



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, April 2, 2026 – 7:00 p.m. City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/86861460181>

Passcode: 628540

Webinar ID: 868 6146 0181

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of March 5, 2026 regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 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.
- 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.
- 7) BOARD MEMBER COMMENTS
- 8) REPORTS AND CORRESPONDENCE
- 9) ADJOURNMENT

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

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

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

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

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

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

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

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

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

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

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

-Plymouth Mayor Joe Bida November



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, March 5, 2026 - 7:00 p.m.

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

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

1. CALL TO ORDER

Chair Rebecca Smith called the meeting to order at 7:00 p.m.

Present: Chair Smith, Vice Chair Jim Burrows, Members Mike Devine, Robert Mengel, and Jeff Boyle

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

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Mengel, to approve minutes of the February 5, 2026 meeting.

There was a roll call vote.

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

4. APPROVAL OF THE AGENDA

Boyle offered a motion, seconded by Devine, to approve the agenda for the March 5, 2026 meeting.

There was a roll call vote.

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

5. OLD BUSINESS

There was no old business.

6. NEW 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.

The applicant was not present.

Citizen Comments

Susan Iani, 301 W. Ann Arbor Trail, inquired about the variance request for the neighboring property at 289 W. Ann Arbor Trail, expressing curiosity about the proposed covered porch addition. After reviewing the submitted drawings, she indicated no objection to the request.

Motion

Devine offered a motion, seconded by Burrows, to table agenda item Z26-02 until next month's meeting due to the applicant's absence.

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

Bolhuis confirmed there are no time limits on tabled items and that the applicant should be present for consideration of their request.

9. REPORTS AND CORRESPONDENCE

Bolhuis reminded members about the Michigan Association of Planning training at Washtenaw Community College on March 31st.

10. ADJOURNMENT

Mengel offered a motion, seconded by Burrows, to adjourn the meeting at 7:05 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 Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: March 26, 2026
RE: **Z 26-02, 289 W. Ann Arbor Trail: Non-Use Variance Request**

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. The property is 45 feet wide by 132 feet deep, totaling 5,940 square feet.

This application was tabled from the March 5, 2026 meeting. Please reference the previously submitted application. Additional information has been requested and provided.

Sec. 78-190 references that the minimum side yard setback is 10 feet. Sec. 78-217 references that an overhang may project into the side yard setback up to 2 feet. A side yard setback of 6 feet to the covered porch is proposed. A variance of 2 feet is required.

Should you have any questions, please contact me directly.





RECEIVED

JAN 22 2026

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

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

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.

289 W. Ann Arbor Trail		1/15/24	
Address of Property		Date of Application	
Infinity Homes/Rino Soave		Infinity Homes	
Applicant Name		Property Owner	
42400 Grand River Ave #112 Navi		MI 48375	
Address		City State Zip	
LThomas@infinityhomescorp.com		248-449-8684	
Email		Phone	

Three Basic Functions of the ZBA:

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

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

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

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

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

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

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

Article XVIII Sec. 78-217

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: allow for a
variance to have an overhang project 4' from
the structure

Description of Property

Current zoning classification: R-1

Current use of structure(s) on premises: Vacant - Duplex

Is it a corner or interior lot? yes

Size and area of lot: 45' x 132' ≈ 5,940

Total square footage of existing main structure(s): 2,353 sq ft

Total square footage of accessory structure(s): garage 480 sq ft.

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

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

Description of Proposed Structures

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

Front yard setback after completion (measured from property line): 26.94'

Rear yard setback after completion (measured from property line): 19.9'

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

Height of proposed structure: above

Lot coverage (percentage) after completion: above

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 40%

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.) Due to the Lot width + Size we are unable to get a safe means of access for a 2nd access to the dwelling

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

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) The 2nd means of access is required by code for safety reasons. we right sized the unit to fit the lot

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? By not allowing the covered porch it does NOT provide a safe means of access on the side of the dwelling. By not allowing the overhang it prevents safe use of the porch.

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

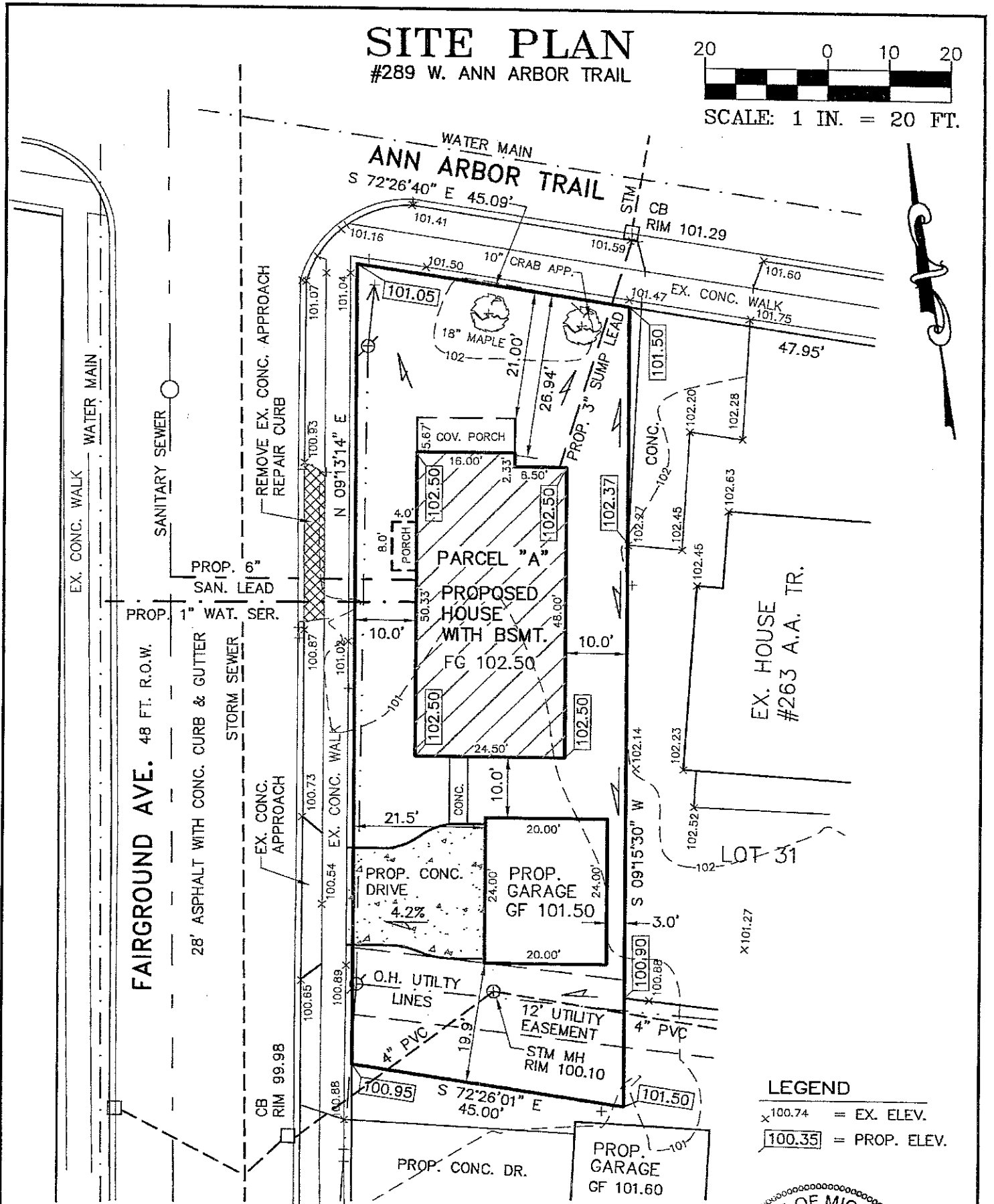
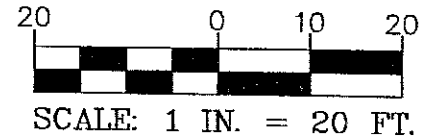
Subscribed and sworn before me this 15th day of January, 20 20

ELIZABETH MARIE THOMAS
Notary Public, State of Michigan
County of Oakland
My Commission Expires Apr. 17, 2026
Acting in the County of Oakland

[Signature]
Notary Public
My Commission expires 4/17/24

SITE PLAN

#289 W. ANN ARBOR TRAIL

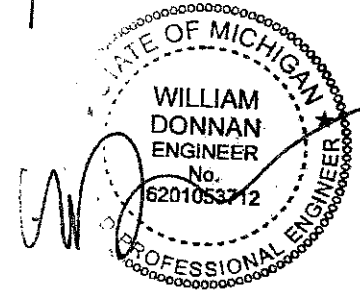


LEGEND

- x 100.74 = EX. ELEV.
- [100.35] = PROP. ELEV.

PROPERTY DESCRIPTION

LOT 831 OF ASSESSOR'S PLYMOUTH PLAT NO. 21, OF PART OF S.W. 1/4 OF SECTION 26, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 68, PAGE 71, WAYNE COUNTY RECORDS. DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 831 ALSO BEING THE NORTHWEST CORNER OF LOT 26 OF FAIRGROUND SUB. AS RECORDED IN LIBER 32, PAGE 71 WAYNE COUNTY RECORDS; THENCE N 09°13'14" E 132.00 FEET ALONG THE WEST LINE OF LOT 831; THENCE S 72°26'40" E 45.09' ALONG THE NORTH LINE OF LOT 831; THENCE S 09°15'30" W 132.00 FEET ALONG THE EAST LINE OF LOT 831; THENCE N 72°26'01" W 45.00 FEET ALONG THE SOUTH LINE OF LOT 831 TO THE POINT OF BEGINNING. CONTAINING 5,884 SQ. FT.



