CITY OF PLYMOUTH
ZONING BOARD OF APPEALS MEETING
WEDNESDAY, MARCH 3, 2016
5:30 PM

AGENDA

NOTICE TIME CHANGE

1. Meeting called to order at _____p.m.

2. ROLL CALL: Joshua Birk, Kara Giummo, Dan Mooney, Gloria Poirier, and Mike Devine

   ALTERNATES: Ed Krol, Scott Silvers

3. APPROVAL OF MINUTES:
   Regular Meeting – January 7, 2016
   No February Meeting

4. APPROVAL OF THE AGENDA

5. OLD BUSINESS:
   None.

6. NEW BUSINESS:

   Z 16-01 305 Pacific
   Non-Use Variance Requested
   Rear Yard Setback, Side Yard Setback and
   Attached Front Facing Garage on lot less than 60 feet wide
   Zoned: R-1, Single Family Residential
   Applicant: Bill Cowdin, Brad and Tarah Woodberg

7. REPORTS AND CORRESPONDENCE:

8. COMMISSIONER COMMENTS

9. MOTION TO ADJOURN

City of Plymouth
2016 Goals

The City Commission met on January 4th to conduct a formal goals setting session for 2016. These goals were formally adopted on January 18th. Below are the goals adopted by the City Commission for all City Boards, Commissions and Administration members.

* Resolve Last Issues Regarding Dissolution of Plymouth Community Fire Department Agreement (Primarily Pension issues)

* Work Collaboratively with Plymouth Arts & Recreation Complex (PARC) organization, the Plymouth Canton School Board, and the greater Plymouth Community to continue the repurposing of Central Middle School into a high quality Arts & Recreation Complex.

* Developing a succession plan for the city's key employees, especially considering the long tenures of many of our senior staff.

* Develop funding plan for future capital improvements

* Work collaboratively with the DDA, community leaders, and other organizations to plan for Plymouth's 150th Birthday in 2017. This includes obtaining funding for new Kellogg Park Fountain and Kellogg Park upgrades.

CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
ZONING BOARD OF APPEALS - REGULAR MEETING MINUTES
THURSDAY, January 7, 2016

1. - Meeting called to order at 7:00 P.M. by Chairperson Devine

2. - ROLL CALL

MEMBERS PRESENT: Kara Giummo, Dan Mooney, Gloria Poirier, Ed Krol, and Mike Devine (Jos Birk present but received emergency phone call and stepped down from dais)

ALTERNATE ABSENT: Scott Silvers

OTHERS PRESENT: John Buzuvis, Comm. Dev. Director

3. - APPROVAL OF MINUTES
A motion was made by Comm. Poirier, supported by Comm. Mooney to approve the regular minutes of December 3, 2015 as presented.

MOTION CARRIED UNANIMOUSLY.

4. - APPROVAL OF THE AGENDA:
A motion was made by Comm. Guimmo and supported by Comm. Krol to approve the agenda.
MOTION CARRIED UNANIMOUSLY.

5. – Election of Officers:

Chairperson

Comm. Poirier nominated Comm. Mike Devine for the Office of Chairperson for the 2016 Calendar Year- No Other Nominations Made
Nomination was unanimously supported
Comm. Mike Devine will serve as the ZBA Chairperson for the 2016 Calendar year.

Vice-Chairperson
Comm. Mooney nominated Comm. Guimmo for the office of Vice-Chairperson for the 2016 Calendar Year- Not Other Nominations Made
Nomination Supported Unanimously
Comm. Guimmo will serve as the ZBA Vice-Chairperson for the 2016 Calendar Year

6. – Old Business:

NONE

7. – New Business:

NONE

8. COMMISSIONER COMMENTS:
Chairman Devine thanked former Commissioner Kevin O'Keefe for his good work as a long time board member
Chairman Devine thanked Greta Bolhuis, ZBA Staff Liaison, for her hard work and information related to the revised ZBA applications
Commissioner Mooney inquired if the City had considered using technology such as GIS/Google Earth images, façade views for example, and information to help ZBA members in application review etc.
Commissioner Krol commented that he believes there are ways, using technology, to improve decision making efficiency
Commissioner Mooney commented that some communities are providing ZBA and PC board members with tablets/laptops for digital review agenda packets etc.

9. Reports and Correspondence:
ZBA Members reviewed and accepted the revised ZBA applications (non-use variance application and use variance application)
Staff updated the board about the staff working to do "housekeeping" on some existing ordinances to remove outdated or non-applicable information etc.

A motion was made by Comm. Krol, supported by Vice-Chair Giummo, to adjourn. MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 7:29 p.m.

Respectfully Submitted,

Greta Bolhuis,
Community Development Coordinator

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232 Fax 734-455-1824
Website: www.ci.plymouth.mi.us

