

CITY OF PLYMOUTH
ZONING BOARD OF APPEALS MEETING
THURSDAY, AUGUST 4, 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 – July 7, 2016
4. APPROVAL OF THE AGENDA
5. OLD BUSINESS:
None.
6. NEW BUSINESS:
 1. Z 16-13 1302 Maple
Non-Use Variance Requested
Side Yard Setback
Zoned: R-1, Single-Family Residential
Applicant: Jeffrey Wassel
 2. Z 16-14 451 Jener
Non-Use Variance Requested
Front Yard Setback
Zoned: R-1, Single-Family Residential
Applicant: David J. Latawiec
 3. Z 16-15 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, August 4, 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 16-13 1302 Maple
Non-Use Variance Requested
Side Yard Setback
Zoned: R-1, Single-Family Residential
Applicant: Jeffrey Wassel

2. Z 16-14 451 Jener
Non-Use Variance Requested
Front Yard Setback
Zoned: R-1, Single-Family Residential
Applicant: David J. Latawec

3. Z 16-15 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

201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
ZONING BOARD OF APPEALS MEETING MINUTES
Thursday, July 7, 2016

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

2. Roll Call

Members Present: Dan Mooney, Gloria Poirier, Mike Devine

Members Absent: Kara Giummo, excused, Josh Birk, excused

Alternates Present: Scott Silvers, Ed Krol

Others Present: Greta Bolhuis, Assistant Comm. Development Director

3. Approval of the Meeting Minutes:

A motion was made by Comm. Krol, supported by Comm. Silvers 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. Mooney and supported by Comm. Poirier to approve the agenda.

MOTION CARRIED UNANIMOUSLY.

5. Old Business:

NONE

6. New Business:

Z16-10 521 Deer
Use Variance Requested
100% residential in O-1 zoned property
Zoned: O-1, Office
Applicant: Michael Van Middlesworth

Michael Van Middlesworth, owner and applicant, presented his case. The applicant explained that he intends to improve the property but cannot get a mortgage because the bank needs documentation of zoning compliance. He discussed that his main objective is to be able to complete miscellaneous interior improvements including heating and copper water line.

Board Discussion

Comm. Krol asked about rezoning.

Comm. Poirier spoke about the location and size of the property. She did not believe it could reasonably be used as a business.

Comm. Devine discussed making the variance contingent upon residential zoning setbacks.

Comm. Mooney discussed the setbacks of single family residential zoning. He asked if the current structure met residential zoning.

The board discussed setbacks, street frontage, and lot coverage.

Motion

A motion was made by Comm. Mooney, supported by Comm. Krol, to approve Z16-10, 523 Deer contingent upon any changes to the footprint requires administrative site plan approval.

Finding of Fact: Size of lot, surrounding properties used for residential purposes, and no identifiable street frontage.

YES Mooney, Poirier, Krol, Silvers, Devine

NO None

MOTION APPROVED UNANIMOUSLY

The variance granted is to allow 100% residential use on a property zoned O-1, Office with the condition that any changes to the footprint require administrative site plan approval.

Z16-11 804 Arthur
Non-Use Variance Requested
Front Yard Setback
Zoned: RM-1, Multiple-Family Residential
Applicant: Laura and Evan Blum

Caesar Roman, contractor, presented his case. The contractor explained the project and the changes to the existing deck, being extended 7 feet towards the driveway. He showed pictures to the board.

Laura Blum, owner, explained the project and how they want to be able to put a couple chairs on the front deck.

Public Comment:

Kathleen Hier, 724 Arthur, asked about the location of the porch.

Board Discussion

Comm. Poirier thought the front deck would add to the walkability of the neighborhood and would look more permanent than the existing deck.

Chairman Devine clarified that the request is for an uncovered porch.

The board discussed attaching the porch to the house and the height, depth, and width of the porch.

Motion

A motion was made by Comm. Krol, supported by Comm. Silvers, to approve Z16-11, 804 Arthur with the condition that the porch must remain uncovered and that the variance is only applicable for the uncovered front porch.

