



# City of Plymouth Zoning Board of Appeals

## Regular Meeting Agenda

Thursday, June 5, 2025 – 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/83688271255>

Passcode:064431

Webinar ID: 836 8827 1255

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of January 2, 2025, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
  - a) **Z 25-02, 324 Auburn:** Vincent and Lauren Acquista, the owners, are requesting a non-use variance to construct a second story addition in the side yard setback. The property is zoned R-1, Single-Family Residential.
  - b) **Z 25-03, 443 N Harvey:** Martha Beitner-Miller, 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.
  - c) **Z 25-04, 529 Kellogg:** James and Susan Murphy, the owners, are requesting non-use variances to construct an addition in the required side yard setback that exceeds the required floor area ratio. The property is zoned R-1, Single-Family Residential.
- 7) BOARD MEMBER COMMENTS
- 8) REPORTS AND CORRESPONDENCE
- 9) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

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

## City of Plymouth Strategic Plan 2022-2026

### GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

#### OBJECTIVES

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

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

#### OBJECTIVES

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

### GOAL AREA THREE - COMMUNITY CONNECTIVITY

#### OBJECTIVES

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

### GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

#### OBJECTIVES

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

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

-Plymouth Mayor Joe Bida November



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, January 2, 2025 - 7:00 p.m.

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

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

**1. CALL TO ORDER**

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Elliott, Vice Chair Jim Burrows, Members Mike Devine, Robert Mengel, and Rebecca Smith

Also present: Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Burrows offered a motion, seconded by Mengel, to approve the minutes of the December 5, 2024 meeting.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Smith, to approve the agenda for the January 2, 2025 meeting.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

**5. ELECTION OF OFFICERS**

Bolhuis asked for nominations for the office of chair. Burrows nominated Elliott, and Bolhuis asked two more times whether there were any other nominations. There were none, and there was a roll call vote to elect Elliott as chair of the Zoning Board of Appeals for 2025.

Elliott was elected unanimously.

Elliott asked for nominations for the office of vice chair. Devine nominated Burrows, and Elliott asked two more times whether there were any other nominations. There were none, and there was a roll call vote to elect Burrows as vice chair of the Zoning Board of Appeals for 2025.

Burrows was elected unanimously.

**6. OLD BUSINESS**

a. Z 24-20, 615 S. Harvey, non-use variances for the rear yard setback and floor area ratio.

The applicants described the changes they made since their last submission. They explained their rationale for requesting a rear yard setback variance for a raised deck for the ground floor and a covered deck on the second level, citing concerns about the current patio that requires stairs to access from the home. They also described their request for a floor area ratio (FAR) variance, stating that they would not be adding to the footprint of the house, but creating a usable space above the garage.

***Citizen Comments***

Mike Byrd, 616 Forest, via Zoom, said he was the back yard neighbor of the applicants and that he opposed the setback variance because the houses were already too close.

***Board Member Discussion***

The group discussed the setback variance request and the impact the two decks would have on neighboring properties.

***Motion***

Smith offered a motion, seconded by Mengle, to approve a 12-foot rear yard setback variance at the grade of the first floor without any additional floor area on a second story for the dimension shown in the drawing

***Findings of Fact***

The grade of the lot and height of the foundation creates an obstacle to enjoying the yard.  
The property is already non-conforming.

Mengle offered an amendment to restrict the height of the deck to three feet above the grade. Bolhuis said a three-foot-high deck could be built without a variance. Mengel withdrew his amendment.

There was a roll call vote.

YES: Smith

NO: Burrows, Devine, Mengle, Elliott

MOTION FAILED

***Board Member Discussion***

The group discussed the floor area ratio request. It was stated that the massing of the home would increase under the request, even though the footprint would be the same. The group reviewed the checklist of items required for a variance and agreed that the items were not met.

***Citizen Comments***

Tom (last name and address unintelligible via Zoom), said he recently built a home in the City of Plymouth and had to follow the FAR, and others should be required to do so as well.

***Motion***

Devine offered a motion, seconded by Burrows, to deny the FAR variance requested.

There were no findings of fact offered.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY



## **7. NEW BUSINESS**

a. Z25-01, 728 Burroughs: Non-use variances to extend the garage roof into the side yard setback.

The applicant described his request and rationale. He stated that a previous owner built a five-foot extension on the garage, but didn't extend the gabled roof over it.

Devine stated that he worked for the architect and asked whether he should abstain from the discussion and vote. Board members agreed that he could remain impartial.

### ***Citizen Comments***

Two neighbors sent emails in support of the variance.

### ***Board Member Discussion***

The group discussed the request and there was consensus that extending the roof was acceptable, since the dimensions of the building would not change.

### ***Motion***

Devine offered a motion, seconded by Burrows, to approve a variance of 1.33 feet for the side yard setback for the accessory building along the west property line, limited to the roof framing over the front six feet of the existing building.

### ***Findings of Fact***

The unique and unconventional roof framing and structure compromises its use.

Elliott requested an additional finding of fact stating that the variance will extend the existing non-conformity but not further encroach into the setback. Devine and Burrows accepted the amendment.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

## **8. BOARD MEMBER COMMENTS**

Elliott welcomed Mengle as the new member of the ZBA and thanked Mike Pappas for agreeing to serve as an alternate.

## **9. REPORTS AND CORRESPONDENCE**

City Commission Liaison Brock Minton thanked board members for their objectivity and using their best judgment. He said Burrows and Devine would be reappointed to their positions on the ZBA on January 6, and that the City Commission would be meeting to formulate their one-year tasks later in the month.

## **10. ADJOURNMENT**

Burrows offered a motion, seconded by Mengel, to adjourn the meeting at 8:10 p.m.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

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

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, June 5, 2025**,  
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

**Z 25-02, 324 Auburn:** Vincent and Lauren Acquista, the owners, are requesting a non-use variance to construct a second story addition in the side yard setback. The property is zoned R-1, Single-Family Residential.

**Z 25-03, 443 N Harvey:** Martha Beitner-Miller, 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.

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Publish: Wednesday, May 21, 2025



# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

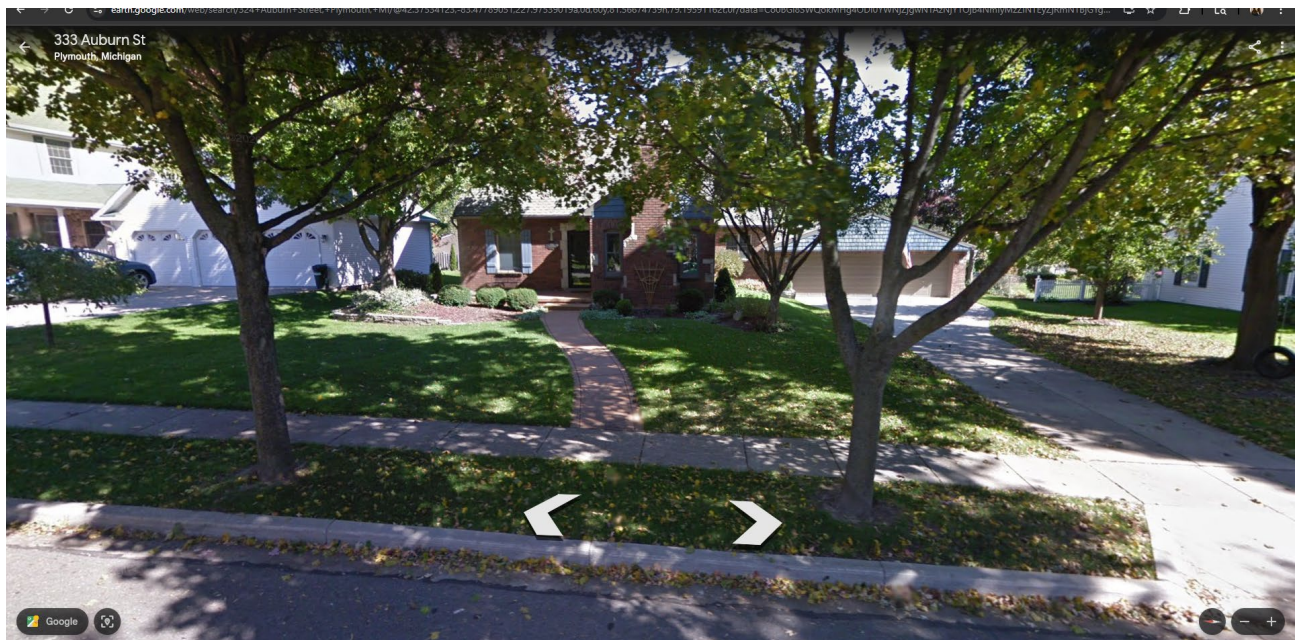
[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: May 29, 2025  
RE: 324 Auburn, Non-Use Variance Request

Vincent and Lauren Acquista, the owners, are requesting a non-use variance to construct a second story addition in the side yard setback. The property is zoned R-1, Single Family Residential. The property is 90 feet wide by 140 feet deep, totaling 12,600 square feet.

Section 78-190 references the side yard setback is 6 feet. The proposed side yard setback is 4.2 feet. A variance of 1.8 feet is required.

Should you have any questions, please contact me directly.







## ITEM 6. a.

### **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.

**324 Auburn**

**5/7/25**

Address of Property

Date of Application

**Dillon Fagan**

**Vin& Lauren Acquista**

Applicant Name

Property Owner

**324 Acquista**

**Plymouth**

**Mi 48170**

Address

City

State Zip

**Dillonfagan@djmaltese.com**

**2158406132**

Email

Phone

Three Basic Functions of the ZBA:

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

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

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

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

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

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

**Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:**  
**ARTICLE XVII. - Sec. 78-190**

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I (We) hereby appeal to the Zoning Board of Appeals for a variance to: \_\_\_\_\_  
Allow us to build a second floor renovation above the current structure that exist 1.8' into the setback.

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**Description of Property**

Current zoning classification: R-1  
Current use of structure(s) on premises: R-1  
Is it a corner or interior lot? No  
Size and area of lot: 12,600  
Total square footage of existing main structure(s): 2457  
Total square footage of accessory structure(s): 0  
Existing lot coverage (percentage) of all buildings and structures: 19.5%  
Height of existing main and/or accessory structures: 19'

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: \_\_\_\_\_  
Front yard setback after completion (measured from property line): 33.8'  
Rear yard setback after completion (measured from property line): 45'  
Side yard setback after completion (measured from property line): 4.2'  
Height of proposed structure: 29'  
Lot coverage (percentage) after completion: 19.5%  
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .31

☒ 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 practical difficulty is that the entire house is built within the set back.

The house was one of the first built on the block so its evident that the property line or setback was placed after the house was built.

There also is an addition in the back that was granted a variance to be built in line with the current house profile.

2. What effect will the variance have on neighboring properties? Minimal. The addition will not be any closer to the neighbors. The only noticable change will be the added room above the rear addition.

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.)

This is not self imposed. The practical difficulty is in order to expand the second floor to accomodate

a growing family. Reworking the existing second floor and expanding over the existing rear living room

is the most logical and cost efficient option to make the renovation work.

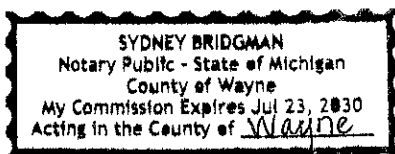
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? As stated before because the entire north side of the house was permitted whether intentionally or not to be built within the setback restricts the owners from performing what would typically be a routine project.

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] 5/7/25 Dean 5/7/25  
Signature of Applicant

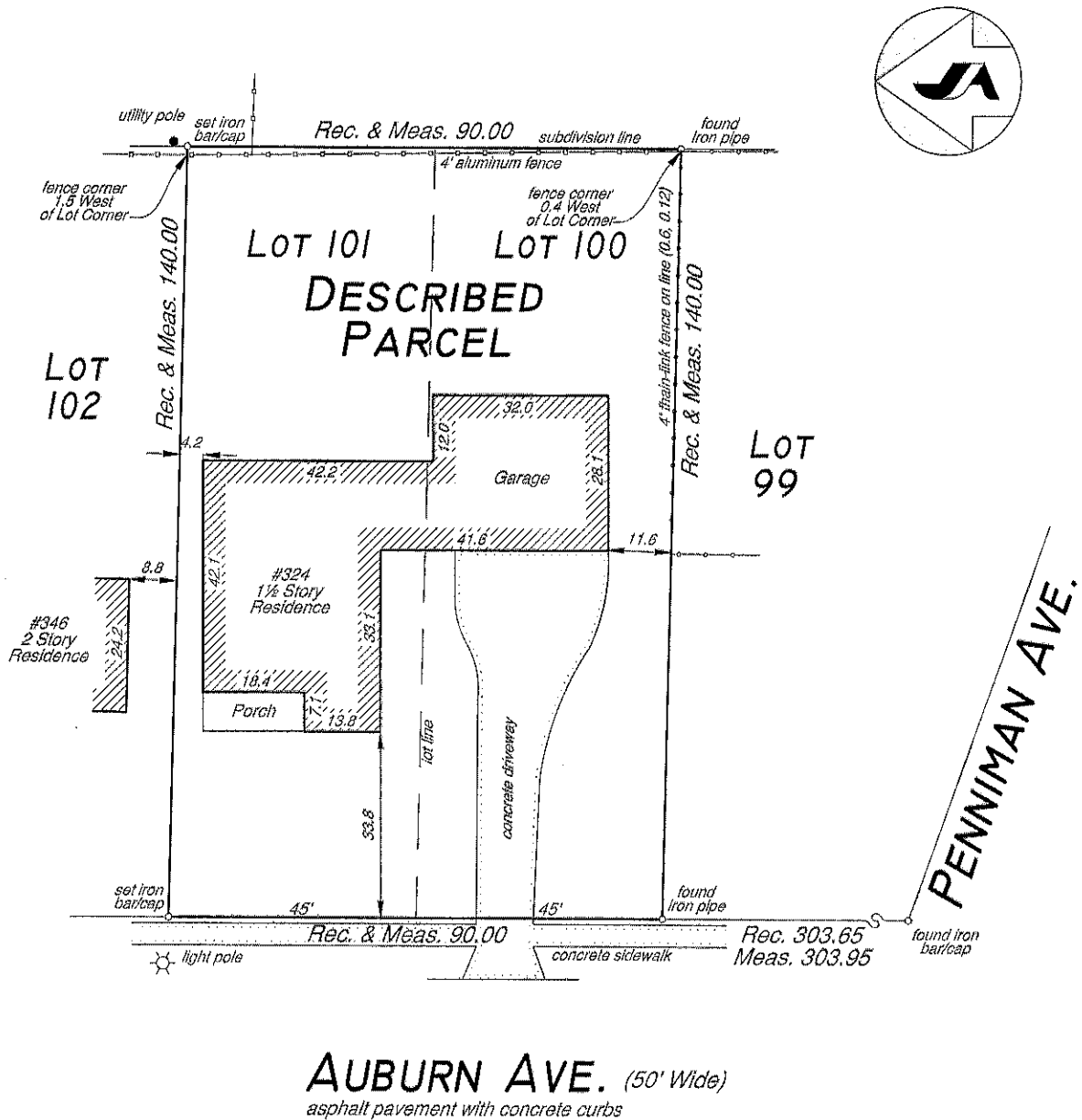
Subscribed and sworn before me this 7 day of May, 20 25



[Signature]  
Notary Public  
My Commission expires 07/23/2030

## LEGAL DESCRIPTION

LOT 100 AND LOT 101 OF "VIRGINIA PARK SUBDIVISION" OF PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH VILLAGE (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 51 OF PLATS ON PAGE 84, WAYNE COUNTY RECORDS. PARCEL CONTAINS 12,569 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



**AUBURN AVE.** (50' Wide)  
asphalt pavement with concrete curbs



Know what's below.  
Call before you dig.

## CERTIFICATE OF SURVEY

Prepared For: Lauren Acquista  
324 Auburn Ave.  
Plymouth, MI 48170  
(734) 658-9966

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

by:

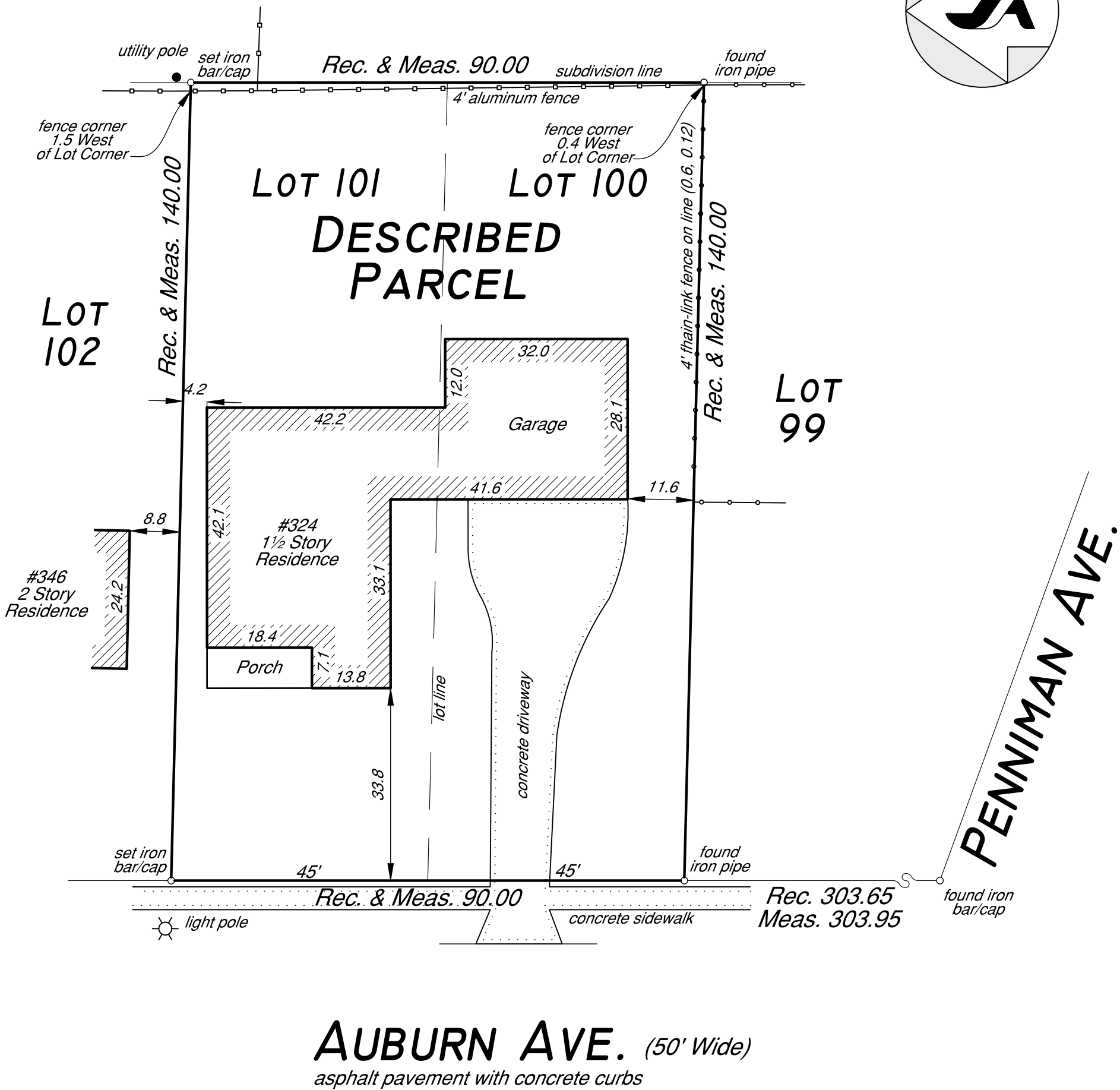
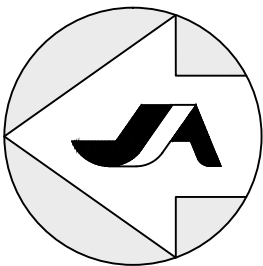


Date  
10 APR 2023  
Job No.  
23-04-003  
Scale  
1" = 20'  
Drawn  
AAH  
Checked  
JGE  
Sheet  
1 OF 1



LEGAL DESCRIPTION

LOT 100 AND LOT 101 OF "VIRGINIA PARK SUBDIVISION" OF PART OF THE NORTHEAST ¼ OF SECTION 27, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH VILLAGE (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 51 OF PLATS ON PAGE 84, WAYNE COUNTY RECORDS. PARCEL CONTAINS 12,569 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Know what's below.  
Call before you dig.