TO: Zoning Board of Appeals Commissioners

FROM: Greta Bolhuis, Community Development Coordinator

DATE: February 22, 2016

RE: 305 Pacific, Non-Use Variance Request

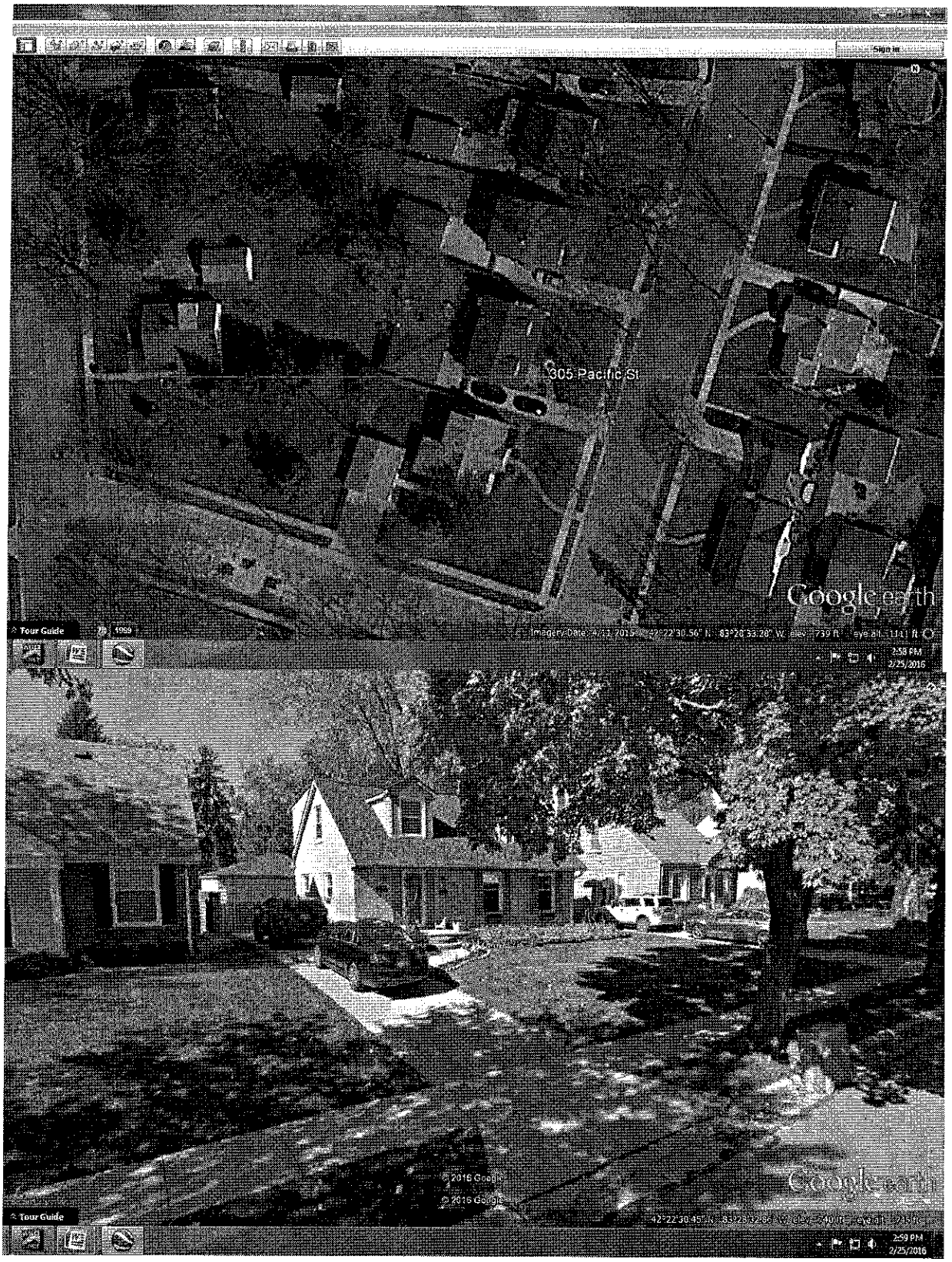
Brad and Tarah, homeowners, and Bill Cowdin, applicant, have applied for a dimensional variance to allow for an enclosed breezeway to connect the existing detached garage to the primary structure as well as a variance to allow the garage height to exceed 15'. The property is zoned R-1, Single Family Residential.

Section 78-43 (8) of the Zoning Ordinance states that attached garages that face the street are only allowed on lots 60 feet wide or greater. Section 78-190 of the Zoning Ordinance requires the rear yard setback to be a minimum of 35 feet and side yard setback to be a minimum of 6 feet. The applicants propose attaching the existing detached garage to the primary structure by the use of a breezeway. The existing detached garage is legal, non-conforming because it has a rear yard setback of 1 foot, rather than the required 3 feet. Attaching the garage to the primary structure requires the garage to conform to the setbacks of the primary structure.

After consultation with the plan reviewer and further examination of the proposed project the following variances are needed: to allow a front facing garage on a lot less than 60 feet wide, a rear yard variance of 34 feet to attach the garage to the primary structure, and a side yard variance of 3 feet to attach the garage to the primary structure. The project as proposed would not require a variance for the garage height assuming all the other necessary variances are granted. No other variances are required.

Administration informed the applicant of the additional variances needed on February 18, 2016. The applicant has elected to move forward with the application as is. Additional information may be provided at the meeting or as loose leaf attachments in the packet.

I will be glad to answer any questions regarding this agenda item.


305 Pacific St
Google earth
Tour Guide
2:59 PM
2/25/2016
© 2016 Google
© 2016 Google
Google earth
Tour Guide
2:59 PM
2/25/2016

ZBA APPLICATION – DIMENSIONAL (NON-USE) VARIANCE

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

Address of Property: 305 Pacific

William Cowan — Applicant Name
Brad & Tarah Woodberg — Property Owner

305 Pacific — Address
Plymouth — City
MI 48170 — State Zip

bradmatic@gmail.com — Email
517-285-4311 — Phone

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

#1: Change pitch of garage from 3/12 to 8/12 (using attic storage trusses on existing walls & footings.)

#2: Connect existing garage to home addition by adding a covered, conditioned breezeway.

Description of Property

Current zoning classification: R-1

Is it a corner or interior lot? Interior Size and area of lot: 100 x 58 / 5800 sq'

Total sq. footage of existing main buildings: 1,300 accessory structures: 572

Current use of buildings on premises: Primary Residence & garage

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 23.7%

Height and area of existing main and/or accessory structures: 21'/1300 sq' / 13'/572 sq'

Description of Proposed Structures

Height of proposed structure: 18' 4" - Garage 210 sq' covered porch (35x6)

Dimensions and area of structure or addition to be constructed: 209 sq' (8 x 18 & 11.5 x 5) Addition breezeway

Percentage of lot coverage of all buildings including proposed: 30.18

Front yard setback after completion (measured from lot line): 28' 1½"

Back yard setback after completion (measured from lot line): 1'

Side yard setback after completion (measured from lot line): 3' & 8'/10'/12'

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

NOTE: 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 $250.00 by **4:00 PM** on the third Tuesday of the month. Visit the City's website for submittal deadlines and meeting dates: www.ci.plymouth.mi.us. Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are needed at submittal.

