



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, March 4, 2021 – 7:00 p.m. ONLINE Zoom Webinar

City of Plymouth
201 South Main Street
Plymouth, Michigan 48170

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

Join the Webinar: <https://us02web.zoom.us/j/83647615022>
Webinar ID: 836 4761 5022 Passcode: 032507

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 February 4, 2021 meeting minutes
 - b) Approval of the February 11, 2021 meeting minutes
 - c) Approval of the February 16, 2021 meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
 - a) **Z 21-05:** 1294 Maple, non-use variance for side yard setback
 - b) **Z 21-06:** 629 Herald, non-use variance for front yard setback
- 7) **COMMISSIONER COMMENTS**
- 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 2017-2021

GOAL I - QUALITY OF LIFE

OBJECTIVES

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

ONE-YEAR TASKS 2021

Restore sports and recreational programs that were halted by COVID-19 as soon as possible
Review and evaluate the special event policy with safety considerations
Address challenges with the Kellogg Park improvements with safety considerations
Move Kellogg Park Fountain project forward
Continue to re-engage service clubs to help enhance parks and public properties
Increase followers by 2,000 on all our communications platforms
Develop an internal and external communications plan
Upgrade City Hall facilities to accommodate remote meetings and remote participation
Continue investigating multi-modal transportation opportunities
Revisit noise ordinance

GOAL II - FINANCIAL STABILITY

OBJECTIVES

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

ONE-YEAR TASKS 2021

Identify mechanisms for funding sources for capital improvement projects
Increase funding to the Public Improvement Fund
Create a potential package for financing emergency structural repairs
Develop a comprehensive asset management plan that includes a review of the equipment fleet
Search out other possible revenue streams through continued association with the CWW and the MML
Develop a financial plan for public safety
Continue to make extra payments towards legacy costs
Monitor outside influences on our revenue sources, including unfunded mandates, the 35th District Court and the PCCS
Negotiate three labor contracts

GOAL III - ECONOMIC VITALITY

OBJECTIVES

Continue to support and improve active, vibrant downtown branding
Support community and economic development projects and initiatives
Support a mix of industrial, commercial and residential development
Reference the Master Plan in economic decision-making

ONE-YEAR TASKS 2021

Complete Saxton's development
Develop municipal parking lot at Saxton's site
Support development of 23 parcels adjacent to the Starkweather School property
Continue to administer the grant and the brownfield plan to support the Pulte project's completion
Finish Redevelopment Ready Community (RRC) certification by the end of the 2021
Develop an annual training calendar for the Planning Commission, the Historic District Commission, the Zoning Board of Appeals and the DDA, and identify a funding source
Implement temporary plans to assist businesses in recovery efforts

GOAL IV - SERVICE AND INFRASTRUCTURE

OBJECTIVES

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

ONE-YEAR TASKS 2021

Explore enhanced pedestrian safety opportunities into targeted intersections
Research funding opportunities for ADA compliance at the PCC
Implement 2021 infrastructure program
Continue training for future career development and succession planning
Conduct a traffic study to determine whether to make additional streets one way
Update mapping resources including parcel data, completing 50% by the end of the year
Update/replace current technology to ensure compliance with new regulations, rules, and operating systems
Revisit paid parking



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, February 4, 2021 - 7:00 p.m.

ITEM 3. a

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, Assistant Community Development Director Greta Bolhuis

2. RESCHEDULING MEETING

Bolhuis reported that the City website was down due to a malfunction of the host server on the west coast. She stated that the City Manager and City Attorney advised the meeting be postponed because citizens generally get the Zoom meeting link from the website. A discussion about potential dates ensued.

Devine offered a motion, seconded by Burrows, that the meeting be rescheduled to 7:00 p.m. on February 9, 2021.

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Gowen, Devine

MOTION PASSED 5-0

3. ADJOURNMENT

Burrows offered a motion to adjourn at 7:10 p.m. Krol seconded the motion.

There was a roll call vote.

Yes: Burrows, Elliott, Krol, Gowen, Devine

MOTION PASSED 5-0



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, February 11, 2021 - 7:00 p.m.

ITEM 3. b

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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 (arrived at 7:09), Ed Krol

Also present: City Commissioner Tony Sebastian, Assistant Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

Karen Sisolak, chair of the Planning Commission, invited ZBA members to attend a training session with the City's building official on February 24.

3. APPROVAL OF THE MEETING MINUTES

It was noted that the wrong name was recorded for seconding a motion to adjourn on January 7. Krol offered a motion, seconded by Devine, to approve the minutes of the January 7 meeting as revised.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

4. APPROVAL OF THE AGENDA

Krol offered a motion, seconded by Burrows to approve the agenda for February 11, 2021. Elliott reported that the applicant for item 6.b was not available due to the meeting being rescheduled from February 4. He said the ZBA would hear this request on February 16. Krol offered a motion, seconded by Burrows, to approve the amended agenda.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business

6. NEW BUSINESS

a. Z21-03: 696 Forest, non-use variance for front yard setback along Linden

Citizen Comments

Elliott read letters he received in opposition to the variance from the following residents:

- Tim Krause, 792 S. Harvey
- Chuck Pettit, 792 Forest
- Luke Contos, 1464 Palmer
- Paulette Longe, 690 Forest
- Jeffrey Longe, 690 Forest
- Al Metzger, 990 Linden

The following residents spoke about their opposition to the variance.

- Jeffrey Longe, 690 Forest
- Paulette Longe, 690 Forest
- Chuck Pettit, 792 Forest

Board Comments

Board members discussed the nature of the application and noted that it didn't include any request related to the Floor Area Ratio (FAR) measurement, which had been questioned by a resident. The group agreed to break the request into two parts.

Devine offered a motion, seconded by Burrows, to approve the variance request in Z21-03 for the 1.6 foot variance for the front yard setback for the primary structure along the Linden St. side.

Findings of Fact

No practical difficulty is evident.

The plan could be adjusted to accommodate the required setback.

There was a roll call vote.

No: Burrows, Devine, Elliott, Gowen, Krol

MOTION DENIED 5-0

Devine offered a motion, seconded by Gowen, to approve the front porch setback variance request in Z21-03 of 0.4 feet on the Linden St. side of the property.

Conditions

1. The porch may only extend 18.5 feet along the Linden St. side of the property, starting from the SE corner of the covered porch on Forest
2. The variance only applies to a single story unenclosed covered porch.

Findings of Fact

This is an element deemed essential to walkability in Plymouth.

The proposed variance is less than the existing nonconformity.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen

No: Krol

MOTION PASSED 4-1

7. COMMISSIONER COMMENTS

There were no commissioner comments.

