



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, October 1, 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/85773106792>

Passcode: 450904

Webinar ID: 857 7310 6792

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of June 4, 2026 regular meeting minutes
 - b) Approval of the August 6, 2026 regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS

None.
- 6) NEW BUSINESS
 - a) **Z 26-12, 150 W Ann Arbor Road:** I Signs + Designs, the applicant, is requesting a non-use variance to install a wall sign without a separate public means of ingress and egress. The property is zoned AARC, Ann Arbor Road Corridor District.
 - b) **Z 26-13 520 Blunk:** David Bongero, the applicant, is requesting a non-use variance to construct a two-story addition within the side yard setback. The property is zoned R-1, Single-Family Residential District.
 - c) **Z 26-14 291 E Spring:** Mark Oppat, the owner, is requesting a non-use variance to construct a deck within the rear yard setback. The property is zoned RM-1, Multiple-Family Residential District.
 - d) **Z 26-15 954 N Mill:** Tony Roko Ivezaj, the owner, is requesting a non-use variance to construct a single-story addition within the side yard setback. The property is zoned MU, Mixed Use District.
 - e) **Z 26-16 917 Simpson:** Tristan Donley, the owner, is requesting a non-use variance to finish the attic space on a lot that does not meet the minimum lot width and side yard setbacks. The property is zoned R-1, Single-Family Residential District.
- 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.)

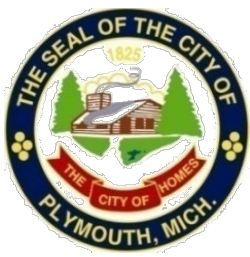
GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

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, June 4, 2026 - 7:00 p.m.

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

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

1. CALL TO ORDER

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

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

Absent: Member Jeff Boyle

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

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Mengel, to approve minutes of the May 7, 2026 meeting.

There was a roll call vote.

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

4. APPROVAL OF THE AGENDA

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

There was a roll call vote.

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

5. OLD BUSINESS

None.

6. NEW BUSINESS

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

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

Board Member Discussion

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

Motion

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

Condition

The pool is constructed with the setbacks as drawn.

Findings of Fact

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

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

None.

9. REPORTS AND CORRESPONDENCE

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

10. ADJOURNMENT

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

There was a roll call vote.

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

MOTION PASSED UNANIMOUSLY



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, August 6, 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, Members Mike Devine, Jeff Boyle, alternates Zach Funk, and Mike Pappas

Absent: Vice Chair Jim Burrows

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

Devine offered a motion, seconded by Funk, to approve minutes of the June 4, 2026 meeting.

There was a roll call vote.

YES: Funk and Devine

ABSTAINED: Boyle, Pappas, and Smith

MOTION FAILED

Devine offered a motion, seconded by Funk, to postpone the approval of the minutes of the June 4, 2026 meeting.

There was a roll call vote.

YES: Funk, Pappas, Boyle, Devine, and Smith

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Boyle offered a motion, seconded by Pappas, to approve the agenda for the August 6, 2026 meeting.

There was a roll call vote.

YES: Funk, Pappas, Boyle, Devine, and Smith

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

None.

6. NEW BUSINESS

- a) **Z 26-07 954 Penniman:** Rachen Kus, the owner, is requesting a non-use variance to construct a fence exceeding 30 inches in height in the required front yard. The property is zoned R-1, Single-Family Residential

Rachel Kus, owner of 954 Penniman, presented her variance request. She explained that her property was formed by combining two lots — 954 Penniman and 901 Church Street. The area along Church Street is classified as a front yard, and the previously approved pool now requires a compliant pool-safe fence to replace the existing fence. The applicant requested a 6-foot privacy fence along the Church Street frontage, along with a gate across the driveway.

Ryan Kus (954 Penniman) further presented the variance request, citing safety concerns. He argued that the property's unique configuration effectively makes this area their only private outdoor space, and that a 6-foot fence with landscaping would be both safe and aesthetically appropriate.

Board Member Discussion

Board members acknowledged the legitimate pool safety requirement but expressed concern that a 6-foot privacy fence in a front yard conflicts with the intent of the ordinance to maintain openness along the streetscape.

Citizen Comments

There were no citizen comments.

Motion #1

Smith offered a motion, seconded by Devine, to deny the variance request to construct a fence exceeding 30 inches in height in the required front yard.

Findings of Fact

The practical difficulty is self-created, the proposed fence conflicts with the intent of the ordinance, and the requested variance is not the minimum relief necessary.

There was a roll call vote.

NO: Funk, Pappas, Boyle, Devine, and Smith

MOTION FAILED UNANIMOUSLY

Board Member Discussion

Members discussed alternative fencing materials and concluded that a 48-inch tall privacy fence would satisfy pool safety requirements while better preserving the character of the front yard.

Motion #2

Devine offered a motion, seconded by Boyle, to approve a variance of 18 inches for the height of the fence in the required front yard.

Findings of Fact

The practical difficulty is self-created, the proposed fence conflicts with the intent of the ordinance, and the requested variance is not the minimum relief necessary.

There was a roll call vote.

YES: Funk, Pappas, Boyle, Devine, and Smith

MOTION PASSED UNANIMOUSLY

- b) **Z 26-08 774 Sheldon:** Plymouth Community Arts Council, the owner, is requesting a non-use variance to construct a ground sign that exceeds the maximum height and area. The property is zoned R-1, Single-Family Residential.

Lisa Howard, Executive Director of the Plymouth Community Arts Council, 774 North Sheldon Road, presented the request. The existing sign, installed in 1996, measures 37 square feet and is deteriorating. The proposed replacement ground sign would be 30 square feet in face area — smaller than the current sign but still exceeding the 18-square-foot ordinance maximum. Ms. Howard noted that visibility is critical given the organization's Sheldon Road address but lack of direct driveway access from Sheldon, with all parking accessed from Junction Street.

Citizen Comments

There were no citizen comments.

Board Member Discussion

Pappas asked Ms. Howard to clarify that the proposed sign is not digital. A non-digital sign was confirmed. Devine commented that the proposed sign is warranted due to Sheldon Road's high rate of speed and will be less non-conforming than the existing sign.

Motion

Smith offered a motion, seconded by Boyle, to allow a variance of 2 feet in height, 12 square feet per side, and 24 square feet of total sign area.

Devine made a friendly amendment to condition the variance to the proposed sign indicated on the plans.

Findings of Fact

Sheldon Road functions as a major throughfare with higher speeds, the property has unique visibility requirements, and the sign area will be an improvement from the existing non-conforming sign.

Condition

The variance only applies to the proposed sign indicated on the site plans.

There was a roll call vote.

YES: Funk, Pappas, Boyle, Devine, and Smith

MOTION PASSED UNANIMOUSLY

- c) **Z 26-09 1332 Sheridan:** Brady Burns, the owner, is requesting a non-use variance to construct an attached garage in the rear yard setback. The property is zoned R-1, Single-Family Residential.

Brady Burns presented his variance request, explaining that the property underwent a lot reconfiguration that resulted in a constrained rear yard setback. The home has multiple interior level changes requiring multiple steps between the existing home and the existing attached garage. The existing garage is being demolished and replaced with a slightly larger structure that will extend 1 foot 4 inches into the rear yard setback. The rear yard setback variance request is to accommodate the interior stairs of the garage.

Board Member Discussion

Devine wondered if the applicant was able to remove 1 foot 4 inches from the proposed addition to the house. Mr. Burns explained that the proposed variance will accommodate the house's existing structure and foundation without tearing down the house.

Citizen Comments

There were no citizen comments.

Motion

Boyle made a motion, seconded by Pappas, to approve the variance of 1 foot 4 inches as requested.

Findings of Fact

It is not a self-created hardship, there are no alternatives given the structure of the house, it is the minimum relief necessary, and the previous land divisions resulted in an irregular lot configuration.

Condition

The variance is for the plans as presented.

There was a roll call vote.

YES: Funk, Pappas, Boyle, Devine, and Smith

MOTION PASSED UNANIMOUSLY

- d) **Z 26-10 758 N Holbrook:** Scott Robbins, the owner, is requesting a non-use variance to increase the maximum lot coverage to 35 percent. The property is zoned RT-1, Two-Family Residential.

Scott Robbins, the owner of the property, presented the request. He explained that his property is zoned RT-1 but is used as a single-family home. A developer had split the original lot and constructed two single-family homes. Mr. Robbins purchased the property believing it to be a standard single-family residence. The proposed shed would comply with single-family lot coverage standards but exceeds the RT-1 maximum. The actual coverage needed is 31.07 percent, but 35 percent is requested to align with R-1 standards.

Board Member Discussion

Boyle asked Director Bolhuis if the front porch exception rule applied to this property. She explained that the exception rule was put into effect after the house was constructed. Devine asked if the proposed shed would have a foundation. Mr. Robbins replied that it would be on a concrete pad.

Citizen Comments

There were no citizen comments.

Motion

Smith offered a motion, seconded by Pappas, to approve a lot coverage variance of 1.7 percent to allow a maximum lot coverage of 31.7 percent for the construction of the shed.

After discussion with the applicant, Smith made a friendly amendment, seconded by Pappas, to increase the variance to 2 percent to account for possible mathematical errors of the proposed lot coverage.

Findings of Fact

The hardship is the result of the property's limited width, and the resulting lot coverage will be consistent with the neighboring properties.

Condition

The variance only applies to the size and location of the shed shown on the plans.

There was a roll call vote.

YES: Funk, Pappas, Boyle, Devine, and Smith

MOTION PASSED UNANIMOUSLY

- e) **Z 26-11 1325 W Ann Arbor Trail:** Jason Lewarne, the applicant, is requesting a non-use variance to construct a circular driveway with two curb cuts. The property is zoned R-1, Single-Family Residential District.

Nathan with Augusta Homes presented the request. He explained that the request is needed due to the high volume of traffic on Ann Arbor Trail and that backing out onto the road presents a hazard. He noted that other neighboring properties have circular driveways, which are all larger lots similar to property being discussed. The applicant also commented that above 60 percent of the front yard area would remain as permeable surface, and that drainage infrastructure including dry wells and catch basins would be incorporated.

Board Member Discussion

Boyle asked what surface is proposed. The applicant is proposing concrete. Pappas commented that the lack of on-street parking may warrant a second curb cut. Board members acknowledged the traffic safety concern but concluded that the practical difficulty was self-created, as the ordinance was in effect before the home was constructed. The Board noted that there is space available to allow for a vehicle to turn around and exit facing forward without a second curb cut. Chair Smith also noted the additional pedestrian safety consideration of having two active curb cuts on a heavily traveled street.

Citizen Comments

Joe Hawthorne, 1461 Maple Street, spoke in opposition, urging the Board to uphold the ordinance. He noted that the home was approved with its current driveway configuration and cautioned against allowing variances on new construction that undermine the intent of recently adopted ordinances.

Bill Demmer, 1317 Park Place, spoke in support. He commented that the property to the west has a circular driveway and that Ann Arbor Trail has high traffic volumes.

Lee Jasinski, 1380 Maple Street, spoke in opposition, raising concerns about the timing of the request during the house's construction and commented on the loss of heritage trees to build the house.

Jason Lewarne with Augusta Homes spoke in support due to the pedestrian traffic of children going to and from school.

Jeff Horton, the owner of 1325 W Ann Arbor Trail, emphasized the safety benefit of being able to pull forward out of the driveway rather than backing onto Ann Arbor Trail, particularly with anticipated family visitors.

Motion

Devine offered a motion, seconded by Funk, to deny the variance request to construct a circular driveway with a second curb cut.

Findings of Fact

The practical difficulty is self-imposed and there are other options to safely exit the driveway.

There was a roll call vote.

YES: Funk, Boyle, Devine, and Smith

NO: Pappas

MOTION PASSED

8. BOARD MEMBER COMMENTS

None.

9. REPORTS AND CORRESPONDENCE

Mayor Pro Tem Joe Elliott addressed the Board, commending members for their handling of a difficult and lengthy agenda. He reported that the City Commission is in discussions with candidates to fill the Board's open seat with the intent of having a new member appointed prior to the September meeting.

10. ADJOURNMENT

Funk offered a motion, seconded by Boyle, to adjourn the meeting at 8:12 p.m.

There was a roll call vote.

YES: Funk, Pappas, Boyle, Devine, and Smith

MOTION PASSED UNANIMOUSLY

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

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, October 1, 2026**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

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

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

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

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

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

Plans are available for review in the Community Development Department office Monday through Friday from 8:00 a.m. to 4:30 p.m.

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

Publish: Wednesday, September 16, 2026



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

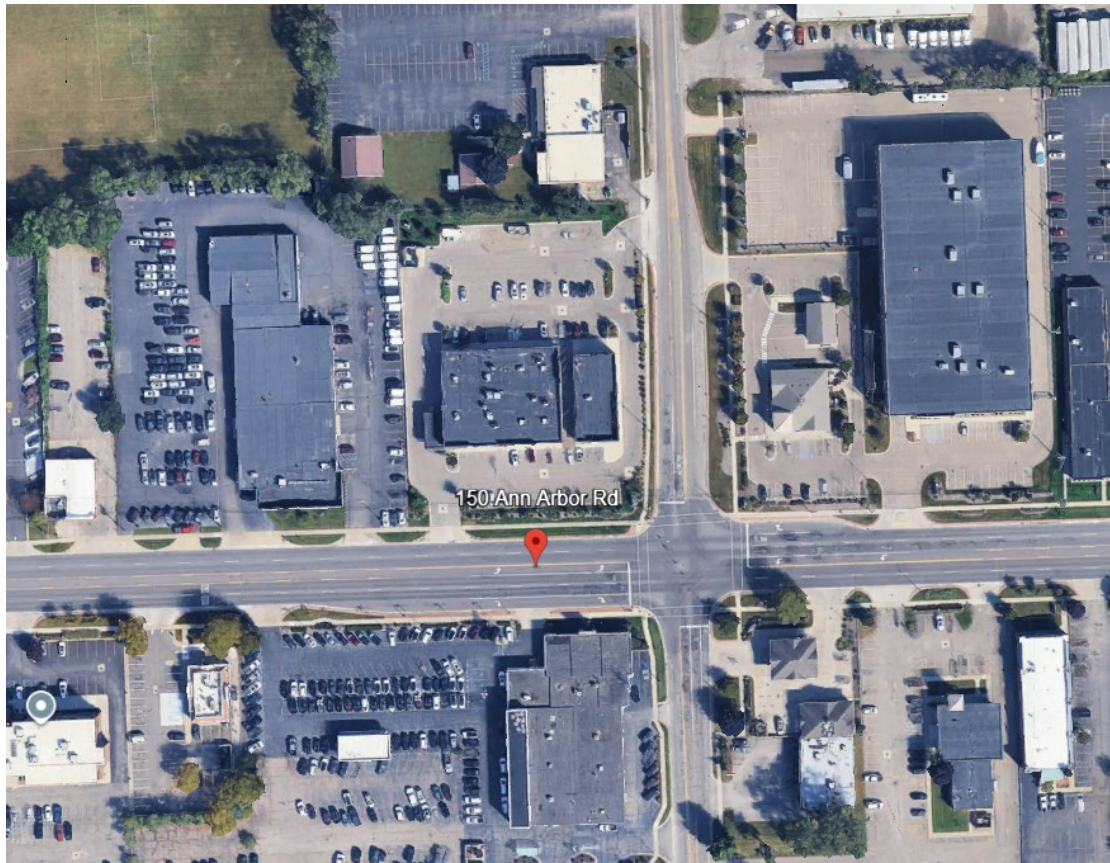
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: September 17, 2026
RE: **Z 26-12 150 W Ann Arbor Road: Non-Use Variance Request**

I Signs + Designs, the applicant, is requesting a non-use variance to install a wall sign without a separate public means of ingress and egress. The property is zoned AARC, Ann Arbor Road Corridor District. The property is 290 feet wide by approximately 331 feet deep, totaling 95,990 square feet.

The proposed signage is for Thai Spa Pavilion, a tenant of Vibe Salon Suites. Sec. 78-169 (e) (2) (c) states: "one wall sign shall be permitted on each facade which has a separate public means of ingress and egress. In the case of a building with more than one tenant, such as a shopping center or business center, one wall sign shall be permitted for the center itself and for each tenant that has its own separate door to the outside to provide public access." A variance is needed to install a wall sign without a separate public means of ingress and egress.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

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

Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (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.

150 ANN ARBOR RD. SUITE 180		8/11/26	
Address of Property		Date of Application	
1 SIGNS + DESIGNS		DEVIN CRUM	
Applicant Name		Property Owner	
11391 E. 8 MILE RD.	WARREN	MI	48009
Address	City	State	Zip
[REDACTED]			
Email		Phone	

Three Basic Functions of the ZBA:

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

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

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

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

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

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

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

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

ARTICLE XV SECTION 20-169 SIGNS

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: ALLOW THAT SPA PAVILION THE RIGHT TO DISPLAY THEIR BUSINESS ID ON THE EXTERIOR WALL @ THIS BUSINESS LOCATION.

Description of Property

Current zoning classification: _____

Current use of structure(s) on premises: _____

Is it a corner or interior lot? _____

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: _____

Description of Proposed Structures

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: _____

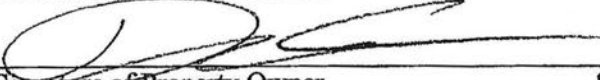
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): _____

☐ 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:

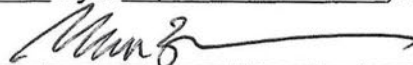
1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) THAI SPA PAVILION HAS A PRACTICAL DIFFICULTY SINCE THEY CANNOT IDENTIFY THEIR BUSINESS AT ALL SINCE THEY ARE TENANT OF VIBE SALONS.
2. What effect will the variance have on neighboring properties? THERE WILL BE NO NEGATIVE EFFECT TO THE NEIGHBORING PROPERTIES IN THE CENTER.
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.) PRACTICAL DIFFICULTY IS NOT SELF-IMPOSED. THE ORDINANCE ALLOWS ONLY (1) WALL SIGN @ THAT TENANT LOCATION. THAI SPA PAVILION HAS NO EXTERIOR SIGN ID AS BEING A TENANT OF VIBE THE LANDLORD, PER THE LEASE, HAS GIVEN APPROVAL FOR THEM TO HAVE THEIR OWN SIGN ID THERE
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? THE ORDINANCE RESTRICTIONS UNREASONABLY PREVENT THAI SPA PAVILION OF PROPERLY IDENTIFYING THEIR BUSINESS TO EXTERIOR CLIENTELE.