Please answer all of 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? See attached

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

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

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

Article and Section of the Zoning Ordinance that is being appealed or variance requested:

_____

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 _____ day of _____, 20___

_____

Notary Public

My Commission expires _____

NOTE: 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.

1. What are the hardships preventing compliance...?

   a. We have resided at 305 Pacific for 8.5 years. We have a growing family of four, and I work for a computer engineering company in California. Since we do not have a Detroit office, I leverage a portion of our house as my full time office and computer lab. Today my office as well as my computer lab are in the basement and take up about 600 square feet. I need to spend about ¾ of my work day in the office and ¼ in the lab working on hardware. We would like to leverage the garage as a personal use space where I can work, as well as for storage so that we can have adequate space in our house to raise our growing family.

   b. Because of the special power requirements of my computer lab, I cannot easily move it to the garage, and given the seasonable elements, we would like to make an enclosed connection (breezeway) between the house and the garage since I will still have substantial computer equipment in my basement where I need to go back and forth between my office to work on, as well as occasionally to the restroom as there will not be one in the garage.

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

   a. The garage is an existing structure surrounded by a 6 foot high fence around the entire property. The connection between the garage and the house along with the change in roofline of the garage will not be visible from the street as our submitted pictures show. Our neighbors on both sides of the house have submitted letters stating that they support our change, and there is a non-buildable lot with an easement behind our property so the change should not be readily noticeable by anyone except us.

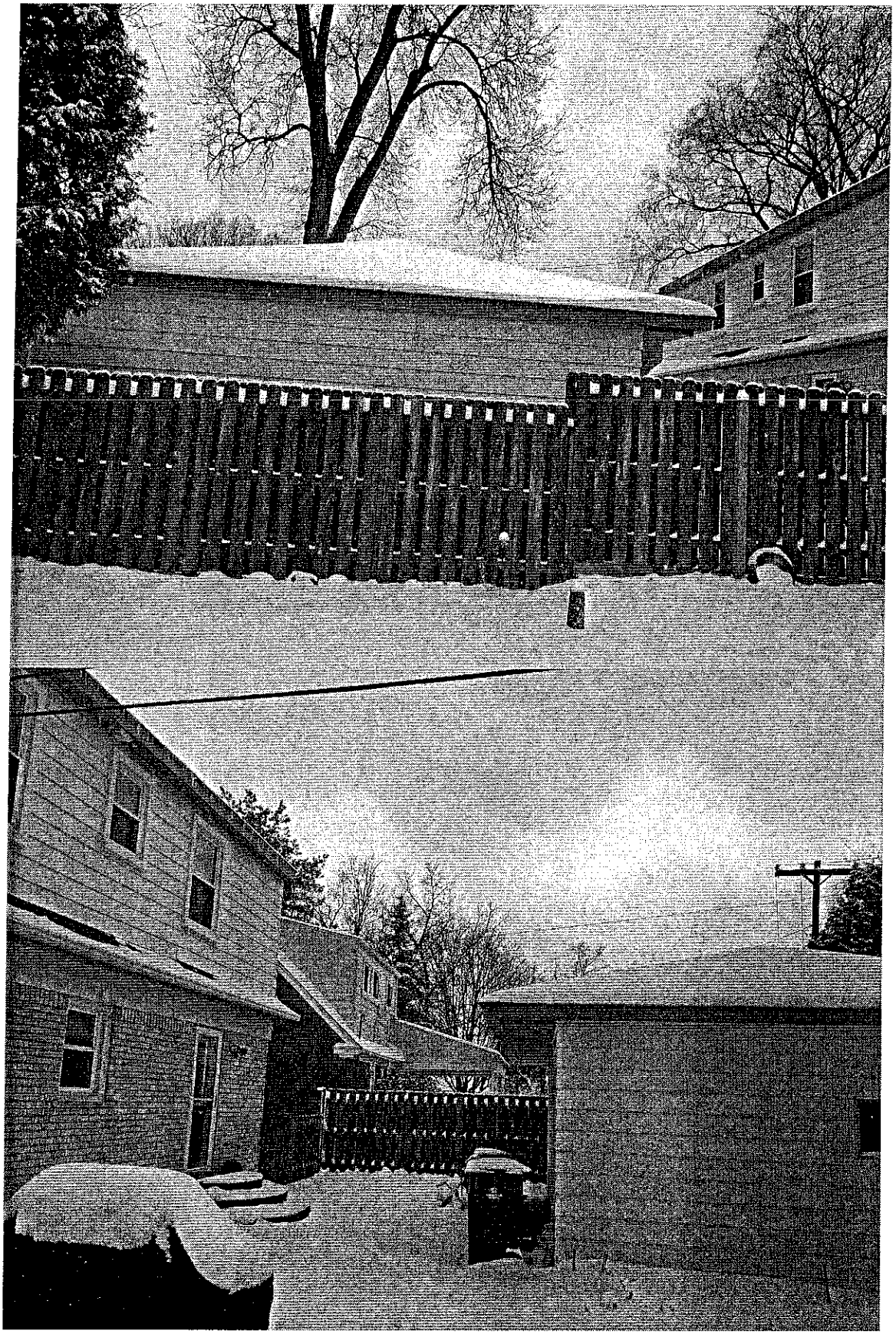
3. Is the hardship self imposed?

