

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