

City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, December 3, 2020 – 7:00 p.m.
ONLINE Zoom Meeting

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

Join the Meeting: <https://us02web.zoom.us/j/84802966412>

Meeting ID: 848 0296 6412

Passcode: 443893

Statement of explanation of the reason why the public body is meeting electronically:

On March 10, 2020 the Governor of the State of Michigan declared a State of Emergency across the State of Michigan under section 1 of Article 5 of the Michigan Constitution of 1963, the Emergency Management Act, 1976 PA 390, as amended, MCL 30.401 – 421, and the Emergency Powers of the Governor Act of 1945, 1945 PA 302, as amended, MCL10.31 – 33. These sections provide the governor with broad powers and duties to cope with dangers to this state or to the people of the state.

As a part of the response to the emergency, the Governor has deemed it reasonable and necessary to temporarily suspend rules and procedures relating to physical presence at meetings and hearings of public bodies and other governmental entities in Michigan. These public bodies and entities must continue to conduct public business during this emergency.

- 1) **CALL TO ORDER**
 - a) Roll Call

- 2) **CITIZEN COMMENTS**

- 3) **APPROVAL OF THE MINUTES**
 - a) Approval of the November 5, 2020 meeting minutes

- 4) **APPROVAL OF THE AGENDA**

- 5) **COMMISSION COMMENTS**

- 6) **OLD BUSINESS**

- 7) **NEW BUSINESS**
 - a) Z20-10 Non-Use Variance Requests for 606 Maple: Fence exceeding 6.5 feet, Garage height exceeding 15 feet, Habitable space in an accessory structure, Garage height exceeding 1½ stories
 - b) Z20-11 Non-Use Variance Requests for 933 Church: Lot Coverage, Floor Area Ratio, Front Yard Setback, Side Yard Setback

- 8) **REPORTS AND CORRESPONDENCE**

- 9) **ADJOURNMENT**

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance should contact the City Clerk's office at 734-453-1234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

City of Plymouth Strategic Plan 2017-2022

GOAL I - QUALITY OF LIFE

OBJECTIVES

1. Support the neighborhoods with high-quality customer service
2. Engage in collaboration with private entities and surrounding municipalities to implement the [Joint Recreation Master Plan](#)
3. Improve communication with the public across multiple platforms
4. Maintain a high level of cleanliness throughout the City
5. Support and host a diverse variety of events that foster community and placemaking

ONE YEAR TASKS 2020-21

- Liquor/marijuana license review
- Rooftop seating review
- Adopt Downtown Development Authority (DDA) Master Plan and identify funding sources for implementation
- Begin implementation of Kellogg Park Master Plan with fountain replacement
- Establish format & requirements for public parks sponsorship
- Resident education programs on zoning basics, ordinance change and update, services, and recycling
- City webpage - create city-wide F.A.Q. "Index" page and push out link
- Increase social media presence - 1k new followers/subscribers/etc.
- Review and evaluate City truck routes
- Complete update to Special Events Policy

GOAL II - FINANCIAL STABILITY

OBJECTIVES

1. Approve balanced budgets that maintain fiscal responsibility
2. Advocate for increased revenue sharing with the State of Michigan
3. Encourage and engage in partnerships, both public and private, to share costs of services and equipment
4. Address the issue of legacy costs
5. Seek out and implement efficient and effective inter-departmental collaboration
6. Market our successes to attract new economic and investment opportunities

ONE YEAR TASKS 2020-21

- Actively promote and participate in the 2020 census
- Explore internal and external supplemental funding of legacy costs
- Target revenue enhancements for large-scale capital projects, including grants and millage
- Assist the Michigan Municipal League (MML) in facilitating and increasing support for state revenue sharing initiatives
- Redesign Capital Improvement Plan and evaluate future funding process for Equipment Fund
- Create a rate card for payment in lieu of paid parking
- Develop financial plan for public safety model
- Identify cost estimates, timeframe and potential funding sources for central parking deck
- Complete road bond sale - phase one

GOAL III - ECONOMIC VITALITY

OBJECTIVES

1. Continue to support and improve active, vibrant downtown branding
2. Support community and economic development projects and initiatives
3. Support a mix of industrial, commercial and residential development
4. Reference the [Master Plan](#) in economic decision-making

ONE YEAR TASKS 2020-21

- Continued administration of development projects and proposals including Wilcox Mill, Saxton's, Pulte, Starkweather School, Lumber Mart, and various residential builds
- Branding - consistency across all communications (email, letterhead, agenda)
- Provide annual process and risk-management training to all boards and commissions
- Continue implementing Redevelopment Ready Community (RRC) plan to achieve certification
- Develop list of transitional properties and utilize Michigan Economic Development Corporation (MEDC), Wayne County, others to market
- Explore marketing partnerships (schools, Chamber, hotels, available publications etc.)

GOAL IV - SERVICE AND INFRASTRUCTURE

OBJECTIVES

1. Support administration and staff by providing professional development opportunities, supplying resources, and maintaining a commitment to recruitment, retention and succession planning
2. Support and deliver safe and responsive emergency services
3. Maintain a sophisticated and responsive technology to communicate and manage data
4. Continually record, maintain, update, and improve City infrastructure

ONE YEAR TASKS 2020-21

- Administration to make parking recommendation to City Commission by end of first quarter
- Implement updates to parking system according to direction given by City Commission
- Actively engage employees for further career development for succession planning with special focus on the depth of Cultural Center staffing
- Continue Asset Management Plan
- Review Insurance Services Office (ISO) Report and International City/County Management Association (ICMA) Study & begin meeting to discuss viable options for the future delivery of emergency services
- Approve third version of agreement on sanitary sewer with Western Township Utilities Authority (WTUA) based on delay by Wayne County
- Develop multi-modal transportation policy to City Commission
- Implement 2020 street repairs
- Restore Commercial Motor Vehicle (CMV) enforcement
- Continue geographic information system (GIS) mapping of the City
- Define process/educate citizenry/pursue adoption/Implement form-based codes



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, November 5, 2020 - 7:00 p.m.

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

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

Online Zoom Meeting

1. CALL TO ORDER

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Elliott, Members Jim Burrows, Mike Devine, Mike Gowen, Ed Krol
Also present: City Commissioner Tony Sebastian, Community Development Director John Buzuvis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Krol, to approve the minutes for the October ZBA meeting.
There was a roll call vote.

Yes: Burrows, Devine, Gowen, Elliott, Krol

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Krol, to approve the agenda.
There was a roll call vote.

Yes: Burrows, Devine, Gowen, Elliott, Krol

MOTION PASSED 5-0

5. COMMISSION COMMENTS

Krol said the City website's agenda link did not work.

6. OLD BUSINESS

- a. **Z 20-08: 388 S. Main – two wall signs on one façade**

Citizen Comments

There were no citizen comments.

Commissioner Comments

Board members asked applicant Mark Chalou to describe the size and placement of the signs. He indicated that the Sun and Snow sign would be approximately 36-inches tall and the Wheels in Motion sign would be approximately 43-inches high, with a separation of 2-3 feet.

Devine offered a motion, seconded by Krol, to grant a variance allowing the two wall signs

described in the application for Z 20-08 to be mounted on the façade on the Main St. side of the building.

Findings of Fact

City trees would obstruct any wall signage along Ann Arbor Trail.
The building has two separate entrances, which allows for two signs.
The proposed signs are smaller than the maximum size allowed.

There was a roll call vote.

Yes: Burrows, Devine, Gowen, Elliott, Krol

MOTION PASSED 5-0

7. NEW BUSINESS

a. Z 20-09 – 304 W. Liberty – fence exceeding 30 inches in front yard on the Davis St. side

Citizen Comments

There were no citizen comments

Commissioner Comments

Board members discussed the location of the property and the impact of the project on nearby properties. The need for a visibility gap was also discussed.

Devine offered a motion, seconded by Krol, to grant the request Z-20-09 for a variance of 1.83 feet to the maximum decorative fence height allowed, resulting in a height of 4.33 feet, beginning at the northeast corner of the property and extending south to a point one foot south of the northeast corner of the existing home. The fence will have a 30% to 50% visibility gap. These dimensions will be verified between the property owner and the building department.

Findings of Fact

The variance is a repair and replacement of an existing fence.
Properties most impacted are multi-family residential units and local businesses.
Davis St. is a dead end, resulting in minimal pedestrian traffic.

There was a roll call vote.

Yes: Burrows, Devine, Gowen, Elliott, Krol

MOTION PASSED 5-0

8. REPORTS AND CORRESPONDENCE

Buzuvis said the City Commission approved a meeting policy allowing for hybrid meetings where participants may attend either in person or online.

9. ADJOURNMENT

A motion to adjourn was offered at 7:52 p.m. by Krol and seconded by Burrows.

There was a roll call vote.

Yes: Burrows, Devine, Gowen, Elliott, Krol

MOTION PASSED 5-0

City of Plymouth
Zoning Board of Appeals Notice
Thursday, December 3, 2020 – 7:00 p.m.
Online ZOOM and/or Plymouth Cultural Center 525 Farmer, Plymouth, MI 48170
Check City website for frequent updates on location
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on Thursday, December 3, 2020 at 7:00 P.M. online via Zoom and/or in person to consider the following:

Z20-10 Non-Use Variance Requests for 606 Maple
Fence exceeding 6.5 feet
Garage height exceeding 15 feet
Habitable space in an accessory structure
Garage height exceeding 1½ stories
Zoned: R-1, Single-Family Residential District
Applicant: William Lincoln

Z20-11 Non-Use Variance Requests for 933 Church
Lot Coverage
Floor Area Ratio
Front Yard Setback
Side Yard Setback
Zoned: R-1, Single-Family Residential District
Applicant: Randal Balconi

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator
201 S. Main Street
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: Thursday, November 19, 2020



**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT**
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: November 12, 2020
RE: Z20-10, 606 Maple, Non-Use Variance

William Lincoln, owner, is requesting non-use variances to construct an 8-foot-tall fence and a detached accessory structure with habitable space. The property is approximately 45 feet wide and approximately 133 feet deep. The property is approximately 5,985 square feet and is zoned R-1, Single Family Residential.

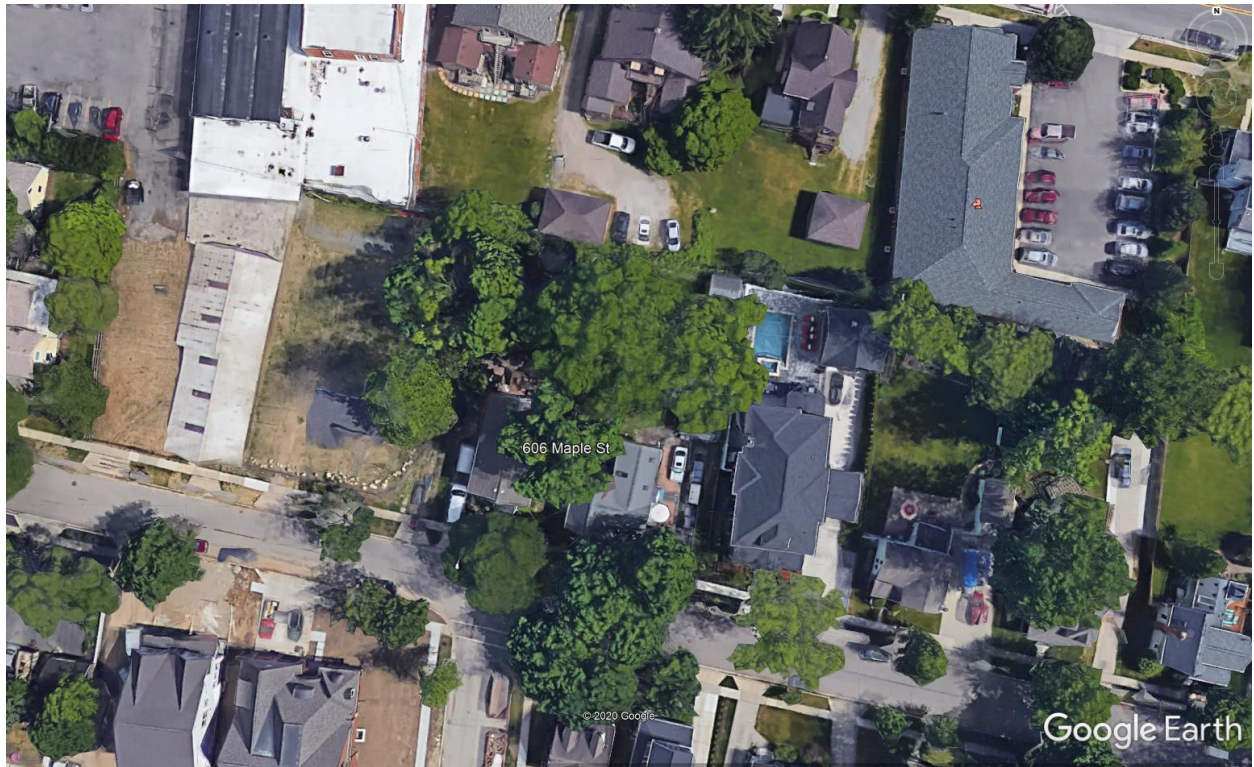
Section 78-208 (1) states “Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard shall not exceed six and one-half feet in height, measured from the surface of the ground.” A variance of 1.5 feet is required to install an 8-foot-tall fence.

Section 78-260 (8) states “No detached accessory building in any residential district shall exceed 1 ½ stories or 15 feet in height.” A variance of 3.9 feet is required to construct a detached garage that is 18.9 feet in height. A variance of ½ story is required to construct a detached garage that is two stories in height.

Section 78-260 (12) states “Detached accessory buildings shall not be used as habitable space.” Section 78-21 states “Habitable space means a space in a structure for living, sleeping, eating or cooking.” A variance is required to construct a detached garage with habitable space.

Section 78-21 states “Floor area ratio means the ratio of the floor area of a building to its lot area.” It further states “Floor area, residential means the sum of the horizontal areas of each story of the building measured from the exterior faces or from the centerline of walls separating two dwellings. The floor area measurement shall include any habitable space, bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas, and attached garage.” This Section further references detached garages as being excluded from the FAR calculation. The Administration is asking the ZBA to interpret this section of the ordinance, should a variance that allows habitable space in the garage be granted.

Should you have any questions regarding this agenda item, please contact me directly.





RECEIVED
NOV 9 2020
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

DIMENSIONAL (NON-USE) VARIANCE APPLICATION
Community Development Department
201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

606 Maple Street	11/5/2020		
Address of Property	Date of Application		
William Lincoln	William Lincoln		
Applicant Name	Property Owner		
606 Maple Street	Plymouth,	MI.	48170
Address	City	State	Zip
blincoln@nceusa.com	734-845-0041		
Email	Phone		

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

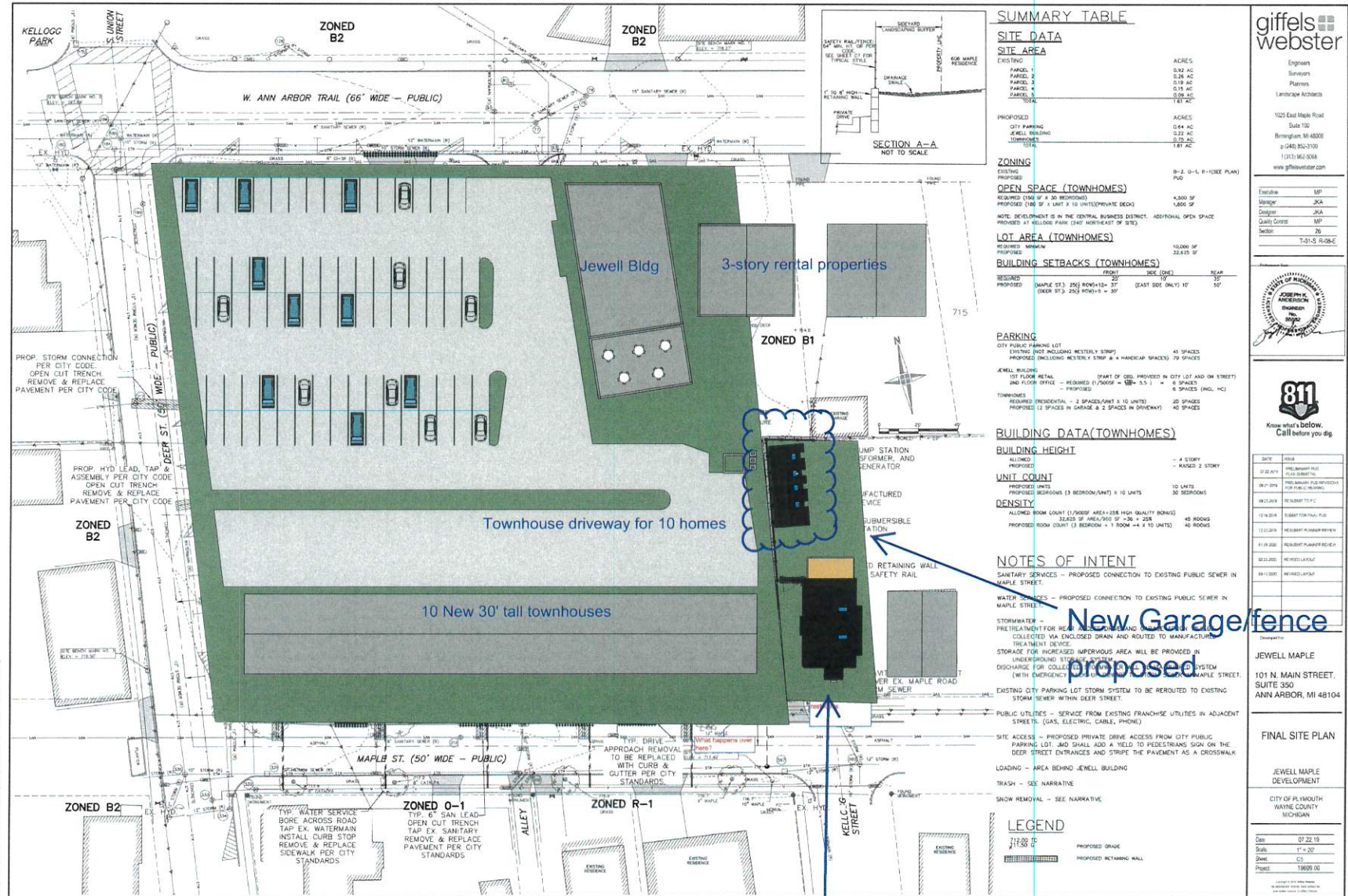
1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are encouraged at submittal.