8. REPORTS AND CORRESPONDENCE

Elliott received an invitation from the Planning Commission for ZBA members to attend a training session on February 24. The training is to help those in attendance to get a better understanding of how our building official evaluates drawings and projects. An example of this is how he calculates residential and accessory building height, looking at different roof lines and how they are measured in the plan, then after the structure is built to ensure it conforms to the drawing.

10. ADJOURNMENT

A motion to adjourn was offered at 8:03 p.m. by Krol and seconded by Burrows.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Gowen, Krol

MOTION PASSED 5-0



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Tuesday, February 16, 2021 - 7:00 p.m.

ITEM 3. c

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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, Ed Krol, Scott Silvers

Excused: Member Mike Gowen

Also present: Community Development Director John Buzuvis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

There were no minutes to approve.

4. APPROVAL OF THE AGENDA

Krol offered a motion, seconded by Burrows, to approve the agenda for February 16, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z21-04: 925 Fairground, non-use variance for front yard setback

Citizen Comments

There were no citizen comments

Board Comments

Board members discussed current setbacks in the neighborhood and the size of the variance.

Silvers offered a motion, seconded by Krol, to approve the variance request in Z21-04 for a front yard setback variance of 4.76 feet for a front porch.

Findings of Fact

The home is placed at or beyond the current setback, which limits the opportunity for a front porch.

Conditions

The porch must remain unenclosed.

The variance is limited to the dimensions on the submitted plan.

The roof height is limited to the first level only.

The City has identified front porches as a priority for walkability and design.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

7. COMMISSIONER COMMENTS

Commissioners discussed the Planning Commission training session that will be held on February 24 at 7:00 p.m. via Zoom. Silvers said the Planning Commission has included a review of the habitable space in accessory structures ordinance(s) as requested by the ZBA. Burrows asked that everyone exchange phone numbers. Elliott said he would collect and send out contact information. Devine asked whether a second alternate to the ZBA had been appointed (not yet).

8. REPORTS AND CORRESPONDENCE

Buzuvis said he would send out the Zoom link for the February 24 meeting.

9. ADJOURNMENT

A motion to adjourn was offered at 8:00 p.m. by Burrows and seconded by Krol.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

City of Plymouth
Zoning Board of Appeals Notice
Thursday, March 4, 2021 – 7:00 p.m.
Online Zoom Webinar

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, March 4, 2021 at 7:00 P.M. online via Zoom to consider the following:

Z21-05 Non-Use Variance Request for 1294 Maple
Side yard setback
Zoned: R-1, Single Family Residential
Applicant: Nathan Johns

Z21-06 Non-Use Variance Request for 629 Herald
Front yard setback
Zoned: R-1, Single Family Residential
Applicant: Metaxia and Brandon Morris

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, February 18, 2021



**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: February 25, 2021
RE: 1294 Maple, Non-Use Variance Request

Nathan Johns, owner, is requesting a non-use variance to extend the existing attached garage into the side yard setback. The property is 98 feet wide and approximately 125 feet deep. The property is 12,669 square feet and is zoned R-1, Single Family Residential.

Section 78-190 references the minimum side yard setback is 6 feet. A side yard setback of 2.45 feet is proposed. A variance of 3.55 feet is required.

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



FEB 9 2021

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.

1294 Maple Street

Address of Property		Date of Application	
Nathan C. Johns		Nathan C. Johns	
Applicant Name		Property Owner	
1294 Maple Street	Plymouth	MI	48170
Address		City	State Zip
natejohns11@hotmail.com		(734) 545-3361	
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: EXPAND EXISTING
NON-CONFORMING STRUCTURE (SINGLE-STORY (2) CAR TANDUM GARAGE).
PROPOSED NEW (2) CAR GARAGE W/ ADDITION (TO BE ATTACHED TO
THE MAIN HOUSE)

Description of Property

Current zoning classification: R-1 SINGLE-FAMILY RESIDENTIAL
Current use of structure(s) on premises: (2) CAR (SINGLE-STORY) TANDUM GARAGE.
Is it a corner or interior lot? INTERIOR LOT.
Size and area of lot: 98.0' x 125.10' (UNIQUE SHAPED LOT) 12,669.SF.
Total square footage of existing main structure(s): 1995 SF (FOOTPRINT)
Total square footage of accessory structure(s): 488 SF (EX. GARAGE)
Existing lot coverage (percentage) of all buildings and structures: 19.2%.
Height of existing main and/or accessory structures: 23'-0" ROOF @ MAIN HOUSE (EX.)
15'-6" ROOF @ GARAGE (EX.)

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 600 SF (ADDITION)
Front yard setback after completion (measured from property line): SAME AS EXIST'G (42.5')
Rear yard setback after completion (measured from property line): SAME AS EXIST'G (41.3')
Side yard setback after completion (measured from property line): 2.95' (PROPOSED) 2.7' (EX.)
Height of proposed structure: 21'-0" NEW ROOF @ ADDITION 6.0' MIN SETBACK.
Lot coverage (percentage) after completion: 23.9% (LESS THAN 35% MAX.)
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4):

$$12,669 \text{ SF} \times .4 = 5,067 \text{ SF MAX.}$$
$$4,180 \text{ SF PROPOSED.}$$

■ A scaled drawing or boundary survey depicting the above information.

SEE ATTACHED SITE PLAN & BOUNDARY SURVEY.

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

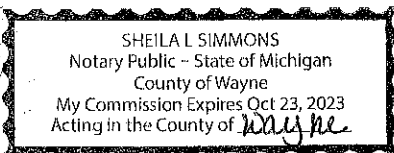
1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) THE EXIST'G 2-CAR (TANDON) GARAGE IS CURRENTLY NON-CONFORMING (LOCATED 3.3' INTO THE SIDE YARD SETBACK. WE PROPOSE TO EXTEND THE NEW GARAGE 3'-0" CLOSER TO THE STREET / OR 3.55' INTO THE SIDE SETBACK. THE EXTENSION IS WITHIN THE FRONT YARD BUILDABLE AREA.
2. What effect will the variance have on neighboring properties? VERY LITTLE, THE NEW GARAGE STREET FACADE WILL BE LOCATED BEHIND THE FRONT FACADE OF OUR HOUSE & THE NEIGHBOR'S HOUSE.
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.) THIS IS NOT SELF-IMPOSED. THE EXIST'G (TANDON) GARAGE IS NOT PRACTICAL FOR TWO CARS. THE CURRENT GARAGE WAS EXIST'G WHEN WE PURCHASED THE HOME.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? IT WOULD BE EXTREMELY DIFFICULT TO CONSTRUCT A NEW 2-CAR GARAGE (22'-0" WIDTH) WITHIN THE BUILDABLE SIDE YARD SETBACK (6'-0" MIN). THE NEW GARAGE WOULD HAVE TO BE BUILT WITHIN 2'-0" OF THE EXIST'G HOUSE (WEST WALL), NOT ENOUGH DIMENSION / WIDTH FOR THE NEW SIDE ENTRANCE.

