T1S, R8E, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN



## LEGEND

- F FOUND IRON PIPE
- FIR FOUND IRON ROD
- FPK FOUND P.K. NAIL
- S SET IRON ROD
- FENCE
- POST

## BASIS OF BEARINGS

KATE E. ALLEN'S ADD. TO PLYMOUTH VILLAGE SUB.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON FEBRUARY 23, 2026 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: SAGIR	DATE: 2/23/26
JOB NO.: <b>26010</b>	SHEET 2 OF 3
SECTION: 26 TOWN: 1S RANGE: 8E	SCALE: 1in. = 40 ft.
CITY OF PLYMOUTH	BOOK: 1134
WAYNE COUNTY, MICHIGAN	BY: SSH

MARK VANDERVEEN PS NO. 4001056788

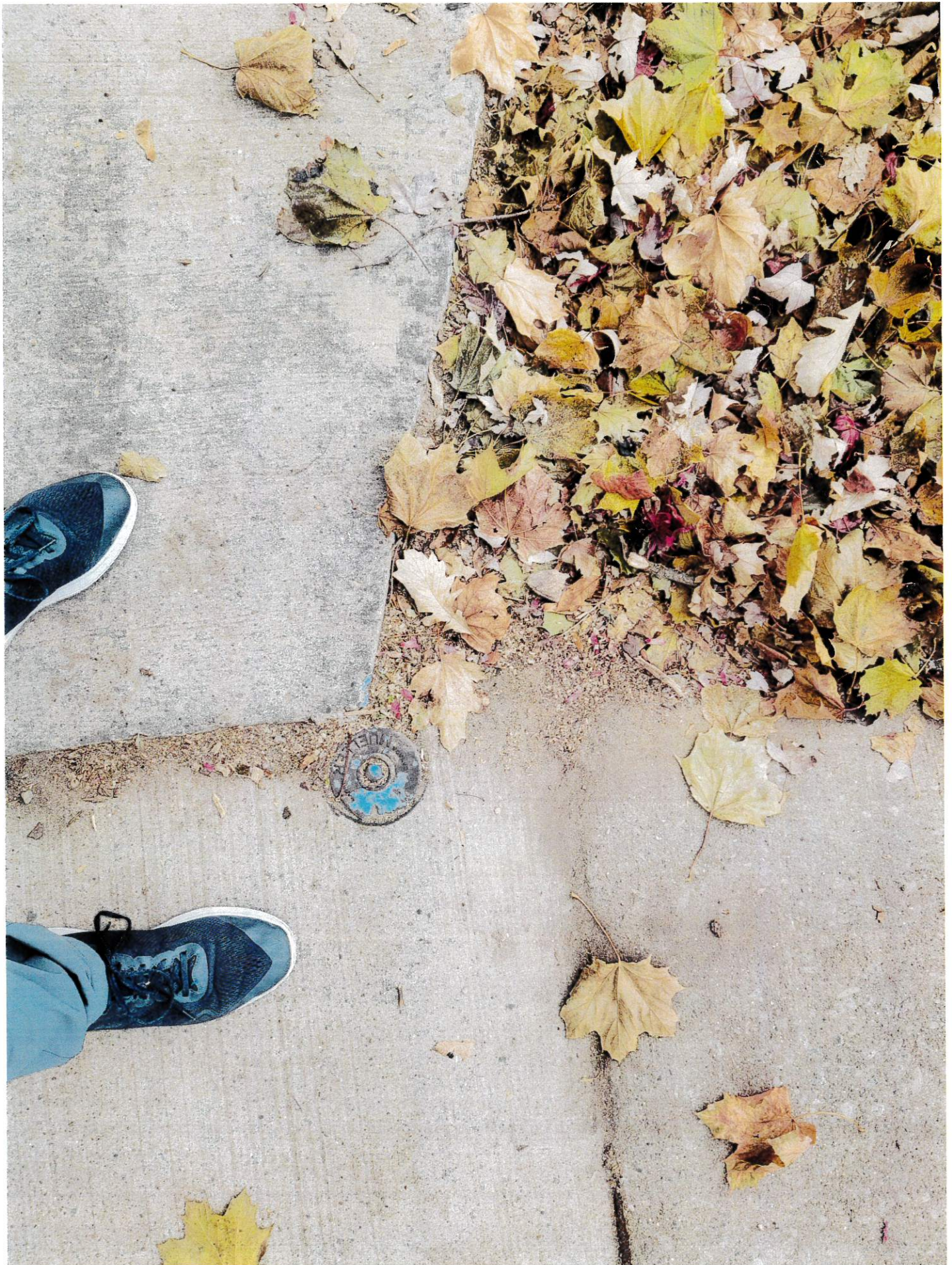
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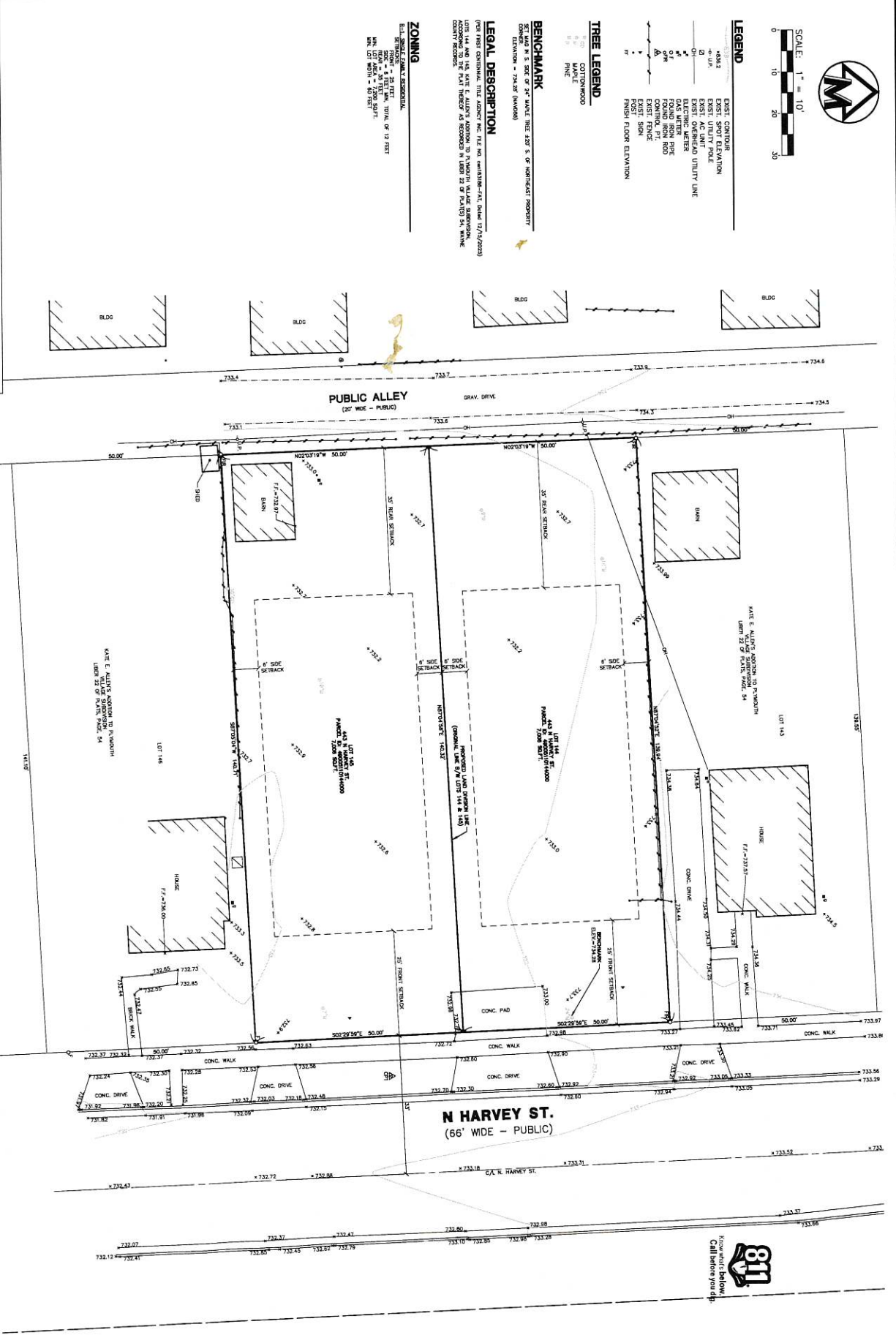