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Overlay of proposed garage/fence using the plot map from Jewell Maple Development



SUMMARY TABLE

SITE DATA	
SITE AREA	
EXISTING	ACRES
PARCEL 1	0.24 AC
PARCEL 2	0.24 AC
PARCEL 3	0.18 AC
PARCEL 4	0.15 AC
PARCEL 5	0.09 AC
TOTAL	1.41 AC
PROPOSED	
GTY PARKING	0.64 AC
JEWELL BUILDING	0.22 AC
TOWNHOUSES	0.72 AC
TOTAL	1.67 AC
ZONING	
EXISTING	B-2, O-1, R-1 (SEE PLAN)
PROPOSED	PUG
OPEN SPACE (TOWNHOUSES)	
REQUIRED (100 SF A 30 BEDROOMS)	4,500 SF
PROVIDED (ONE SF A LOT & 10 UNITS/PRIVATE DECK)	7,800 SF
NOTE: DEVELOPMENT IS IN THE CENTRAL BUSINESS DISTRICT. ADDITIONAL OPEN SPACE PROVIDED AT KELLOGG PARK (240' NORTHEAST OF SITE).	
LOT AREA (TOWNHOUSES)	
REQUIRED MINIMUM	10,000 SF
PROVIDED	23,415 SF
BUILDING SETBACKS (TOWNHOUSES)	
REQUIRED	FRONT 10' SIDE 10' REAR 10'
PROPOSED	MAPLE ST. 20' (20' MIN. 10' 20' (EAST SIDE ONLY) 10' (EAST SIDE ONLY) 10'

PARKING

CITY PUBLIC PARKING LOT (EXISTING NOT INCLUDING METEORITE STRIP)

EXISTING	43 SPACES
PROPOSED (INCLUDING METEORITE STRIP & HANDICAP SPACES)	79 SPACES

JEWELL BUILDING

1ST FLOOR METAL	(PART OF CDD PROVIDED IN CITY LOT AND ON STREET)	8 SPACES
2ND FLOOR GARAGE	(PROPOSED)	8 SPACES (INCL. H.C.)

TOWNHOUSES

REQUIRED (RESIDENTIAL - 2 SPACES/UNIT & 10 UNITS)	20 SPACES
PROPOSED (2 SPACES IN GARAGE & 2 SPACES IN DRIVEWAYS)	40 SPACES

BUILDING DATA (TOWNHOUSES)

BUILDING HEIGHT	
ALLOWED	4 STORY
PROPOSED	ROISED 2 STORY
UNIT COUNT	
PROPOSED UNITS	10 UNITS
PROPOSED BEDROOMS (3 BEDROOM/UNIT & 10 UNITS)	30 BEDROOMS
DENSITY	
ALLOWED ROOM COUNT (1,000SF AREA + 238 HIGH QUALITY BONDS)	40 ROOMS
PROPOSED ROOM COUNT (3 BEDROOM + 1 ROOM + 4 TO UNITS)	40 ROOMS

NOTES OF INTENT

SANITARY SERVICES - PROPOSED CONNECTION TO EXISTING PUBLIC SEWER IN MAPLE STREET.

WATER SERVICES - PROPOSED CONNECTION TO EXISTING PUBLIC SEWER IN MAPLE STREET.

STORMWATER - PRE-TREATMENT FOR REAR YARD AREAS AND ON-LOT STORMWATER COLLECTED VIA ENCLOSED DRAIN AND ROUTED TO MANUFACTURING TREATMENT DEVICES.

STORAGE FOR INCREASED IMPERVIOUS AREA WILL BE PROVIDED IN UNDERGROUND STORAGE SYSTEM.

DISCHARGE FOR COLLECTED STORMWATER SYSTEM TO EXISTING MAPLE STREET. (WITH EMERGENCY DISCHARGE TO EXISTING MAPLE STREET.)

EXISTING CITY PARKING LOT STORM SYSTEM TO BE REROUTED TO EXISTING STORM SEWER WITHIN DEER STREET.

PUBLIC UTILITIES - SERVICE FROM EXISTING FRANCHISE UTILITIES IN ADJACENT STREETS (GAS, ELECTRIC, CABLE, PHONE).

SITE ACCESS - PROPOSED PRIVATE DRIVE ACCESS FROM CITY PUBLIC PARKING LOT. AND SHALL ADD A YIELD TO PEDESTRIANS SIGN ON THE DEER STREET ENTRANCES AND STRIPE THE PAVEMENT AS A CROSSWALK.

LOADING - AREA BEHIND JEWELL BUILDING.

TRASH - SEE NARRATIVE.

SNOW REMOVAL - SEE NARRATIVE.

LEGEND

	PROPOSED GRADE
	PROPOSED RETAINING WALL

giffels webster

Engineers
Surveyors
Planners
Landscape Architects

1023 East Maple Road
Suite 130
Birmingham, MA 48001
313-855-0100
13131 862-0304
www.giffelswebster.com

Executive: MP
Manager: JKA
Designer: JKA
Quality Control: MP
Scale: 20
T-D-S-R-04E

811
Know what's below. Call before you dig.

DATE	ISSUE
10-22-19	PRELIMINARY PUG PLAN SUBMITTAL
04-17-20	PRELIMINARY PUG SUBMITTAL FOR PUBLIC REVIEW
08-23-19	REMARKS TO P.C.
12-18-19	SUBMIT FOR FINAL PUG
12-23-19	REMARKS PLANNING REVIEW
1-19-20	REMARKS PLANNING REVIEW
03-23-20	REMARKS LAYOUT
04-13-20	REMARKS LAYOUT

JEWELL MAPLE
101 N. MAIN STREET,
SUITE 350
ANN ARBOR, MI 48104

FINAL SITE PLAN

JEWELL MAPLE DEVELOPMENT

CITY OF BIRMINGHAM
WAYNE COUNTY
MICHIGAN

Date: 07-22-19
Scale: 1" = 20'
Sheet: C-3
Project: 19009-00

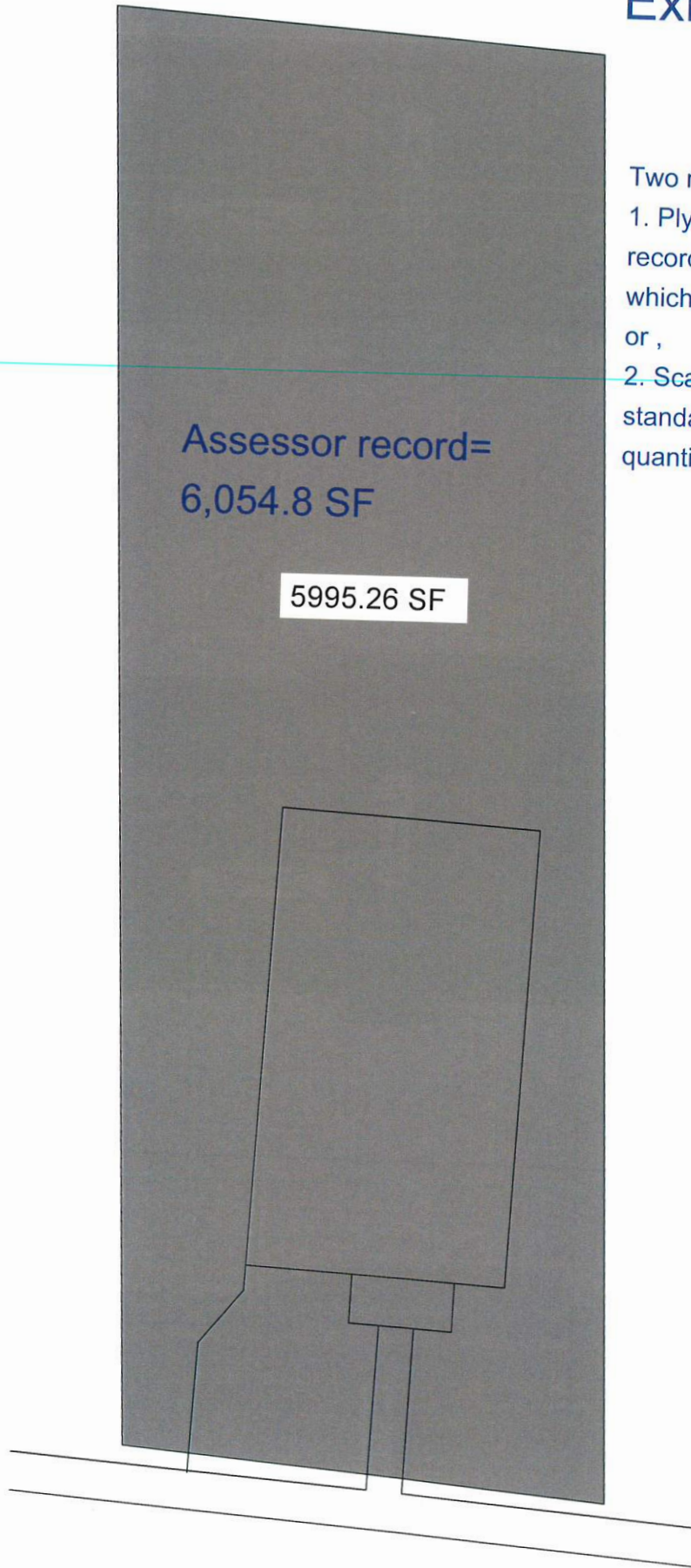
606 Maple street (our home/lot)

Existing Lot SF

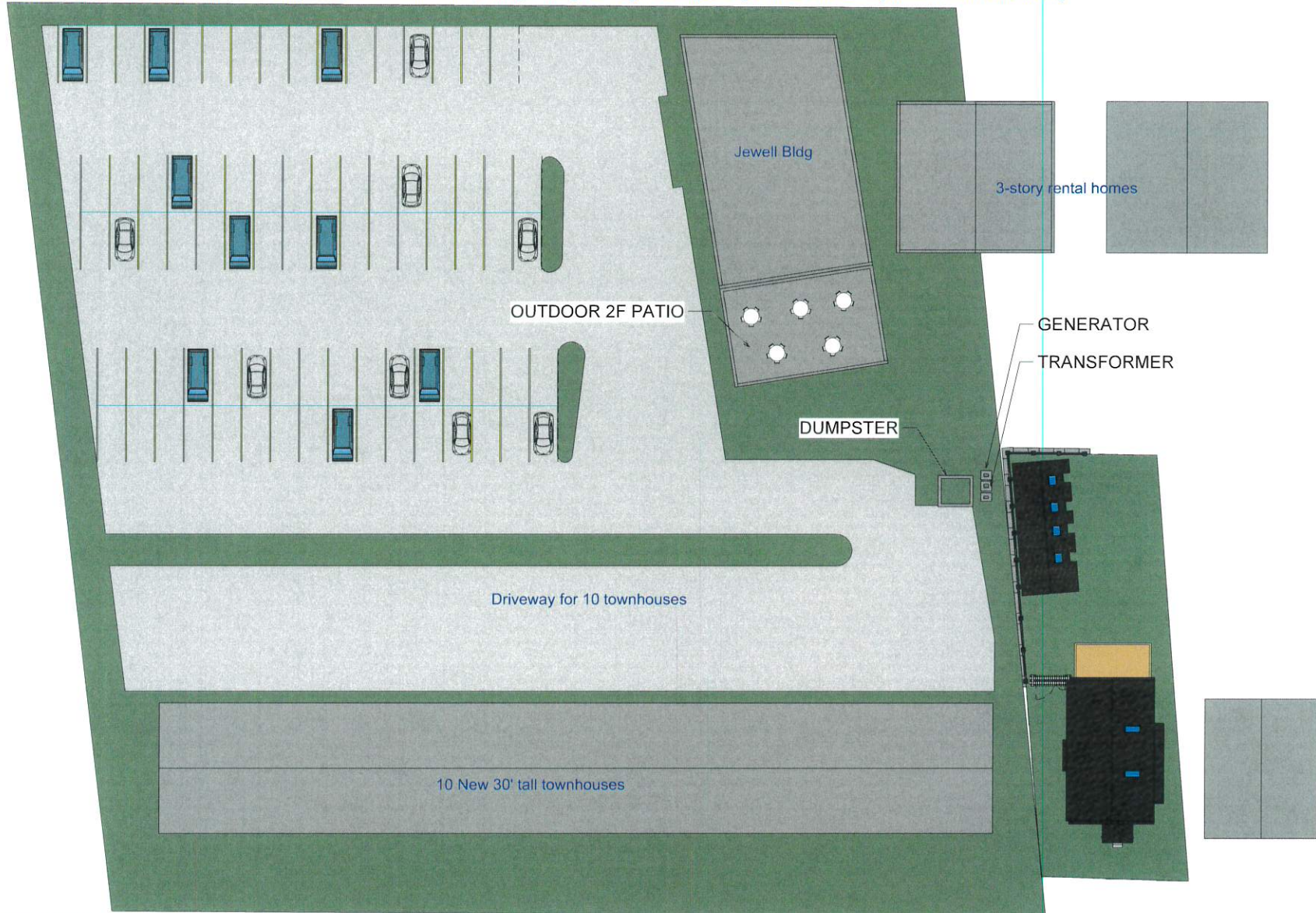
- Two methods to determine:
1. Plymouth City Assessment, public records show lot to be 0.139 acres, which equates to 6,054.8 SF.
 - or ,
 2. Scaling the plot map using standard pdf software, provides a quantity of 5995.3 SF.

