



# City of Plymouth

## Zoning Board of Appeals Meeting Minutes

Thursday, April 2, 2020 - 7:00 P.M.  
Online Zoom Meeting

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

www.plymouthmi.gov  
Phone 734-453-1234  
Fax 734-455-1892

### 1. CALL TO ORDER

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

PRESENT: Ed Krol, Jim Burrows, Mike Devine, Joe Elliott, Kara Giummo  
Also present was Assistant Community Development Director Greta Bolhuis and City Commission Liaison Tony Sebastian.

### 2. CITIZEN COMMENTS

None.

### 3. APPROVAL OF THE MEETING MINUTES

A motion was made by Comm. Burrows and seconded by Comm. Elliott for approval of the March 10, 2020 meeting minutes.  
MOTION APPROVED 5-0

### 4. APPROVAL OF THE AGENDA

A motion was made by Comm. Krol and seconded by Comm. Burrows for approval of the agenda as presented.  
MOTION APPROVED 5-0

### 5. OLD BUSINESS

None.

### 6. NEW BUSINESS

a) Z20-02, 575 Blunk  
Chair Giummo read the administrative review.

James Fedewa, owner, presented his case. He explained that they want to extend the existing footprint to add square footage to the home. He explained the addition would be straight back from what currently exists. Jim, contractor, explained that the setback is existing non-conforming and they are looking to extend that setback to for a first floor kitchen addition and mudroom and a second floor master bedroom.

### Citizen Comments

Chris Wunch, 599 Blunk, was not in favor of the variance request. He was concerned that the addition, as proposed, would negatively impact his property including property value and grade.

### Board Discussion

Comm. Burrows believed that the proposed rear yard porch would also require a variance from Section 78-217.

Ms. Bolhuis read the section of the ordinance and clarified that porches are not permitted in the side yard setback.

Comm. Devine agreed and believed that if it were an issue it could be handled administratively.

Comm. Krol asked for clarification on the side yard setback dimension.

The Board discussed the location of the proposed chimney and bay window.

Comm. Devine clarified that a survey is required for the permit and the dimension could be clarified at that time. He suggested that, if approved, the variance could be tied to the specific survey dimension or conditioned upon the existing home location or could be limited to a specific setback from the property line. He did not feel like a practical difficulty existed and that everything that was desired could be accommodated while maintaining the 6-foot required setback.

Comm. Elliott asked about the total square footage for the floor area ratio calculation. The owner confirmed that with the addition the total area would be about 1,900 square feet. He did not feel that there were unique circumstances on this property.

A motion was made by Comm. Devine, supported by Comm. Elliott, to deny Z20-02, 575 Blunk, based on the finding of fact that there is no practical difficulty and no unique circumstances on the property.

MOTION APPROVED; VARIANCE DENIED 5-0

## **7. COMMISSIONER COMMENTS**

Chair Giummo asked about the City email addresses. Ms. Bolhuis stated she would reach out to IT.

## **8. REPORTS AND CORRESPONDENCE**

None.

## **9. ADJOURNMENT**

Hearing no further business, a motion was made by Comm. Krol, supported by Comm. Elliott to adjourn the meeting at 6:30 PM.

MOTION APPROVED 5-0