REVISED: 01/08/26-ADD PORCH

ARPEE/DONNAN, INC.
 LAND SURVEYING • ENGINEERING • MAPPING
 32233 SCHOOLCRAFT (734) 953-3335
 LIVONIA, MICHIGAN 48150 greg_arpdon@ameritech.net

PREPARED FOR:
INFINITY HOMES & CO.
 42400 GRAND RIVER AVE. SUITE #112
 NOV, MICHIGAN 48375
 (248) 449-8084

DATE: 01/27/25
 FB: 216 DRAWN: TBS
 PROJ. NO: 24016
 SHEET 1 OF 1

GENERAL NOTES

- ALL CONSTRUCTION TO COMPLY WITH M.R.C. 2015, LOCAL BUILDING CODES AND COMPLIANCES.
- ALL MANUFACTURED MATERIALS TO BE HANDLED AND INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS UNLESS OTHERWISE NOTED BY THESE DOCUMENTS.
- ALL EXTERIOR FOOTINGS AND FOUNDATION SYSTEMS SHALL EXTEND 42" BELOW ACTUAL GRADE PER M.R.C. SECTION R403.1.4.
- SOIL BEARING CAPACITY ASSUMED TO BE 2,500 P.S.F. ALL POURED CONCRETE FOOTINGS SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET MINIMUM 2015 MICHIGAN RESIDENTIAL CODE FOR THE PRESCRIBED FOOTING WIDTH PER M.R.C. 403.1(2) TABLE. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.
- ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SUITABLE TYPE BACKFILL MATERIAL THAT IS NOT WET CLAY OR IN FROZEN CHUNKS AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE.
- UNLESS NOTED OTHERWISE (U.N.O.) DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE. NOMINAL THICKNESS DIMENSIONS ARE USED FOR MASONRY. INTERIOR PARTITION THICKNESS TO BE 4 1/2" (U.N.O.).
- MINIMUM CONCRETE STRENGTH FOR FOOTINGS SHALL BE 3,000 P.S.I. AT 28 DAY TESTING. SLABS AND WALLS SHALL BE 4,000 P.S.I. MINIMUM UNLESS OTHERWISE NOTED WITH 6% + 1% ENTRAINED AIR WHERE EXPOSED TO WEATHER.
- ALL STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-36.
- ALL CONCRETE BLOCK TO BE TYPE N-1, MORTAR SHALL BE TYPE "S". ALL BRICK SHALL BE SW GRADE, ASTM C-216 TYPE FBS, MORTAR SHALL BE TYPE "N". METAL TIES FOR BRICK VENEER SHALL BE CORROSION RESISTANT METAL OR GALVANIZED AND SHALL BE PLACED 16" O.C. EACH WAY.
- WOOD FRAMING TO BE DONE IN ACCORDANCE TO NATIONAL LUMBER MANUFACTURERS ASSOCIATION RECOMMENDED PRACTICE FOR WOOD FRAMING.
- ALL STRUCTURAL LUMBER, JOISTS AND HEADERS TO BE MIN. Fb=1250, Fd REPETITIVE 1450 UNLESS OTHERWISE NOTED. MIN. E=1,600,000 ALL STUDS TO BE STUD GRADE OR BETTER, Fc MIN. 425.
- LVL BEAMS SHALL HAVE AN Fb=2,800 P.S.I. AS MANUF. BY "TRUSS JOIST CORP." OR EQUAL AND SHALL BE FASTENED TOGETHER PER MANUF. SPECIFICATIONS.
- ALL FLUSH FRAMING CONNECTIONS, JOIST & BEAM HANGERS, POST CAPS, FRAMING AND RAFTER ANCHORS TO BE "SMIPSON STRONG TIE" OR EQUAL AND BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
- TRUSS DESIGN, INSTALLATION AND BRACING SHALL BE PER TRUSS MANUFACTURER SHOP DRAWINGS AND SPECIFICATIONS.
- PROVIDE CONTINUOUS ROWS OF BRIDGING AT FLOOR JOISTS EXCEEDING NOMINAL 2X12'S AT INTERVALS NOT EXCEEDING 8'-0" O.C. IN ACCORDANCE WITH M.R.C. SECTION R502.7.1.
- FOUNDATION ANCHORAGE - SILL PLATES AND WALLS SUPPORTED DIRECTLY ON CONTINUOUS FOUNDATIONS SHALL BE ANCHORED TO THE FOUNDATION IN ACCORDANCE WITH M.R.C. SECTION R403.1.6. ANCHORS SHALL CONSIST OF ANCHOR BOLTS OR METAL ANCHOR STRAPS SET INTO CONC. MIN. 7" WITH A MIN. TWO ANCHOR BOLTS PER PLATE SECTION 12" MAXIMUM FROM PLATE END AND 6'-0" O.C. MAX. SPACING. ANCHOR STRAPS SHALL BE INSTALLED AND SPACED PER MANUF. SPECIFICATIONS.
- ALL BUILT-UP WOOD POSTS CONSISTING OF (2)2X4'S OR GREATER TO BE GLUED AND SPIKED TOGETHER.
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL BEARING PARTITIONS. IF JOIST ARE SEPARATED FOR PIPES, BLOCK @ 4 FT. ON CENTER MAXIMUM.
- PROVIDE SCREENED ROOF VENTILATION @ 1/300 OF THE TOTAL ENCLOSED AREA WITH 50% OF THE REQUIRED AREA IN THE UPPER 1/2 OF THE ROOF AND 50% IN THE EAVE/CORNER SECTION OF THE ROOF. ALL ROOF VENTILATION SHALL BE IN ACCORDANCE WITH M.R.C. SECTION R906.
- PROVIDE A 22" X 30" ATTIC ACCESS TO ALL ATTIC AREAS HAVING A CLEAR HEIGHT OF OVER 30".
- PROVIDE GROUND FAULT INTERRUPTERS @ ALL INTERIOR OUTLETS ADJACENT TO WATER SOURCES AS WELL AS ALL OTHER LOCATIONS REQ'D BY CODE. EXTERIOR OUTLETS TO BE WATERPROOF.
- SMOKE DETECTORS TO BE INSTALLED IN ALL LIVING UNITS IN ACCORDANCE WITH NFPA 72 AND M.R.C. SECTION R314. SMOKE ALARMS TO BE INTERCONNECTED IN ACCORDANCE WITH M.R.C. SECTION R314.4.
- CARBON MONOXIDE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH M.R.C. SECTION R315 ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ALARM SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH M.R.C. SECTION R315 AND THE MANUF. INSTALLATION INSTRUCTIONS.
- ALL GLAZING 18" OR LESS A.F.F. TO BE TEMPERED GLASS AS WELL AS ALL OTHERS SPECIFIED BY M.R.C. SECTION R308.4 OR LATEST EDITION, LOCATIONS TO BE VERIFIED BY WINDOW MANUF.
- WINDOWS IN SLEEPING AREAS TO MEET M.R.C. REQUIREMENTS FOR EGRESS PER SECTION R310 OR LATEST EDITION, WINDOW MANUF. TO VERIFY.
- EXHAUST FANS TO BE VENTED DIRECTLY OUTSIDE.
- ALL NOTCHES AND HOLES BORED OR CUT INTO JOISTS, RAFTERS OR BEAMS SHALL COMPLY WITH M.R.C. SECTIONS R902.8, R902.9, R902.10, R902.12 NOTCHES SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER. HOLES SHALL NOT BE CLOSER THAN 2" TO THE TOP OR BOTTOM OF THE JOIST OR TO ANY OTHER HOLE OR NOTCH LOCATED IN THE MEMBER. THE DIAMETER OF THE HOLE IN THE JOIST SHALL NOT EXCEED ONE-THIRD OF THE DEPTH OF THE MEMBER.
- DOOR HARDWARE DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE AT A MAXIMUM HEIGHT OF 48" ABOVE THE FINISHED FLOOR.
- DRAFTSTOPPING SHALL COMPLY WITH M.R.C. SECTION 302.12 DRAFTSTOPPING MATERIAL SHALL NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" PLYWOOD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. FIRESTOPPING AND DRAFTSTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.
- FLASHINGS SHALL COMPLY WITH M.R.C. SECTION 703.4
- PROVIDE WIND BRACING IN CONFORMANCE WITH 2015 MICHIGAN RESIDENTIAL CODE.
- IT IS BEYOND THE SCOPE OF THESE PLANS TO INCORPORATE THE FULL TEXT OF ALL APPLICABLE PROJECT CODES AND TO OTHERWISE DETAIL EVERY ASPECT THEREOF. ALL PERSONS, COMPANIES, TRADES, AND OTHERS USING AND/OR OTHERWISE RELYING ON THESE PLANS ARE ENCOURAGED TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE PROJECT CODES, AND ALL SUCH PARTIES ARE DIRECTED TO RESOLVE ANY CODE QUESTION REGARDING THESE PLANS IN FAVOR OF APPLICABLE PROJECT CODES.
- THE SAFETY CODE REQUIREMENTS OF MI O.S.H.A., O.S.H.A. AND MI D.E.Q. SHALL BE DETERMINED AND PROVIDED BY THE BUILDING COMPANY AND SHALL BE ENFORCED BY THE SITE SUPERVISOR AND SHALL APPLY TO ALL PERSONS ENTERING AND/OR WORKING ON THE SITE.
- TEMPORARY BRACING, GUYING, AND TIEDOWN OF THE STRUCTURE DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DESIGNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE, OR ADEQUACY OF ANY TEMPORARY BRACING. ALL EXISTING STRUCTURES THAT MAY BE AFFECTED BY THE CONSTRUCTION SHALL BE ADEQUATELY PROTECTED AND/OR BRACED AS REQUIRED.
- OWNER AND CONTRACTOR ARE RESPONSIBLE TO SELECT AND VERIFY ALL FINISH MATERIALS MATERIALS AND VERIFY THAT ALL MATERIALS ARE INSTALLED PER MANUFACTURER SPECIFICATIONS AND ARE CODE COMPLIANT.