Assessor record=
6,054.8 SF

5995.26 SF

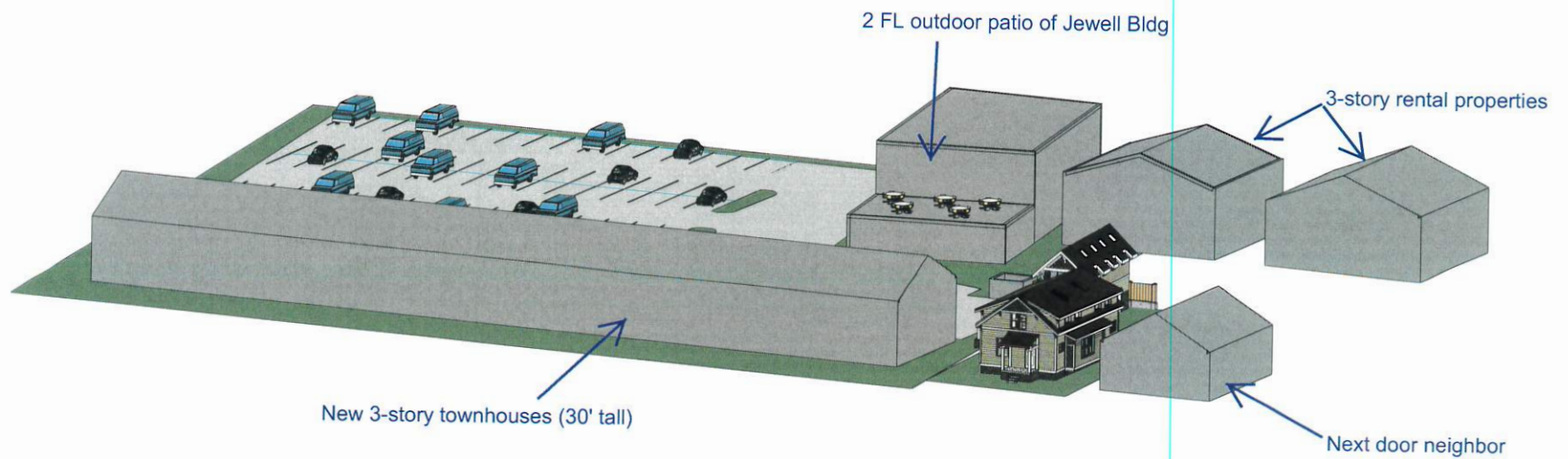


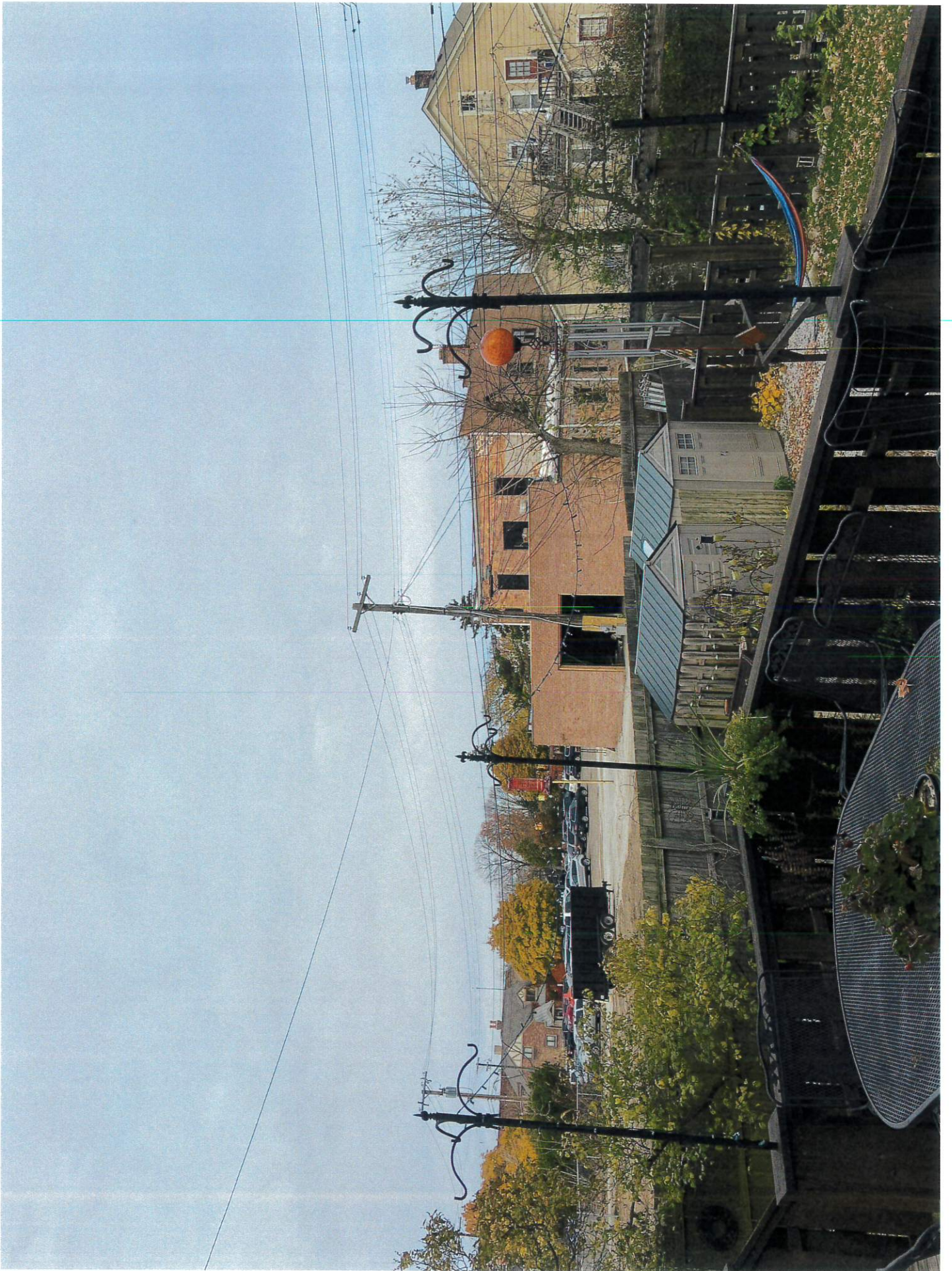
Current ordinances will not allow a practical screening of adjacent commercial parking, driving, headlights, dumpster, generator, and 2 FL patio of the Jewell Building



My property presents a unique situation with a need for commercial screening. All of these unique conditions were NOT created by me (the homeowner).

Scale of our house and the proposed garage/fence, in relation to the new development, parking, rentals to the North, and the Jewell bldg. Notice how much shorter my house and the proposed garage is compared to the rentals, the Jewell bldg, as well as the 3-story townhouses under development.







Driveway approach

45.0 R

4' WALK

2'

132.83 R

0.15

Δ 5 PH. DR.

FR. EXT. 7.8 x 2.0

18.0

42.4

BASEMENT

LODG 2 STORY FRAME

24.4

P.

24.4

17.9

42.4

11.5

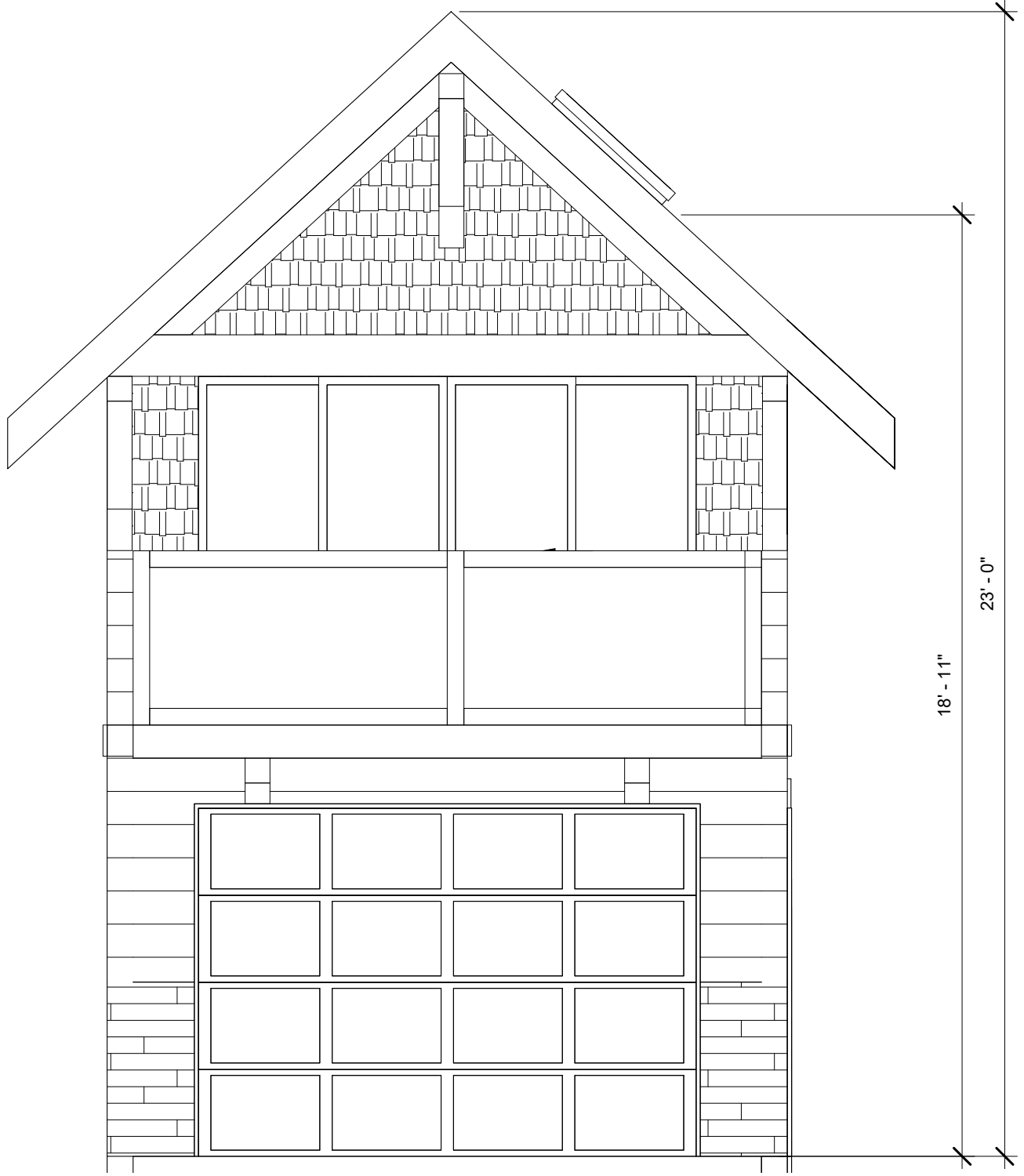
19.2

133.68 R

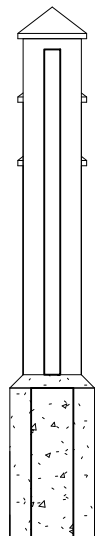
45.50 R

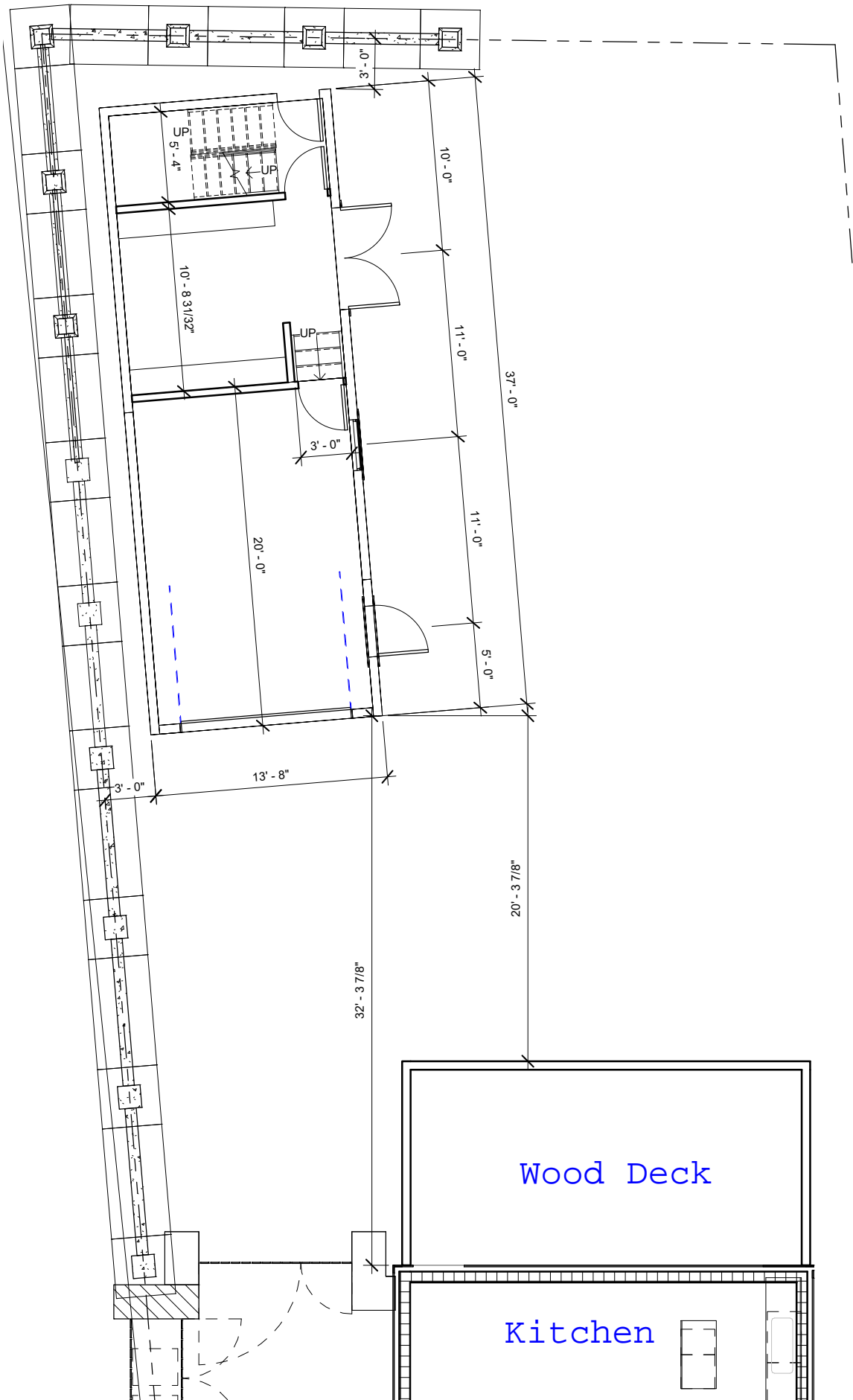


LOT 730



23' - 0"
18' - 11"







**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT**
201 South Main Street Plymouth, MI 48170
Ph. 734-453-1234 ext. 232
Website: www.plymouthmi.gov

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: November 12, 2020
RE: Z20-11, 933 Church, Non-Use Variance

Joseph Philips, applicant, is requesting non-use variances to construct a front porch expansion and an addition. The property is 66 feet wide along Church Street and has a variable depth of 73 to 102 feet deep. The property is 5,294 square feet and is zoned R-1, Single Family Residential.

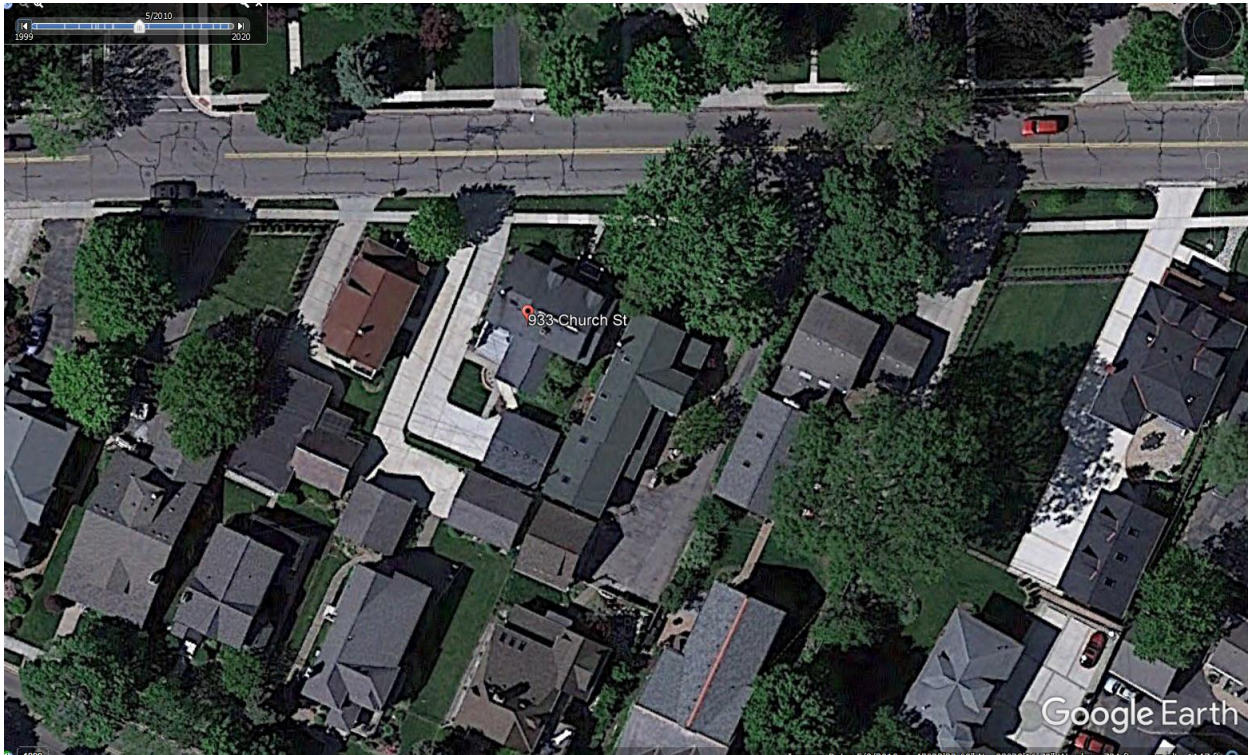
Section 78-190 states “The established front setbacks for structures [...] shall be at least 90 percent of the average front yard setback of surrounding buildings. [...] If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.” A variance of 2.92 feet is required.

Section 78-190 references the minimum side yard setback is 6 feet. A variance of 2.83 feet is required to construct a porch in the side yard setback.

Section 78-190 references the maximum floor area ratio is 0.40. A variance of 0.10 is required.

Section 78-190 references the maximum lot coverage is 35%. A variance of 10.5% is required.

Should you have any questions regarding this agenda item, please contact me directly.





RECEIVED

NOV 11 2020

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

933 CHURCH STREET

11/11/20

Address of Property

Date of Application

JOSEPH PHILIPS

RAHDAL J. BALCOM

Applicant Name

Property Owner

933 CHURCH ST

PLYMOUTH

MI 48170

Address

City

State Zip

RBALCOM@IEOFFICES.COM

(248) 396-4400

Email

Phone

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$250.00 for single family projects or \$500.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Ten (10) copies of the application and plans including but not limited to survey, plot map, building plans, and photos are encouraged at submittal.

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

I (We) hereby appeal to the Zoning Board of Appeals for a variance to:

SECTION 78-190 - MAXIMUM FLOOR AREA RATIO
SECTION 78-190 - FRONT YARD SETBACK
SECTION 78-190 - MAXIMUM % LOT AREA COVERED

Description of Property

Current zoning classification: R-1 SINGLE-FAMILY RESIDENTIAL
Current use of structure(s) on premises: RESIDENCE / DETACHED GARAGE
Is it a corner or interior lot? INTERIOR LOT
Size and area of lot: 5,294 SQ. FT. (SEE SURVEY)
Total square footage of existing main structure(s): 1,431
Total square footage of accessory structure(s): 474
Existing lot coverage (percentage) of all buildings and structures: 36%
Height of existing main and/or accessory structures: 20'-6"± HOME, 10'-4"± GARAGE

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: SEE ATTACHED DWGS
Front yard setback after completion (measured from property line): SAME
Rear yard setback after completion (measured from property line): SAME
Side yard setback after completion (measured from property line): SAME
Height of proposed structure: 20'-6"± MAX.
Lot coverage (percentage) after completion: 40%
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .50 OR 50%

A scaled drawing or boundary survey depicting the above information.

Please answer all of the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.)

SEE "ATTACHMENT A"

2. What effect will the variance have on neighboring properties?

SEE "ATTACHMENT A"

3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.)