Finding of Fact: The home was built in the 1920s very close to the road and they are not moving any closer to the sidewalk than the existing porch.

YES Mooney, Poirier, Krol, Silvers, Devine

NO None

MOTION APPROVED UNANIMOUSLY

The variance granted is for 7.34 feet to allow a front yard setback of 11 feet

with the contingencies that the porch cannot be enclosed nor can the variance be applied to future additions, remodels, and/or enclosures.

Z16-12 1133 Linden
Non-Use Variance Requested
Rear Yard Setback
Zoned: R-1, Single Family Residential
Applicant: Matt Thurber

Matt Thurber, owner and applicant, presented his case. He discussed the existing non-conforming rear yard setback, the shallow rear setbacks of neighboring properties on Linden, and the ability to add a front porch if the variance was granted.

Public Comment:

Jim Elias, 1128 Beech, spoke of alleged errors on the survey and believed there were no hardships. He presented a petition signed by neighbors. He discussed water remediation and grade.

Tom Robert, 1117 Beech, explained his concern with the density, green space, and water issues.

Travis Reeder, 1121 Linden, explained a concern with grade and water. He spoke about the mature trees that may be impacted if the variance was granted.

Matt Thurber, 641 S. Harvey, said that no trees will be removed, the house will not exceed 35% lot coverage, and that he takes issues of water and drainage very seriously. He explained the existing setbacks and the requirement to match existing grades.

Board Discussion

Comm. Krol asked about the overhead power lines. It was confirmed that DTE will move the lines so the lines do not interfere with the house.

Comm. Silvers and Comm. Krol discussed previous variances on Linden.

Comm. Krol discussed height, the definition of height, and the size of the home.

Chairman Devine believed that the depth of the lot is a hardship.

Comm. Mooney believed there was no hardship.

Comm. Silvers said the Planning Commission is "pro-porch".

Mr. Thurber said each home is designed for the lot. He explained he is trying to design a practical house but that the lot is approximately 20 feet shallower than most other lots.

Motion

A motion was made by Comm. Mooney, supported by Comm. Poirier, to approve Z16-12, 1133 Linden.

Finding of Fact: A four foot porch cannot be constructed without the variance.

YES Devine

NO Mooney, Poirier, Krol, Silvers

MOTION NOT GRANTED

The variance denied is for 5 feet, to allow for a 30 foot rear yard setback.

7. Reports and Correspondence:

Letter received from a resident who was not in favor of many of the new construction

projects.

8. Commissioner Comments:

The board discussed new homes throughout the city.

Comm. Poirier liked that every house is different in her neighborhood.

Comm. Mooney spoke about attached garages.

The board discussed the properties on Deer Street and how that area is transitional.

The board discussed unintended consequences of moving attached garages to the rear and side of property and reduction of cantilevers.

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

Meeting adjourned at 9:08 p.m.

Respectfully Submitted,

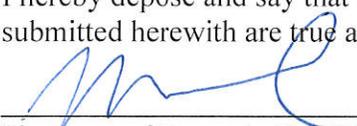
Greta Bolhuis,
Assistant Community Development Director

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.

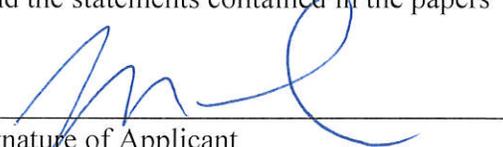
Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

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? The practical difficulties with complying with the ordinance are an exception and unique to the property due to the odd property shape.
2. What effect will the variance have on neighboring properties? It will only have a positive effect. There is over 4' of additional property in our yard from the property line to the existing vinyl fence. This addition will enhance the look and value of the neighborhood.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? No, the practical difficulty arose due to the unique and obtuse lot shape.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Due to the unique lot shape, the ordinance makes it unreasonable to build a small addition to have a kitchen that is more appropriate for the neighborhood.

