CITY OF PLYMOUTH
ZONING BOARD OF APPEALS MEETING
THURSDAY, JULY 7, 2016
7:00 PM
AGENDA

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 – June 2, 2016

4. APPROVAL OF THE AGENDA

5. OLD BUSINESS:
   None.

6. NEW BUSINESS:

   1. Z 16-10 — 521 Deer
      Use Variance Requested
      Allow 100% Residential Use in an O-1 Zoned Property.
      Zoned: O-1, Office
      Applicant: Michael VanMiddlesworth

   2. Z 16-11 — 804 Arthur
      Non-Use Variance Requested
      Front Yard Setback
      Zoned: RM-1, Multiple-Family Residential
      Applicant: Laura & Evan Blum

   3. Z 16-12 — 1133 Linden
      Non-Use Variance Requested
      Rear Yard Setback
      Zoned: R-1, Single-Family Residential
      Applicant: Matt Thurber

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.

ZONING BOARD OF APPEALS
MEETING NOTICE
CITY OF PLYMOUTH, MICHIGAN
(734) 453-1234

A regular meeting of the Zoning Board of Appeals will be held on Thursday, July 7, 2016 at 7:00 P.M. in the Commission Chambers of the City Hall, 201 S. Main Street, Plymouth, MI, to consider the following:

1. Z 16-10 521 Deer
   Use Variance Requested
   Allow 100% Residential Use in an O-1 Zoned Property.
   Zoned: O-1, Office
   Applicant: Michael VanMiddlesworth

2. Z 16-11 804 Arthur
   Non-Use Variance Requested
   Front Yard Setback
   Zoned: RM-1, Multiple-Family Residential
   Applicant: Laura & Evan Blum

3. Z 16-12 1133 Linden
   Non-Use Variance Requested
   Rear Yard Setback
   Zoned: R-1, Single-Family Residential
   Applicant: Matt Thurber

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 206

Published: Sunday, June 26, 2016

201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
ZONING BOARD OF APPEALS MEETING MINUTES
Thursday, June 2, 2016

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

2. Roll Call

Members Present:	Kara Giummo, Josh Birk, Mike Devine
Members Absent:	Dan Mooney, excused, Gloria Poirier, excused
Alternates Present:	Scott Silvers, Ed Krol
Others Present:	John Buzuvis, Community Development Director

3. Approval of the Meeting:
A motion was made by Comm. Krol, supported by Comm. Silvers to approve the regular minutes of May 5, 2016 as presented.
MOTION CARRIED UNANIMOUSLY.

4. Approval of the Agenda:
A motion was made by Comm. Giummo and supported by Comm. Krol to approve the agenda.
MOTION CARRIED UNANIMOUSLY.

5. Old Business:
NONE

6. New Business:
Z16-09 197 Arthur
Non-Use Variance Requested
Setback between house and garage
Zoned: R-1, Single Family Residential
Applicant: Bryan Kammeraad

Bryan Kammeraad, owner and applicant, presented his case. The applicant proposed to add a detached garage at the end of the existing driveway. Due to a lot recombination from the previous owner the lot has an irregular shape and the applicant is unable to construct a garage in a place that meets all dimensional zoning requirements. As proposed the garage would be 4 feet from the main structure where 10 feet is required.

Board Discussion
Comm. Krol asked about the lot recombination.
Chairman Devine spoke of 5/8" gypsum board for fire stopping purposes.
Comm. Silver asked about the required setbacks for detached garages.
Chairman Devine discussed impervious surface. He asked about the location of the proposed structure and suggested shifting the location of the proposed garage so that it

would have a 1 foot rear yard setback and a 6 foot separation between the house and the garage.

Motion

A motion was made by Comm. Krol, supported by Comm. Birk, to approve Z16-09, 197 Arthur as amended to allow a 6 foot distance between the garage and home with a 1 foot rear yard setback for the southern 10 feet of the rear yard and that the east and north walls of the garage shall have 5/8" gypsum board to Fire Code, based on finding of fact that the prior lot recombination, location of existing house, drive, curb cut, and porte cochere, the proposed location minimizes impervious surface, and that the lot is odd shaped.

YES Birk, Giummo, Krol, Silvers, Devine
NO None

MOTION APPROVED UNANIMOUSLY

The variance granted is to allow for a separation of 6 feet between the house and garage and for a 1 foot rear yard setback of the detached garage. Southern 10 feet of the rear property line

7. Reports and Correspondence:
NONE

8. Commissioner Comments:

The board discussed the July meeting date.

Chairman Devine discussed a letter that was sent to the mayor by a June applicant. He discussed professionalism, preparedness, and the repercussions of the board's decisions to grant or deny a variance request.

Comm. Silvers spoke of applicant expectations and the let down when the board does not vote in favor of their proposal.

Comm. Birk spoke of recent contentious situations with applications and neighbors against requests. He explained the occasional reliance on expert opinions.

Dylan Propst, 1107 Beech, discussed his letter. He mentioned unprofessionalism in joking about parking tickets. He mentioned anecdotal comments from board members regarding their personal properties. He believed there was inconsistency with the decisions from the May meeting.

Chairman Devine thanked Mr. Propst for his comments and appreciated him bringing the issues to the board's attention.

A motion was made by Comm. Silvers, supported by Comm. Krol, to adjourn. MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Greta Bolhuis,
Assistant Community Development Director

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, Assistant Community Development Director

DATE: June 2, 2016

RE: 521 Deer, Use Variance Request

Michael Van Middlesworth, owner and applicant, seeks a use variance to allow 100% residential use. The property is zoned O-1, Office.

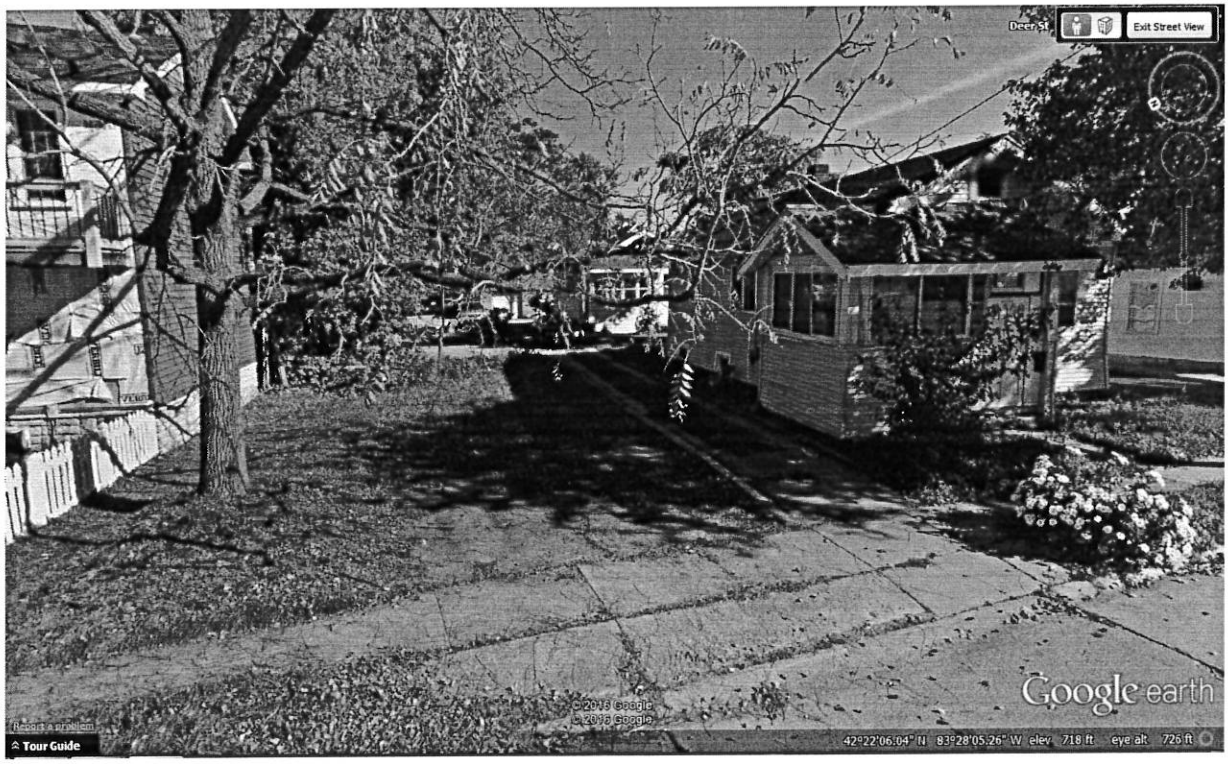
Section 78-71 of the Zoning Ordinance prohibits residential use on the first floor of any O-1, Office zoned properties.