DESIGN LOADS: GENERAL LIVING BEDROOM ROOF

(P.S.F.)	AREAS	AREAS	AREAS
LIVE	40	30	25(TOP CHORD) 10(BOTT. CHORD)
DEAD	15(25 W/TILE)	15	7(TOP CHORD) 5(BOTT. CHORD)
TOTAL	55(65 W/TILE)	45	47

DESIGN WIND SPEED = 115 MPH
SEISMIC ZONE - A

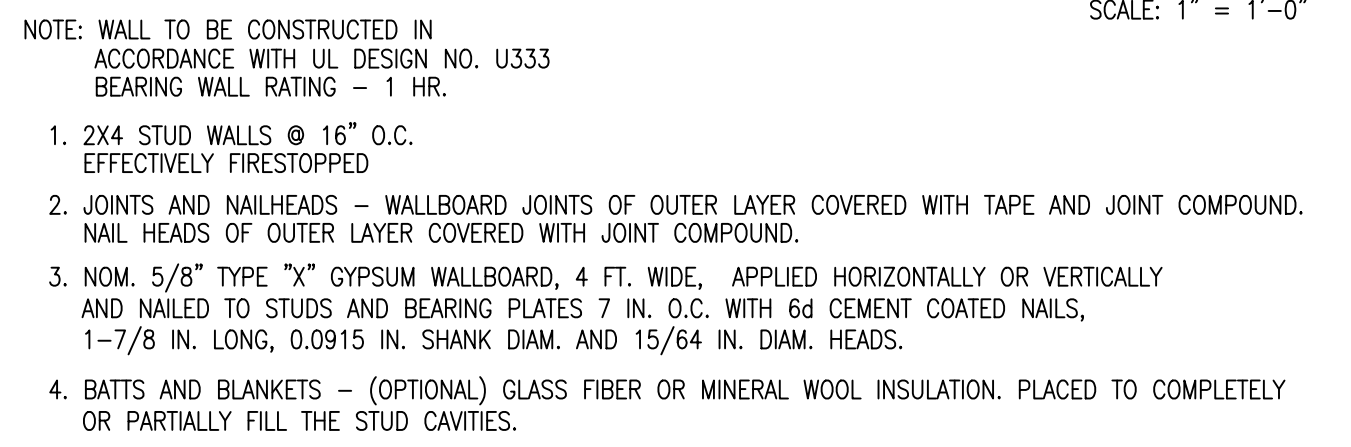
FIREBLOCKING NOTES

FIREBLOCKING SHALL COMPLY WITH M.R.C. SECTION 302.11 FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

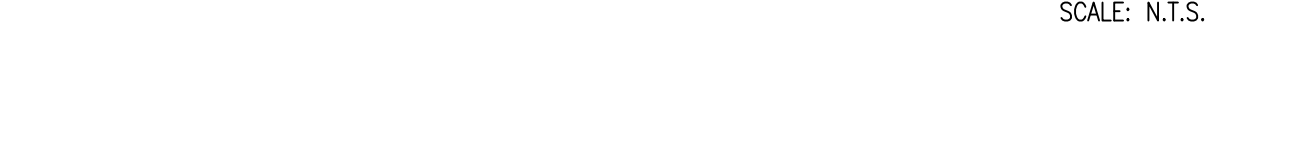
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7
- AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.
- FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.

FIREBLOCKING MATERIALS SHALL COMPLY WITH M.R.C. SECTION R302.11.1.
FIRESTOPPING SHALL NOT BE CONCEALED FROM VIEW UNTIL INSPECTED AND APPROVED.

BASEMENT SEPARATION WALL - "Plan"



FLOOR/CEILING ASSEMBLY - "Detail"



PROPOSED VENT AREA REQUIREMENTS:

VENT AREA RATIO: 1/300
ATTIC AREA=1,208 SQ. FT.
VENT AREA REQ'D=4.1 SQ. FT X 144= 580 SQ. IN.
50% SOFFIT & 50% RIDGE=290 SQ. IN. EACH (MIN.)

VENT AREA PROVIDED

40 LIN. FT. RIDGE TYPE @ 18" PER LIN. FT.
TOTAL VENTING @ RIDGE= 720 SQ. IN.

80 LIN. FT. CONT. SOFFIT TYPE @ 8 SQ. IN. PER FT.
TOTAL VENTING @ SOFFIT= 640 SQ. IN.

NOTE: VENT CLEARANCE: EAVE OR CORNICE VENTS SHALL BE INSTALLED TO COMPLY WITH M.R.C. R806.3 - INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1-INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENT.

ASP. SHINGLES ON (1) LAYER 15# FELT ON 7/16" OSB. ON WD. TRUSSES @ 24" O.C.

ICE SHIELD-EXTEND FROM EDGE OF EAVE TO A MIN. DISTANCE OF 24" INSIDE THE EXT. WALL LINE @ PERIMETER OF BLDG.

ALUM. DRIP EDGE
ALUM. GUTTER ON 1X6 FASCIA
CONT. VENTED SOFFIT
1X8 FRIEZE

INSUL. BAFFLES
BATT INSUL. R-38 MIN.
1/2" GYP. BD.
TRUSS TO WALL CONNECTOR TO BE INSTALLED PER MANUF. SPECS. IN ACCORDANCE WITH M.R.C. SECTION R802.11.

1 HR. RATED FLOOR/CLG.
SEE DETAIL THIS SHEET FOR NOTES

1 HOUR RATED WALL UL NO. U335
SMART LAP SIDING INST. PER MANUF. SPECIFICATIONS OVER HOUSE WRAP ON 1" FLAMEBLOCK SHEATHING, ON 2X4 STUDS @ 16" O.C. BATT INSUL., 5/8" TYPE "X" GYP. BD.

NOTE: ALL FIRST FLOOR EXTERIOR AND INTERIOR LOAD BEARING WALLS AND ALL BASEMENT AND FIRST FLOOR CEILING SHALL BE 1 HOUR FIRE-RESISTANCE RATED IN ACCORDANCE WITH M.R.C. SECTION R302.3 AND R302.3.1

1/2"x10" ANCHOR BOLTS OR APPR. STRAPS EMBEDDED MIN. 7"(MIN. 2 ANCHOR BOLTS PER SECTION OF PLATE PLACED 12" FROM THE END OF EA. SECTION OF PLATE W/ INTERMEDIATE BOLTS SPACE @ 6" O.C. MAX.) STRAPS SHALL BE SPACED AND INSTALLED PER MANUFACTURER SPECIFICATION.

2X6 P.T. SILL PL. & SILL SEALER

DAMP PROOFING ON 10" P. CONC. FOUND. WALL W/ 3 ROWS #4 BARS CONTINUOUS HORIZ. REINFORCEMENT (1) 12" FROM TOP AND BOTTOM (2) EQ. SPACED @ 3RD POINTS PER M.R.C. TABLE 404.1.2(1)

CONT. 3 1/2" BSMT. WALL INSUL. MANUF. BY "GDP SILVERCOTE" INSTALLED PER MANUF. SPECIFICATIONS (R-11)