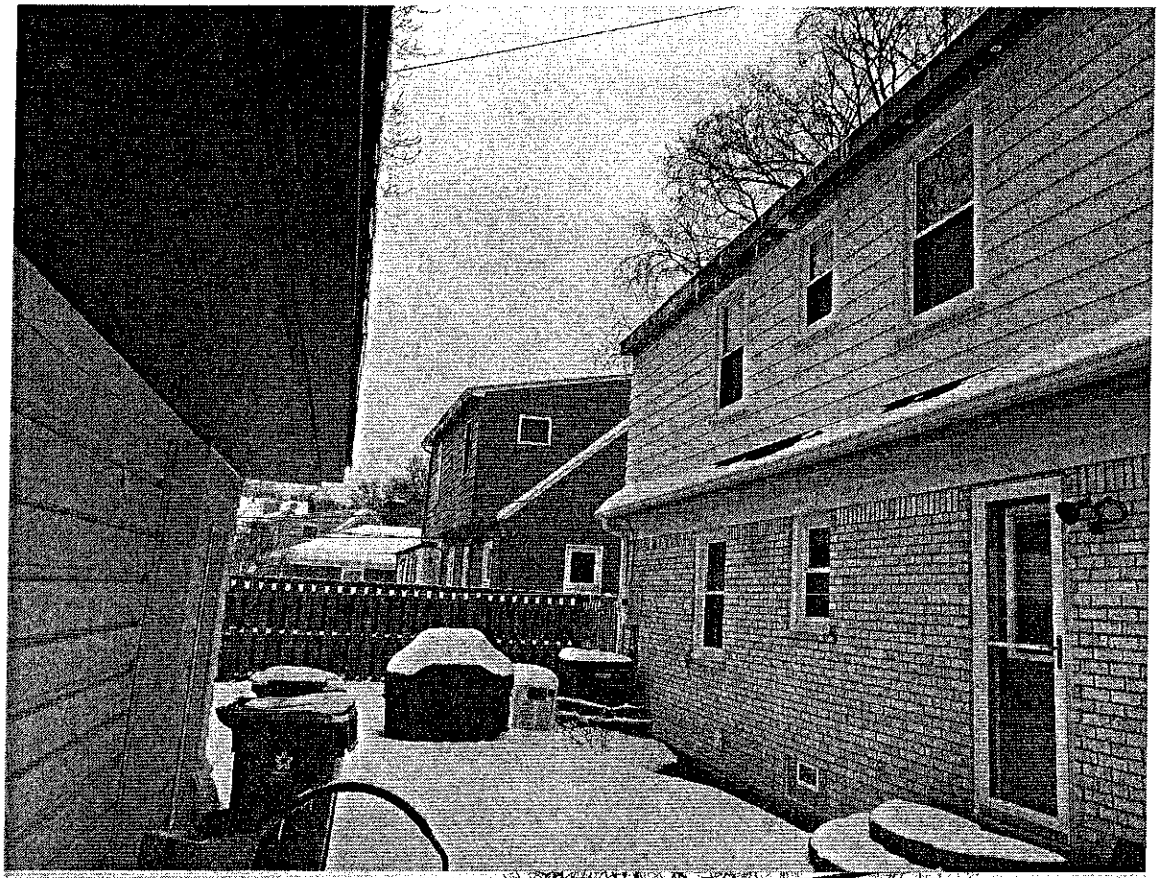
   a. No, the garage was a pre-existing structure before we purchased the house 8.5 years ago. It is currently a non-compliant detatched garage, it sits 1' off the West (rear) lot line and 3' off the South Lot Line.We are assuming it sits on a full foundation (we will get confirmation once the frost thaws and we can dig).

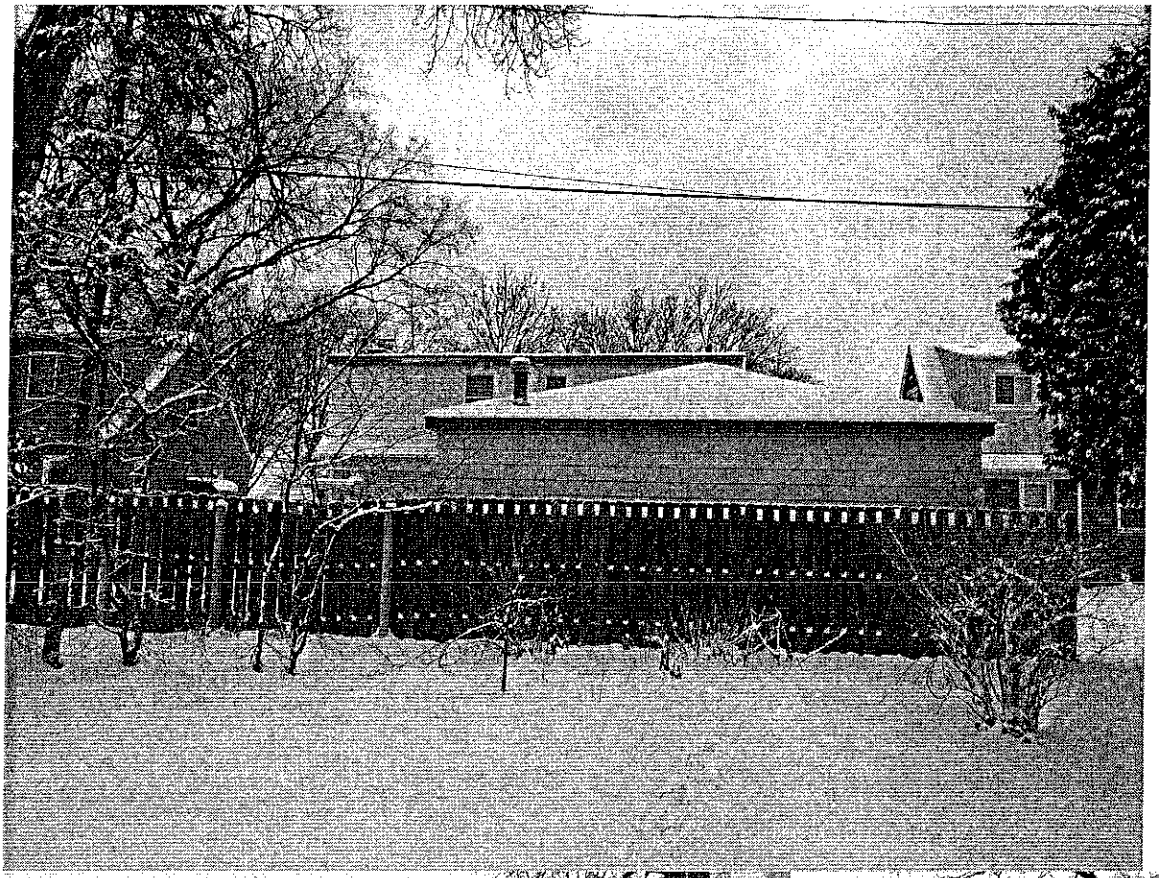
   b. It currently has a low 3/12 pitch hip roof in need of replacement. We propose to increase the new pitch to 8/12 to match the new home addition and give room for much needed storage space above the garage.