The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown are complete or that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as shown, they are not to be used for any purpose other than that for which they were located.



JOB No.	<b>26010</b>	DATE	02/18/28
REVISIONS:	REV. DATE	SHEET	1 OF 1
		DRAWN BY	MSH
		CHECKED BY	MSH
		TITLE	26010_01
		DATE	1/14

**443 N. HARVEY ST.**  
 TOPOGRAPHIC SURVEY OF PARCELS OF LAND  
 LOCATED IN NW 1/4 OF SEC 26, T11S, R11E,  
 CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN

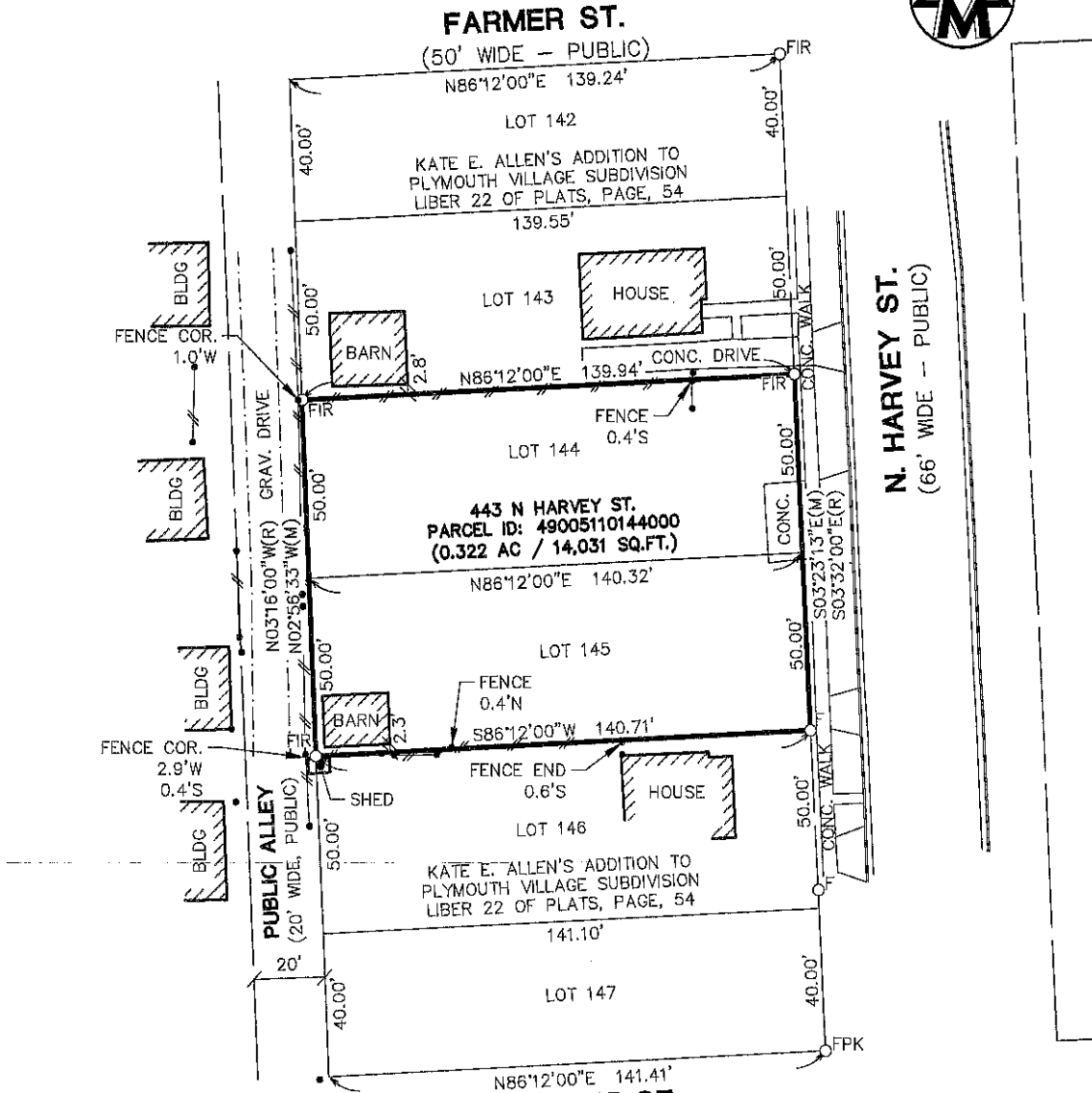
**CLIENT**  
 SAM SAGIR  
 1861 N. LAFAYETTE  
 DEARBORN, MI 48128  
 313-204-1209

**MIDWESTERN CONSULTING**  
 885 Plaza Drive Ann Arbor, Michigan 48106  
 734.995.0200 • www.midwesternconsulting.com



# CERTIFIED SURVEY - EXISTING

CERTIFIED SURVEY OF A PARCEL OF LAND IN THE NW 1/4 OF SECTION 26, T1S, R8E, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN



## LEGEND

- F FOUND IRON PIPE
- FIR FOUND IRON ROD
- FPK FOUND P.K. NAIL
- S SET IRON ROD
- FENCE
- POST

## BASIS OF BEARINGS

KATE E. ALLEN'S ADD. TO PLYMOUTH VILLAGE SUB.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON FEBRUARY 23, 2026 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: SAGIR	DATE: 2/23/26
JOB NO.: <b>26010</b>	SHEET 1 OF 3
SECTION: 26 TOWN: 1S RANGE: 8E	SCALE: 1in. = 40 ft.
CITY OF PLYMOUTH	BOOK: 1134
WAYNE COUNTY, MICHIGAN	BY: SSH