Over the last three years the neighboring properties (693 Maple and 523 Deer) received use variances to allow 100% residential in an O-1 zoned property. 543 Deer, the property to the southwest of the subject property, is also zoned O-1. It has been used as a glass studio and shop for many years. 561 Deer, two structures south of the subject property, is also zoned O-1, but is used as a single-family residential.

It is important to note that this structure has existed as single-family residential for many years. The property is unique in that it does not have road frontage on a public street. Access to the property is through the alley to the east that runs from Maple to Wing. The properties in this area were rezoned from B-3, General Business to O-1, Office in 2003.

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

521 Deer St
Google earth
Tour Guide
1999
Imagery Date: 4/11/2015 42°22'05.75" N 83°28'03.93" W elev 717 ft eye alt 1176 ft


Deer St
Exit Street View
Google earth
Report a problem
Tour Guide
42°22'06.04" N 83°28'05.26" W elev 718 ft eye alt 726 ft

Z16-10 521 Deer
Allow 100% Residential Use in an O-1 Zoned Property.
ZBA Mtg 7/7/16

RECEIVED
JUN 13 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

ZBA APPLICATION – USE VARIANCE

Type of Variance Request: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result.

Address of Property: 521 Deer Street

Michael VanMiddlesworth — Michael Van Middlesworth
Applicant Name — Property Owner

11420 Gold Arbor Rd — Plymouth — MI 48170
Address — City — State Zip

mvanmidd@yahoo.com — 734-474-1054
Email — Phone

Article and Section of the Zoning Ordinance that is being appealed or variance requested:
O-1 office zoned

I (We) hereby appeal to the Zoning Board of Appeals for a variance to:
Allow a 100% residential use in a O-1 office zoned property

Description of Property

Current zoning classification: O-1 office

Is it a corner or interior lot? yes Size and area of lot: 4615 S.F.

Total sq. footage of existing main buildings: 671 accessory structures: 229 Porches

Current use of buildings on premises: residential

Percentage of lot coverage of *all* buildings, decks, porches 30" above grade: 20%

Height and area of existing structure: 15 ft aprox 900 S.F.

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

☐ The zoning of the properties surrounding the subject property.

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

1. What are the hardships to preventing compliance with the ordinance? Are these hardships an exception or unique to the property compared to other properties in the City? _____
   Property has always been a residential home and I need a variance to obtain a Bank mortgage in order to improve the Property.
2. What effect will the variance have on neighboring properties? none.
   my neighbors are all residential Homes except the Glass Shop to the south.
3. Is the hardship which prevents you from complying with the ordinance self-imposed? How did the hardship come about? No. I want to get a Bank mortgage in order to aquire funds to improve the residence and the Bank requires a variance.
4. Why the property could not be reasonably used for the purpose permitted in that zone?
   The lot is too small and only has alley access. Access not suitable for a business.

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

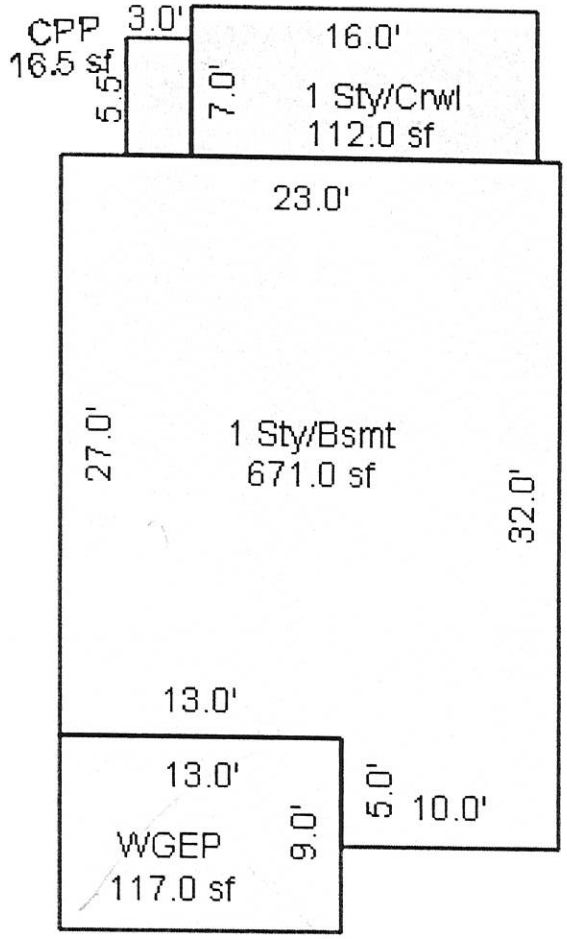
Subscribed and sworn before me this 13 day of June, 2016

Maria Farris
Notary Public

MARIA FARRIS
Notary Public - Michigan
Wayne County
My Commission Expires Sep 1, 2019
Acting in the County of Wayne

My Commission expires Sept 1, 2019

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.