4" P. CONC. SLAB ON 6-MIL VISQUEEN V. BARRIER MIN. 4" PEA GRAVEL FILL

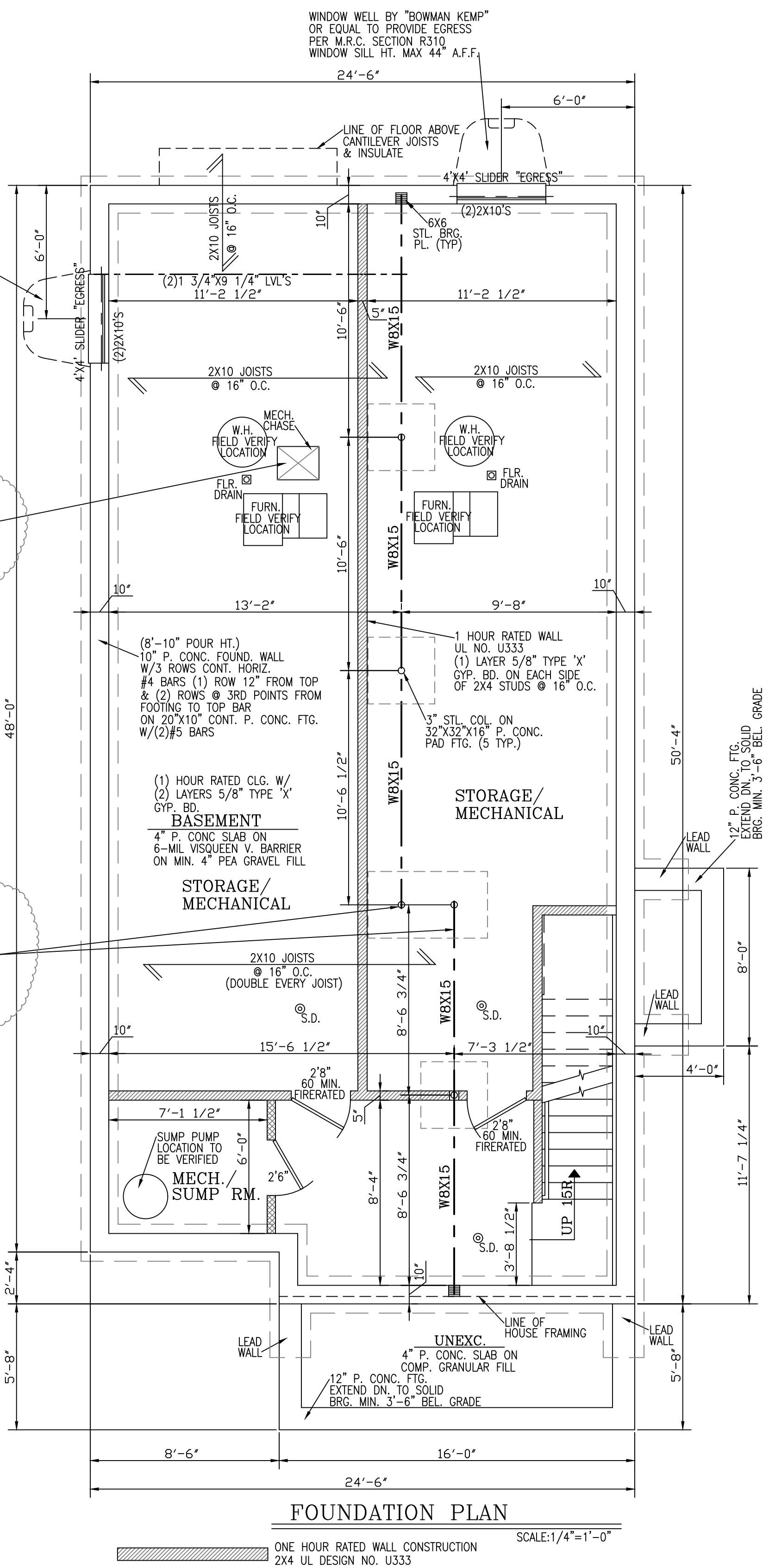
MINIMUM "R" VALUES TO BE AS FOLLOWS:
WINDOWS - Low-E U-factor 0.30 SHGC-0.29
DOORS - Solid, U-factor 0.25
CEILING - R-38
CANTILEVERS - R-30
2X4 WALLS - R-13
2X4 WALLS - R-11 (7'-4" DOWN FROM TOP) (HEIGHT OF BSMT. INSUL. MAY VARY BASED ON SIMULATED ANALYSIS)

TYPICAL WALL SECTION



NOTE: MECH. CHASE AND ALL THROUGH PENETRATIONS TO BE FIRE-RESISTANCE RATED AND SHALL COMPLY WITH M.R.C. SECTION R302.4.1

NOTE: ALL STEEL BEAMS AND COLUMNS SHALL BE 1 HOUR RATED IN ACCORDANCE WITH M.R.C. SECTION R302.3.1 BUILDER TO CONFIRM AND PROVIDE METHOD AND MATERIALS TO ACHIEVE THE 1 HOUR RATING



FOUNDATION PLAN

ONE HOUR RATED WALL CONSTRUCTION
2X4 UL DESIGN NO. U333

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

(734)427-0050

DIMENSIONAL
RESIDENTIAL DESIGN SPECIALIST

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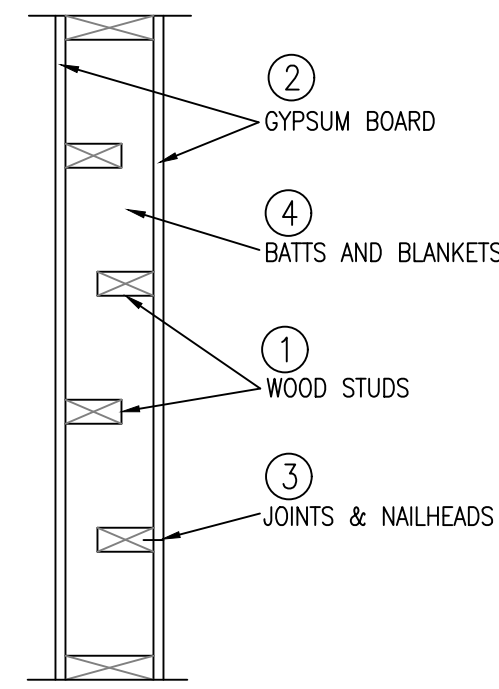
Builder: **Infinity Homes, Inc.**
42400 Grand River Ave - Suite #112
Plymouth, MI 48370
Phone: (248) 449-8084 Fax: (248) 449-8136

Project: Parcel "A" - Ann Arbor Trail
Plymouth, MI 48170

REVISION:
1/28/2025
2/25/2025
11/25/2025

DATE:
1/24/2025

JOB# 241205
SHT. NO. **1** OF **4**



SEPARATION WALL - "Plan"

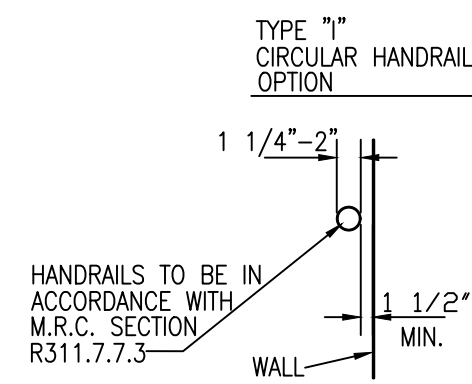
NOTE: WALL TO BE CONSTRUCTED IN ACCORDANCE WITH UL DESIGN NO. U340 BEARING WALL RATING - 1 HR.
SCALE: 1" = 1'-0"

- 2X4 STUDS @ 16" O.C. ALTERNATING ON OPPOSITE SIDES OF 2X6 WOOD PLATES EFFECTIVELY FIRESTOPPED
- NOM. 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, APPLIED HORIZONTALLY OR VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. WITH 6d CEMENT COATED NAILS, 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM. AND 15/64 IN. DIAM. HEADS. AS AN ALTERNATE, NO. 6 BUGLE HEAD DRYWALL SCREWS, 1-7/8 IN. LONG MAY BE SUBSTITUTED FOR THE 6d CEMENT COATED NAILS.
- JOINTS AND NAILHEADS - WALLBOARD JOINTS OF OUTER LAYER COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS OF OUTER LAYER COVERED WITH JOINT COMPOUND.
- BATTS AND BLANKETS - GLASS FIBER OR MINERAL WOOL INSULATION. PLACED TO COMPLETELY FILL THE STUD CAVITIES.

NOTE: MECH. CHASE AND ALL THROUGH PENETRATIONS TO BE FIRE-RESISTANCE RATED AND SHALL COMPLY WITH M.R.C. SECTION R302.4.1

NOTE: UNDER-STAIR PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH M.R.C. SECTION R 302.7 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

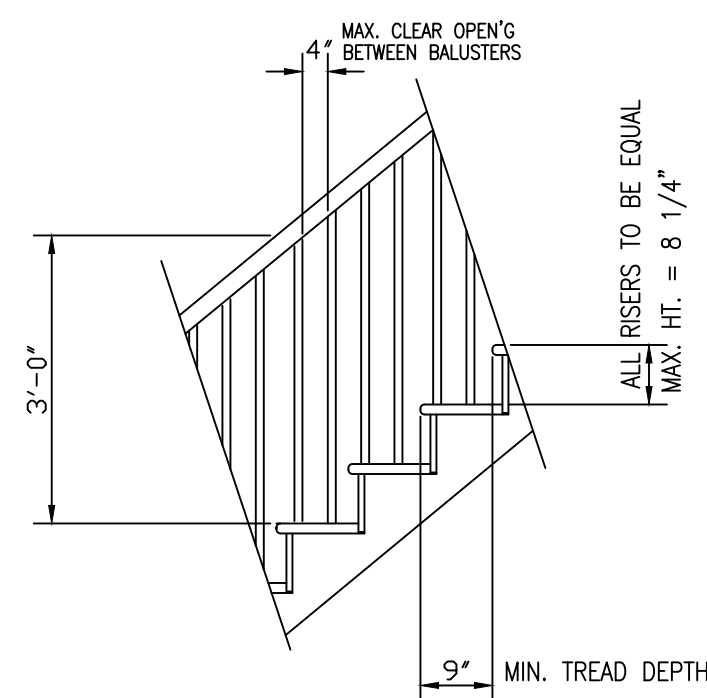
NOTE: TYPE "I" HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4" SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDE OF THE PROFILE IN ACCORDANCE WITH M.R.C. SECTION R311.7.8.3 (2).