CERTIFICATE OF SURVEY

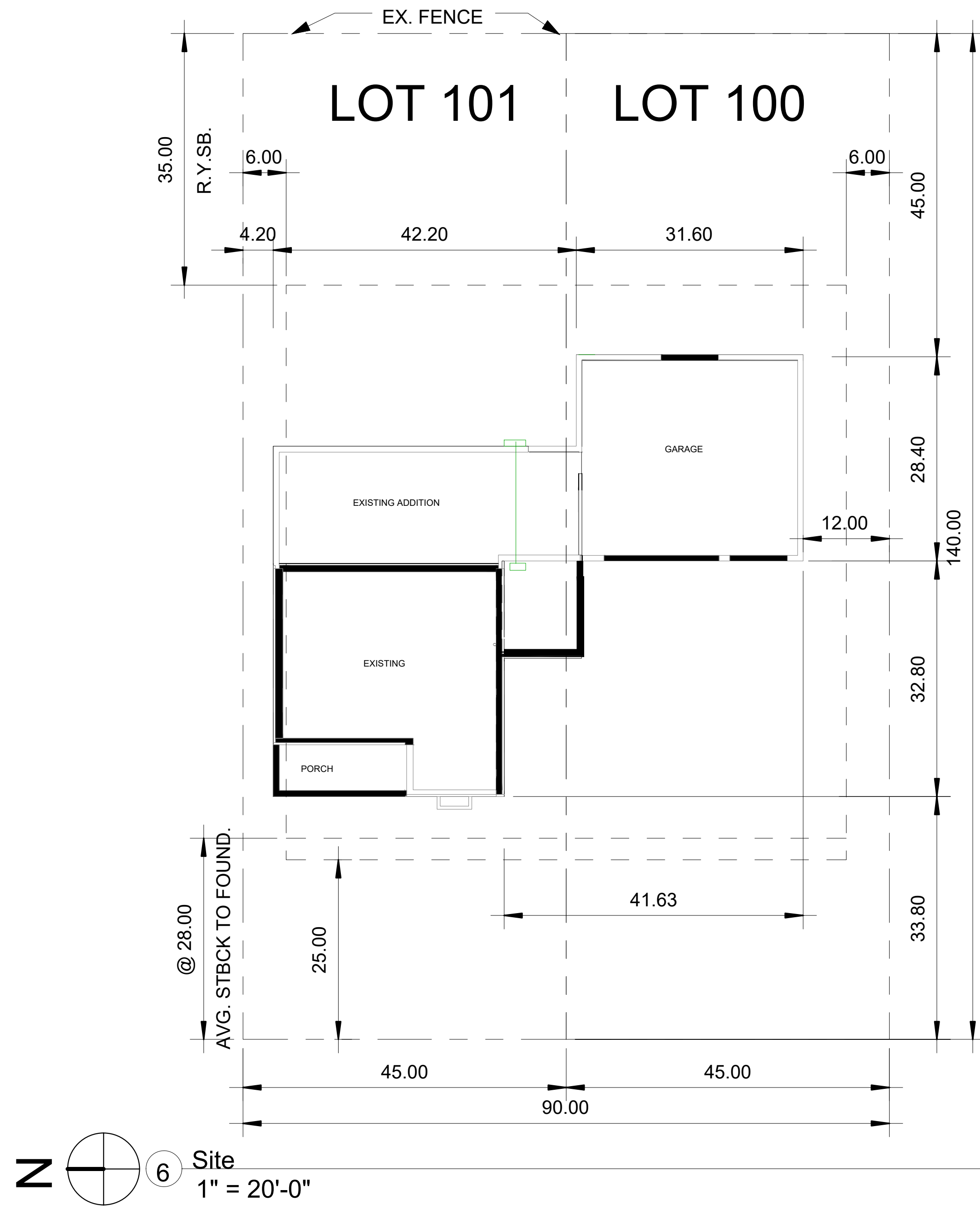
Prepared For: Lauren Acquista  
324 Auburn Ave.  
Plymouth, MI 48170  
(734) 658-9966

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



by:

Date	10 APR 2023
Job No.	23-04-003
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1



412 N. MAIN STREET  
PLYMOUTH, MI 48170  
OFFICE: 734.737.0500  
FAX: 734.737.0505  
WEB: www.djmaltese.com

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USE FIGURED DIMENSIONS ONLY  
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described in this document. None of such  
concepts, designs or plans shall be used by  
or divided to any person, firm or corporation  
for any purpose without the prior written  
consent of D.J. MALTESE

PROJECT

PROPOSED  
NEW SECOND FLOOR FOR  
MR. & MRS. VIN ACQUISTA  
314 AUBURN  
PLYMOUTH, MI 48170

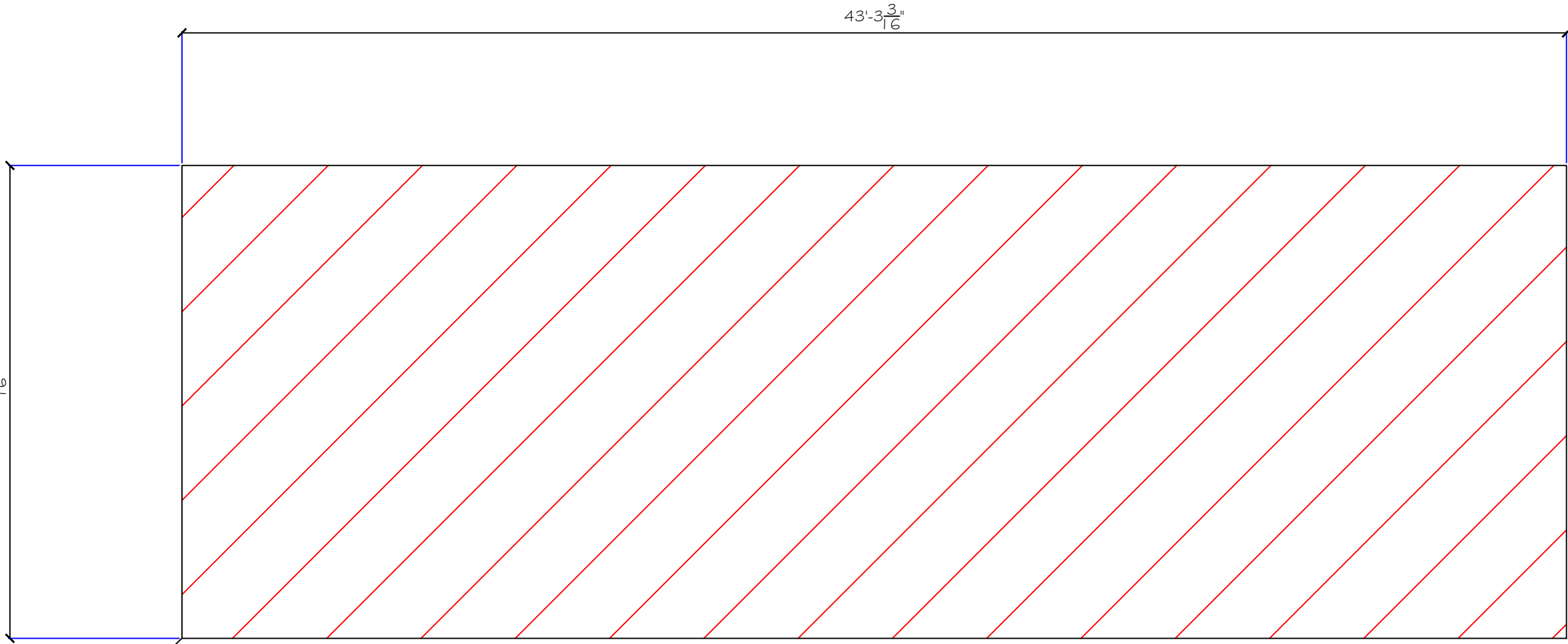
APPROVAL STAMP

DATE	ISSUED FOR
3-3-2025	PROPOSAL
3-4-2025	REVISION
3-5-2025	PERMITS


D.J. MALTESE	JOB NO.	SHEET DESCRIPTION
C25-1704	DRAWN BY	PROPOSED SITE PLAN
DJM	APPROVED BY	
DJM	DATE	SHEET NUMBER
2-27-2025	SCALE	

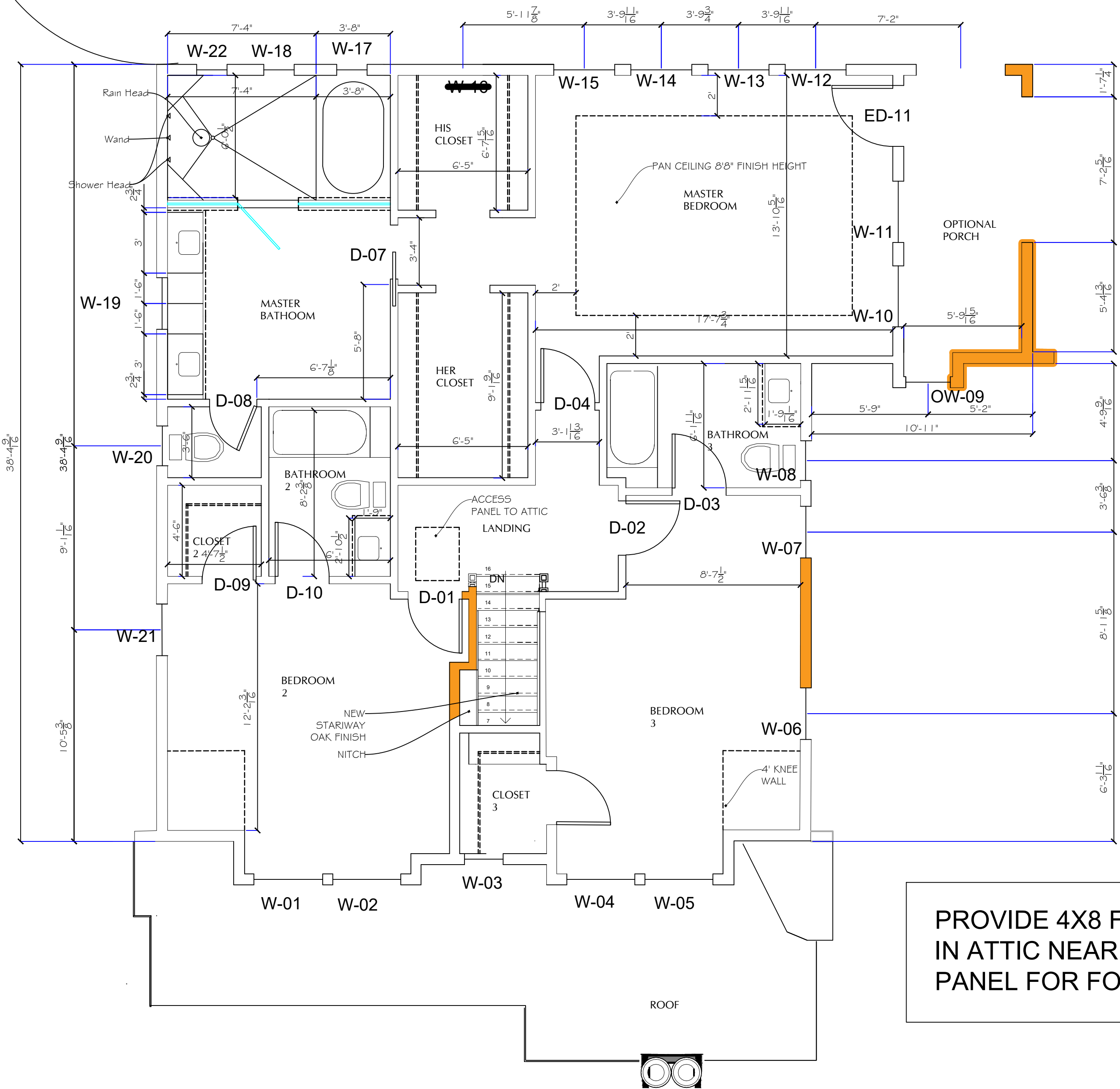
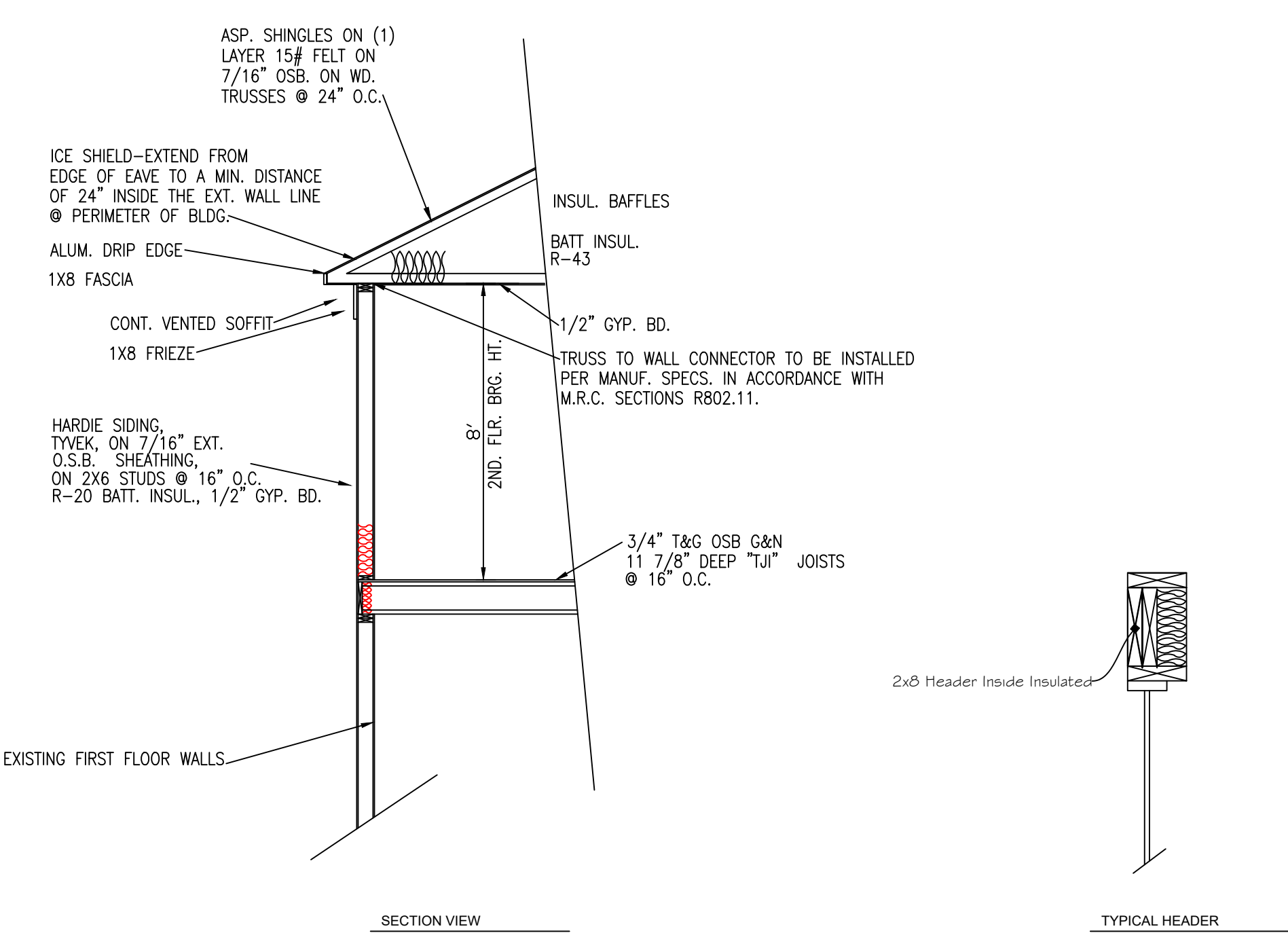
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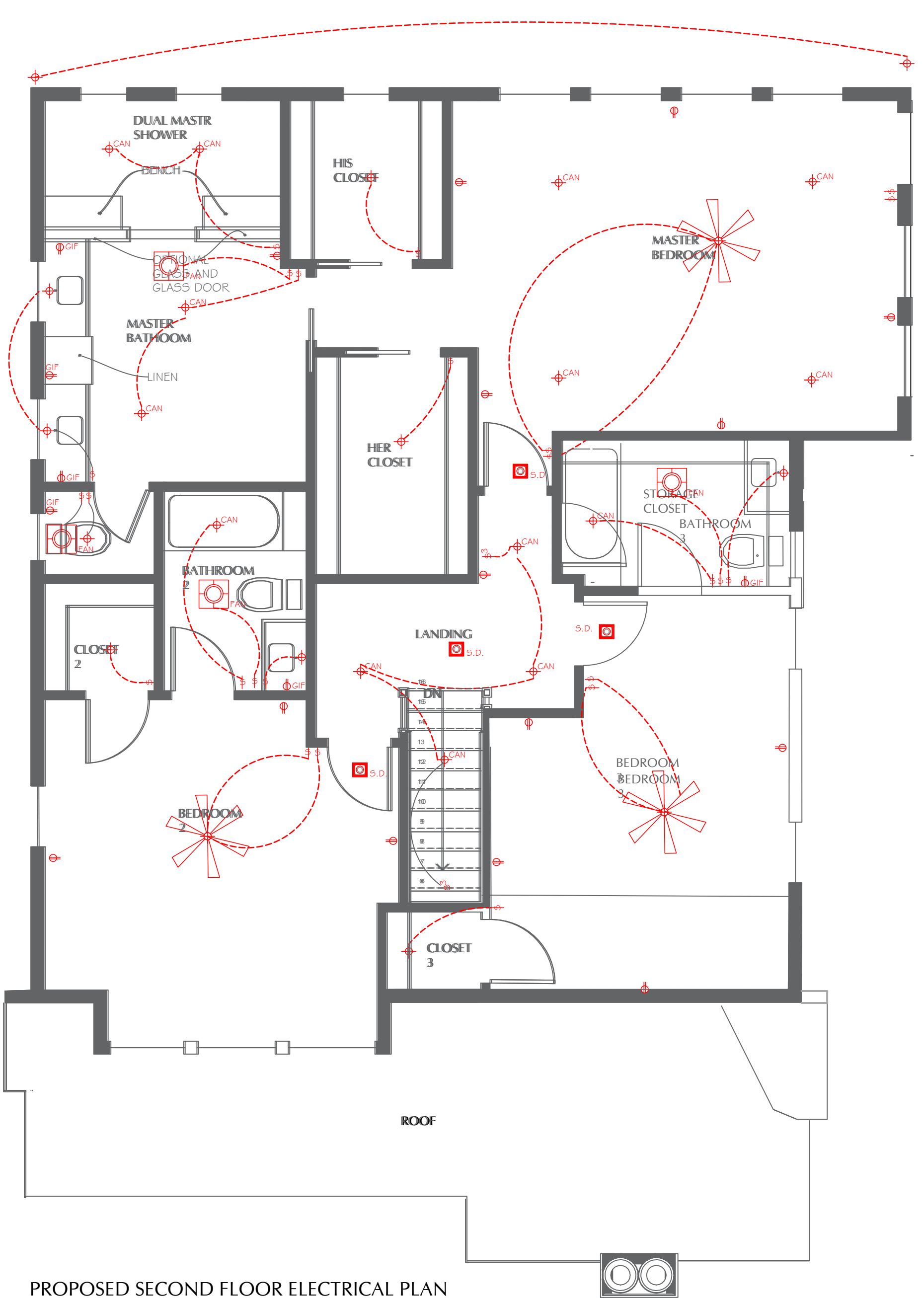


THIS BACK AREA OF SECOND FLOOR IS BEING BUILT OVER A ONE STORY STRUCTURE AND WILL REQUIRE FLOOR JOIST AND 3/4" PLYSCORE FLOOR DECKING

WINDOW SCHEDULE		
UNIT #	TYPE OF UNIT	SIZE
W-01	SINGLE HUNG	36"X48"
W-02	SINGLE HUNG	36"X48"
W-03	RH CASEMENT	18"X30"
W-04	SINGLE HUNG	36"X48"
W-05	SINGLE HUNG	36"X48"
W-06	SINGLE HUNG	30"X60"
W-07	SINGLE HUNG	30"X60"
W-08	SINGLE HUNG	24"X46"
OW-09	RH CASEMENT	36"X44"
W-10	SINGLE HUNG	36"X44"
W-11	SINGLE HUNG	36"X44"
W-12	SINGLE HUNG	36"X60"
W-13	SINGLE HUNG	36"X60"
W-14	SINGLE HUNG	36"X60"
W-15	SINGLE HUNG	24"X60"
W-16	AWNING	24"X24"
W-17	AWNING	18"X18"
W-18	AWNING	18"X18"
W-19	SINGLE HUNG	30"X44"
W-20	SINGLE HUNG	24"X44"
W-21	SINGLE HUNG	30"X60"
W-22	AWNING	18"X18"
OW-23	DELETED	36"X60"



PROVIDE 4X8 FLOOR AREA IN ATTIC NEAR ACCESS PANEL FOR FOURNACE



PROPOSED SECOND FLOOR ELECTRICAL PLAN



D.J. MALTESE  
Designers & Builders

412 N. MAIN STREET  
PLYMOUTH, MI 48170  
OFFICE: 734.737.0500  
FAX: 734.737.0505  
WEB: www.djmaltese.com

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described in this document. None of such  
concepts, designs or plans shall be used by  
or delivered to any person, firm or corporation  
for any purpose without the prior written  
consent of D.J. MALTESE.

