



CITY OF PLYMOUTH
201 S. Main
Plymouth, MI 48170
www.ci.plymouth.mi.us
ZONING BOARD OF APPEALS - REGULAR MEETING MINUTES
Thursday, March 3, 2016

1. - Meeting called to order at 5:30 P.M. by Chairperson Devine

2. - ROLL CALL

MEMBERS PRESENT: Kara Giummo, Dan Mooney, Gloria Poirier, Josh Birk,
and Mike Devine

ALTERNATE ABSENT: Scott Silvers, Ed Krol

OTHERS PRESENT: John Buzuvis, Comm. Dev. Director
Greta Bolhuis, Comm. Dev. Coordinator

3. - APPROVAL OF MINUTES

A motion was made by Comm. Giummo, supported by Comm. Mooney to approve the regular minutes of January 7, 2016 as amended.

MOTION CARRIED UNANIMOUSLY.

4. - APPROVAL OF THE AGENDA:

A motion was made by Comm. Poirier and supported by Comm. Birk to approve the agenda.

MOTION CARRIED UNANIMOUSLY.

5. – Old Business:
NONE

6. – New Business:
Z16-01 305 Pacific
Non-Use Variance Requested
Rear Yard Setback, Side Yard Setback and
Attached Front Facing Garage on a lot less than 60 feet wide
Zoned: R-1, Single Family Residential
Applicants: Bill Cowdin, Tarah & Brad Woodberg

Bill Cowdin, applicant, presented their case. He said they wish to maintain the structure of the detached garage and create storage space in a new loft. Mr. Cowdin explained they want to attach the garage to the house by using an enclosed breezeway. He said they will be completing a small addition on the house that does not require any variances. Tarah Woodberg, owner, explained the need for an enclosed breezeway since the garage will be Brad's office.

Board Discussion

Comm. Poirier asked if there was a basement. It was confirmed that there is one currently. Comm. Mooney said he saw the request as self-imposed and believed granting the variance could be a slippery slope. He said it would impact the character of the neighborhood. Chairman Devine believed the request was one of convenience and said that granting it would create a great non-conformity. Comm. Birk appreciated the applicants' complete drawings and plans. He said that this matter should be brought to the Planning Commission for clarity. Comm. Birk and Comm. Mooney discussed lot coverage. Comm. Poirier asked about the rear yard setbacks. Comm. Mooney explained the existing non-conforming rear yard setback for the detached garage.

Motion

A motion was made by Comm. Mooney, supported by Comm. Poirier, to disapprove Z16-01 as presented based on lack of finding of fact.

YES Birk, Giummo, Mooney, Poirier, Devine

NO None

MOTION APPROVED UNANIMOUSLY, VARIANCE NOT GRANTED

7. Commissioner Comments:

NONE

8. Reports and Correspondence:

Chairman Devine reminded the board of the All Boards Training at 6:30 P.M.

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

Meeting adjourned at 5:50 p.m.

Respectfully Submitted,

Greta Bolhuis,
Community Development Coordinator