NOTE: BALUSTERS SHALL BE IN ACCORDANCE WITH M.R.C. R312 - REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES OR MORE IN DIAMETER.

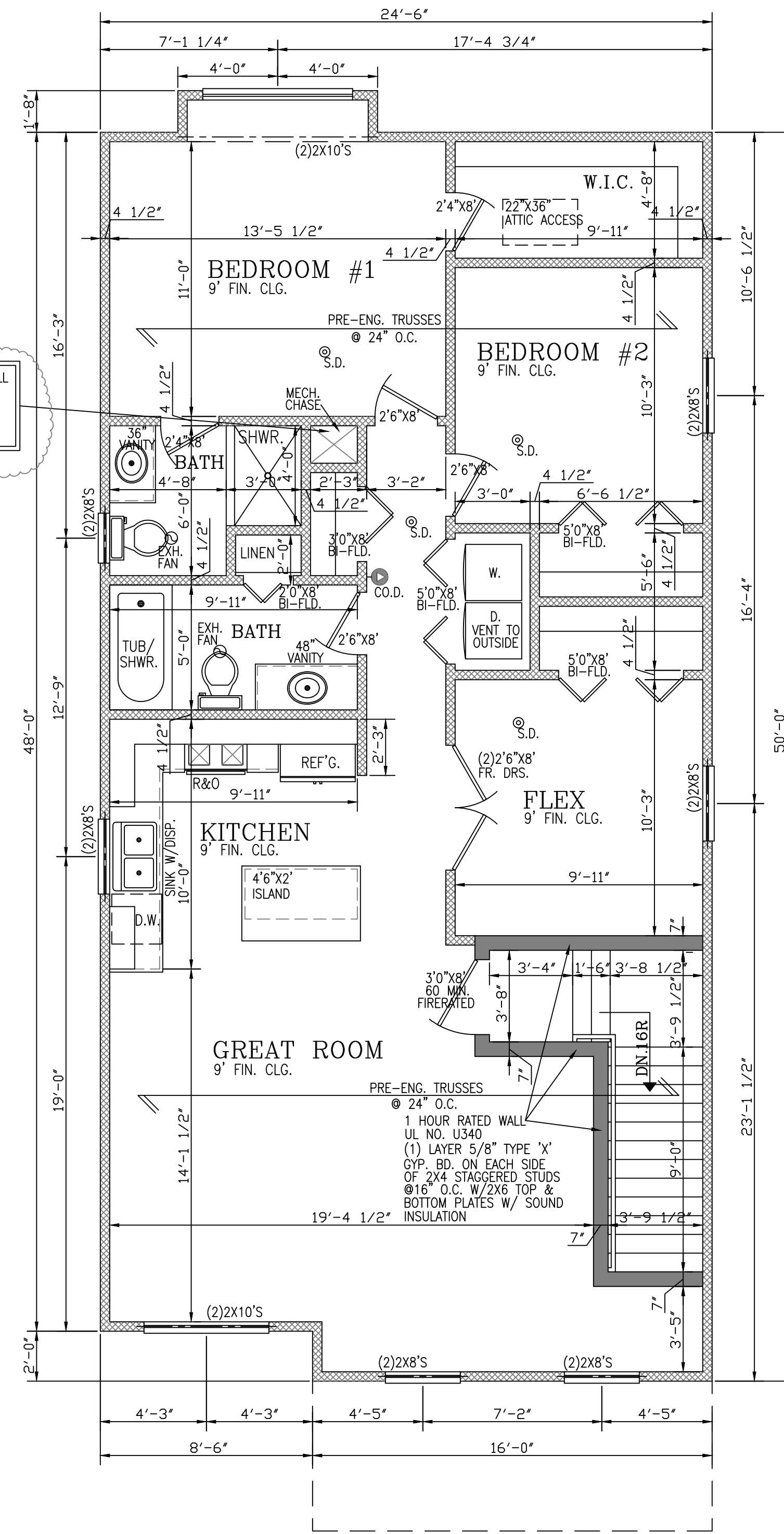
STAIR NOTES:

- ALL STAIRWAYS SHALL BE IN ACCORDANCE WITH M.R.C. SECTION R311.7
- MAXIMUM RISER HT. SHALL BE 8 1/4"
- MINIMUM TREAD DEPTH SHALL BE 9"
- WINDERS SHALL COMPLY WITH M.R.C. SECTION 311.7.4.2 TREAD WIDTH SHALL BE 10" AT A POINT 12" FROM THE SIDE THE TREADS ARE NARROWER AND MIN. WIDTH OF ANY TREAD SHALL NOT BE LESS THAN 6"
- MINIMUM HEADROOM SHALL NOT BE LESS THAN 80" MEAS. VERTICALLY FROM TREAD NOSING OR FROM FLOOR SURFACE.
- HANDRAILS AND GUARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH M.R.C. SECTIONS R311.7.8 & R312
- HANDRAILS SHALL HAVE MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY



STAIRWAY & HANDRAIL DETAIL
SCALE: 1/2" = 1'-0"

NOTE: BATHTUB AND SHOWER SPACES - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER M.R.C. SECTION R302.2.
- GLASS MAT GYPSUM, FIBER REINFORCED GYPSUM, NONABESTOS FIBER-CEMENT BACKER BOARD, & NONABESTOS FIBER MAT REINFORCED IN COMPLIANCE WITH ASTM C1178, C1278, C288 OR ASTM C325, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER M.R.C. SECTION 702.4.2.

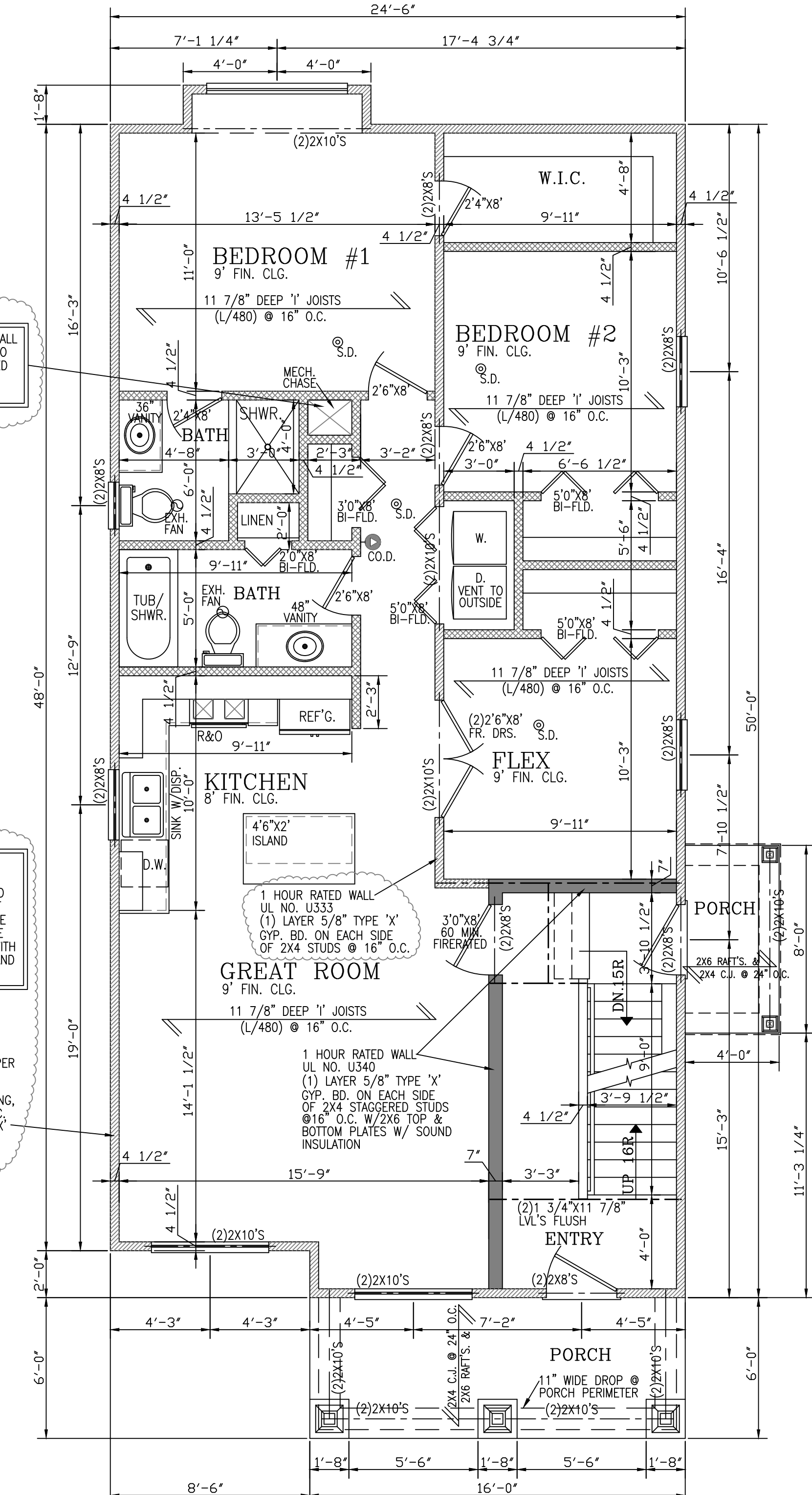


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL INTERIOR NON-BEARING WALLS TO BE FRAMED W/ 2X4'S @ 24" O.C.