PROJECT

PROPOSED  
NEW SECOND FLOOR FOR  
MR. & MRS. VIN ACQUISTA  
324 AUBURN  
PLYMOUTH, MI 48170

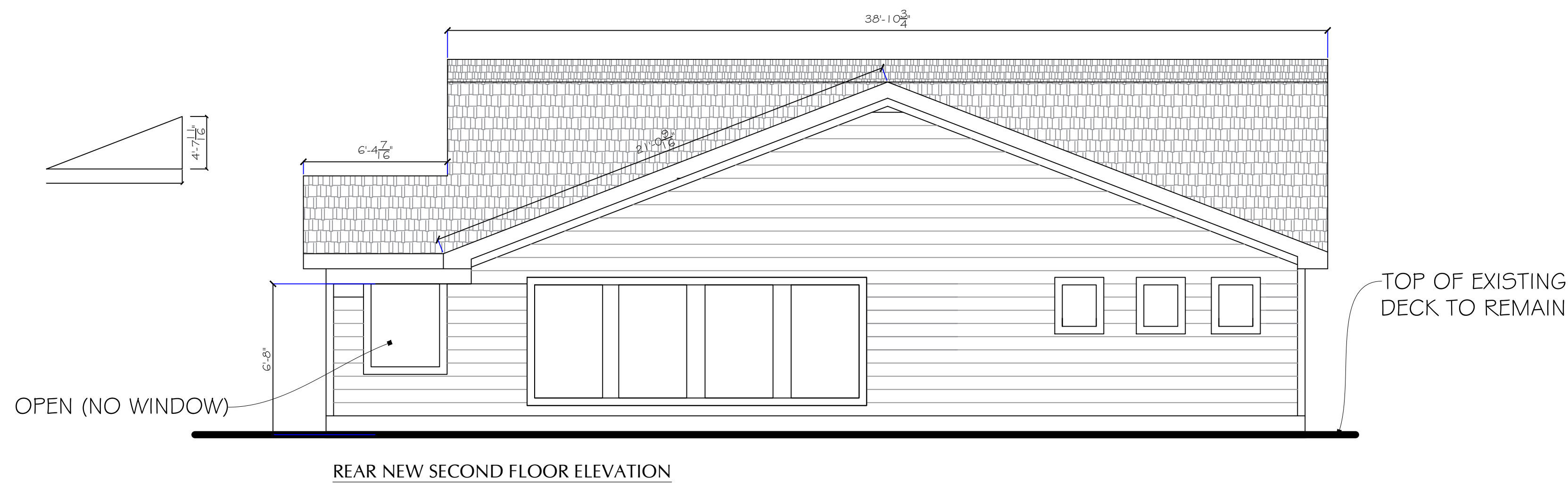
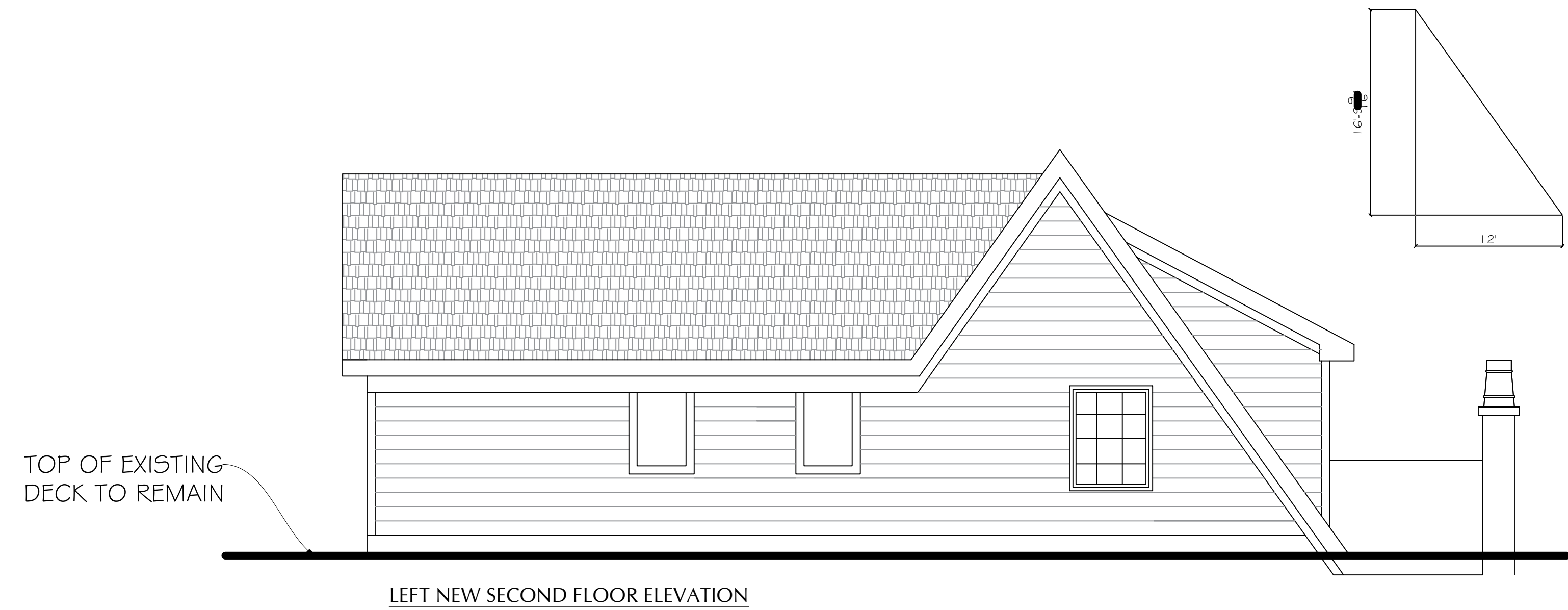
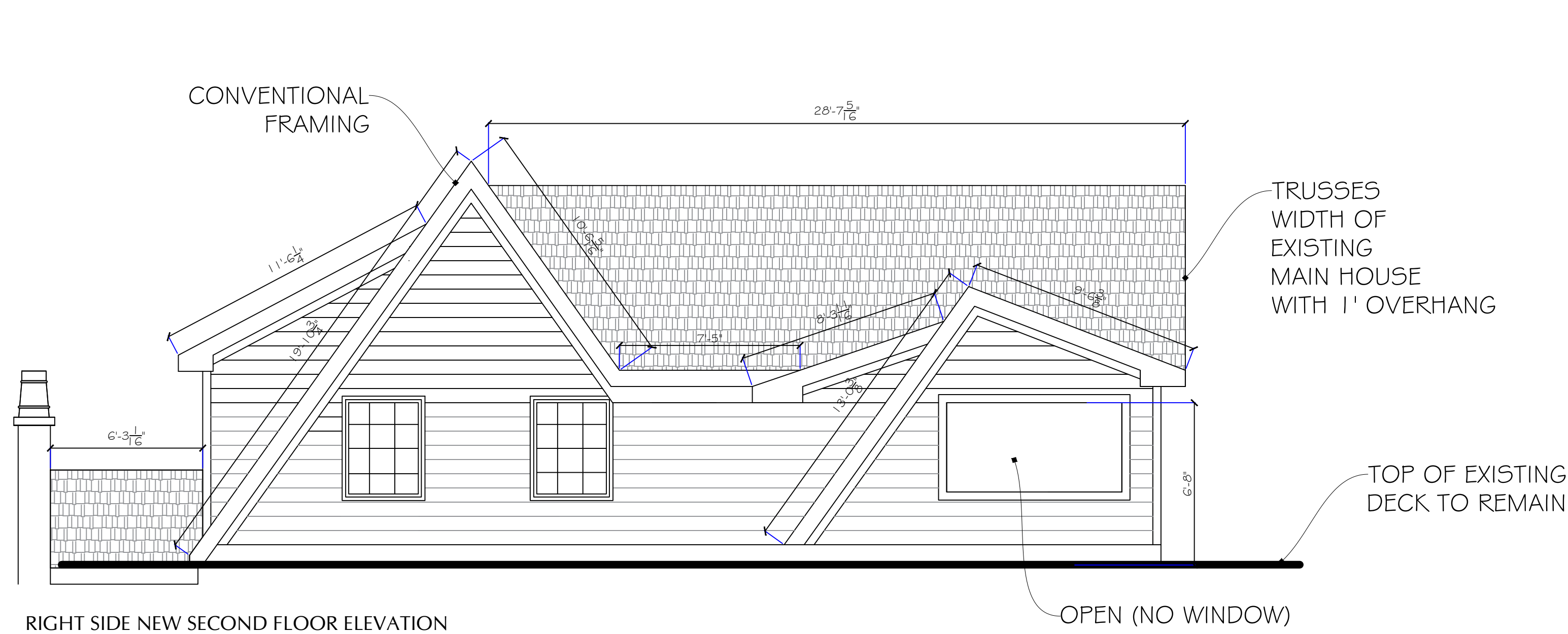
APPROVAL STAMP

DATE ISSUED FOR  
3-3-2025 PROPOSAL  
3-4-2025 REVISION  
3-5-2025 PERMITS  
3-10-2025 NO 2ND FL PORCH  
4-8-2025 REVISION  
4-28-2025 REVISION  
5-7-2025 REVISION

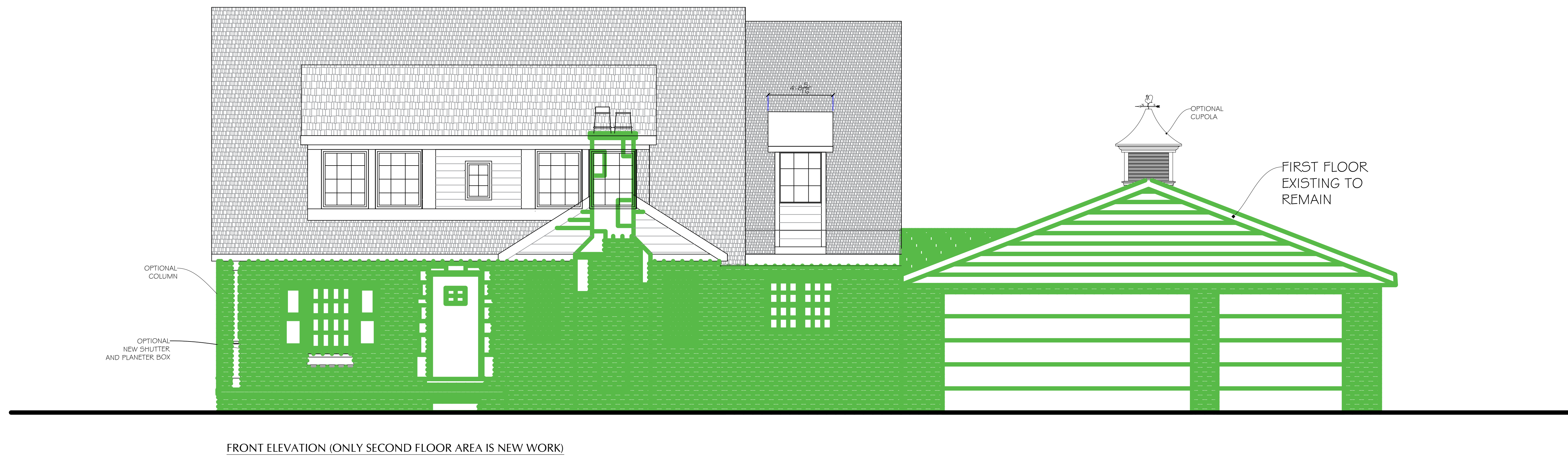
DJ. MALTESE  
JOB NO. C25-1704  
DRAWN BY DJM  
APPROVED BY DJM  
DATE 2-27-2025  
SCALE  
SHEET DESCRIPTION  
PROPOSED SECOND FLOOR  
PROPOSED 2ND FL. ELEC.  
SHEET NUMBER  
A1.1

SCALE: 1/4"= 1'-0"





1. CEILING HEIGHT IS 8'
2. ALL EXTERIOR WALLS TO BE 6" STUDS
3. ALL INTERIOR WALLS TO BE 4" STUDS
4. ADD FLOOR JOIST IF NECESSARY FOR SECOND FLOOR FRAMING
5. ADD T&G FLOOR DECK AS NEEDED
6. ROOF TO BE PRE-ENGINEERED TRUSSES WITH SEALED TRUSS DRAWINGS
7. EXTERIOR SIDING IS HARDI-BOARD 7"
8. ALL TRIM TO BE LP TRIM, CONTINUOUS SOFFIT VENT
9. EXTERIOR FASCIA AND FRIEZE BOARDS TO 8" CEDAR. GABLE FRIEZE BOARDS TO BE 4"
10. WATER BOARD TO BE 10" WITH CAP FLASHING
11. ROOF TO HAVE CONTINUOUS RIDGE VENT



412 N. MAIN STREET  
PLYMOUTH, MI 48170  
OFFICE: 734.737.0500  
FAX: 734.737.0505  
WEB: www.djmaltese.com

DO NOT SCALE PRINTS  
USE FIGURED DIMENSIONS ONLY  
D. J. MALTESE CONSTRUCTION CORPORATION  
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the property of D.J. MALTESE and  
for use in and in connection with the project  
specified in this document. None of such  
concepts, designs or plans shall be used by  
or delivered to any person, firm or corporation  
for any purpose without the prior written  
consent of D.J. MALTESE

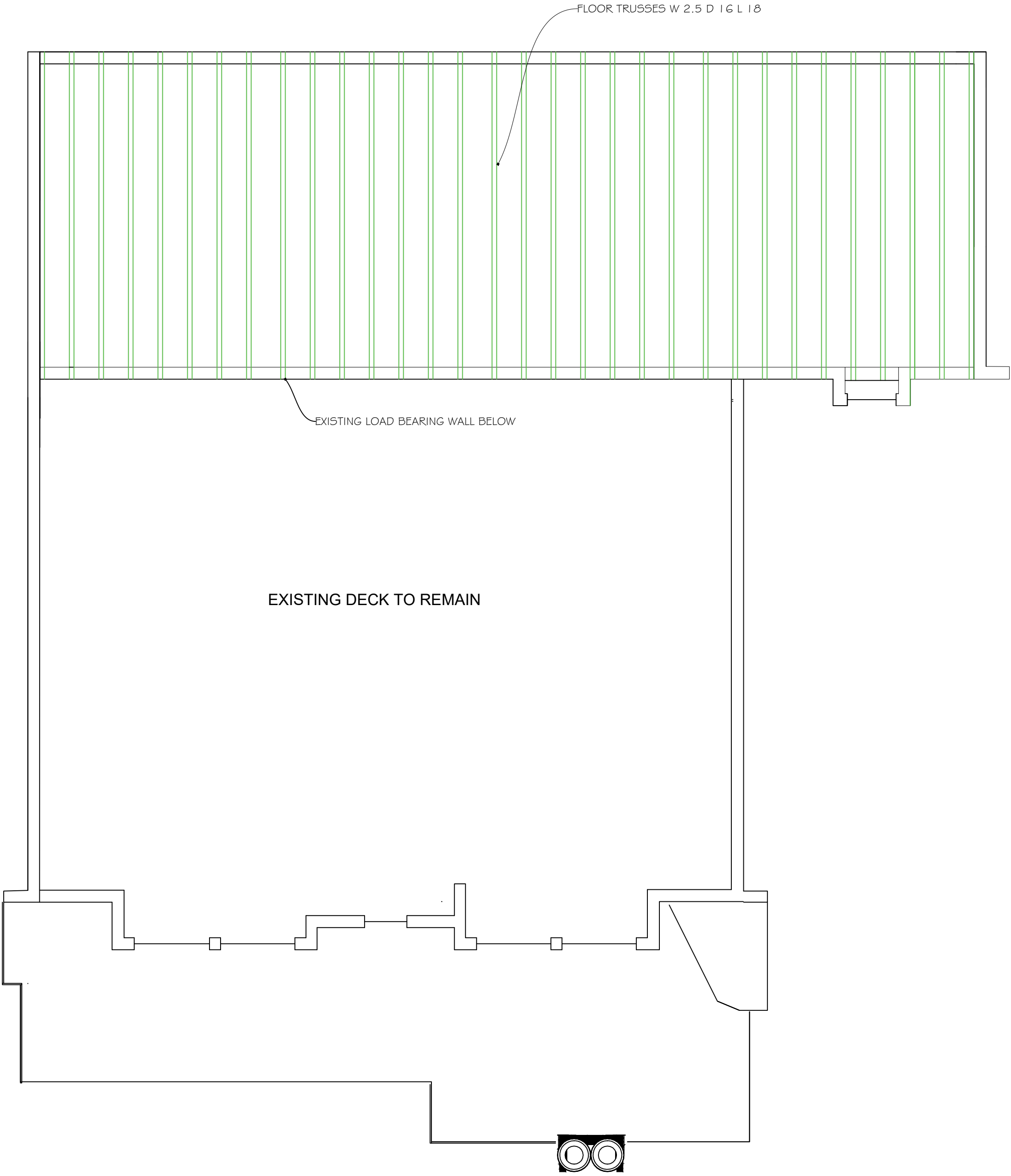
PROJECT  
PROPOSED  
NEW SECOND FLOOR FOR  
MR. & MRS. VIN ACQUISTA  
314 AUBURN  
PLYMOUTH, MI 48170

APPROVAL STAMP

DATE ISSUED FOR  
3-3-2025 PROPOSAL  
3-4-2025 REVISION  
3-5-2025 PERMITS  
3-10-2025 NO 2ND FL PORCH  
5-7-2025 REVISION

DJ. MALTESE  
JOB NO. C25-1704  
DRAWN BY DJM  
APPROVED BY DJM  
DATE 2-27-2025  
SCALE  
SHEET DESCRIPTION  
PROPOSED FRONT ELEVATION  
CONCEPT 1 AND 2  
SHEET NUMBER  
A2.1

SCALE: 1/4"= 1'-0"



PROPOSED SECOND FLOOR FLOOR FRAMING PLAN



412 N. MAIN STREET  
PLYMOUTH, MI 48170  
OFFICE: 734.737.0500  
FAX: 734.737.0505  
WEB: www.djmaltese.com

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or disclosed to any person, firm or corporation  
for any purpose without the prior written  
consent of D.J. MALTESE

PROJECT

PROPOSED  
NEW SECOND FLOOR FOR  
MR. & MRS. VIN ACQUISTA  
324 AUBURN  
PLYMOUTH, MI 48170

APPROVAL STAMP

DATE ISSUED FOR

3-3-2025 PROPOSAL

3-4-2025 REVISION

3-5-2025 PERMITS

3-10-2025 NO 2ND FL PORCH

4-8-2025 REVISION

4-28-2025 REVISION

5-7-2025 REVISION

D.J. MALTESE

JOB NO. SHEET DESCRIPTION

C25-1704 PROPOSED SECOND

DJM FLOOR FRAMING PLAN

DJM APPROVED BY

DJM DATE

2-27-2025 SHEET NUMBER

SCALE

SCALE: 1/4"= 1'-0"