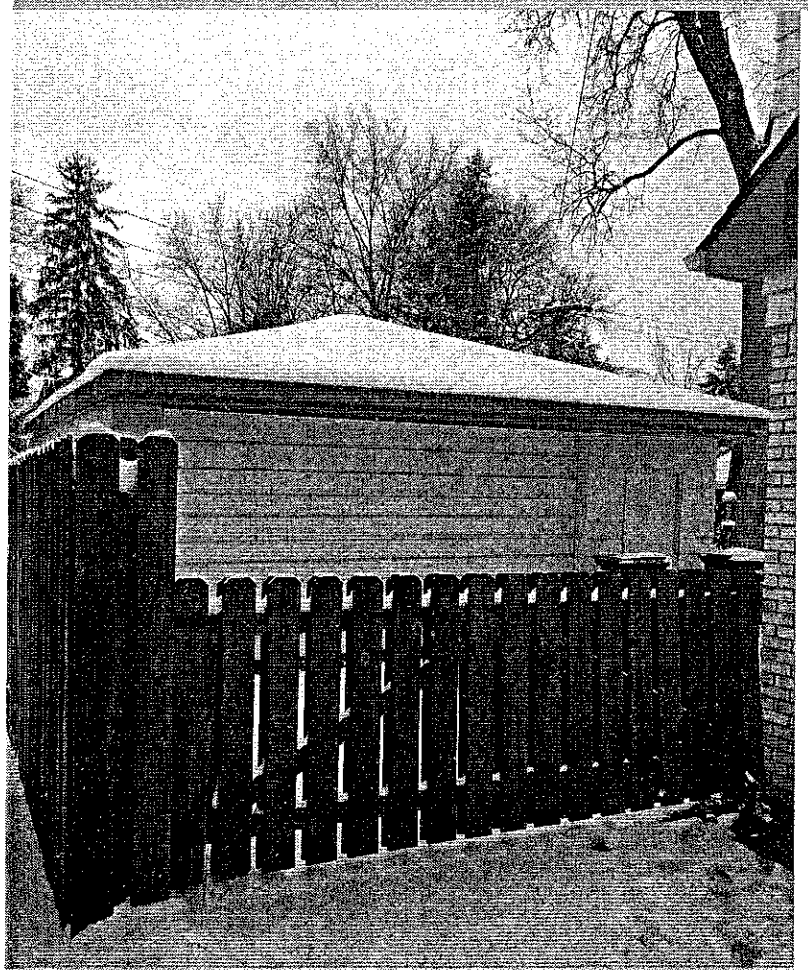
4. Why could the property not be reasonably used for the purpose permitted?

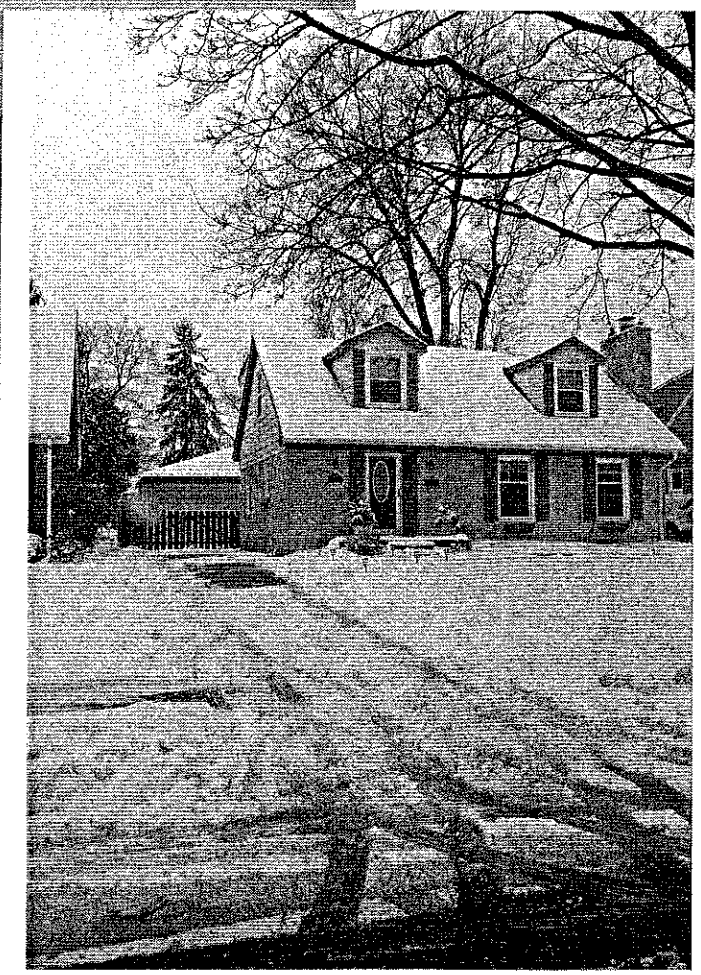
   a. We would have to completely rebuild the structure and the foundation in a new location to align with the zoning policy which would be cost prohibitive and would not even physically fit on the property if it were built to comply with current zoning requirements.