*Mark Vanderveen*

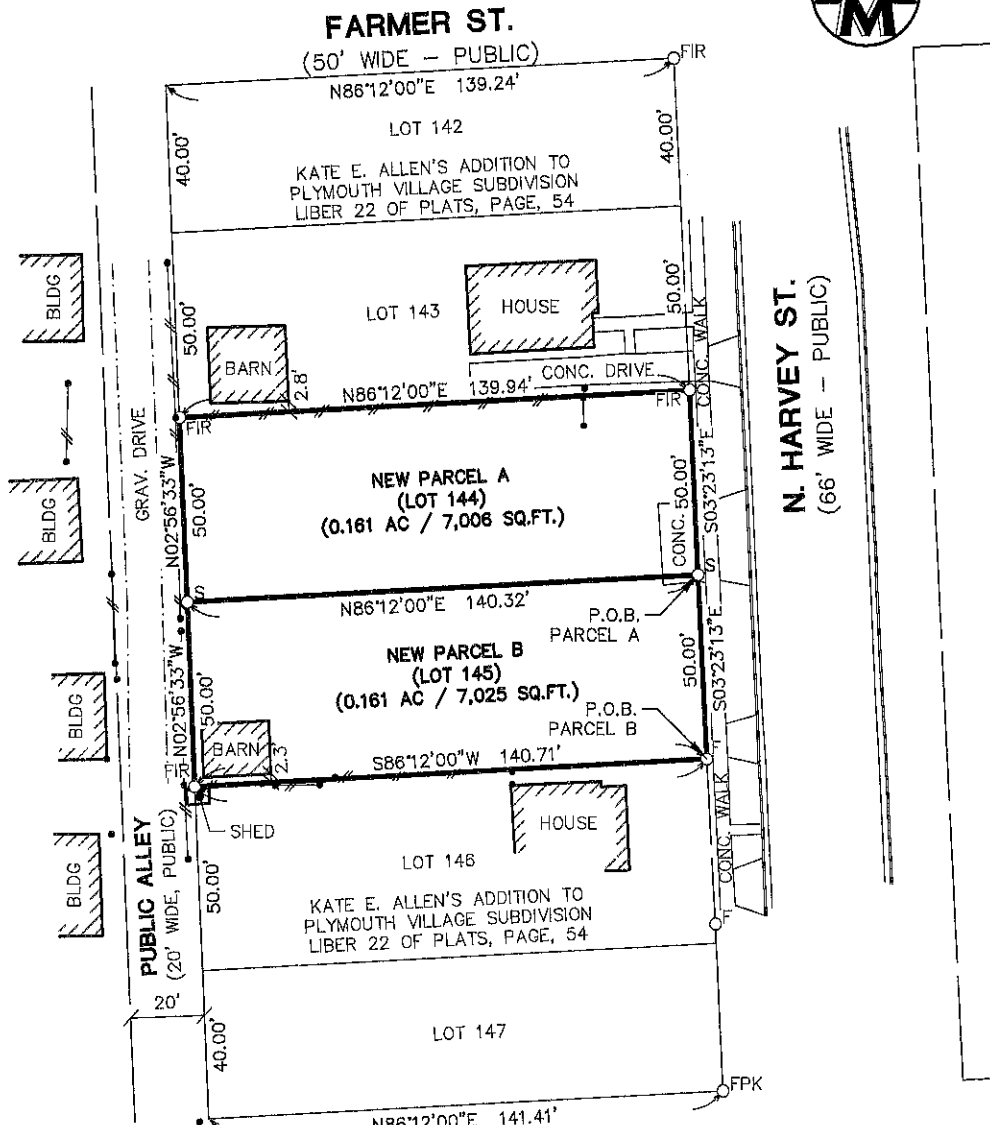
MARK VANDERVEEN PS NO. 4001056788

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# CERTIFIED SURVEY - LAND DIVISION

LAND DIVISION SURVEY OF A PARCEL OF LAND IN THE NW 1/4 OF SECTION 26, T1S, R8E, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN



## LEGEND

- F FOUND IRON PIPE
- FIR FOUND IRON ROD
- FPK FOUND P.K. NAIL
- S SET IRON ROD
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## BASIS OF BEARINGS

KATE E. ALLEN'S ADD. TO PLYMOUTH VILLAGE SUB.

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CLIENT: SAGIR	DATE: 2/23/26
JOB NO.: <b>26010</b>	SHEET 2 OF 3
SECTION: 26 TOWN: 1S RANGE: 8E	SCALE: 1in. = 40 ft.
CITY OF PLYMOUTH	BOOK: 1134
WAYNE COUNTY, MICHIGAN	BY: SSH

*Mark VanderVeen*

MARK VANDERVEEN PS NO. 4001056788



**MIDWESTERN  
CONSULTING**

3815 Plaza Drive Ann Arbor, Michigan 48108  
(734) 995-0200 • www.midwesternconsulting.com



# LEGAL DESCRIPTIONS

**EXISTING PARCEL:**

(Tax Parcel I.D.: 49005110144000)

(Per First Centennial Title Agency Inc. File No. cen163186-FAT, Dated 12/15/2025)

Lots 144 and 145, Kate E. Allen's Addition to Plymouth Village Subdivision, according to the plat thereof as recorded in Liber 22 of Plat(s) 54, Wayne County Records.

**NEW PARCEL A:**

Lot 144, Kate E. Allen's Addition to Plymouth Village Subdivision, according to the plat thereof as recorded in Liber 22 of Plat(s) 54, Wayne County Records.

Also described as the following:

BEGINNING at the SE corner of Lot 144 of Kate E. Allen's Addition to Plymouth Village Subdivision, according to the plat thereof as recorded in Liber 22 of Plat(s) 54, Wayne County Records;  
 thence S86°12'00"W 140.32 feet along the South line of said Lot 144;  
 thence N02°56'33"W 50.00 feet along the East line of the Public Alley (20 feet wide) and the West line of said Lot 144;  
 thence N86°12'00"E 139.94 feet along the North line of said Lot 144;  
 thence S03°23'13"E 50.00 feet along the West line of N. Harvey Street (66 feet wide) and the East line of said Lot 144 to the POINT OF BEGINNING. Being a part of the NW 1/4 of Section 26, T1S, R8E, City of Plymouth, Wayne County, Michigan and containing 0.161 acres of land, more or less. Being subject to easements or restrictions of record, if any.

**NEW PARCEL B:**

Lot 145, Kate E. Allen's Addition to Plymouth Village Subdivision, according to the plat thereof as recorded in Liber 22 of Plat(s) 54, Wayne County Records.

Also described as the following:

BEGINNING at the SE corner of Lot 145 of Kate E. Allen's Addition to Plymouth Village Subdivision, according to the plat thereof as recorded in Liber 22 of Plat(s) 54, Wayne County Records;  
 thence S86°12'00"W 140.71 feet along the South line of said Lot 145;  
 thence N02°56'33"W 50.00 feet along the East line of the Public Alley (20 feet wide) and the West line of said Lot 145;  
 thence N86°12'00"E 140.32 feet along the North line of said Lot 145;  
 thence S03°23'13"E 50.00 feet along the West line of N. Harvey Street (66 feet wide) and the East line of said Lot 145 to the POINT OF BEGINNING. Being a part of the NW 1/4 of Section 26, T1S, R8E, City of Plymouth, Wayne County, Michigan and containing 0.161 acres of land, more or less. Being subject to easements or restrictions of record, if any.