A3.1



## City of Plymouth Zoning Board of Appeals Memorandum

---

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

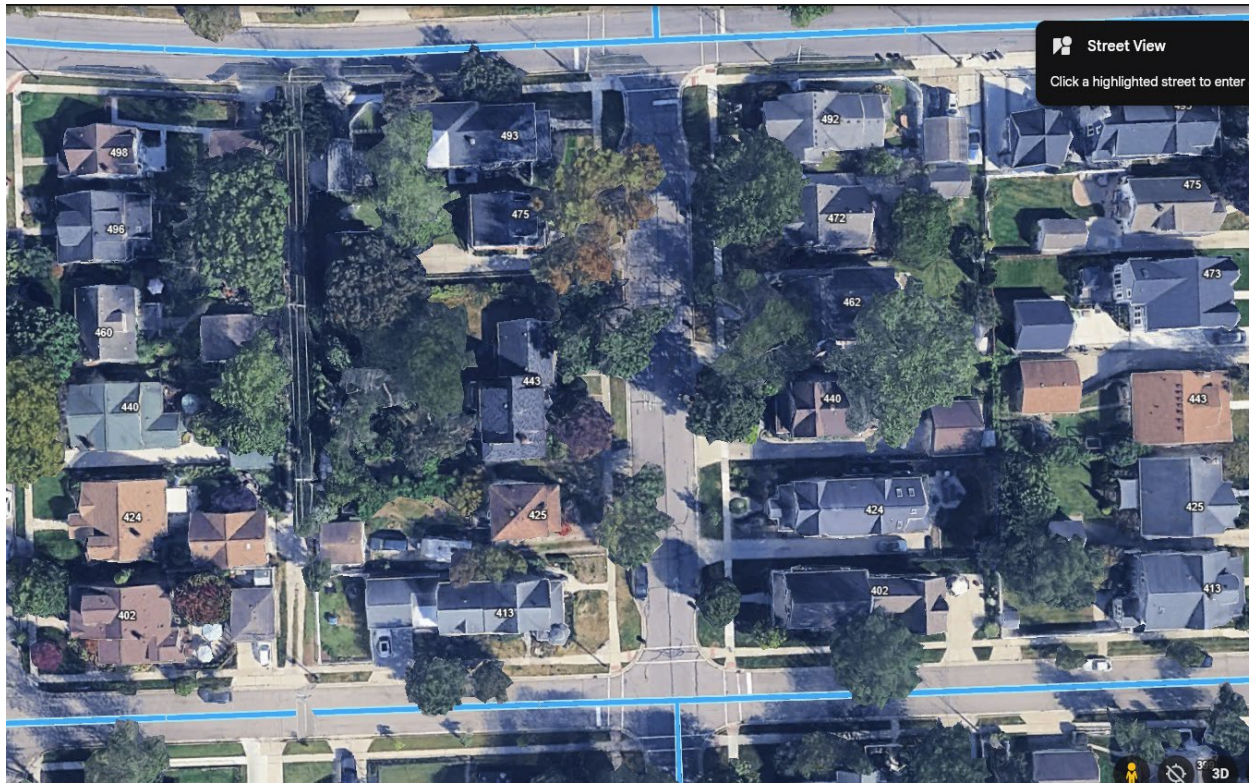
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: May 29, 2025  
RE: 443 N Harvey, Non-Use Variance Requests

Martha Beitner-Miller, 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.

Should you have any questions, please contact me directly.









## ITEM 6. b.

### 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 PLYMOUTH MI 5/7/2025  
Address of Property Date of Application

MARTHA E. BEITNER-MILLER (SAME)  
Applicant Name Property Owner

9497 TIMBER LN WHITMORE LAKE MI 48189  
Address City State Zip

MBEITNERMILLER@GMAIL.COM 734-635-6055  
Email Phone

Three Basic Functions of the ZBA:

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

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

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

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

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

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



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

ARTICLE 17, SECTION 78-190, SCHEDULE OF REGULATIONS

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: ALLOW FOR THE OPTION TO RETURN THE CURRENT LOT TO ITS ORIGINAL STATE OF TWO 50' LOTS UPON TRANSFER OF OWNERSHIP.

#### Description of Property

Current zoning classification: R-1 ONE-FAMILY RESIDENTIAL

Current use of structure(s) on premises: RESIDENTIAL

Is it a corner or interior lot? INTERIOR

Size and area of lot: 100' WIDE BY 140.34' DEEP ; ~14,234 SQ. FT. / .37 ACRES

Total square footage of existing main structure(s): 1,732

Total square footage of accessory structure(s): SHED GARAGE, 252 SQ. FT.

Existing lot coverage (percentage) of all buildings and structures: 12.3%

Height of existing main and/or accessory structures: 25' (MAIN) ; ~12' (SHED GARAGE)

#### Description of Proposed Structures

NOT APPLICABLE  
Dimensions and area of structure or addition to be constructed: \_\_\_\_\_

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

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

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

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

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

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

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

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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) THE CURRENT LOT IS 100' WIDE. IT WAS ORIGINALLY TWO 50' LOTS, AS PLATTED IN 1901. THE VARIANCE REQUEST IS TO ALLOW FOR THE OPTION TO RETURN THE CURRENT LOT TO ITS ORIGINAL STATE OF TWO 50' LOTS UPON (CONT.) →
2. What effect will the variance have on neighboring properties? THERE WILL BE NO NEGATIVE EFFECT; ONLY A POSITIVE EFFECT, BECAUSE IT WILL OFFER THE POSSIBILITY OF TWO NEW RESIDENCES THAT WILL CONFORM TO THE NEIGHBORHOOD AND THE CITY OF PLYMOUTH, BRINGING ADDED VALUE TO BOTH.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) NO. THE PRACTICAL DIFFICULTY CAME ABOUT DUE TO A RECENT CHANGE IN THE ZONING ORDINANCE, WHICH CHANGED THE MINIMUM FRONTAGE OF RESIDENTIAL LOTS FROM 50' TO 60'.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? THE ORIGINAL FRONTAGE FROM THE 1901 PLAT WAS 50', WHICH IS 10' SHY FOR EACH NEW LOT, ACCORDING TO THE CURRENT ZONING ORDINANCE.

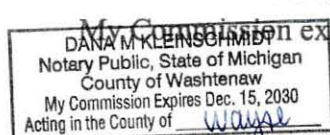
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Martha E. Beitzel-Miller  
Signature of Property Owner

Martha E. Beitzel-Miller  
Signature of Applicant

Subscribed and sworn before me this 14th day of May, 2025

Dana M. Kleinschmidt  
Notary Public

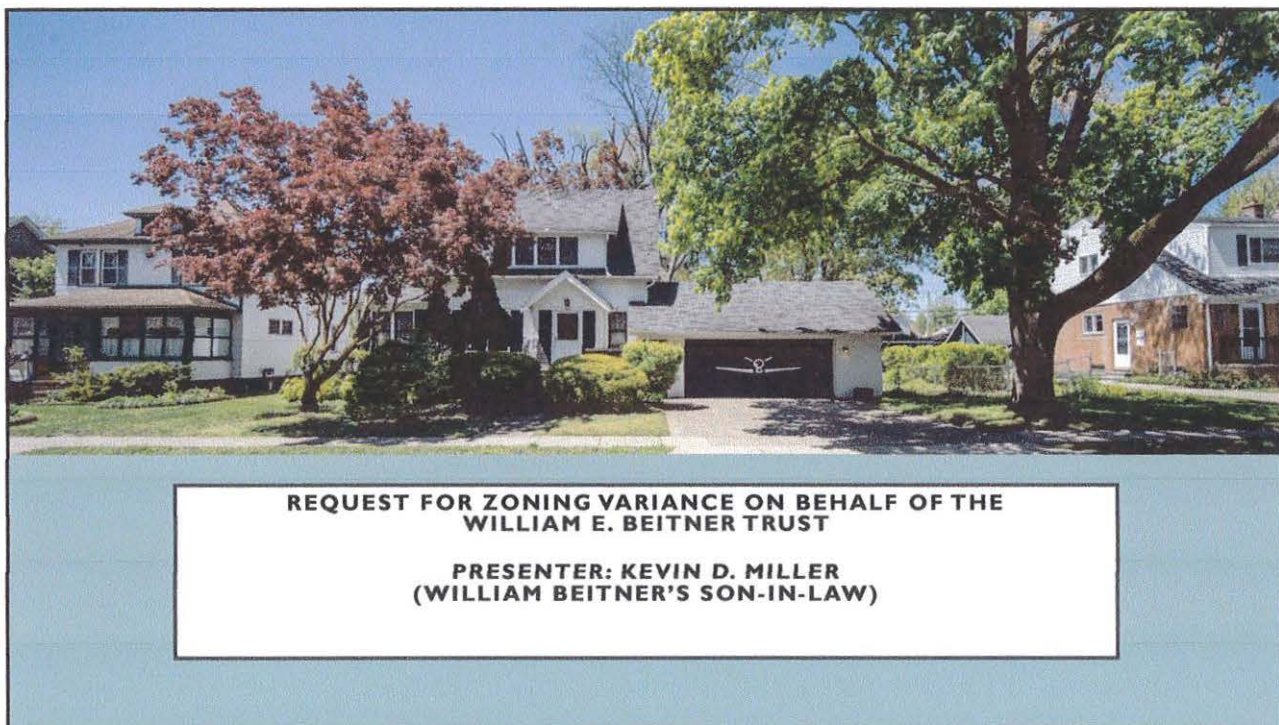




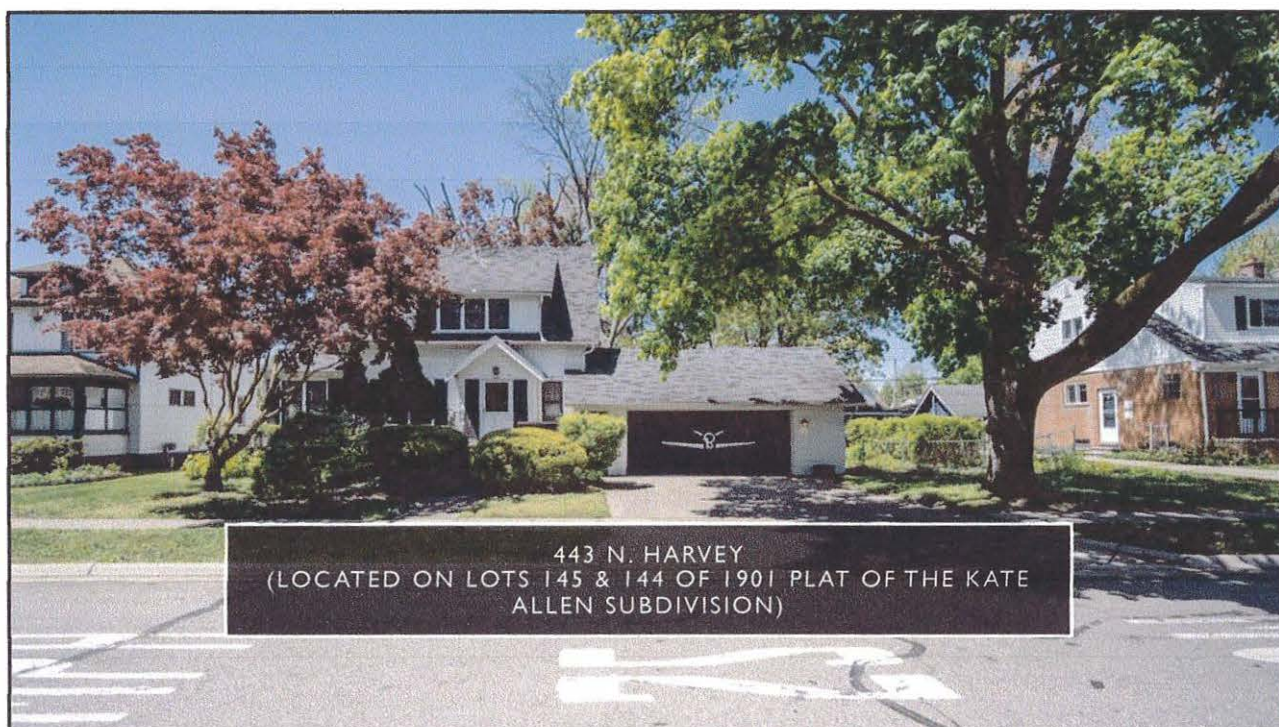
### PAGE 3

1. (CONT.) TRANSFER OF OWNERSHIP. BECAUSE THERE ARE EXISTING RESIDENCES ON BOTH SIDES OF THE CURRENT LOT, IT IS IMPOSSIBLE TO MAKE EACH NEW LOT ANY WIDER, I.E. 60'. IF THE NEW OWNER WISHES TO TEAR DOWN THE EXISTING HOUSE, THEN THE NEW OWNER WOULD HAVE THE OPTION TO DIVIDE THE LOT BACK TO ITS ORIGINAL STATE, WITH TWO LOT DESCRIPTIONS AND TWO TAXABLE ENTITIES, ALLOWING FOR TWO NEW BUILDS CONFORMING TO EXISTING ZONING ORDINANCES. MOREOVER, TWO WATER AND SEWER CONNECTIONS ALREADY EXIST ON THE CURRENT LOT, ONE FOR EACH OF THE ORIGINAL TWO LOTS, AND EACH ORIGINAL LOT HAS ITS OWN DRIVEWAY. IF THE HOUSE ON THE CURRENT LOT REMAINS THERE, THE LEGAL DESCRIPTION AND TAXABLE VALUE WILL NOT CHANGE.





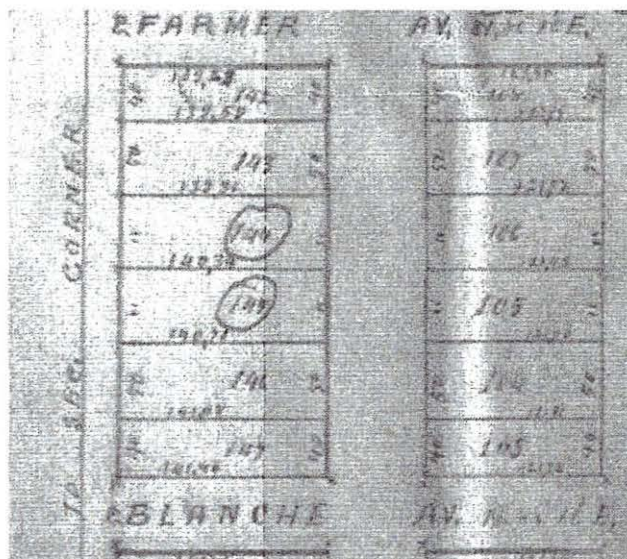
1



2



FROM THE 1901  
ORIGINAL PLAT  
(SEE PICTURE OF  
FULL DOCUMENT  
IN PACKET)



3

November 4 1864 The above plat was accepted and approved by  
the Village of Plymouth, <sup>New York</sup> November 4 1864  
Henry C. Robinson  
H. J. Baker

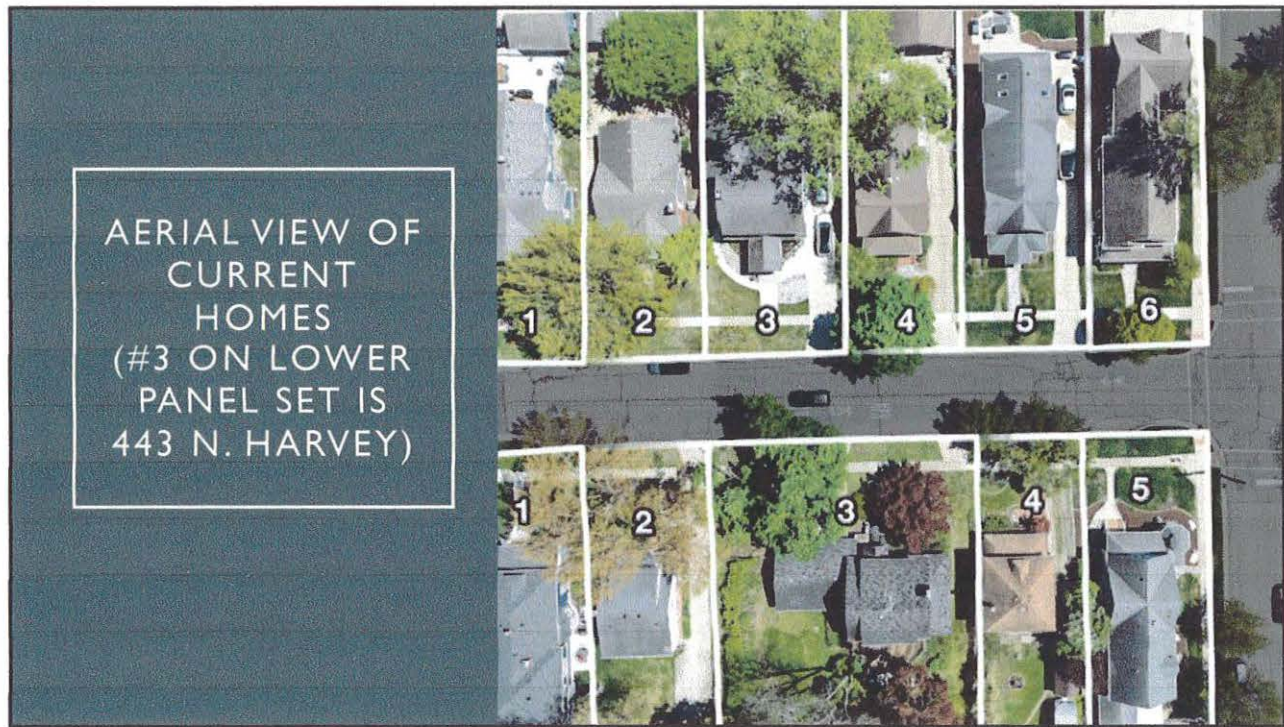
Examined and approved  
March 8 1864  
John F. Wilkinson  
Deputy Auditor General

State of Michigan  
County of Warren } We the undersigned Justices of the Peace for and in and for the County of Warren do hereby certify that the within and foregoing plat of land was duly accepted and approved by the Village of Plymouth, New York, on the 4th day of November 1864.

