CITY OF PLYMOUTH
ZONING BOARD OF APPEALS MEETING
THURSDAY, NOVEMBER 3, 2016
7:00 PM
AGENDA

1. MEETING CALLED TO ORDER

2. ROLL CALL: Josh Birk, Kara Giummo, Ed Krol, Dan Mooney, and Mike Devine

   ALTERNATES: Gloria Poirier, Scott Silvers

3. APPROVAL OF MINUTES:
   August 4, 2016, amended
   September 1, 2016, amended
   October 6, 2016
   October 18, 2016 SP Mtg

4. APPROVAL OF THE AGENDA

5. OLD BUSINESS:
   None.

6. NEW BUSINESS:

   Z 16-21 546 Roe
   Non-Use Variance Requested
   Side & Rear Yard Setbacks
   Zoned: R-1, Single-Family Residential
   Applicant: Dan MacKinnon

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 and amended on August 15, 2016. 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.
- 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.
- Develop an Ordinance to help address and preserve the City's Tree Canopy.
- To work collaboratively with the DDA and other Boards, as needed related to parking issues, including, but not limited to the expansion of parking in the Downtown.

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

A meeting of the Zoning Board of Appeals will be held on Thursday, November 3, 2016 at 7:00 P.M. in the Commission Chambers of the City Hall, 201 S. Main Street, Plymouth, MI, to consider the following:

Z 16-21 546 Roe
Non-Use Variance Requested
Side & Rear Yard Setbacks
Zoned: R-1, Single-Family Residential
Applicant: Dan MacKinnon

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, October 23, 2016

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 July 7, 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.

YES Mooney, Poirier, Silvers
NO 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

201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us

ZONING BOARD OF APPEALS MEETING MINUTES
Thursday, September 1, 2016

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

2. Roll Call

Members Present:	Dan Mooney (arrived at 7:02), Gloria Poirier, Josh Birk, Kara Giummo, Mike Devine
Alternates Present:	Ed Krol
Alternates Absent:	Scott Silvers
Others Present:	Greta Bolhuis, Assistant Comm. Development Director

3. Approval of the Meeting Minutes:
A motion was made by Comm. Birk, supported by Comm. Giummo to approve the regular minutes of August 4, 2016 as presented.
MOTION CARRIED UNANIMOUSLY.

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

5. Old Business
None.

6. New Business

Z16-16 199 Hamilton
Non-Use Variance Requested
Side Yard Setback
Zoned: R-1, Single Family Residential
Applicant: Ty Sasena

The applicant was not present. Case Z16-16 postponed.

The board returned to Case Z16-16 and the applicant was present.

Ty Sasena, owner and applicant, presented his case. He explained his home was built in the early 1900s and he wants to add approximately 1,000 square feet as a second floor addition. Mr. Sasena stated that because the home was built so long ago the variance is needed.

Citizen Comments
Ed Krol, asked if the basement walls could take the added load of an addition.
It was confirmed that the Building Inspector would confirm those calculations.

Board Discussion
Comm. Birk asked if the second floor addition laid directly over the current structure or if it

extended into the rear yard.
It was confirmed that the addition would not be expanding the footprint.
Chairman Devine asked if the variance was for the front porch.
It was confirmed that because the home behind faces Roe, the property is considered to have two front yards.
Comm. Birk did not see a problem with the request because of the distance to the next house (on Roe) and because of longstanding situation of the house on the lot.
The board discussed the bay window and if it was calculated into the setback. The board and the applicant determined the original calculations were correct.

Motion
A motion was made by Comm. Poirier, supported by Comm. Mooney, to approve Z16-16, 199 Hamilton as requested.
Finding of Fact: The addition does not increase the existing non-conformity and it does not increase the footprint of the home.
MOTION GRANTED UNANIMOUSLY
The variance granted is for 5.8 feet to allow a 9.6 foot front yard setback on Roe Street.

Z16-17 898 S. Main
Use Variance Requested
Used Car Dealer License
Zoned: B-1, Local Business
Applicant: Jeff Bejma

Jeff Bejma, applicant, presented his case. He explained that his business is antique, classic cars that is online based and over the phone and shipped. He has 3-4 vehicles in the building at one time and said the vehicles do not stay outside. He discussed that he only has a small volume and his business is unlike a traditional used car dealer. Mr. Bejma explained that without the license he is only allowed to transfer 5 titles per year, is unable to obtain Michigan Fleet Insurance, is burdened with sales tax, and is excluded from dealer auctions without the license. He explained that he contacted the city initially to ensure his business was a permitted use (it was) and after he leased the building he found out that the city could not sign the Zoning and Municipal Approval forms.

Public Comment
Nancy Caviston, 864 S. Main, shared parking lot space with 898 S. Main and expressed concerns with the look of a used car dealership.
Tracy Moran, 853 Sutherland, did not want the look of a used car lot and discussed issues with other business parking there.
Gerri Kilsdonk, 375 Red Ryder, was opposed to a traditional used car dealership, but was not opposed to keeping vehicles inside.
Ed Krol, 1107 Beech, asked if there were other businesses like Mr. Bejma's in the metro Detroit area.

Board Discussion
Comm. Giummo asked if there could be a condition to only allow online sales.
It was confirmed that a used car dealership was not allowed in the B-1 zoning classification.
Comm. Poirier asked if the variance would stay with the property or the business.

Comm. Birk did not see a hardship because Mr. Bejma leased the building.
Chairman Devine asked about the confusion between the city's approval and the State license. He said the State license is vague and does not accommodate the applicant's use.
The board received three letters in regards to the application. Two were in support, one was opposed.

Motion
A motion was made by Comm. Birk, supported by Comm. Poirier, to approve Z16-17, 898 S. Main as requested with the conditions that the display of vehicles will be limited to the interior of the building, no inventory parking on the surface lot, and there will be no additional marketing or signage related to vehicle sales.
Finding of Fact: The use is unique from what is defined in the ordinance for used car dealerships.