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



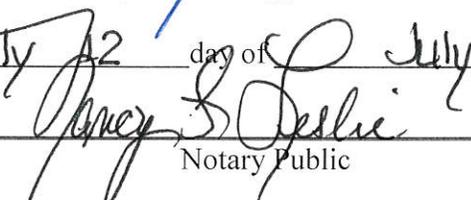
Signature of Property Owner



Signature of Applicant

Subscribed and sworn before me this July 12 day of July, 2016

NANCY F LESLIE
Notary Public, Oakland County, Michigan
My Commission Expires June 2, 2019



Notary Public
My Commission expires June 2, 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.



CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING BOARD OF APPEALS (ZBA) APPLICATION
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 Fax 734-455-1892
Website: www.ci.plymouth.mi.us

General Information

Three Basic Functions of the ZBA:

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

Appeal Guidelines

The following guidelines will be considered in determining the validity of each variance request:

- The proposed variance involves a practical difficulty (non-use) and/or a hardship (use)
- The proposed variance involves exceptional and unique circumstances
- The proposed variance will not impair the adequate supply of light and air to adjacent property owners nor increase the congestion in public streets
- The proposed variance will not increase the hazard of fire or flooding nor endanger the public safety
- The proposed variance will not unreasonably diminish or impair established property values within the surrounding area
- The proposed variance will not in any other respect impair the public health, safety, or welfare of the inhabitants of the City
- The proposed variance will not alter the essential character of the neighborhood
- The spirit of the Ordinance must be observed

Three of the five members must vote in favor of the request for it to be granted.

Note: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to Ordinance or solely to satisfy aesthetic concerns. The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.

Definitions

Variance – allows a departure from a requirement of the zoning ordinance in a particular instance. A two thirds vote of the Board is necessary to grant a variance.

Dimensional (Non-Use) Variance – when an owner is unable to use a property for any permitted purpose. Non-use refers to an enduring characteristic of the property, not based upon the current property owner, such as altering setbacks or roof height.

Use Variance – allows for a land use not permitted by the zoning ordinance.

Standards for Use Variance

1. Property cannot be reasonably used for purposes permitted in the zone
2. Problem results from circumstances unique to the property, not the neighborhood
3. Variance will not alter the essential character of the neighborhood
4. Problem is not self-created.

Standards for Dimensional (Non-Use) Variance

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

July 8, 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING BOARD OF APPEALS (ZBA) APPLICATION
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 Fax 734-455-1892

Dear City Leaders,

We have lived in the City of Plymouth for almost 18 years and absolutely love it. For 14 years we lived on Jener Pl and then moved just around the corner to our current residence of 1302 Maple St. It was a difficult decision as we loved our Jener home very much and started to raise our family there. However, we felt we were ready for something with a little more space and were lucky enough to find our current residence. Plus, we knew we wouldn't be moving far!

Our home is a beautiful cape cod built in 1936 and with many homes from that area there are some inherent challenges with the design; particularly with the size of the kitchen and closets. We are planning a small; period correct addition to solve for these design issues to keep up with our growing family.

The survey shows one corner of the proposed addition slightly encroaches on the setback ordinance due to the odd shaped lot lines. You will see from the enclosed photos that while the addition approaches the property line there is actually more than 4' of useable property in our yard up to the existing vinyl fence.

We feel, and hope you find the same, that this variance request meets and exceeds all of the appeal guidelines and look forward to a favorable response.

Thank you,



Jeff and Nicole Wassel

1302 Maple St.

Public

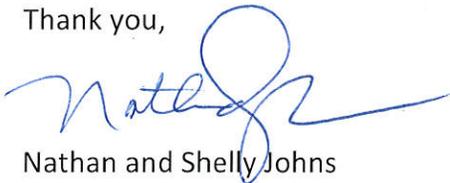
July 8, 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING BOARD OF APPEALS (ZBA) APPLICATION
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 Fax 734-455-1892

Dear City Leaders,

We understand the Wassel's are requesting a variance to the setback ordinance. We live next door to the Wassel's; on the side where they are planning their addition. We are very supportive of their variance request. We have reviewed the survey and addition plans and understand only one corner of the addition will invade the setback. In actuality there is additional space from the property line to the vinyl fence that actually separates our yards and again, we are fully supportive of this variance request. We feel this addition fits well with the essential character of the neighborhood and will increase established property values. We hope you agree and approve their variance request.

