



City of Plymouth
Zoning Board of Appeals Meeting Minutes
201 S. Main Street Plymouth, MI 48170
Thursday, March 7, 2019, 7:00 PM

1. CALL TO ORDER

Chair Giummo called the meeting to order at 7:00 PM.
The Board said the Pledge of Allegiance.

PRESENT: Mike Devine, Joe Elliott, Scott Silvers, Jim Burrows, Kara Giummo
ABSENT: Ed Krol

Also present was Building Official Brent Strong and City Commission Liaison Marques Thomey.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

A motion was made by Comm. Silvers and seconded by Comm. Burrows for approval of the February 7, 2019 meeting minutes as presented.
MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

A motion was made by Comm. Burrows and seconded by Comm. Devine for approval of the agenda.
MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

A) Z19-03, 1331 Hartsough, Non-Use Variance, Front Yard Setback and Floor Area Ratio (FAR) Variances Requested, Zoned R-1, Single Family Residential.

Chair Giummo read the administrative review from the city.

William Finnicum, architect, presented his case. He explained that they have re-worked the plan to request a lesser variance than last month. He stated the project has three objectives: provide a formal front entrance, have bedrooms all on one floor, and have enough rear yard space for child to play and a garden. Mr. Finnicum explained that in order to maintain the existing rear layout of the home and preserve rear yard greenspace, the only location to build is forward into the front yard setback.

Citizen Comments

None.

Board Discussion

The Board determined they would discuss the variance requests separately. They started with the front yard setback variance request.

Comm. Burrows explained that he looked at an aerial of the homes surrounding this home. He believed that the proposed variance would not create an extreme case of “jagged teeth” related to the front yard setback. Comm. Elliott stated that the proposed front yard setback is between the maximum and the minimum setback on the street, it’s not an outlier.

Comm. Silvers felt that the variance request was design based.

Comm. Burrows liked the design and wants to keep the look of the neighborhoods consistent and maintain greenspace. He felt that the variance request was reasonable.

Comm. Devine agreed that the variance was based on the design choices but felt that there were other factors like having the bedrooms all on one floor and the existing den location that warranted the variance.

A motion was made by Comm. Devine, seconded by Comm. Burrows, to approve the front yard setback variance request with conditions. The variance is for 3.24 feet to allow for a 29.98 foot front yard setback. The variance is conditioned to apply to the portion of the front yard setback that is 8 feet west of the east property line and continues for 20 feet and shall only apply to a single-story construction. The finding of fact is that alterations are required for a formal entry and for bedrooms all on the same level, and the setback falls within the minimum and maximum setbacks that currently exist on the street with adjacent houses.

MOTION APPROVED.

The Board discussed the second variance request for the floor area ratio (FAR).

Chair Giummo felt that the variance request was so small and could be reduced to be eliminated.

Comm. Devine agreed and felt that there wasn’t a hardship present.

Comm. Silvers agreed with Chair Giummo and Comm. Devine.

A motion was made by Comm. Devine, seconded by Comm. Elliott, to approve the floor area ratio variance request. The variance is for 21 square feet to allow for a FAR of 4.0029. The finding of fact is that there is no practical difficulty.

MOTION DENIED.

6. NEW BUSINESS

None.

7. COMMISSIONER COMMENTS

Comm. Burrows raised concerns with the ordinance language related to front yard setback averaging. He felt that the word “surrounding” could raise some questions.

Comm. Silvers stated that the front yard setback worksheet was helpful.

Comm. Burrows wanted the worksheet to be included in the ordinance.

The Board discussed this section of the ordinance in further detail.

8. REPORTS AND CORRESPONDENCE

None.

9. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Devine, supported by Comm. Elliott to adjourn the meeting at 7:50 PM.

MOTION PASSED UNANIMOUSLY