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CLIENT: SAGIR	DATE: 2/23/26
JOB NO.: <b>26010</b>	SHEET 3 OF 3
SECTION: 26 TOWN: 1S RANGE: 8E	SCALE: 1in. = N/A ft.
CITY OF PLYMOUTH	BOOK: 1134
WAYNE COUNTY, MICHIGAN	BY: SSH



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*Mark Vanderveen*

MARK VANDERVEEN PS NO. 4001056788

# LEGAL DESCRIPTIONS

**EXISTING PARCEL:**

(Tax Parcel I.D.: 49005110144000)

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CLIENT: SAGIR	DATE: 2/23/26
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SECTION: 26 TOWN: 1S RANGE: 8E	SCALE: 1in. = N/A ft.
CITY OF PLYMOUTH	BOOK: 1134
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*Mark VanderVeen*

MARK VANDERVEEN PS NO. 4001056788





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**Fw: Variance request for 443 n harvey**

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**From** Bolhuis, Greta <gbolhuis@plymouthmi.gov>  
**Date** Mon 4/27/2026 10:28 AM  
**To** Hall, Haley <hhall@plymouthmi.gov>

For inclusion in the ZBA packets

Sent from my iPhone  
Greta Bolhuis  
City of Plymouth

---

**From:** D [REDACTED]  
**Sent:** Monday, April 27, 2026 9:01:13 AM  
**To:** Bolhuis, Greta <gbolhuis@plymouthmi.gov>  
**Cc:** Lee Juarez [REDACTED]  
**Subject:** Variance request for 443 n harvey

Hello Greta,

We live a street over from Harvey. Absolutely please decline the request for 443 N Harvey to split one lot into two extremely small lots.

Splitting one lot into 2 lots less than 60 feet each guarantees low quality build(s) which only benefit the owner/ builder.

It also further diminishes the quality of homes on that block and side of Harvey street. Theres already an uncared for rental house next to the lot. It will increase traffic and on street parking.

We are disgusted by the many owner builders who come to the City and build huge homes on small lots, then move on. They dont care what they leave behind.

They also left dead trees on the lot, a fairly clear indication of where their interests lie.

Regards,  
Lee & Donna Juarez  
402 Ann St.

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**Fw: Zoning Board of Appeals**

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**From** Bolhuis, Greta <gbolhuis@plymouthmi.gov>

**Date** Tue 4/28/2026 5:43 PM

**To** Hall, Haley <hhall@plymouthmi.gov>

Sent from my iPhone  
Greta Bolhuis  
City of Plymouth

---

**From:** David Boone [REDACTED]

**Sent:** Tuesday, April 28, 2026 4:21:40 PM

**To:** Bolhuis, Greta <gbolhuis@plymouthmi.gov>

**Subject:** Zoning Board of Appeals

Hello,

I am writing to express my concern for the variance related to Z 26-04 443 N Harvey. I, along with many homeowners in downtown Plymouth, feel that there is already a density issue with so many dwellings being squeezed into every available square foot. I feel that this variance will continue to make that problem worse and detract from the quaint neighborhood Plymouth has always been.

Regards,

--

David Boone  
[REDACTED]  
[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.\*\***

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**Fw: Z 26-04 443 N Harvey**

---

From Bolhuis, Greta <gbolhuis@plymouthmi.gov>  
Date Tue 4/28/2026 5:44 PM  
To Hall, Haley <hhall@plymouthmi.gov>

Sent from my iPhone  
Greta Bolhuis  
City of Plymouth

---

From: [REDACTED]  
Sent: Saturday, April 25, 2026 12:57:49 PM  
To: Bolhuis, Greta <gbolhuis@plymouthmi.gov>  
Subject: Z 26-04 443 N Harvey

Dear Members of the Zoning Board,

I am writing to express my strong opposition to the proposed land split of the parcel located on 443 North Harvey Street. My husband Kevin and I were present at the meeting on June 5th, 2025 when this same variance was discussed. At the time, the request was made by property owner Martha Beitner-Miller. As you may be aware, the Beitner family has deep roots in the community, with the late Bill Beitner having been a lifelong Plymouth resident and local business owner

At the June meeting, the board unanimously denied the non-use variance, finding *no demonstrable hardship* and noting that *financial considerations are not a valid basis for approval*. It appears the current proposal reflects an effort by a developer to subdivide the existing lot for profit. Based on this prior decision, I anticipate the board will act consistently to uphold established precedent.

While I support responsible growth and development, this proposal raises a number of concerns that I believe are incompatible with both the spirit and the letter of Plymouth's zoning regulations.

### **1. Zoning Rules Exist for a Reason**

The current zoning guidelines are carefully crafted to maintain the integrity, livability, and long-term character of our neighborhoods. We are not facing a housing crisis that would warrant changes to those guidelines. Allowing a land split in contradiction to existing zoning regulations would set a concerning legal and policy precedent—opening the door to similar requests throughout the city. Short-term financial gain for a landowner or developer should not outweigh the long-term consequences for our neighborhood's fabric. The zoning board has a duty to uphold the City's planning principles unless a compelling public benefit is clearly demonstrated.

### **2. Destruction of Mature Trees and Green Space**

Any new development poses a risk to existing trees, but two separate developments on a split parcel would almost certainly result in more extensive tree removal. In recent years, our neighborhood has already lost significant tree canopy due to both development and storm damage. A single home built across the full parcel could still provide substantial square footage while preserving more of the natural

landscape. The loss of mature trees has lasting effects on stormwater drainage, local ecology, and neighborhood aesthetics.

### **3. Impact on Neighborhood Character**

North Harvey Street, especially the block in question, remains one of the few areas in Plymouth relatively untouched by new developments. Splitting the parcel would result in two new homes situated closely together, creating a more congested streetscape that is inconsistent with the surrounding properties. This abrupt change in density would disrupt the architectural rhythm and sense of space that currently defines the street.