Thank you,



Nathan and Shelly Johns

1298 Maple St.

July 8, 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING BOARD OF APPEALS (ZBA) APPLICATION
201 S. Main Street Plymouth, MI 48170
Ph. 734-453-1234 Fax 734-455-1892

Dear City Leaders,

We understand the Wassel's are requesting a variance to the setback ordinance. We live across the street from them and are very excited about their proposed addition. We are also very supportive of their variance request. We have reviewed the survey and addition plans and understand only one corner of the addition will invade the setback. We spend a fair amount of time in their back yard, particularly during the summers and there is additional space from the property line to the vinyl fence which will provide plenty of egress. Again, we are fully supportive of this variance request and feel this addition fits well with the essential character of the neighborhood and will increase established property values. We hope you agree and approve their variance request.

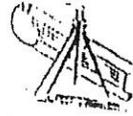
Thank you,



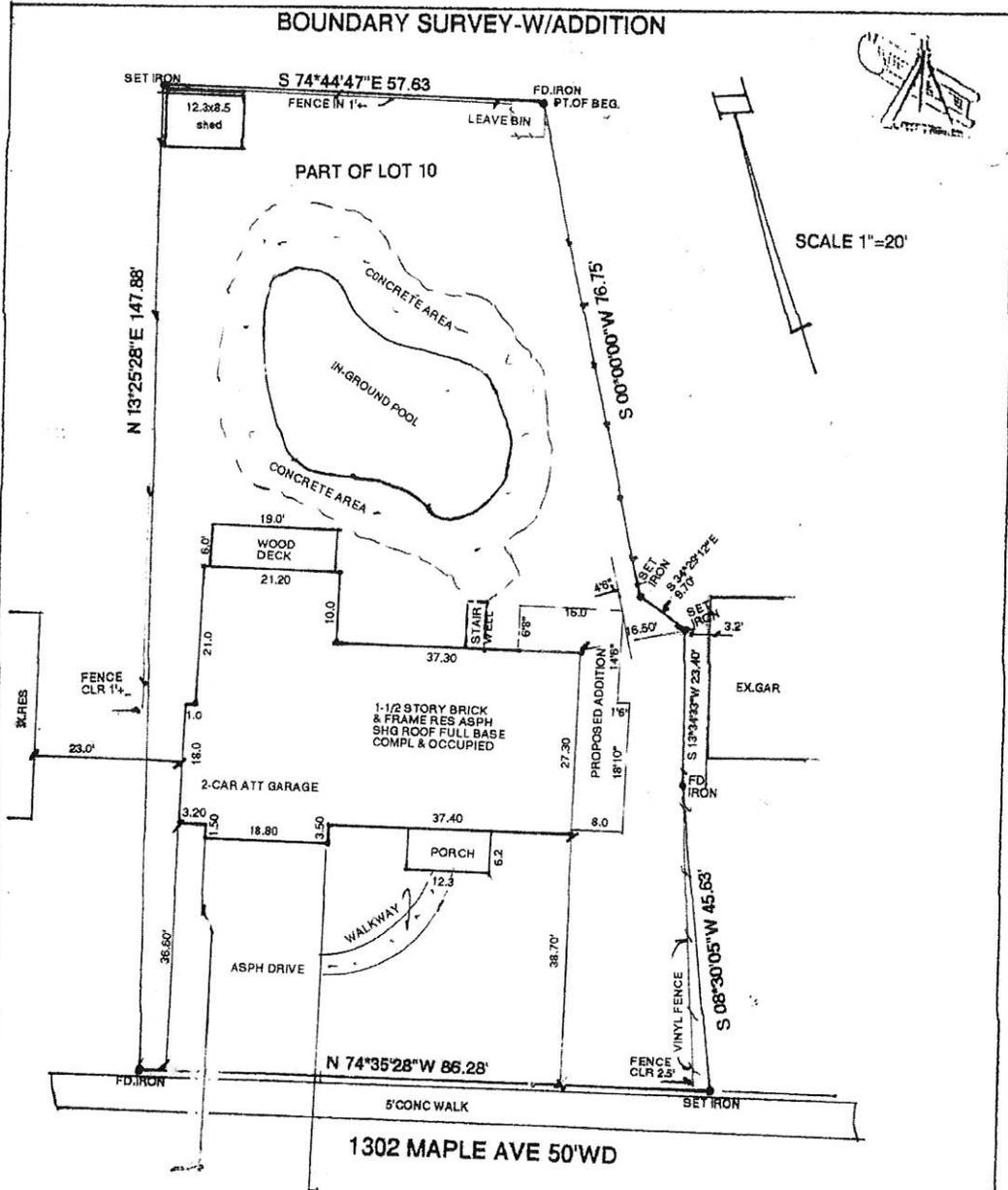
Nick and Maria Jallos

.504 Herald St

BOUNDARY SURVEY-W/ADDITION



SCALE 1"=20'



LEGAL DESCRIPTION:

PART OF LOT 10 OF HOUGH PARK SUBDIVISION, AS RECORDED IN LIBER 61, PAGE 25, WAYNE COUNTY RECORDS; AND THAT PART OF THE W 1/2 SE 1/4 OF SECTION 27, T1S R8E, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT THE NW CORNER OF SAID LOT 10, THENCE S 00D00'00" W 76.75 FEET, THENCE S 34 D29'12" E 9.70 FEET, THENCE S 13D34'33" W 23.40 FEET, THENCE S 08D30'05" W 45.63 FEET, N 74D35'28" W 86.28 FEET ALONG THE NORTH LINE OF MAPLE AVENUE; THENCE N 13D25'28" E 147.88 FEET, THENCE S 74D44'47" E 57.63 FEET TO THE POINT OF BEGINNING.

JEFF WASSEL

SURVEY # 36-41

JUNE 8, 2016



We hereby certify that the foregoing Survey of the premises was made under my supervision, and all dimensions and locations of all improvements with respect to the boundaries are as shown, and that there are no encroachments unless shown.