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

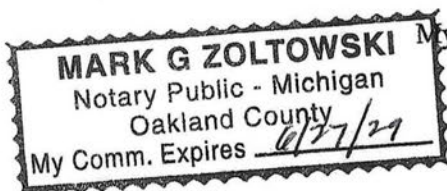

Signature of Property Owner


Signature of Applicant

Subscribed and sworn before me this 28TH day of August, 20 26


Notary Public

My Commission expires 6/27/29



Effective Date: July 1, 2025

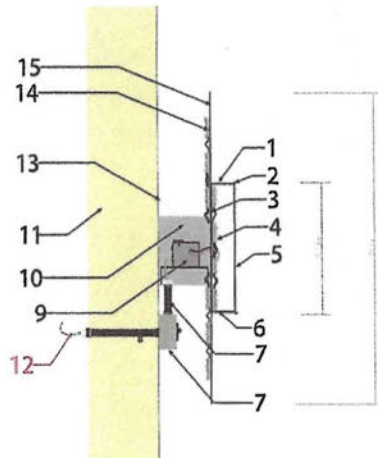
IICLWB

A INTERNALLY ILLUMINATED CHANNEL LETTERS w BAKER.
RACEWAY MOUNTED TO THE WALL.

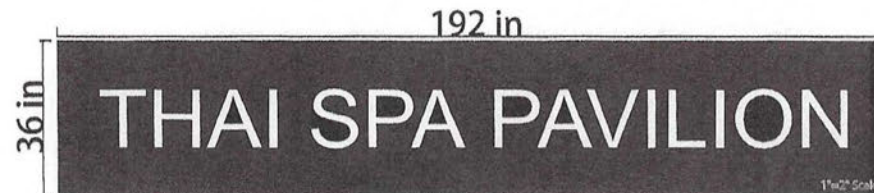
150 Ann Arbor Rd, Plymouth, MI 48170

IIC RACEWAY MOUNTED TO THE WALL.

1	0.040 inch Aluminum Welded Letters.
2	1" Trim Cap.
3	Aluminum Backing
4	LED Lighting system
5	3/16" Acrylic Face
6	1/4" drain hole
7	Conduit 1/2 in
8	listed disconnect switch/BY OTHERS
9	Led Power Sup. w/ external cut off switch
10	RACEWAY Contains electrical component.
11	2.5 in aluminum structure/port/Existing wall
12	Primary Electrical Source/Junction box/BY others
13	Mounting Hardware
14	White Led Back Light (Hollow Efface)
15	3/16 Aluminum backer /LED Halo effect.



TYPICAL LETTERS. CROSS SECTION (NTS).
MOUNTING IS SITE SPECIFIED.



Artwork.
Spelling.
Size.

☐ ☐ ☐

Location.
colors.
Project cost.

☐ ☐ ☐

CONFIDENTIAL PROPRIETARY DESIGNS AND CONCEPTS

ACCEPTANCE OF ARTWORK The drawing above is an artistic interpretation ONLY, elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF VERY CAREFULLY) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of New Generation Signs (nsgs) and may not be used without the expressed written permission of NGS. Signs are the Property of New Generation Signs until project payment is made in full.

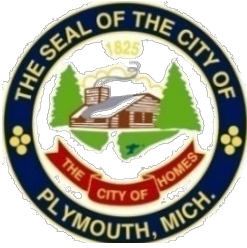
Approval _____

Date _____



New Generation Signs

Ph 586-750-5706 Cal 586-878-8708
11391 E 8 mile rd warren , michigan 48090



City of Plymouth

Zoning Board of Appeals

Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

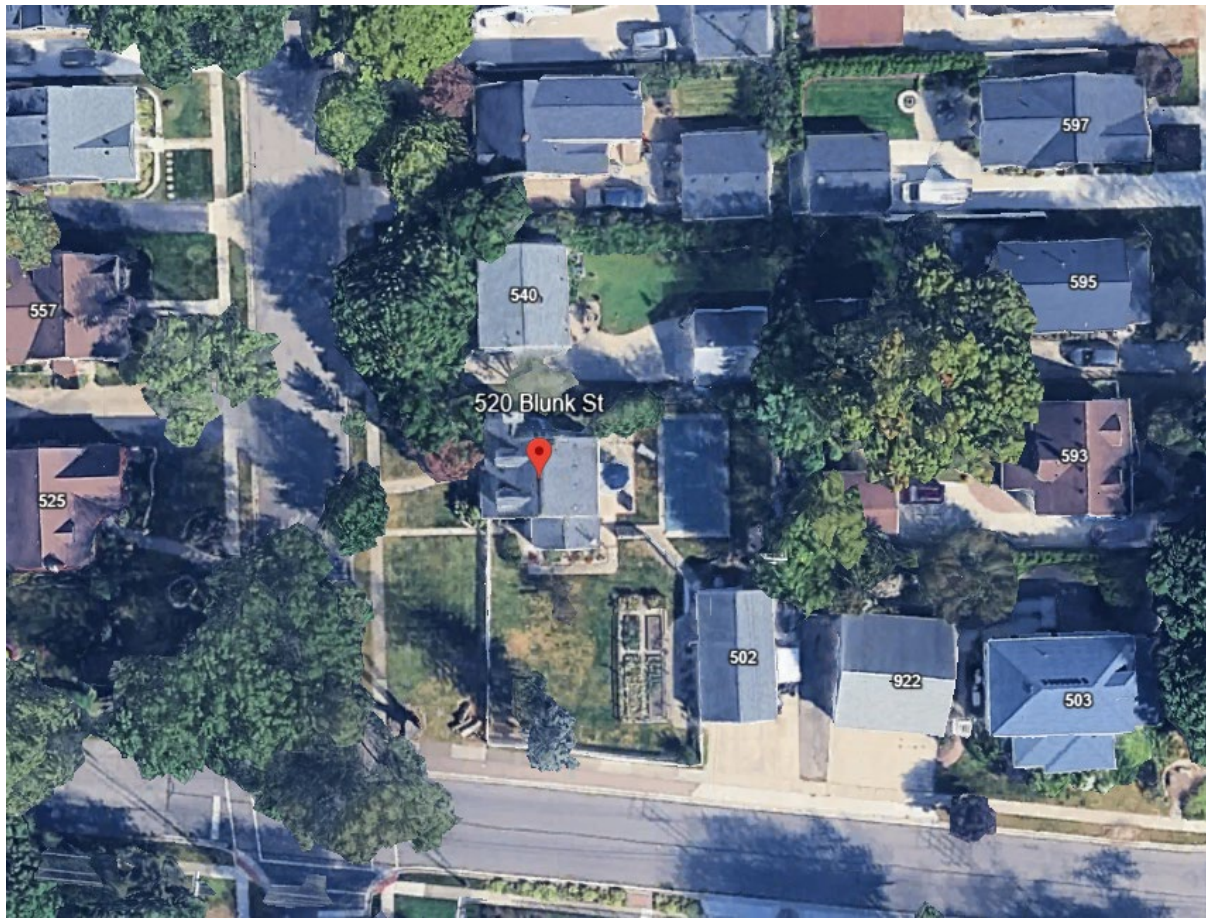
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: September 17, 2026
RE: **Z 26-13, 520 Blunk:** Non-Use Variance Request

David Bongero, the applicant, is requesting a non-use variance to construct a two-story addition within the side yard setback. The property is zoned R-1, Single-Family Residential District. The property is approximately 101 feet wide by approximately 126 deep, totaling 13,416 square feet.

Sec. 78-190 references that the minimum side yard setback is 6 feet. The applicant is proposing a 5.2 side yard setback. A variance of 0.8 feet is required.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

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

Website: www.plymouthmi.gov

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.

520 Blunk

Address of Property

Date of Application

David Bongero

John & Florence Giummo

Applicant Name

Property Owner

520 Blunk

Plymouth

MI 48170

Address

City

State Zip

Email

Phone

Three Basic Functions of the ZBA:

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

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

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

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

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses, as well as the \$40.00 administrative fee. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

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should end in "plymouthmi.gov".

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

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

Article XVII Sec.78-190 Side Yard Set Back R-1

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Build a two-story addition on the north side of the single family home located at 520 Blunk. The home is located 5.2' from the north side property line. The design is to have the home addition to finish in the same plane as the existing home.

Description of Property

Current zoning classification: R-1

Current use of structure(s) on premises: Single family home and a detached garage.

Is it a corner or interior lot? Corner

Size and area of lot: 101.04 x 126.97 x 116.74 x 126.00 (13,416 SF)

Total square footage of existing main structure(s): 1,400 SF

Total square footage of accessory structure(s): 767 SF

Existing lot coverage (percentage) of all buildings and structures: 16.2%

Height of existing main and/or accessory structures: 20' at the top of ridge

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 6' 1.5" x 17' two story addition total 208 SF

Front yard setback after completion (measured from property line): 31.8' (matching existing)

Rear yard setback after completion (measured from property line): 60.7' (matching existing)

Side yard setback after completion (measured from property line): 5.2' (matching existing)

Height of proposed structure: 20' at the top of ridge (matching existing)

Lot coverage (percentage) after completion: 16.9%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 0.12

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

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

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

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

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) Please see attached.

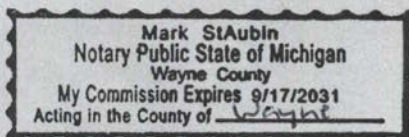
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Please see attached.

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

J. H. C. Limmo
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn before me this 1st day of September, 2026



Mark St. Aubin
Notary Public
My Commission expires 9/17/2031

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 project faces practical challenges due to the need to harmonize the existing floor plan with new adjustments to support aging in place, as well as the current placement of the dwelling on the property. The uniqueness of the existing building compared to its surroundings, including a portion situated within the side yard setback, further complicates matters. The proposed design aims to incorporate a new addition in alignment with the current structure's placement.

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

A portion of one side of the existing dwelling currently sits 5.2 feet from the property line. Additionally, the dwelling is positioned lower in grade and directly adjoins the neighbors 6' of grass and their driveway, ensuring minimal impact on the neighboring property. Please see the attached photo and letter from this neighbor.

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.)

If the home were situated at the zoning requirement of 6.0 feet, we would not need to request this variance. The variance is necessary to extend the addition by 0.8 feet, primarily it allows us to maximize interior square footage for functional space utilization. Secondarily for aesthetics and construction purposes.

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

The current layout and site positioning of the home pose significant constraints on designing a concept that meets the needs of aging in place. Despite these challenges, this location remains optimal for the project due to considerations of design, scope of work, costs and aesthetics.



6 feet

5.2 feet

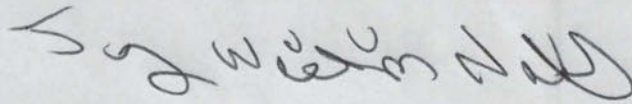
Property Line

Jeremy Nicholson
540 Blunk
Plymouth, MI 48170
September 2, 2026

Zoning Board of Appeals Commissioners
Community Development Department
City of Plymouth
201 S. Main Street, Plymouth, MI 48170

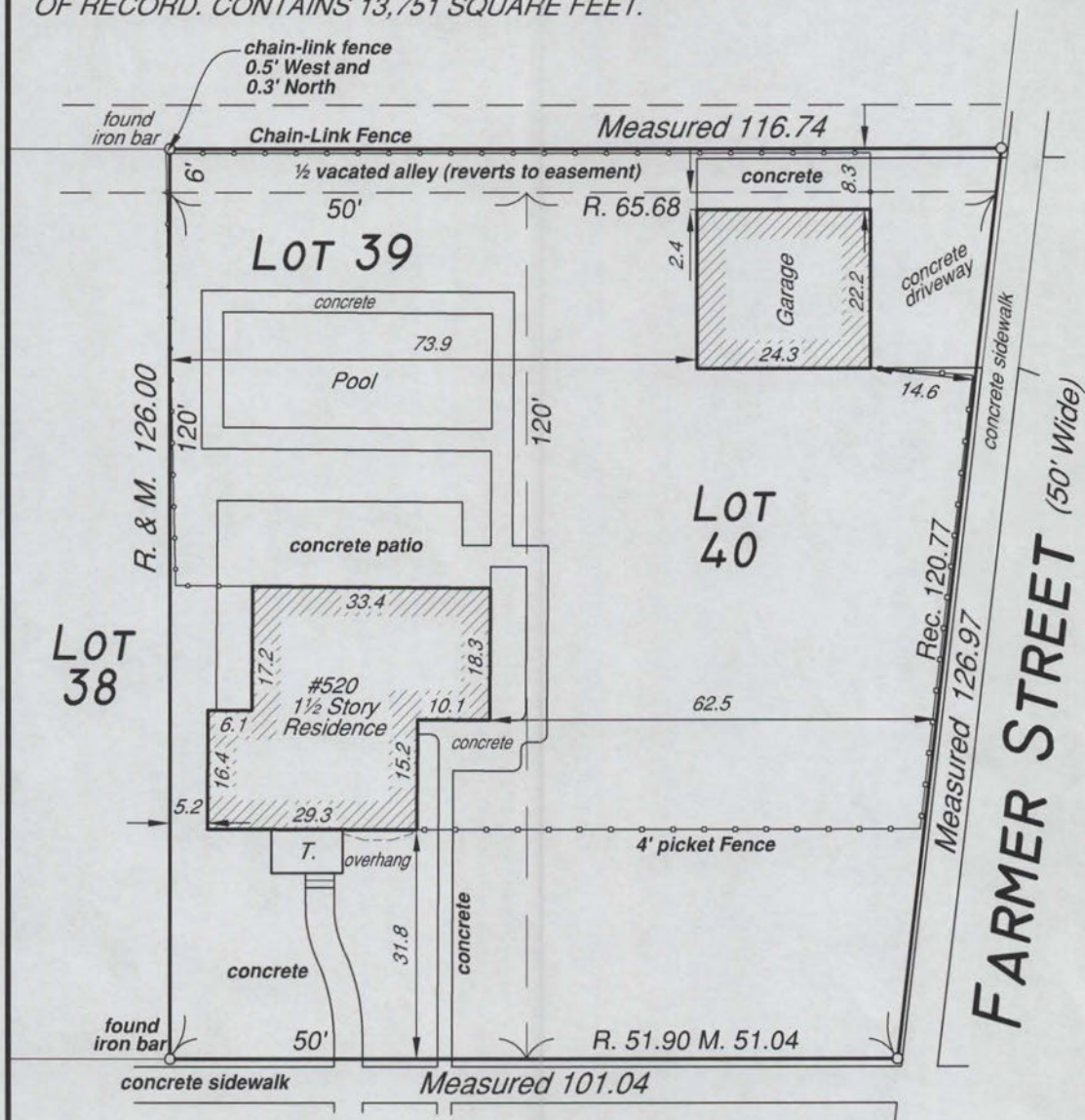
RE: 520 Blunk, Non-Use Variance Request

I live next door to 520 Blunk, I want to let the Zoning Board of Appeals Commissioners know that I am supportive of the 5.2-foot side yard setback requested by my neighbor.

A handwritten signature in dark ink, appearing to read "Jeremy Nicholson", written in a cursive style.

Thank you,
Jeremy Nicholson
540 Blunk

LOT 39 & LOT 40 AND 1/2 ADJOINING VACATED 12 FOOT ALLEY IN THE REAR THEREOF "PLYMOUTH HEIGHTS SUBDIVISION", BEING A PART OF THE N.E. 1/4 OF SECTION 27, T.1S., R.8E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN. LIBER 31 OF PLATS ON PAGE 43. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. CONTAINS 13,751 SQUARE FEET.



BLUNK AVE. (50' Wide)



Know what's below.
Call before you dig.

CERTIFICATE OF SURVEY

Prepared For: John Giummo
520 Blunk Ave.
Plymouth, MI 48170

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax

by:

Date
16 Oct. 2020

Job No.
99-10-054

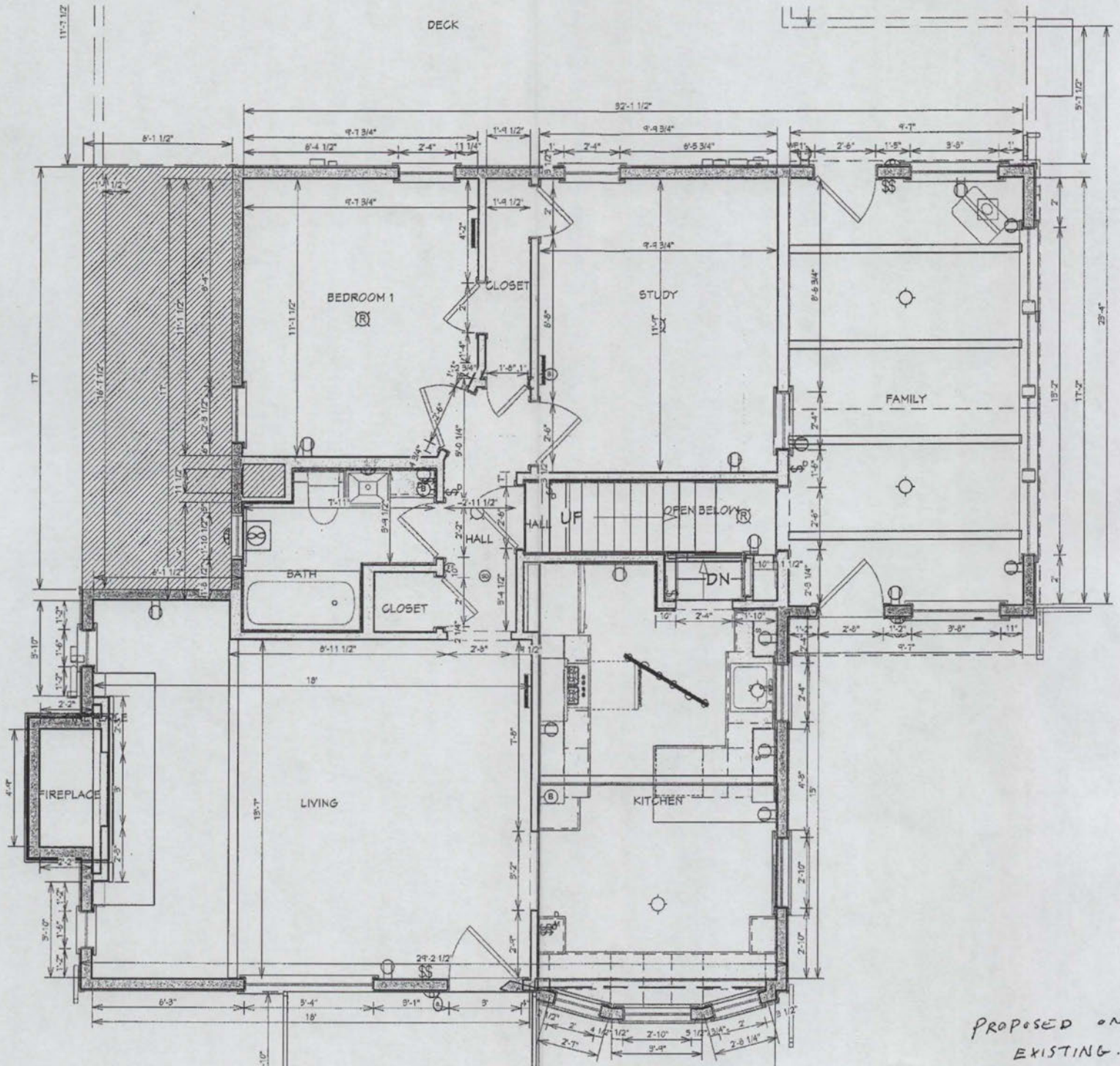
Scale
1" = 20'