YES	Mooney, Giummo, Poirier, Birk, Silvers
NO	None

MOTION GRANTED UNANIMOUSLY
The variance granted is to allow a used car dealer license to be approved for 898 S. Main.

7. Reports and Correspondence
None.

8. Commissioner Comments
Chairman Devine recognized and thanked Comm. Poirier for her 18 years of service to the Zoning Board of Appeals Board.

A motion was made by Comm. Poirier, supported by Comm. Mooney, to adjourn.
MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 7:42 p.m.

Respectfully Submitted,

Greta Bolhuis,
Assistant Community Development Director

201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us

ZONING BOARD OF APPEALS MEETING MINUTES
Thursday, October 6, 2016

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

2. Roll Call

Members Present:	Dan Mooney, Josh Birk, Kara Giummo, Mike Devine
Member Absent:	Ed Krol
Alternate Present:	Gloria Poirier
Alternate Absent:	Scott Silvers
Others Present:	John Buzuvis, Comm. Development Director

3. Approval of the Meeting Minutes:
A motion was made by Comm. Birk, supported by Comm. Giummo to approve the regular minutes of September 1, 2016 as presented.
MOTION CARRIED UNANIMOUSLY.

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

5. Old Business
None.

6. New Business

Z16-18 746 Roe
Non-Use Variance Requested
Front & Side Yard Setbacks
Zoned: R-1, Single Family Residential
Applicant: Dave Latawiec

Dave Latawiec, applicant, presented his case. He presented a letter in favor of the project from a neighbor. He explained the existing conditions of the lot and the narrowness of the neighboring properties.

Citizen Comments
None.

Board Discussion
Comm. Mooney discussed how narrow the lot is and lot coverage.
Chairman Devine discussed the upgrade of the existing covered porch and the necessity of the front yard setback variance for that reason.
Comm. Birk liked that the plans did not propose a full second story addition and blended in well with the surrounding homes.

Motion
A motion was made by Comm. Mooney, supported by Comm. Birk, to approve Z16-18, 476 Roe as requested, with the condition that the front yard setback variance is applicable only to an unenclosed, one-story, covered porch.
Finding of Fact: The width of the lot is narrow, the variance would do substantial justice to the applicant, and the circumstance has not been created by the applicant.
YES Mooney, Giummo, Poirier, Birk, Devine
NO None
MOTION GRANTED UNANIMOUSLY
The variances granted are for 4.5 feet for the side yard setback and 2.5 feet for the front yard setback.

Z16-19 141 N. Mill
Non-Use Variance Requested
Side Yard Setbacks
Zoned: R-1, Single Family Residential
Applicant: C & J Real Estate

Craig Jagger, owner and applicant, presented his case. He explained that he received a variance in 2011 to finish the second level and use as a single-family residence which was completely unfinished after having his rezoning application denied by the Planning Commission. Mr. Jagger said that the variance request is based on the size of the lot and the building structure, both which are odd for the lot. He discussed the challenge of not having exterior living space and the cut through traffic due to the train that increases on Amelia is not a safe. Mr. Jagger said he wants to create a second level unenclosed structure that would allow for outdoor space and a storage place for a vehicle.

Citizen Comments
None.

Board Discussion
Comm. Mooney appreciated all the work that has been done to the site in recent years. He said that the proposed deck was very large.
The board discussed the front yards and the situation of Amelia. The board felt as if there were three front yards (front, side, and rear).
Chairman Devine felt that the proposed deck was very large and found it challenging to see the practical difficulty. He did not feel that outdoor entertainment was a necessity and he struggled with the proposed lot coverage exceeding 35% which is required for a typical residential zoned property.
Comm. Mooney asked about the material of the deck. He suggested that the project may help to organize the back of the building and make it look neater. He asked about the current pavement and the intention of repaving.
The applicant explained the intention of adding green space and landscaping along the property lines and sidewalk.
Comm. Mooney felt that green space was a good trade off for the deck.
Street trees, landscaping, and green space were discussed.
Comm. Giummo asked about the usability of the first floor doors if the deck is constructed.
Chairman Devine asked about parking requirements and landscaping. It was confirmed that the parking requirements will be met with the proposed deck.

Comm. Mooney discussed green space and a requirement for the added amount of green space be equal to the square footage of the deck.
Chairman Devine did not see a practical difficulty that warranted that size of a deck.
Comm. Mooney said the practical difficulty is that it is an island due to the front yard requirements.
Chairman Devine asked how the request was not self-imposed because a variance was granted to allow residential use. If it was used for the proposed zoning this would not be an issue.
Comm. Birk explained that the zoning is still Light Industrial, that the variance would be approved for that zoning.

Motion
A motion was made by Comm. Mooney, supported by Comm. Birk, to approve Z16-19, 141 N. Mill as requested, 13 foot variance for the front yard to the south, with the condition that structure within the setback be unenclosed on the top and bottom, and a minimum of 340 square feet, 6 feet wide of green space to the south and west of the property be provided.
Finding of Fact: The property is unique in that it has three front yard setbacks which was not created by the owner.
YES Mooney, Giummo, Poirier, Birk, Devine
NO None
MOTION GRANTED UNANIMOUSLY
The variance granted is for 13 feet to allow a 12 foot front yard setback.

7. Reports and Correspondence
The board discussed the application and that it is working well. It was suggested that the ZBA be aware of the new ordinances and that the application needs to reflect the requirements for lot coverage calculation.
The board discussed special meetings and the need to vote on them. John discussed the new special meeting request form that is being developed. Chairman Devine read the ordinance. Comm. Mooney has an issue with inconvenience versus a real reason, but he also didn't feel that the board had to know the reason. The board discussed that any applicant has the right to request a special meeting.
Comm. Giummo told the board about the Kellogg Park meeting that was being hosted by the DDA at the Cultural Center on October 10, 2016 at 6:30PM. She mentioned that the plans are on the DDA's website.
The board discussed the proposals for Saxton's and the parking deck, parking in the downtown.

