

CITY OF PLYMOUTH
ZONING BOARD OF APPEALS MEETING
THURSDAY, SEPTEMBER 1, 2016
7:00 PM
AGENDA

1. Meeting called to order at _____p.m.
2. ROLL CALL: Josh Birk, Kara Giummo, Dan Mooney, Gloria Poirier,
and Mike Devine

ALTERNATES: Ed Krol, Scott Silvers
3. APPROVAL OF MINUTES
Regular Meeting – August 4, 2016
4. APPROVAL OF THE AGENDA
5. OLD BUSINESS:
None.
6. NEW BUSINESS:

Z 16-16 199 Hamilton
Non-Use Variance Requested
Front Yard Setback
Zoned: R-1, Single-Family Residential
Applicant: Ty Sasena

Z 16-17 898 S. Main
Use Variance Requested
To Allow a Used Car Dealer License
Zoned: B-1, Local Business
Applicant: Jeffrey Bejma
7. REPORTS AND CORRESPONDENCE
8. COMMISSIONER COMMENTS
9. MOTION TO ADJOURN

City of Plymouth City Commission
2016 Goals

The City Commission met on January 4th to conduct a formal goal 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.

- * Develop 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.

201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
ZONING BOARD OF APPEALS MEETING MINUTES
Thursday, August 4, 2016

1. Meeting called to order at 7:00 P.M. by Comm. Poirier

2. Roll Call

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

3. Approval of the Meeting Minutes:

**A motion was made by Comm. Silvers, supported by Comm. Mooney to approve the regular minutes of June 2, 2016 as presented.
MOTION CARRIED UNANIMOUSLY.**

4. Approval of the Agenda

**A motion was made by Comm. Birk and supported by Comm. Silvers to approve the agenda as amended.
MOTION CARRIED UNANIMOUSLY.**

5. Old Business

None.

6. New Business

Z16-13 1302 Maple
Non-Use Variance Requested
Side Yard Setback
Zoned: R-1, Single Family Residential
Applicant: Jeff and Nicole Wassel

Jeff Wassel, owner and applicant, presented his case. The applicant explained that the current home presents design challenges to the modern family and they are proposing a modest addition. He discussed the uniqueness of the property lines and that there is usable space past the property marker due to the placement of the neighbor's fence.

Public Comment

Steve Ribar, 655 Forest, expressed support for the project.

Nathan Johns, 1298 Maple, expressed full support for the project. He explained it would not impact his property as the proposed addition would be adjacent to their garage.

Board Discussion

Comm. Silvers believed there was sufficient separation between the two buildings.

Comm. Mooney liked the step in the floor plan. He believed there was a hardship in the uniqueness of the corner clipped.

Comm. Silvers agreed and believed there was effort made to accommodate the uniqueness of the side property line.

Comm. Birk spoke about putting a contingency on the approved variance for the northeast corner only.

The board discussed the angle of the property line and the corner of the proposed addition.

Motion

A motion was made by Comm. Silvers, supported by Comm. Birk, to approve Z16-13, side yard setback for the northeast corner of the proposed addition.

Finding of Fact: The lot is odd shaped which causes a hardship.

YES Mooney, Poirier, Birk, Silvers

NO None

MOTION APPROVED UNANIMOUSLY

The variance granted is for 1.5 feet to allow for a 4.5 foot side yard setback with the contingency that the variance only applies to the northeast corner of the proposed addition.

Z16-15 1133 Linden
Non-Use Variance Requested
Rear Yard Setback
Zoned: R-1, Single Family Residential
Applicant: Matt Thurber

The applicant was given the option to withdraw because only four board members were present. The applicant decided to proceed.

Mike Ladmer, 26030 Pontiac Trail, South Lyon, applicant, presented his case. He explained that there are 98 lots within three blocks and they average 132 feet deep. It was explained that strict adherence to the setbacks on this lot with a depth of 83 feet would allow for a 31.7 foot deep house. The intent of coming back to the board was to redesign the house to fit within the current setbacks and have a front porch. He explained that Mr. Thurber has built 11 homes on lots with an average depth of 124 feet. Mr. Ladmer explained that the variance would increase walkability and the neighborhood effect by pushing the house back 4 feet. He said adjacent homes sit only 28 feet from the rear property line and the variance would allow for more attractive landscaping.

Public Comment

Tom Robert, 1117 Beech, stated that reasonable people doing reasonable things with their properties was okay. He stated the Code exists so that the unique appeal of the city remains. He opposed the variance request. He also discussed the number and condition of properties under construction throughout the city.

Steve Ribar, 655 Forest, discussed the property under construction near his home and the condition of properties under construction throughout the city.

Travis Reeder, 1121 Linden, only neighbor directly next to this property. He was appalled that the neighbors were asked back for another variance request. He believed that Mr. Thurber should have known the regulations before purchasing the property. He opposed the variance request.

Jim Elias, 1128 Beech, discussed walkability and the lack of correlation with front porches. He produced a petition with 34 signatures opposing the variance request.