SEE "ATTACHMENT A"

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?

SEE ATTACHMENT A"

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Randal J Balconi

Signature of Property Owner

Signature of Applicant KEVIN PHILIPS

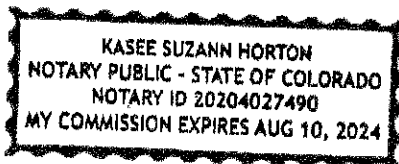
Subscribed and sworn before me this Eleventh day of November, 2020

Kasee Horton

Notary Public

My Commission expires August 10, 2024

Effective Date: 4/11/2018



933 CHURCH STREET NON-USE VARIANCE REQUEST

Section 78-190 – Maximum Lot Coverage

Request Variance to allow 40% Lot Coverage

Section 78-190 – Maximum Floor Area Ratio

Request Variance to allow 50% floor area ratio.

Section 78-190 – Front Yard and Side Yard Setbacks.

Request Variance to allow the expansion of an existing uncovered porch to be constructed within the front yard and side yard setbacks.

ATTACHMENT A - RESPONSE TO THE FOLLOWING ZONING BOARD OF APPEAL “DIMENSIONAL (NON-USE) VARIANCE APPLICATION” ITEMS

- 1) **What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property in the city?**

THE LOT IS UNIQUE AS IT WAS CREATED BY SEGREGATING IT FROM A LARGER LOT (LOT 6) WHICH ORIGINALLY EXTENDED FROM PENNIMAN AVENUE TO CHURCH STREET. THE LOT IS ALSO IRREGULAR SHAPED BECAUSE CHURCH STREET ABUTS THE PROPERTY ON A SEVERE ANGLE. THE HOME WAS MOVED HERE FROM ANOTHER LOCATION IN THE 1920's AND LOCATED LESS THAN A FOOT FROM THE FRONT PROPERTY LINE. THE FOUNDATION DATES TO THE 20'S BUT THE STRUCTURE IS FAR OLDER THAN THAT. THE BEAMS ARE HAND HEWN WOOD AND THE FLOOR JOISTS ARE ACTUAL TREES, CUT FLAT ON TOP AND CUT TO A RECTANGULAR SHAPE AS THEY BEAR ON THE BEAMS. THE OWNER'S DESIRE IS TO HONOR THE HISTORIC SIGNIFICANCE OF THE HOME AND IT'S PLACE IN PLYMOUTH'S HISTORY, WHILE UPDATING AND IMPROVING IT FUNCTIONALLY, KNOWING FULL WELL THAT WORKING WITH THE EXISTING STRUCTURE WILL BE FAR MORE CHALLENGING THAN BUILDING NEW.

- SIZE AND SHAPE OF THE LOT POSES A PRACTICAL DIFFICULTY.
- THIS LOT IS LOCATED IN A UNIQUE AREA OF PLYMOUTH. LOT 6 WHICH ORIGINALLY FRONTED ON 974 PENNIMAN AVENUE NOW HAS AN ADDITIONAL HOME (933 CHURCH) WHICH FRONTS ON CHURCH STREET. BOTH PROPERTIES HAVE A DRIVEWAY OFF CHURCH STREET TO ACCESS THEIR PROPERTY. THIS RESULTED IN 933 CHURCH BEING LOCATED CLOSE TO THE EAST PROPERTY LINE (4'-0" AWAY).
- THE ADJACENT HOME TO THE EAST IS APPROXIMATELY 77' LONG AND PROVIDES A SCREENED VIEW TO THE EAST.

- 2) **What effect will the variance have on neighboring properties?**

THE PROPOSED VARIANCE AND SUBSEQUENT ADDITION WILL HAVE THE FOLLOWING POSITIVE EFFECTS ON THE NEIGHBORING PROPERTIES.

- MAINTAIN THE ESSENTIAL APPEAL OF THE NEIGHBORHOOD BY ALLOWING A HISTORIC STRUCTURE TO REMAIN AND ALLOW THE OWNER TO UPGRADE THE INTERIOR TO MEET CURRENT LIFESTYLES. THE ADDITION TO THE EXISTING HOME WIL BE LOCATED ON THE BACK SIDE OF THE HOME AND BE RESPECTFUL TO IT'S SURROUNDINGS, THE SCALE OF THE NEIGHBORING HOMES AND THE

ARCHITECTURAL CHARACTER OF THE EXISTING HOME. THE ADDITION WILL BE NO TALLER THAN THE EXISTING HOME AT APPROXIMATELY 20'-6" IN HEIGHT.

JOSEPH PHILIPS – ARCHITECT, LLC 921 WING STREET PLYMOUTH, MICHIGAN 48170
BALCONI RESIDENCE 933 CHURCH STREET PLYMOUTH, MICHIGAN 48170 JOB NO, 20716 11/11/20

- THE PURPOSE OF THE F.A.R. BEING INTRODUCED INTO THE ZONING ORDINANCE WAS TO CONTROL THE HEIGHT OF STRUCTURES AND REDUCE THE VISUAL IMPACT OF ADDITIONAL STRUCTURE HEIGHT BEING INTRODUCED INTO EXISTING NEIGHBORHOODS. THE PROPOSED ADDITION HEIGHT WILL BE NO TALLER THAT THE EXISTING HOME WHICH WILL BE FAR BELOW THE 25'-0" WHICH IS ALLOWED IN THE DISTRICT. THE ADDITION WILL BE PLACE ADJACENT TO THE NEIGHBORING 77' LONG HOME AND WILL MAINTAIN THE REQUIRED SIDE YARD SETBACK.

3) **Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about?**

IT IS ACKNOWLEDGED THAT THE LOT WAS CREATED AND SIZED PRIOR TO THE ADOPTION OF THE CURRENT ZONING ORDINANCE. THE HOME ENCREACHES INTO THE FRONT YARD SETBACK AND EAST SIDE YARD SETBACK AND IS NEAR THE ALLOWED F.A.R. THIS CAN BE EXPECTED FROM A SMALL AND IRREGULAR SHAPED LOT. THE ZONING ORDINANCE REQUIRES A MINIMUM LOT SIZE OF 7,200 SQUARE FEET. ACKNOWLEDGING THAT, IF THE MINIMUM SIZE LOT IS 7,200 SQUARE FEET THAT WOULD ALLOW FOR A HOME TO BE CONSTRUCTED 2,880 S.F. IN SIZE. (2,880 HOME / 7200 LOT = .40 OR 40% F.A.R.). THE PROPOSED HOME SQUARE FOOTAGE IS 2,626 SQUARE FEET (NOT LARGE BY TODAY'S STANDARDS) WHICH WOULD EQUATE TO A 36 ½% F.A.R. ON A 7,200 SQ. FT. LOT)

4) **Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?**

THE SIZE AND CONFIGURATION OF THE EXISTING HOME MAKES IT DIFFICULT TO RENOVATE WITHOUT AN ADDITION. WHAT IS PROPOSED IS MODEST IN SIZE AND ARRANGEMENT AND WILL REQUIRE A 195 S.F. INCREASE ON THE FIRST FLOOR AND A 396 S.F INCREASE ON THE SECOND FLOOR. THE OWNER HAS THREE CHILDREN AND WISHES TO MAKE PLYMOUTH THEIR HOME. THE FOYER IS AWKWARD IN SHAPE AND SIZE, THE STAIR TO THE BASEMENT IS LOCATED AWAY FROM THE STAIR TO THE SECOND FLOOR (IF THE STAIRS WERE STACKED, MORE USEABLE SQUARE FOOTAGE WOULD BE OBTAINED), THE BATHROOM IS LOCATED IN THE MIDDLE OF THE HOME AND A POWDER ROOM IS NOT PROVIDED, THE BEDROOMS ARE SMALL, THE KITCHEN BLOCKS EASY ACCESS TO THE DINING AREA, THE SECOND FLOOR IS ACTUALLY A MASTER BEDROOM LOFT, WITH NO PHYSICAL SEPARATION FROM THE FIRST FLOOR, AND HAS A 4'-4" HIGH WALL ACROSS THE FRONT OF THE SECOND FLOOR OF THE HOME, MAKING IT LESS USEABLE.

THE ORDINANCE RESTRICTIONS PREVENT THE APPLICANT TO ADD ON TO THE EXISTING HOME IN A MANOR THAT PROVIDES A LAYOUT THAT IS MORE IN KEEPING WITH CURRENT LIFESTYLES AND DESIGN ELEMENTS THAT ARE IN PROPER RELATIONSHIP TO EACH OTHER.

ASSESSOR'S PLYMOUTH SUB. NO. 1

June 8, 1928
F. F. Hamill

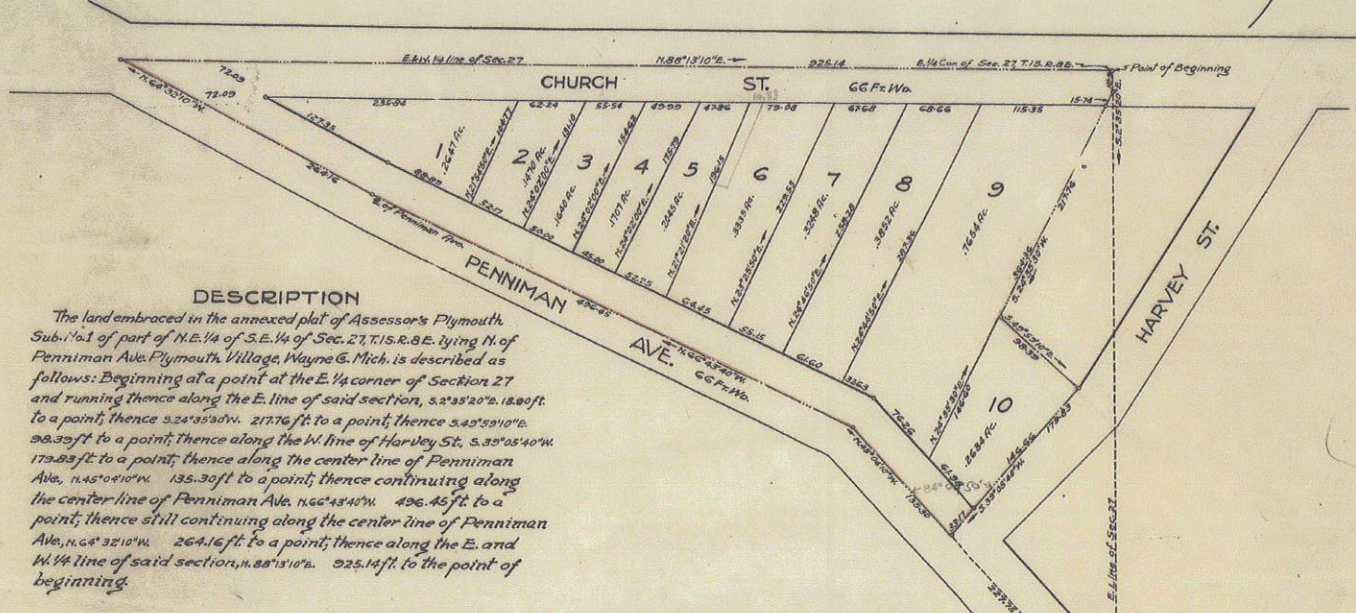
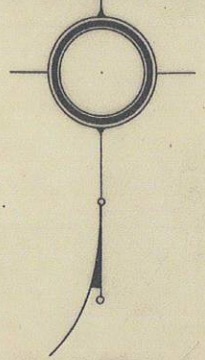
Wayne Assessor
Plymouth Sub No 1
June 12, 1928
F. F. Hamill

Part of part of N. E. 1/4 of S. E. 1/4 of Sec. 27, T. 15. R. 8. E. lying N. of Penniman Ave.

PLYMOUTH VILLAGE
WAYNE CO. MICH.
June 13, 1928
F. F. Hamill

June 8, 1928
F. F. Hamill

SCALE: 1" = 80'
Note: All dimensions are given in feet and decimals thereof
All bearings according to true meridian



DESCRIPTION

The land embraced in the annexed plat of Assessor's Plymouth Sub. No. 1 of part of N. E. 1/4 of S. E. 1/4 of Sec. 27, T. 15. R. 8. E. lying N. of Penniman Ave. Plymouth Village, Wayne Co. Mich. is described as follows: Beginning at a point at the E. 1/4 corner of Section 27 and running thence along the E. line of said section, S. 2° 35' 20" W. 128.00 ft to a point; thence S. 24° 35' 20" W. 217.76 ft to a point; thence S. 45° 59' 10" E. 92.39 ft to a point; thence along the W. line of Harvey St. S. 39° 05' 40" W. 179.83 ft to a point; thence along the center line of Penniman Ave. N. 45° 04' 10" W. 135.39 ft to a point; thence continuing along the center line of Penniman Ave. N. 66° 33' 40" W. 496.45 ft to a point; thence still continuing along the center line of Penniman Ave. N. 64° 32' 10" W. 264.16 ft to a point; thence along the E. and W. 1/4 line of said section, N. 85° 15' 10" W. 225.14 ft to the point of beginning.

I hereby certify the plat hereon delineated is a correct one and that permanent monuments consisting of 1"x1 1/2" pipes, set in concrete bases 4" in diameter and 48" in depth, have been placed in the ground at all points marked thus (o) as shown thereon at all angles in the boundaries of the land platted, and at all intersections of streets, of alleys, or of streets and alleys with the boundaries of the plat.

Henry J. Kumbas
Registered Surveyor

I hereby certify that this plat has been authorized and approved by the Village Commission at the Plymouth Village at a session held April 2, 1928
O. G. Shear
Acting Manager

Know all men by these presents: That I, Arthur V. Bovee, Assessor of Plymouth Village, Wayne Co., State of Michigan, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as Assessor's Plymouth Sub. No. 1 of part of N. E. 1/4 of S. E. 1/4 of Sec. 27, T. 15. R. 8. E. lying N. of Penniman Ave., Plymouth Village, Wayne Co., Mich., and that the streets shown on said plat are hereby dedicated to the use of the public.

Given under authority of and according to Sec. 2, Act 360, Public Acts of 1925, State of Michigan.
I hereby certify further that the title to the streets shown on said plat has been acquired for the public by reason of purchase, dedication, condemnation or adverse possession.

Signed and sealed in the presents of
Witnesses
F. F. Hamill, Arthur V. Bovee (L.S.)
Geo. F. Richards Assessor of Plymouth Village

APPROVED BY THE BOARD OF COUNTY AUDITORS OF WAYNE COUNTY MICH. THIS
4th DAY OF June 1928
John J. ... CHAIRMAN
...

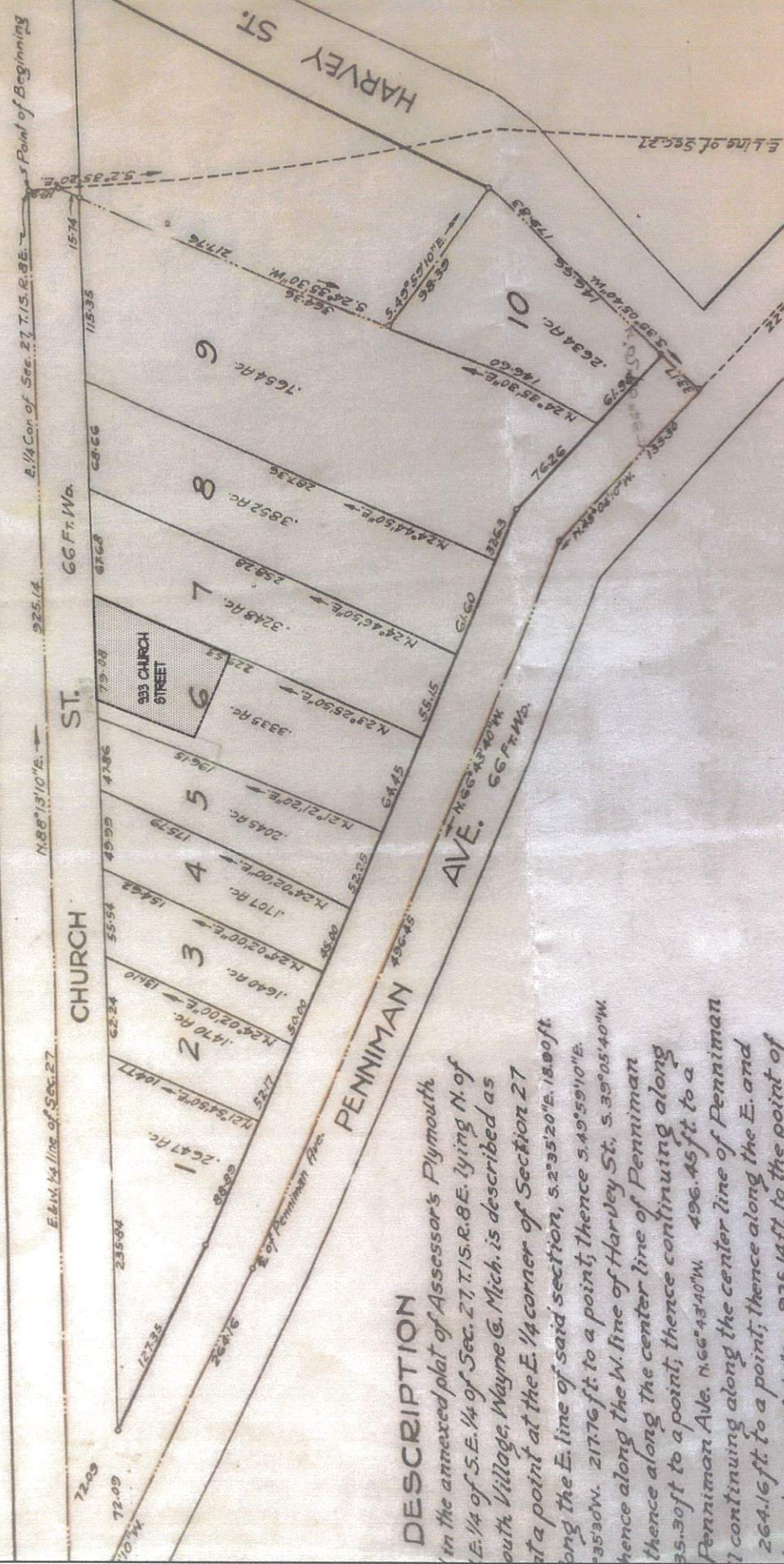
STATE OF MICHIGAN ss:
County of Wayne
On this 2nd day of April, 1928,
before me, a Notary Public, personally came the above named Arthur V. Bovee, known to me to be the person who executed the above dedication and acknowledged the same to be his free act and deed. as Sub-Assessor
Henry J. Kumbas
Notary Public, in and for Wayne County, Michigan
My Commission expires September 15, 1930

A

Wayne Co. Mich.