WALL LEGEND	
[Pattern]	NON-RATED WALL CONSTRUCTION 2X4 INTERIOR, 2X6 EXTERIOR
[Pattern]	ONE HOUR RATED WALL CONSTRUCTION 2X4 STUD UL DESIGN NO. U333 & U355
[Pattern]	ONE HOUR RATED WALL CONSTRUCTION 2X6 INSULATED STAGGERED STUD UL DESIGN NO. U340

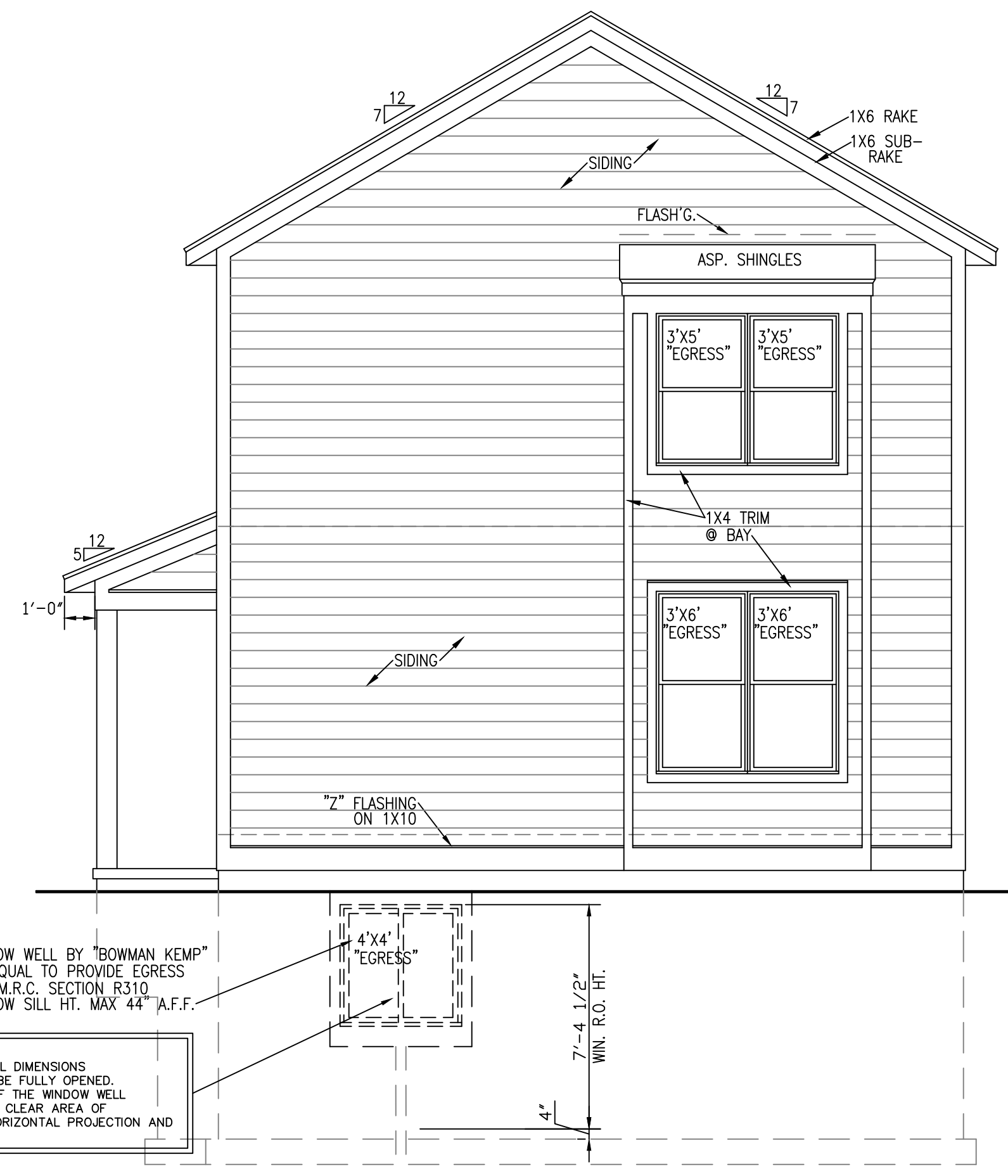
NOTE: ALL FIRST FLOOR EXTERIOR AND INTERIOR LOAD BEARING WALLS AND ALL BASEMENT AND FIRST FLOOR CEILINGS SHALL BE 1 HOUR FIRE-RESISTANCE RATED IN ACCORDANCE WITH M.R.C. SECTION R302.3 AND R302.3.1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL INTERIOR NON-BEARING WALLS TO BE FRAMED W/ 2X4'S @ 24" O.C.

AREA	
1,221 SQ. FT.	- 1ST FLOOR
1,132 SQ. FT.	- 2ND FLOOR
2,353 SQ. FT.	- TOTAL
96 SQ. FT.	- PORCH
480 SQ. FT.	- GARAGE
F.A.R.	
1,221 SQ. FT.	- 1ST FLOOR
1,132 SQ. FT.	- 2ND FLOOR
2,353 SQ. FT.	- TOTAL PROPOSED (40%)
5,883 X .40 = 2,353.2 SQ. FT.	ALLOWED F.A.R.

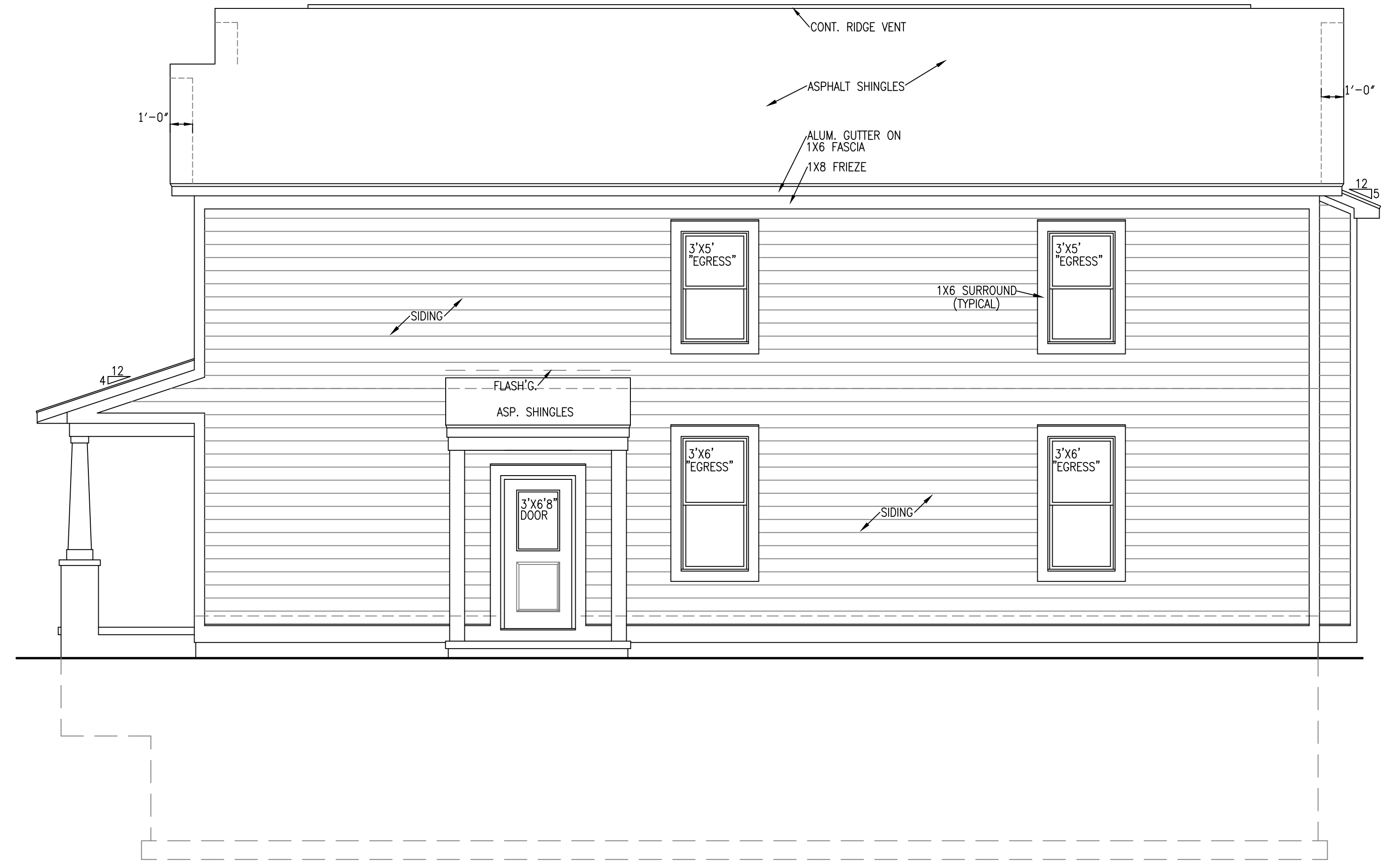


NOTE: WINDOW WELL SHALL COMPLY WITH MRC R310.2 - HORIZONTAL DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQ. FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES.