Board Discussion

The board discussed a potential conflict of interest with Comm. Birk.

A motion was made by Comm. Silvers, supported by Comm. Mooney, to allow Comm. Birk to remain on the board.

NO Mooney, Poirier, Silvers
YES None

Comm. Mooney believed that it wouldn't do any good to rehash the July 7 discussion. Comm. Birk said that the city is divided against new homes. He believed height was the biggest issue rather than the footprint. He explained that all the lots on Linden have shallow lots and are non-conforming, many of which are considered grandfathered in or legal non-conforming. Comm. Silvers didn't understand why or how the house was designed not in compliance with the setback requirements. He believed that using other sites as a precedent doesn't apply to this application.

Comm. Poirier received a letter prior to the start of the meeting and the citizen was against the variance request.

Comm. Silvers explained front porches and walkability as an urban design concept. He said it creates an interaction between people walking on the sidewalks, puts eyes on the street, and is a public-private interaction. He believed that because the house has already been designed, that is not a hardship.

Comm. Birk wanted the board to be careful when discussing individuals purchasing a property and knowing it was insufficient. He had reservations changing an opinion from last month's meeting.

Comm. Silvers believed no new information had been received to prove a hardship.

Comm. Mooney stated that the board treats each application as a separate petition.

The applicant requested to be tabled until a full board would be present. The request was denied.

Motion

A motion was made by Comm. Mooney, supported by Comm. Silvers, to approve Z16-15, 1133 Linden as requested.

Finding of Fact: There is no hardship.

NO Mooney, Poirier, Birk, Silvers

YES None

MOTION NOT GRANTED

The variance denied is for 4 feet, to allow for a 31 foot rear yard setback.

7. Reports and Correspondence

The board and members of the audience were encouraged to participate in the Master Plan Survey.

8. Commissioner Comments

None.

A motion was made by Comm. Birk, supported by Comm. Silvers, to adjourn.

MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 8:02 p.m.

Respectfully Submitted,

Greta Bolhuis,
Assistant Community Development Director

**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, September 1, 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 16-16 199 Hamilton
Non-Use Variance Requested
Front Yard Setback
Zoned: R-1, Single-Family Residential
Applicant: Ty Sasena

2. Z 16-17 898 S. Main
Use Variance Requested
To Allow a Used Car Dealer License
Zoned: B-1, Local Business
Applicant: Jeffrey Bejma

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

ZONING BOARD OF APPEALS

Date Received: August 10, 2016

Case # Z 16-16

Applicant: Ty Sasena

Address: 199 Hamilton

Variance Request: Front Yard Setback

Agenda Date: September 1, 2016

Publication Date: 8/21/16

Notices Sent: 8/18/16

Reviewed By: Greta Bolhuis, Assistant Community
Development Director

Disposition:

Comments:



**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: August 10, 2016
RE: 199 Hamilton, Non-Use Variance

Ty Sasena, owner and applicant, seeks a non-use variance to construct a second story addition in the required side yard setback on a corner lot. The property is zoned R-1, Single Family Residential.

Section 78-191 of the Zoning Ordinance requires that for a corner lot, when the rear yard abuts the neighbor's side yard the side yard shall not be less than the required front yard of the district. The neighbor's house faces Roe Street and is located 4 feet from the street.

The property is 50 feet wide, and 153 feet deep, totaling 7,650 square feet in area. The front yard setback worksheet allows for a side yard setback of 15.4 feet. The applicant is requesting a variance of 5.8 feet to accommodate a 9.6 foot side yard setback. No other variances are required.

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



ZBA APPLICATION-DIMENSIONAL (NON-USE) VARIANCE

RECEIVED

AUG 10 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

Z16-16 199 Hamilton
Front Yard Setback
ZBA Mtg 9/1/16

request: DIMENSIONAL - Common regulations subject to
e) variance requests: setbacks, signs, height or parking
age, bulk or landscaping restrictions. Uniqueness: odd shape,
creek, natural features, big trees or slopes.

Address of Property: 199 HAMILTON ST.

TY SASENA TY SASENA
Applicant Name Property Owner

199 HAMILTON ST. PLYMOUTH MI 48190
Address City State Zip

TY/SASENA@MSN.COM 734-788-7772
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:

Description of Property

Current zoning classification: RESIDENTIAL

Is it a corner or interior lot? CORNER Size and area of lot: 7650 SF

Total sq. footage of existing main buildings: 1500 SF accessory structures: 379 SF

Current use of buildings on premises: SINGLE FAMILY HOME

Percentage of lot coverage of all buildings, decks, and porches 30" above grade: 1961 SF / 26%

Height and area of existing main and/or accessory structures: 27 FT

Description of Proposed Structures

Height of proposed structure: 28 FT

Dimensions and area of structure or addition to be constructed: 17'8" x 32'9"

Percentage of lot coverage of all buildings including proposed: 26%

Front yard setback after completion (measured from lot line): 17'8"

Back yard setback after completion (measured from lot line): 95'

Side yard setback after completion (measured from lot line): 9'8" ROE STREET

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. 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? EXISTING HOUSE STRUCTURE DOES NOT COMPLY WITH THE ORDINANCE.
2. What effect will the variance have on neighboring properties? SHOULD NOT HAVE ANY EFFECT. WE ARE JUST TRYING TO ADD A SECOND STORY BEDROOM AND MASTER BATH.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? NO. WHEN THE HOUSE WAS BUILT IN 1900.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? IT DOES NOT ALLOW US TO BUILD THE SECOND FLOOR.