Sketch by Apex Medina™

006-10-0770-002 521 DEER ST

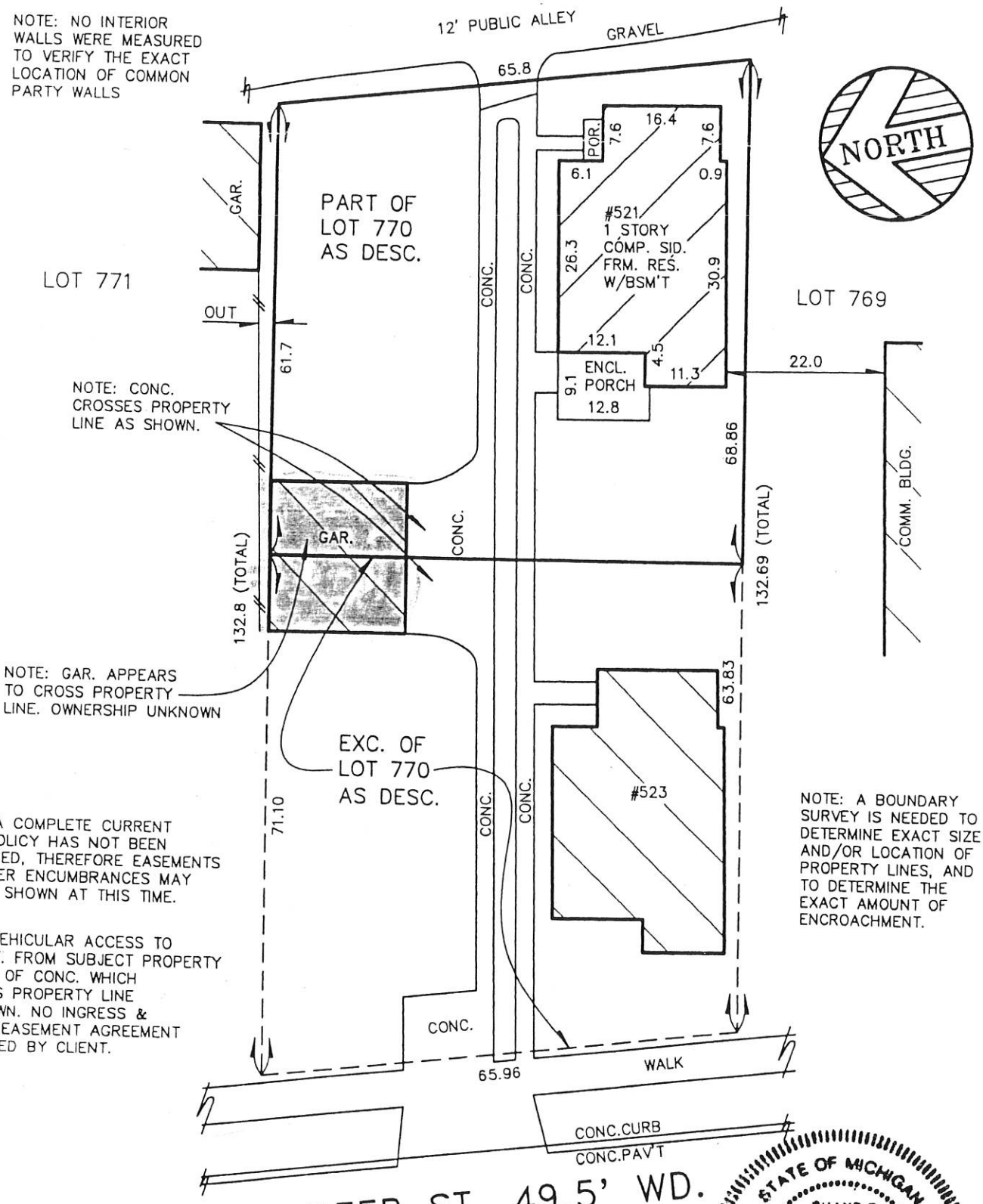
MORTGAGE SURVEY

Certified to: JP MORGAN CHASE BANK, NA

Applicant: MARY A. FLOCH

Property Description:

Lot 770, except the Westerly part thereof measuring 71.10 feet on the Northerly line and 63.83 feet on the Southerly line of said lot,; ASSESSOR'S PLYMOUTH PLAT NO. 20, of part of S.W. 1/4 of Sec. 26, T.1 S., R.8 E. City of Plymouth, Wayne County, Michigan, as recorded in Liber 68 of Plats, Page 42 of Wayne County Records.



STATE OF MICHIGAN
SHANE P. AZBELL
PROFESSIONAL SURVEYOR

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished

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, Assistant Community Development Director

DATE: June 8, 2016

RE: 804 Arthur, Non-Use Variance Request

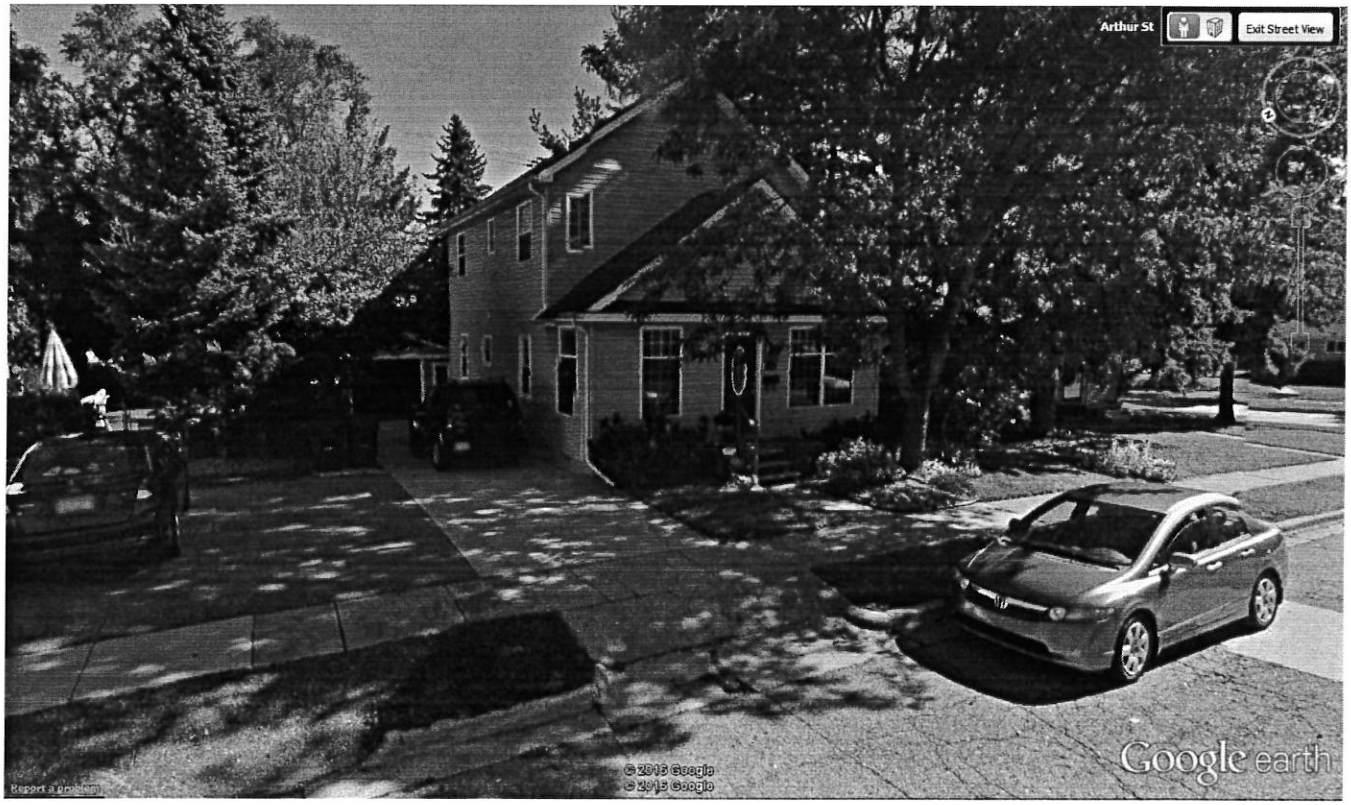
Evan Blum, owner and applicant, seeks a non-use variance to construct a front porch. The property is zoned R-1, Single Family Residential.

Section 78-190 of the Zoning Ordinance requires that the front yard setback for properties zoned R-1 must be 25 feet or 90% of the average of all properties within 200 feet. The current porch is 4 feet deep by 9 feet wide and the current setback is 11 feet. The proposed dimensions of the porch are 4 feet deep by 16 feet wide.

The completed front yard setback worksheet allows a front yard setback of 18.34 feet. The proposed front yard setback is 11 feet. The applicant is requesting a variance of 7.34 feet to extend the existing non-conforming front porch. No other variances are required.

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

804 Arthur St
Google earth


Arthur St
Exit Street View
Google earth
Report a problem
© 2013 Google
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RECEIVED
JUN 07 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

ZBA APPLICATION – DIMENSIONAL (NON-USE) VARIANCE

Z16-11 804 Arthur
Front Yard Setback
ZBA Mtg 7/7/16

e Request: DIMENSIONAL – Common regulations subject to dimensional (non-use)
s: setbacks, signs, height or parking regulations, lot coverage, bulk or landscaping
iqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

Address of Property: 804 Arthur St

Evan Blum — Laura / Evan Blum
Applicant Name — Property Owner

804 Arthur St — Plymouth — MI 48170
Address — City — State Zip

evan.blum@beaumont.edu — (765) 914-3989
Email — Phone

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

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: expand current front porch 4' laterally

Description of Property

Current zoning classification: Residential

Is it a corner or interior lot? Interior Size and area of lot: 50' x 120' = 6000 sq ft

Total sq. footage of existing main buildings: 1800 sq ft accessory structures: 280 sq ft garage

Current use of buildings on premises: Primary residence

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 950 (foundation) + 280/6000 = 20.5%

Height and area of existing main and/or accessory structures: 2 story house. 1 story detached garage

Description of Proposed Structures

Height of proposed structure: 16"

Dimensions and area of structure or addition to be constructed: 4' x 16'

Percentage of lot coverage of all buildings including proposed: 280 + 950 + 64/6000 = 21.6%

Front yard setback after completion (measured from lot line): 11' from sidewalk 21' from street

Back yard setback after completion (measured from lot line): N/A

Side yard setback after completion (measured from lot line): 11' left 23' right

both No change

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

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Twelve (12) 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? Closer location of home to sidewalk fails front porch setback guidelines, new porch will be no closer to sidewalk but 7' wider. House built in 1920's and as stands guidelines would allow no porch.
2. What effect will the variance have on neighboring properties? None, we would like to extend our front porch 7' laterally, the porch will create no effect on others, will be visually similar to current.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? Our house, built in the 1920's lies closer to the sidewalk than others, failed front porch setback guidelines
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? With current small porch size we are unable to place small chair and pots on the porch as we would like.