2-23-16

Dear Plymouth Variance Board,

We are writing in regards to the Woodberg Family's Variance application. We have been a residents of Downtown Plymouth for 30 years and a neighbor of theirs for 8 ½ years. We have looked over the plans for their upcoming construction of their home and do not object to any of the new additions.

Being across the street, we will not be able to see the breezeway connecting the house to the garage so we are not affected by this addition they wish to add to their home. The location of their existing garage is only partially visible from our residence and has never been bothersome to us. We support the Woodberg family in all aspects of their upcoming remodel and are happy they are improving the look and value of their home.

Best Regards,

Molly Burgett

Mark and Molly Burgett

272 Pacific St.

Direct Neighbor across the street

2/23/16

Dear Plymouth Variance Board,

I am writing in regards to the Woodberg Family's Variance application. I have been a resident of Downtown Plymouth for 40 years and a neighbor of theirs for 8 ½ years. I have reviewed the plans for their renovation/addition and I have no objection to any of them.

The connection from the house to the garage is a great idea for their new design and would not be in my direct view so it would not affect me at all. The location of their existing garage is also fine with me as it has been in that location the entire time my family and I have lived in our home. I'm very happy they are improving their home to accommodate their growing family and I fully support them in their new endeavor.

Best Regards,

Judy Kral

Judy Kral

295 Pacific

Direct Neighbor to the right of 305 Pacific

2/23/16

Dear Plymouth Variance Board,

I am writing in regards to the Woodberg Family's Variance application. I have been a resident of Downtown Plymouth for 12 years and a neighbor of theirs for 8 ½ years. I have reviewed the plans for their remodel and new additions to their home and I have no objections at all to them.

The connection from their home to the existing garage will not be visible from the street so it is not a problem for me at all. The location of their existing garage is also not an issue for me. I completely support the Woodberg family in the new construction of their home to accommodate their growing family. The new plans look wonderful and it will add value and curb appeal to our street.

Best Regards,

Nadine Nemes

242 Pacific St.

Neighbor across the street from 305 Pacific

2-23-16

Dear Plymouth Variance Board,

We are writing in regards to the Woodberg Family's Variance application. We have been a neighbor of theirs for 2 ½ years and are glad they are planning on improving their home. We reviewed the plans for the upcoming construction of their home and do not have any objections.

Even though we are right next door, we will not be able to see the breezeway they wish to build connecting their house to the existing garage because of our privacy fence so we are not affected by this addition they wish to add to their home. The location of their existing garage is only partially visible from our residence and is completely fine with us. We fully support the Woodberg family in all aspects of their upcoming remodel and couldn't be happier that they are adding value to their home.

Best Regards,

Michelle Kisabeth

Bryan and Michelle Kisabeth

315 Pacific St.

Direct Neighbor to the left of 305 Pacific

2-23-16

Dear Plymouth Variance Board,

We are writing in regards to the Woodberg Family's Variance application. We have been residents of Downtown Plymouth for 11 years and a neighbor of theirs for 8 ½ years. We are very excited that they are planning on improving their home. We reviewed the plans for the upcoming construction of their home and do not have any objections.

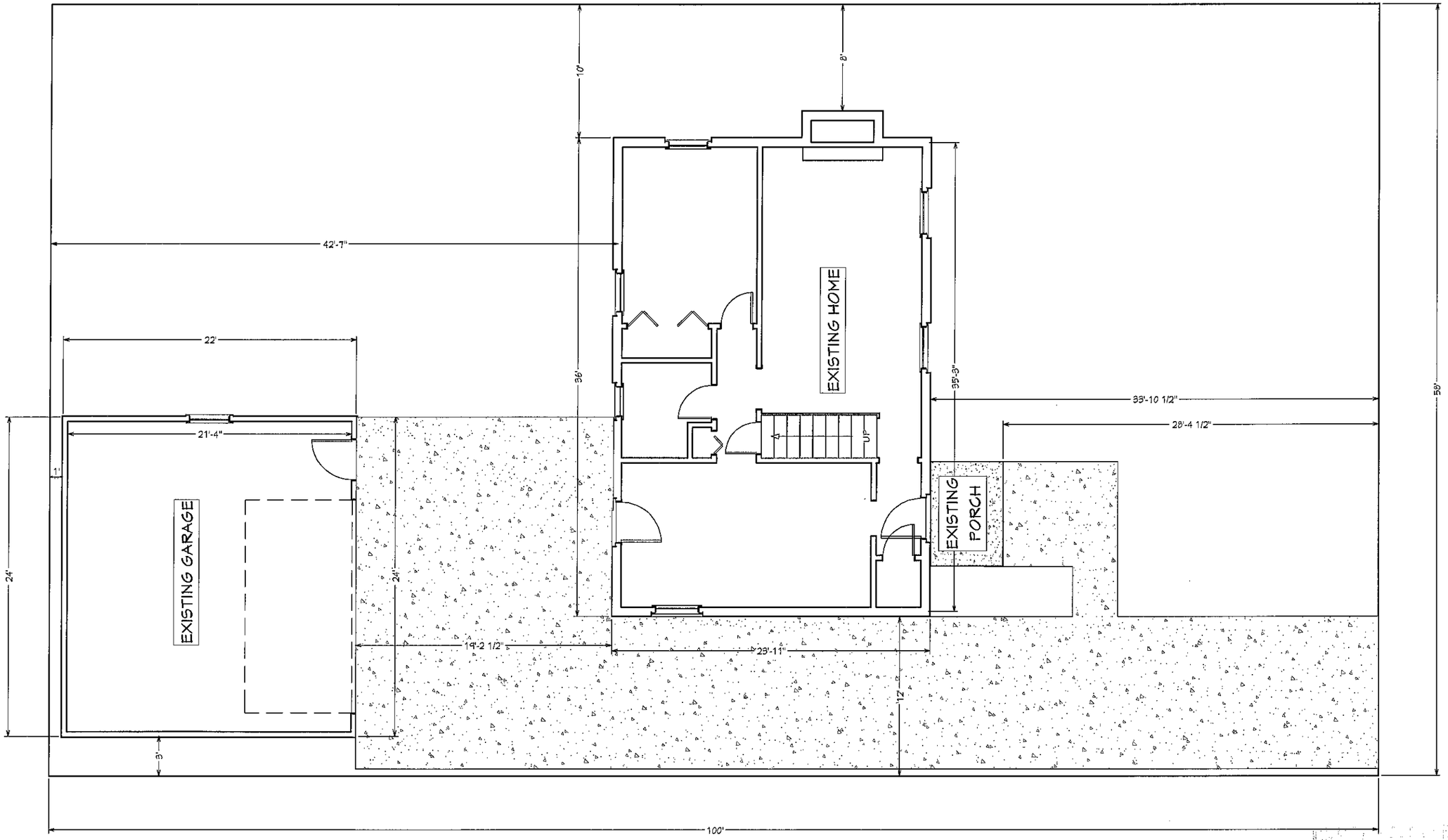
We would not be able to see the part of their home they would like to build connecting their house to the existing garage so we are not affected by this addition they wish to add to their home. The location of their existing garage is only partially visible from our residence and is totally fine with us. We fully support the Woodberg family in all aspects of their upcoming remodel and couldn't be happier that they are adding value to their home and increasing their square footage to accommodate their growing family.