### **4. Increased Traffic and Safety Risks**

A parcel split will bring additional construction activity, new driveways, and more vehicular traffic. This raises safety concerns for pedestrians, cyclists, and especially children in the area. North Harvey is already a busy thoroughfare, and the introduction of more access points and vehicles would increase risks, particularly given the limited sight lines caused by parked cars and existing landscaping.

### **Conclusion**

The decision before the Board is not just about one property. It is about the broader implications for upholding precedent, neighborhood identity, and community welfare. I urge you to consider the long-term impacts of this proposed split and to deny the request in order to preserve the character and livability of our neighborhood.

Thank you for your time, service, and thoughtful consideration.

Sincerely,

Dr. Katherine and Mr. Kevin Vitale

440 North Harvey Street

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Re: Zoning board of appeals notification

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From John Faunce [REDACTED]  
Date Thu 4/30/2026 7:55 AM  
To Hall, Haley <hhall@plymouthmi.gov>  
Cc Buzuvis, John <jbuzuvis@plymouthmi.gov>; Bolhuis, Greta <gbolhuis@plymouthmi.gov>

Hello,  
Please see my comments for the board below. Let me know if you have any questions.  
John

-----  
Comments for the Zoning Board Meeting May 7th, 2026

John Faunce  
493 N. Harvey St.  
Plymouth, MI, 48170

To the Zoning Board,

My name is John Faunce and I live at 493 N. Harvey Street Plymouth MI 48170. I will be out of the country during this meeting on May 7th and wish to provide these comments in my absence.

I received the letter in the mail regarding the zoning board variance for 443 N. Harvey Street.

I was surprised by this letter asking for the same exact thing that was denied 10 months ago without any noticeable change to the property.

When I look at the board discussion from the Minutes stated:

**“The group expressed concerns about granting the variance without a clear hardship. They noted that the financial reasons could not be considered, and that similar request had been denied in the path “**

It seems the only reason to split the lot would be for financial gain as the lot is listed I believe around \$740,000 as a single lot but has been advertised online as two lots for \$400,000 despite not having approval yet to split the lot. Therefore, I call into question the motive and the necessity of this variance

Looking further at the city of Plymouth dimensional variance application dated July 1, 2025, it lists some standards for dimensional variance.

The first one is that the ordinance unreasonably prevents the owner from using the property for what it is zoned. It sure seems it can easily be used for a R1 residential as it has been for at least the last 50 years my family has owned my current property.

The second is that the variance will do substantial justice to the applicant and the surrounding community. However, due to the fact that it was denied 10 months ago, it would seem more of an injustice to the previous owner to grant this variance. Nor did my parents or I experience any injustice in our time living here by the presence of the property.

The third is that the problem is due to unique circumstances of the property, which does not seem to be the case, considering the property was being used as one lot for such a long time.

The fourth is the problem is not self created, which I don't think applies in this case, unless you count the fact the property was purchased just months after being denied a variance and thus should have been expected to be an knowingly inherited problem

Therefore, for the reasons of the previous denial that should still apply to the property now and for the failure to adhere to the standards for dimensional variance as best I can understand them, I do not support the city approving this request and should keep with the precedent and previous findings set and without a clear hardship provided to the board.

Thank You,  
John Faunce and Family

On Wed, Apr 29, 2026 at 1:34 PM Hall, Haley <[hhall@plymouthmi.gov](mailto:hhall@plymouthmi.gov)> wrote:

Hello John,

Written comments can be emailed, we just ask you include your name and address. To be included in the agenda packet, we will need emails to be sent by tomorrow afternoon. All other emails received after we send out agenda packets will still be printed out and given to the ZBA at the meeting.

Here I will link the agenda packet and meeting minutes from June 5, 2025, when 443 N Harvey first went to the ZBA for a lot split. [2025-06-05 Zoning Board of Appeals Agenda](#) ; [2025-06-05 Zoning Board of Appeals Minutes](#)

In the Schedule of Regulations, Section 78-190 of the ordinance references that the minimum lot size per dwelling unit for R-1 shall be 7,200 square feet and 60 feet wide. You can find this in the table here: [https://library.municode.com/mi/plymouth/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH78ZO\\_ARTXVIISCRE\\_S78-190LIHEBUDEARZODI](https://library.municode.com/mi/plymouth/codes/code_of_ordinances?nodeId=PTIICOOR_CH78ZO_ARTXVIISCRE_S78-190LIHEBUDEARZODI)

Here is the application for non-use variances, which includes the standards that the applicant must demonstrate for a variance. [ZBA Dimensional \(Non-Use\) Variance Application Eff. July 1, 2025](#)

I hope I have answered your questions, and please reach out if you have more!

Best,  
Haley



**Haley Hall**

Community Development Coordinator

[hhall@plymouthmi.gov](mailto:hhall@plymouthmi.gov)

---

Re: Z 26-04 443 N Harvey: Sam Sagir

---

From Bolhuis, Greta <gbolhuis@plymouthmi.gov>  
Date Thu 4/30/2026 8:14 AM  
To Revin [REDACTED] Hall, Haley <hhall@plymouthmi.gov>

Hi Richard and Elizabeth:

Thanks for sharing your comments. I will make sure the board receives them in their packet.