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 August, 2016

[Signature]
Notary Public

My Commission expires _____

MARK W. SASENA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 27, 2019
ACTING IN 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.

FRONT YARD SETBACK WORKSHEET

House Address:	House Address:	House Address:	House Address:	House Address:	House Address:	House Address:	House Address:
			374	370	364	346	
			DO NOT INCLUDE SETBACK	26'	18.5'		
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE				1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE			
SIDEWALK				SIDEWALK			

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

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.
- *** You Must measure to the front wall of the surrounding buildings rather than the edge of any existing porches.
- *****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.

Total sum of neighboring front yard setbacks = 109.5' **68.5**

Total number of homes used = 4 **17.1**

Sum of setbacks divided by homes used = 27.375

Then multiply this number by .90

The allowed front yard setback for your property = 24.6' **15.4**

PROPOSED FRONT YARD SETBACK: 9'8"

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.

FRONT YARD SETBACK WORKSHEET

House Address: 185	House Address: 187	House Address: 189	House Address: 193	Your House Address: DO NOT INCLUDE SETBACK	House Address:	House Address:	House Address:
-5'	-5'	-2'	-5'				
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE				1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE			
SIDEWALK				SIDEWALK			
SIDEWALK							

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

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

**Front yard property begins one foot in from the sidewalk. Total sum of neighboring front yard setbacks = 67.8'

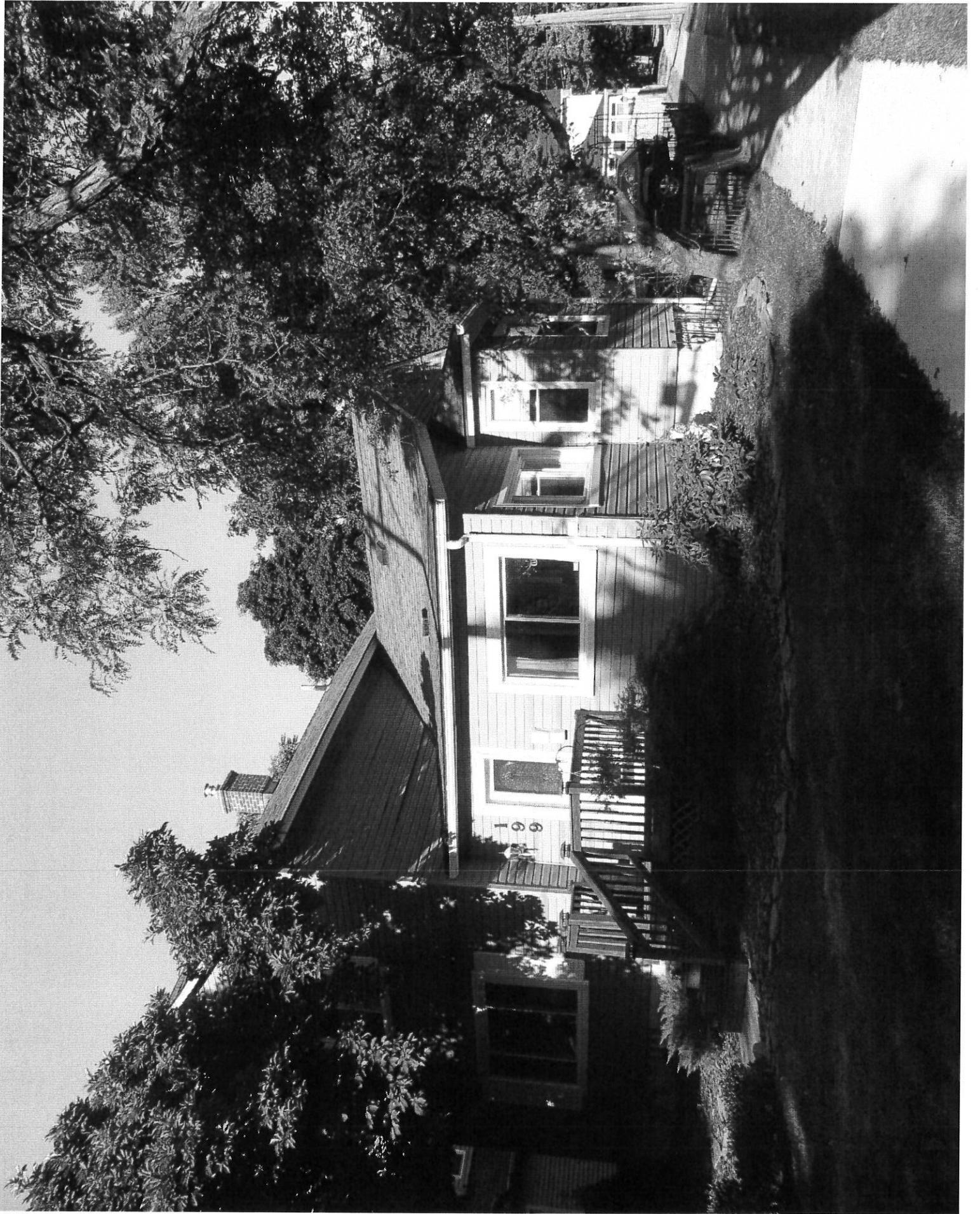
*** You Must measure to the front wall of the surrounding buildings rather than the edge of any existing porches. Total number of homes used = 4