8. Commissioner Comments

A motion was made by Comm. Poirier, supported by Comm. Mooney, to adjourn.
MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Greta Bolhuis,
Assistant Community Development Director

201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us

ZONING BOARD OF APPEALS SPECIAL MEETING MINUTES

Tuesday, October 18, 2016

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

2. Roll Call

Members Present:	Ed Krol, Dan Mooney (arrived at 7:06PM), Kara Giummo, Mike Devine
Member Absent:	Josh Birk
Alternate Present:	Gloria Poirier, Scott Silvers
Others Present:	John Buzuvis, Comm. Development Director

3. Approval of the Meeting Minutes
None

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

5. Old Business
None.

6. New Business

Z16-18 1725 Lexington
Non-Use Variance Requested
Front Yard Setback
Zoned: R-1, Single Family Residential
Applicant: Salvatore Succurro

Salvatore Succurro, owner and applicant, presented his case. He understood the ordinance and its intention, but he believed the ordinance didn't necessarily apply to him because there is no home behind him. He explained that his home is adjacent to a busy intersection and people park and sit in their cars on Scituate. Mr. Succurro explained that he wants a safe and comfortable back yard that has privacy.

Citizen Comments
Jim Lampson, 1782 Lexington, said he had no problem with a privacy fence on Scituate.

Board Discussion
Comm. Krol asked about the linear feet of the proposed fence. He asked about the style of the fence.
Chairman Devine did not believe there was a hardship as presented.
Comm. Silvers asked why this is considered to be a front yard. He explained that an

ornamental/decorative fence could be installed just not a full privacy fence.
Comm. Krol asked if the neighbors within 300 feet were noticed. He did not believe there was a hardship.

Motion

A motion was made by Comm. Silvers, supported by Comm. Krol, to approve Z16-20, 1725 Lexington, as requested.

Finding of Fact: No hardship as presented

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

MOTION DENIED UNANIMOUSLY

7. Reports and Correspondence

8. Commissioner Comments

The board discussed contact with applicants prior to meetings. It was confirmed that the board cannot have contact with applicants and cannot knock on doors when doing site visits in preparation for meetings.

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

Meeting adjourned at 7:27 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: September 23, 2016

RE: 476 Roe, Non-Use Variance

Dan MacKinnon, owner and applicant, seeks a non-use variance to construct a second story addition over the existing first floor footprint in the required side and rear yard setbacks. The property is zoned R-1, Single Family Residential.

Section 78-190 of the Zoning Ordinance requires a 6 foot side yard setback. The home is currently situated with a 3.8 foot side yard setback. The applicant is requesting a variance of 2.2 feet.

Section 78-190 of the Zoning Ordinance requires a 35 foot side yard setback. The home is currently situated with a 23.7 foot side yard setback. The applicant is requesting a variance of 11.3 feet.

The front yard setback worksheet allows the applicant to have a front setback of 15 feet. The applicant is requesting 18.7 feet. No variance is required.

The property is 105 feet wide and 10,047 square feet in area. No other variances are required.

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

569 Roe St
Exit Street View
© 2016 Google
Google earth
Tour Guide
42°22'15.70" N 83°27'57.85" W elev 723 ft eye alt 730 ft

546 Roe St
Google earth
Tour Guide
1999
Imagery Date 4/13/2016 42°22'15.45" N 83°27'57.29" W elev 722 ft eye alt 1034 ft

Z16-21 546 Roe
Side & Rear Yard Setbacks
ZBA Mtg 11/3/16

ZBA APPLICATION – DIMENSIONAL (NON-USE

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: 546 Roe Street, Plymouth, MI

Dan MacKinnon	Dan MacKinnon
Applicant Name	Property Owner

RECEIVED
SEP 30 2016
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

546 Roe Street	Plymouth	MI	48170
Address	City	State	Zip

wjdmac@aol.com	+1 (412) 651-6223
Email	Phone

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

ARTICLE IV - R-1 Single Family Residential Districts, Sec 78-44 Area and Bulk requiremnts, Also ARTICLE XVII - Schedule of Regulations Sec 78-190

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

Side, Front, Rear setback rules for new second floor addition, which will be stacked directly atop existing house and not extend past existing exterior walls of house

Description of Property

Current zoning classification: R-1

Is it a corner or interior lot? Interior Size and area of lot: 10,047 Square Feet

Total sq. footage of existing main buildings: 722 + 464 = 1186 SF accessory structures: 593 SF

Current use of buildings on premises: Residence + Garage

Percentage of lot coverage of *all* buildings, decks, and porches 30" above grade: 17.7%

Height and area of existing main and/or accessory structures: Ridge @ 24' +/-

Description of Proposed Structures

Height of proposed structure: unchanged max height (below ridge) - new ridge @ 23' +/-

Dimensions and area of structure or addition to be constructed: 9'-0" W x 22'-3" DEEP

Percentage of lot coverage of all buildings including proposed: unchanged

Front yard setback after completion (measured from lot line): unchanged - 18.7' New wall surface @ 20.2'

Back yard setback after completion (measured from lot line): unchanged - 23.7'

Side yard setback after completion (measured from lot line): unchanged - 3.8'

MARIA FARRIS
Notary Public - Michigan
Wayne County
My Commission Expires
Acting in the County of

☑ 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? New second floor over existing home footprint, replaces existing leaking flat-roof with pitched roof with living space.

   We are locked in to using the existing home footprint. House is an existing older house on a nonconforming lot.

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

   This addition will improve the value of the neighboring properties, as wall as enhancing the neighborhood and city.

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

   No - this was previously existing when the home was purchased.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? It appears that this house was built before the zoning laws were adopted.