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

Nate
Signature of Property Owner

Nate
Signature of Applicant

Subscribed and sworn before me this 4th day of February, 2021

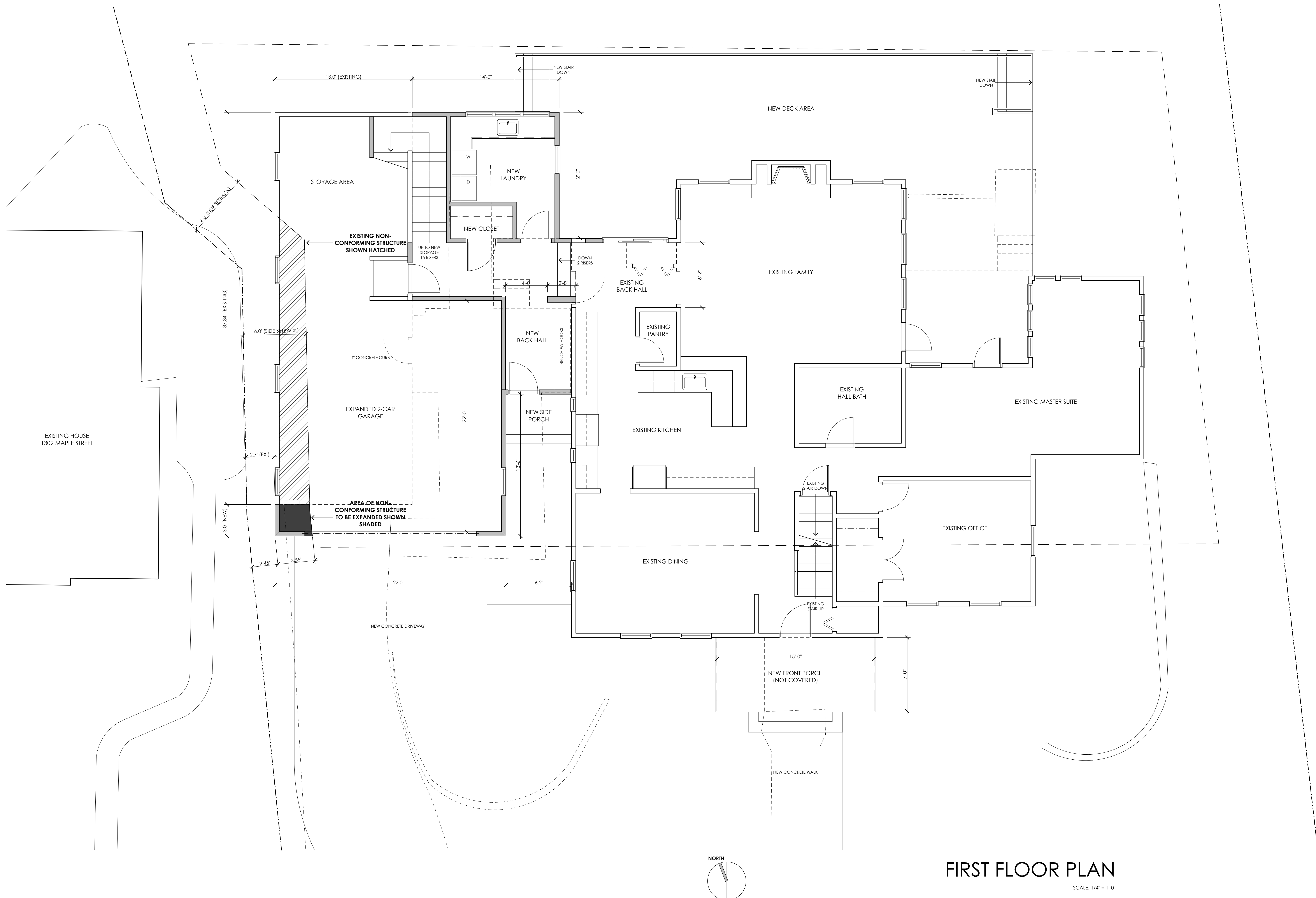


Sheila L. Simmons
Notary Public Sheila L. Simmons
My Commission expires 10/23/2023