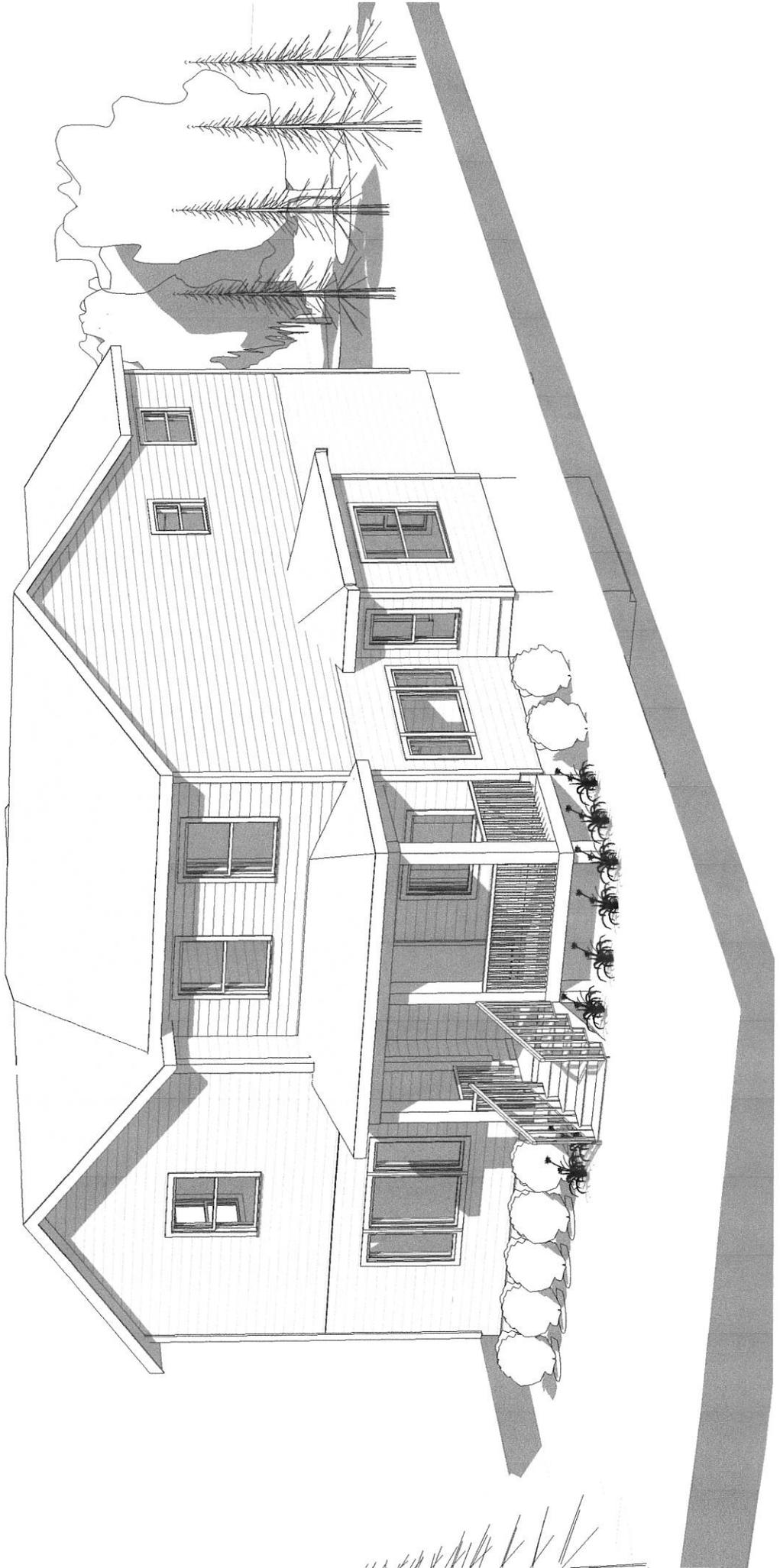
**** There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property. Sum of setbacks divided by homes used = 16.95'