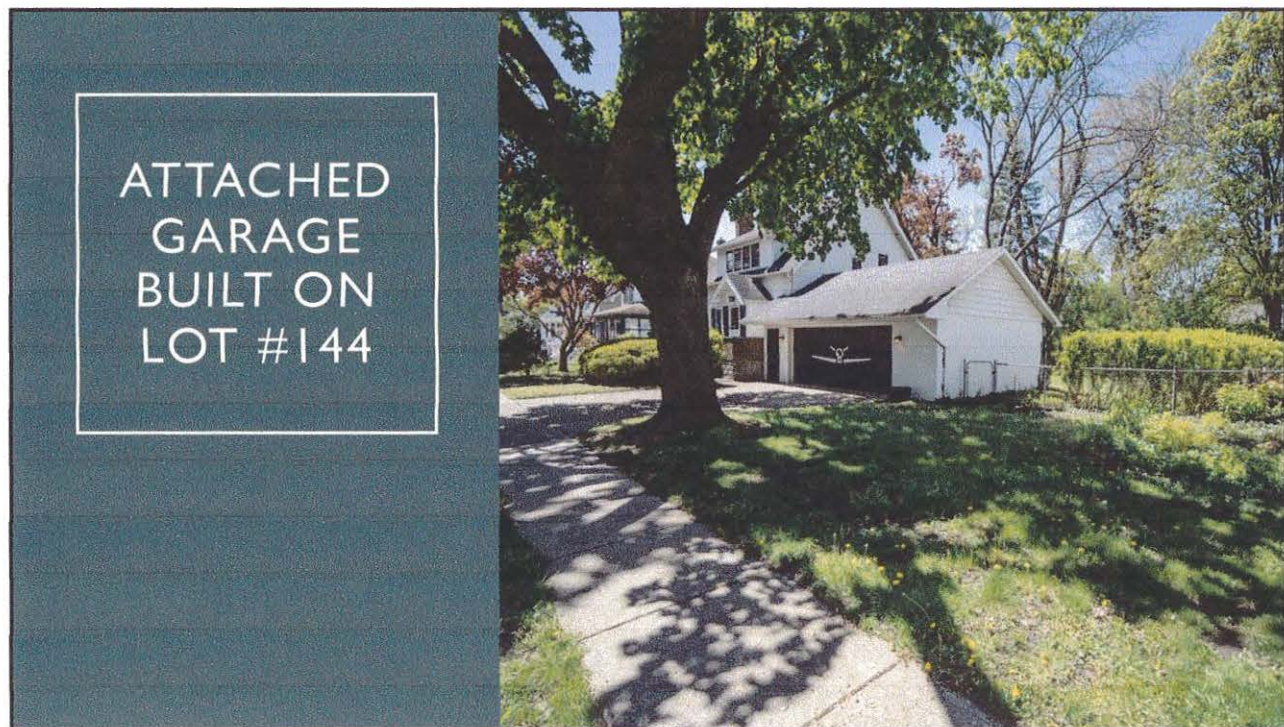
1901 PLAT SIGNATURES AND DATES  
(SEE ORIGINAL DOCUMENT IN PACKET)

4





5



6



SOUTHEAST  
ELEVATION OF  
443 N. HARVEY  
(SHOWING ORIGINAL  
DRIVEWAY)



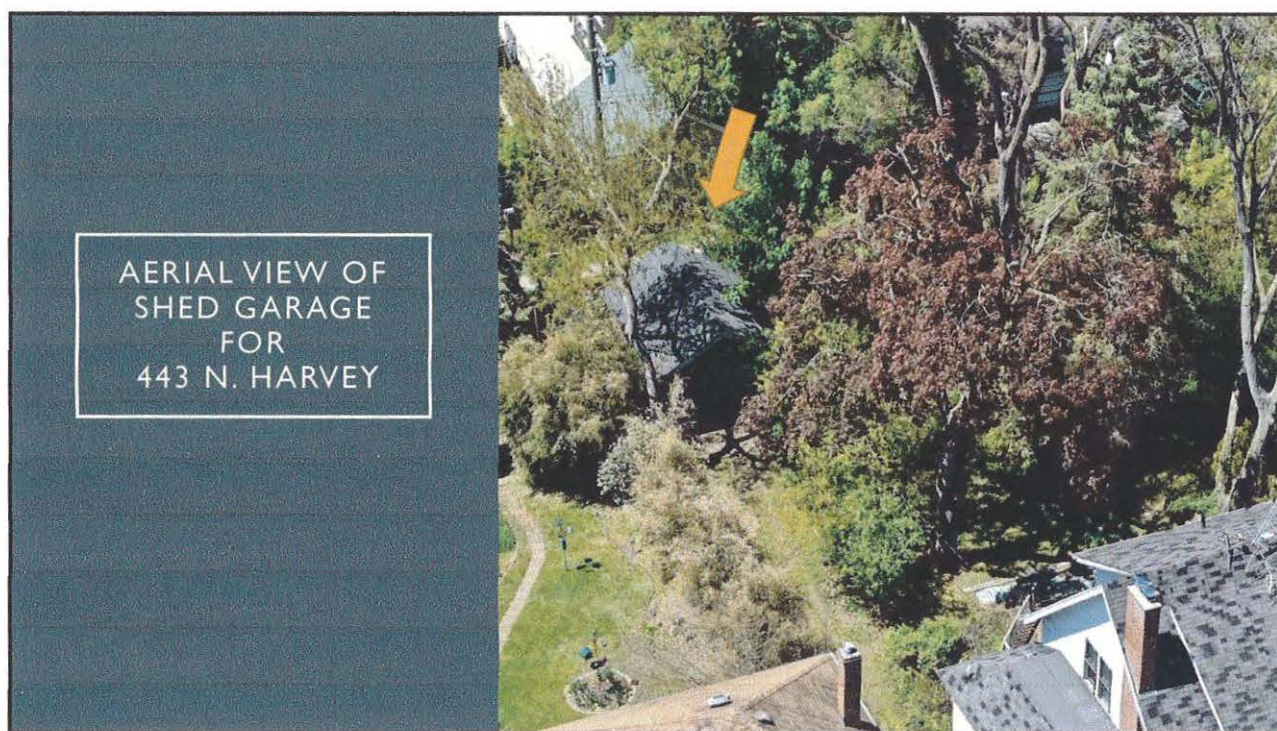
7

SOUTH  
DRIVEWAY  
WITH  
SHED  
GARAGE IN  
BACK

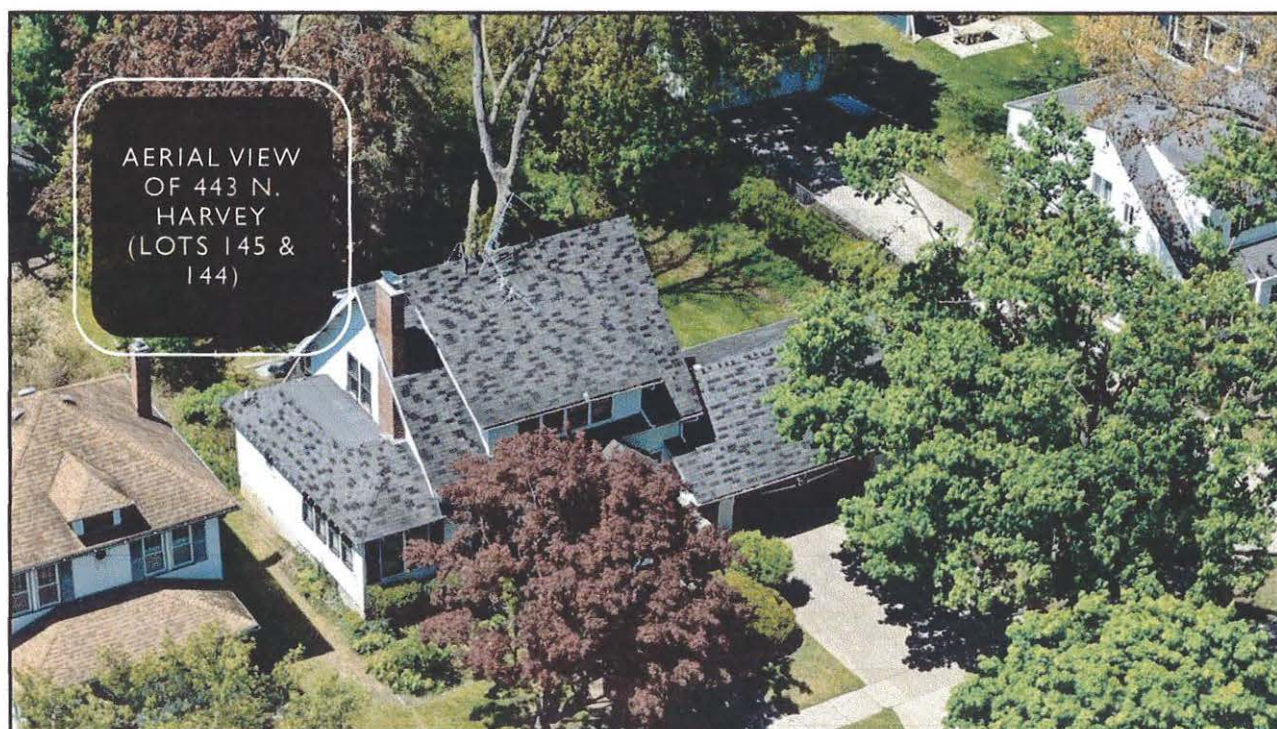


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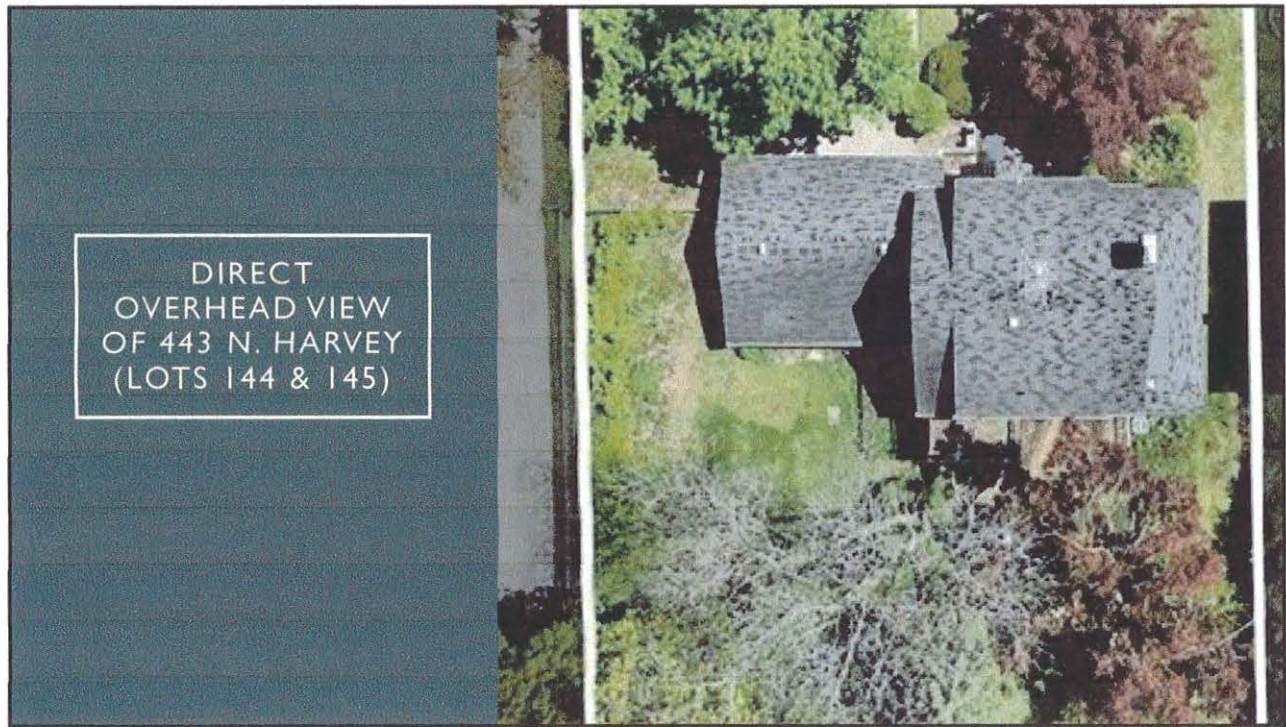


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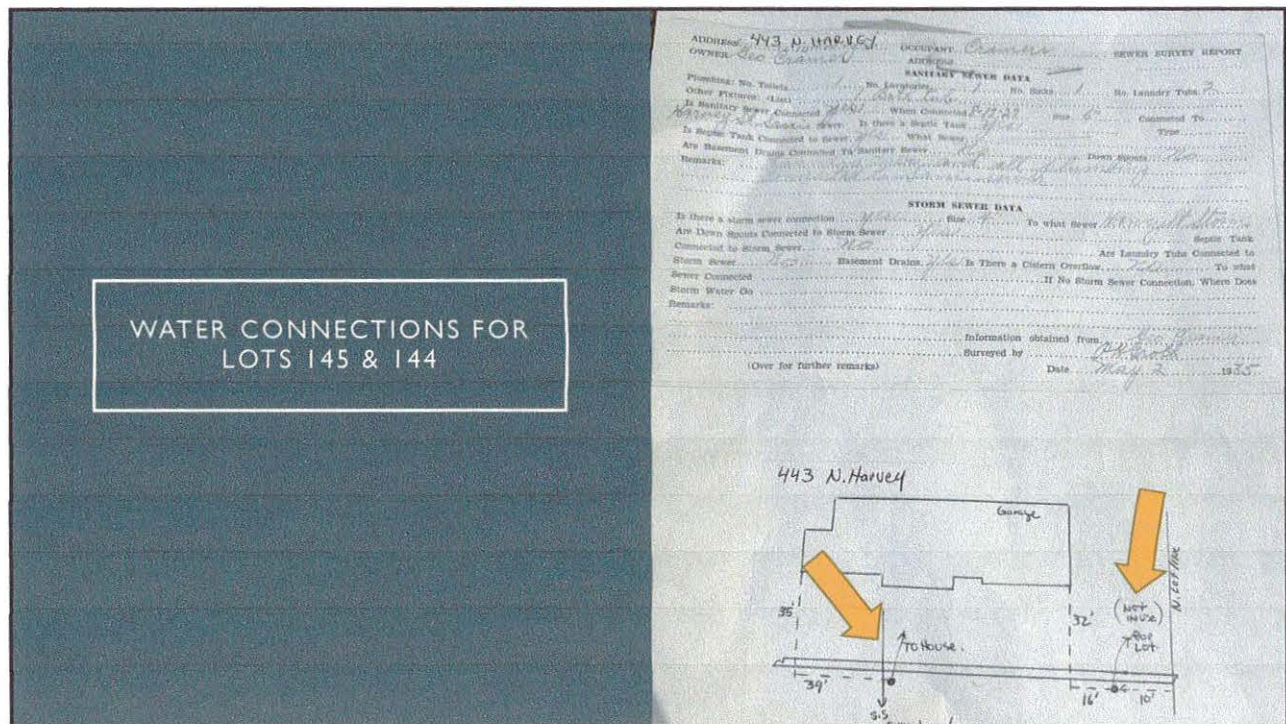


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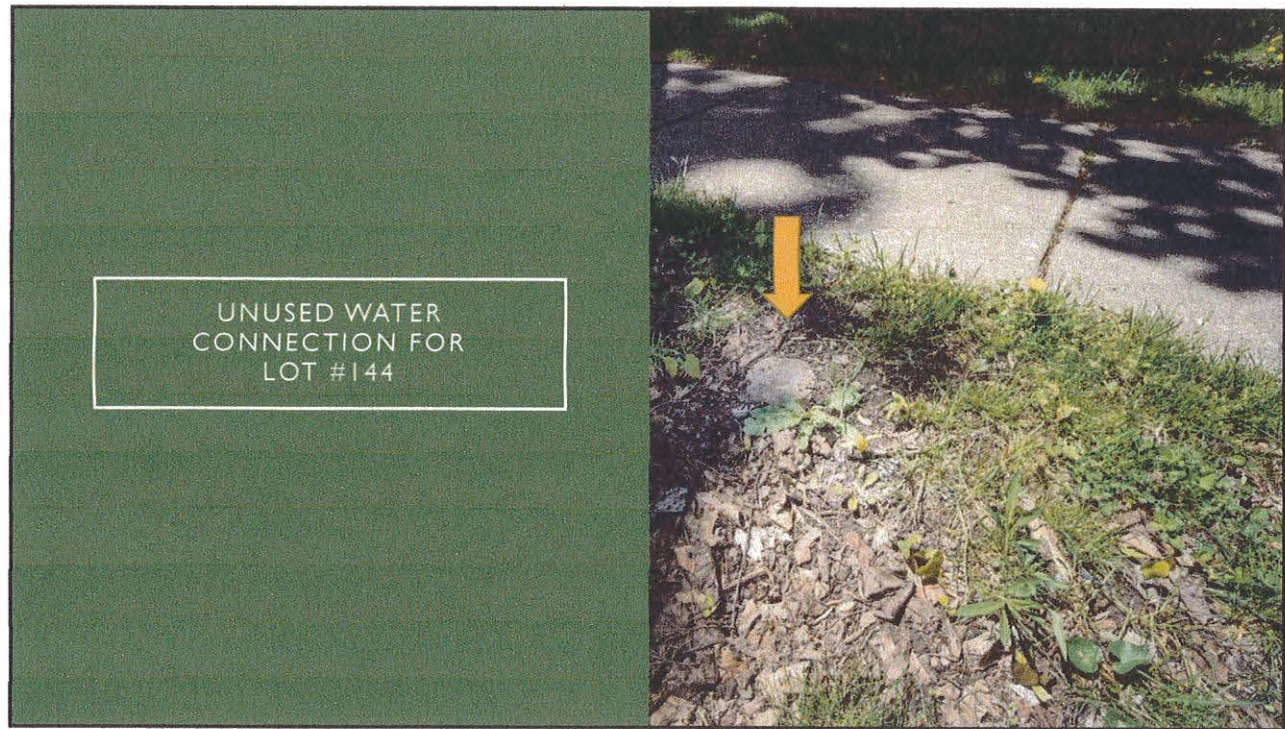


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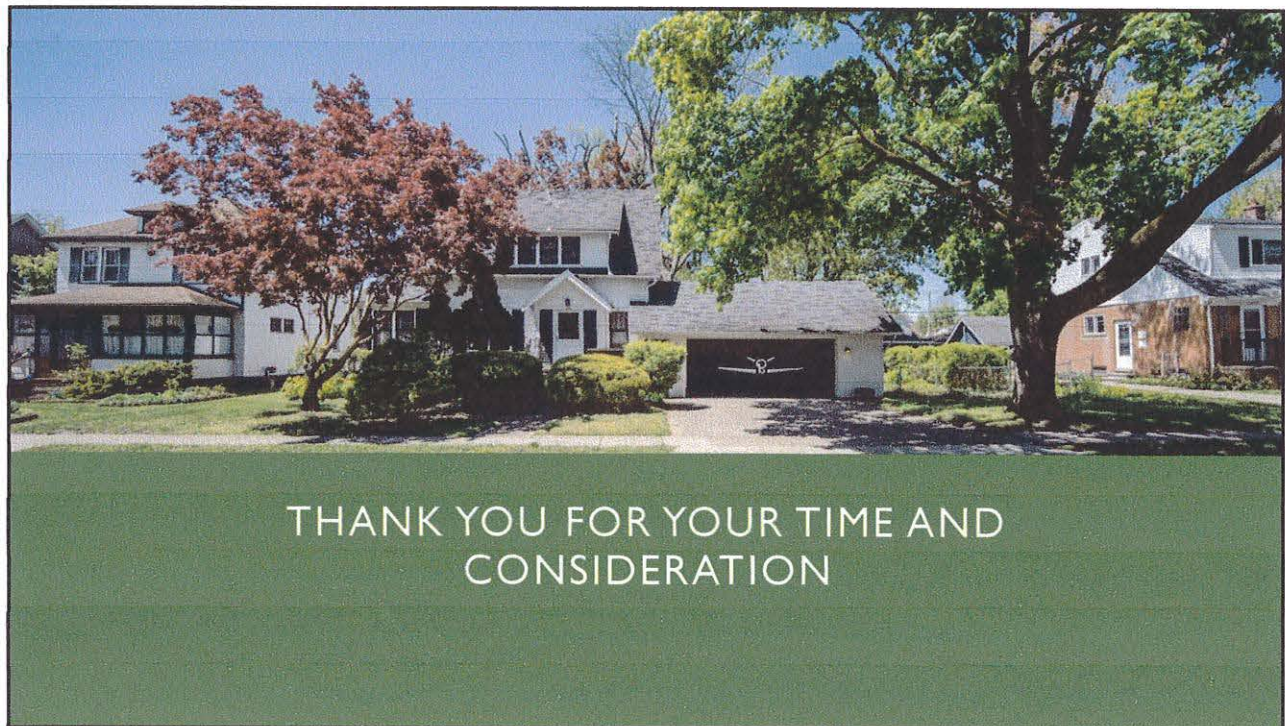