Clive Cantor
CLIVE CANTOR, L.S. # 10682

LOUIS CANTOR COMPANY
17600 NORTHLAND PARK CT. STE. 201
SOUTHFIELD, MI. 48075
248 558-7840 (P)
248 558-4504 (F)
louis.cantor2@cs.com





**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: July 27, 2016
RE: 1302 Maple, Non-Use Variance Request

Jeff and Nicole Wassel, owners and applicants, seek a non-use variance to construct a side and rear addition. The property is zoned R-1, Single Family Residential.

Section 78-71 of the Zoning Ordinance requires a side yard setback of 6 feet. The current side yard setback is 16.5 feet. The proposed side yard setback is 4.5 feet.

The applicants are requesting a variance of 1.5 feet to accommodate a 4.5 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

Z16-15 1133 Linden
Rear Yard Setback
ZBA Mtg 8/4/16

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

JUL 19 2016

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

Address of Property: 1133 Linden

Applicant Name: Matt Thurber Property Owner: Evergreen Development

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

Email: mattfthurber@aol.com Phone: 248-866 5131

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 31' 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: 83.1 x 75' - 6237

Total sq. footage of existing main buildings: _____ accessory structures: _____

Current use of buildings on premises: single family

Percentage of lot coverage of all buildings, decks, and porches 30" above grade: _____

Height and area of existing main and/or accessory structures: _____

Description of Proposed Structures

Height of proposed structure: 24'-11"

Dimensions and area of structure or addition to be constructed: 33' x 62'

Percentage of lot coverage of all buildings including proposed: 34.1

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

Back yard setback after completion (measured from lot line): 31'

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

A scaled drawing or boundary survey depicting the above information.