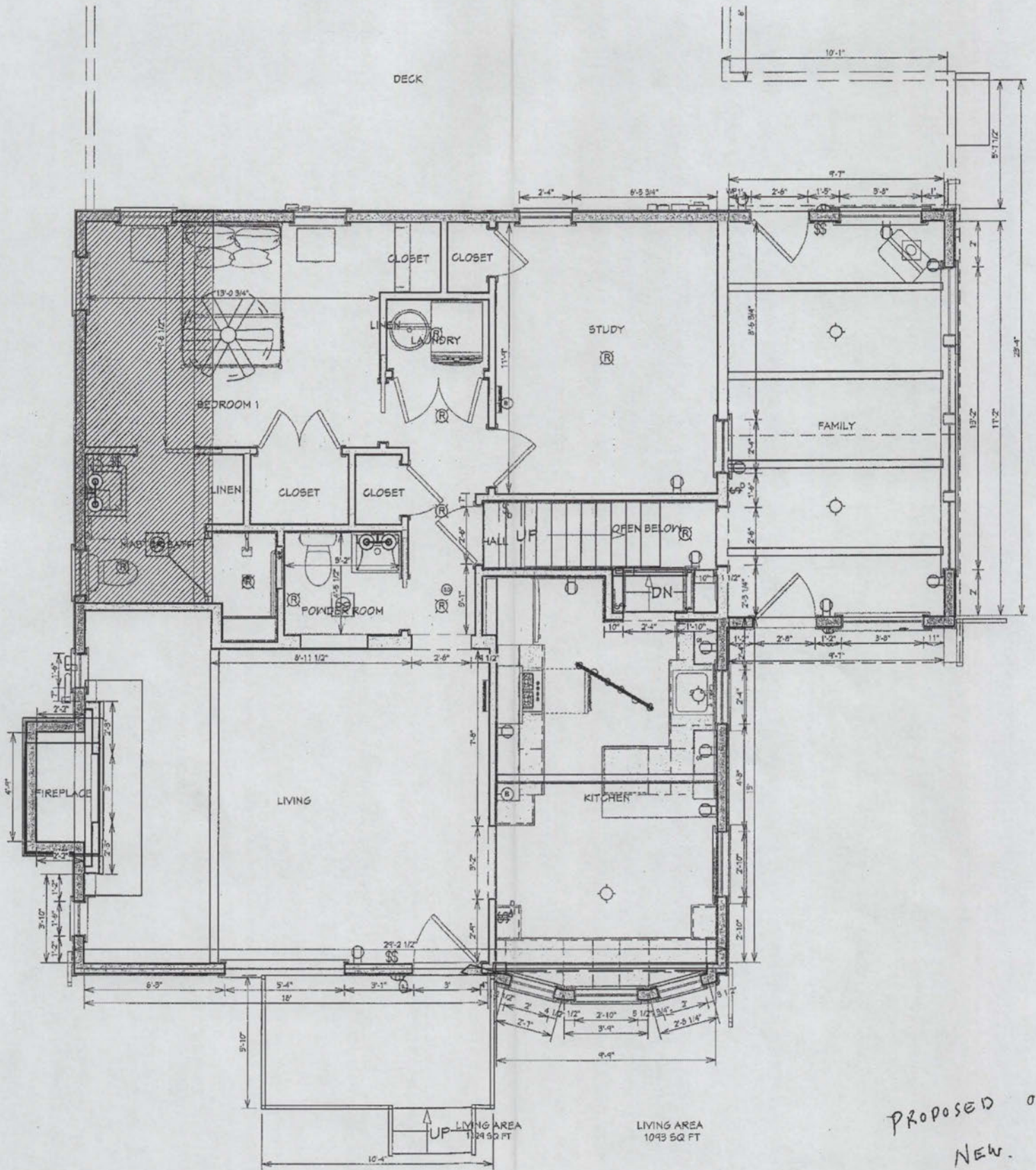
Drawn
AAH

Checked
JGE

Sheet
1 OF 1

LOCATION OF
PROPOSED ADDITION IS SHADED Below



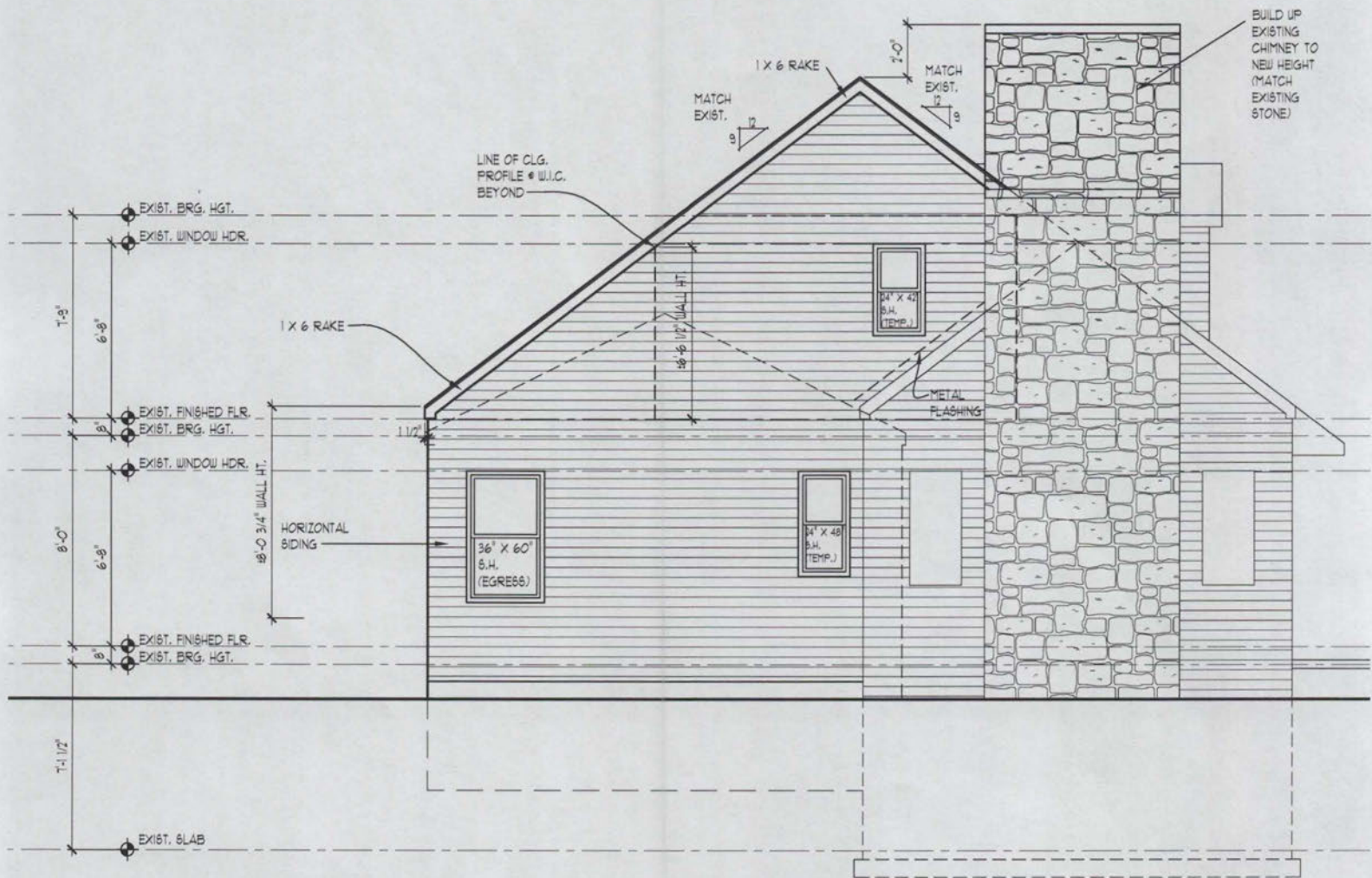


PROPOSED ON
NEW.



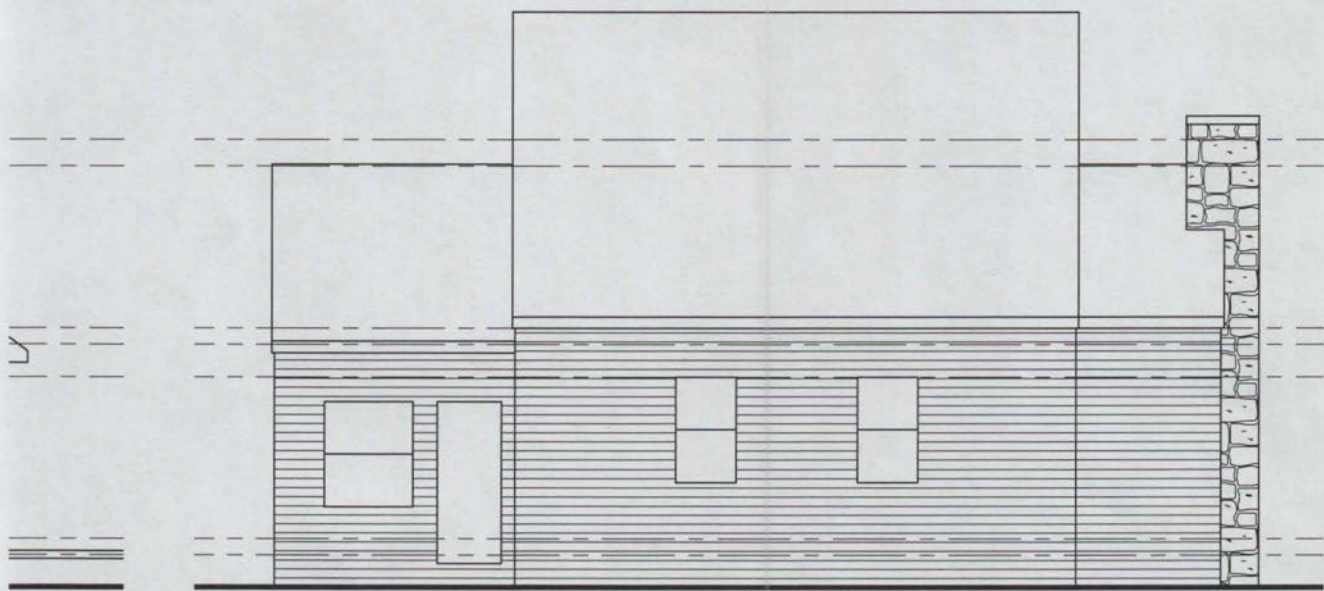
BUILDING SECTION

SCALE: 3/8" = 1'-0"



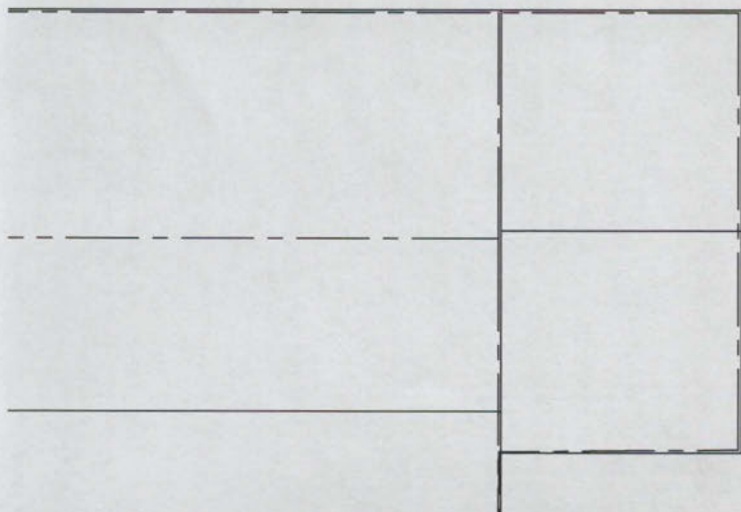
PROPOSED LEFT ELEVATION

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

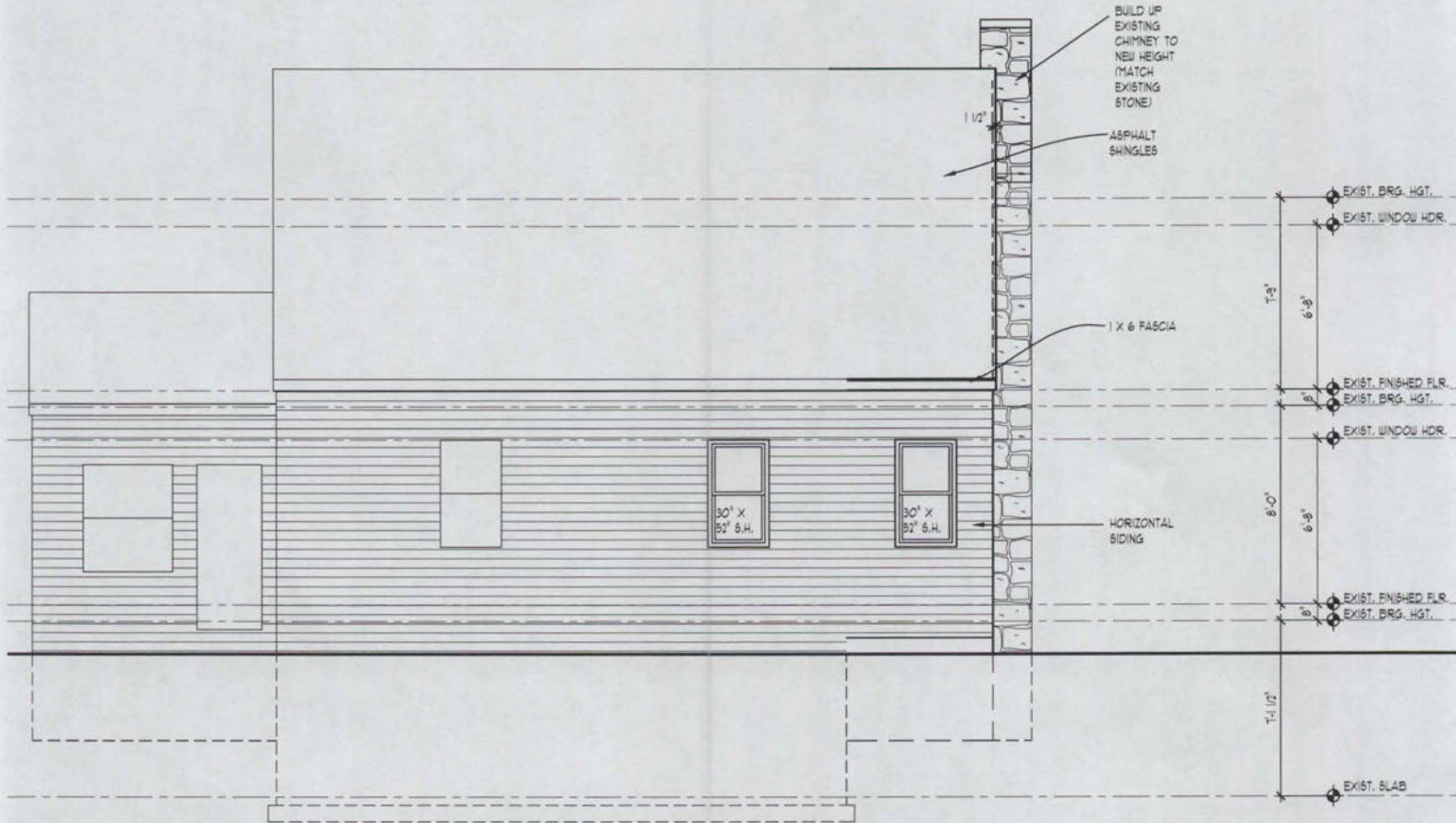
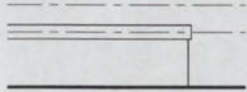


EXISTING REAR ELEVATION

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

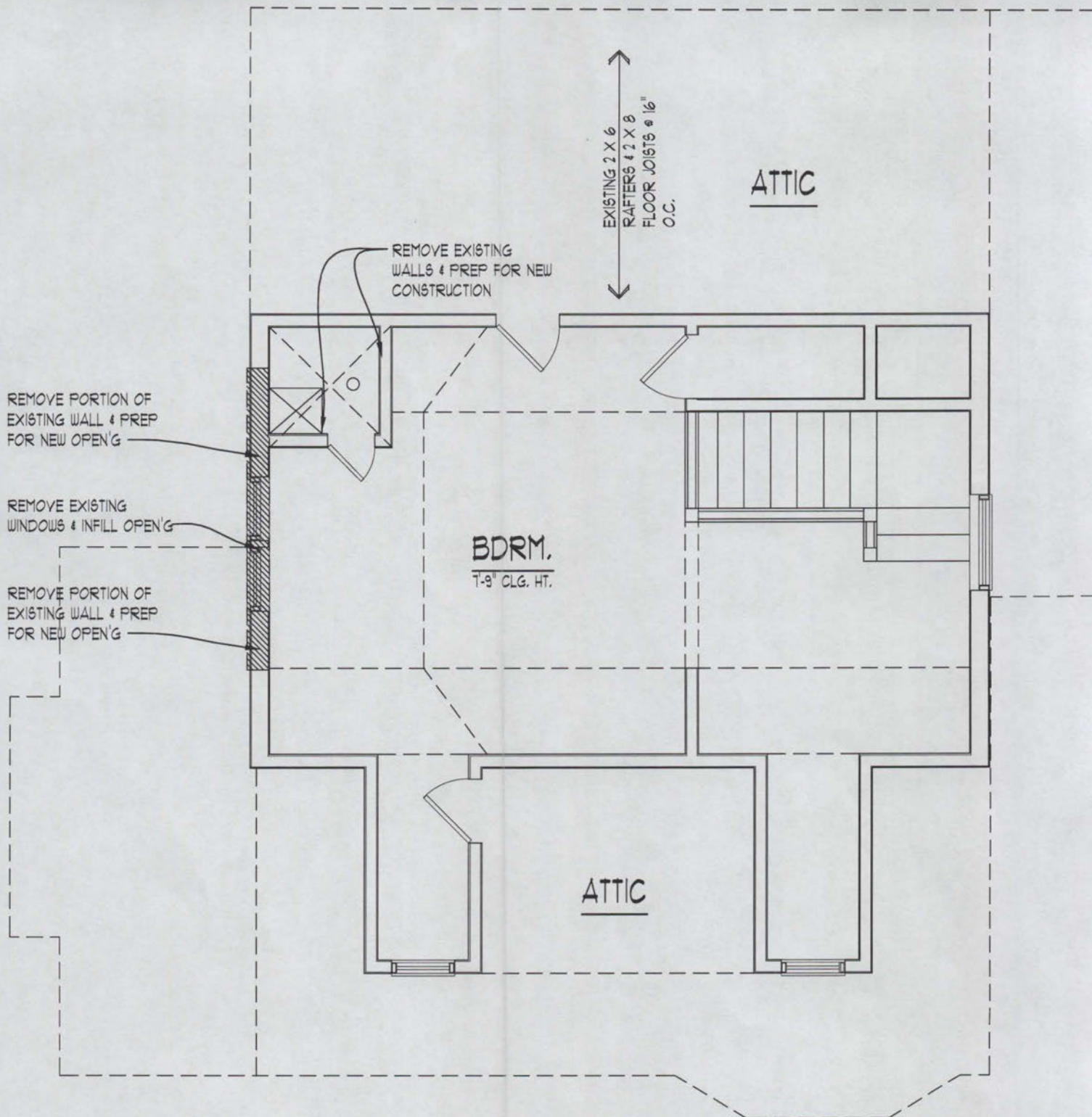


- INCLUDING BUT NOT LIMITED TO:
- EXTERIOR WALL THICKNESS
 - EXISTING ROOF PITCH
 - EXISTING WEEL HEIGHT
 - OVERHANG DIMENSIONS
 - OVERALL DIMENSIONS ACROSS TOP PLATES
 - EXISTING FLOOR JOIST AND ROOF FRAMING DIRE
 - PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL



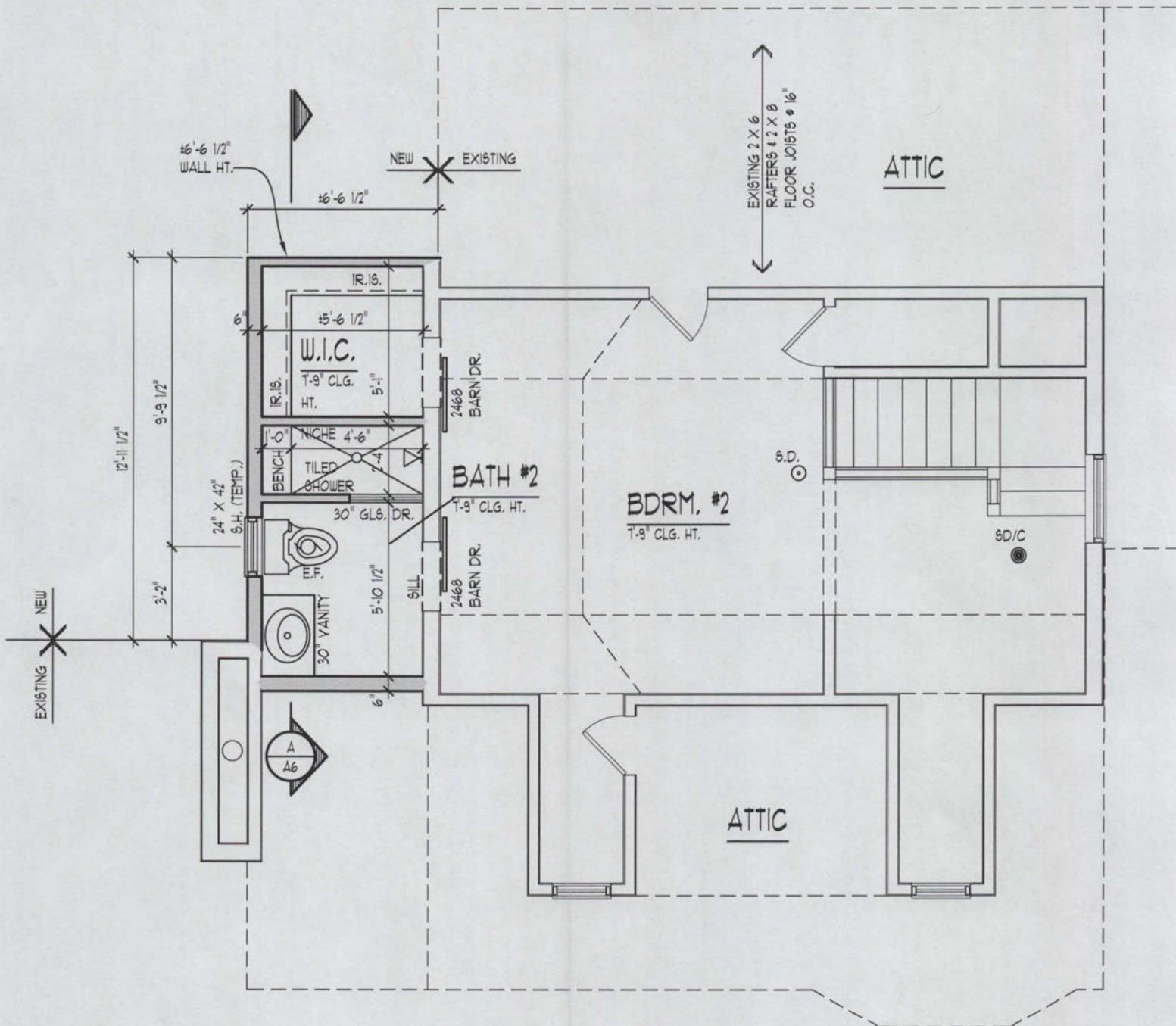
PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"



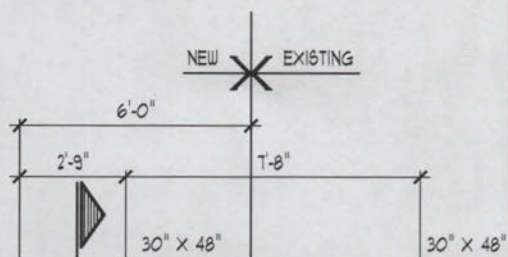
EXISTING / DEMOLITION SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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





City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

TO: Zoning Board of Appeals
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: September 17, 2026
RE: **Z 26-14, 291 E Spring: Non-Use Variance Request**

Mark Oppat, the owner, is requesting a non-use variance to construct a deck within the rear yard setback. The property is zoned RM-1, Multiple-Family Residential District. The property has a variable width of 143.48 feet and a variable depth of 89.8 feet, totaling approximately 9,900 square feet.

Sec. 78-190 references that the minimum rear yard setback is 35 feet unless modified by footnote (d). Sec. 78-191 (d) states: "the minimum front and rear yards shall be equal to the height of the building, [...], but in no instance shall any front or rear yard setback be less than 25 feet." The applicant identified the roof height as "approximately 28 feet".

The minimum 35-foot rear yard setback is being used because the building height of the structure is unconfirmed. The existing rear yard setback is 27 feet. The proposed deck is 16 feet. An 11-foot rear yard setback is proposed. A 24-foot variance is required.

Sec. 78-217 references that decks may project 12 feet into the rear yard setback but are limited to 3 feet high. The proposed deck is 4 feet high.

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.

291 E. SPRING ST.

9-8-26

Address of Property

Date of Application

MARK OPPAT

Applicant Name

Property Owner

253 BLANCHE ST. PLYMOUTH MI 48170

Address

City

State Zip

Email

Phone

Three Basic Functions of the ZBA:

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

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

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

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

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses, as well as the \$40.00 administrative fee. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

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

REAR SETBACK FOR DECK

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

ALLOW DECK TO BE BUILT TO ~~REAR~~ approx.
11 ft of rear lot line.

Description of Property

Current zoning classification: RM-1

Current use of structure(s) on premises: was church, now becoming residential

Is it a corner or interior lot? interior

Size and area of lot: 120 frontage x 82.50 depth = 9900 sf

Total square footage of existing main structure(s): 2263 (per city)

Total square footage of accessory structure(s): none

Existing lot coverage (percentage) of all buildings and structures: 22.8%

Height of existing main and/or accessory structures: Approx 28' to peak

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: DECK + walkway = 320 sf

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

Rear yard setback after completion (measured from property line): CHURCH TO REAR = 27' Approx
DECK TO REAR = 11' Approx

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

Height of proposed structure: MAIN DECK = approx 4' above grade
2nd deck, approx 13' above grade

Lot coverage (percentage) after completion:

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

☒ 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.) RM-1 property, backs up to parking area of RM-1 property with fence & tree berm in between. Proposed deck will cover former parking area & serve as egress for new "home" use
2. What effect will the variance have on neighboring properties? None, it's a parking lot ~~with a fence~~ abutting rear
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.) existing church was built 1881 approx 27' to rear lot. Approx 1960 apartments built behind. Deck will allow access to main & upper levels of rear of building which will now be a unique home,
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? existing 27' set back is smaller than normal but abuts a parking lot for 16 unit building

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

Charles T. Oppet
Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this _____ day of _____, 20____

Notary Public
My Commission expires _____



Parking for 16 unit apts
on Liberty St

TREE / BUS STOP AREA

approx
deck
11'
lot
like

16' x 11'
DECK
8' x 8'
upper

4' walk deck

29' Spring St
E. Spring Liberty
corner bldg 1881

H=46'
1+ Story Ext. Int.
2283 S.F.
SOG

1 Story Ext. Int.
49 S.F.

Planter box

sidewalk

city easement
to street

Driveway

Asphalt
park/driveway

Approx
to
scale

old retaining wall

New
Thomson

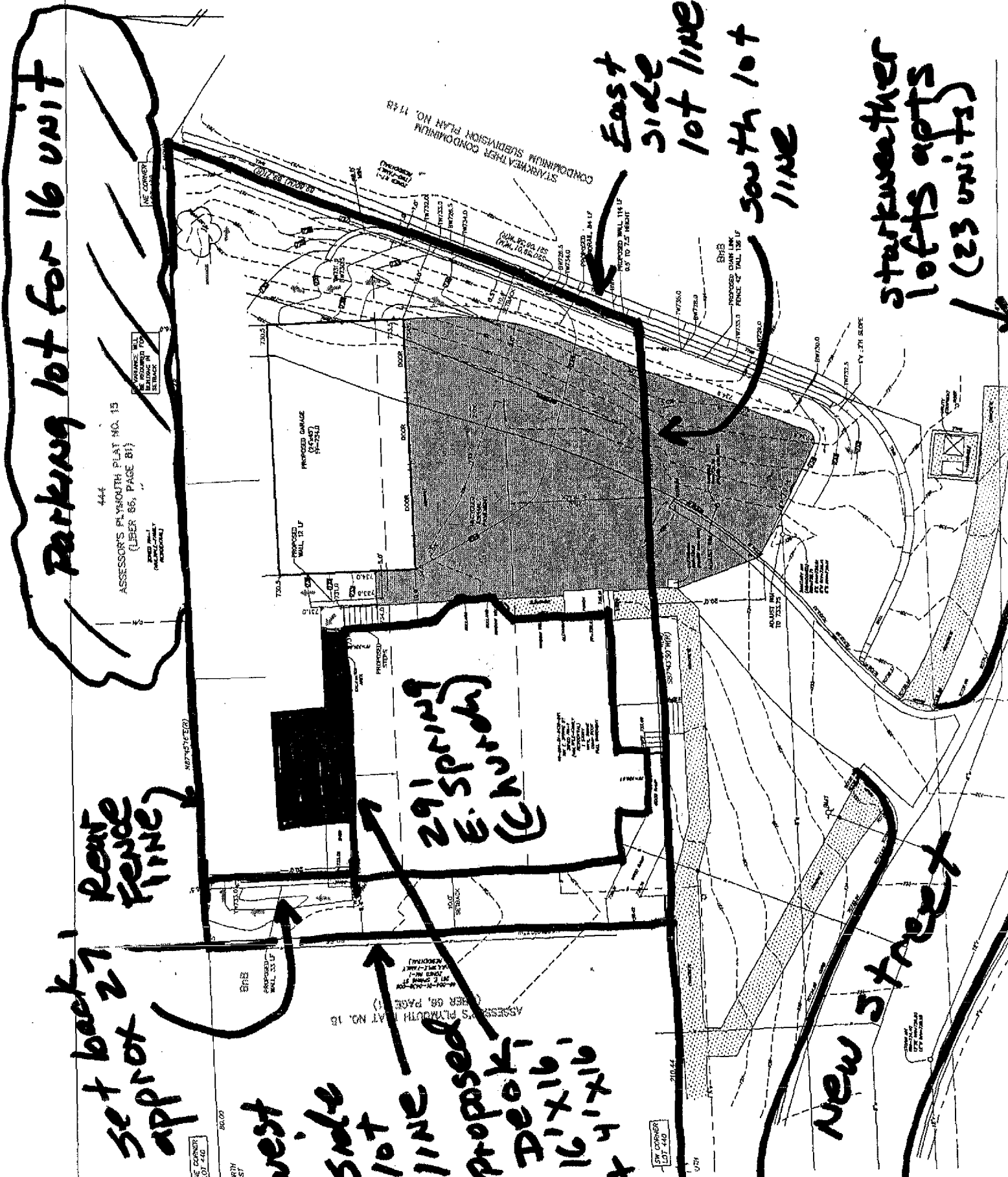
New wall

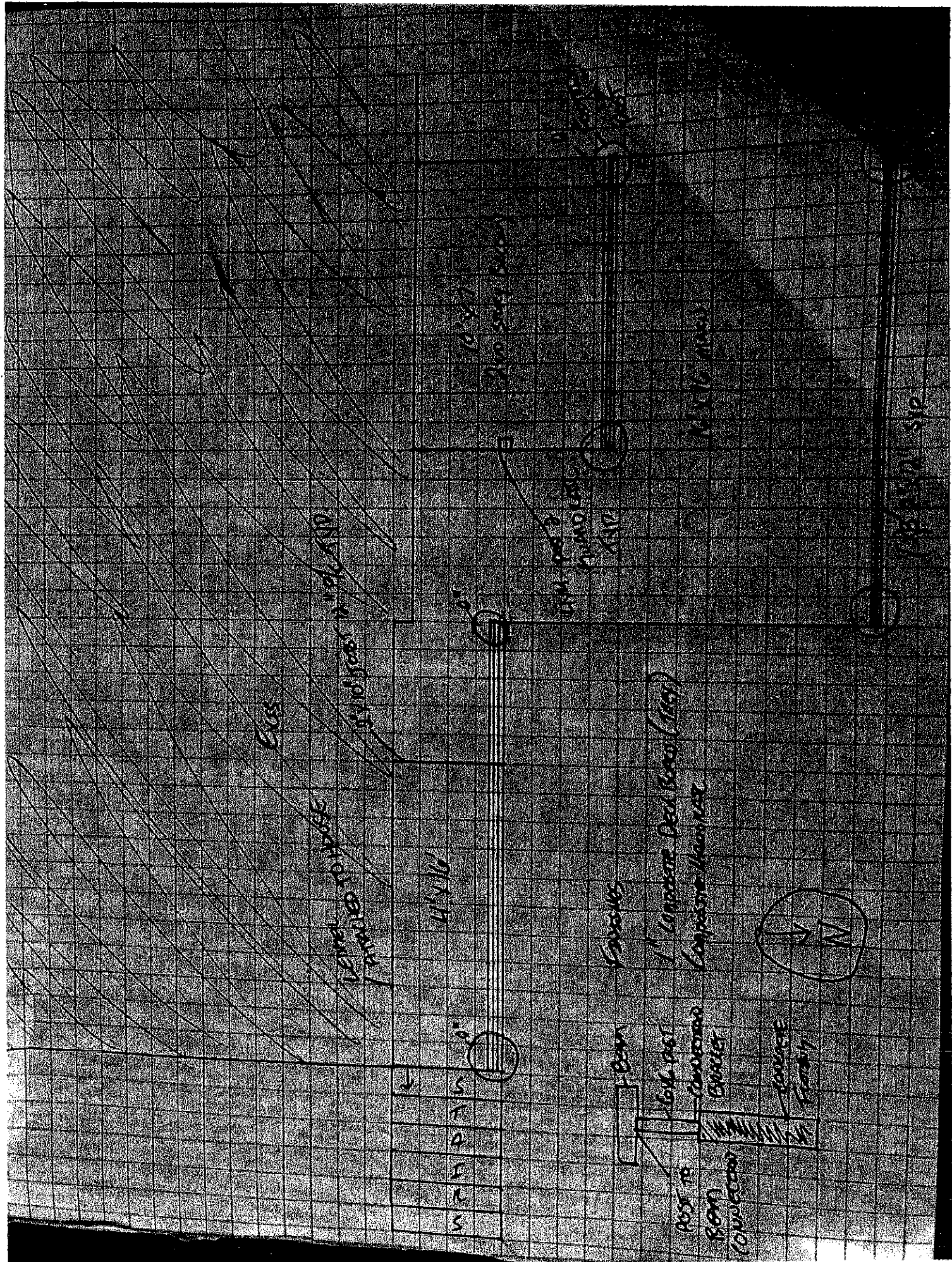
Retaining wall

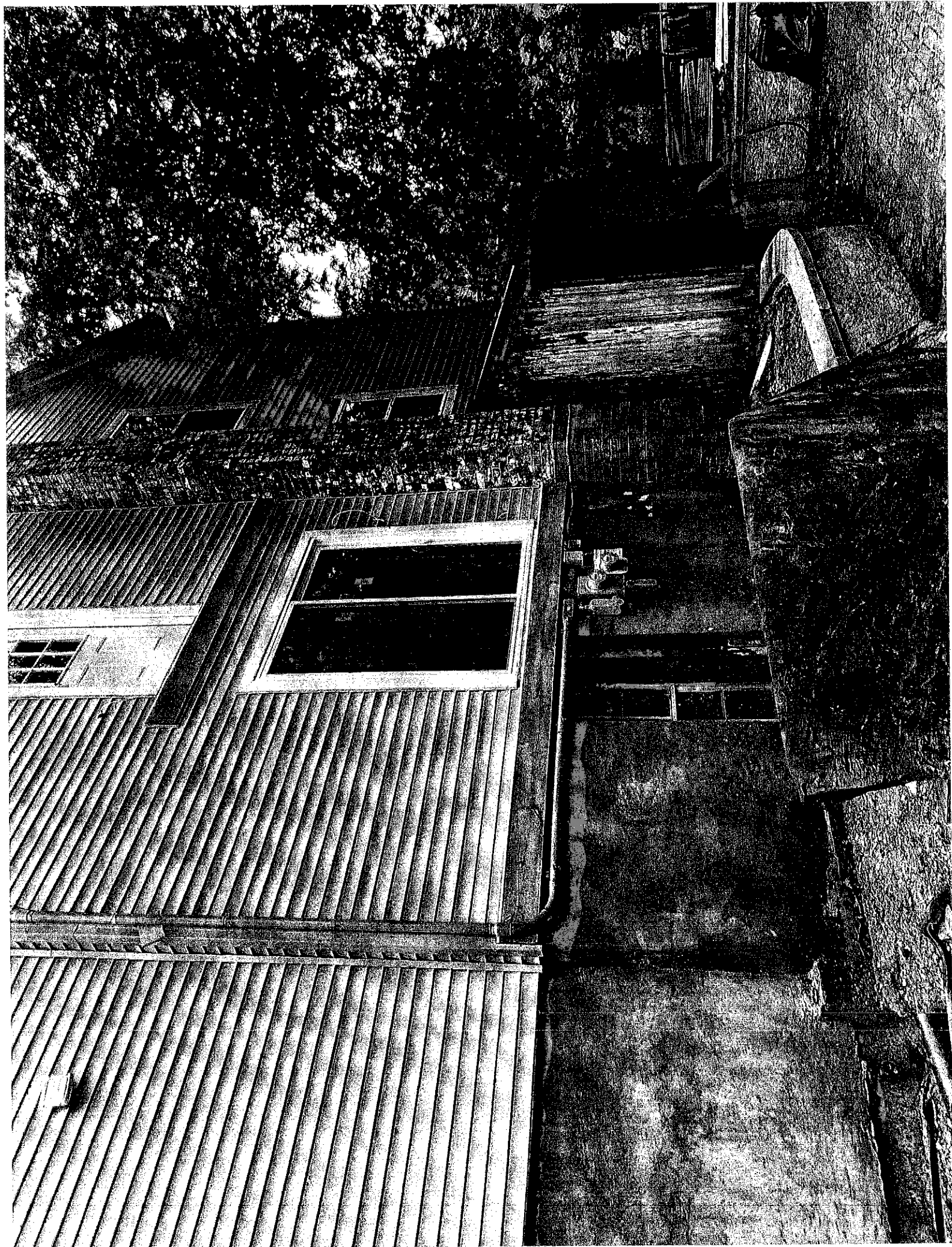
CLIENT
VILLAGE DWELLINGS
253 BLANCHIE
PLYMOUTH, MI 48170
TE 734-502-3784
MARK OF P.P.T.