SCALE: 1" = 80'

Note: All dimensions are given in feet and decimals thereof
All bearings according to true meridian

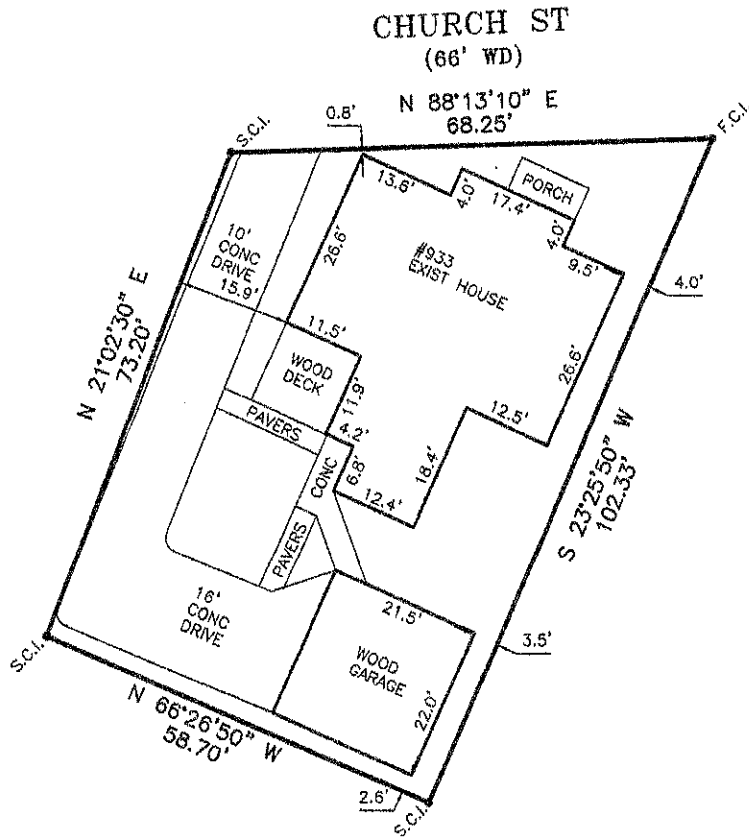


DESCRIPTION
 in the annexed plat of Assessor's Plymouth
 E. 1/4 of S.E. 1/4 of Sec. 27, T. 15. R. 8. E. lying N. of
 outh Village, Wayne Co. Mich. is described as
 at a point at the E. 1/4 corner of Section 27
 along the E. line of said section, S. 23° 52' 20" E. 18.00 ft.
 S 35° 30' W. 217.76 ft. to a point; thence S. 40° 59' 10" E.
 hence along the W. line of Harvey St. S. 30° 05' 40" W.
 thence along the center line of Penniman
 55.30 ft. to a point; thence continuing along
 Penniman Ave. N. 66° 43' 40" W. 496.45 ft. to a
 continuing along the center line of Penniman
 264.16 ft. to a point; thence along the E. and
 d section, N. 88° 15' 10" E. 925.14 ft. to the point of

Know all men by these presents: That I,
 Assessor of Plymouth

B

HOUSE LOCATION



LEGAL DESCRIPTION

PART OF LOT 6 ASSESSORS PLYMOUTH SUB. NO.1 SECTION 27, T.1S., R.8E. DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 6 AND PROCEEDING THENCE S 23°25'50" W ALONG THE EASTERLY LINE OF SAID LOT 102.33 FEET THENCE N 66°26'50" W 58.70 FEET THENCE N 21°02'30" E 73.20 FEET TO THE NORTH LOT LINE OF LOT 6 THENCE N 88°13'10" E ALONG SAID N LINE 68.25 FEET TO THE POINT OF BEGINNING, AS RECORDED IN LIBER 63 OF PLATS, PAGE 10 WAYNE COUNTY RECORDS.

LEGEND

RECORDED	R.
MEASURED	M.
PROBATED	P.
CALCULATED	C.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND CONC. MON.	F.C.M.
POINT OF BEGINNING	P.O.B.



SETBACKS

FRONT	AVERAGE OF AREA
SIDE	10' MIN/20'TOTAL
REAR	35'



8495 N. TERRITORIAL RD.
PLYMOUTH, MI 48170

PHONE: (734) 416-9650
FAX: (734) 416-9857
www.glasurveyor.com

CLIENT:
RANDY BALCONI
933 CHURCH
PLYMOUTH, MI 48170

DATE: 10/10/2020
JOB NO.: 3313-006
FILE NO.: 3313-006

SCALE: 0' 20' 40'
1" = 20'

SHEET:
1 OF 1

DRAWN BY:
BGW



985 CHURCH AND
944 PENNIMAN
DRIVEWAY

933 CHURCH
DRIVEWAY

974 PENNIMAN
DRIVEWAY

WHITE LINE INDICATES APPROXIMATE
LOCATION OF PROPERTY LINES

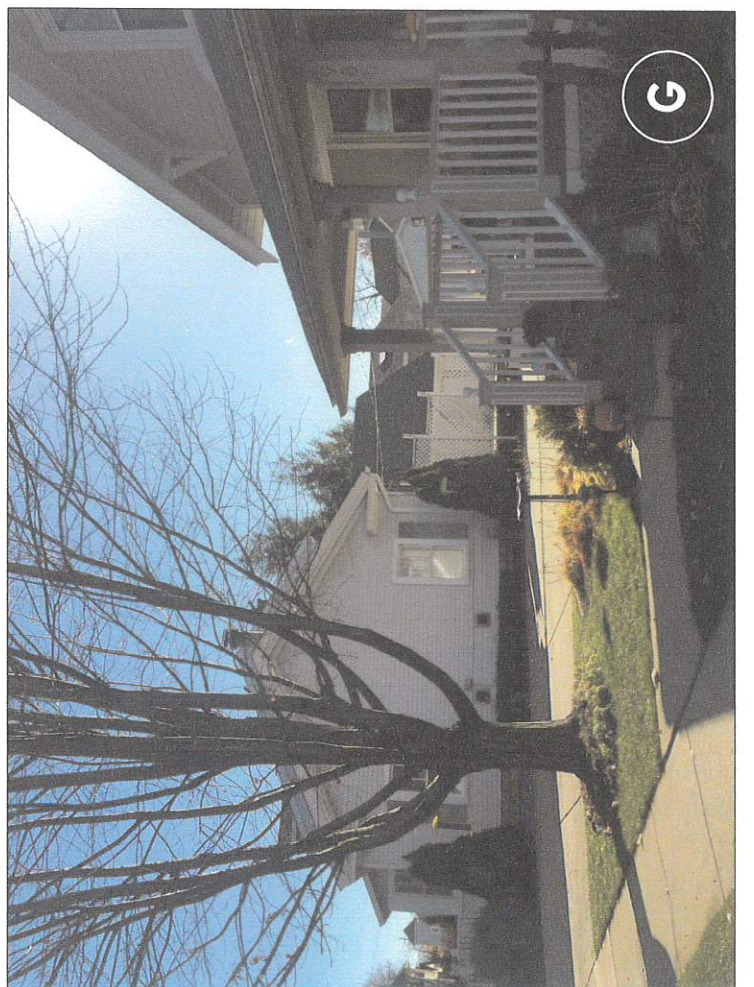
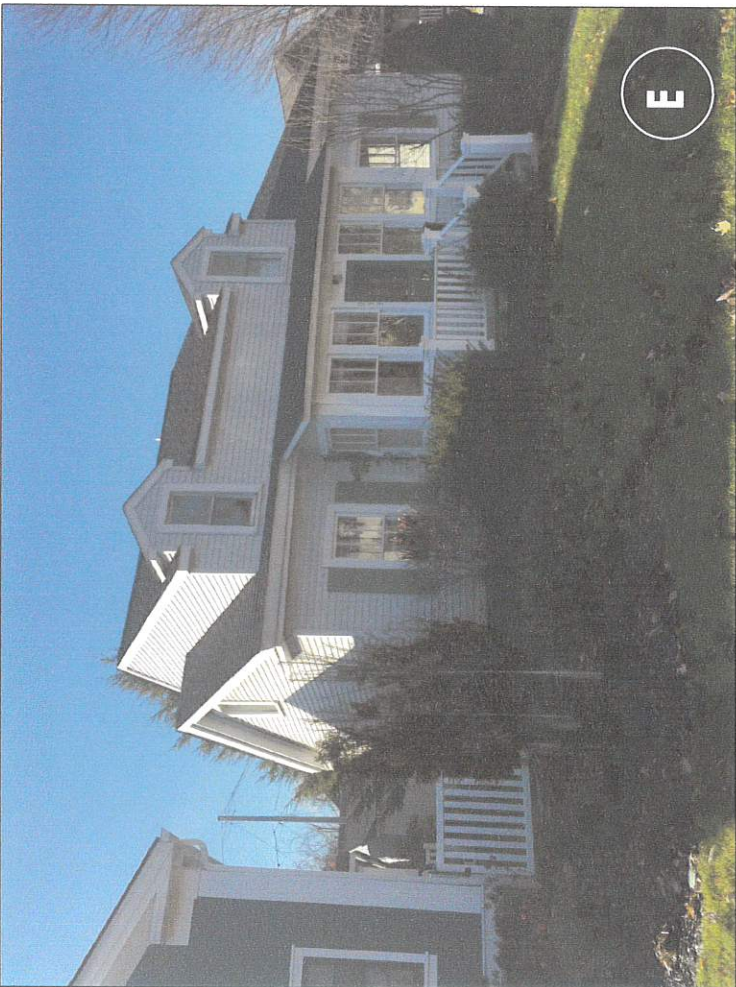
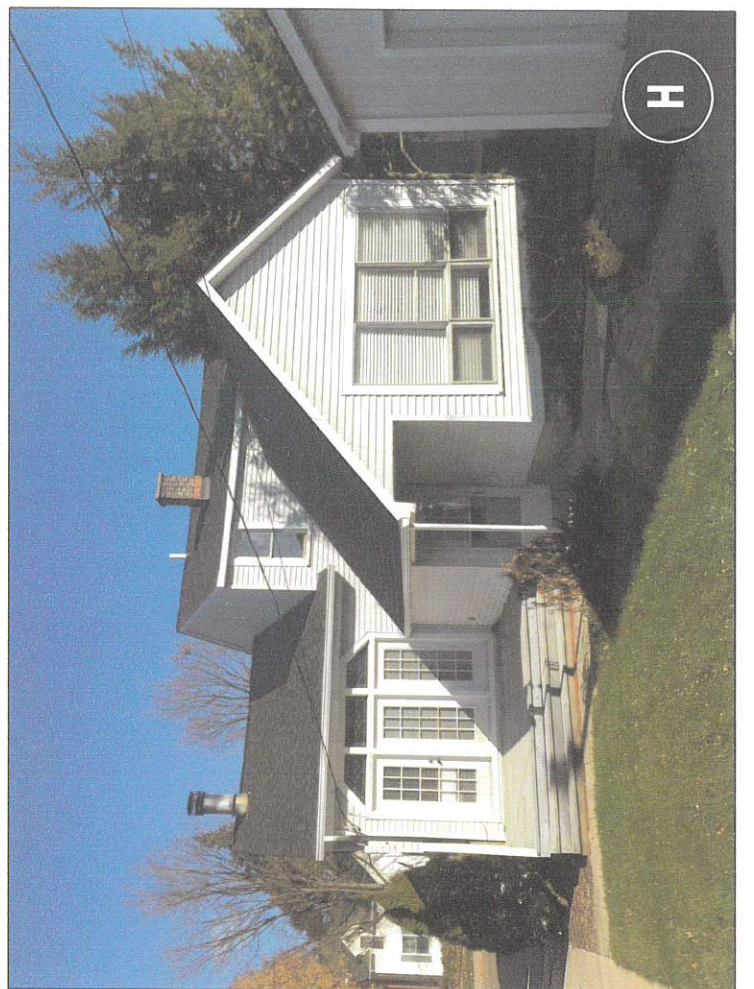


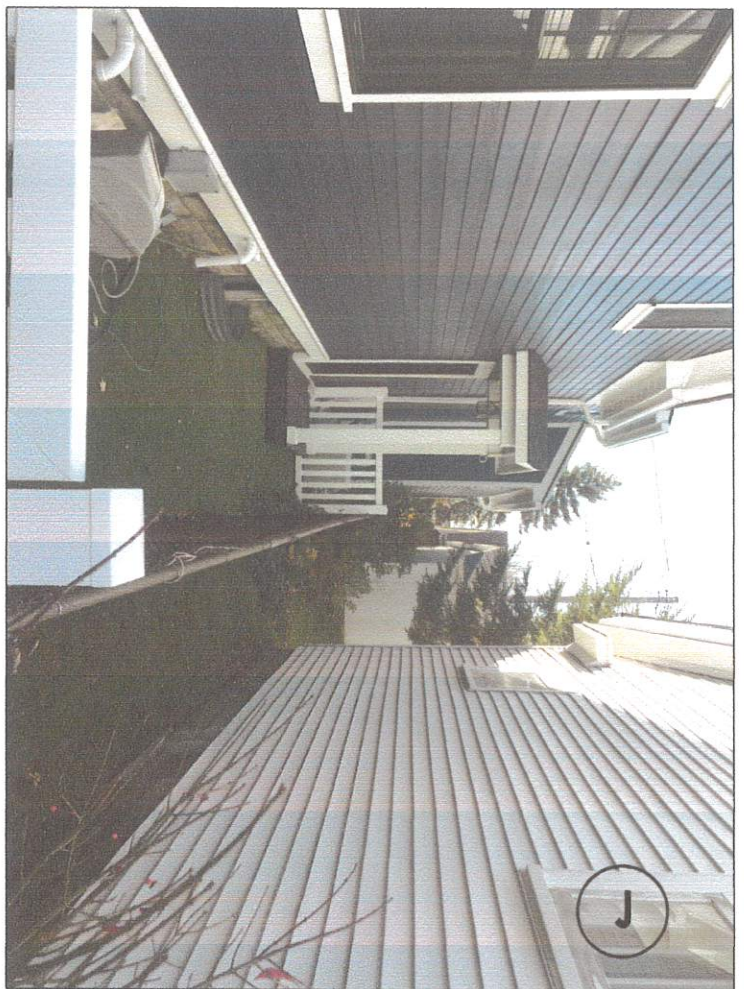
LEGEND OF SYMBOLS :

-  DRIVEWAY
-  GARAGE



AERIAL PHOTOGRAPH





933 CHURCH STREET - EXISTING CONDITIONS ANALYSIS

933 CHURCH STREET

PLYMOUTH, MICHIGAN

ISSUED FOR

11/1/20
DRAWINGS ARE BEING ISSUED FOR ZONING BOARD OF APPEALS REVIEW

INDEX OF EXISTING CONDITIONS DRAWINGS

SHT. NO.	SHEET TITLE	ISSUED / REVISED
	TITLE SHEET	11/1/20
EC1	EXISTING CONDITIONS - PLANS	11/1/20
EC2	EXISTING CONDITIONS - ELEVATIONS	11/1/20
EC3	EXISTING CONDITIONS - SECTIONS	11/1/20
EC4	EXISTING CONDITIONS - GARAGE	11/1/20