Then multiply this number by .90

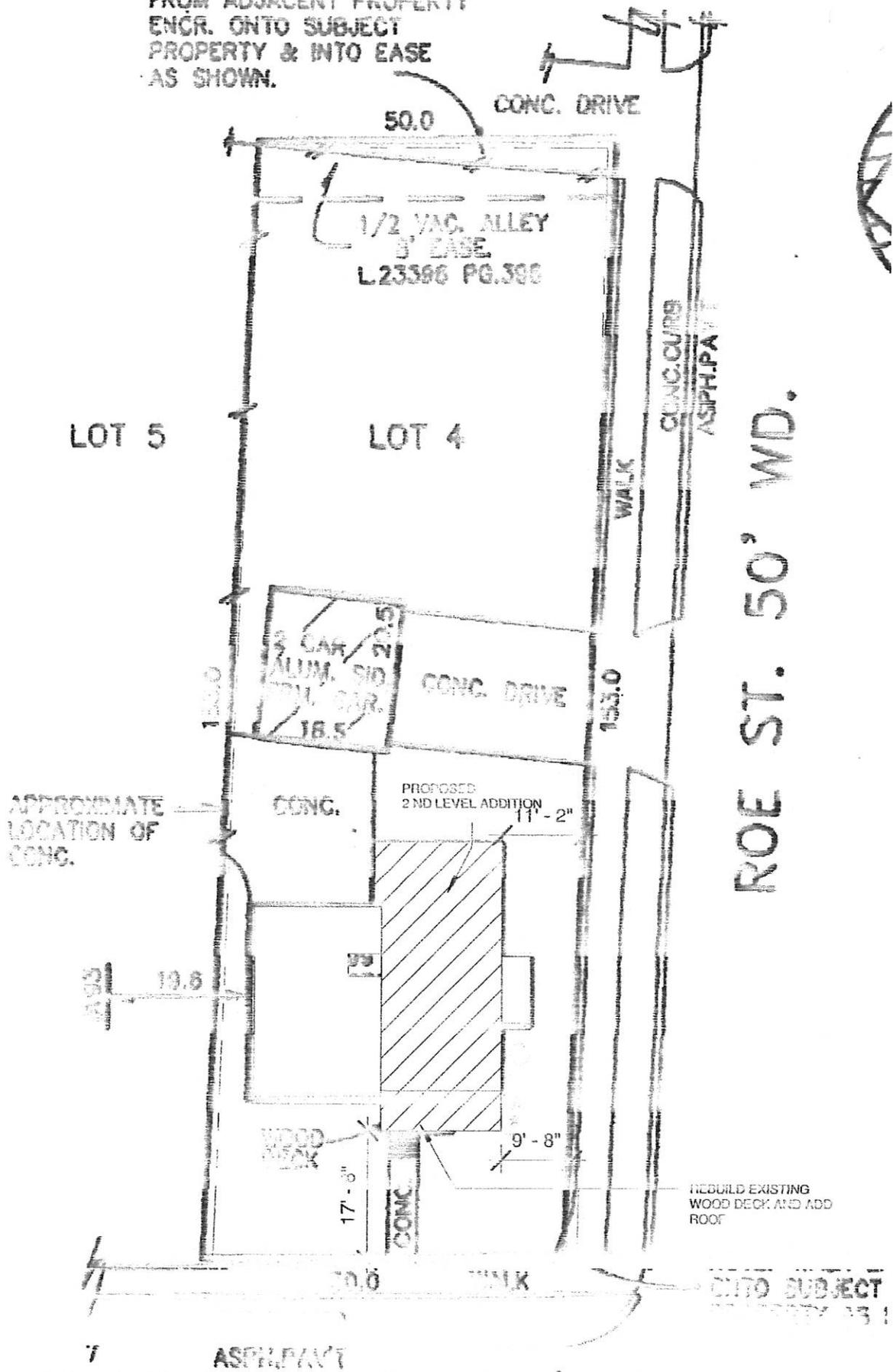
PROPOSED FRONT YARD SETBACK: 17.8' The allowed front yard setback for your property = 15.25'

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.



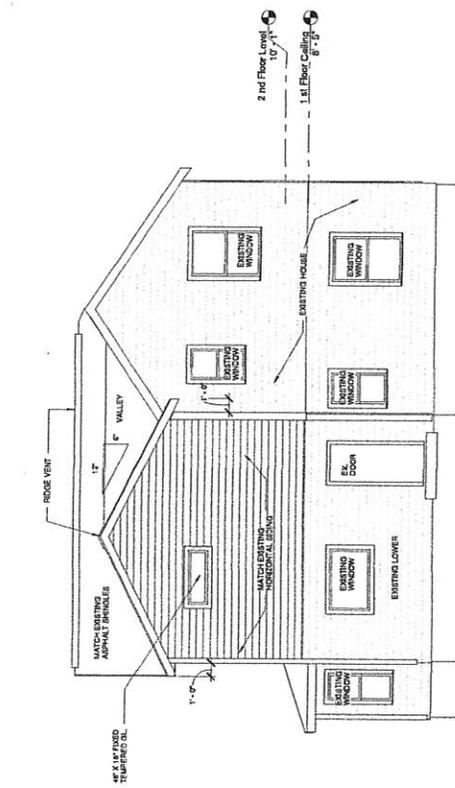


NOTE: CONC. DRIVE
 FROM ADJACENT PROPERTY
 ENCR. ONTO SUBJECT
 PROPERTY & INTO EASE
 AS SHOWN.