WINDOW WELL BY "BOWMAN KEMP" OR EQUAL TO PROVIDE EGRESS PER M.R.C. SECTION R310 WINDOW SILL HT. MAX 44" A.F.F.

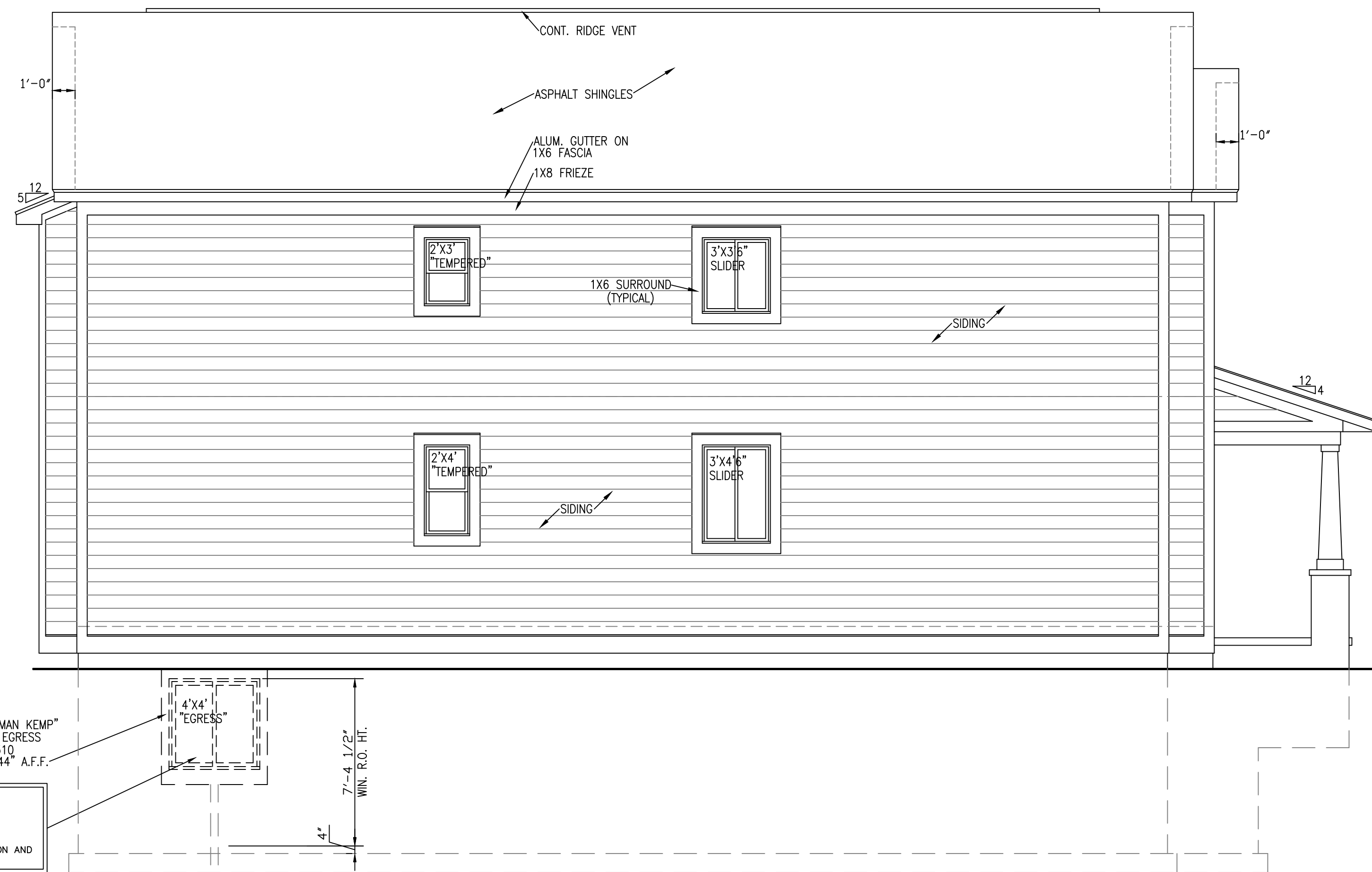
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

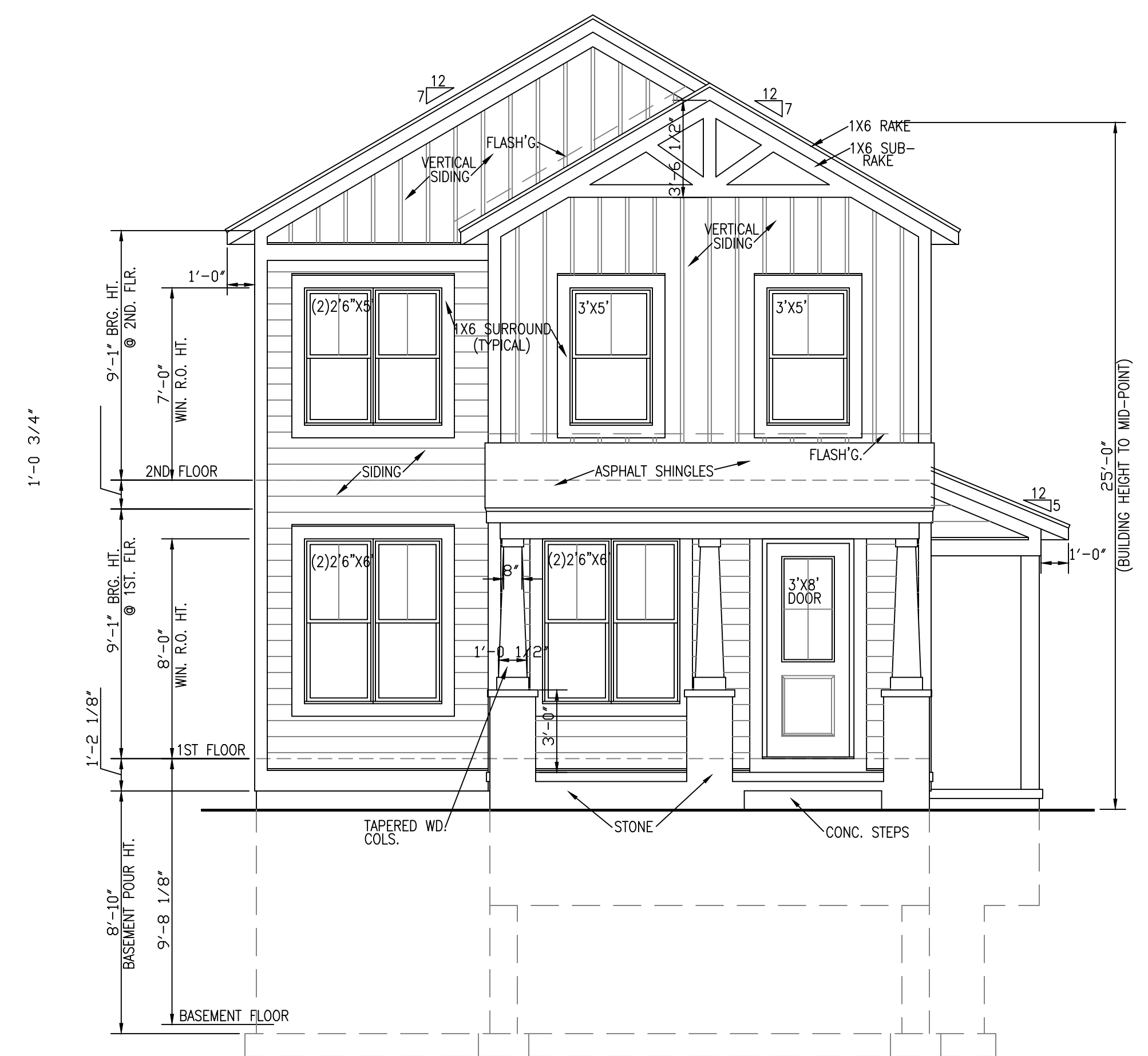


NOTE: WINDOW WELL SHALL COMPLY WITH MRC R310.2 - HORIZONTAL DIMENSIONS SHALL ALLOW THE WINDOW TO BE FULLY OPENED. THE HORIZONTAL DIMENSIONS OF THE WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQ. FEET WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36 INCHES.

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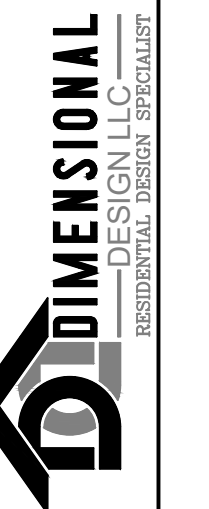
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



(734)427-0050

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Builder: Infinity Homes, Inc. 42400 Grand River Ave - Suite #112
 42400 Grand River Ave - Suite #112
 Phone: (248)949-8084 Fax: (248)949-8136

Project: Parcel "X" - Ann Arbor Trail
 Plymouth, MI 48170

REVISION:
 1/28/2025
 2/25/2025
 8/23/2025
 11/25/2025

DATE: 1/24/2025

JOB# 241205

SHT. NO.

