



City of Plymouth
Zoning Board of Appeals Meeting Minutes
201 S. Main Street Plymouth, MI 48170
Thursday, August 2, 2018, 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: Ed Krol, Mike Devine, Joe Elliott, Kara Giummo
ABSENT: Jim Burrows, Mike Gowen, Scott Silvers

Also present was Assistant Community Development Director Greta Bolhuis.

2. CITIZEN COMMENTS

None.

3. APPROVAL OF THE MEETING MINUTES

A motion was made by Comm. Krol and seconded by Comm. Elliott for approval of the June 7, 2018 meeting minutes as amended.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

A motion was made by Comm. Devine and seconded by Comm. Krol for approval of the agenda as amended to remove item 7.b Z18-13.

MOTION PASSED UNANIMOUSLY

5. COMMISSIONER COMMENTS

Comm. Elliott asked about the variance approval and resulting demolition slated for 471 W. Ann Arbor Trail. City staff explained that the applicant desires to demolish the existing structure and proposes building a new single family home with a home office. Ms. Bolhuis explained that the proposed new construction building would require Planning Commission approval for special land use as single family residential. She stated that a variance cannot be granted for a special land use.

The board discussed the new information. The board felt that they did not fully understand the intentions of the applicant based on their variance request presentation and resulting discussion.

The board further discussed single family homes in districts other than R-1. They made a request for discussion of the Planning Commission to discuss potential FAR restrictions in mixed use district for residential use.

6. OLD BUSINESS

None.

7. NEW BUSINESS

A) Z18-12, 333 Sunset, Non-Use Variance, Side Yard Setback, Zoned R-1, Single Family Residential

Chair Giummo read the administrative review from the city.

Adam Szymczak, owner presented his case. He explained that their desire is for a more functional layout and a modest addition behind the existing privacy fence. He wants to replace the crumbling front porch and widen

it to be across the entire front of the house. Mr. Szymczak explained that the existing home is non-conforming and the proposed addition would be the same as existing condition. He stated that he could remove the brick and be in conformance with the side yard setback, but he wants to keep the style of neighboring properties.

Citizen Comments

None.

Board Discussion

Comm. Krol liked that the bungalow was being kept.

Comm. Elliott stated that the non-conformance was not increasing with the proposed addition and front porch. He felt that the neighbor's driveway on that property line lessens the impact of the proposed project.

Chair Giummo agreed with Comm. Elliott's comments.

A motion was made by Comm. Devine, supported by Comm. Krol, to approve the variance request Z18-12, 333 Sunset as submitted. The variance is to construct a front porch and rear addition with a 5.7 foot side yard setback on the north side. The finding of fact is that the existing house is non-conforming and the current layout with neighbor's driveway adjacent to setback doesn't negatively impact the neighborhood, and the proposed addition creates a more livable floor plan for the applicant.

MOTION APPROVED UNANIMOUSLY.

9. REPORTS AND CORRESPONDENCE

Comm. Devine suggested moving Commissioner Comments after Reports and Correspondence and before Adjournment.

The board agreed.

10. ADJOURNMENT

Hearing no further business, a motion was made by Comm. Elliott, supported by Comm. Devine to adjourn the meeting at 7:34 PM.

MOTION PASSED UNANIMOUSLY