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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 @ 83.1 deep is not deep enough to build desired house with a front porch.
2. What effect will the variance have on neighboring properties? upgrade the home, variance request for 31' rear yard is more than the adjacent 6 homes - this larger rear yard.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? The difficulty is not self-imposed. More normal lot depth throughout the city is 100' to 120' in depth
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? A 35' rear setback with an 83.1 lot depth severely limits the design of the home, and ability to have a front porch.

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

Matt Schuk

Signature of Property Owner

Matt Schuk

Signature of Applicant

Subscribed and sworn before me this 19th day of July, 2016

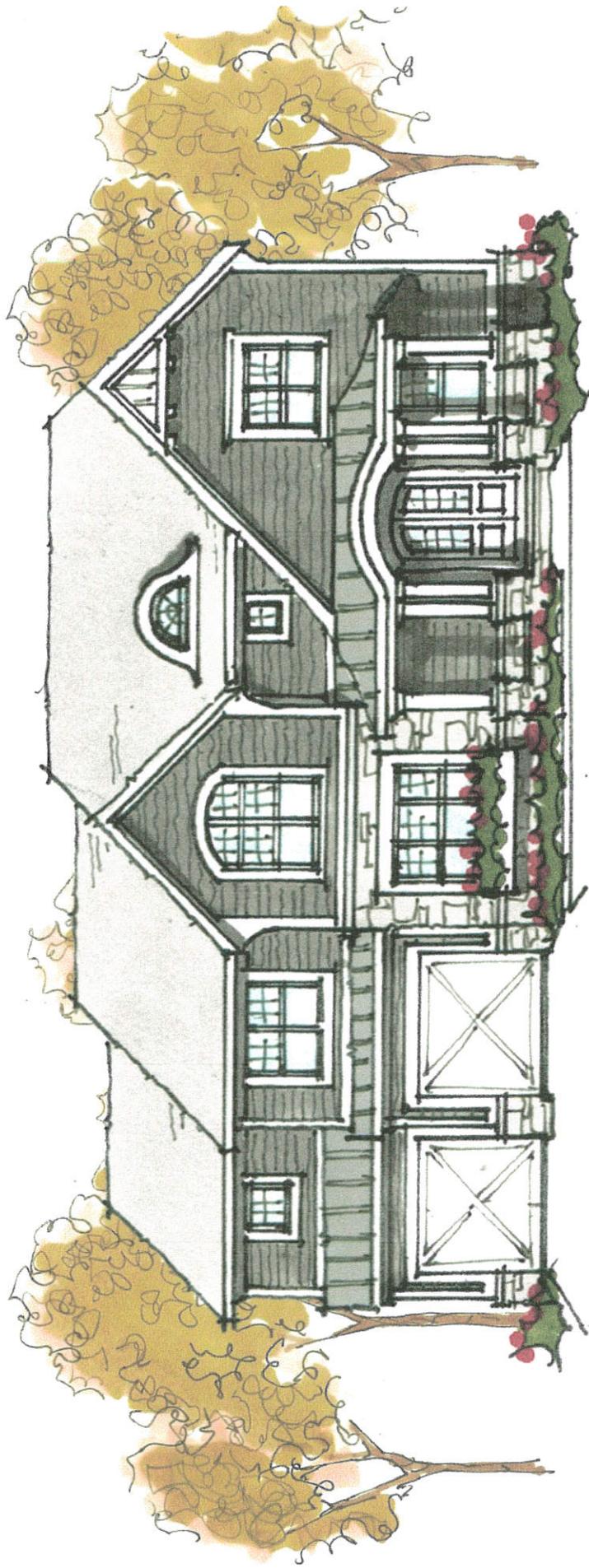
[Signature]
Notary Public

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

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.

Elevation w/ 4' rear yard
variance



Proposed Front Elevation

Elevation without 4'
rear yard variance



FRONT ELEVATION
SCALE 1/4" = 1'-0"

Ambit Land Surveyors, Inc.