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 7th day of June, 2016

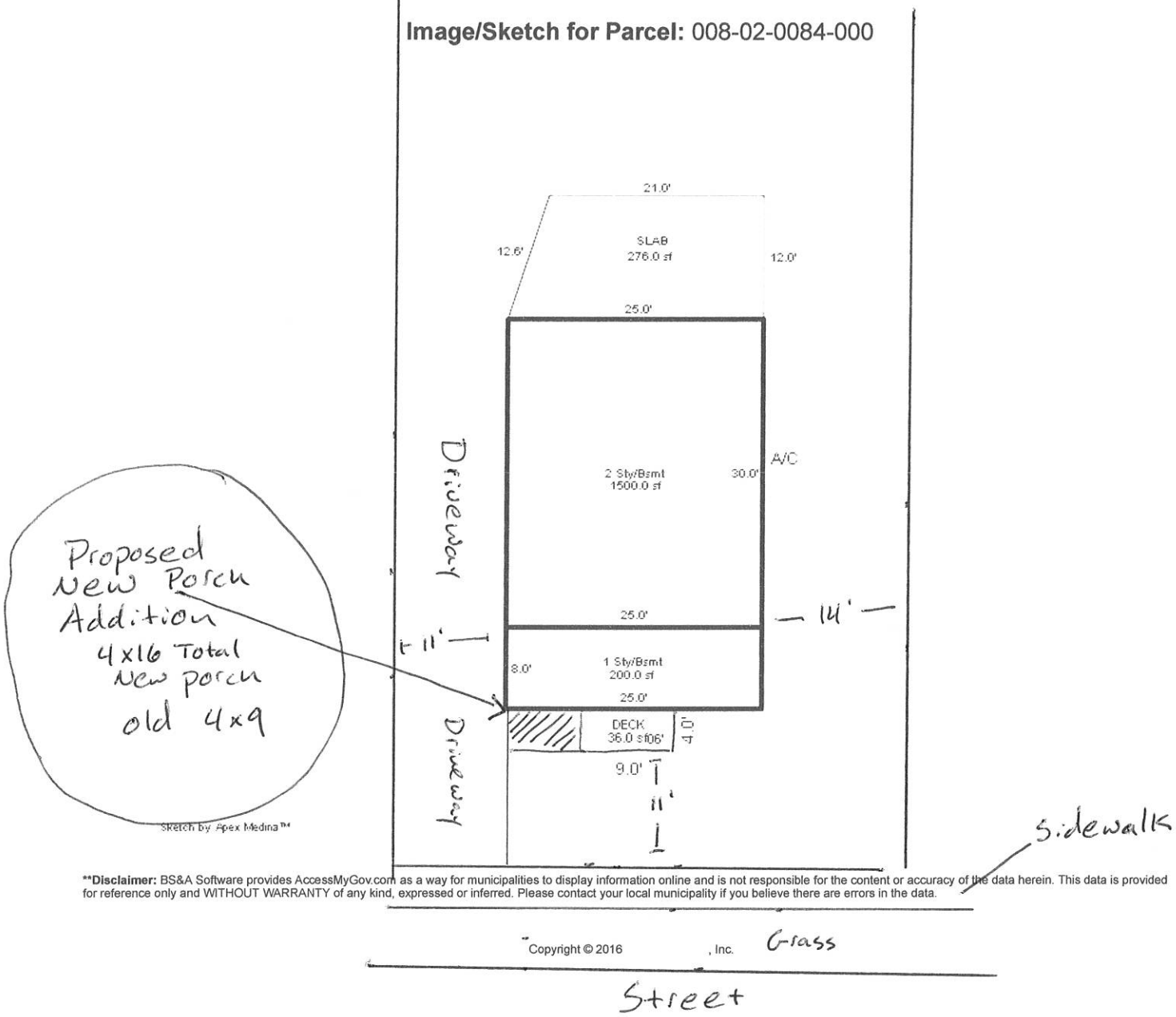
Notary Public

My Commission expires

NANCY K ANDERSON
Notary Public - Michigan
Wayne County
My Commission Expires Mar 21, 2017
Acting in the County of WAYNE

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.

Image/Sketch for Parcel: 008-02-0084-000



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FRONT YARD SETBACK WORKSHEET

Arthur St.

House Address: 890	House Address: 878	House Address: 872	House Address: 850	Your House Address: 804	House Address: 800	~~House Address:~~	~~House Address:~~	~~House Address:~~
30+	17'	17'	18'	DO NOT INCLUDE SETBACK	20'			
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE					1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE			
SIDEWALK	SIDEWALK		SIDEWALK			SIDEWALK		SIDEWALK

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

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

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

*** If there is a porch on the home:
Covered porch: measure to the porch.
Uncovered porch: measure to the house foundation

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

PROPOSED FRONT YARD SETBACK: 11'

Total sum of neighboring front yard setbacks = 102

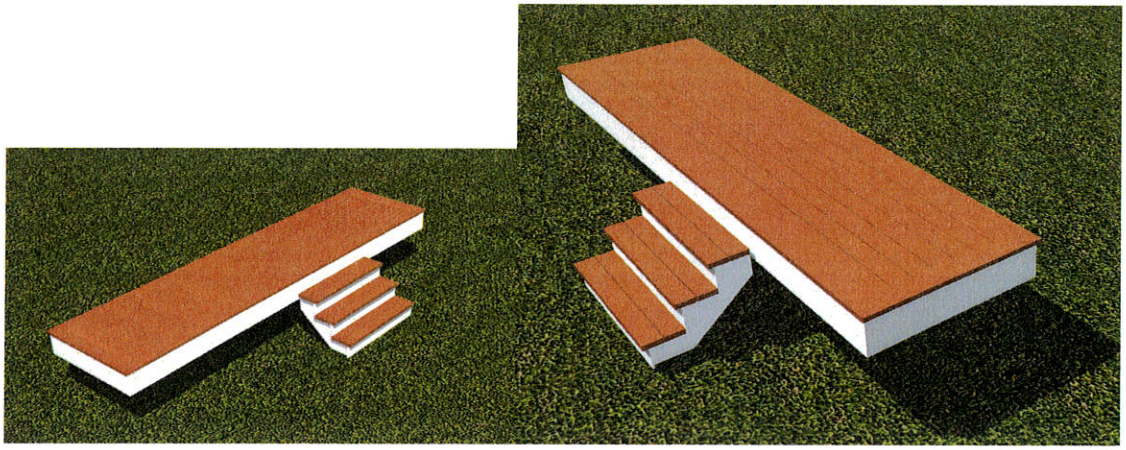
Total number of homes used = 5

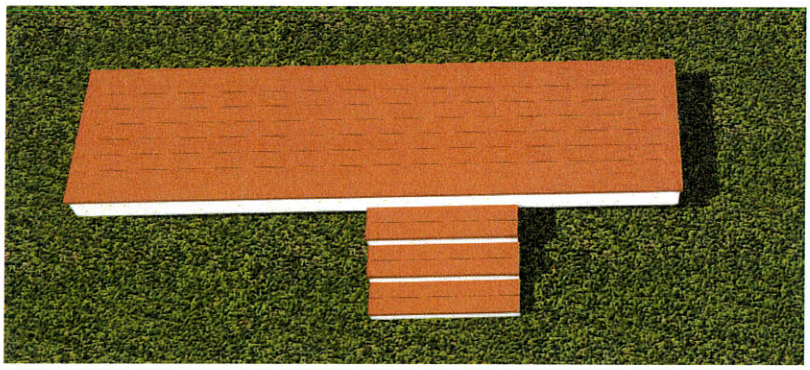
Sum of setbacks divided by homes used = 20.4

Then multiply this number by .90

The allowed front yard setback for your property = 18.36

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





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, Assistant Community Development Director

DATE: June 21, 2016

RE: 1133 Linden, Non-Use Variance Request

Matt Thurber, owner and applicant, seeks a non-use variance for the rear yard setback. The property is zoned R-1, Single Family Residential.