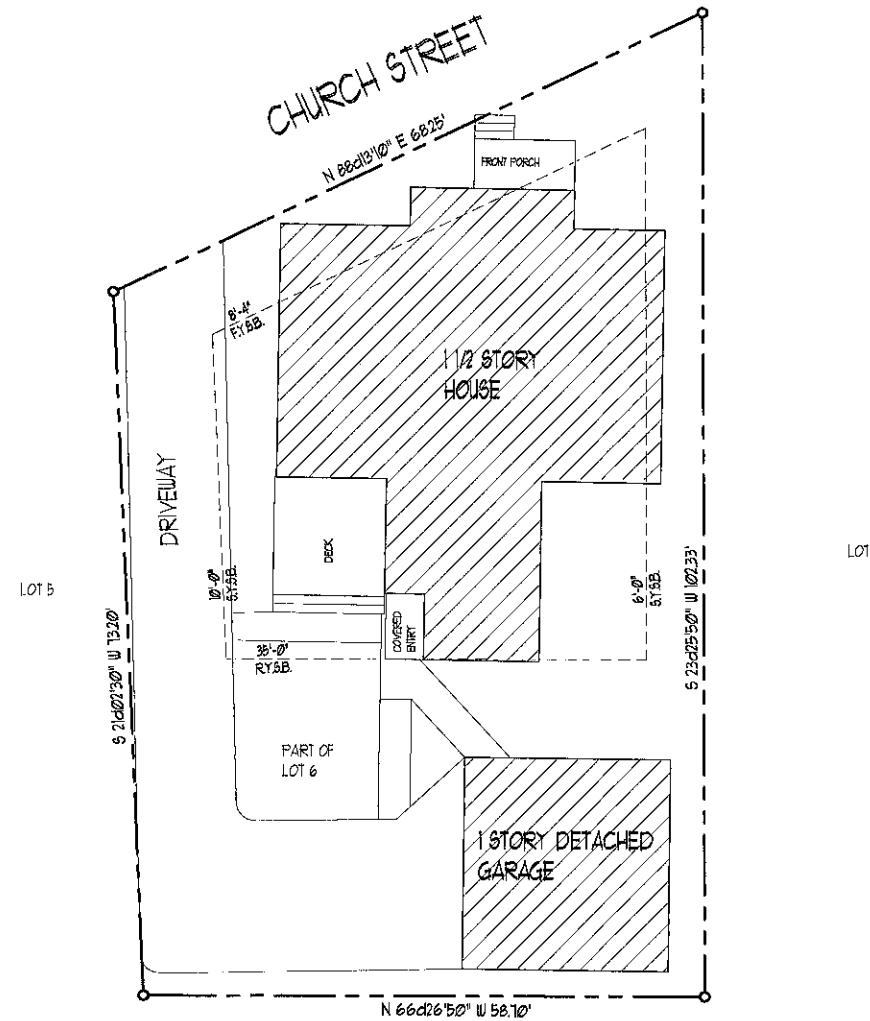
ZONING SUMMARY :

- ZONING DISTRICT : R-1 : SINGLE FAMILY RESIDENTIAL
- REQUIRED MAIN BUILDING SETBACKS : FRONT 8'-4" AVERAGING
REAR 35 FT.
EAST SIDE 6 FT.
WEST SIDE (W/ DRIVEWAY) 10 FT.
- EXISTING BUILDING AREAS : HOUSE FIRST FLOOR 1402 SQ. FT.
HOUSE SECOND FLOOR 591 SQ. FT.
FRONT PORCH (1'-11" HI) 55 SQ. FT.
COVERED REAR ENTRY 29 SQ. FT.
DECK (1'-8 1/2" HI) 143 SQ. FT.
DETACHED GARAGE 474 SQ. FT.
TOTAL SQUARE FOOTAGE AT GRADE 2,710 SQ. FT.
- MAXIMUM LOT COVERAGE : LOT SIZE 5,294 SQ. FT.
MAXIMUM COVERAGE ALLOWED 35% (1,893 SQ. FT.)
- EXISTING LOT COVERAGE : 1,905 SQ. FT. / 5,294 SQ. FT. 35.99 ... 36%
HOUSE FIRST FLOOR 1,402 SQ. FT.
COVERED REAR ENTRY 29 SQ. FT.
DETACHED GARAGE 474 SQ. FT.
TOTAL SQUARE FOOTAGE AT GRADE 1,905 SQ. FT.
- REQUIRED FLOOR AREA RATIO (FAR) : LOT SIZE 5,294 SQ. FT.
MAXIMUM FLOOR AREA RATIO 40% (2,117 SQ. FT.)
- EXISTING FLOOR AREA RATIO (FAR) : 1,999 SQ. FT. / 5,294 SQ. FT. 37.76 ... 38%
HOUSE FIRST FLOOR 1,402 SQ. FT.
HOUSE SECOND FLOOR 591 SQ. FT.
TOTAL FLOOR AREA 1,999 SQ. FT.
- LOT COVERAGE EQUALS 36% (1,905 - 1893 = 92 SQ. FT. OR 1% OVER)

FRONT YARD SETBACK AVERAGING CALCULATIONS:

IN ADDITION TO 933 CHURCH STREET FOUR (4) OTHER BUILDINGS WITH FRONT YARD SETBACKS EXIST ON THE SOUTH SIDE OF CHURCH STREET WITHIN 200' OF 933 CHURCH.

831 CHURCH	9'-3" F.Y.S.B.	9.25
853 CHURCH	6'-4" F.Y.S.B.	6.33
921 CHURCH	21'-7" F.Y.S.B.	
985 CHURCH	0'-0" F.Y.S.B.	
$9.25' + 6.33' + 21.50' + 0.00' =$	37.16'	21.58
$37.16' / 4 =$	9.29'	
$9.29' \times 9 = 83.61' =$	8'-4"	12.38



EXISTING SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN NOTE:

INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A SURVEY BY GLA SURVEYORS & ENGINEERS, DATED 10/10/2020, JOB NO. 3313-006. JOSEPH PHILIPS-ARCHITECT, LLC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.

JOSEPH PHILIPS
ARCHITECT, LLC

NOT FOR CONSTRUCTION
UNDER NO CIRCUMSTANCES IS THIS DOCUMENT TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS.
© COPYRIGHT 2020

PROJECT:
933 CHURCH STREET - EXISTING CONDITION ANALYSIS
933 CHURCH STREET, PLYMOUTH, MI

PRELIMINARY

TITLE SHEET

DATE:
11/1/20

JOB NO:
20716
SHEET NO:
716_EC_03
TITLE
716_EC_03

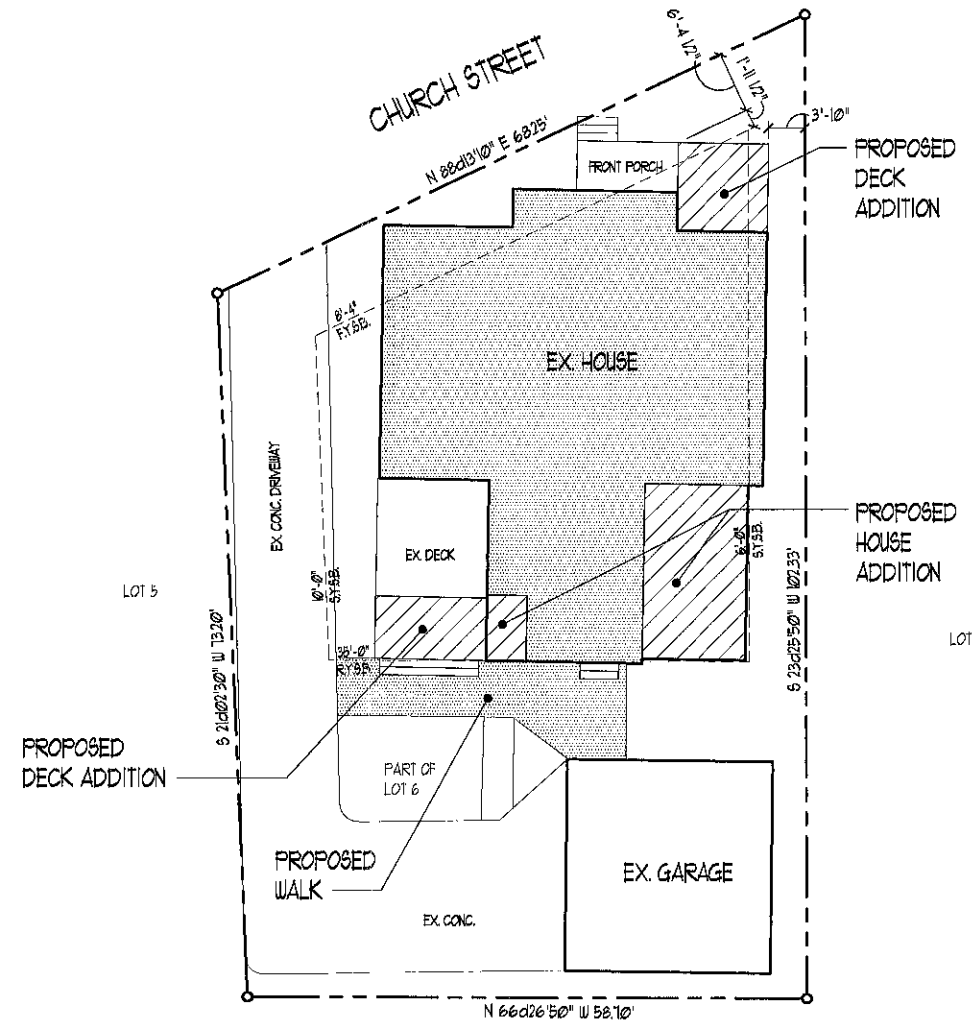
THE DESIGN CONCEPTS, IDEAS AND WRITTEN MATERIAL EXPRESSED OR IMPLIED ON THIS SHEET ARE THE ORIGINAL INTELLECTUAL PROPERTY OF THE FIRM OF JOSEPH PHILIPS ARCHITECT, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF JOSEPH PHILIPS ARCHITECT, LLC.

933 CHURCH STREET - PROPOSED ADDITION

933 CHURCH STREET

PLYMOUTH, MICHIGAN

ZONING BOARD OF APPEALS LIST OF SUBMITTAL DOCUMENTS	
SHT. NO.	SHEET TITLE
APPLICATION INCLUDING "ATTACHMENT A"	
PROPOSED DRAWINGS	
1	PROPOSED SITE PLAN, DATA AND CALCULATIONS
2	PROPOSED FIRST AND SECOND FLOOR PLANS
EXISTING CONDITIONS DRAWINGS	
TITLE	TITLE SHEET
EC1	EXISTING CONDITIONS - PLANS
EC2	EXISTING CONDITIONS - ELEVATIONS
EC3	EXISTING CONDITIONS - SECTIONS
EC4	EXISTING CONDITIONS - GARAGE
SURVEY, SITE DATA AND PHOTOGRAPHS	
A	SUBDIVISION PLAT
B	DETAIL OF PLAT SHOWING PROPERTY
C	AERIAL PHOTOGRAPH
D	SURVEY
E	FRONT OF HOME
F	VIEW OF OWNERS DRIVE AND DRIVE TO PENNIMAN AVENUE TO HOME BEYOND
G	WEST SIDE OF HOME
H	REAR OF HOME
I	S.E. CORNER OF HOME - LOCATION OF 1ST FLOOR ADDITION
J	VIEW LOOKING SOUTH BETWEEN HOMES (933 CHURCH TO RIGHT)
K	VIEW LOOKING SOUTH BETWEEN GARAGES (933 CHURCH TO RIGHT)
L	VIEW OF EXISTING FLOOR STRUCTURE



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SITE PLAN NOTE:

INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A SURVEY BY GLA SURVEYORS & ENGINEERS, DATED 10/10/2020, JOB NO. 3313-2006. (JOSEPH PHILIPS-ARCHITECT, LLC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN) THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.

ISSUED FOR

11/1/20

DRAWINGS ARE BEING ISSUED FOR ZONING BOARD OF APPEALS REVIEW

INDEX OF PROPOSED DRAWINGS

SHT. NO.	SHEET TITLE	ISSUED / REVISED
1	PROPOSED SITE PLAN, DATA AND CALCULATIONS	11/1/20
2	PROPOSED FIRST AND SECOND FLOOR PLANS	11/1/20

ZONING SUMMARY :

1. ZONING DISTRICT :	R-1: SINGLE FAMILY RESIDENTIAL
2. REQUIRED MAIN BUILDING SETBACKS :	FRONT: 8'-4" AVERAGING REAR: 35 FT. EAST SIDE: 6 FT. WEST SIDE (W/ DRIVEWAY): 10 FT.
3. PROPOSED BUILDING AREAS :	EXISTING FIRST FLOOR (1402 + 29): 1431 SQ. FT. PROPOSED FIRST FLOOR ADDITION: 195 SQ. FT. EXISTING FRONT PORCH (1'-11" HI): 55 SQ. FT. PROPOSED PORCH ADDITION: 81 SQ. FT. EXISTING DECK (1'-6 1/2" HI): 143 SQ. FT. PROPOSED DECK ADDITION: 16 SQ. FT. EXISTING DETACHED GARAGE: 474 SQ. FT. TOTAL SQUARE FOOTAGE AT GRADE: 2,461 SQ. FT.
4. MAXIMUM LOT COVERAGE :	LOT SIZE: 5,294 SQ. FT. MAXIMUM COVERAGE ALLOWED: 35% (1,853 SQ. FT.)
5. PROPOSED LOT COVERAGE :	2,100 SQ. FT. / 5,294 SQ. FT. = 39.66... 40% EX. 4 PROPOSED HOUSE FIRST FLOOR (1402 + 29 + 195): 1,626 SQ. FT. DETACHED GARAGE: 474 SQ. FT. TOTAL SQUARE FOOTAGE AT GRADE: 2,100 SQ. FT.
6. REQUIRED FLOOR AREA RATIO (FAR) :	LOT SIZE: 5,294 SQ. FT. MAXIMUM FLOOR AREA RATIO: 40% (2,118 SQ. FT.)
7. PROPOSED FLOOR AREA RATIO (FAR) :	2,613 SQ. FT. / 5,294 SQ. FT. = 49.41... 50% PROPOSED HOUSE FIRST FLOOR (1431 + 195 ADD. = 1626) PROPOSED HOUSE SECOND FLOOR: 993 SQ. FT. (991 + 396 ADD. = 993) PROPOSED TOTAL FLOOR AREA: 2,613 SQ. FT.
8. LOT COVERAGE EQUALS 40% (2,621 - 2,100 = 521 SQ. FT. OR 5% OVER)	

FRONT YARD SETBACK AVERAGING CALCULATIONS:

IN ADDITION TO 933 CHURCH STREET FOUR (4) OTHER BUILDINGS WITH FRONT YARD SETBACKS EXIST ON THE SOUTH SIDE OF CHURCH STREET WITHIN 200' OF 933 CHURCH:

831 CHURCH	9'-3" F.Y.S.B.
853 CHURCH	6'-4" F.Y.S.B.
921 CHURCH	21'-1" F.Y.S.B.
985 CHURCH	0'-0" F.Y.S.B.
925' + 6.33' + 2150' + 00' =	3116'
3116' / 4 =	929'
929' X 3 = 836' =	8'-4"

RECEIVED

NOV 11 2020

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

**JOSEPH PHILIPS
ARCHITECT, LLC**

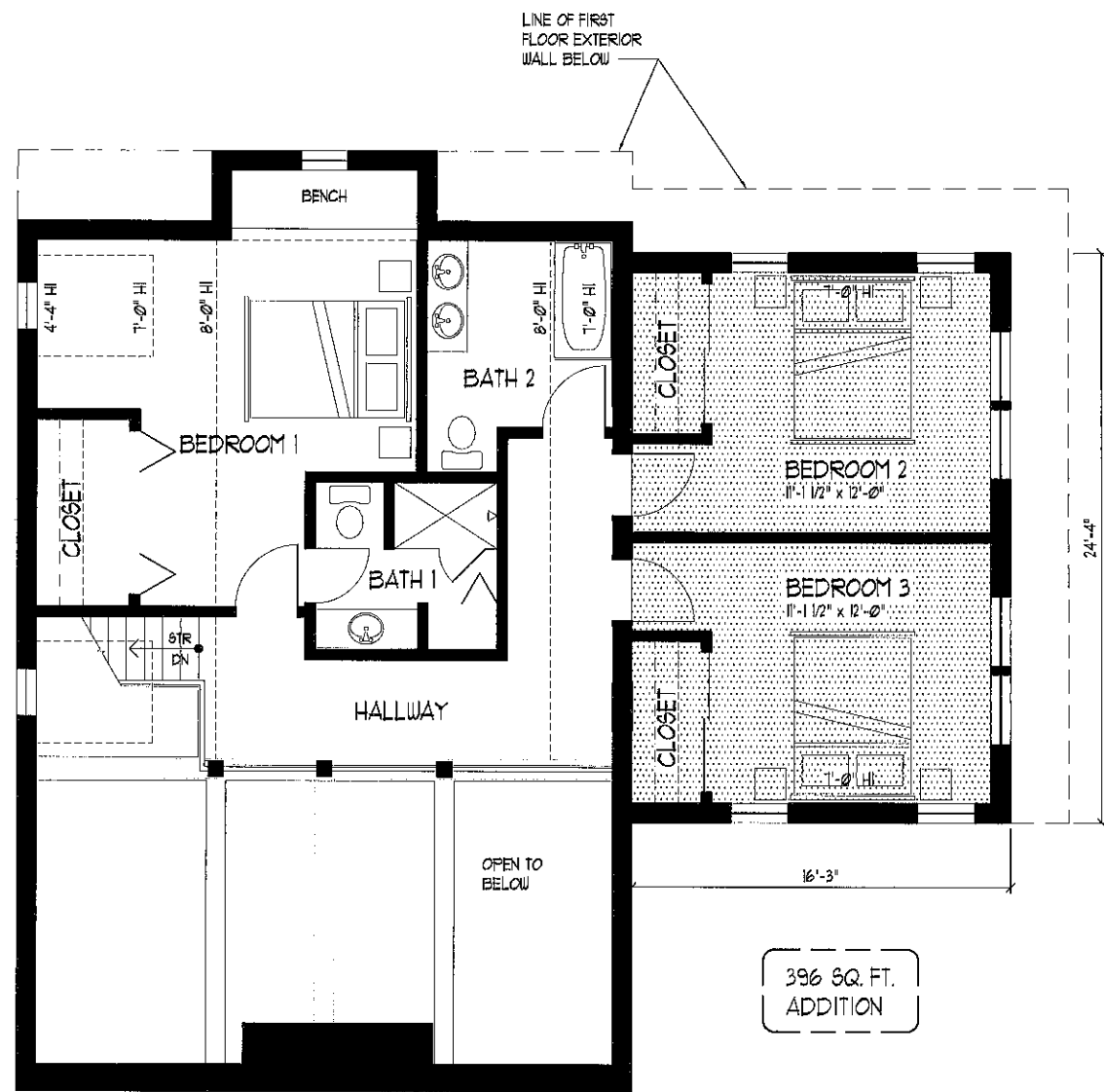
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PROJECT:
933 CHURCH STREET - PROPOSED ADDITION
933 CHURCH STREET, PLYMOUTH, MI
PROPOSED SITE PLAN, DATA AND CALCULATIONS