   It seems that the R-1 zoning does not match the original property design and intent, nor the historical setbacks

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 30th day of September, 2016

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

Maria Farris
Notary Public

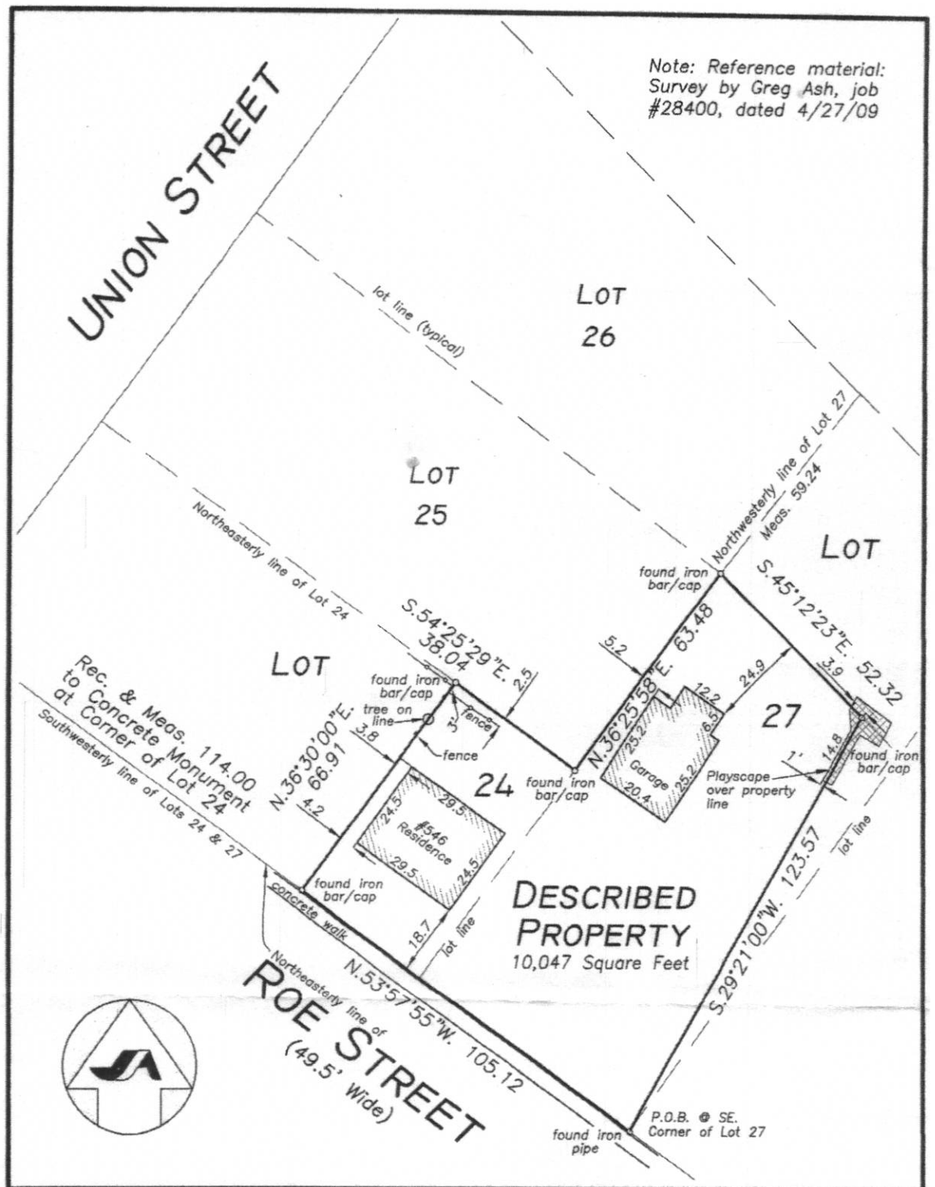
My Commission expires Sept 1, 2019

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.