Best,  
Greta

Sent from my iPhone  
Greta Bolhuis  
City of Plymouth

---

**From:** Revin [REDACTED]  
**Sent:** Wednesday, April 29, 2026 7:16:15 PM  
**To:** Bolhuis, Greta <gbolhuis@plymouthmi.gov>  
**Subject:** Z 26-04 443 N Harvey: Sam Sagir

We are Rick & Elizabeth Vincent  
425 N Harvey St  
Plymouth Mi 48170

We live directly on this property line (443 N Harvey St)

We will be impacted directly by the development of this property. Elizabeth, my wife, grew up with this family, and we knew the Beitner's very well. Over 60 years. This Beautiful house should have never been torn down. It was a unique home with beautiful charm and character. Everyone admired this home. Many shake their heads in disbelief to what it is now. It saddens us to look at it.

Bill Beitner was a lifelong influence in this city.

When Bill passed, Marty Beitner/Miller, the daughter, decided to list the property. She requested a non-use variance to split an existing lot into two lots that were less than the required 60-foot minimum width and less than the required 7,200 lot area.

That request was denied. We voiced our disapproval of the Variance request.

The property sold to a contractor/developer Joe Koch.

He also requested the same Variance request to split the existing lot into two lots that did not meet the required minimum size and square footage set forth by the City of Plymouth.

We also disapproved of this request. It was denied.

Now we have a new developer Sam Sagir, requesting the same variance for this property that does not meet the required standard set forth by the City of Plymouth.

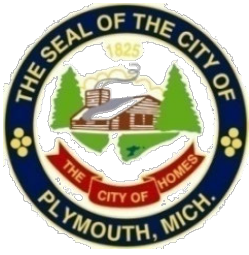
We disapprove of this request. There is no reason to change your past two decisions to deny a variance for a third request of the same variance.

This would cause unacceptable crowding directly next to our home. There is already a duplex with multiple housing directly on the North side of this lot.

We respectfully request that the City Zoning board hold true to the standards that were set forth with good reason. To keep the charm that Plymouth is, not overdevelop the city.

Respectfully,  
Richard & Elizabeth Vincent  
425 N Harvey St  
Plymouth, MI 48170

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# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: April 22, 2026  
RE: **Z 26-05, 620 W Ann Arbor Rd: Non-Use Variance Request**

MJ Kitchen & Bath, the owner, is requesting a non-use variance to install a wall sign greater than the maximum square footage allowed. The property is zoned ARC, Ann Arbor Road Corridor District. The property is 127.5 feet wide and 199.26 feet deep, totaling 25,405.65 square feet.

Section 78-169 (e) states that "maximum wall sign area permitted shall be 50 percent of the signable area, up to a maximum wall sign area of 42 square feet." The signable area is greater than 84 square feet. The proposed wall sign area is 120" by 64" (54 square feet). A variance of 12 square feet is required.

Should you have any questions, please contact me directly.





# DIMENSIONAL (NON-USE) VARIANCE APPLICATION

## Community Development Department

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

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

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

620 Ann Arbor Road 4-14-26

---

Address of Property Date of Application

MJ Kitchen & Bath MJ Real Estate Mike Jenkins = Matt Jenkins

---

Applicant Name Property Owner

██████████ Ann Arbor Rd Plymouth MI 48170

---

Address City State Zip

██ ██

---

Email Phone

### Three Basic Functions of the ZBA:

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

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

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

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](mailto:plans@plymouthmi.gov) (maximum file size is 100 MB).

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

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

Article XV Section 78-169 (2) Wall signs Maximum Wall Sign Area

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

Increase square footage of sign from max allowance of 42 sq feet to 73 sq feet to better proportion in signable area

**Description of Property**

Current zoning classification: Commercial

Current use of structure(s) on premises: Retail

Is it a corner or interior lot? NO

Size and area of lot: \_\_\_\_\_

Total square footage of existing main structure(s): 90' x 60' = 5,400 sq ft

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

Existing lot coverage (percentage) of all buildings and structures: +/- 50%

Height of existing main and/or accessory structures: Single story 26 1/2 Feet to top of Peak on Front

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: N/A

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

Rear yard setback after completion (measured from property line): \_\_\_\_\_

Side yard setback after completion (measured from property line): \_\_\_\_\_

Height of proposed structure: \_\_\_\_\_

Lot coverage (percentage) after completion: \_\_\_\_\_

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

A scaled drawing or boundary survey depicting the above information.

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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.)

Looking for signage to be in Proportion to Building Peak and for better visibility

"MJ" is Logo graphic and should not be restricted by lettering height.

2. What effect will the variance have on neighboring properties? We believe it won't have any negative effects, and our planned upgrades to the building front (wood-look paneling, Natural Stone, and dark accents) will enhance neighboring property values.

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) Not self-imposed but results from the buildings unique triangular facade and larger-than-typical scale which was created by the buildings original owner. The ordinance does not proportionately accomodate the architecture necessary for effitive identification.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The restrictions prevent adequate building identification. Due to the structure's size, orientation and distance from typical lines of sight, a compliant 42 sq. ft sign would not provide sufficient visibility and would diminish the property's functionality and competitiveness.

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]

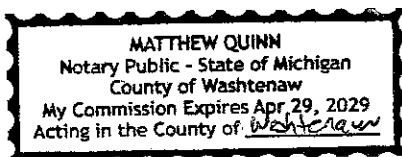
Signature of Applicant

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

[Signature]

Notary Public

My Commission expires \_\_\_\_\_





scale is 1" = 10" so this is 10% scale

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**Re: 620 W. Ann Arbor Road Sign Variance**

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**From:** Bolhuis, Greta <gbolhuis@plymouthmi.gov>  
**Date:** Thu 4/23/2026 9:33 AM  
**To:** Suzanne Seibel [REDACTED]  
**Cc:** Hall, Haley <hhall@plymouthmi.gov>

Thank you for confirming. You will be on the May 7 meeting agenda.