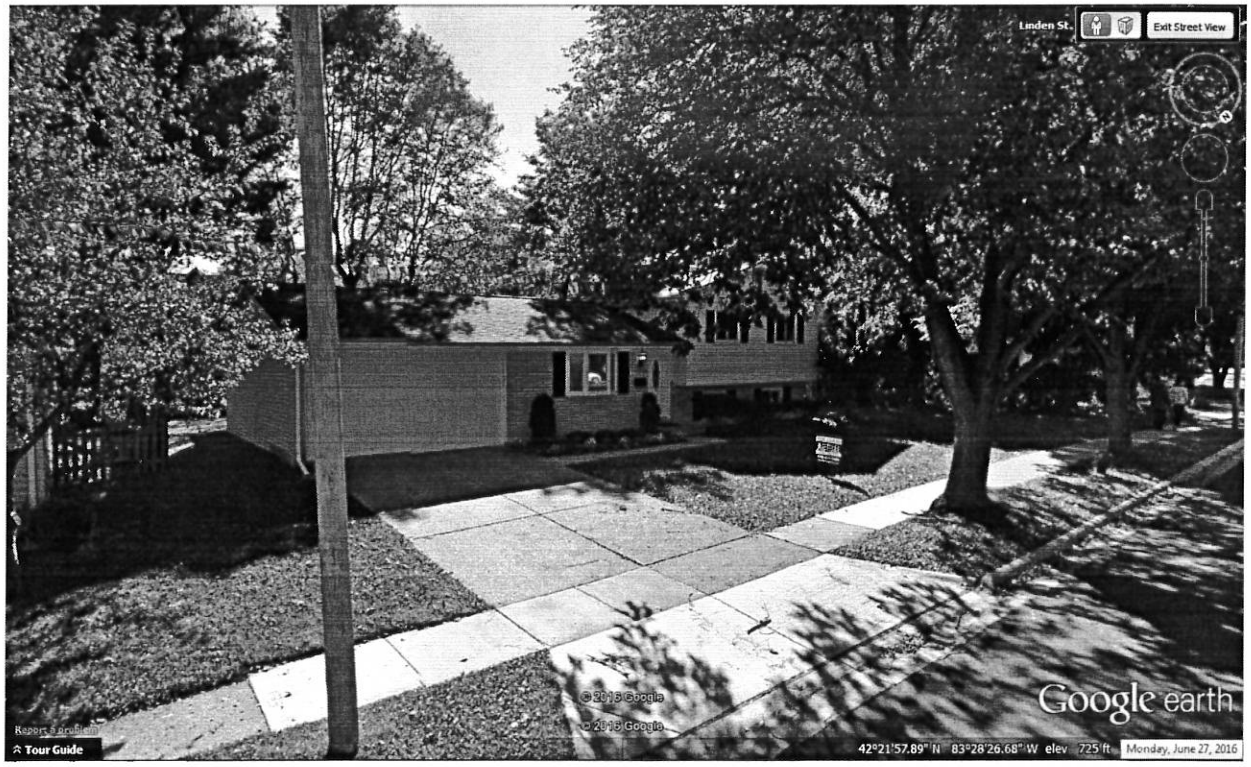
Section 78-190 of the Zoning Ordinance requires a 35 foot rear yard setback. The lot is 75 feet wide by 83 feet deep, totaling 6,225 square feet.

It is important to note that 1067 Linden (in 2013) and 1065 Linden (in 2015) each received a 10 foot variance to construct new homes with a 25 foot rear yard setback.

The applicant is requesting a variance of 5 feet to accommodate a 30 foot rear yard setback. No other variances are required.

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

1133 Linden St
Google earth
Tour Guide
1999
Imagery Date: 4/13/2016 42°21'57.59" N 83°28'26.15" W elev 720 ft eye alt 1165 ft


Linden St.
Exit Street View
© 2016 Google
© 2016 Google
Google earth
Report a problem
Tour Guide
42°21'57.89" N 83°28'26.68" W elev 725 ft
Monday, June 27, 2016

Z16-12 1133 Linden
Rear Yard Setback
ZBA Mtg 7/7/16

RECEIVED
JUN 21 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

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: 1133 Linden

Matt Thurber — Applicant Name
Evergreen Development — Property Owner

641 S. Harvey — Address
Plymouth — City
MI — State
48170 — Zip

mattfthurber@aol.com — Email
248 866 5131 — Phone

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

78-190

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

allow 30' rear yard setback

Description of Property - tear down

Current zoning classification: R-1

Is it a corner or interior lot? int Size and area of lot: 75x83.1 deep - 6232 ☐

Total sq. footage of existing main buildings: 2232 accessory structures: NA

Current use of buildings on premises: Single family

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 36%

Height and area of existing main and/or accessory structures: 23'

Description of Proposed Structures

Height of proposed structure: 25'

Dimensions and area of structure or addition to be constructed: 62x36

Percentage of lot coverage of all buildings including proposed: 35%

Front yard setback after completion (measured from lot line): 15'

Back yard setback after completion (measured from lot line): 30'

Side yard setback after completion (measured from lot line): 6' & 6'

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

included

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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? Lot is only 83' deep

2. What effect will the variance have on neighboring properties? none - am requesting 30' rear yard when 5 adjacent 5 homes within 200' average 27.8' rear yard

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? not self imposed Lot platted at 85' of depth

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Depth of Lot restricts design of home