MACKINNON ADDITION - PLYMOUTH, MI

9/29/16

KJM
DESIGN STUDIO



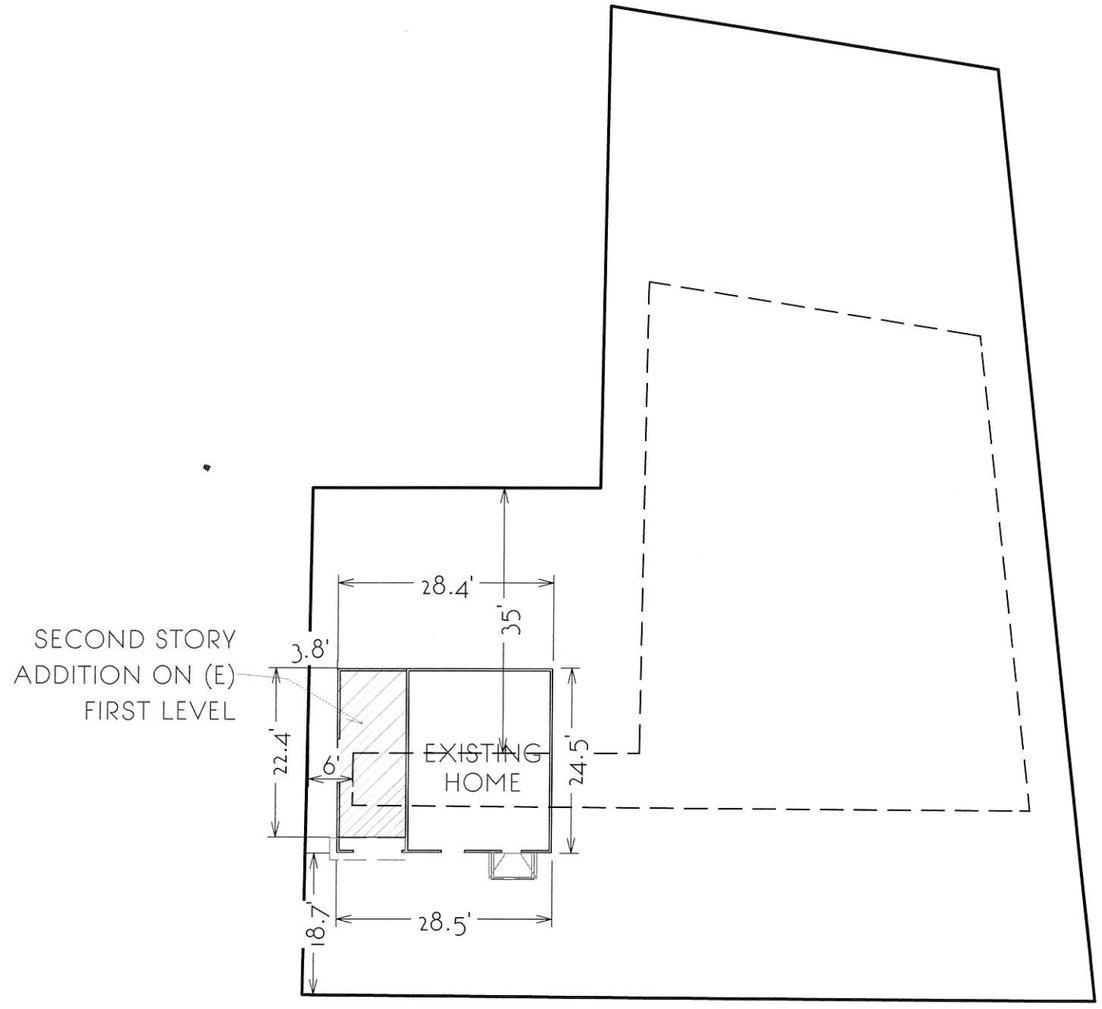
CERTIFICATE OF SURVEY

Prepared for: Dan Mackinnon
546 Roe St.
Plymouth, MI 48170
(412) 561-6223

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

STATE OF MICHIGAN
I. JOHN JEKABSON
PROFESSIONAL SURVEYOR
No. 19836
LICENSED PROFESSIONAL SURVEYOR

DATE	19 Jan. 15
JOB NO.	15-01-005
SCALE	1" = 30'
DRAWN	JGE
CHECKED	IJJ
SHEET	1 OF 2



ENLARGED SITE PLAN

SCALE 1" = 20'

DESCRIPTION AFTER SURVEY (546 Roe St.)
–DESCRIBES THE SAME PROPERTY AS THE PROPERTY DESCRIBED ABOVE "ORIGINAL DESCRIPTION"

PART OF LOTS 24 AND 27 OF FRALICK'S ADDITION TO THE VILLAGE OF PLYMOUTH (NOW CITY OF PLYMOUTH), T. 1 S., R. 8 E., WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 2 OF PLATS, PAGE 24, WAYNE COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE N. 53° 57' 55" W. 105.12 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOTS 27 AND 24 SAID LINE ALSO BEING THE NORTHEASTERLY RIGHT OF WAY LINE OF ROE STREET (49.5 FEET WIDE); THENCE N. 36° 30' 00" E. 66.91 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 24; THENCE S. 54° 25' 29" E. 38.04 FEET ALONG SAID NORTHEASTERLY LINE OF LOT 24 TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 27; THENCE N. 36° 25' 58" E. 63.48 FEET ALONG SAID NORTHWESTERLY LINE OF LOT 27; THENCE S. 45° 12' 23" E. 52.32 FEET; AND THENCE S. 29° 21' 00" W. 123.57 FEET TO THE POINT OF BEGINNING. CONTAINING 10,047 SQUARE FEET. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

	Minimum Size Lot Per Dwelling Unit		Maximum Height of Structures		Minimum Yard Setback (Per Lot in Feet)				Minimum Floor Area Per Unit (sq. ft.)	Maximum % Lot Area Covered By All Buildings
						Sides				
Zoning District	Area in sq. ft.	Width	In stories	In feet	Front	Least one	Total of two	Rear		
R-1 One-Family Residential	7,200	60	2	25 (b)	25 (m, o)	6 (a)	12	35	950	35 (v)