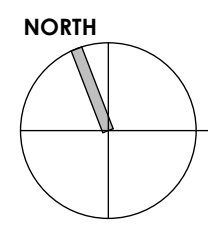




EXISTING HOUSE
1302 MAPLE STREET

FIRST FLOOR PLAN

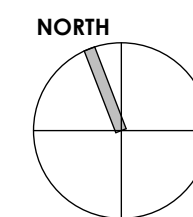
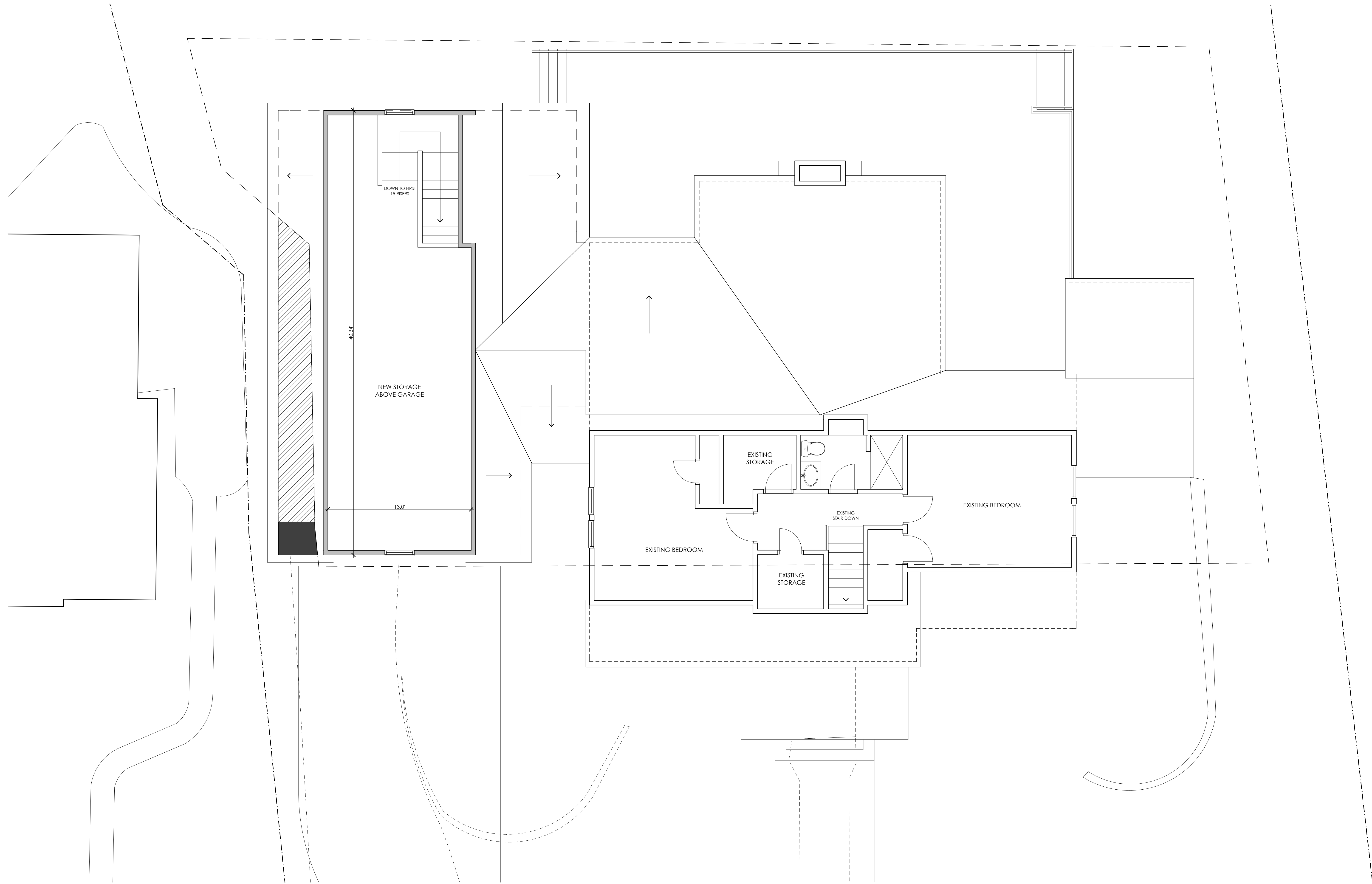
SCALE: 1/4" = 1'-0"



ISSUE DATE
02.09.21

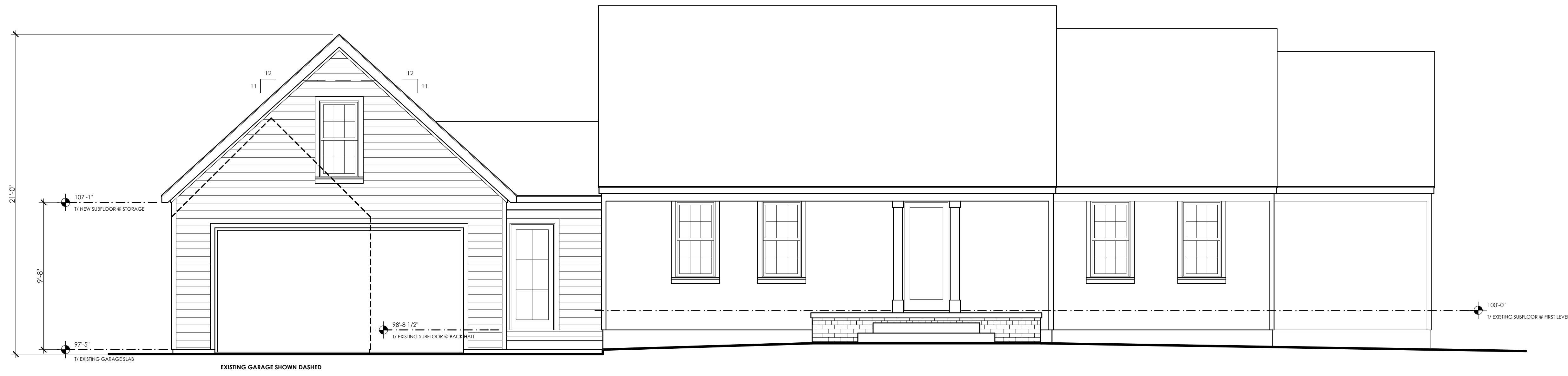
ISSUE FOR
ZONING BOARD OF APPEALS SUBMITTAL

PROJECT
JOHNS: ADDITION | RENOVATION
1294 MAPLE STREET
PLYMOUTH, MICHIGAN



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



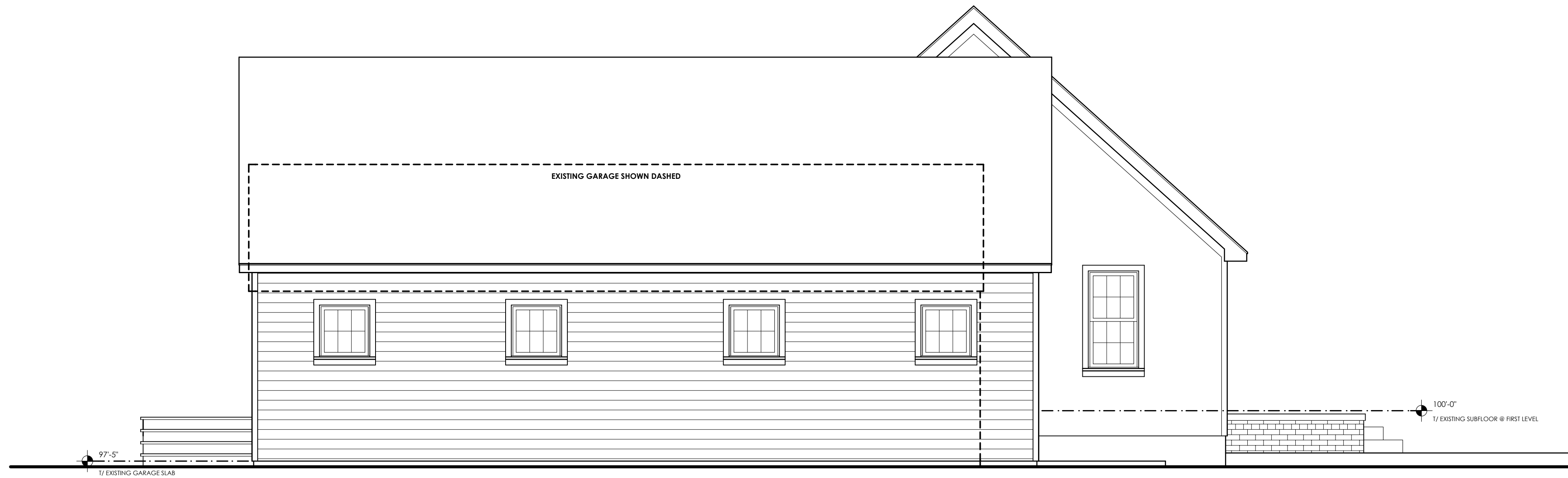
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"



**CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT**
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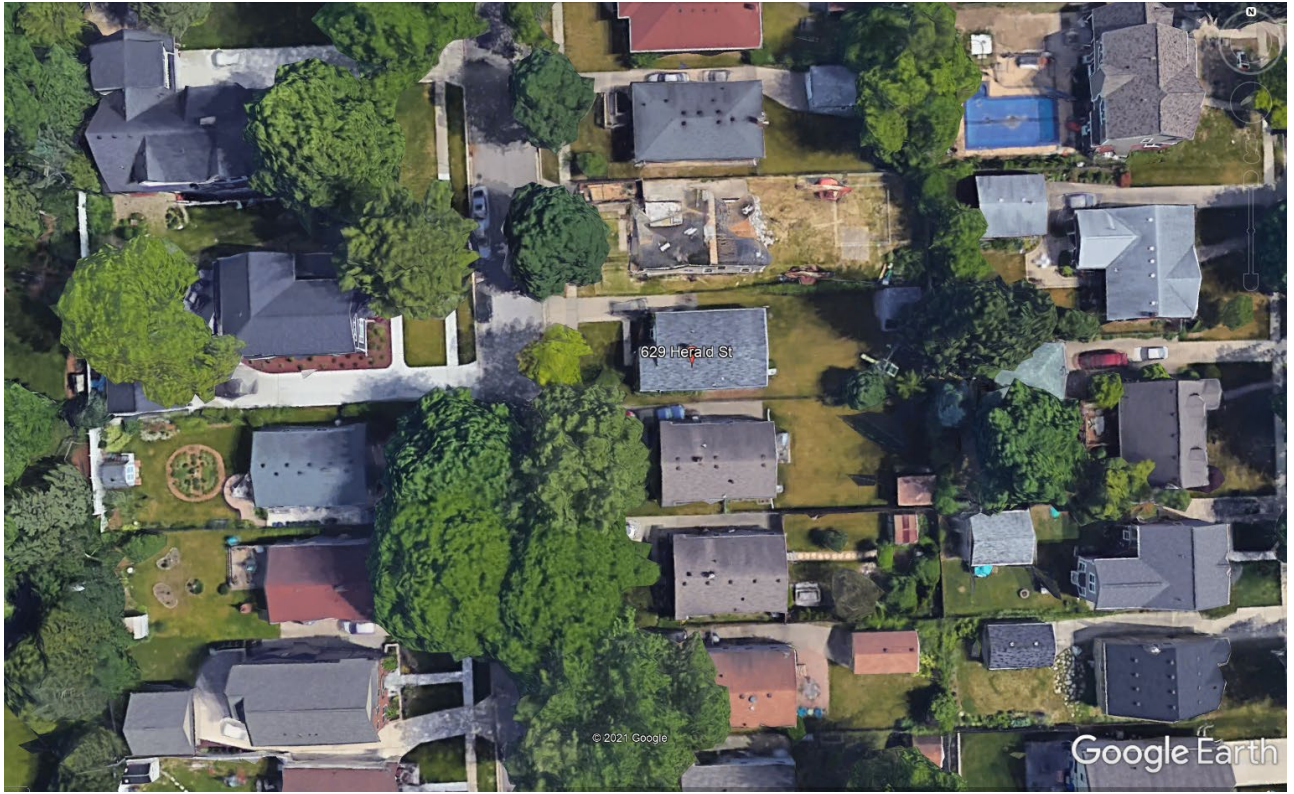
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: February 25, 2021
RE: 629 Herald, Non-Use Variance

Maxie and Brandon Morris, owners, are requesting a non-use variance to a construct a new front porch. The property is 40 feet wide and 124 feet deep. The property is 4,960 square feet and is zoned R-1, Single Family Residential.

Section 78-191 (o) 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 front yard setback of 20.6 feet is proposed. A variance of 2.5 feet is required.

The applicant has confirmed that the second-floor side yard setback along the south property line will be in compliance with ordinance requirements.

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



ITEM 6. b.



RECEIVED

FEB 10 2021

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.

629 Herald St Plymouth, MI 48170 2/6/2021
Address of Property Date of Application

Metaxia (maxie) + Brandon Morris - Maxie Morris
Applicant Name Property Owner (metaxia)

629 Herald St Plymouth MI 48170
Address City State Zip

metaxia.morris@gmail.com 734-709-2581
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:

Article XVII section 78-190 - Front setback

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Lot 50 of "NASH's' Plymouth Subdivision" of Sec 27, Town 1 South, Range 8 east, city of Plymouth Wayne Co. MI

-Allow to extend the front porch the whole width of the house, which would conform to the existing front porch setback.
Description of Property

Current zoning classification: R-1 One Family Residential

Current use of structure(s) on premises: Residential

Is it a corner or interior lot? Interior

Size and area of lot: 4961 sqft

Total square footage of existing main structure(s): 1090 sqft (residence)

Total square footage of accessory structure(s): 120 sqft (shed)

Existing lot coverage (percentage) of all buildings and structures: 24%

Height of existing main and/or accessory structures: < 25'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 26' w x 48'4" d

Front yard setback after completion (measured from property line): ~~22'~~ 20.6'

Rear yard setback after completion (measured from property line): 54.6'

Side yard setback after completion (measured from property line): 8.2' (left), 5.2' (right)

Height of proposed structure: < 25'

Lot coverage (percentage) after completion: 24%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .24

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.) Proposed structure shall use existing foundation. Existing patio foundation exceeds setback by 2.5'.
2. What effect will the variance have on neighboring properties? None. Existing front porch exceeds front set back by 2.5'. The front porch will allow for more friendly interaction with our neighbors.
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.) NO. Existing foundation to be utilized. Existing front porch exceeds setback by 2.5'. New front porch depth requested to match existing front porch depth.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Adequate front porch depth requested to promote use of front porch with our neighbors. We would need more room to safely play with our children on our front porch + interact with neighbors walking by.