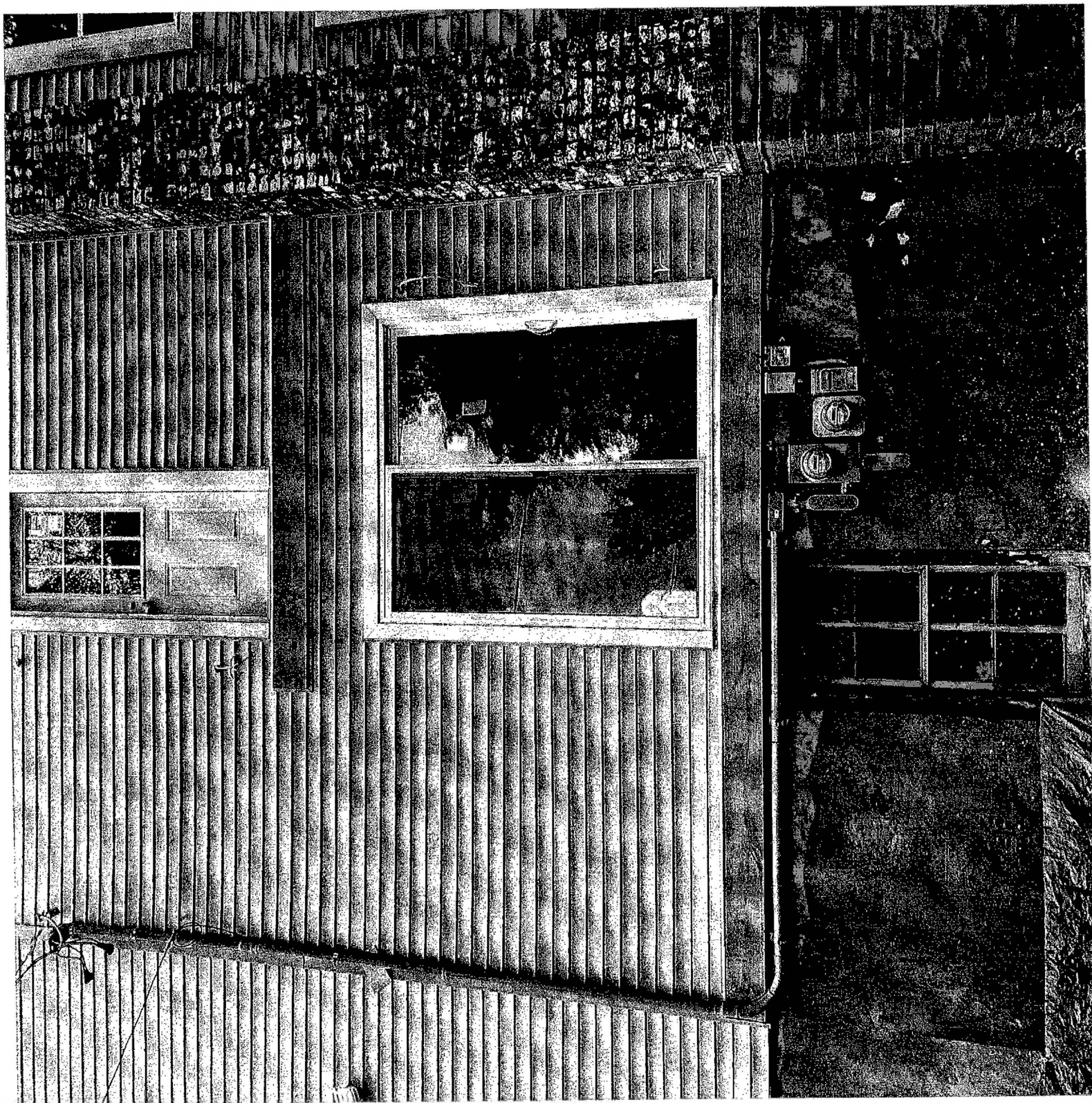
ENGINEERING
WASHTENAW

CIVIL ENGINEERS
PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
3526 W. LIBERTY RD
SUITE 400
ANN ARBOR, MI 48105
TEL. 734-761-8800











City of Plymouth

Zoning Board of Appeals

Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

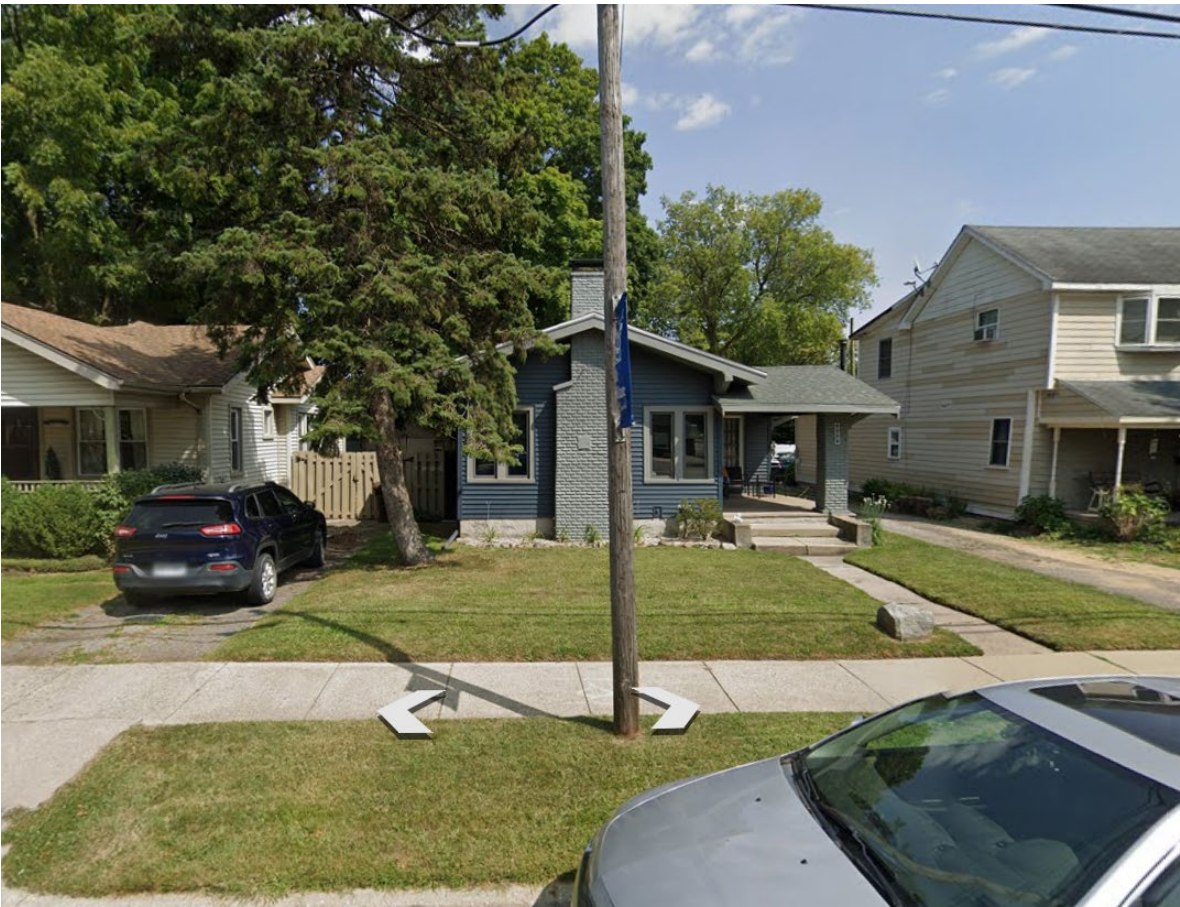
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: September 21, 2026
RE: **Z 26-15, 954 N Mill:** Non-Use Variance Request

Tony Roko Ivezaj, the owner, is requesting a non-use variance to construct a single-story addition within the side yard setback. The property is zoned MU, Mixed Use District. The property is approximately 40.95 feet wide and 132 feet deep, totaling approximately 5,405.40 square feet.

Sec. 78-190 references that the minimum side yard setback for MU is 10 feet. A 3 foot side yard setback is proposed. A variance of 7 feet is required.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

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

Website: www.plymouthmi.gov

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.

954 N MILL STREET 9-9-2026
Address of Property Date of Application

Tony Roko Ivezaj Tony Roko Ivezaj
Applicant Name Property Owner

954 N MILL STREET Plymouth MI 48170
Address City State Zip

[REDACTED] [REDACTED] [REDACTED]
Email Phone

Three Basic Functions of the ZBA:

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2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

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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

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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:

SIDE YARD SETBACK

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Allow an addition to the house that continues to be in-line with existing house.
Existing house is 3' from property line

Description of Property

Current zoning classification: MU - Mixed Use

Current use of structure(s) on premises: Typical house + garage

Is it a corner or interior lot? Interior

Size and area of lot: 41' Frontage - 132' Depth - 40.85' REAR 5,402 sq.ft

Total square footage of existing main structure(s): House - 1,029 Porch - 144 = 1,173 total

Total square footage of accessory structure(s): Garage - 570

Existing lot coverage (percentage) of all buildings and structures: 32.3%

Height of existing main and/or accessory structures: House aprx. 17' Garage aprx. 15'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 10.5' x 12' 126 sq.ft

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

Rear yard setback after completion (measured from property line): 53.9'

Side yard setback after completion (measured from property line): 3' (North) 27.3 aprx (South)

Height of proposed structure: Aprx. 17'

Lot coverage (percentage) after completion: 34.6%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .2404

☒ 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 existing house is 3' from the property line, 2 bedroom house w/ both rooms approx. 10'x10', the small addition would give much needed room, keeping in-line w/ existing house-rear back door existing no other option for small addition.
2. What effect will the variance have on neighboring properties? None, existing wood fence remains to the north, existing house is the same 3' that the addition would be, addition in the backyard and not really seen.
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 existing house being rather close to property line at 3' is rather difficult to deal with, simply looking to do small addition on back of house + with existing back door location + bedroom layout, I'm asking to continue exterior wall in-line house, to increase bedroom
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? With existing house having a 3' setback + existing back door location to simply add a small addition to the house needs to be in-line with the existing house to work-out + I need a variance to do so, an approx 10.5' x 12' addition is what I'm trying to do, increase existing bedroom by removing exterior wall

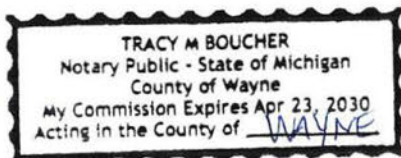
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

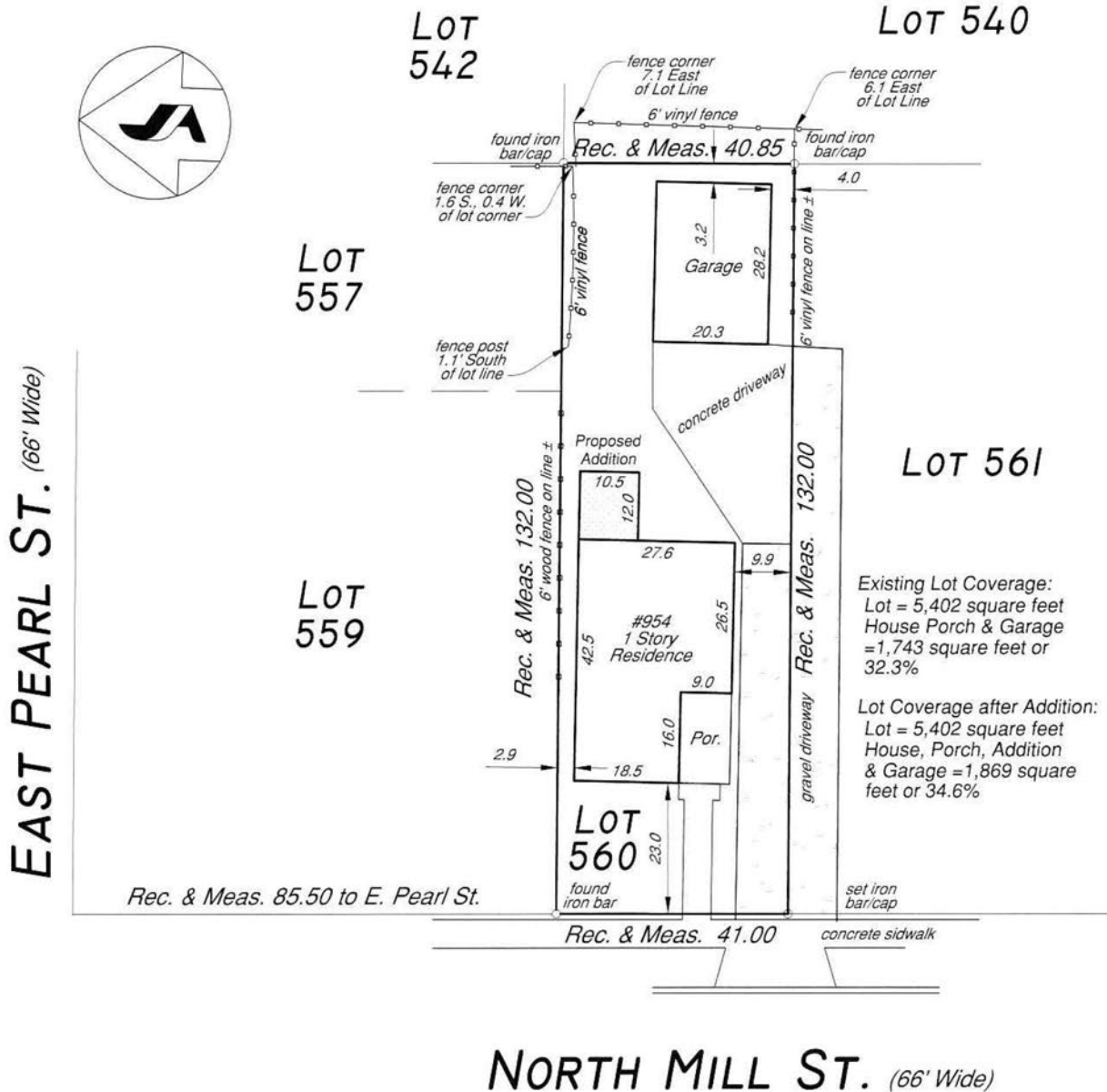
Subscribed and sworn before me this 9th day of September, 20 26

Tracy M Boucher [Signature]
Notary Public
My Commission expires 4.23.2026



LEGAL DESCRIPTION

LOT 560 OF "ASSESSOR'S PLYMOUTH PLAT No. 16", PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 66 OF PLATS ON PAGE 82, WAYNE COUNTY RECORDS. LOT CONTAINS 5,402 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Know what's below.
Call before you dig.