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MACKINNON ADDITION

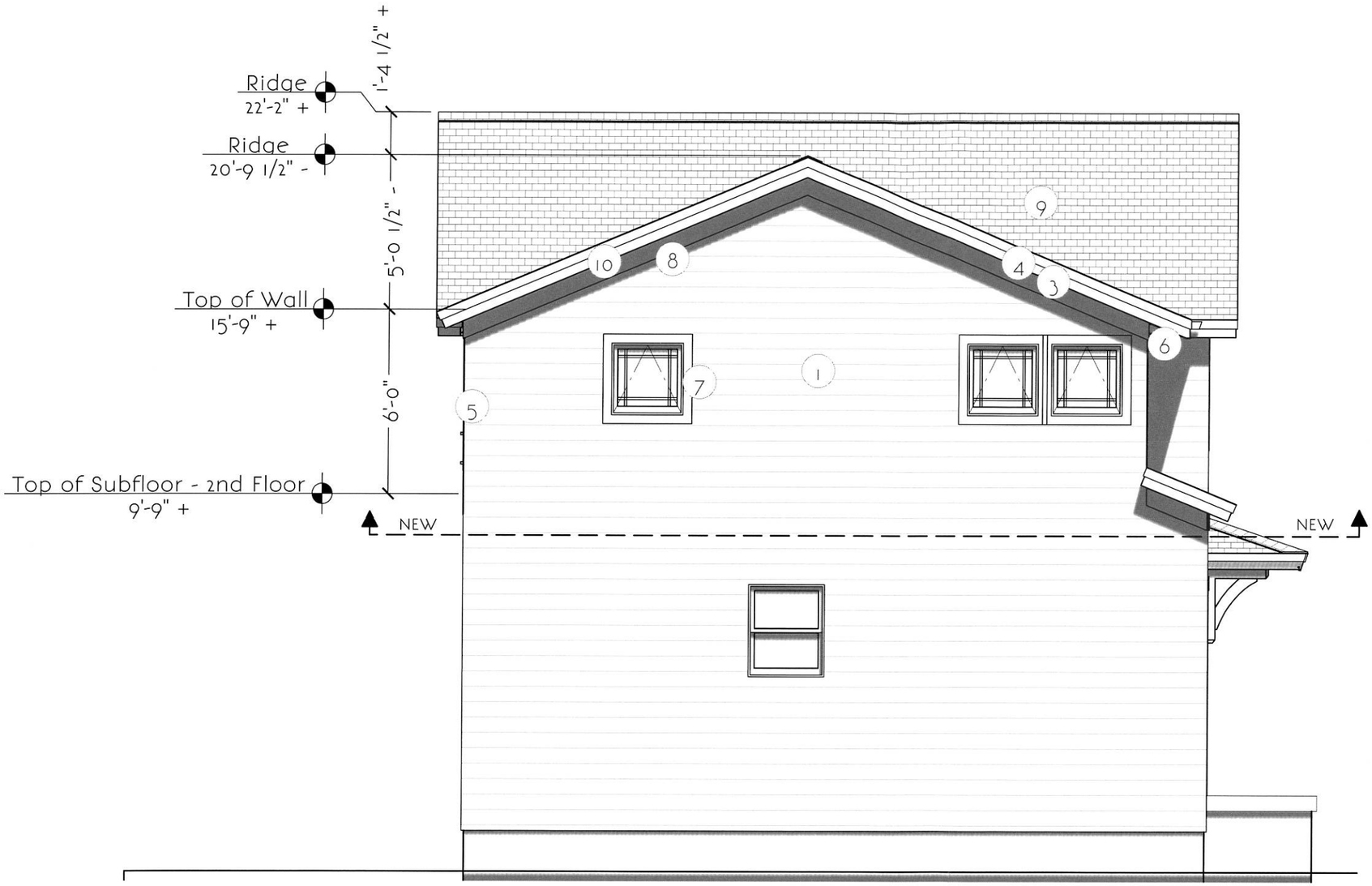
546 ROE STREET
PLYMOUTH, MI

9/29 PERMIT SET

2015 MI CODE

SITE PLAN

C1



EXTERIOR ELEVATION LEFT

PLAN NOTES

1. TYPICAL SIDING - MATCH ALUMINUM LAP SIDING - MATCH REVEAL AND PAINT COLOR ON (E) HOUSE
2. WINDOWS TO BE WHITE FRAMES WITH PRAIRIE STYLE GRILLES TO MATCH (E) HOUSE
3. SOFFIT - USE UNVENTED ALUMINUM WRAP
4. FASCIA WRAP - MATCH EXISTING HOUSE - WHITE ALUMINUM WRAP
5. ALUMINUM SIDING CORNER CAPS WITH MITRE-STYLE CORNER
6. DO NOT PORK-CHOP RETURNS LIKE EXISTING HOUSE - RUN SOFFIT PARALLEL WITH RAFTERS
7. TYPICAL WINDOW CASING: WHITE AZEK, 1X4 SIDES , WITH 1X6 LINTEL W/ 1 1/2" OVERHANG
8. SHOWN WITH OPTIONAL FRIEZE BOARD 1X6 FLUSH WITH WALL
9. NEW SHINGLES TO MATCH EXISTING HOUSE
10. SHOWN WITH OPTIONAL 1X4 SHADOW BOARD ON EAVE/RAKE

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546 ROE STREET
PLYMOUTH, MI

9/2	ESTIMATE
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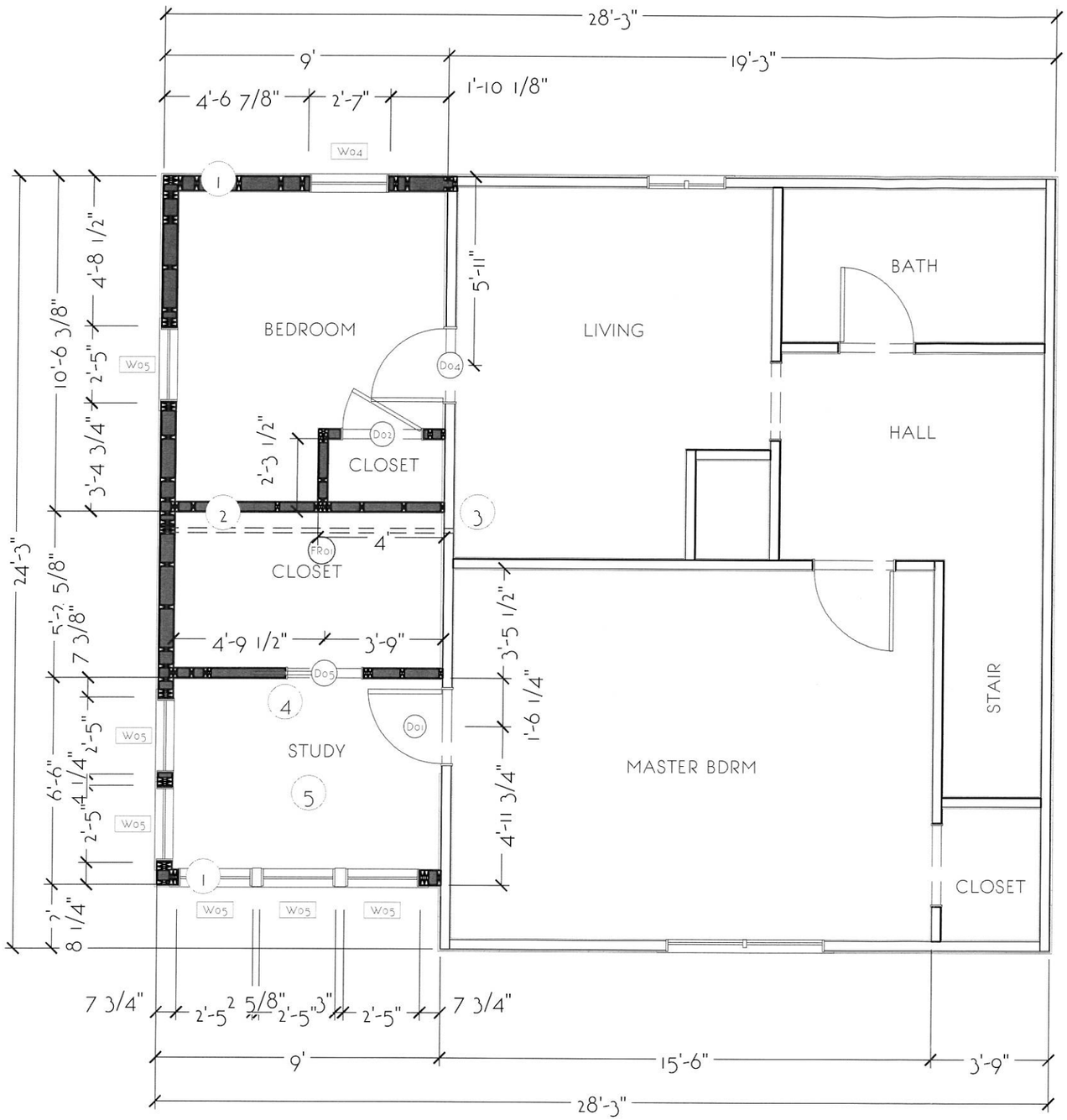
2015 MI CODE