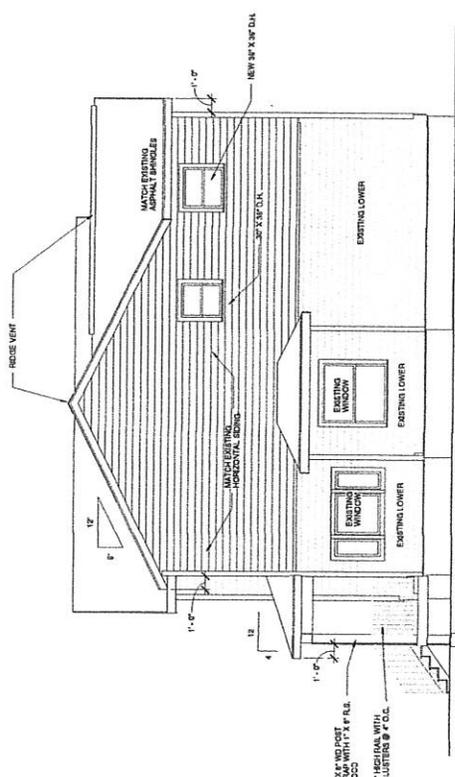


A BOUNDARY
 SURVEY IS NEEDED
 TO DETERMINE THE
 SIZE AND/OR
 LOCATION OF PROPERTY
 TO DETERMINE
 THE EXACT AMOUNT OF
 ENCROACHMENT AND/OR
 TO DETERMINE THE EXACT
 LOCATION OF EASES.

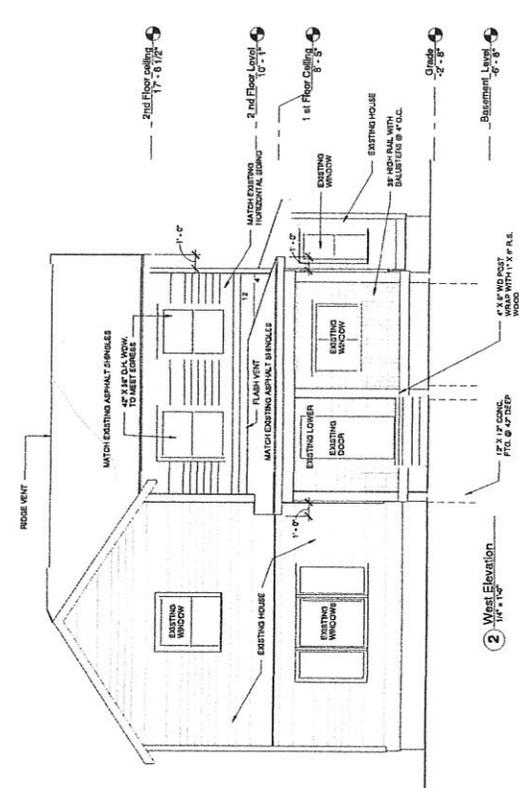
ROE ST. 50' WD.



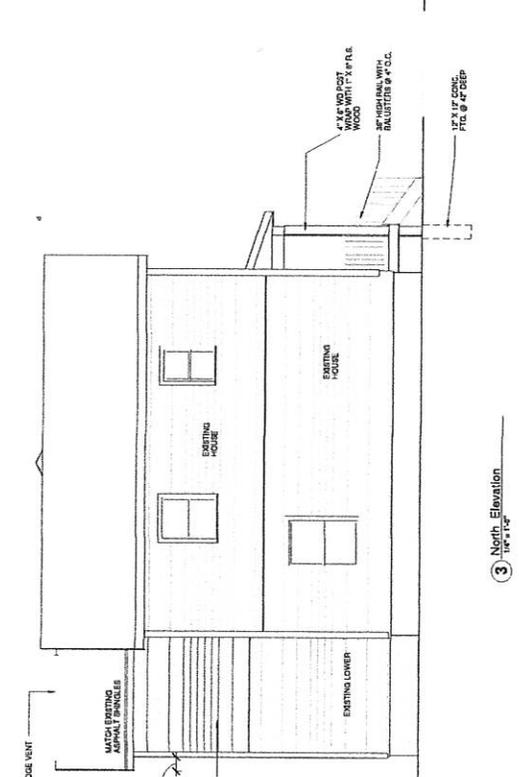
1 East Elevation
 1/8" = 1'-0"