CERTIFICATE OF SURVEY

Prepared For: Tony Roko
954 North Mill St.
Plymouth, MI 48170

Contact John Saucedo

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

by: *[Signature]*

Date
8 Sept 2026

Job No.
20-08-024

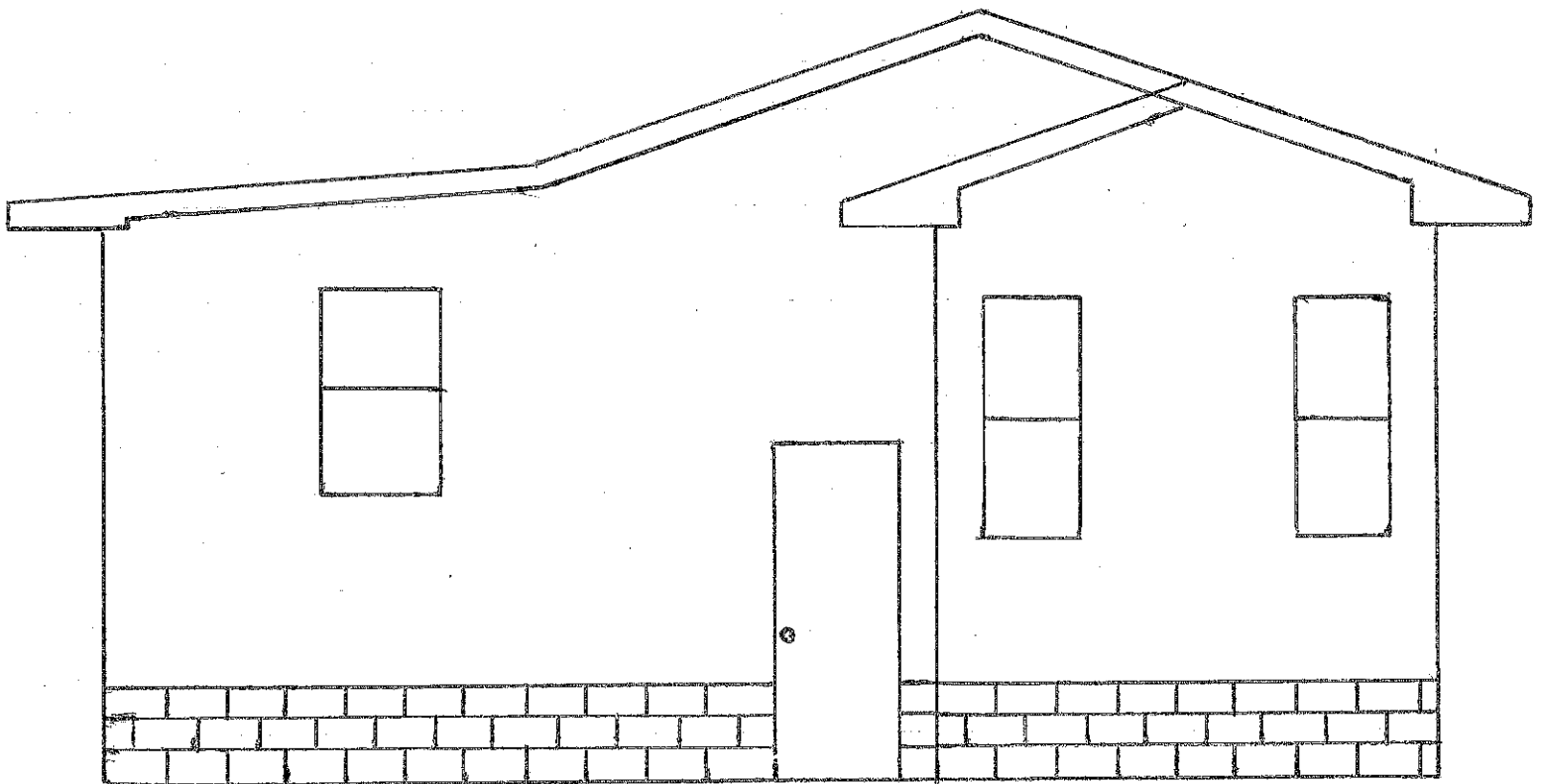
Scale
1" = 20'

Drawn
AAH

Checked
JGE

Sheet
1 of 1

NORTH →



17' 10'6" 3'

PROPOSED
ADDITION

Property
Line

WEST 1/4" = 1'

NORTH →

EXISTING
HOUSE

Down to
Basement

EXISTING
BEDROOM
10'6"

9'9"
36" WINDOW

Up to
Kitchen

Landing
Area

Remove Existing
Exterior Wall

Proposed
Addition
10'6" x 12'
(crawl space w/
concrete under)

EXISTING
WOOD FENCE

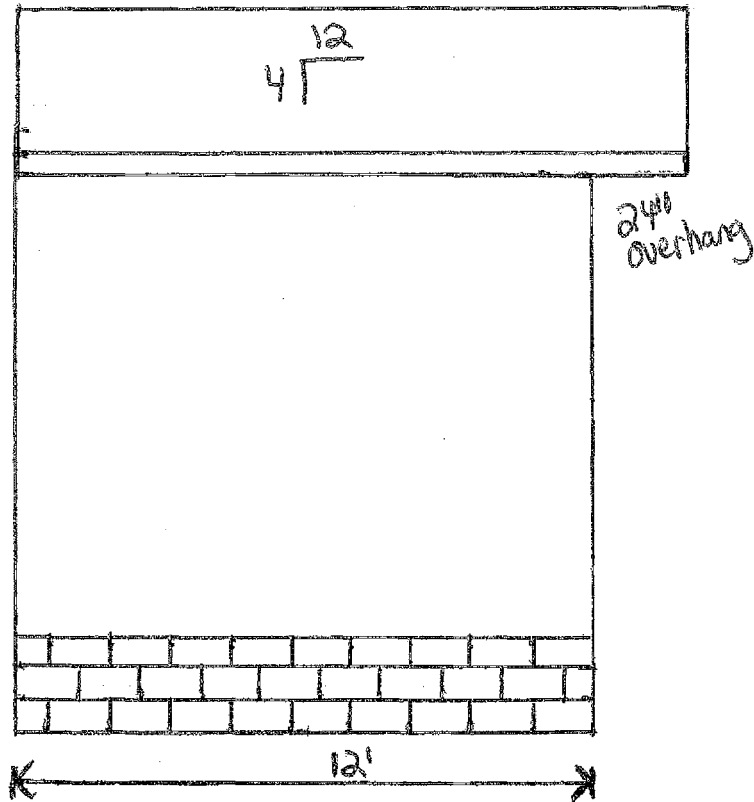
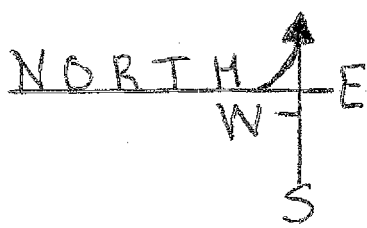
EXISTING
HOUSE IS
3' FROM
PROPERTY LINE

Variance Needed

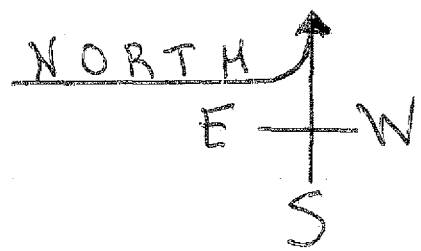
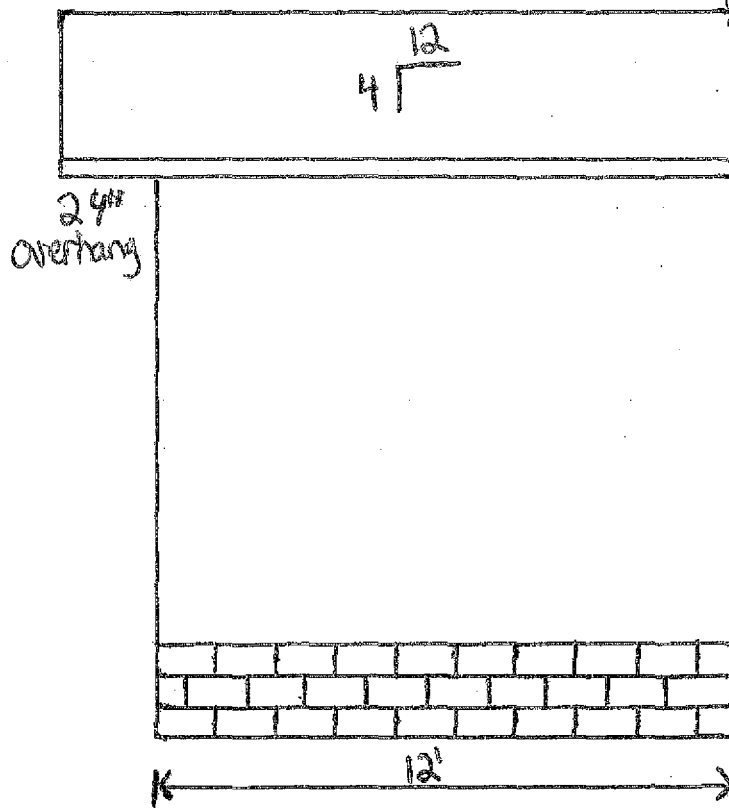
Keep New
Addition 3'
From property
Line + IN-LINE
with
existing house

Existing Wood
Fence

FLOOR PLAN 1/4" = 1'



NORTH $\frac{1}{4}" = 1'$



SOUTH 1/4" = 1'

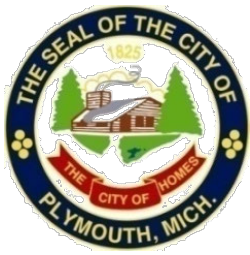












City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

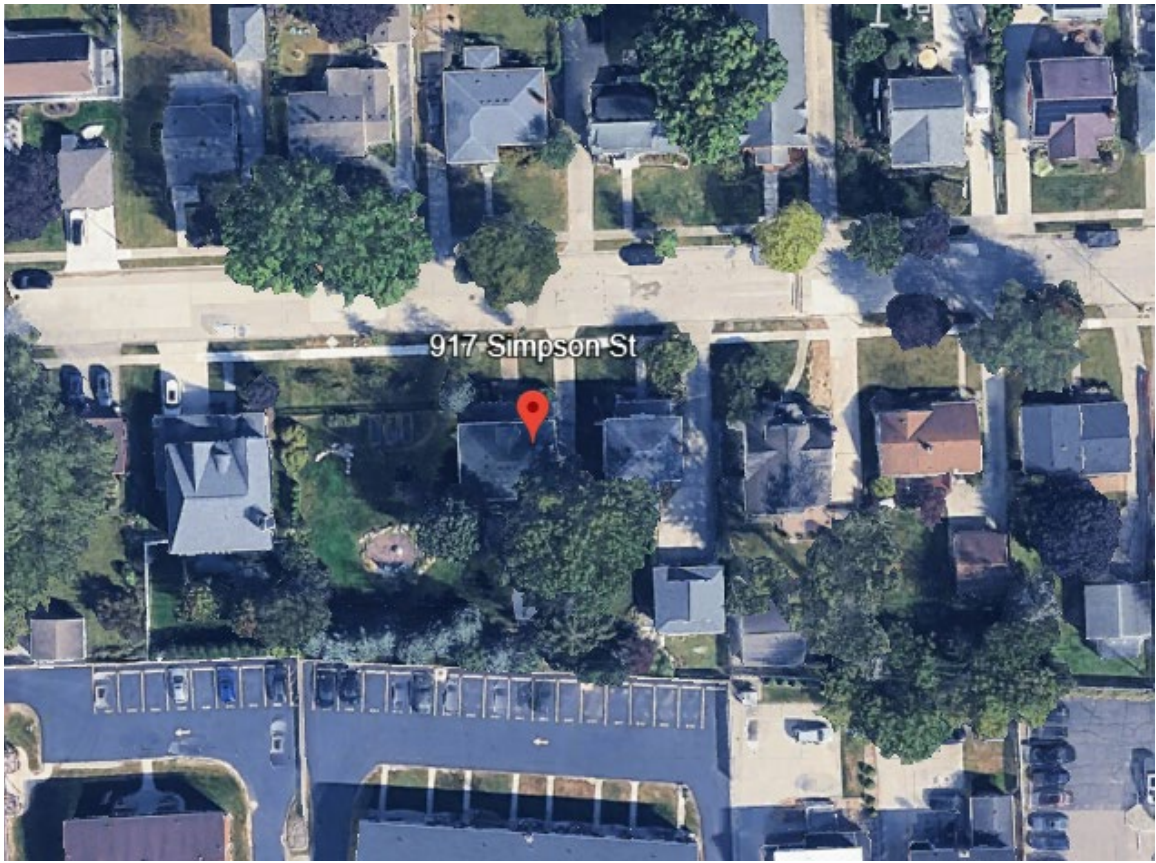
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: September 21, 2026
RE: **Z 26-16, 917 Simpson: Non-Use Variance Request**

Tristan Donley, the owner, is requesting a non-use variance to finish attic space. The property is zoned R-1, Single-Family Residential District. The property is 50 feet wide and approximately 128.04 feet deep, totaling 6,402 square feet.

Sec. 78-191 (b) states that finished attics in R-1 "shall be required to have a minimum side yard of 12 feet and a minimum lot width of 60 feet." The existing side-yard setbacks are 4.2 feet (west) and 10.6 feet (east). A 7.8-foot variance for the west side setback and a 1.4-foot variance for the east side setback are required. A 10-foot lot width variance is also required.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

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

Website: www.plymouthmi.gov

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.

917 Simpson St September 8, 2026
Address of Property Date of Application

Tristan Donley Tristan Donley
Applicant Name Property Owner

917 Simpson St Plymouth MI 48170
Address City State Zip

[REDACTED]
Email Phone

Three Basic Functions of the ZBA:

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

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

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

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

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses, as well as the \$40.00 administrative fee. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

Please be wary of fraudulent wire transfer requests sent from fake City of Plymouth email addresses. Please verify invoices with Community Development Director Greta Bolhuis at (734) 404-8105 before submitting payment. Correspondence from City employees and City officials

should end in "plymouthmi.gov".

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

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

78-191(b)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: the minimum lot width of 60 ft and side set backs of 12 ft, in order to finish the attic space of the existing home.

Description of Property

Current zoning classification: R-1 single family residential

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

Is it a corner or interior lot? interior lot

Size and area of lot: 6,402 sq. ft. 50.00 ft by (125.92^{west}/130.16^{east} ft)

Total square footage of existing main structure(s): 1st ~~852~~ 876 sq ft + 2nd 852 sq ft = 1,728 sq ft

Total square footage of accessory structure(s): garage (20.9 x 22.4) = 468.16 sq ft.

Existing lot coverage (percentage) of all buildings and structures: 1575 sq ft.

Height of existing main and/or accessory structures: 24' 9"

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: dormer at rear of house

Front yard setback after completion (measured from property line): 21.2^{ft} no change from existing

Rear yard setback after completion (measured from property line): 19.7 ft no change from existing

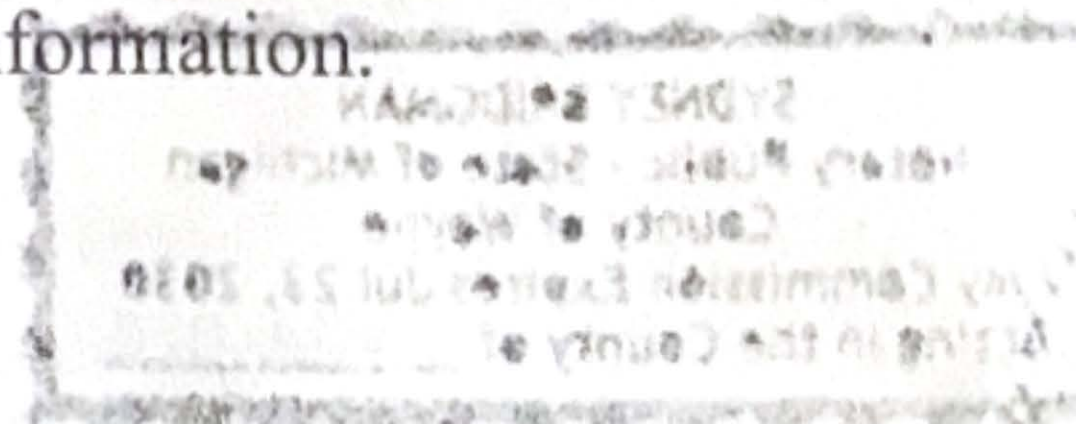
Side yard setback after completion (measured from property line): 4.2 ft no change from existing

Height of proposed structure: 24' 9" no change from existing

Lot coverage (percentage) after completion: 1,575/6,402 = 0.246 24.6%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 1728 + 284 = 2,012 sq ft
2012/6402 = 0.31 31.4%

☒ 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 width is 50 ft. The 100 year old home is within the side set backs.
2. What effect will the variance have on neighboring properties? none, structure to build roof dormer will remain within current height of home and not extend beyond/into the 12 ft set back on either side or rear or front set backs.
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 home is an existing structure, as is the lot.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? finishing the attic will provide additional space for my family to grow with a dedicated play area. A finished attic is ~~within~~ a permitted purpose of use in R-1 and the current lot size prevents adherence to the ordinance.

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

T M Donley T M Donley
Signature of Property Owner

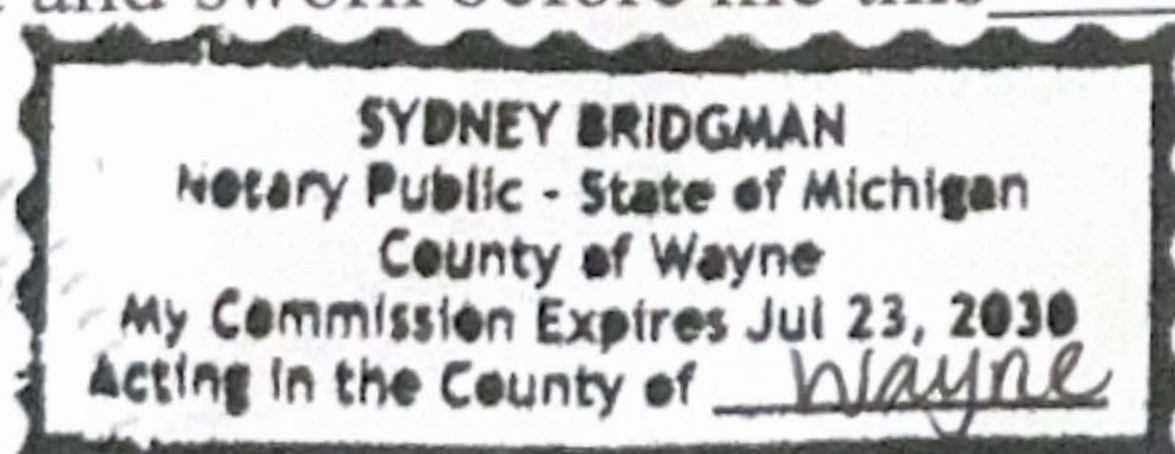
T M Donley T M Donley
Signature of Applicant

Subscribed and sworn before me this

8th

day of

September, 20 26



Sydney Bridgman
Notary Public

My Commission expires 07/23/2030

September 7, 2026

To: City of Plymouth Zoning Board of Appeals

Re: Request for Appeal Related to Existing Non-Conformance Under Section 78-191

Dear Members of the Zoning Board of Appeals,

I am writing to respectfully request your consideration and approval of my appeal related to the proposed renovation of the attic in my home at 917 Simpson St.

The appeal is necessary due to the property's existing non-conformance with Section 78-191 of the City of Plymouth ordinance.

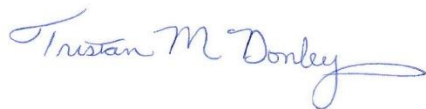
My request involves renovating and making functional use of existing attic space within my home. The purpose of this project is not to substantially change the character of this 100-year old property or create an inappropriate use for the neighborhood, but rather to improve and better utilize the existing home.

As a mother of three daughters, this additional living space would provide our family with much-needed room as my daughters continue to grow. Renovating the attic would allow us to make better use of our existing home and create functional space for our family without the need to expand the home's footprint or significantly alter the surrounding neighborhood.

I respectfully ask the Zoning Board of Appeals to consider the existing circumstances of the property and approve the requested appeal. I have also received support from neighbors who are familiar with our home and the proposed project and who do not believe the renovation will negatively affect the character or enjoyment of the surrounding neighborhood.