ELEVATIONS

A2



WINDOW ROUGHS

NUMBER	R/O	HEADER
W04	31"X49"	2X6X34" (2)
W05	29"X29"	2X6X32" (2)

DOOR ROUGHS

NUMBER	R/O	HEADER
D01	30"X82 1/2"	2X6X33" (2)
D02	32"X74 1/2"	2X6X35" (2)
D04	29 1/2"X83"	2X6X32 1/2" (2)
D05	58"X83"	2X6X61" (2)

ROOF BEAMS

ROOF FRAMING SCHEDULE

NUMBER	TYPE	LENGTH	QTY	WIDTH	HEIGHT
FR01	LVL	9' 3 1/2"	1	1 3/4"	9 1/4"

PLAN NOTES

1. TYPICAL EXTERIOR WALL 2X6 @ 16" OC, 6'-0" HIGH (MATCH EXISTING HOUSE)
2. TYPICAL INTERIOR WALL 2X4 @ 16" OC.
3. PROVIDE SOLID BLOCKING AND POCKET FOR BEAM BEARING. ASSUMES (E) WALL BELOW
4. USE FLAT 2X4 HEADERS FOR INTERIOR NON-LOAD BEARING WALLS, TYP.
5. USE EXISTING 2X6 @ 16" ROOF FRAMING AS NEW FLOOR PLATFORM, AND PROVIDE FURRING STRIPS TO LEVEL OUT FLOOR (ROOF IS 1/4":12" PITCHED)

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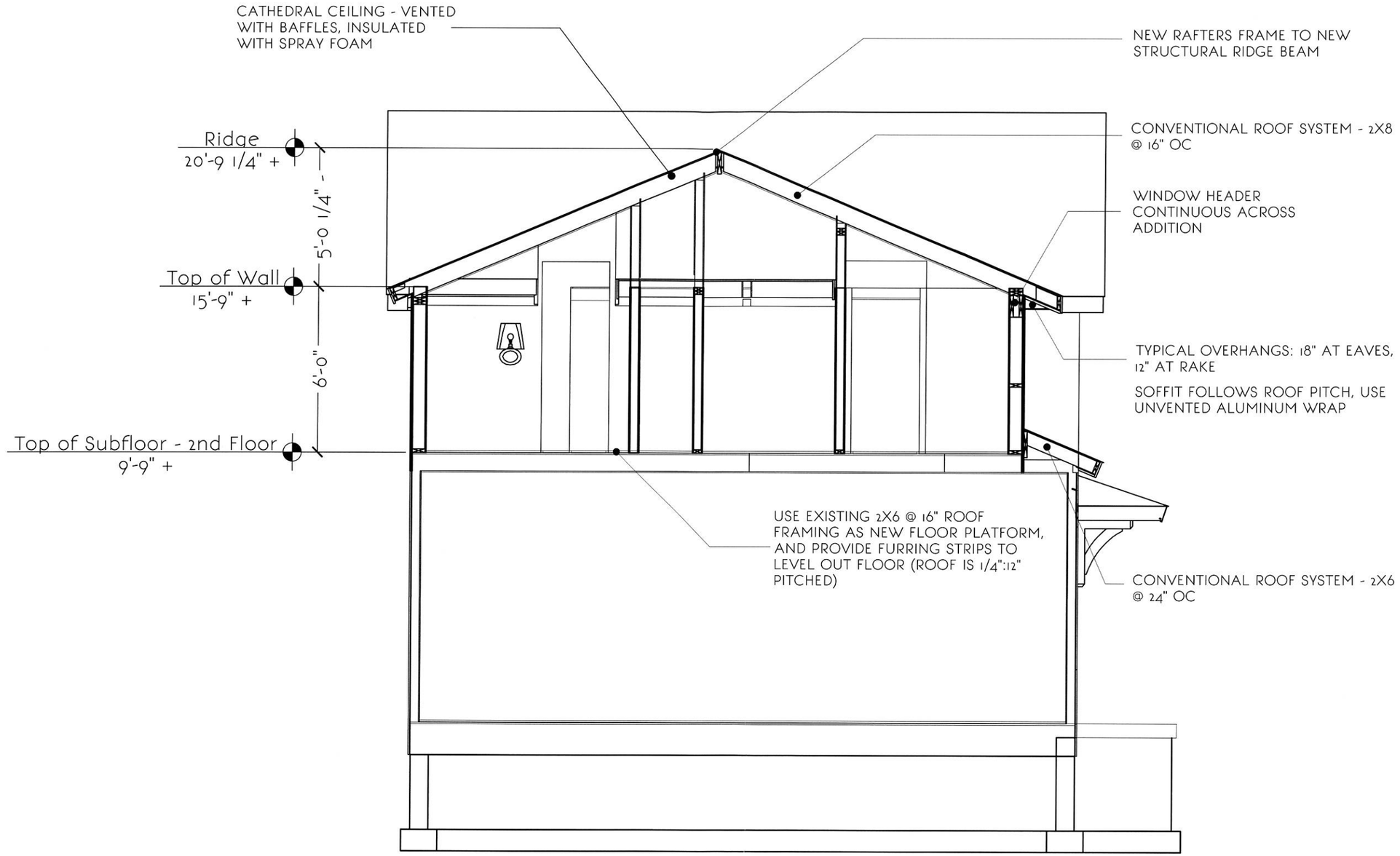
SECOND FLOOR WALLS