Best,  
Greta

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**From:** Suzanne Seibel [REDACTED]  
**Sent:** Wednesday, April 22, 2026 4:32 PM  
**To:** Bolhuis, Greta <gbolhuis@plymouthmi.gov>  
**Cc:** Hall, Haley <hhall@plymouthmi.gov>  
**Subject:** Re: 620 W. Ann Arbor Road Sign Variance

Hi Greta,

The yellow rectangle is the overall proposed sign area - 120 wide x 64" high (this accounts for the 16" high capital letters in Kitchen & Bath plus the 41" high MJ, plus the space in between them, for an overall height of 64" which equals just under 54 square feet. (Or do we not have to count the space?)

Let me know if you have any additional questions.

Will I be notified once the agenda for the meeting is set?

Suzanne

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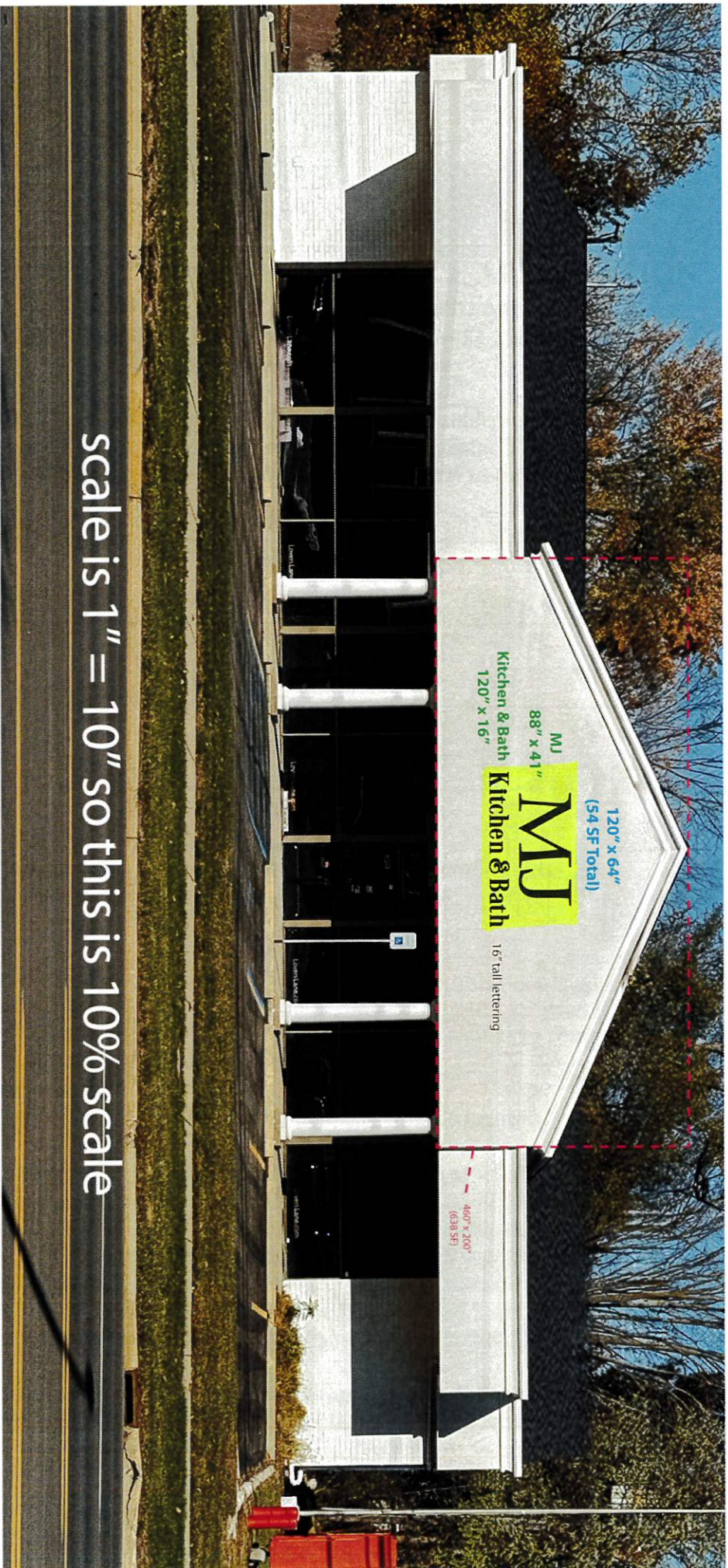
**From:** Bolhuis, Greta <gbolhuis@plymouthmi.gov>  
**Sent:** Wednesday, April 22, 2026 3:08 PM  
**To:** Suzanne Seibel [REDACTED]  
**Cc:** Hall, Haley <hhall@plymouthmi.gov>  
**Subject:** 620 W. Ann Arbor Road Sign Variance

Hi Suzanne:

I am having a difficult time determining the total area of the proposed sign. By my math, the proposed sign area (rectangle- see attached highlighted in yellow) is 120" x 57". Are these dimensions correct? Please confirm.

Thanks,  
Greta

**Greta Bolhuis, AICP**  
Planning & Community Development Director



scale is 1" = 10" so this is 10% scale