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

Metaxia MOKRIS

Signature of Property Owner

(Same)

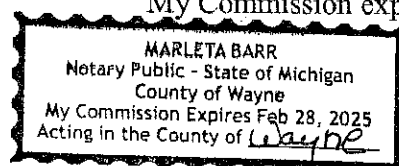
Signature of Applicant

Subscribed and sworn before me this 10th day of February, 2021

Marleta Barr

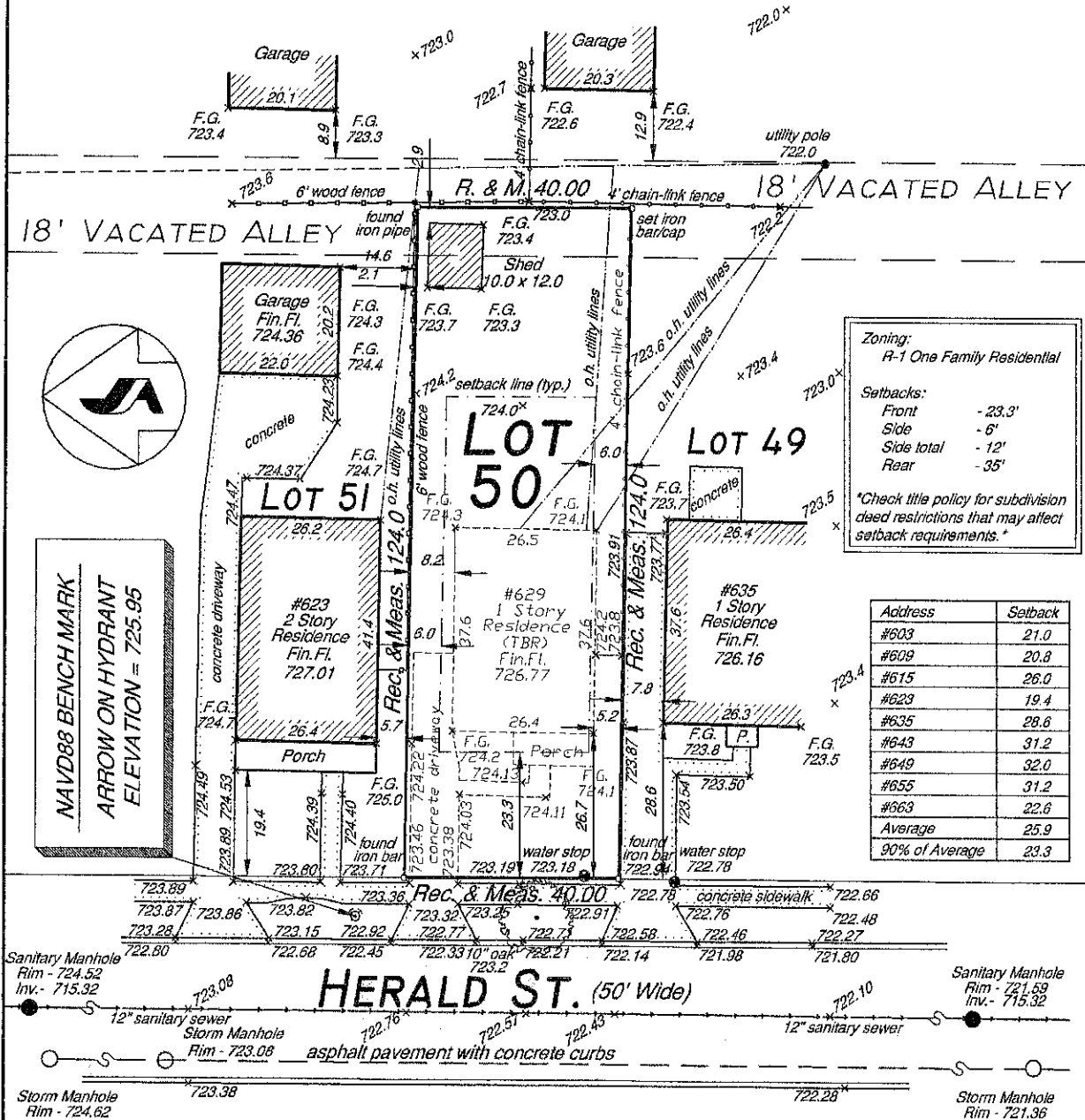
Notary Public

My Commission expires Feb 28, 2025



LEGAL DESCRIPTION

LOT 50 AND THE WESTERLY 1/2 OF THE ADJACENT VACANT LOT OF "NASH'S PLYMOUTH SUBDIVISION", PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 8 EAST, VILLAGE OF PLYMOUTH (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 43 OF PLATS ON PAGE 55, WAYNE COUNTY RECORD. LOT CONTAINS 4,961 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



Zoning:
R-1 One Family Residential

Setbacks:
Front - 23.3'
Side - 6'
Side total - 12'
Rear - 35'

Check title policy for subdivision deeded restrictions that may affect setback requirements.

Address	Setback
#603	21.0
#609	20.8
#615	26.0
#623	19.4
#635	28.6
#643	31.2
#649	32.0
#655	31.2
#663	22.6
Average	25.9
90% of Average	23.3