Best Regards,

JD and Kim Robison

333 Pacific St.

Neighbor to the left of 305 Pacific



RECEIVED
FEB 16 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FOR THE PROJECT:
BRAD & TARAH WOODBERG
305 PACIFIC STREET
PLYMOUTH, MI 48170

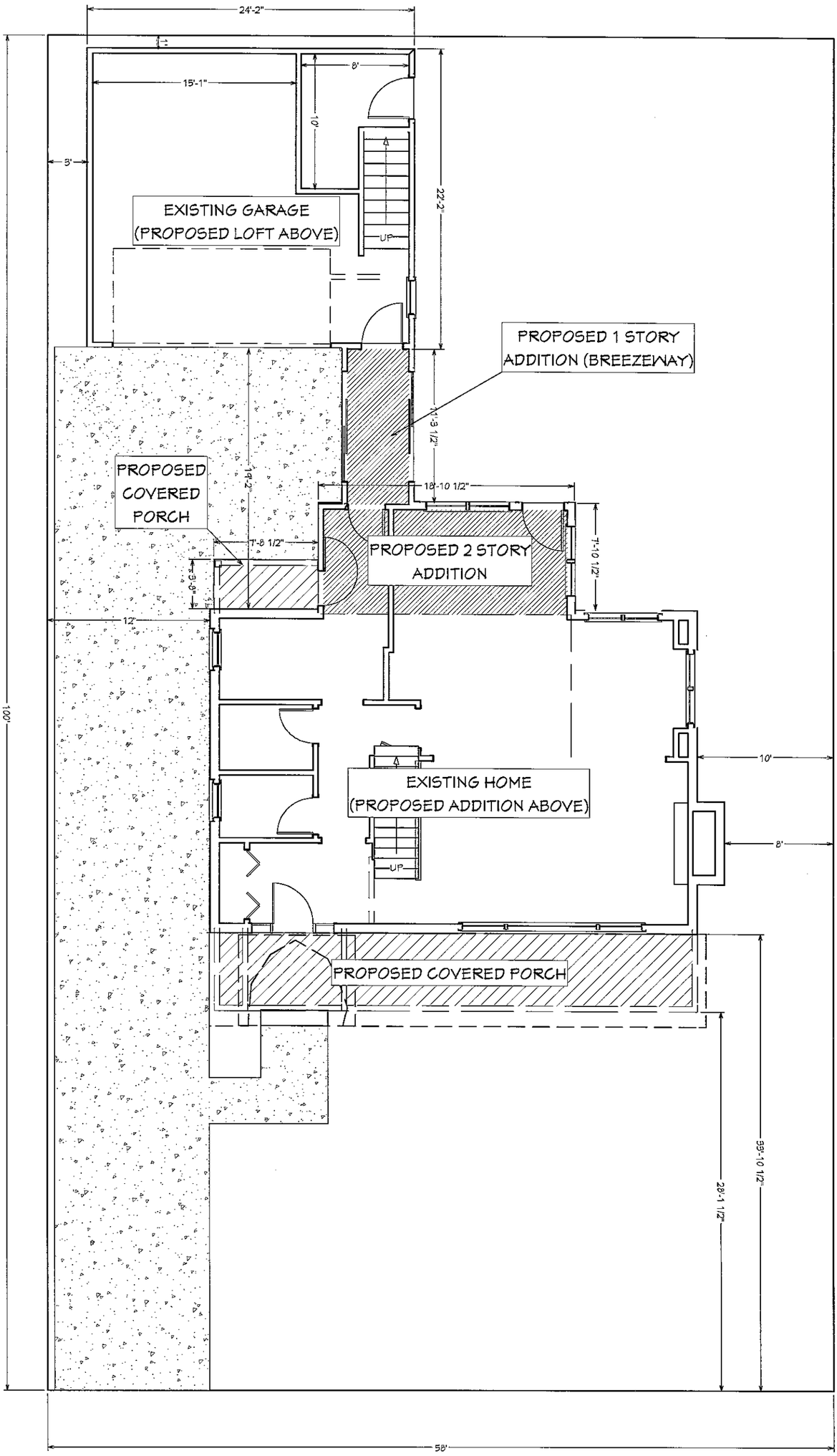
SHEET TITLE:
EXISTING SITE PLAN

DRAWINGS PROVIDED BY:
COMDIN DESIGN + BUILD
746 STARKWEATHER ST.
PLYMOUTH, MI 48170

DATE:
2/15/2016

SCALE:
1/8" = 1'