4 South Elevation
 1/8" = 1'-0"



2 West Elevation
 1/8" = 1'-0"



3 North Elevation
 1/8" = 1'-0"

ZONING BOARD OF APPEALS

Date Received: August 16, 2016

Case # Z 16-17

Applicant: Jeffrey Bejma

Address: 898 S. Main

Variance Request: To Allow a Used Car Dealer License

Agenda Date: September 1, 2016

Publication Date: 8/21/16

Notices Sent: 8/18/16

Reviewed By: Greta Bolhuis, Assistant Community
Development Director

Disposition:

Comments:



**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

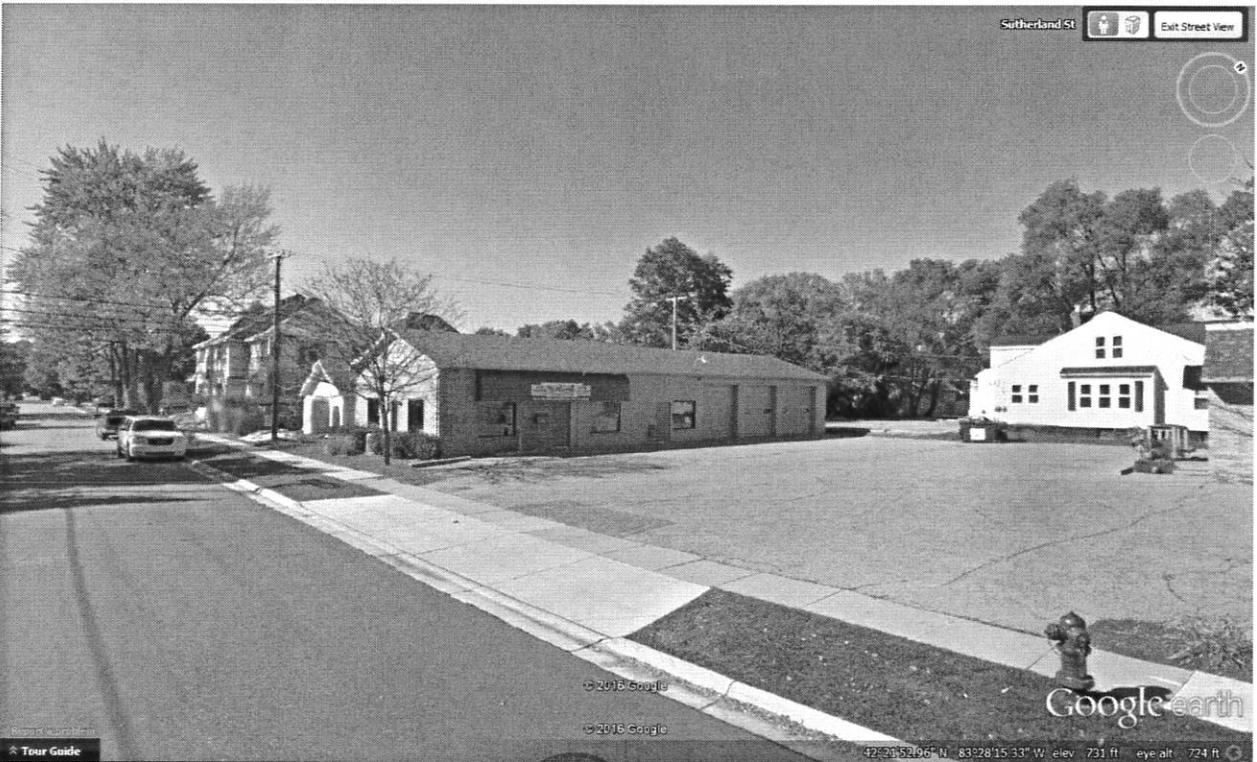
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: August 10, 2016
RE: 898 S. Main, Use Variance

Jeff Bejma, applicant, seeks a use variance to obtain a State of Michigan dealer license. The property is zoned B-1, Local Business.

Section 78-91 (8) of the Zoning Ordinance allows a property zoned B-1 to be used as any personal service establishment which performs services on the premises for persons residing in adjacent residential areas and any service establishment of an office-showroom or workshop nature. The applicant's property is used as an internet classic car business. This use is permitted by ordinance, but the state dealer license that allows the applicant to conduct business does not fit with our ordinance requirements. The dealer license is attached for your reference and the highlighted portions are the phrases that are conflicting.

For your information, the applicant has previously indicated to staff that he understands the concerns associated with a traditional used car dealer but he has no intentions to use 898 S. Main as such. He also indicated that he would be willing to accept conditions prohibiting the use as a traditional used car lot in order to obtain the license.

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



Class A (New Vehicle Dealer) - This dealer buys and sells new vehicles under a franchise agreement or a contract with a new vehicle manufacturer.

Class B (Used Vehicle Dealer) - This dealer buys and sells used vehicles.