NAVD88 BENCH MARK
ARROW ON HYDRANT
ELEVATION = 725.95

LEGEND

000.00 = Existing elevation
 000.00 = Proposed elevation
 --- = Drainage course
 ~~~ = Silt fence  
 F.G. = Finish Grade  
 --- = Existing contour  
 (TBR) = To Be Removed

**TOPOGRAPHIC SURVEY**

Prepared For: Brandon Morris  
 629 Herald  
 Plymouth, MI 48170  
 (248) 890-5654

**Jekabson & Associates, P.C.**  
 Professional Land Surveyors  
 1320 Goldsmith, Plymouth, MI 48170  
 (734) 414-7200 (734) 414-7272 fax  
 by: *[Signature]*

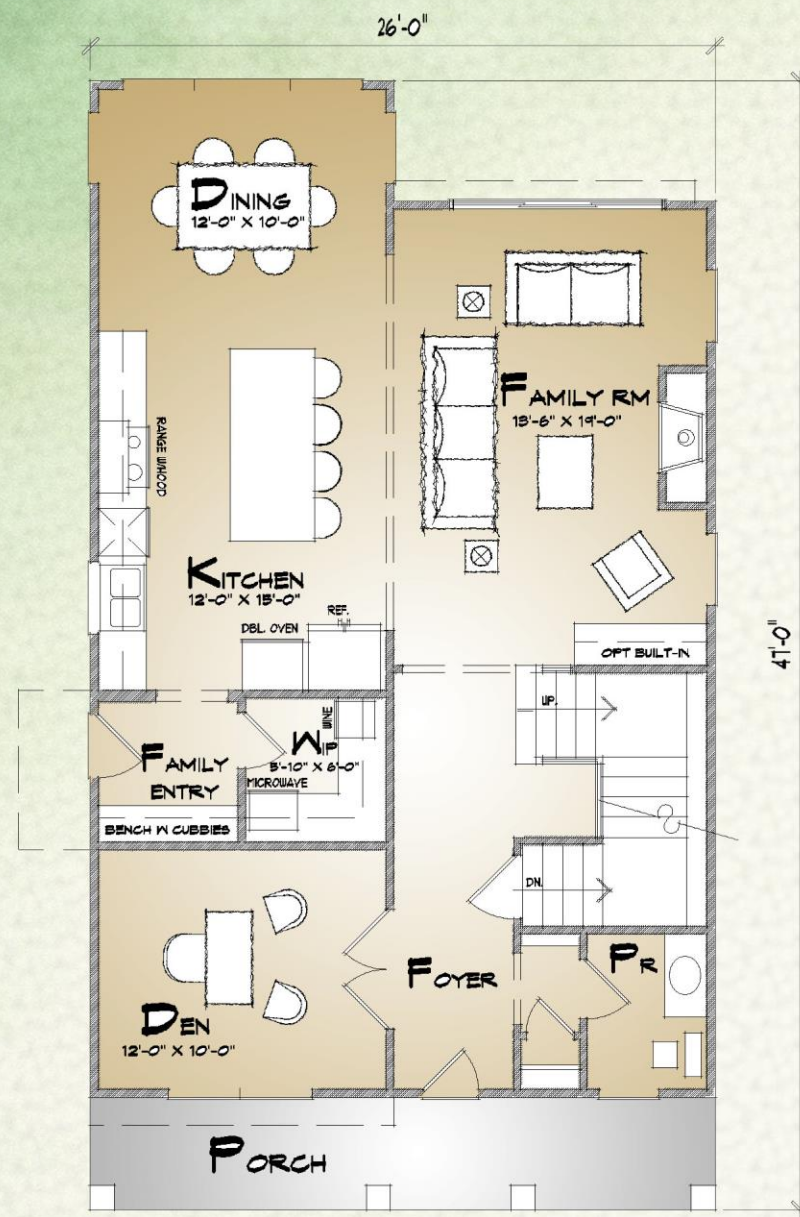
Date: 19 Jan 2020  
 Job No.: 20-12-010  
 Scale: 1" = 20'  
 Drawn: AAH  
 Checked: JGE  
 Sheet: 1 OF 1

MORRIS RESIDENCE

PROPOSED 1979 SQ.FT.

2-10-2021

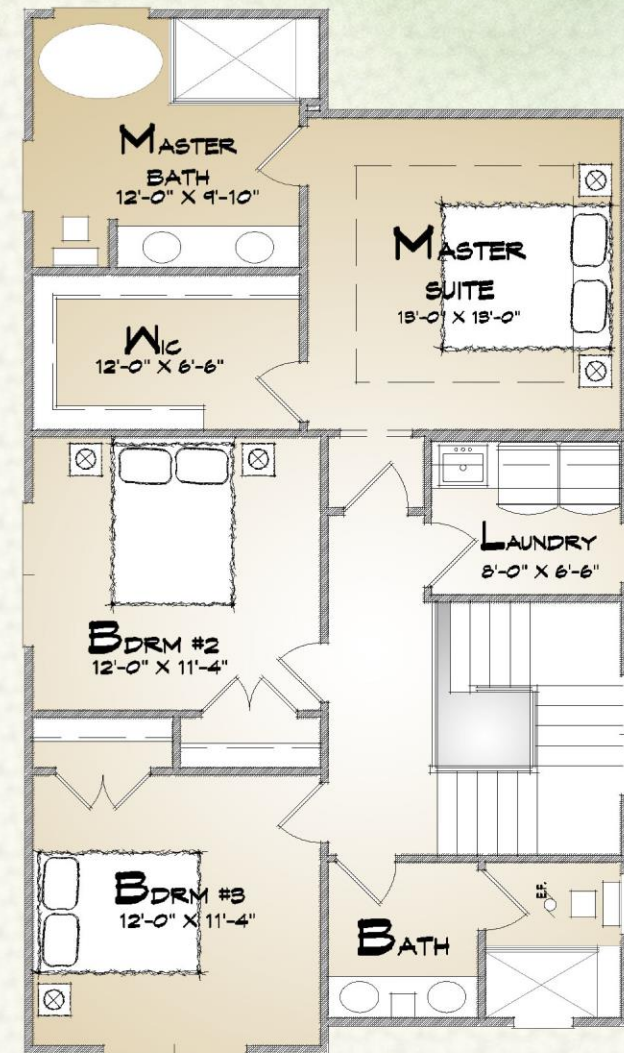




## FIRST FLOOR

1035 SQ FT  
 2 X 4 EXTERIOR WALLS  
 9' CLG

1733 SQ FT MAX LOT COVERAGE

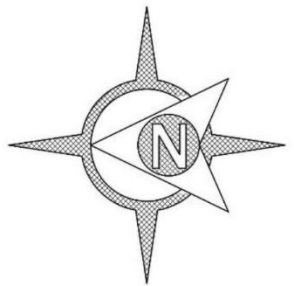
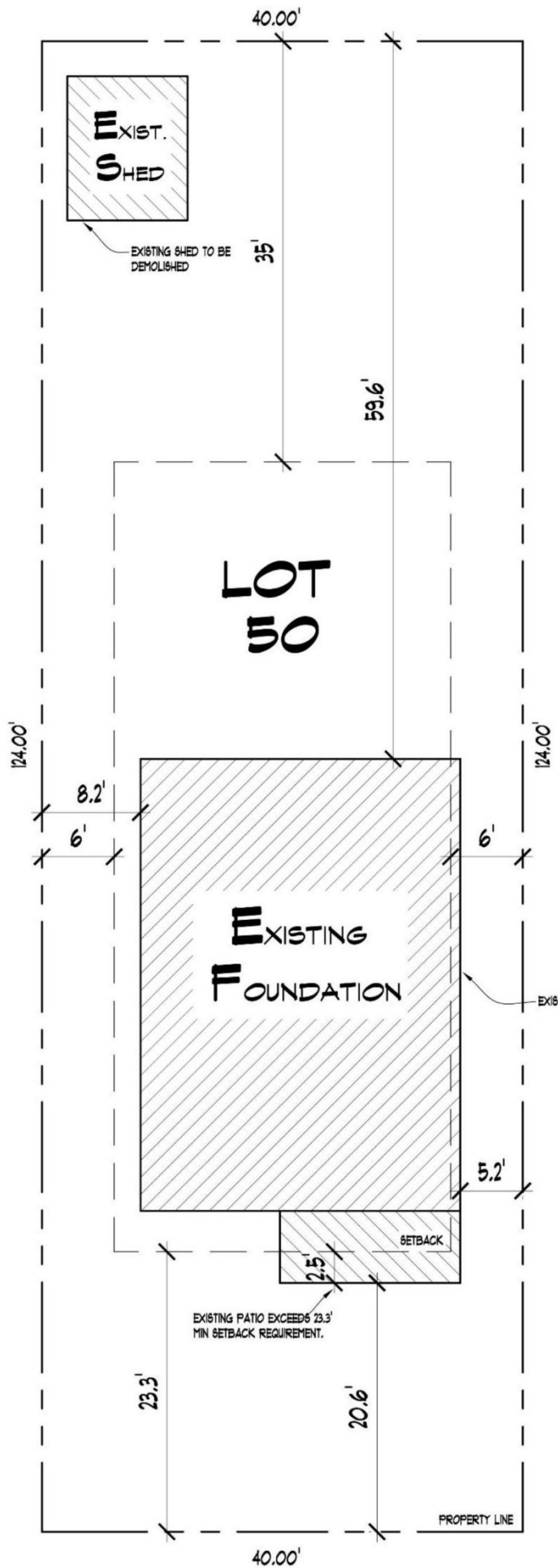


## SECOND FLOOR

944 SQ FT  
 2 X 4 EXTERIOR WALLS  
 8' CLG



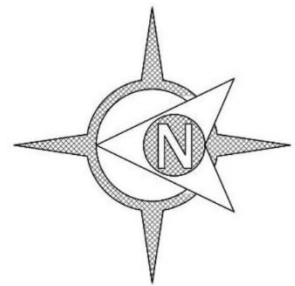
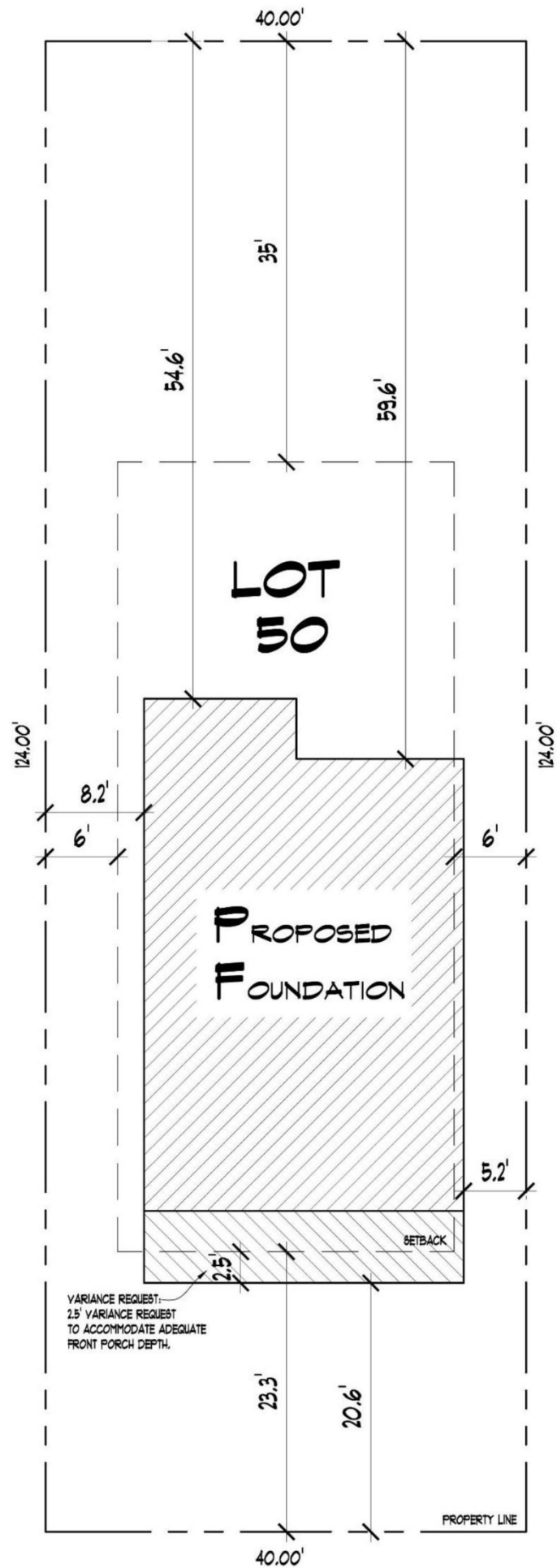
PROPOSED STREET SIDE EXTERIOR



LEGAL DESCRIPTION:  
 LOT 50 OF "NASH'S PLYMOUTH  
 SUBDIVISION" SECTION 27, TOWN 1  
 SOUTH, RANGE 8 EAST, CITY OF  
 PLYMOUTH, WAYNE COUNTY,  
 MICHIGAN.

### EXISTING SITE PLAN

|                               |             |
|-------------------------------|-------------|
| CITY / TOWNSHIP               | PLYMOUTH    |
| ZONE:                         | R-1         |