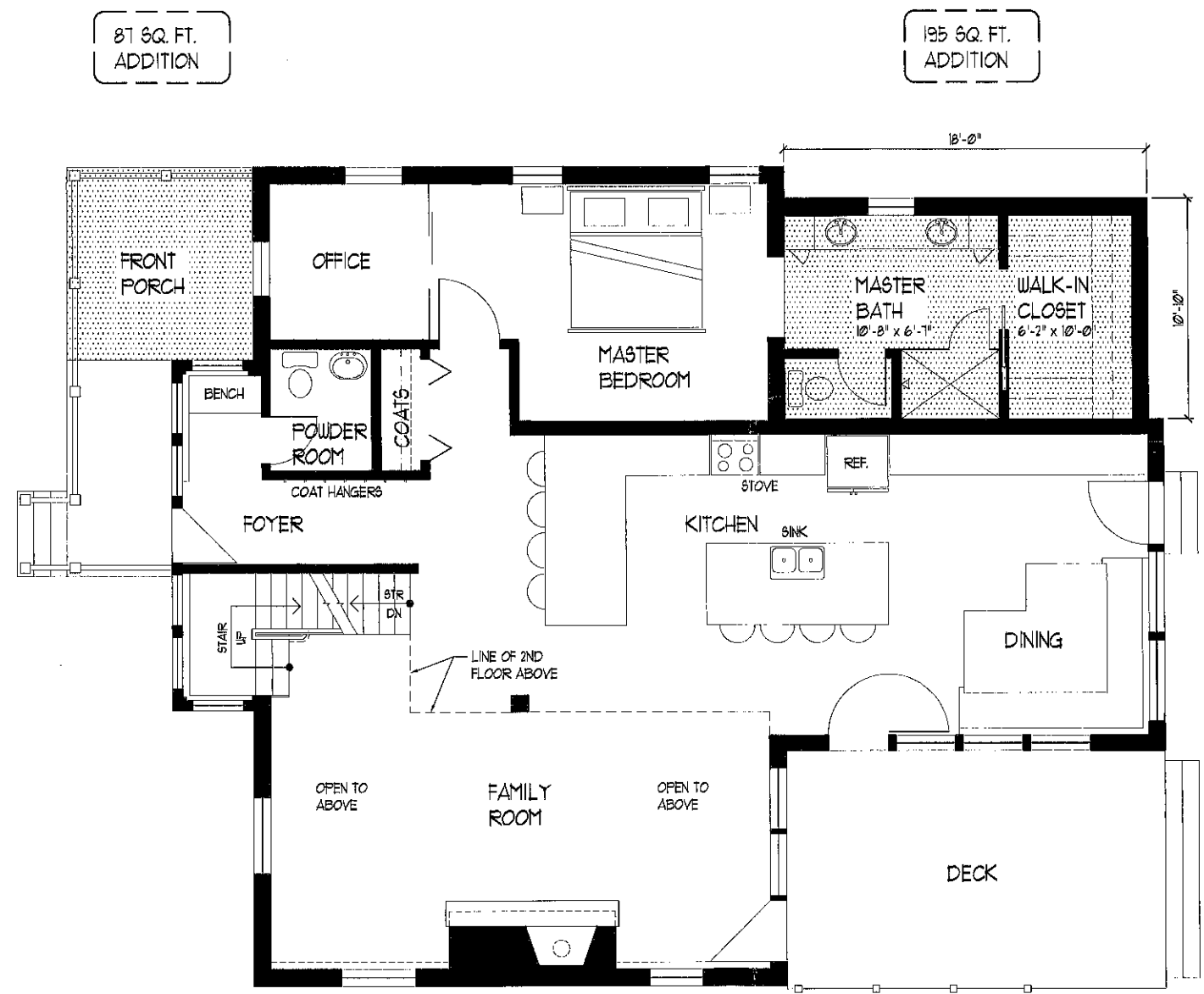
PRELIMINARY

JOB NO: 20716
SHEET NO: 1
DATE: 11/11/20
716.sht_01

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NORTH
 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



NORTH
 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

JOSEPH PHILIPS ARCHITECT, LLC

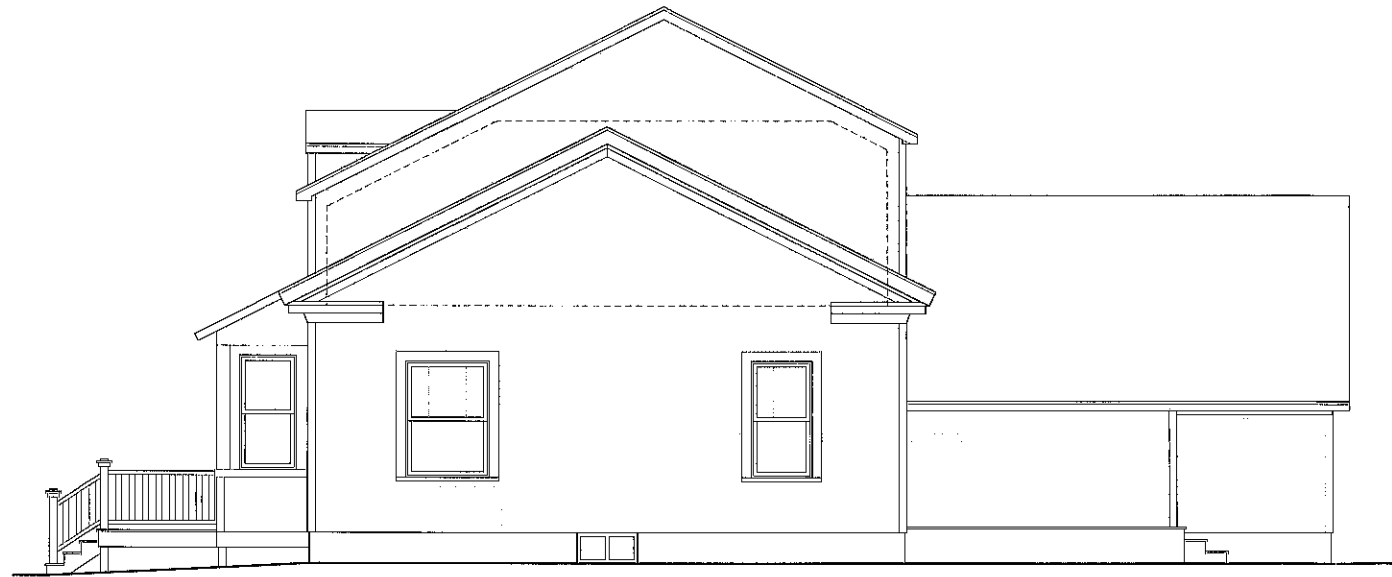
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 JOB NO: 20716
 SHEET NO: 2
 716_CD_01

PROJECT: 933 CHURCH STREET - ADDITION & ALTERATIONS
 933 CHURCH STREET, PLYMOUTH, MI
 PROPOSED FIRST AND SECOND FLOOR PLANS

PRELIMINARY

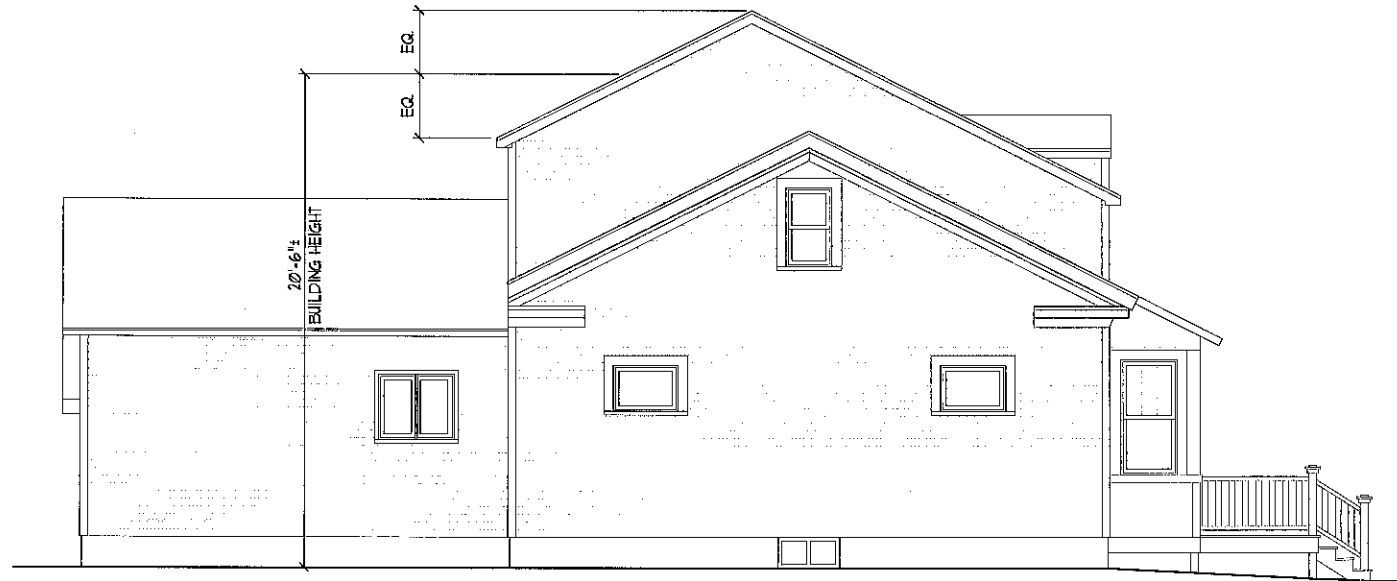
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W WEST ELEVATION
EC1 SCALE: 1/4" = 1'-0"



S SOUTH ELEVATION
EC1 SCALE: 1/4" = 1'-0"



E EAST ELEVATION
EC1 SCALE: 1/4" = 1'-0"



N NORTH ELEVATION
EC1 SCALE: 1/4" = 1'-0"

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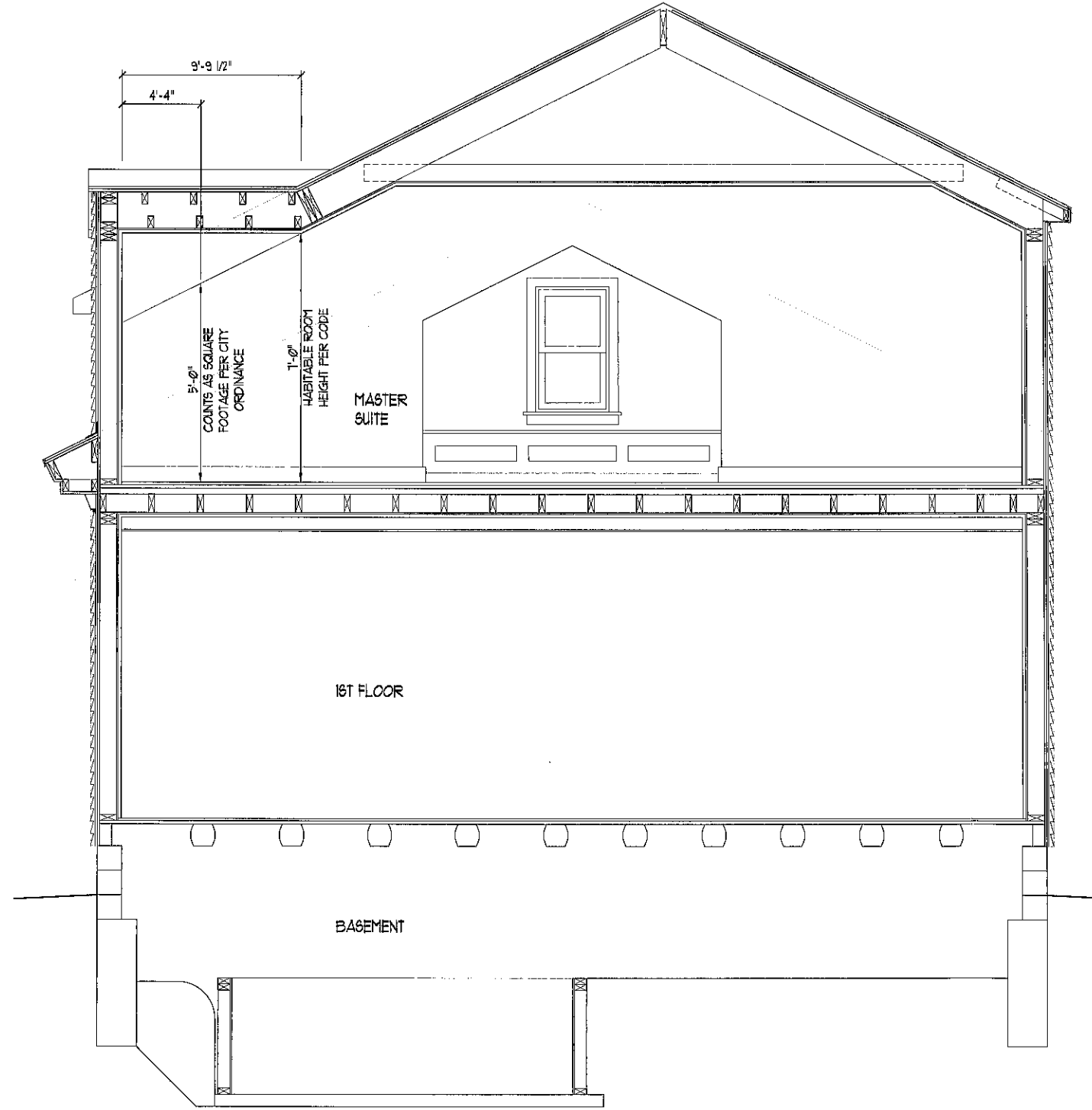
PROJECT:
933 CHURCH STREET - EXISTING CONDITION ANALYSIS
933 CHURCH STREET, PLYMOUTH, MI
EXISTING CONDITIONS - ELEVATIONS

PRELIMINARY

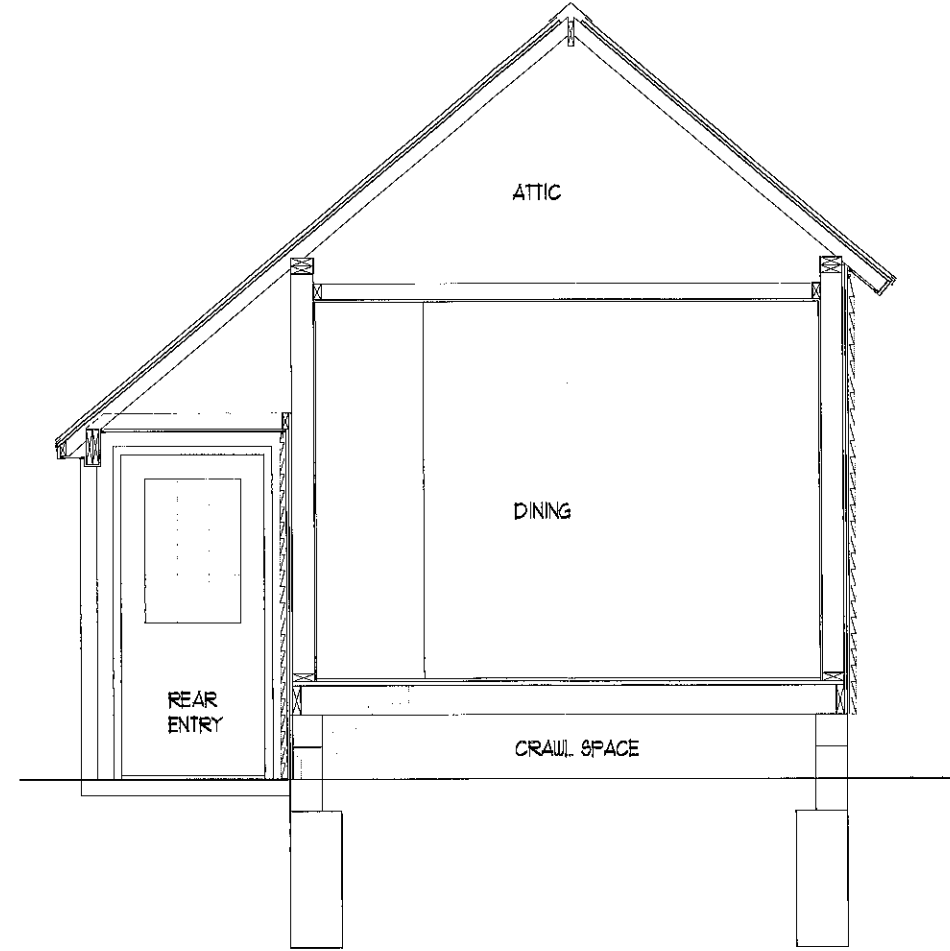
DATE
11/11/20

JOB NO:
20716
SHEET NO:
EC2
716_ECO.DWG

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CS2 CROSS SECTION
 ECI SCALE: 1/2" = 1'-0"