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13

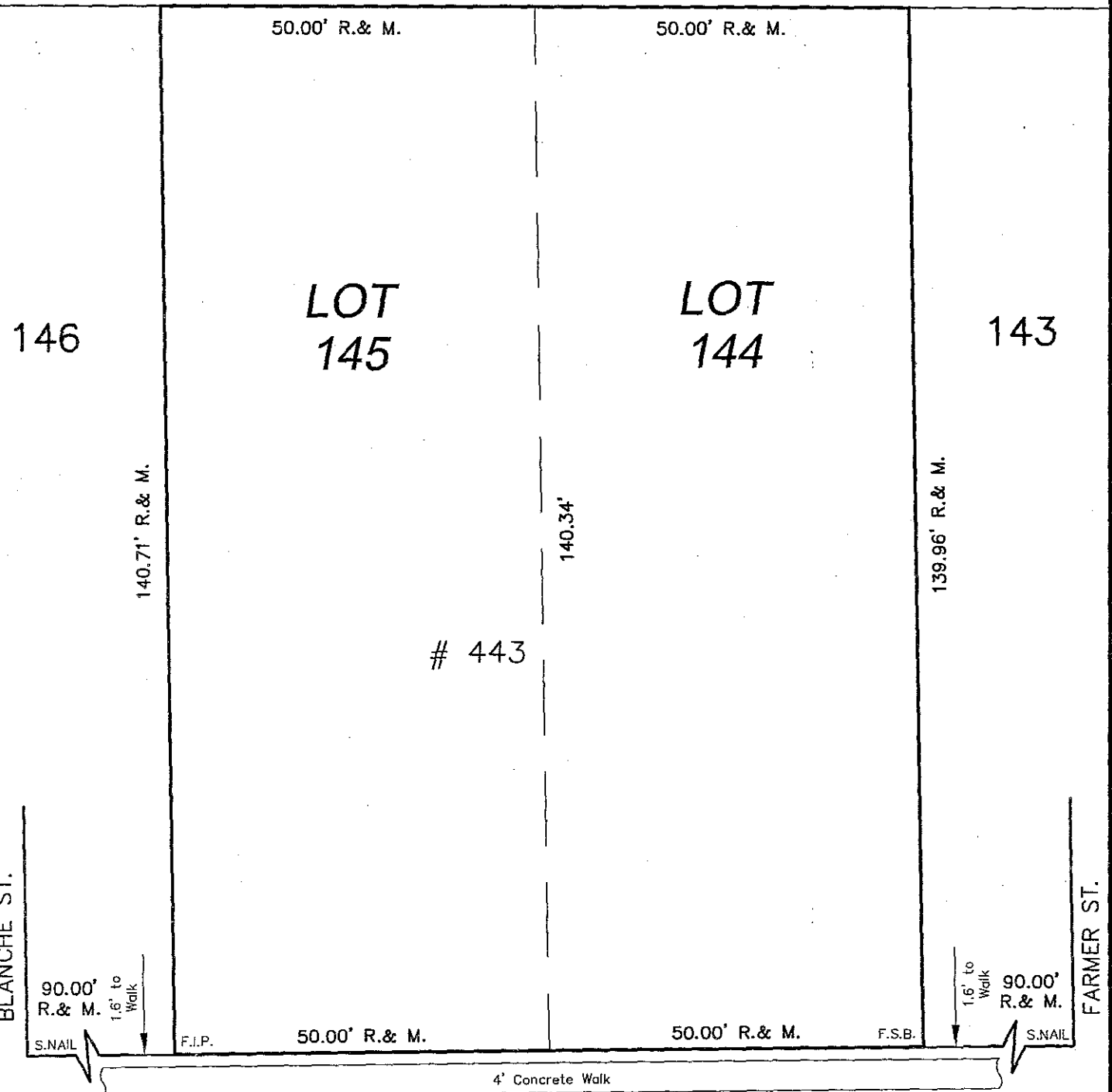
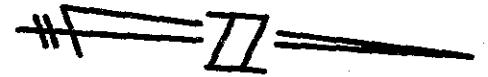


14

# LOTS 144 & 145 "KATE E ALLEN'S ADDITION TO PLYMOUTH VILLAGE"

OF PART OF THE WEST 1/4 OF SECTION 26 AND WEST 1/4 OF SOUTHWEST 1/4 OF SECTION 26,  
TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN,  
AS RECORDED IN LIBER 22 OF PLATS, PAGE 54 OF WAYNE COUNTY RECORDS

20' ALLEY



**N. HARVEY ST.**  
66 FEET WIDE RIGHT-OF-WAY

## EXISTING PARCEL

CLIENT: WILLIAM BEITNER  
443 N. HARVEY  
PLYMOUTH, MI. 48170

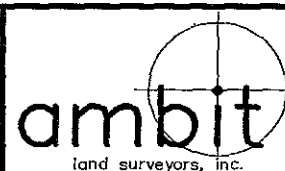
LEGEND  
R. RECORD DISTANCE  
M. MEASURED DISTANCE

F.S.B. FOUND STEEL BAR  
F.I.P. FOUND IRON PIPE  
S.NAIL SET PK NAIL

DATE:  
5-13-25

JOB NO.:  
25-05-001

SCALE:  
1"=20'



691 WING STREET  
Plymouth, Mi. 48170

ph. 800.221.5263  
ph. 734.455.5501  
fax 877.837.5267

www.ambitsurveyors.com

DRAWN BY:  
GW

CHECK:  
PPP

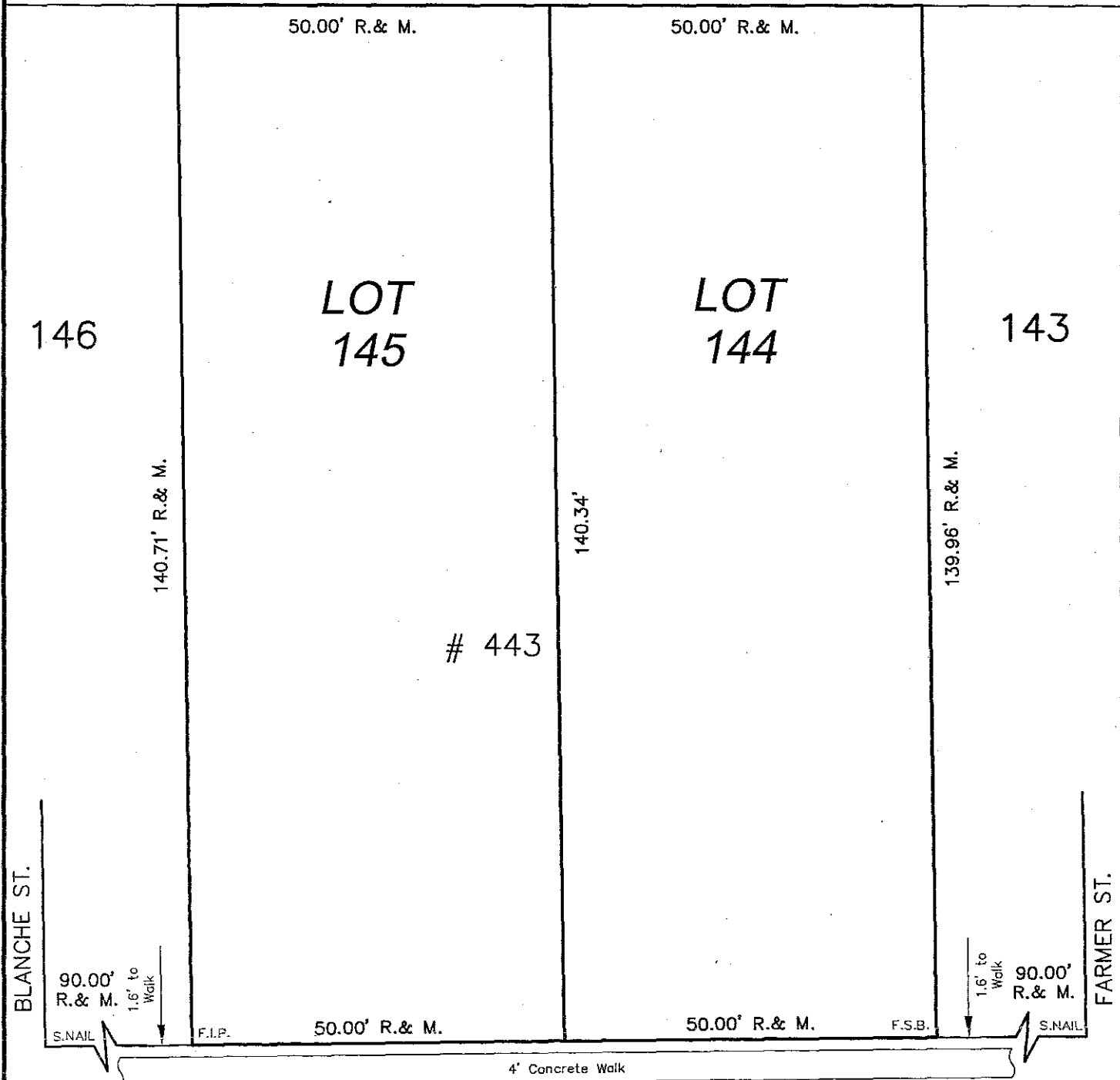
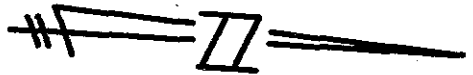
SHEET:  
1 OF 2



PROPOSED PARCEL: LOT 144 "KATE E ALLEN'S ADDITION TO PLYMOUTH VILLAGE" OF PART OF THE WEST 1/4 OF SECTION 26 AND WEST 1/4 OF SOUTHWEST 1/4 OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 22 OF PLATS, PAGE 54 OF WAYNE COUNTY RECORDS

PROPOSED PARCEL: LOT 145 "KATE E ALLEN'S ADDITION TO PLYMOUTH VILLAGE" OF PART OF THE WEST 1/4 OF SECTION 26 AND WEST 1/4 OF SOUTHWEST 1/4 OF SECTION 26, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 22 OF PLATS, PAGE 54 OF WAYNE COUNTY RECORDS

20' ALLEY



**N. HARVEY ST.**

66 FEET WIDE RIGHT-OF-WAY

**PROPOSED PARCELS**  
**LOTS 144 & 145**

CLIENT: WILLIAM BEITNER  
443 N. HARVEY  
PLYMOUTH, MI. 48170

LEGEND  
R. RECORD DISTANCE  
M. MEASURED DISTANCE

F.S.B. FOUND STEEL BAR  
F.I.P. FOUND IRON PIPE  
S.NAIL SET PK NAIL

DATE:  
5-13-25

JOB NO.:  
25-05-001

SCALE:  
1"=20'



691 WING STREET  
Plymouth, MI. 48170

ph. 800.221.5263  
ph. 734.455.5501  
fax 877.837.5267

www.ambitsurveyors.com

DRAWN BY:  
GW

CHECK:  
PPP

SHEET:  
2 OF 2



L. 22  
p. 54.

15332-ko

70

Description of the land plotted  
The land embraced in the annexed plat of land & Alluvial addition to Plymouth Village is described as follows: Beginning at a stone at the corner of sections 22 & 23 T. 2 S. R. 10 E. of Range 5th Wayne county Michigan; thence along the line between sections 22 & 23 S. 1/4 N. 1/4 W. 112.75 ft. to a post in the E. line of the Pere Marquette Rail Road, thence along said line S. 1/4 E. & S. 25.5 ft. to a fence post, thence S. 55.5 ft. & 1.05 ft. to a post, thence S. 1/4 E. & 514 ft. to a post, thence S. 1/4 E. & 12.75 ft. to an iron post on the E. line of the N. 1/4 of the S. 1/4 of said Sec. 23 thence along said line along the E. line of the N. 1/4 of the S. 1/4 of said section S. 55.5 ft. to a total distance of 1150 ft. to a post, thence S. 1/4 E. & 11.00 ft. to a post, thence S. 1/4 E. & 21.00 ft. to a post, thence S. 1/4 W. & 25.5 ft. to a post, thence S. 1/4 E. & 142.5 ft. to an iron post, thence S. 55.5 ft. & 1150 ft. to a post, thence S. 1/4 E. & 114 ft. to a post, thence S. 1/4 E. & 14 ft. to a post, thence S. 1/4 E. & 3 ft. to an iron post, thence S. 1/4 E. & 485 ft. to a post at the N. E. corner of the N. 1/4 of said & Alluvial addition to Park Forest, thence along the E. line of said lot S. 25.5 ft. to a corner of the N. 1/4 of section 24, thence along said line west 4 ft. to an iron post at the S. E. corner of said lot 1st, thence along the West line of said lot N. 1/4 E. & 132 ft. to a post, thence S. 55.5 ft. & 1150 ft. to a post on the W. line of the N. 1/4 of said section 24, thence along said line of the N. 1/4 of the S. 1/4 of the point of beginning.

Know All Men by these Presents, that I Kate E. Allen as proprietor have  
caused the land enclosed in the annexed plat, to be surveyed, laid out and plotted, to be  
known as Kate E. Allen's addition to Plymouth Village, and that the streets and  
alleys as shown on said plat, are hereby dedicated to the use of the public.  
Signed and sealed in presence of

Chas. O. Fisher } Kate E. Allen  
C. G. Fisher } 12

State of Michigan ss.  
County of Washtenaw. On this 4<sup>th</sup> day of November A.D. 1886 before me the  
undersigned a Notary Public in and for said County, personally appeared John C.  
Allen a Minnion to me to be the person who executed the above citation and  
acknowledged the same to be his own act and deed.

Charles A. Fisher  
Notary Public Wayne Co.

I hereby Certify that the plat here submitted is a correct one, and that permanent monuments consisting of oak stakes (eight inches in diameter) have been placed at points marked thus X as thereon shown at all angles in the boundaries of the said blocks and at all intersections of streets or street and alleys.

A. H. Willmarth  
Dec. 1887

November 9 1841. The above plat was accepted and approved by the common council of  
the village of Plymouth, <sup>MICHIGAN</sup> November 9 1841

Harry C. Robinson President  
H. J. Baker Clerk

Examined and approved  
Nov. 9 1861  
John F. Wilkinson  
Deputy Assistant General

State of Michigan,  
County of Ingham. We H. H. Coulson, Clerk, Registers of Deeds  
and A. H. Milnor, Surveyor, hereby certify, that we have each carefully compared  
this copy with the original plat of Lot 6, Illinois addition to Plymouth village  
and that it is an exact copy thereof, and of the plat of such original map or plat.  
Witness our hands, this 10th day of December, 1891.  
H. H. Coulson, Registers of Deeds,  
A. H. Milnor, Surveyor.

FOR Resol VACAT. Sept SEE REG. E590521 LIBR. 1442 774

RECORDS OF THE OFFICE

This instrument was recorded for record this  
20th day of June, 1906, At. 22.  
Book 2, and recorded in Liber 22,  
page 57. The proper certificate was  
furnished to me by the said Clerk of said  
Court, and the said Act of 1906.

H. D. Trevelyan

Deputy

---



L.22 8.54



---

## Zoning Board of Appeals notice

---

From

Date Mon 5/26/2025 12:48 PM

To Bolhuis, Greta <gbolhuis@plymouthmi.gov>

Greta Bolhuis,

We are the Vincents. We live at 425 N Harvey Street. This home has been in my wife's family for 62 years, and we have lived here for 24 years. We inherited it from my wife's father when he passed.

We are concerned about the non-use variance Z 25-03 443 N Harvey St., which proposes splitting the property into two lots that do not meet the required minimum lot size.

Our house is directly next to this house, separated by a dirt driveway with a cement apron to the street. Our concern is how close to our existing home they can build a new house.

If they push the new building to the edge of the driveway on our side, next to us, it would be 4 feet from our house. Most new homes being built now are three stories tall. That would be unacceptable for us. It would be horrible!!

We find this variance request to be unacceptable for us.

Please respond to let us know

Thank You

Sincerely

Rick & Elizabeth Vincent

**\*\*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](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: May 29, 2025  
RE: 529 Kellogg, Non-Use Variance Requests

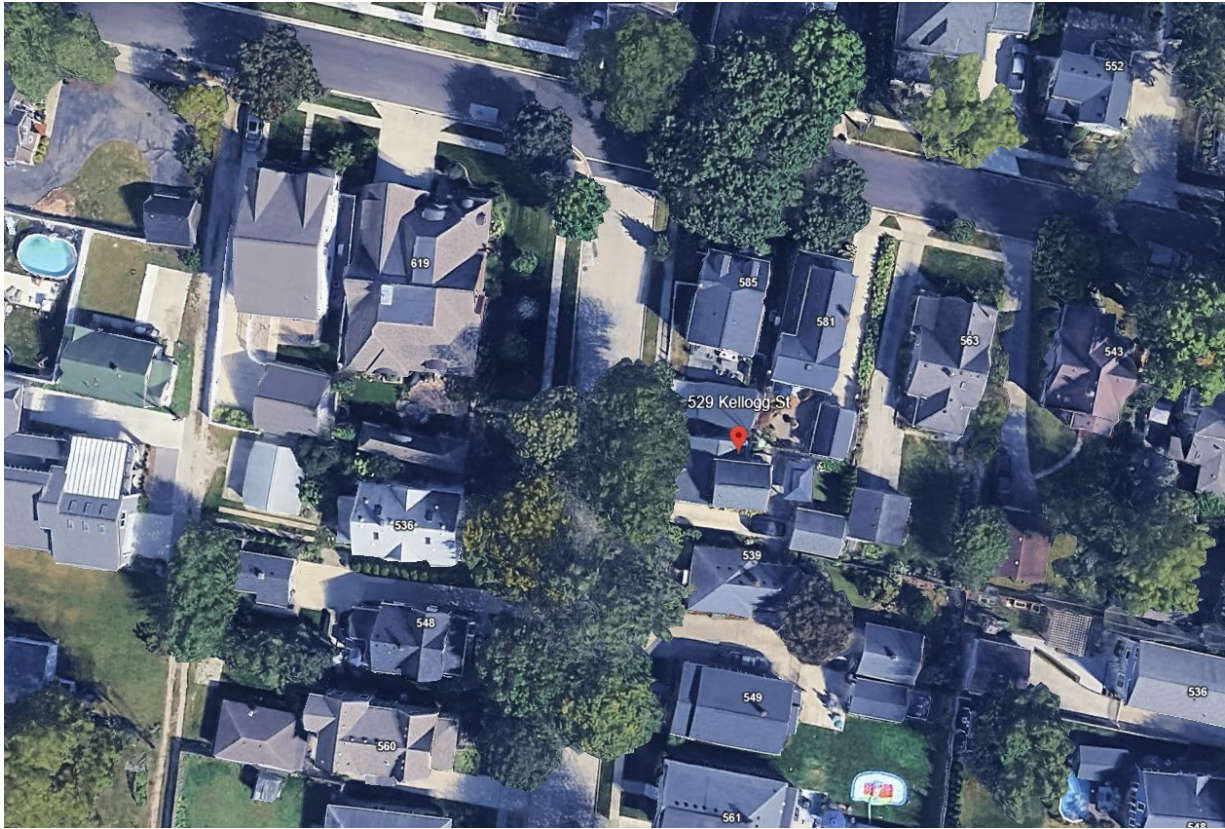
James and Susan Murphy, the owners, are requesting non-use variances to construct an addition in the required side yard setback that exceeds the required floor area ratio. The property is zoned R-1, Single-Family Residential. The property is approximately 39 feet wide by approximately 80.2 feet deep, totaling approximately 3,127.8 square feet.

Section 78-190 references the side yard setback is 6 feet. The proposed side yard setback is 0.75 feet. A variance of 5.25 feet is required.

Section 78-190 references the floor area ratio is 0.40. The proposed floor area ratio is 0.424. A variance of 0.024 is required.

Should you have any questions, please contact me directly.









RECEIVED

MAY 16 2025

CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT

## ITEM 7. c.

### 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.

529 Kellogg Street

05/14/2025

Address of Property

Date of Application

Ryan Kratz (architect)

Susan & Jim Murphy

Applicant Name

Property Owner

529 Kellogg Street

Plymouth

MI 48170

Address

City

State Zip

[sumurphy@med.umich.edu](mailto:sumurphy@med.umich.edu) & [ryan@kratzdesigns.com](mailto:ryan@kratzdesigns.com)

734-301-9376

Email

Phone

Three Basic Functions of the ZBA:

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

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

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

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

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

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

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:  
Article XVII, Sec.78-190 (Max FAR of .40) AND (side yard setback of 6 feet)

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

#1) Build an addition that results in the house exceeding the .40 FAR limit by 74 s.f.

#2) Build an addition 5'-3" into the 6 foot side-yard setback. The existing first floor  
is currently located 5'-3" within the 6 foot setback.

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**Description of Property**

Current zoning classification: R-1

Current use of structure(s) on premises: Single-family residential & detached garage

Is it a corner or interior lot? Interior lot

Size and area of lot: 3,128 s.f.