Thank you for your time and consideration of my request. I sincerely appreciate the opportunity to present this appeal and respectfully ask for your approval.

Sincerely,

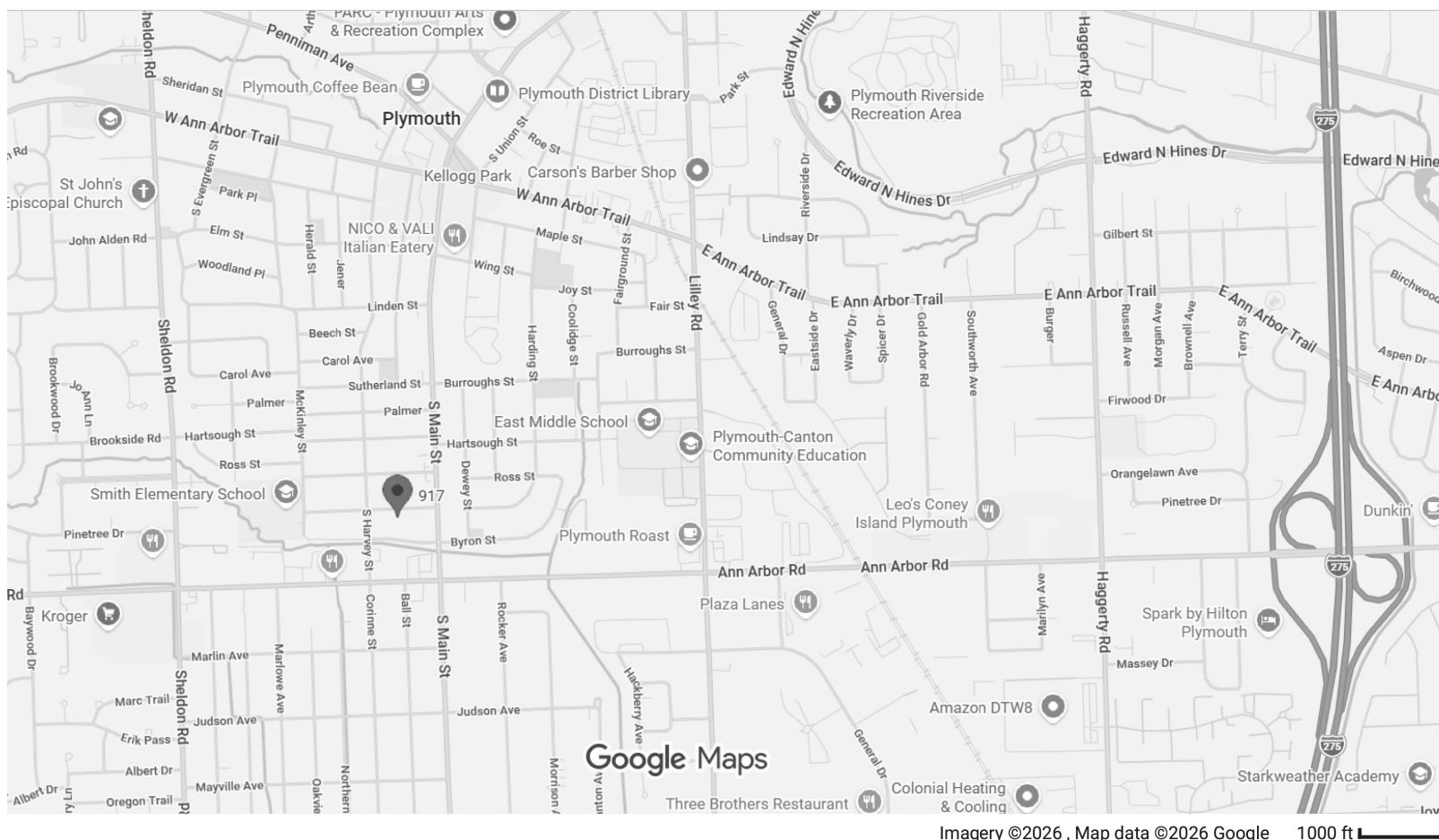
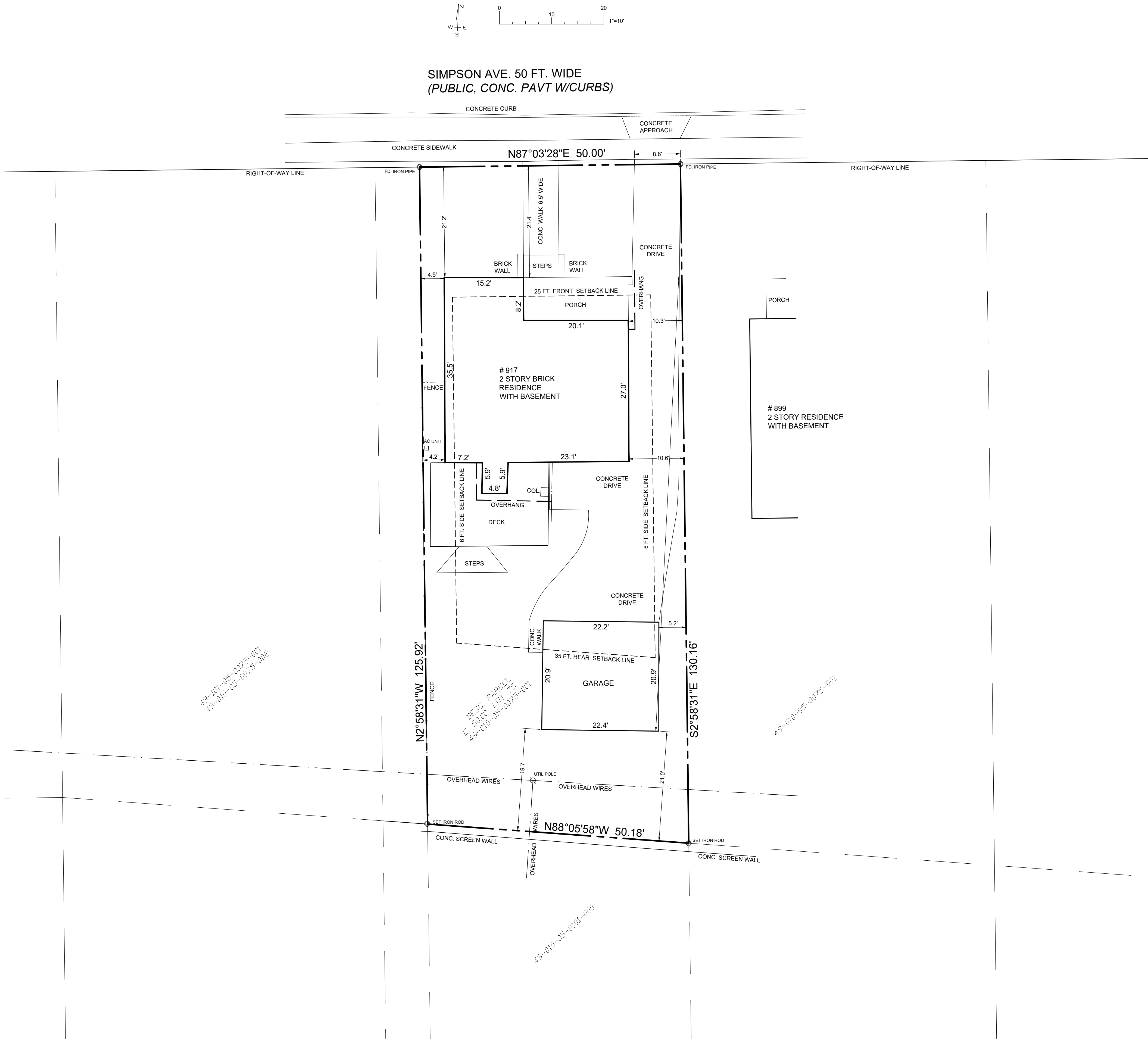
A handwritten signature in blue ink that reads "Tristan M Donley". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Tristan Donley

917 Simpson St.

Plymouth, Michigan

[REDACTED]
[REDACTED]



legal description

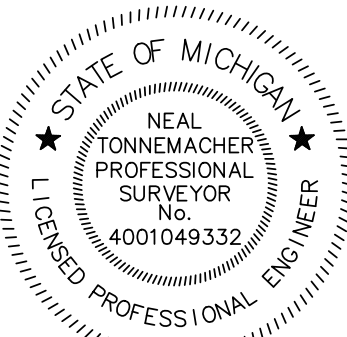
Land situated in the City of Plymouth, County of Wayne, State of Michigan, more particularly described as:

THE EAST 50.00 FT. OF LOT 75 OF THE RE-SUBDIVISION OF PARTS OF SUNSHINE ACRES SUBDIVISION, AS RECORDED IN LIBER 51 OF PLATS, PAGE 44, WAYNE COUNTY RECORDS.

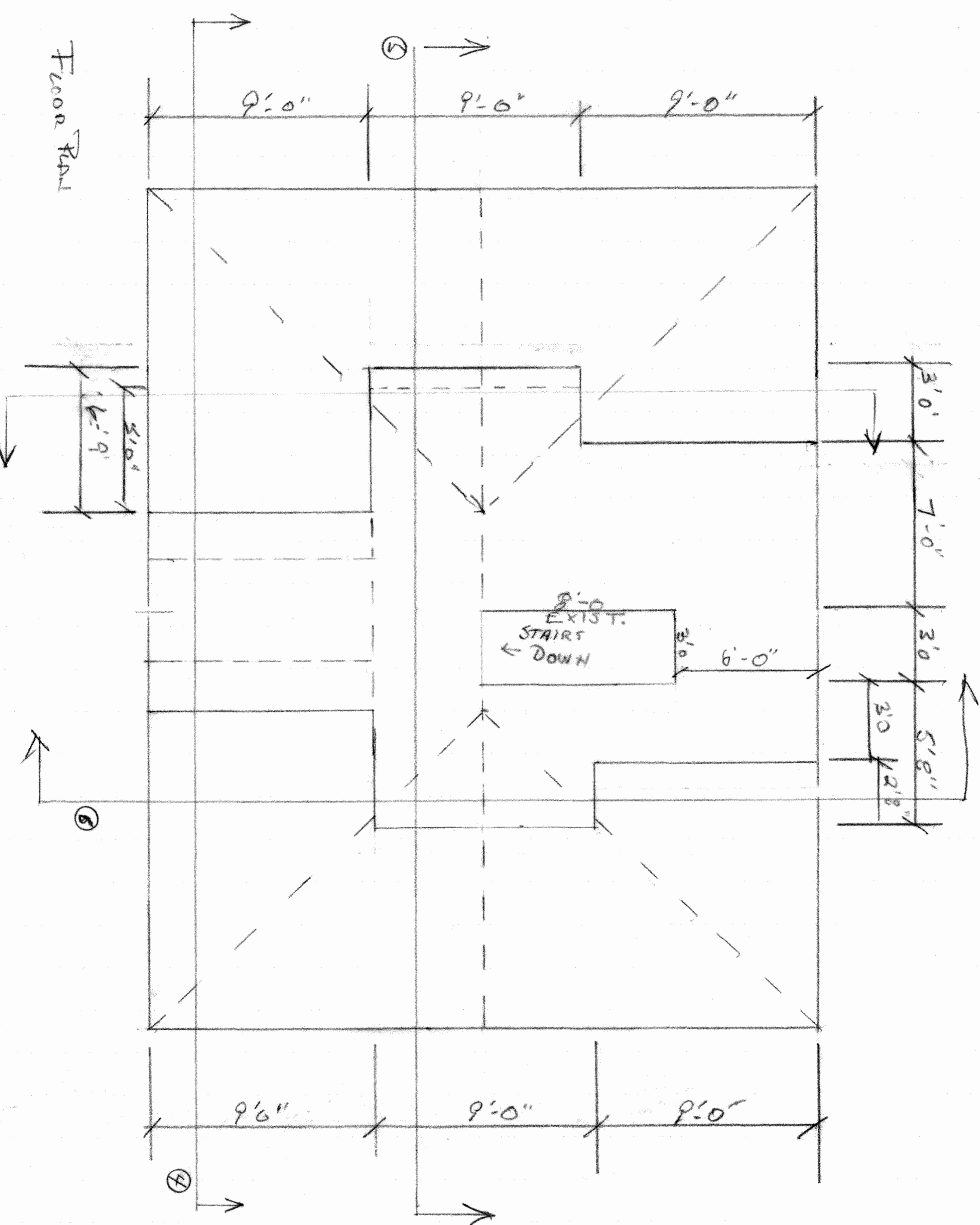
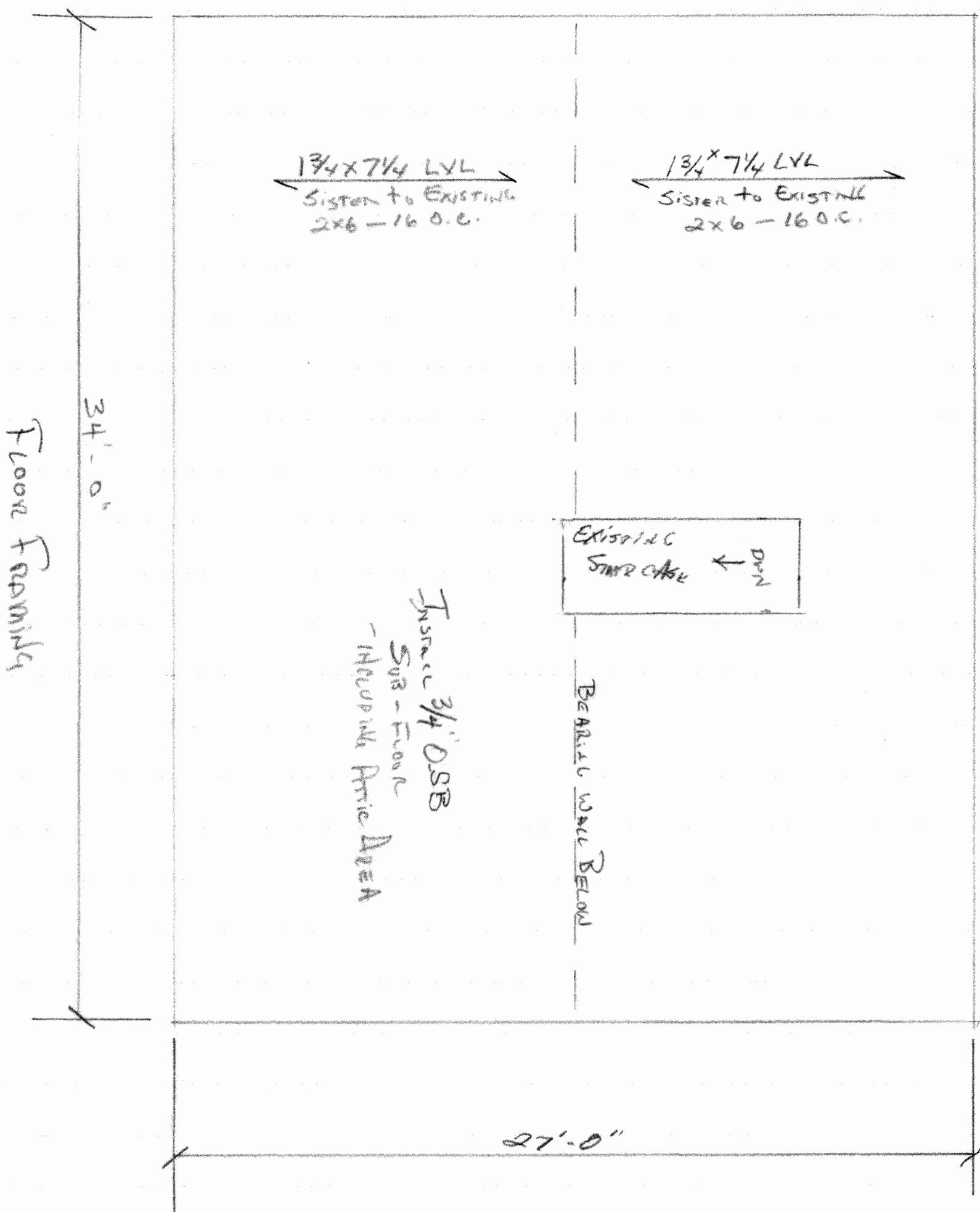
NOTE: BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES, ZONE MI-SOUTH

certification

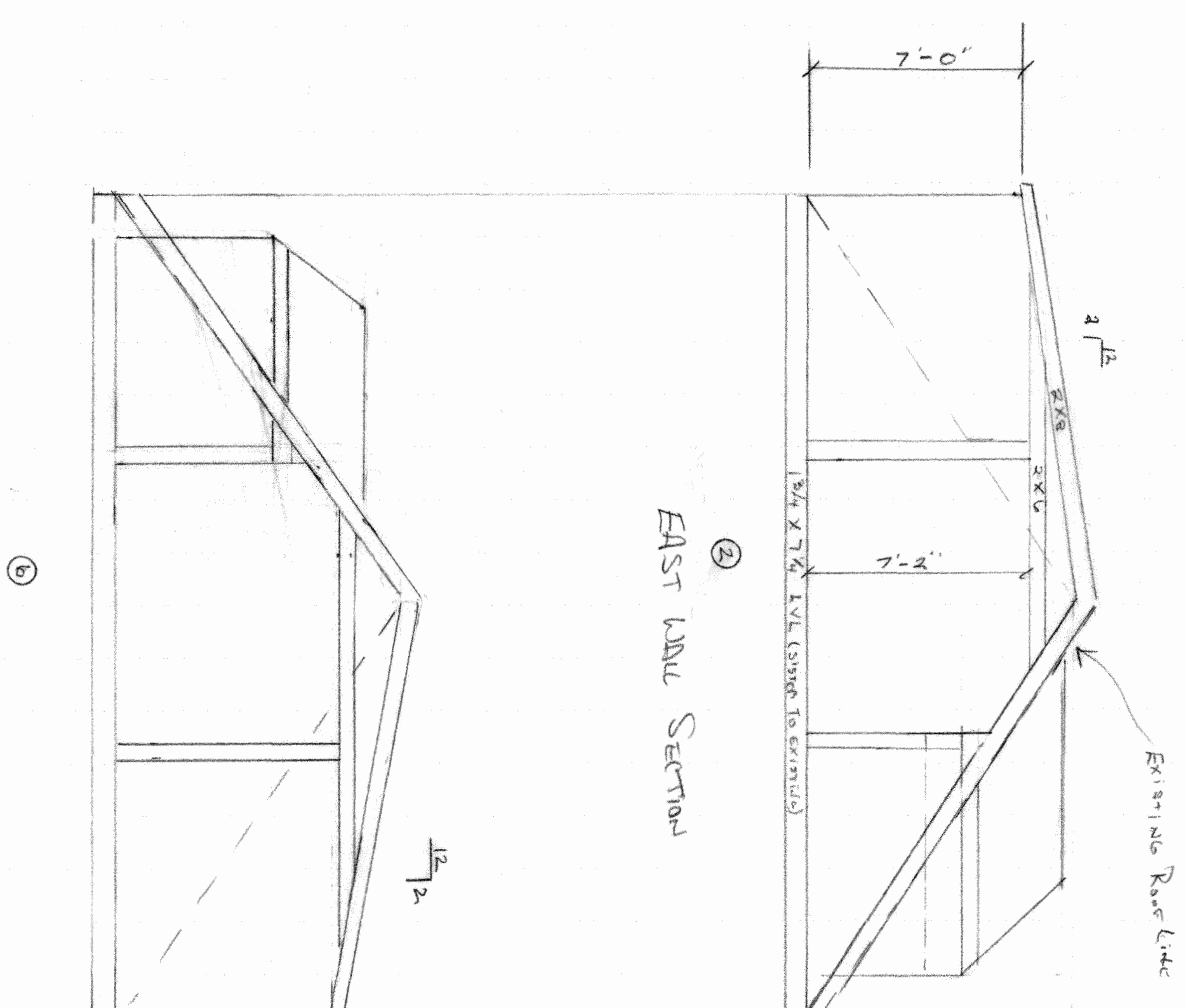
To: Tristan Donnelly, We hereby certify that we have surveyed the subject property, all property corners are in place, all improvements are shown and that no encroachments exist.