691 Wing Street
Plymouth, Mi. 48170

Ph. 734-455-5501
Ph. 248-473-7880
Fax 877-837-5267

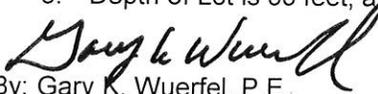
DATE: 7-19-16

JOB NO. 16-05-21

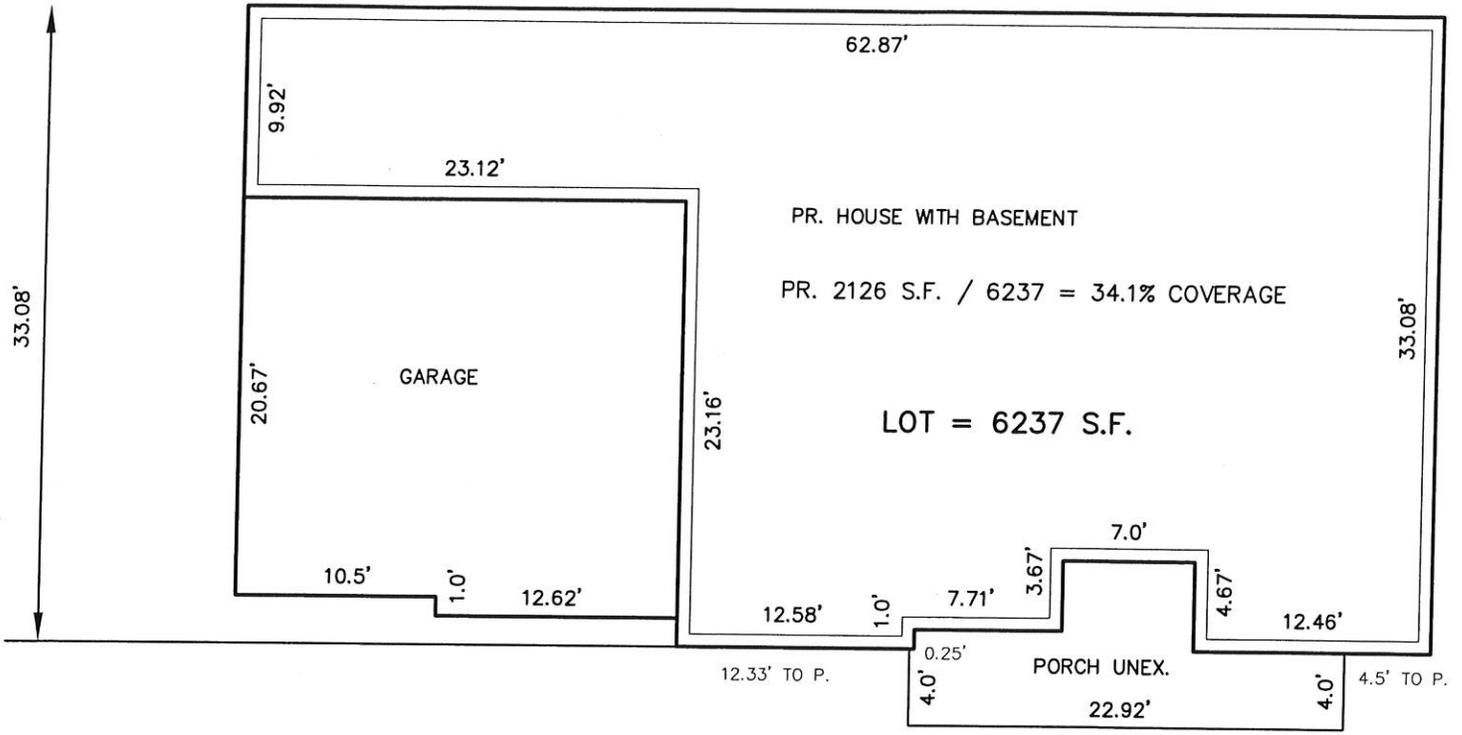
PROJECT: Proposed House # 1133 Linden Ave., City of Plymouth