SHEET:
A-1



A-2	SHEET:	1/8" = 1'	SCALE:	2/15/2016	DATE:	DRAWINGS PROVIDED BY: COWDIN DESIGN + BUILD 748 STARKWEATHER ST. PLYMOUTH, MI 48170	SHEET TITLE: PROPOSED SITE PLAN

FOR THE PROJECT:
BRAD & TARAH WOODBERG
305 PACIFIC STREET
PLYMOUTH, MI 48170

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

NORTH ELEVATION

SOUTH ELEVATION

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FOR THE PROJECT:
BRAD & TARAH WOODBERG
305 PACIFIC STREET
PLYMOUTH, MI 48170

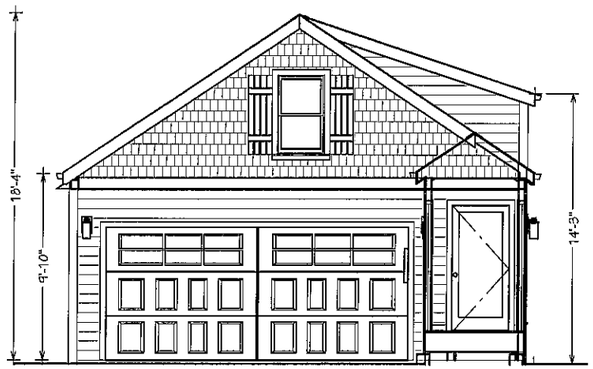
SHEET TITLE:
PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:
CONDIN DESIGN + BUILD
748 STARKWEATHER ST.
PLYMOUTH, MI 48170

DATE:
2/15/2016

SCALE:
1/8" = 1'

SHEET:
A-3



EAST GARAGE ELEVATION

WEST ELEVATION

EAST ELEVATION

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FOR THE PROJECT:
BRAD & TARAH KNOODBERG
305 PACIFIC STREET
PLYMOUTH, MI 48170

SHEET TITLE:
PROPOSED ELEVATIONS

DRAWINGS PROVIDED BY:
COYNDIN DESIGN + BUILD
748 STARKWEATHER ST.
PLYMOUTH, MI 48170

DATE:
2/15/2016

SCALE:
1/8" = 1'

SHEET:
A-4

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FOR THE PROJECT:
BRAD & TARAH WOODBERG
305 PACIFIC STREET
PLYMOUTH, MI 48170

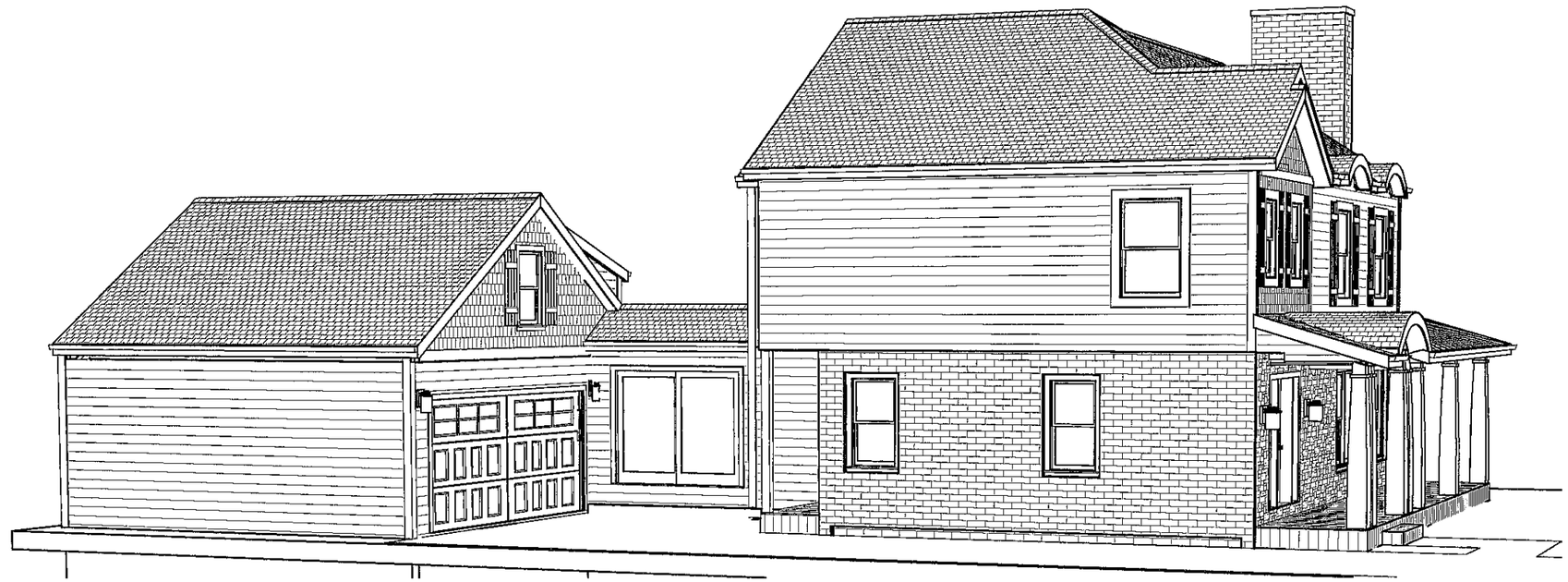
SHEET TITLE:
PROPOSED RENDERS

DRAWINGS PROVIDED BY:
COVIDIN DESIGN + BUILD
748 STARKWEATHER ST.
PLYMOUTH, MI 48170

DATE:
2/15/2016

SCALE:

SHEET:
A-5



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FOR THE PROJECT:

BRAD & TARAH WOODBERG
305 PACIFIC STREET
PLYMOUTH, MI 48170

SHEET TITLE:

PROPOSED RENDERS

DRAWINGS PROVIDED BY:

CONDIN DESIGN + BUILD
748 STARKWEATHER ST.
PLYMOUTH, MI 48170

DATE:

2/15/2016

SCALE:

SHEET:

A-6