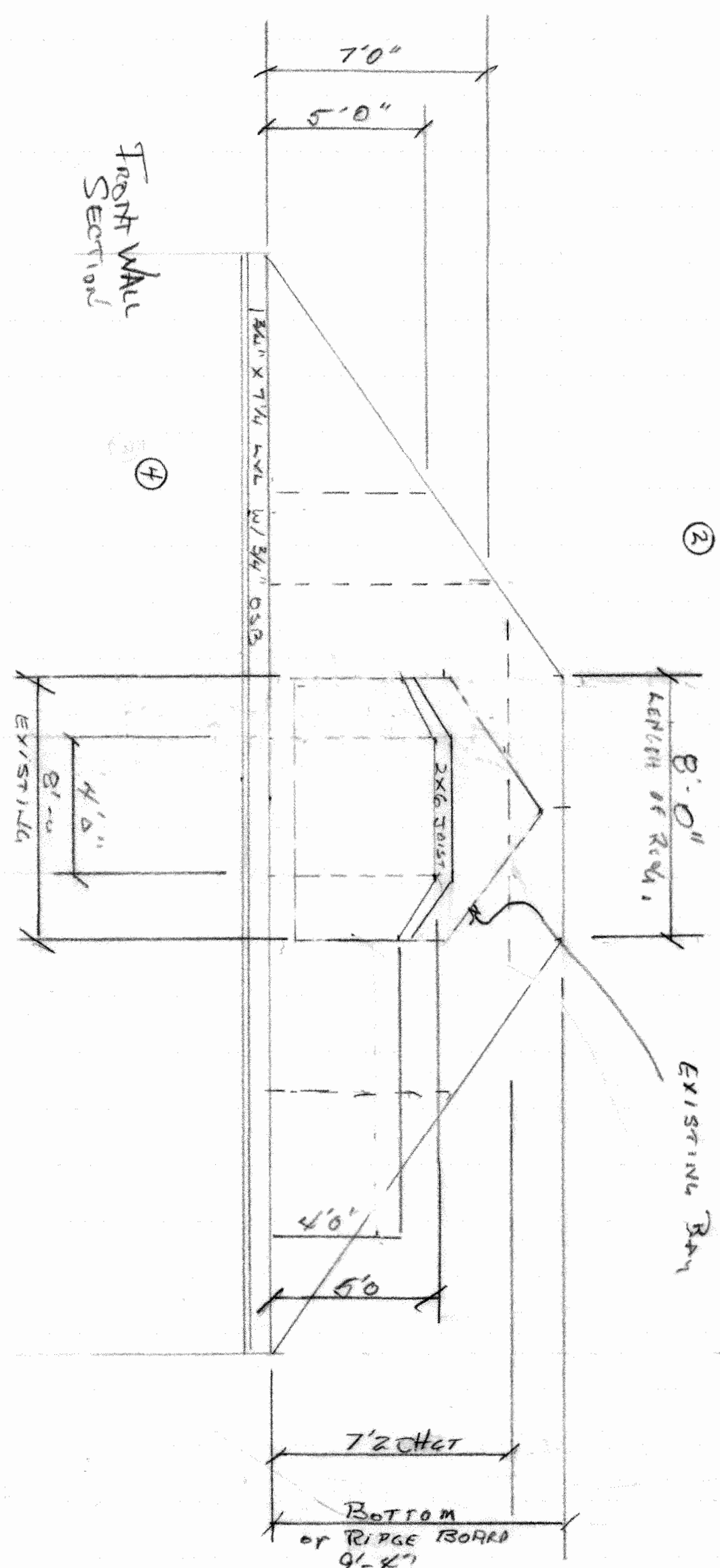
MASON BROWNS ASSOCIATES, LLC CIVIL ENGINEERS & SURVEYORS 2708 BRIDLE ROAD BLOOMFIELD HILLS, MICHIGAN 48304 (248) 225-9769 mason_brown@sbglobal.net			ZBA APPLICATION SURVEY			CITY OF PLYMOUTH, MICHIGAN		
TRISTAN DONLEY			PLYMOUTH, MI 48170			917 SIMPSON		
DESIGN: --			REVISIONS:					
DRAWN: mb								
CHECKED: mb								
FIELD OK: net								
SCALE: 1"=10'								
DATE: 09-04-2026								
JOB NO. 26-035								
SHEET 1								



Floor Plan

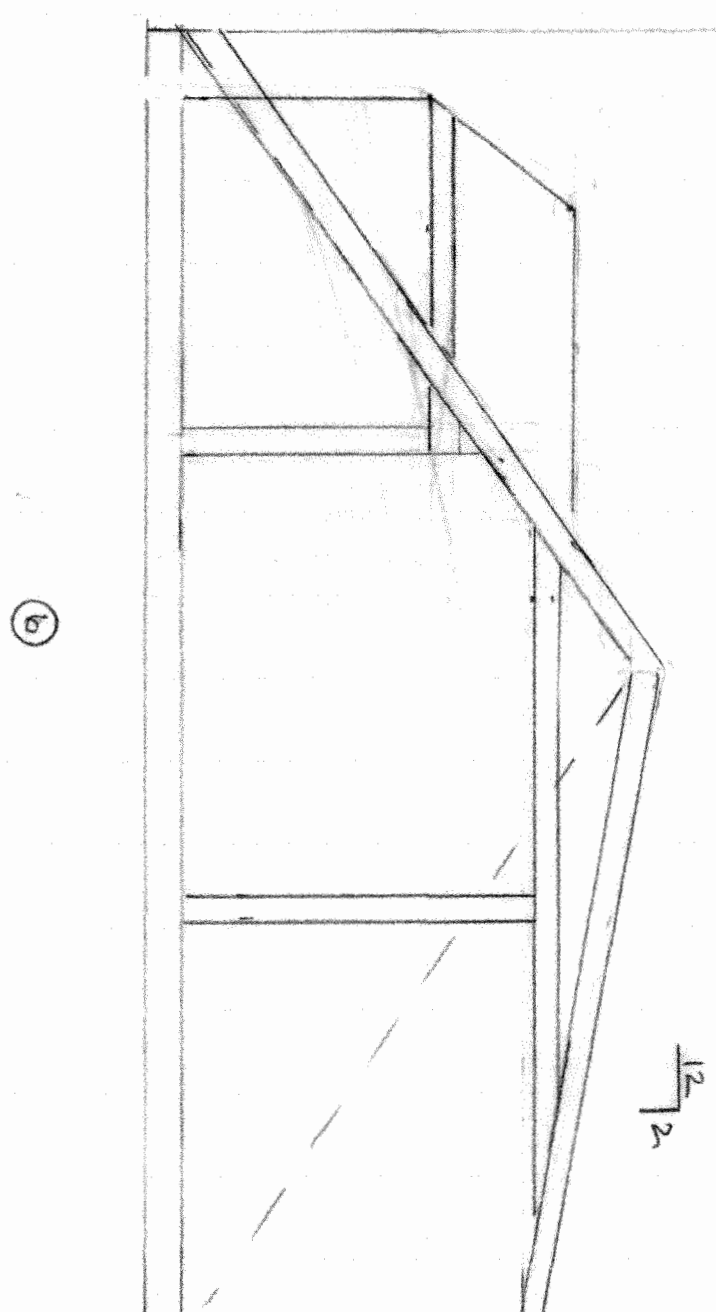


EAST WALL SECTION

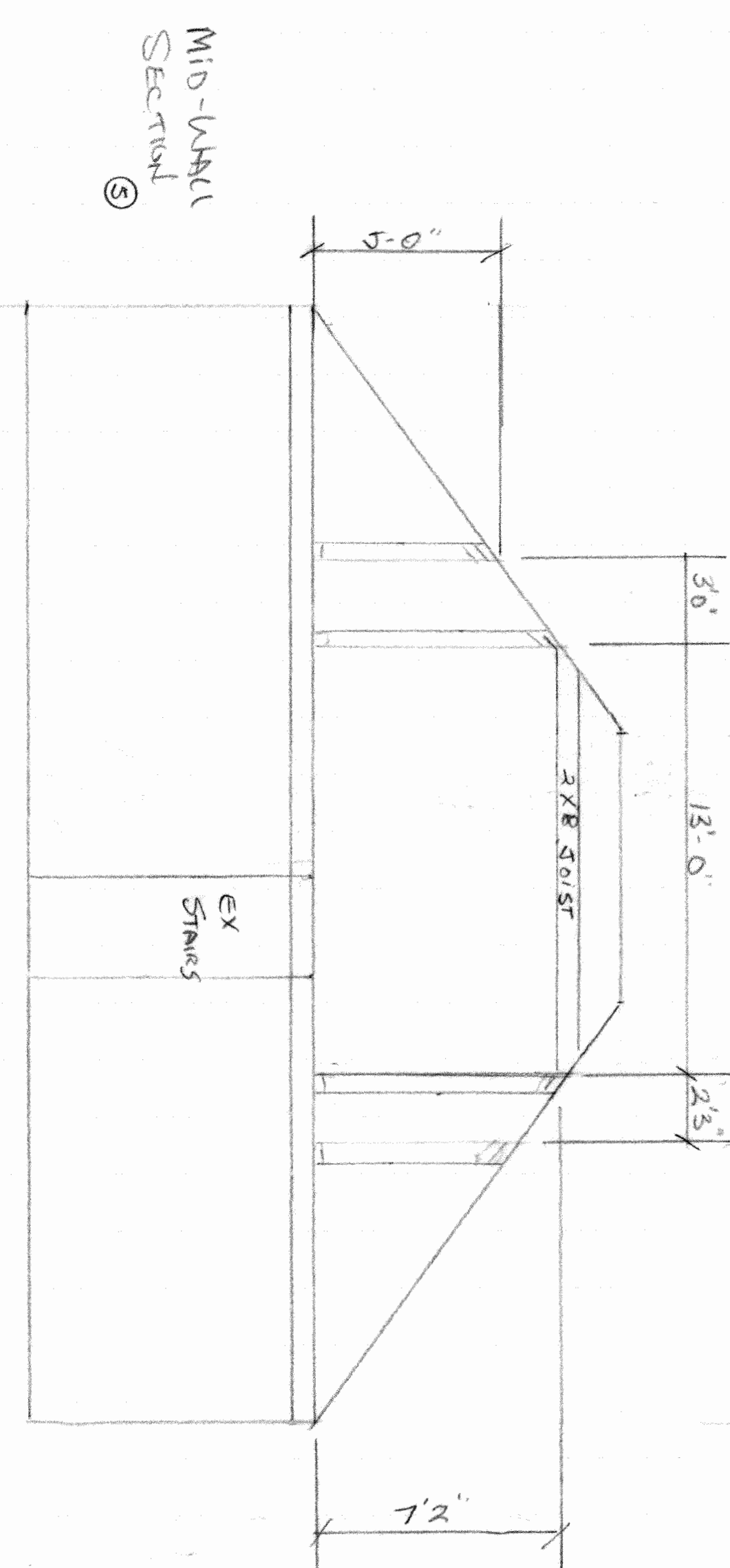


FRONT WALL SECTION

WEST WALL SECTION



WEST WALL SECTION



MID-WALL SECTION

REVISIONS	BY

14354 NORTHVILLE ROAD
PLYMOUTH, MI 48170
734-259-5355



Tristan Donley
917 Simpson
Plymouth, MI 48170

Date	Scale	Drawn	Job	Sheet	Of Sheets

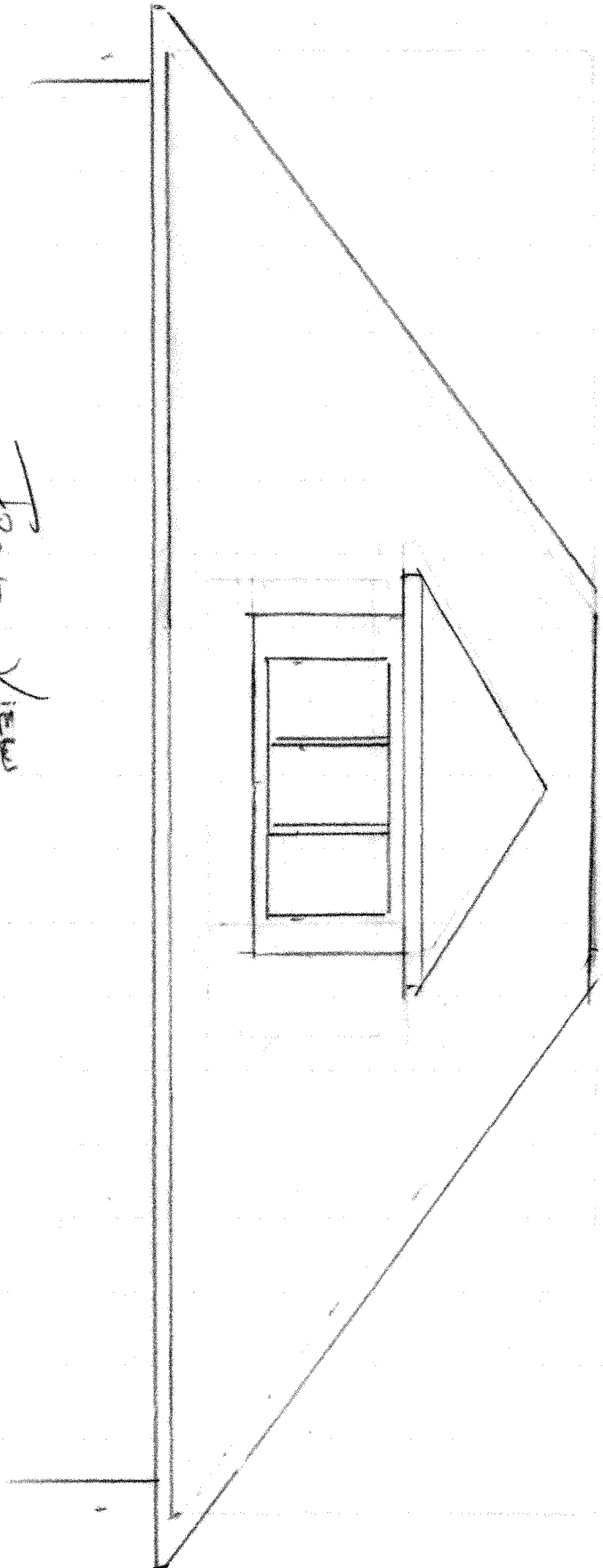
REVISIONS	BY

14354 NORTHVILLE ROAD
PLYMOUTH, MI 48170
734-259-5355

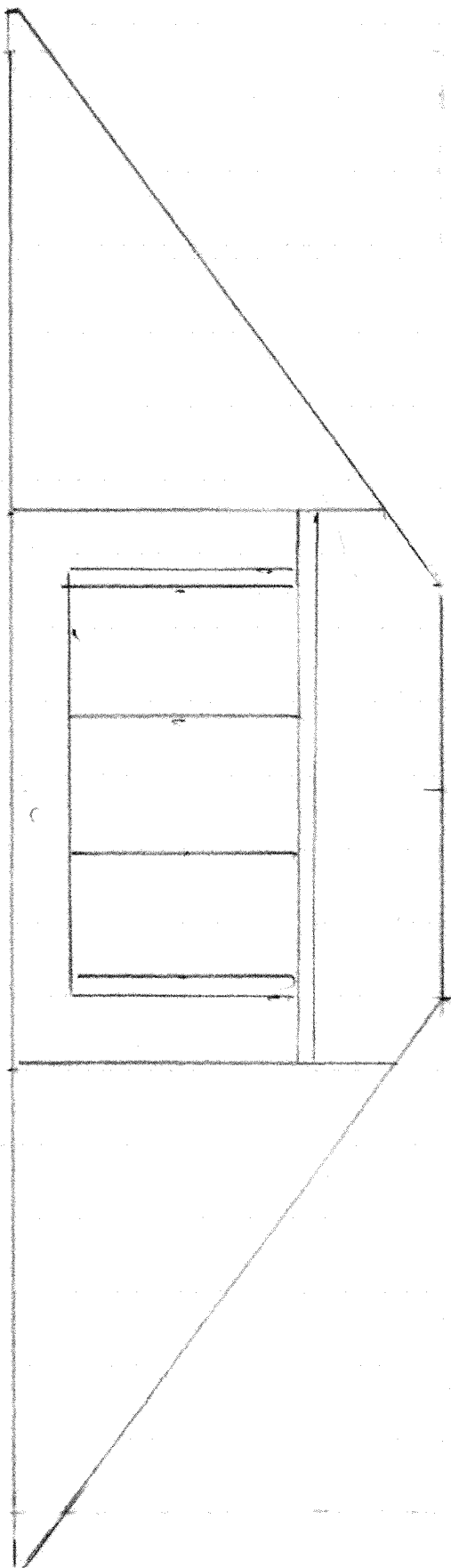


Tristan Donley
917 Simpson
Plymouth, MI 48170

Date
Scale
Drawn
Job
Sheet
Of Sheets



Front View
- EXISTING DOORWAY
- EXISTING SAUTTER TYPE VENTS
- REPLACE BY WINDOWS



Rear View
- NEW COSTRUCTED
- (2) WINDOWS - EGGES RATED
- SINK TO MATCH FRONT DOOR