SUBJECT: Plan Comments

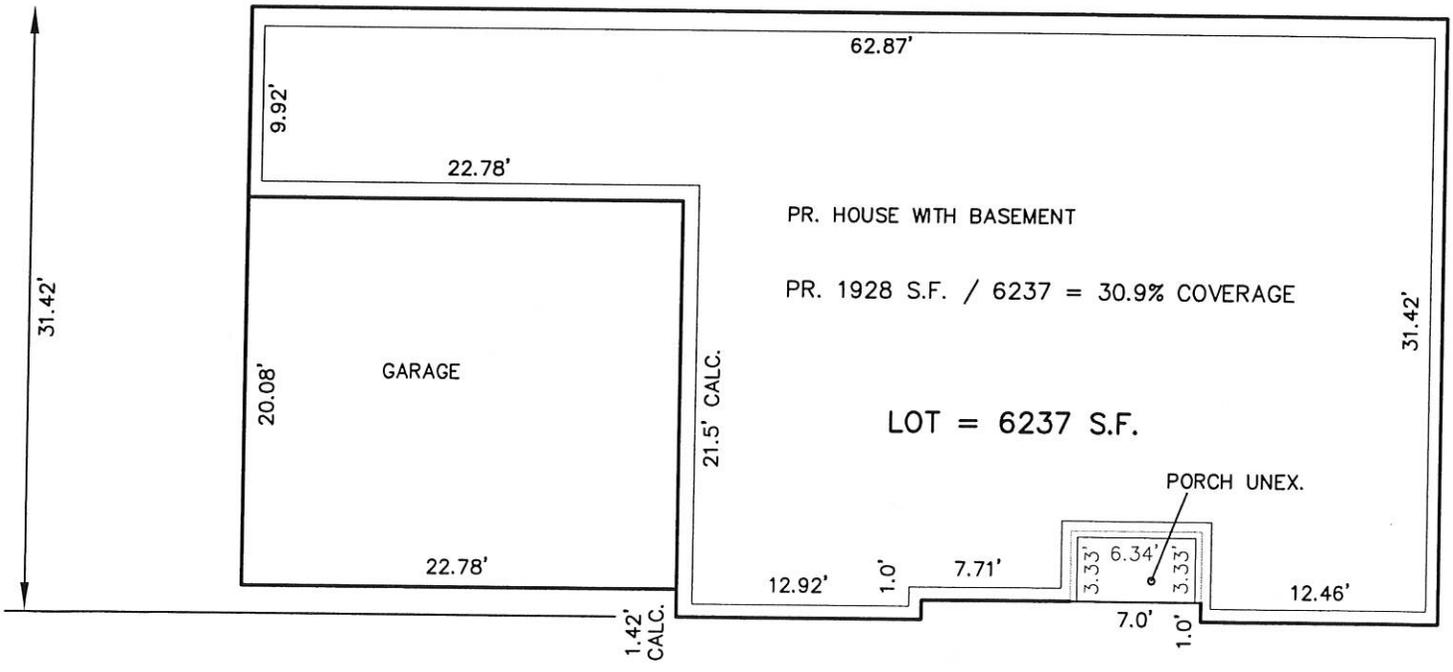
1. Proposed house will have downspouts at the front of the house draining to the street.
2. Proposed drywell at rear yard.
3. No changes to current lot drainage, matching existing lot line grades.
4. Proposed house with 4' x 23' porch has 34.1% lot coverage, 4' rear variance required.
5. Proposed house without incentive porch has 30.9% coverage, no rear variance required.
6. No tree removal proposed.
7. Average existing rear setback of adjacent houses equals 28.2 feet, proposed rear setback is 31 feet. 4 foot variance required.
8. Depth of Lot is 83 feet, average City Lot is 100' to 120'.


By: Gary K. Wuerfel, P.E.

PROPOSED HOUSE WITH 4 FT. REAR VARIANCE



PROPOSED HOUSE WITHOUT 4 FT. REAR VARIANCE





**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: July 27, 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.

The applicant is requesting a variance of 4 feet to accommodate a 31 foot rear yard setback. No other variances are required.

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