3 OF 4

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

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, April 2, 2026**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 26-03 550 Forest: 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.

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

Publish: Wednesday, March 18, 2026



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: March 26, 2026
RE: **Z 26-03, 550 Forest #3: Non-Use Variance Request**

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. The property is irregularly shaped, totaling approximately 1.449 acres.

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

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

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

Website: www.plymouthmi.gov

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

550 Forest Ave # 3

2/10/2026

Address of Property

Date of Application

Khaled Signs & Awnings

Applicant Name

Property Owner

21745 W Warren St Suite1

Dearborn Heights

MI 48127

Address

City

State Zip

traboulsikhaled1@gmail.com

313-818-7055

Email

Phone

Three Basic Functions of the ZBA:

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

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

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

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

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

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

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

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

Description of Property

Current zoning classification: _____

Current use of structure(s) on premises: Commercial Business

Is it a corner or interior lot? No

Size and area of lot: _____

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

Total square footage of accessory structure(s): _____

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

Height of existing main and/or accessory structures: 20 ft

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: sign size 5 ft x 4.6 ft

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

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

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

Height of proposed structure: _____

Lot coverage (percentage) after completion: _____

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

A scaled drawing or boundary survey depicting the above information.

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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) This property has no other locations to place a sign other than the roof. Neighboring tenants have signage on this elevation.

2. What effect will the variance have on neighboring properties? None. Other Neighbors have Signage here,

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) The Building structure is pre-existing and does not allow for better sign replacement.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Ordinance prevents proper signage exposure.

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

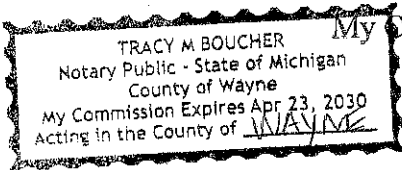
Tracy Ostermann
Signature of Property Owner

Tracy Ostermann
Signature of Applicant

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

[Signature]
Notary Public

My Commission expires 4/23/2030



SIGN DIAGRAM PROPOSAL



Khaled Signs & Awnings
21745 W Warren st STE 1
Dearborn Heights 48127
313-818-7037
313-818-7055
traboulsikhaled1@gmail.com
DATE _____

A Signature Below Indicates The Above Prices . Specifications , Terms & Conditions Are Satisfactory And Accepted. Acceptance Of Artwork In This Page And The Proof Page Indicated In The Drawings Is An Artistic Representation Only Of Sign Size On Building And Color Accuracy. Elements May Vary Based On Field Measurements This Color Proof Is Intended For Verification Of Spelling, Layout, Color And Composition. By Approving And Proofing All Artwork As Correct & Accurate You Bear Responsibility For Any Corrections Changes -Modification Alteration Of Color , Size, Location & Area Of Install, Dates, & Content. Penalty Fees & 6% Rate Will Be Added Accordingly To Total Price. This Sign Is The Ownership Of KHALED SIGNS You Authorize & Give All Rights To KHALED SIGNS & AWNINGS To Remove Sign Off Building In The Event Of Debt Collection& Outstand Amount Due. Additional 12% Will Be Added Weekly if Total Owed On Sign Is Not Paid In Full. Signature Constitutes Authorization To Proceed With Specifications And Conditions Of This Document As Specified. All Rights Reserved KHALED SIGNS All Artwork & designs are property of KHALED SIGNS& may not be used without expressed written permission of KHALED SIGNS & AWNINGS LLC.

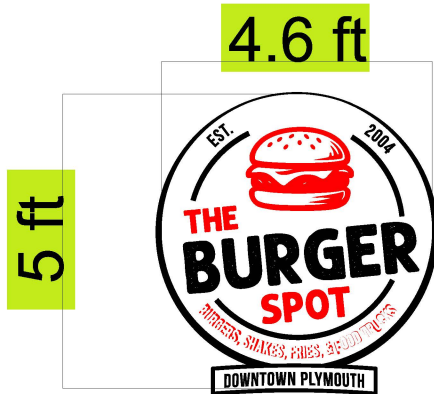
APPROVAL SIGNATURE: X _____

APPROVAL DATE: X _____

Burger Spot
550 Forest Ave #3
Plymouth Mi 48170

SIGN DIAGRAM PROPOSAL

SIGN LAYOUT

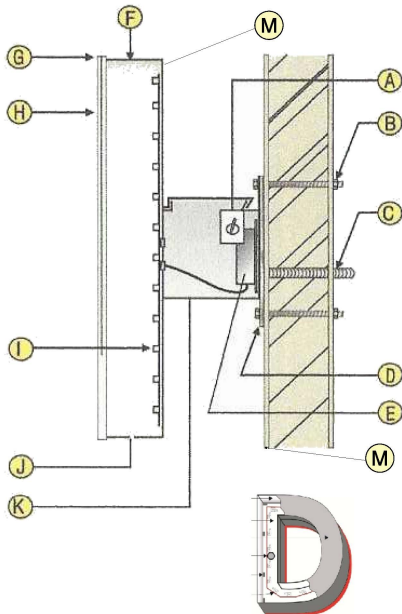


Size Of Sign 23 Sq/Ft

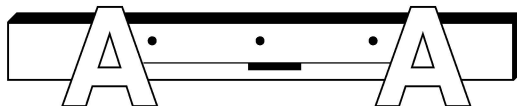
EXISTING CONDITION



RACEWAY MOUNTED LETTER - CROSS SECTION DETAIL

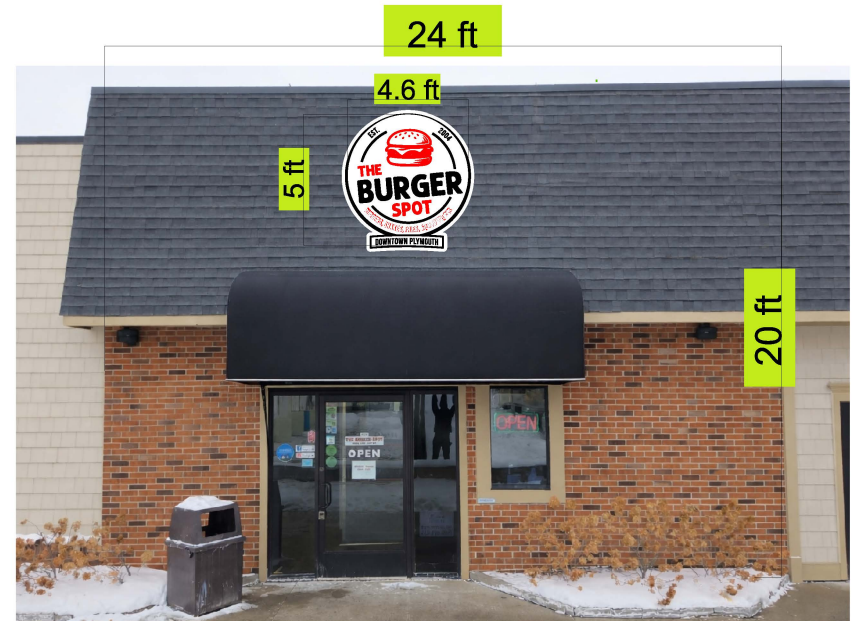


A	UL LISTED DISCONNECT SWITCH
B	FASTENER MOUNTING DETAIL
C	PRIMARY ELECTRIC SOURCE
D	RACEWAY 080 MOUNTING PLATE
E	UL LISTED POWER SUPPLY
F	3" X 040 ALUMINUM RETURN
G	T JEWELITE TRIP CAP
H	1/8 " ACRYLIC FACE
I	UL LISTED LOW VOLTAGE LED MODULES
J	1/4" WEEP HOLES
K	ALUMINUM RACEWAY
M	3/4 TOGGLE BOLTS



PROPOSE SIGNAGE

FACADE 480 sq/ft



Khaled Signs & Awnings

21745 W Warren st STE
Dearborn Heights 48127

313-818-7037

313-818-7055

traboulsikhaled1@gmail.com

DATE

ifications , Terms & Conditions Are Satisfactory And Accepted. Acceptance Of Artwork In This Page And The Proof Page Indicated In The Drawings Is An Artistic Representation Only Of Sign Size On Building And Color Accuracy. Elements May Vary Based On Field Measurements This Color Proof Is Intended For Verification Of Spelling, Layout, Color And Composition. By Approving And Proofing All Artwork As Correct & Accurate You Bear Responsibility For Any Corrections Changes -Modification Alteration Of Color , Size, Location & Area Of Install, Dates, & Content. Penalty Fees & 6% Rate Will Be Added Accordingly To Total Price. This Sign Is The Ownership Of KHALED SIGNS You Authorize & Give All Rights To KHALED SIGNS & AWNINGS To Remove Sign Off Building In The Event Of Debt Collection& Outstand Amount Due. Additional 12% Will Be Added Weekly If Total Owed On Sign Is Not Paid In Full. Signature Constitutes Authorization To Proceed With Specifications And Conditions Of This Document As Specified. All Rights Reserved KHALED SIGNS. All Artwork & designs are property of KHALED SIGNS & may not be used without expressed written permission of KHALED SIGNS & AWNINGS LLC.

APPROVAL SIGNATURE: X _____

APPROVAL DATE: X _____

Burger Spot

550 Forest Ave #3
Plymouth Mi 48170