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

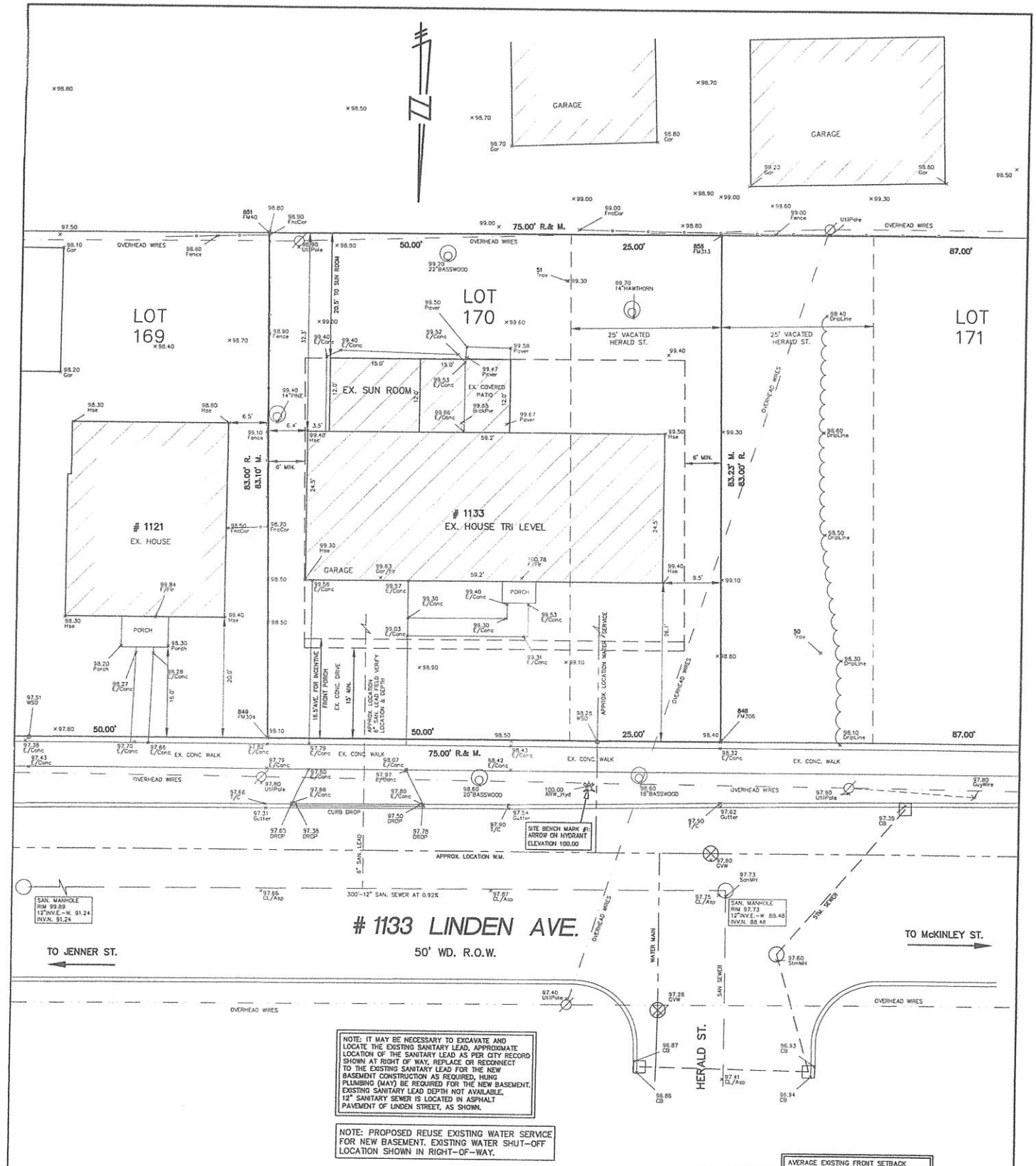
Subscribed and sworn before me this 20th day of June, 2016

MARGARET J ZAREMBA
Notary Public - Michigan
Wayne County
My Commission Expires Jun 11, 2017
Acting in the County of _____

Notary Public

My Commission expires June 11, 2017

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.



NOTE: IT MAY BE NECESSARY TO EXCAVATE AND LOCATE THE EXISTING SANITARY LEAD, APPROXIMATE LOCATION OF THE SANITARY LEAD AS PER CITY RECORD SHOWN AT RIGHT OF WAY, REPLACE OR RECONNECT TO THE EXISTING SANITARY LEAD FOR THE NEW BASEMENT CONSTRUCTION AS REQUIRED, HUNG PLUMBING (MAY) BE REQUIRED FOR THE NEW BASEMENT. EXISTING SANITARY LEAD DEPTH NOT AVAILABLE. 12" SANITARY SEWER IS LOCATED IN ASPHALT PAVEMENT OF LINDEN STREET, AS SHOWN.

NOTE: PROPOSED REUSE EXISTING WATER SERVICE FOR NEW BASEMENT. EXISTING WATER SHUT-OFF LOCATION SHOWN IN RIGHT-OF-WAY.

ZONE R-1
MINIMUM SETBACKS:
FRONT = 25 FEET
REAR = 35 FEET
SIDE = 6' MIN. EACH

AVERAGE EXISTING FRONT SETBACK "EXCLUDING PORCHES" 200 FT. EACH WAY OF PROPOSED HOUSE = 16.5 FT.

AVERAGE EXISTING FRONT SETBACK "INCLUDING PORCHES" 200 FT. EACH WAY OF PROPOSED HOUSE = 14.9 FT.

NOTE: SAND BACKFILL REQUIRED FOR TRENCHES UNDER DRIVES AND OVERDIG AT FRONT OF HOME.

LEGEND

0.00 = EXISTING ELEVATION
[00.0] = PROPOSED GRADE
—→ = DRAINAGE
(0.00) = AS-BUILT GRADE
F.G. = FINISH GRADE
DROP = DROP FINISH GRADE

R. = RECORD DISTANCE
M. = MEASURE DISTANCE
FSB = FOUND STEEL BAR

LEGAL DESCRIPTION:
LOT 170 AND EAST 1/2 OF THE ADJACENT VACATED HERALD STREET OF "NASH'S PLYMOUTH SUB.", PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE EAST, VILLAGE OF PLYMOUTH (NOW CITY OF PLYMOUTH) WAYNE COUNTY, MICHIGAN, RECORDED IN LIBER 43 OF PLATS ON PAGE 55, WAYNE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. CONTAINS 6,237 SQUARE FEET MORE OR LESS.

SOIL EROSION SEQUENCE OF OPERATIONS:
1. PERSON(S) RESPONSIBLE FOR SOIL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE EVERGREEN DEVELOPMENT LLC (248-866-5131)
2. ALL CATCH BASINS AND INLETS SHALL BE PROTECTED WITH PEA STONE INLET FILTER DEVICES.
3. MAINTAIN SOIL EROSION CONTROL MEASURES AT ALL TIMES UNTIL FINAL LANDSCAPING AND PAVING ARE COMPLETED AND ACCEPTED BY THE (TWP.)
4. THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

NOTE: IT IS THE CLIENTS RESPONSIBILITY TO REVIEW THIS DRAWING FOR ALL HOUSE PLAN DATA, INCLUDING (BUT NOT LIMITED TO) ELEVATION, HOUSE AND BASEMENT SIZES, CANTILEVERS, ETC., AND, THE HOUSE LOCATION AND ORIENTATION ON THE PARCEL. ANY DISCREPANCIES NOT BROUGHT TO OUR ATTENTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT.
* FOUNDATION DIMENSIONS SHOWN SHOULD BE USED FOR BASEMENT EXCAVATION PURPOSES ONLY. FOUNDATION CONTRACTOR SHALL USE THE ARCHITECTURAL FOUNDATION PLAN DIMENSIONS FOR LAYOUT AND CONSTRUCTION OF FOUNDATIONS.