Total square footage of existing main structure(s): 830 s.f. (house & its porch)

Total square footage of accessory structure(s): 263 s.f. (detached garage)

Existing lot coverage (percentage) of all buildings and structures: 1,093 / 3,128 = 35%

Height of existing main and/or accessory structures: 24.25' average height

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**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 206 s.f.

Front yard setback after completion (measured from property line): 14.42 ft (averaging)

Rear yard setback after completion (measured from property line): 35'-1"

Side yard setback after completion (measured from property line): .75 ft. (9") existing

Height of proposed structure: 24.25 ft. average height (no increase)

Lot coverage (percentage) after completion: 35%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 0.424

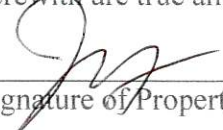
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☐ A scaled drawing or boundary survey depicting the above information.

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.) #1.) The ordinance's maximum allowed .40 Floor Area Ratio prevents adding enough floor area for a 3rd bedroom and closet space.  
#2.) An addition to the house is restricted to the north side of the second floor because the four setbacks prevent a 1st-floor addition.
2. What effect will the variance have on neighboring properties? If the variance is granted, the proposed second-floor addition will be close to the neighboring property to the north. However, the closest structure on the neighboring property is a detached garage, and not a residence.
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 because the close proximity between the northern property line and the house was likely set in place long before the ordinance regulations were adopted.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The ordinance restrictions prevent the owner from pursuing a 3-bedroom house. A third bedroom, in this house, would provide a space for extended family to say. The existing first-floor bedroom is very small and can only accommodate a twin-size bed.

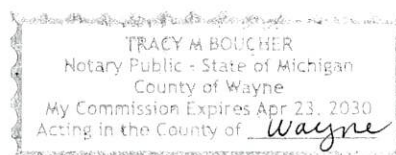
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

  
Signature of Property Owner

  
Signature of Applicant

Subscribed and sworn before me this 20<sup>th</sup> day of May, 20 25

  
Notary Public  
My Commission expires 4.23.2030



### FRONT YARD SETBACK WORKSHEET

			Maple	← Kellogg				→
House Address:	House Address:	House Address:	House Address: 585 Maple	Your House Address: 529	House Address: 539	House Address: 549	House Address: 561	House Address: 575
			10'	DO NOT INCLUDE SETBACK	18'	18'	14'	20'
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE				1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE				
SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK

Please label all addresses and front yard setbacks on above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

\*\*Front yard property begins one foot in from the sidewalk.

Total sum of neighboring front yard setbacks = 80

\*\*\* If there is a porch on the home:

Total number of homes used = 5

Covered porch: measure to the porch.

Uncovered porch: measure to the house foundation

Sum of setbacks divided by homes used = 16.0

\*\*\*\*There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property.

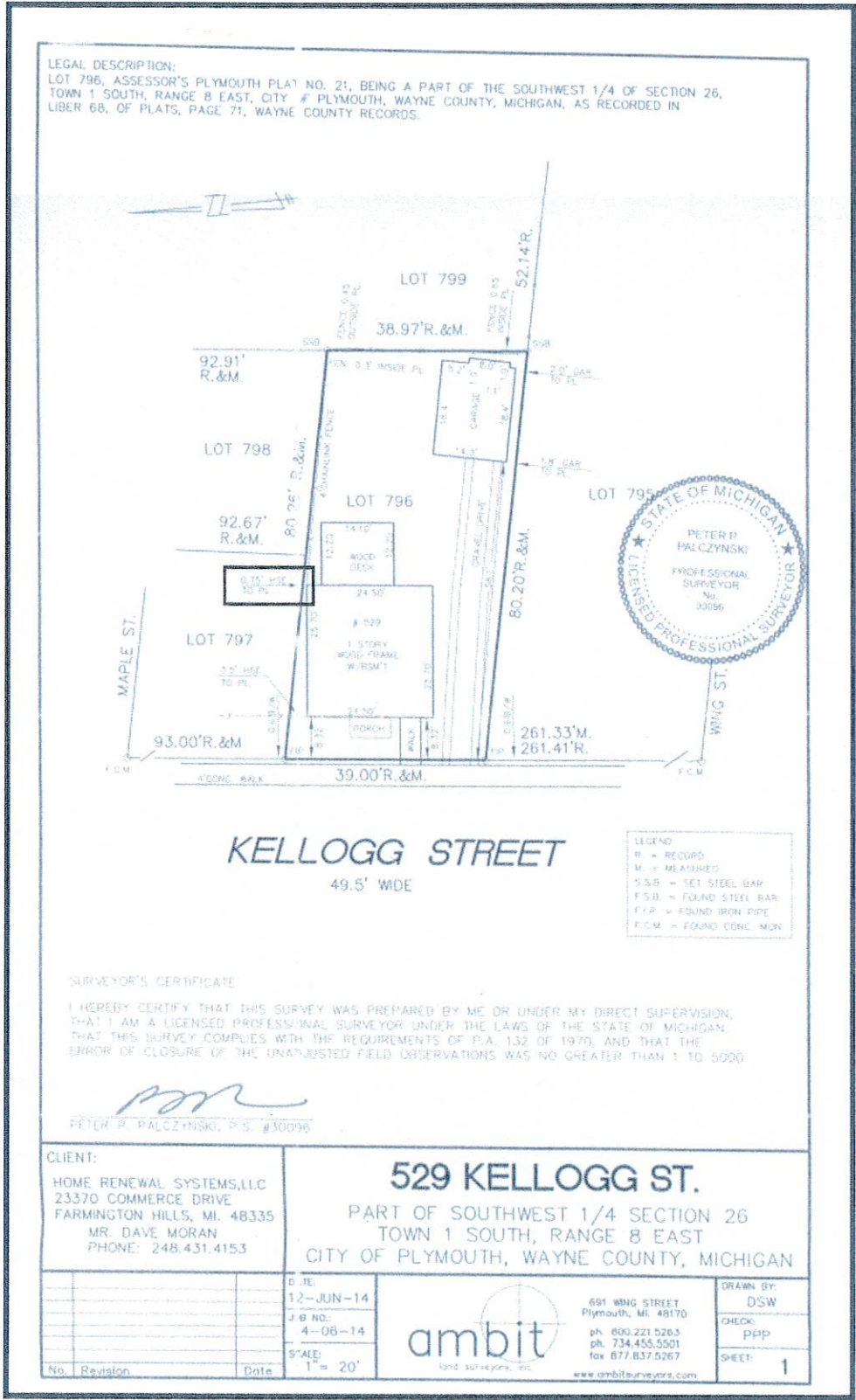
Then multiply this number by .90

PROPOSED FRONT YARD SETBACK: 14.5'  
(2nd floor)

The allowed front yard setback for your property = 14.4'

**Excerpt from the City of Plymouth Ordinance:** The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. **If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.** The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.





SURVEY  
SCALE: 1" = 20'-0"

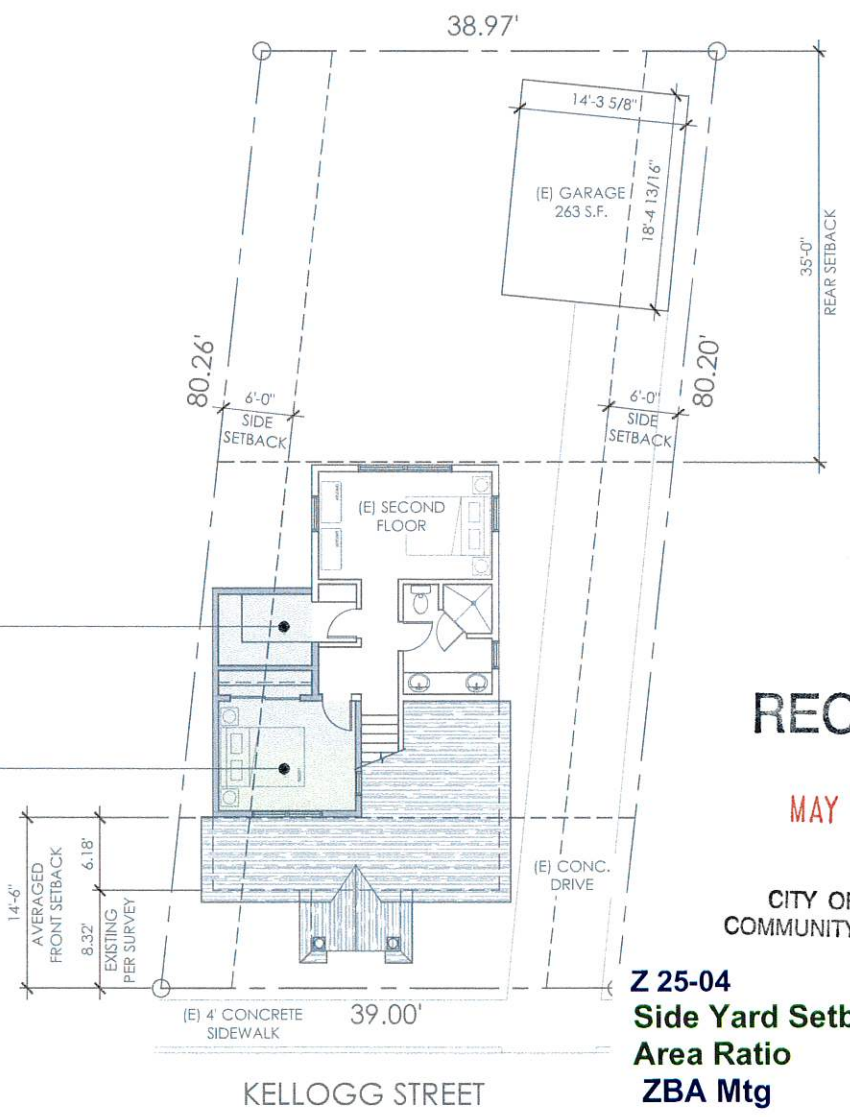
SITE DATA

ADDRESS: 529 KELLOGG STREET, PLYMOUTH, MI 48170  
APN#: 006-12-0796-000  
LOT SIZE: 3,128 S.F.  
ZONING: R-1

BUILDING DATA

BUILDING AREA:	EXISTING	PROPOSED ADDITION	TOTAL
	798 S.F.	0 S.F.	798 S.F.
	321 S.F.	206 S.F.	527 S.F.
	1,119 S.F.	206 S.F.	1,325 S.F.

BUILDING HEIGHT: MAXIMUM HEIGHT ABOVE GRADE MEASURED TO MIDPOINT OF SLOPED ROOF = 24'-3"  
SEE EXTERIOR ELEVATION DRAWING 1/A3.1.



SITE PLAN (SHOWING THE 2ND FLOOR)  
SCALE: 1/8" = 1'-0" ON 22"x34"  
SCALE: 1/16" = 1'-0" ON 11"x17"

**Kratz**  
DESIGNS  
1840 Coronada Dr.  
Ann Arbor, MI 48103  
734-219-4877

VARIANCE  
APPLICATION

**Murphy Residence**  
Second Floor Addition  
529 Kellogg Street  
Plymouth, MI 48170

Revisions:  
1. 05/15/2025

**A1.1**  
Print on:  
22"x34" paper or  
11"x17" paper (50% scale)

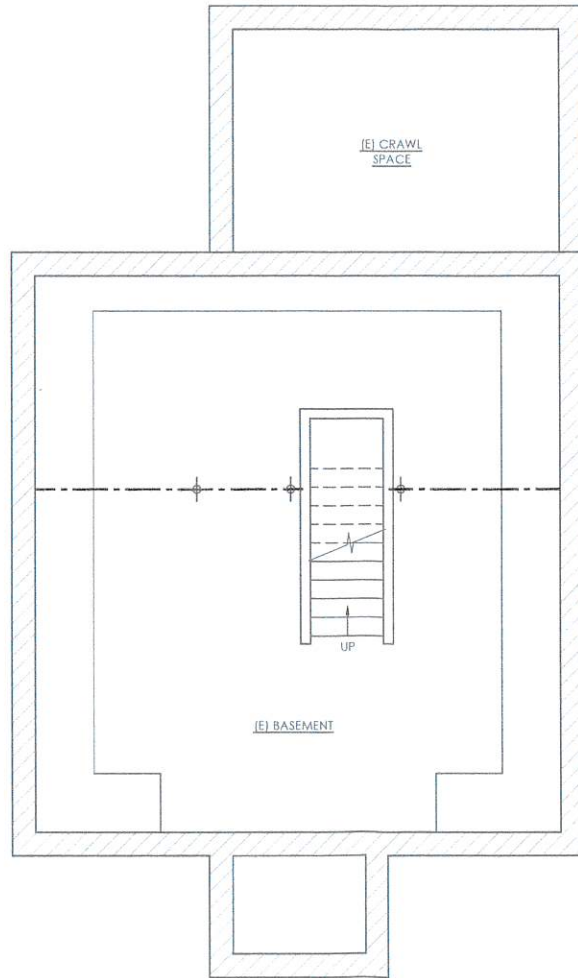
Revisions:

Project No. P2511

Date: 05/15/2025

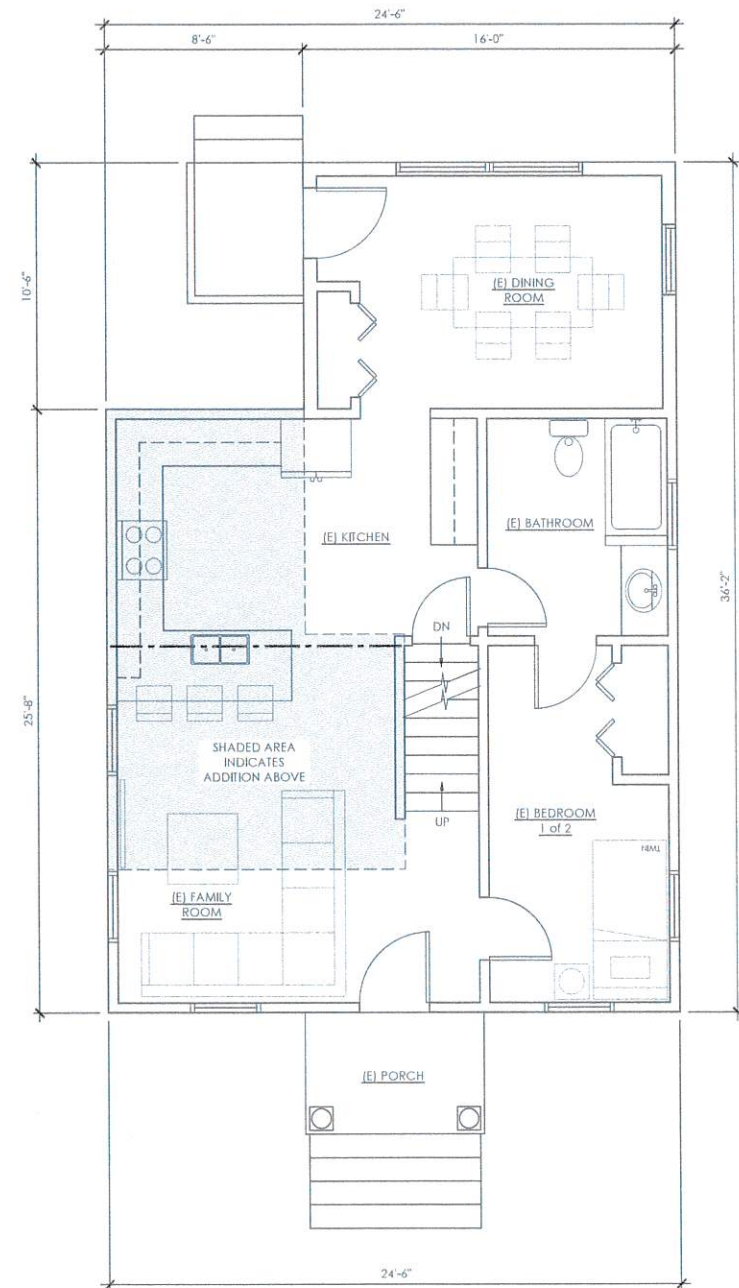
A2.1

Print on:  
22"x34" paper or  
11"x17" paper (50% scale)



EXISTING BASEMENT PLAN (NO WORK)

SCALE: 1/4" = 1'-0" ON 22"x34"  
SCALE: 1/8" = 1'-0" ON 11"x17"



EXISTING FIRST FLOOR PLAN (NO WORK)

SCALE: 1/4" = 1'-0" ON 22"x34"  
SCALE: 1/8" = 1'-0" ON 11"x17"



Murphy Residence  
Second Floor Addition  
529 Kellogg Street  
Plymouth, MI 48170

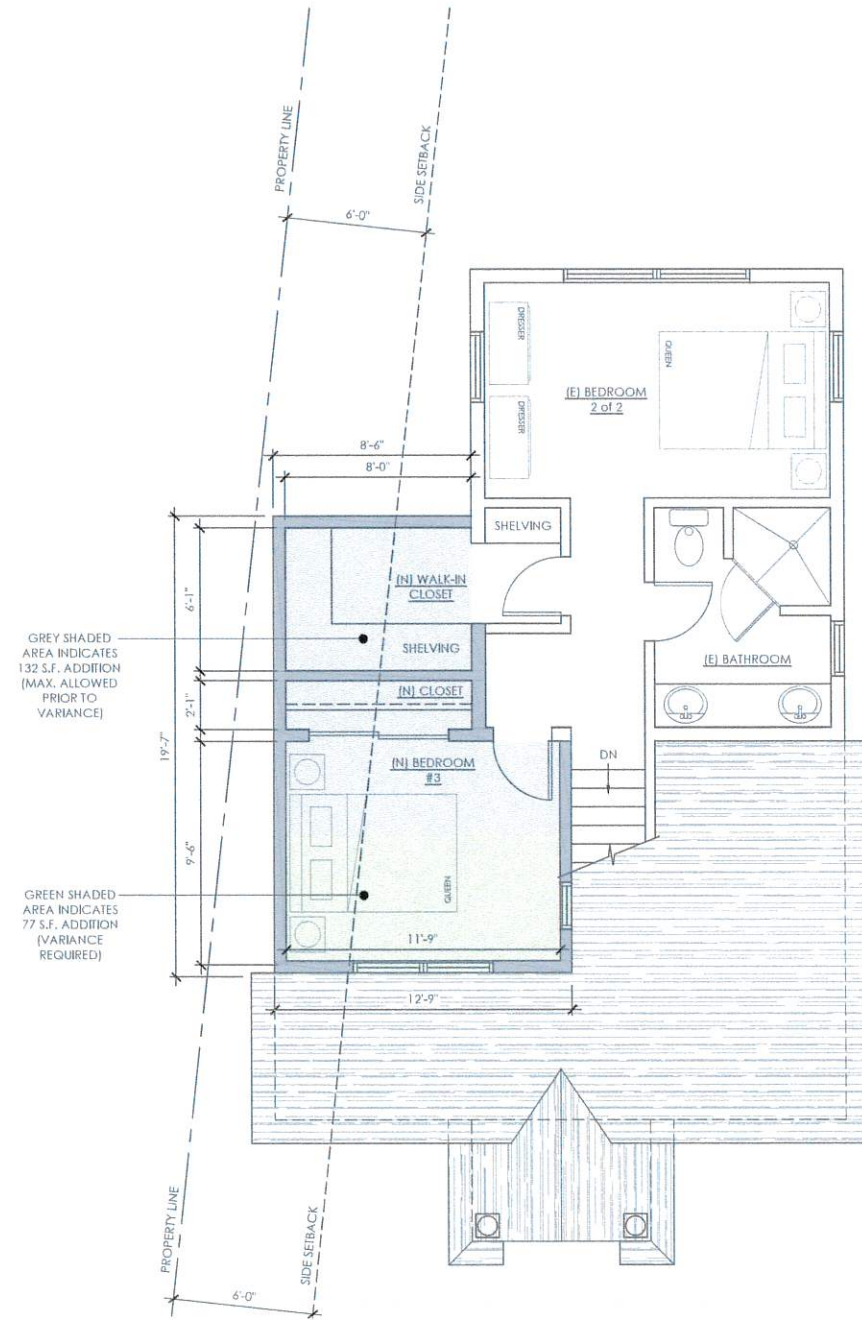
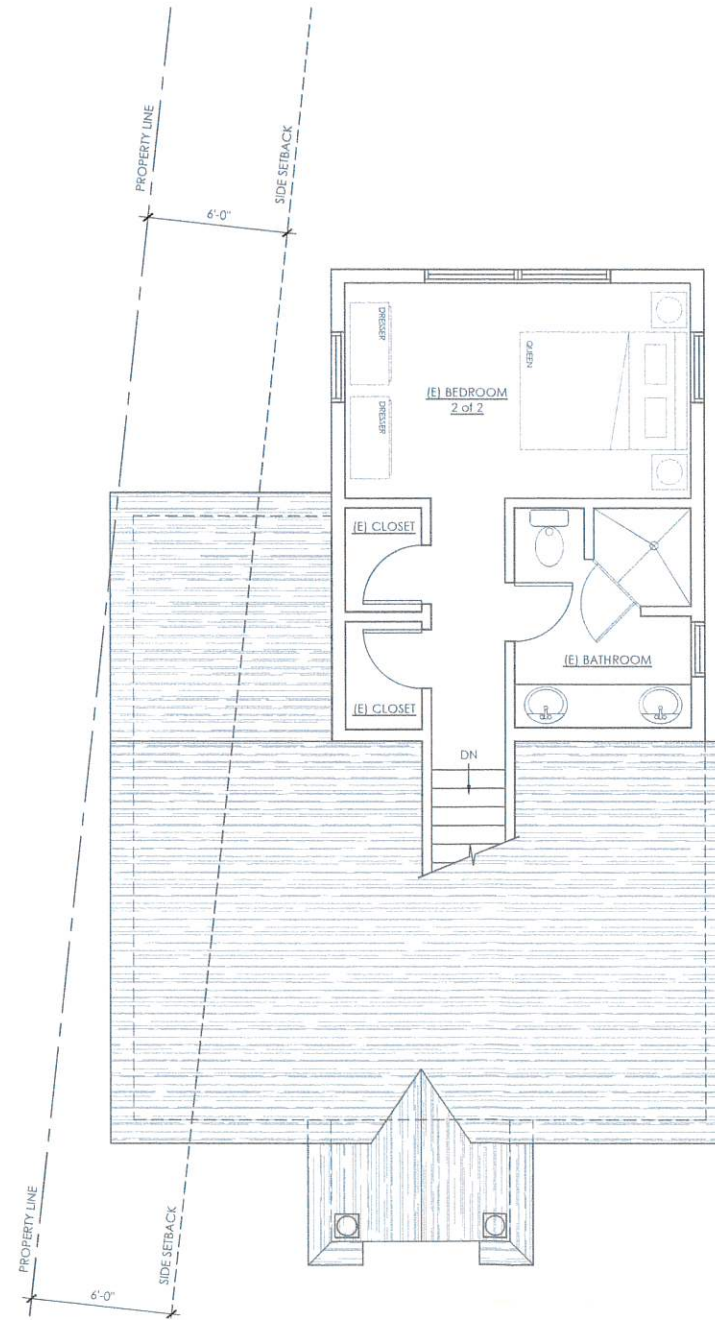
Revisions:

Project No. P2511

Date: 05/15/2025

A2.2

Print on:  
22"x34" paper or  
11"x17" paper (50% scale)



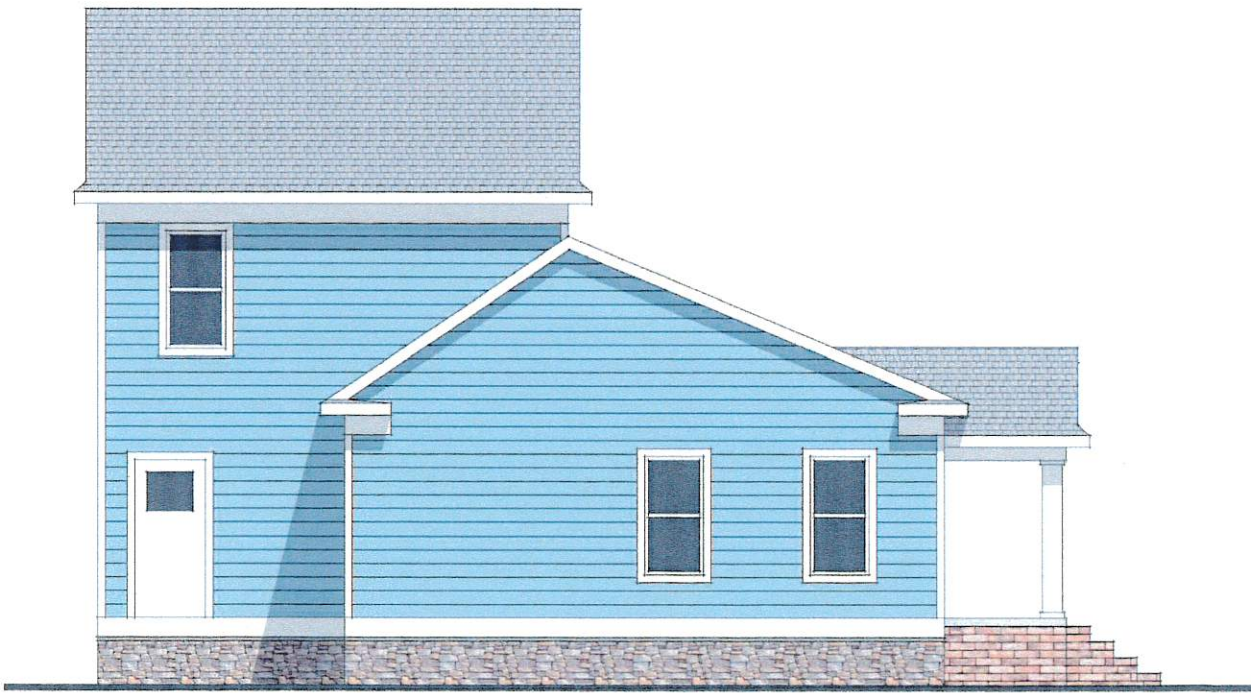




1 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

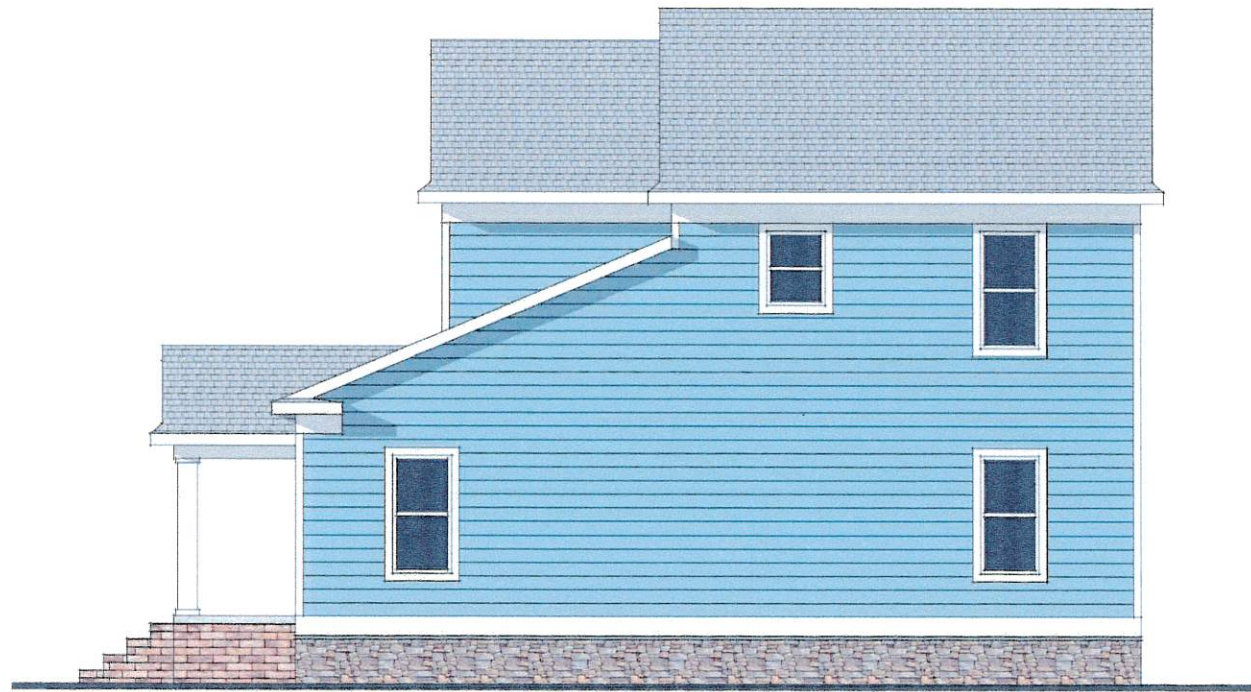


3 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"





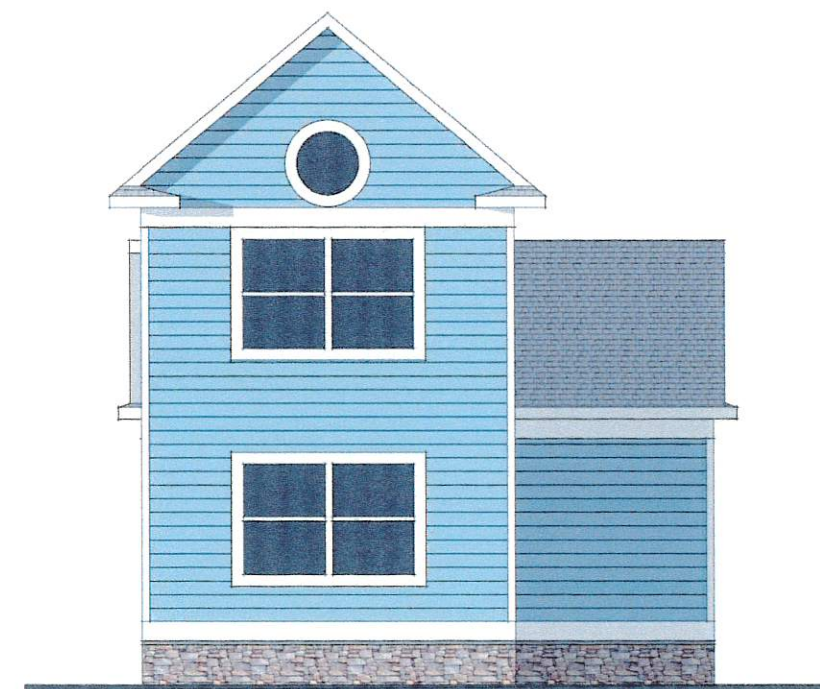
1 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

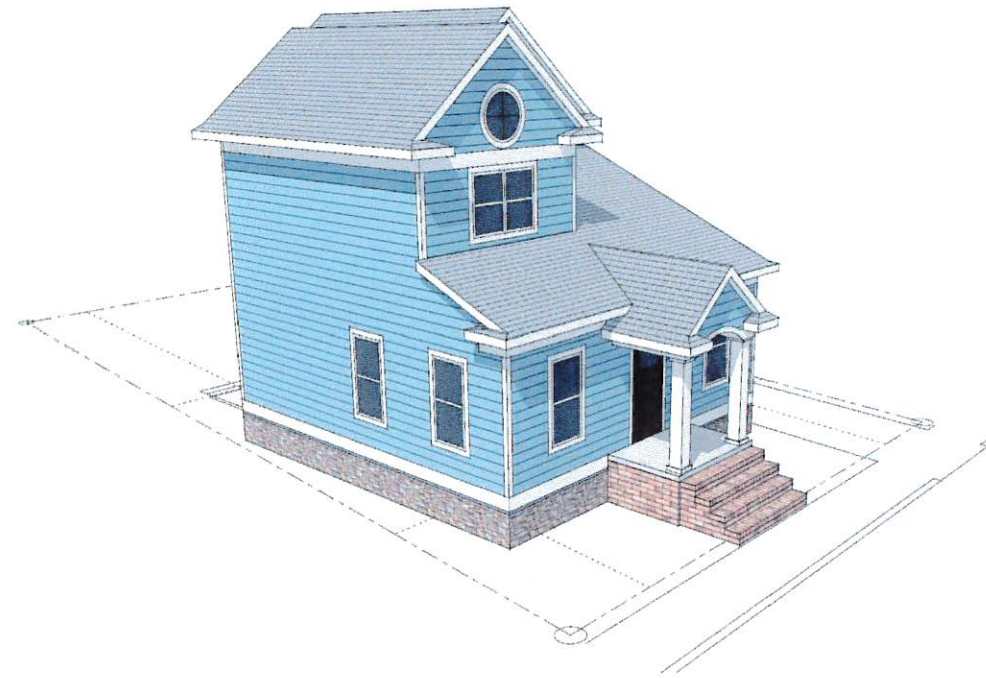


3 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



4 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

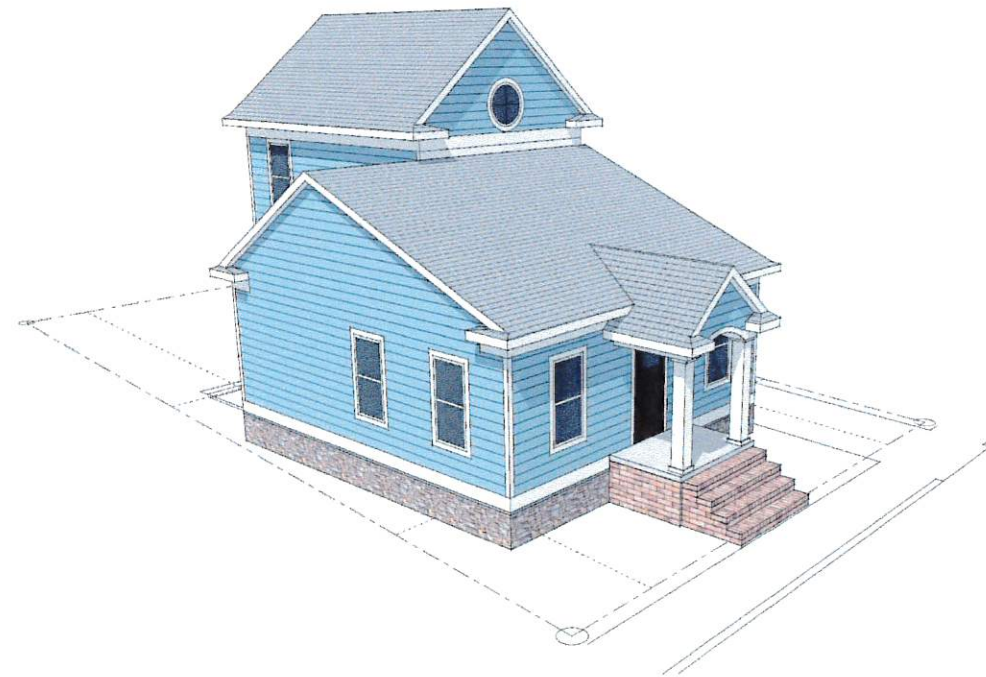




1 PROPOSED 3D VIEW  
SCALE: 1/4" = 1'-0"



2 PROPOSED 3D VIEW  
SCALE: 1/4" = 1'-0"



3 EXISTING 3D VIEW  
SCALE: 1/4" = 1'-0"

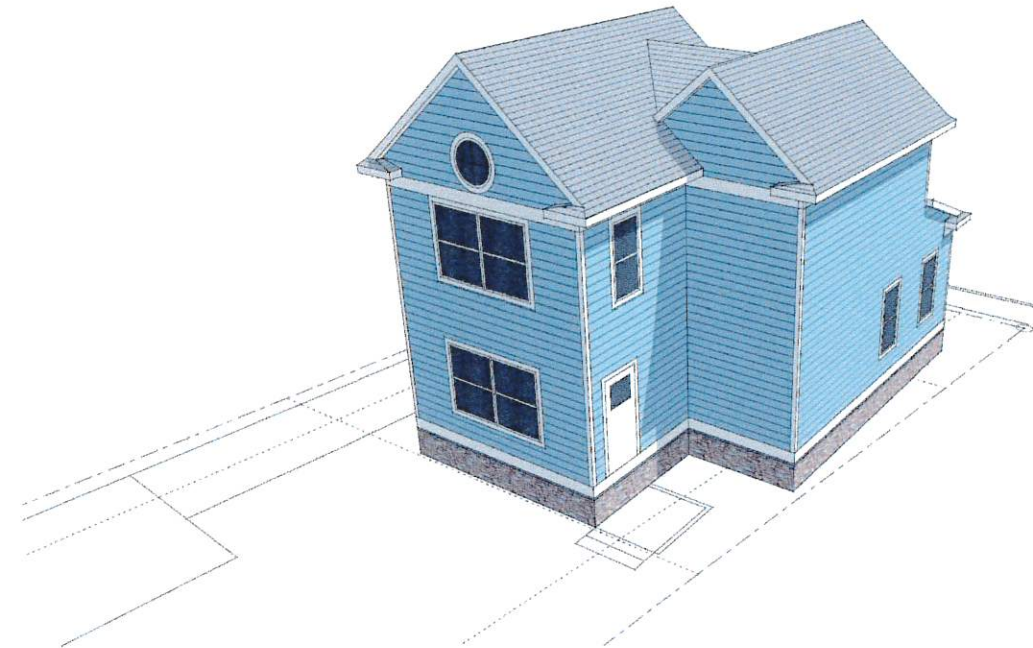


4 EXISTING 3D VIEW  
SCALE: 1/4" = 1'-0"





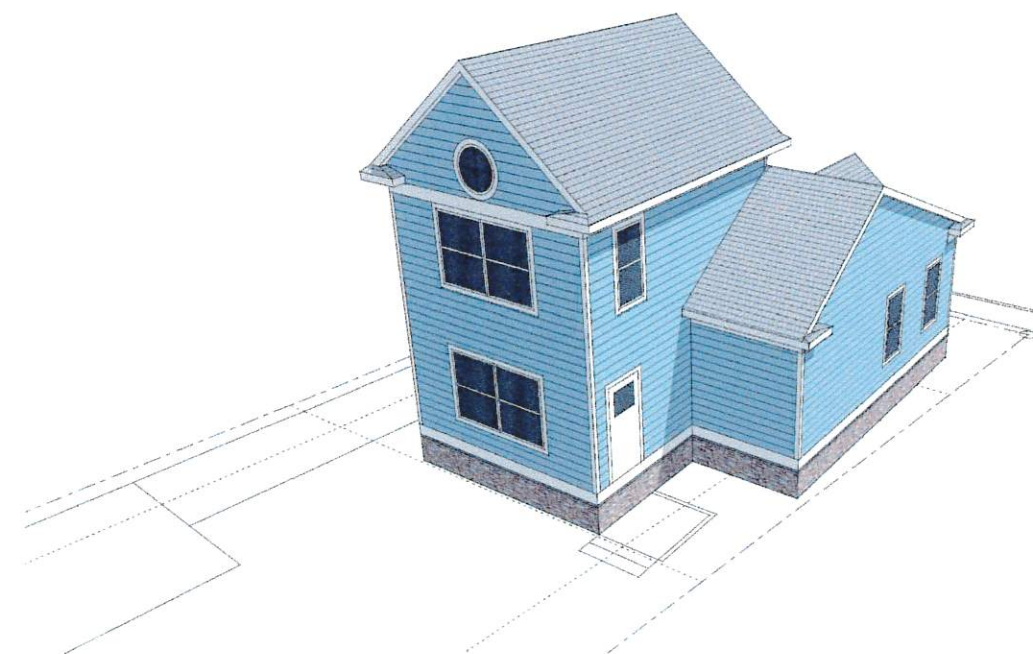
1 PROPOSED 3D VIEW  
SCALE: 1/4" = 1'-0"



2 PROPOSED 3D VIEW  
SCALE: 1/4" = 1'-0"



3 EXISTING 3D VIEW  
SCALE: 1/4" = 1'-0"



4 EXISTING 3D VIEW  
SCALE: 1/4" = 1'-0"





1 EXISTING STREET VIEW  
SCALE: 1/4" = 1'-0"



2 EXISTING STREET VIEW  
SCALE: 1/4" = 1'-0"