Class C (Used Vehicle Parts Dealer) and Class R (Automotive Recycler) - These dealers buy or otherwise acquire late model major component parts for resale, either at wholesale or at retail, and/or acquire vehicles to dismantle for the resale of their parts, selling the remains as scrap. These are the only classes which can legally buy late model distressed vehicles (salvage or scrap vehicles) or late model major component parts from insurance companies, or through auctions, brokers, or salvage pools in Michigan.

Class D (Broker) - This dealer "brokers" the sale of vehicles or late model major component (salvageable) parts by arranging (or offering to arrange) for the sale of the vehicles or parts between two parties. A broker **may not** take ownership of the vehicles or major component parts.

Class E (Distressed Vehicle Transporter) - This dealer may: 1) buy or acquire ownership of, 2) transport, and 3) sell scrapped or junked vehicles only. Vehicles may be sold at wholesale only to:

1. Used Vehicle Parts Dealers (Class C); or
2. Scrap Metal Processors (Class F); or
3. Automotive Recyclers (Class R).

This dealer may NOT dismantle vehicles or sell parts. (Note: A vehicle "crusher" is one type of distressed vehicle transporter.)

Class F (Vehicle Scrap Metal Processor) - This dealer processes vehicles into scrap metal by shearing, fragmenting, baling, shredding, etc. (Crushing vehicles is not considered a scrap metal process since it is not the final step before remelting.)

A scrap metal processor who acquires vehicles only from licensed dealers is not required to be licensed but must keep certain records and make them available for inspection.

Class G (Vehicle Salvage Pool) - This dealer engages in the business of storing and displaying damaged or distressed vehicles for insurance companies. Class G is compatible only with Class D.

Class W (Automotive Wholesaler) - This dealer engages in the business of buying and selling used vehicles from and to licensed vehicle dealers. A wholesaler may not buy, sell or otherwise deal in vehicles to a person other than a licensed vehicle dealer.

3. Main
To Allow a
Used Car Dealer License
ZBA Mtg 9/1/16

APPLICATION USE VARIANCE

RECEIVED

AUG 16 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

E - 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: 898 S. MAIN ST.

Jeffrey Bejma Jackie Horton
Applicant Name Property Owner

895 CONSTITUTION ST. CANTON MI 48188
Address City State Zip

Bejmfamily@comcast.net 734-578-5125
Email Phone

Bejmfamily@comcast.net 734-578-5125
Address City State Zip

Bejmfamily@comcast.net 734-578-5125
Email Phone

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

B-1 ORDINANCE ~~ORDINANCE~~ ~~ORDINANCE~~

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Obtain
A DEALER LICENSE FOR MY INTERNET CLASSIC
CAR BUSINESS. ALL OTHER ASPECTS OF THE
PROPERTY FIT MY NEEDS.

Description of Property

Current zoning classification: B-1

Is it a corner or interior lot? CORNER Size and area of lot: N/A

Total sq. footage of existing main buildings: 2,700 accessory structures: NONE

Current use of buildings on premises: I AM CURRENTLY OCCUPYING THE BUILDING

Percentage of lot coverage of all buildings, decks, porches 30" above grade: N/A

Height and area of existing structure: 1 STORY

A scaled drawing or boundary survey depicting the above information.

The zoning of the properties surrounding the subject property.

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. Twelve (12) copies of the application and plans including but not limited to boundary survey, plot maps, building plans, and photos are needed at submittal.

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? THIS PROPERTY IS ZONED B-1 WHICH ALLOWS USEAGE FOR MY BUSINESS, JUST DOES NOT COMPLY WITH ALL THE TRADITIONAL DEALER REQUIREMENTS. ONLINE BUSINESS ONLY.
2. What effect will the variance have on neighboring properties? NONE, ALL VEHICLES ARE INSIDE THE BUILDING AND ARE NOT ON DISPLAY OUTSIDE. ANY MECHANICAL WORK IS DONE OFF SITE.
3. Is the hardship which prevents you from complying with the ordinance self-imposed? How did the hardship come about? WHEN I BECAME INTERESTED IN THE BUILDING I CALLED CITY HALL AND WAS TOLD IT WAS OK FOR A SHOWROOM/INTERNET COMPANY, THEN WHEN I MOVED IN I NEEDED THE STATE DEALER APP. SIGNED AND
4. Why the property could not be reasonably used for the purpose permitted in that zone? IT BECAME AN ISSUE. IT CAN BE USED JUST FINE, BUT WITHOUT THE LICENSE I AM LIMITED TO PURCHASING ONLY 5 VEHICLES PER YEAR, I CAN NOT ENTER DEALER AUCTIONS I CANNOT BUY VEHICLES WHOLESALE, OR GET FLEET INS.

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

Jaqueline Horton
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn before me this 16 day of August, 2016.

SARAH ELIZABETH GOMEZ
Notary Public, Wayne County, Michigan
Acting in Wayne County
My Commission Expires August 20, 2019

Sarah Gomez
Notary Public

My Commission expires August 20, 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.