CS3 CROSS SECTION
 ECI SCALE: 1/2" = 1'-0"

JOB NO:
 20716
 SHEET NO:
 EC3
 7/6.ECO.02

PRELIMINARY

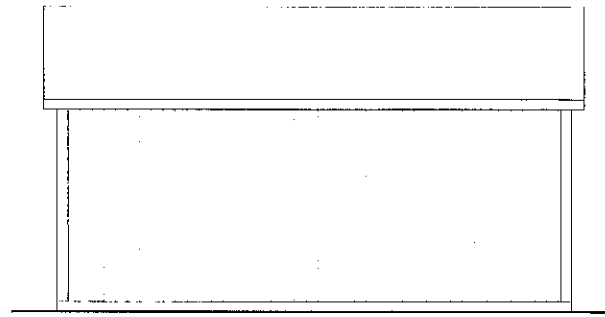
PROJECT:
 933 CHURCH STREET - EXISTING CONDITION ANALYSIS
 933 CHURCH STREET, PLYMOUTH, MI
 EXISTING CONDITIONS - SECTIONS

DATE
 11/1/20

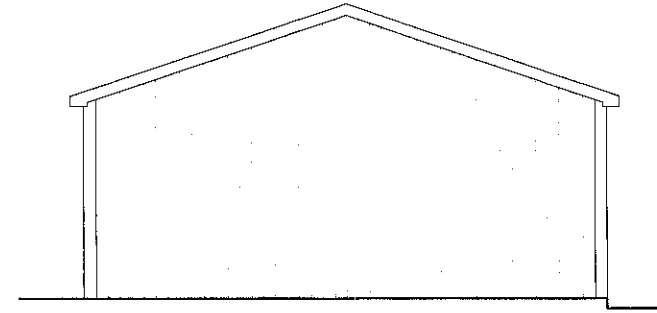
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 E. C. O'PHYR (CS) ARCHITECT, PLLC
 02/27/20

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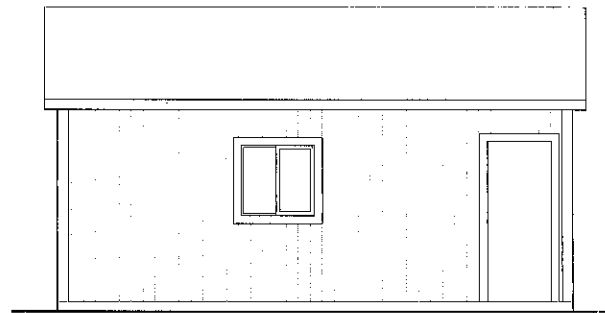
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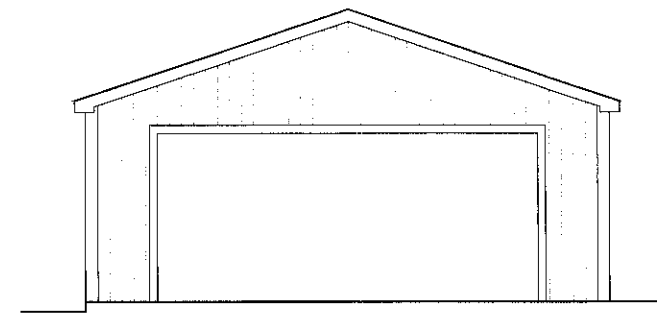
GS SOUTH ELEVATION
EC4 SCALE: 1/4" = 1'-0"



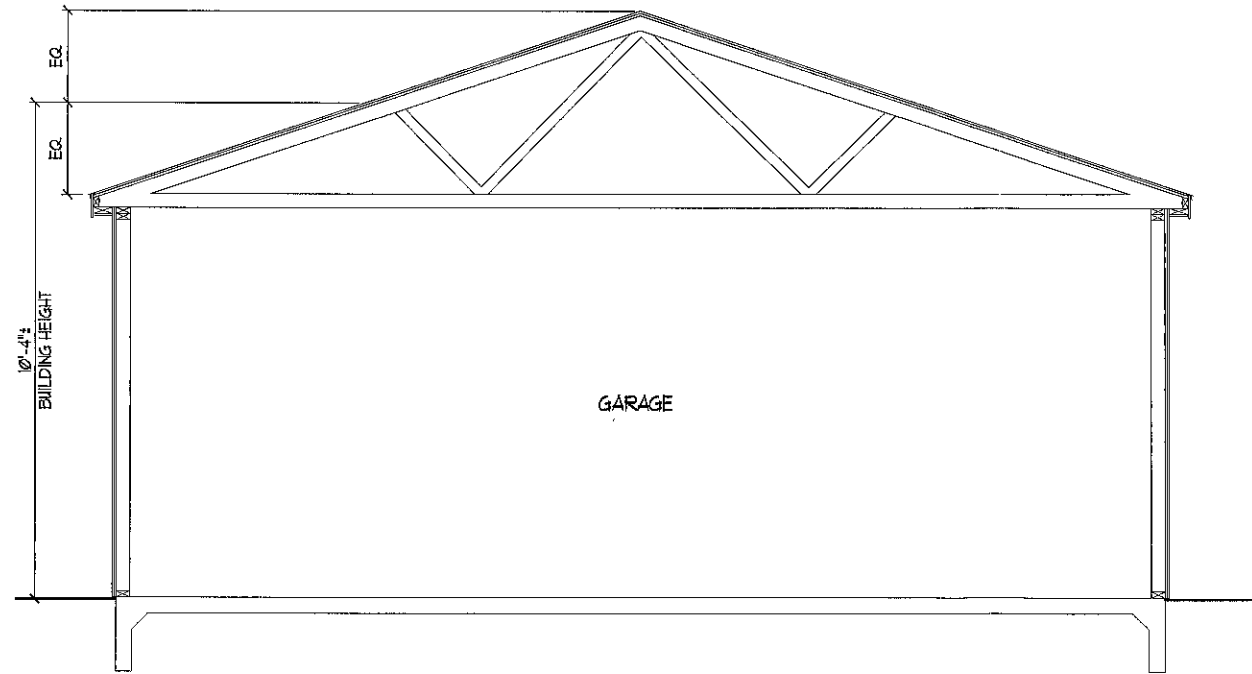
GE EAST ELEVATION
EC4 SCALE: 1/4" = 1'-0"



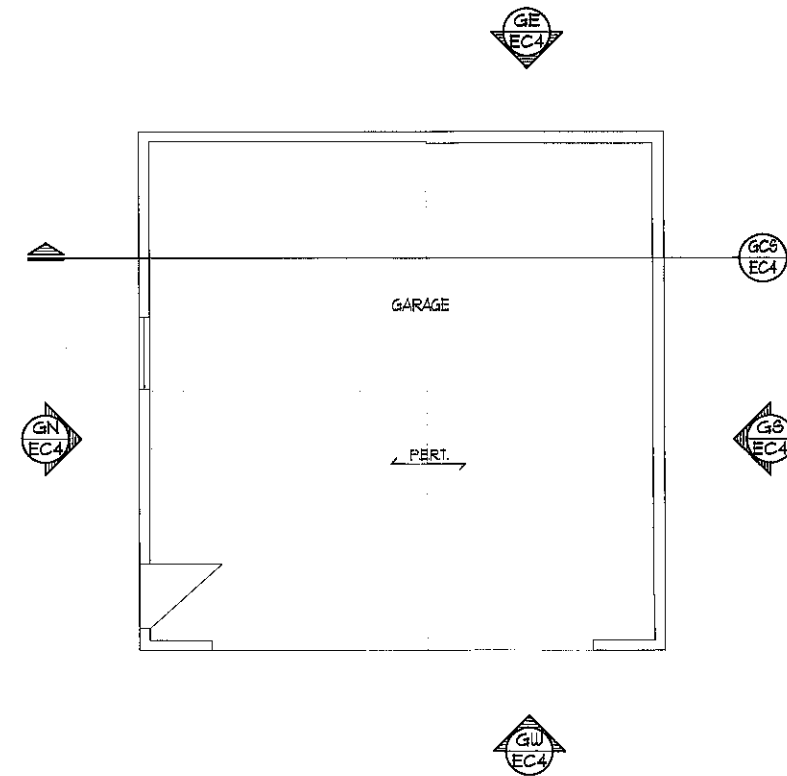
GN NORTH ELEVATION
EC4 SCALE: 1/4" = 1'-0"



GW WEST ELEVATION
EC4 SCALE: 1/4" = 1'-0"



GCS CROSS SECTION
EC4 SCALE: 1/2" = 1'-0"



GARAGE PLAN
EC4 SCALE: 1/4" = 1'-0"

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ARCHITECT, LLC

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02/27/20

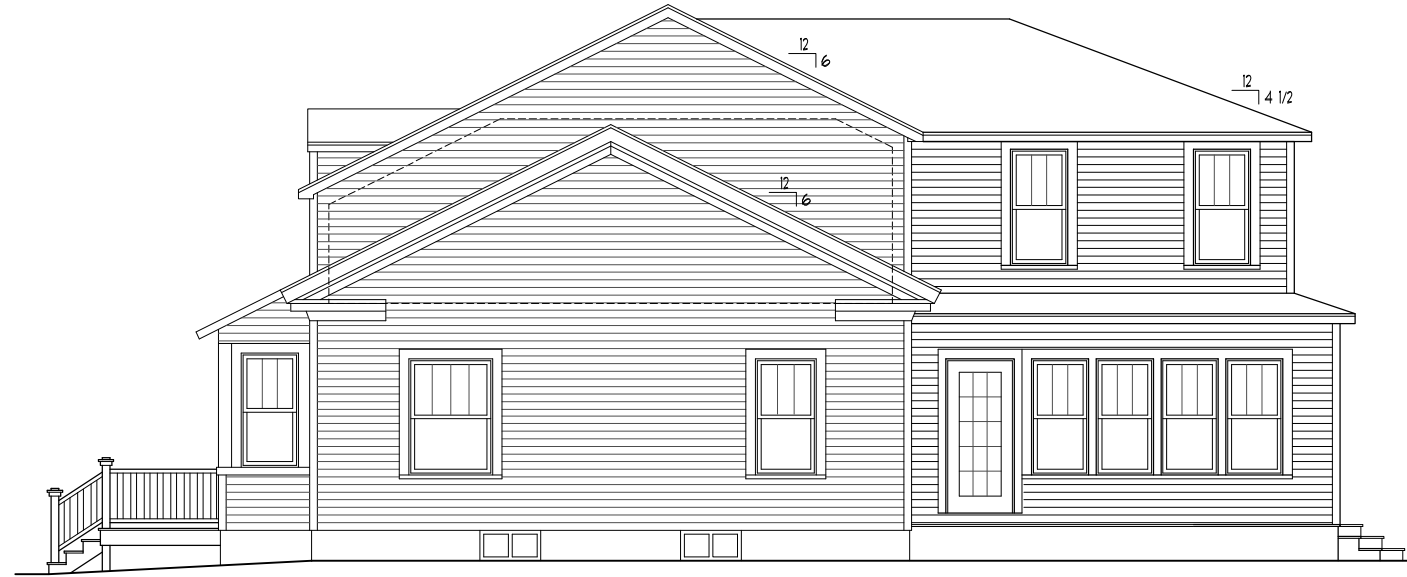
PROJECT:
933 CHURCH STREET - EXISTING CONDITION ANALYSIS
933 CHURCH STREET, PLYMOUTH, MI
EXISTING CONDITIONS - GARAGE

PRELIMINARY

DATE:
11/11/20

JOB NO:
20716
SHEET NO:
EC4
716_ECO_02

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W WEST ELEVATION
ECI SCALE: 1/4" = 1'-0"



S SOUTH ELEVATION
ECI SCALE: 1/4" = 1'-0"



E EAST ELEVATION
ECI SCALE: 1/4" = 1'-0"



N NORTH ELEVATION
ECI SCALE: 1/4" = 1'-0"

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PROJECT: 933 CHURCH STREET - PROPOSED ADDITION 933 CHURCH STREET, PLYMOUTH, MI PROPOSED EXTERIOR ELEVATIONS	02/27/20
PRELIMINARY	
JOB NO: 20716 SHEET NO: 3	DATE: 11/13/20 716_CD_02
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933 CHURCH ST. PLYMOUTH, MI 48170



W WEST ELEVATION
SCALE 1/4" = 1'-0"



S SOUTH ELEVATION
SCALE 1/4" = 1'-0"



E EAST ELEVATION
SCALE 1/4" = 1'-0"

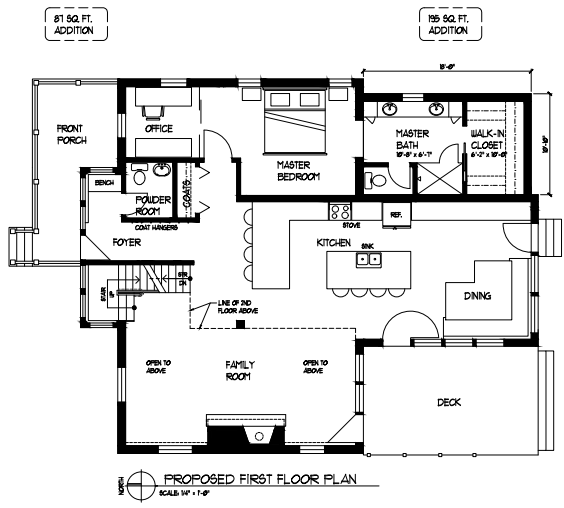
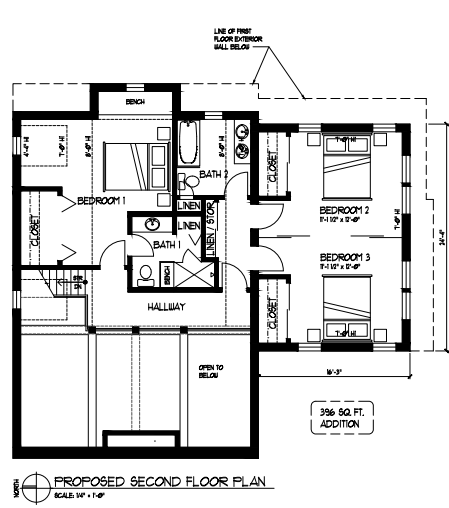


N NORTH ELEVATION
SCALE 1/4" = 1'-0"

To Our New Neighbors:

My name is Randy Balconi, I currently live in Novi but grew up in Plymouth and look forward to returning home. My wife Jodi and I recently purchased this historic home at 933 Church St. We have two children in college and one on his way, their names are Payton, Riley and Austin. This flyer is to make you aware that I am planning on attending the Zoning Board Meeting in Plymouth, where I will be proposing a first floor master, a micro-office and adding an additional bedroom so each of our children can have their own room.

If you have any concerns or questions about these plans, please don't hesitate to reach out to me by phone or email.



A Brief History of 933 Church Street

As early as 1893 – George A. Kellogg was the owner of the lot bound north by (Church) street, south by (Sutton) street, east by Shattuck’s property and west by Hood’s property.

- The assessed value was \$400.¹
- George A. Kellogg was the grandson of John Kellogg, early Plymouth settler for whom iconic Kellogg Park is named.
- Only one house sat on the lot.
- The house faced Sutton Street.

In 1898 Oscar Huston purchased the property.

- The assessed value was \$500.²
- Prominent Plymouth citizen, Oscar Huston was the grandfather of Ruth Huston Whipple who would become the first female mayor in the city of Plymouth.

In 1901 the house was moved by Edward Hubbard from its location, facing Sutton Street, to where it is now, facing Church Street.³

- A new home was built facing Sutton (now know as 974 Penniman.)

In 1904 William VanVleet purchased property from Edward Hubbard’s son, Charles.

- The assessed value was \$2000.⁴
- William VanVleet was the uncle of John J. McLaren, prominent local businessman.

In 1910 R.O. Mimmack purchased property from VanVleet.⁵

- Robert O. Mimmack was the last president of the village of Plymouth and the first mayor of the city of Plymouth.
- By 1919 the assessed value of the property, which had 2 houses, was \$3600.⁶

By 1921 the property was split – the Church Street portion of the property was owned by Ada Safford.

- The assessed value of this portion of the property was \$2500.⁷
- Members of the Safford family were living in Plymouth since its early days.

Over the years the house was rented out – as early as 1927 it also had rooms for rent with a private entrance – all for the low price of \$9 per week.⁸

1 Village of Plymouth Tax Assessment Records, 1893

2 Ibid, 18 Nov 1898, p. 6

3 Plymouth Mail, 12 Jul 1901, p. 5

4 Village of Plymouth Tax Assessment Records, 1904

5 Plymouth Mail, 1 Apr 1910, p. 5

6 Village of Plymouth Tax Assessment Records, 1919

7 Village of Plymouth Tax Assessment Records, 1921

8 Plymouth Mail, 21 Oct 1927, p. 5

November 25, 2020

Dear Ms. Bolhuis:

My wife and I are the owners of 974 Church Street, directly across Church Street from this property and house. We have lived in this house for 47 years and the house has been in my wife's family since the mid-1920s. We both graduated from THE Plymouth High School and were married in the First Presbyterian Church of Plymouth down the street. My wife taught music at the Our Lady of Good Counsel School some years ago as well. We have deep and lasting ties to Plymouth and to this neighborhood.

We have a direct view of the front (North Elevation) of this house from our dining room window, probably a more direct view than any of our neighbors.

I have reviewed the materials related to this request. I agree with the assertion of Joseph Philips that the proposed additions keep the character of the house and neighborhood intact, more so than building new at this location.

I support the approval of Variance Request Z20-11.

Regards,

Clark Chapin