A3



SECTION A

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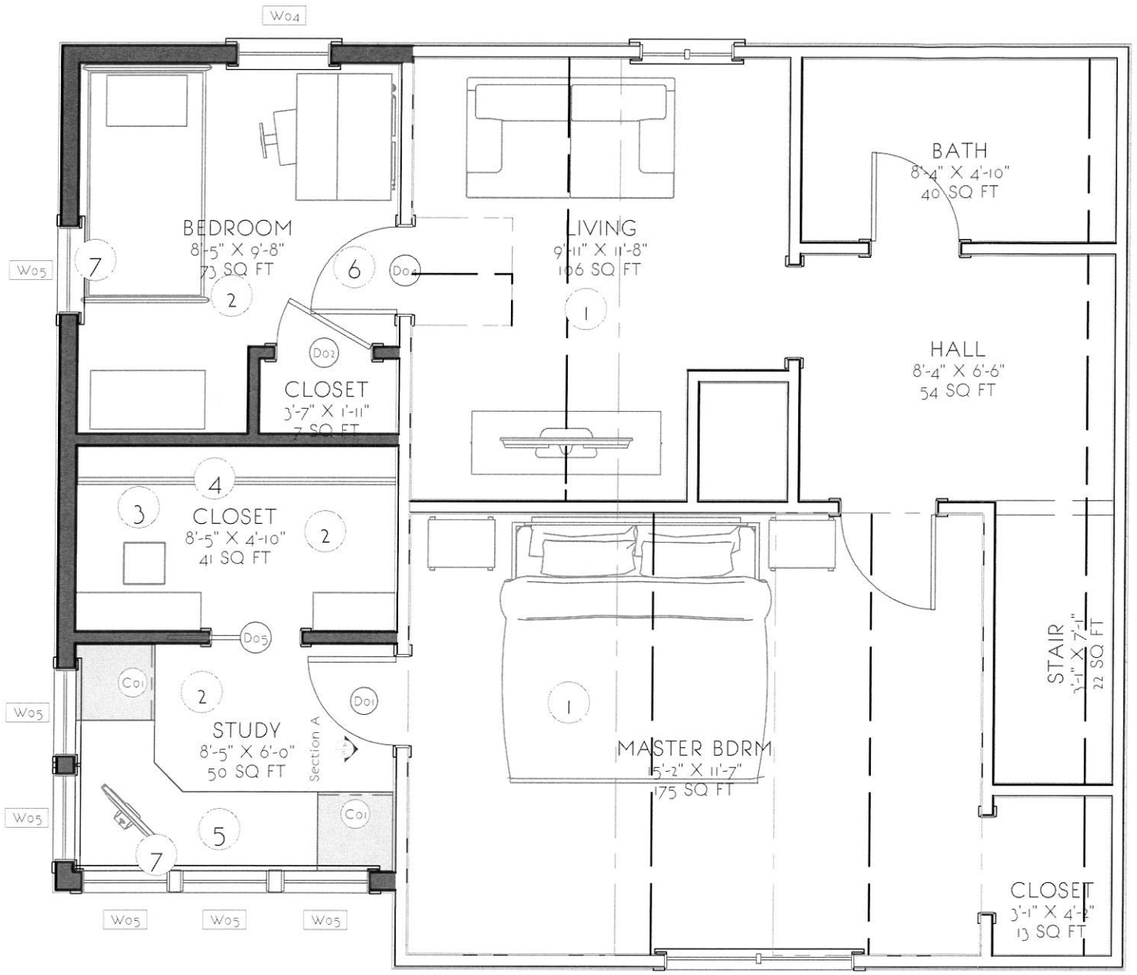
STRUCTURAL SECTIONS

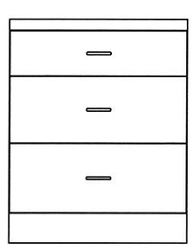
S3



PLAN NOTES

1. EXISTING ROOM. REPAINT, PATCH AND REPAINT CEILING AND WALL WHERE DISTURBED
2. NEW OAK FLOORING TO MATCH PATTERN OF ORIGINAL. COLOR TBD
3. WALLS TO BE DRYWALL + PAINT. COLORS TBD - NEUTRAL BASE W/ (2) ACCENT WALLS
4. CLOSET STORAGE SYSTEM, SHELF AND ROD WITH ADDITIONAL SHELVING
5. MID-GRADE CABINETS WITH WOOD TOP (IKEA). SEE CABINET SCHEDULE.
6. DOORS AND HARDWARE TO MATCH EXISTING HOUSE
7. TYPICAL WINDOW AND DOOR TRIM: WINDSOR ONE 3 1/2" X 5/8" SIDE CASING, 4 1/2" X 3/4" LINTEL

CABINET SCHEDULE

	LABEL	3D ELEVATION	WIDTH	DEPTH	HEIGHT	TYPE	QTY
C01	3DB2430		24 "	24 "	30 "	BASE CABINET	2

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2015
MI CODE

SECOND FLOOR FINISH

A5