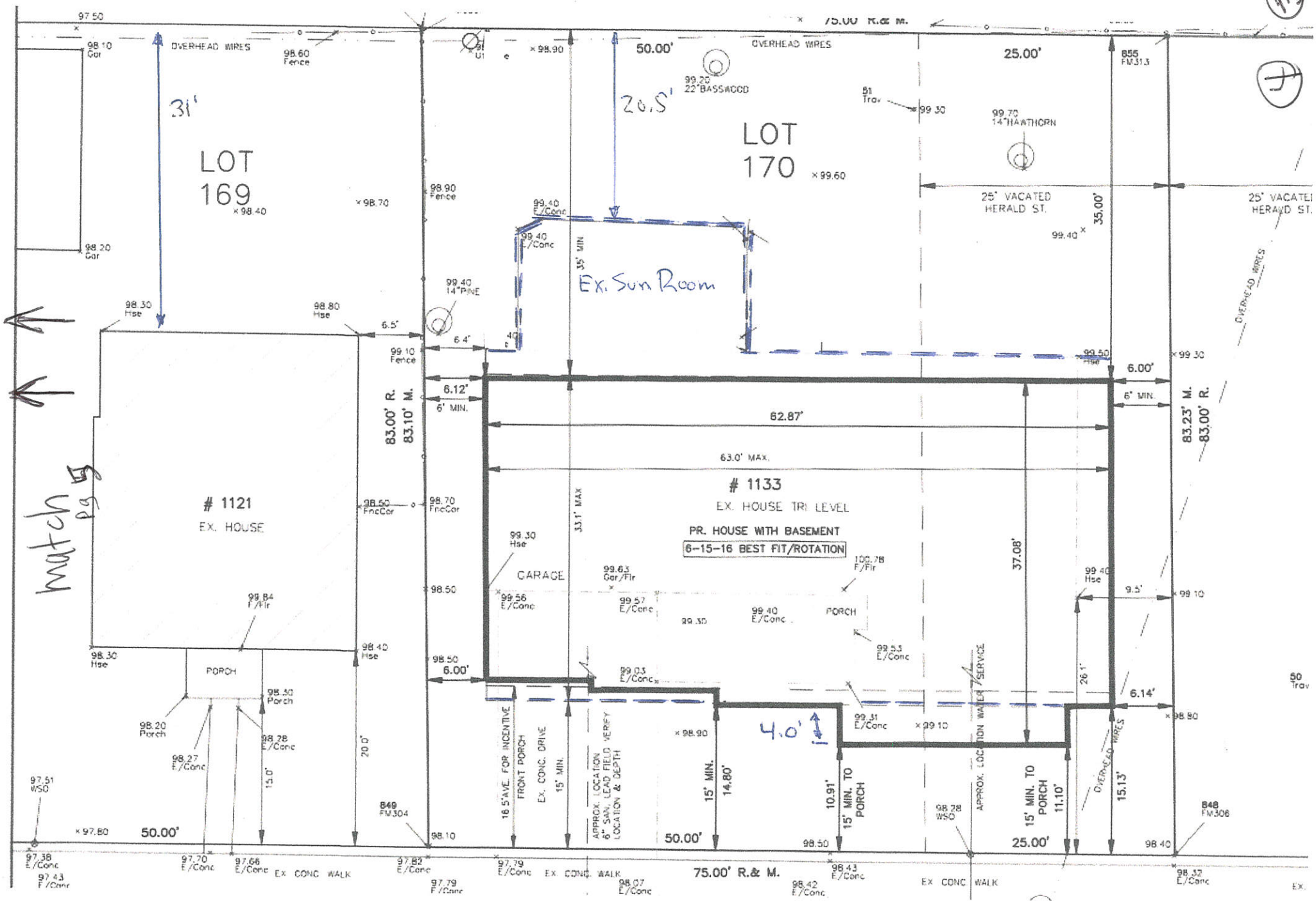
PRELIMINARY

CLIENT: EVERGREEN DEVELOPMENT LLC
P.O. BAX 125
LASSALLE, MI. 48154
248-866-5131

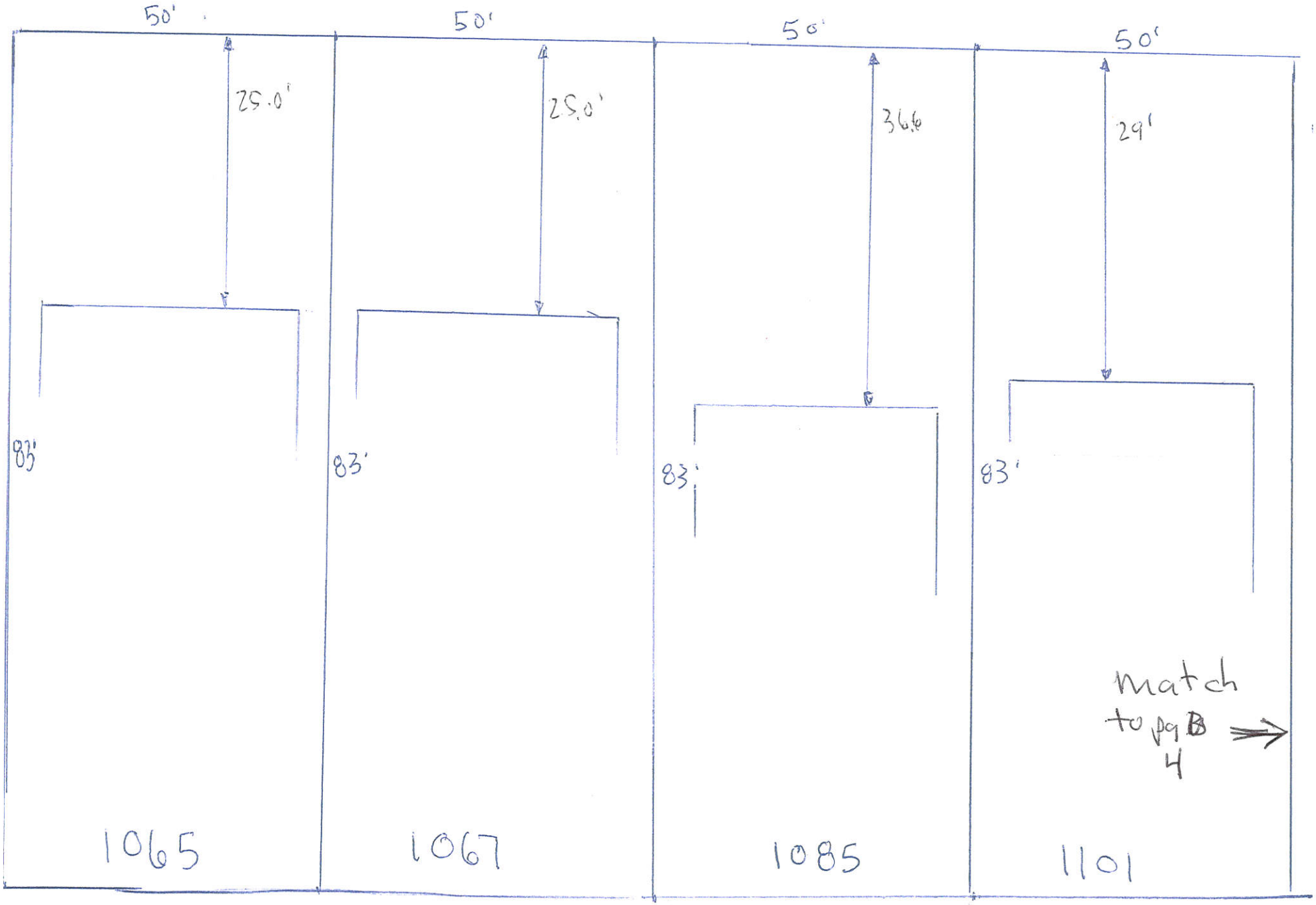
REVISED:	6-20-16 AS PER CLIENT
DATE:	6-7-16
JOB NO.:	16-05-21
SCALE:	1"=10"

ambit land surveyors, inc.
691 WING STREET
Plymouth, MI. 48170
ph. 800.221.5263
ph. 734.455.5501
fax 877.837.5267
www.ambitsurveyors.com

DRAWN BY:	GW
CHECK:	P3
SHEET:	1/1



LOT 169
LOT 170
1121
EX. HOUSE
1133
EX. HOUSE TRI LEVEL
PR. HOUSE WITH BASEMENT
6-15-16 BEST FIT/ROTATION
Ex. Sun Room
match pg 5
31'
20.5'
4.0'
75.00' R.& M.
50.00'
25.00'
25' VACATED HERALD ST.
OVERHEAD WIRES
GARAGE
PORCH
83.00' R.
83.10' M.
83.23' M.
62.87'
63.0' MAX.
37.08'
35.00'
15' MIN. TO PORCH
14.80'
10.91'
11.10'
15.13'
16.5' AVE. FOR INCENTIVE FRONT PORCH
EX. CONC. DRIVE
APPROX. LOCATION 6" SAN. LEAD FIELD VERIFY LOCATION & DEPTH
APPROX. LOCATION WATER SERVICE
EX. CONC. WALK



Ave. Rear Yard Setback of 6 homes within 200' - 27.8'

FRONT YARD SETBACK WORKSHEET

House Address: 1067	House Address: 1085	House Address: 1101	House Address: 1121	1133 LINDEN Your House Address:	House Address: 705 MCKINLEY	House Address: 723 MCKINLEY	House Address:	House Address:
20.3	19.5	15.6	15.0	DO NOT INCLUDE SETBACK	12.5	R.O.		

1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE

1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE

SIDEWALK SIDEWALK SIDEWALK SIDEWALK SIDEWALK

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

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

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

*** If there is a porch on the home:
Covered porch: measure to the porch.
Uncovered porch: measure to the house foundation

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

PROPOSED FRONT YARD SETBACK: 14.9

Total sum of neighboring front yard setbacks = 82.9

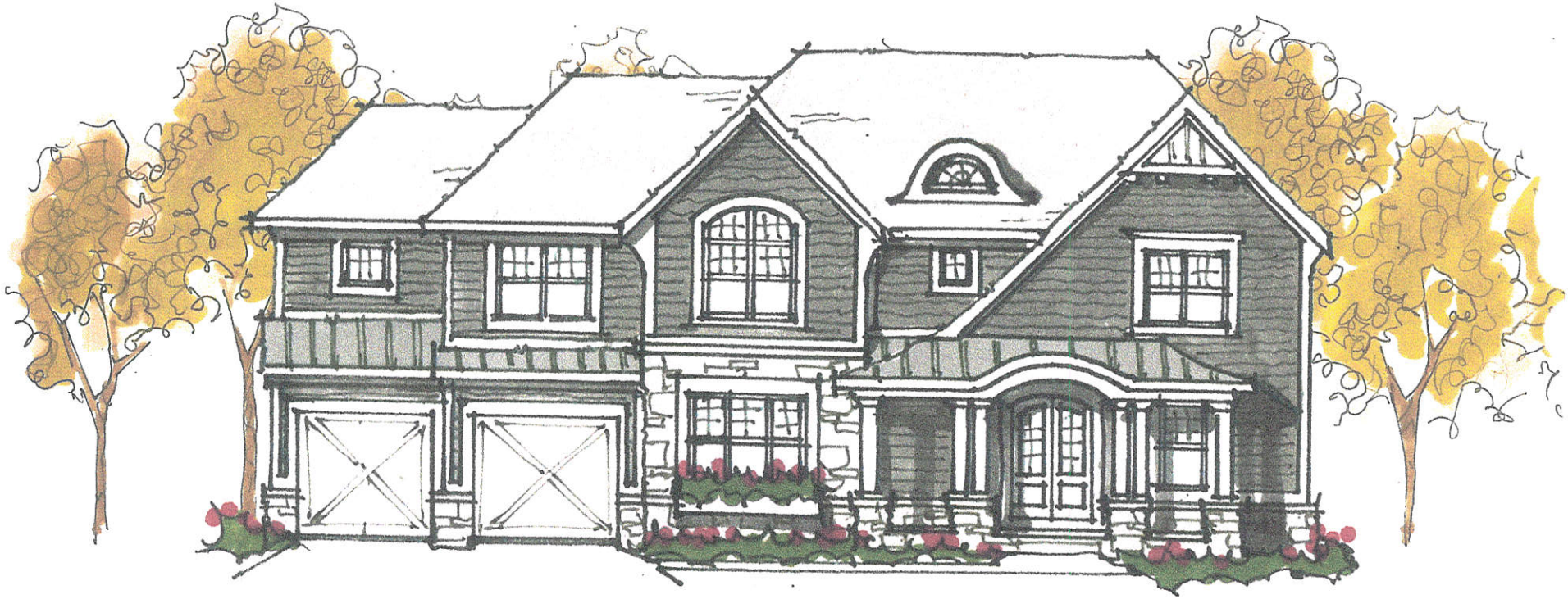
Total number of homes used = 5

Sum of setbacks divided by homes used = 16.6

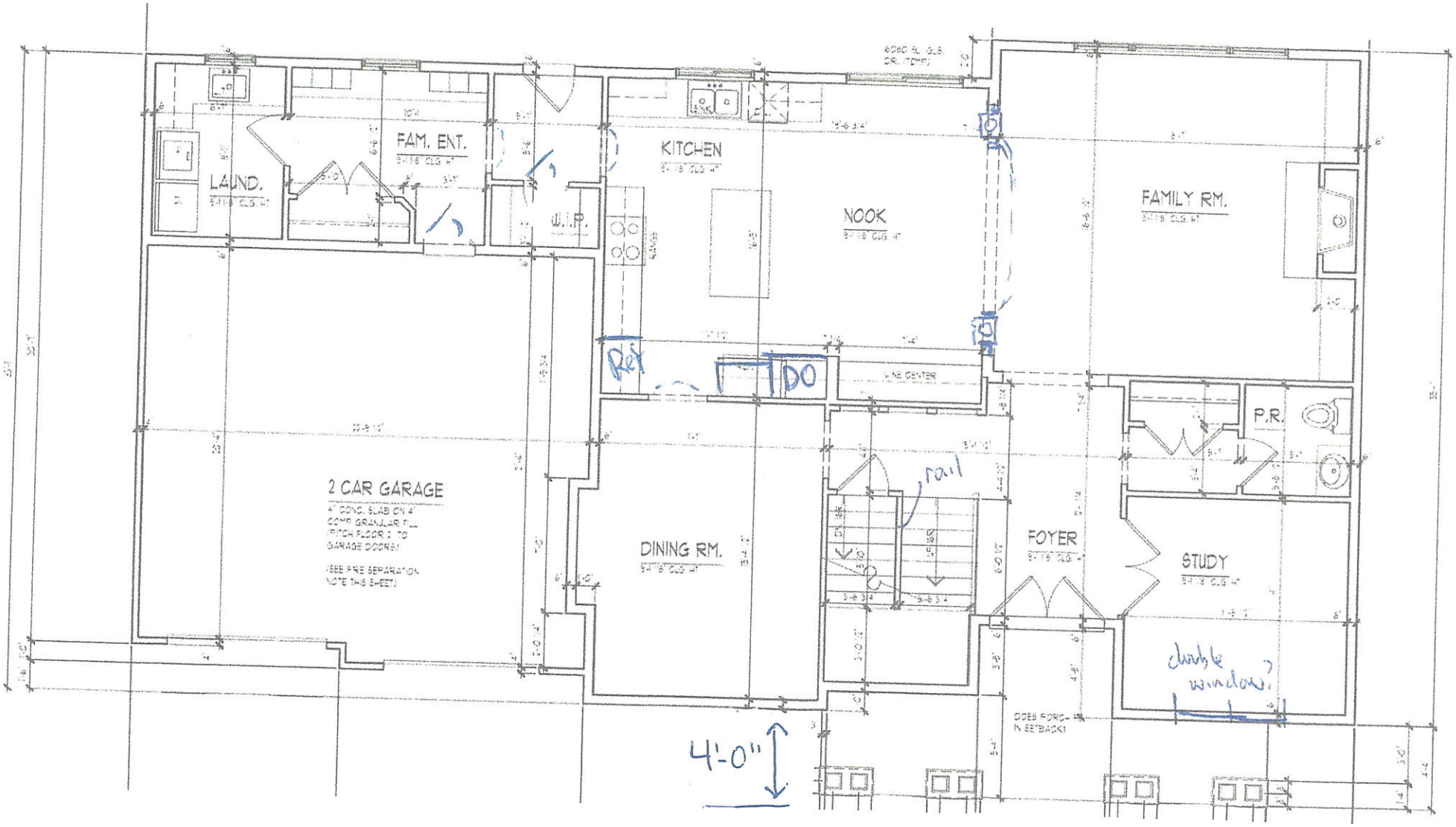
Then multiply this number by .90

The allowed front yard setback for your property = 14.9

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



Proposed Front Elevation


LAUND.
FAM. ENT.
W.I.P.
KITCHEN
NOOK
FAMILY RM.
Ref
DO
LINE CENTER
P.R.
2 CAR GARAGE
DINING RM.
rail
FOYER
STUDY
double window?
4'-0"