| MAX LOT COVERAGE              | 35%         |
| MAX. BUILDING HEIGHT          | 25'         |
| MAX. FAR RATIO                | .40         |
| LOT AREA                      | 4961 SQ.FT. |
| EXIST. BUILD. AREA (1090+120) | 1210 SQ.FT. |
| EXIST. LOT COVERAGE           | 24%         |
| EXIST. FAR RATIO              | .24         |



LEGAL DESCRIPTION:  
 LOT 50 OF "NASH'S PLYMOUTH  
 SUBDIVISION" SECTION 27, TOWN 1  
 SOUTH, RANGE 8 EAST, CITY OF  
 PLYMOUTH, WAYNE COUNTY,  
 MICHIGAN.

### PROPOSED SITE PLAN

|                      |             |
|----------------------|-------------|
| CITY / TOWNSHIP      | PLYMOUTH    |
| ZONE:                | R-1         |
| MAX LOT COVERAGE     | 35%         |
| MAX. BUILDING HEIGHT | 25'         |
| MAX FAR RATIO        | .40         |
| LOT AREA             | 4961 SQ.FT. |
| PROP. BUILDING AREA  | 1223 SQ.FT. |
| PROP. LOT COVERAGE   | 24%         |
| PROP. FAR RATIO      | .24         |



Received via email on February 18, 2021

Ms. Bolhuis,

I am writing, per the notification I received today, regarding Variance Request Z21-06 for 629 Herald. We live at 623 Herald, immediately next door to Maxie and Brandon Morris (629 Herald). They have been great neighbors and part of the reason we love Plymouth. The plans they have to improve their property are awesome, and will really improve their home and our neighborhood. We have absolutely no issue with this variance request and would encourage the Zoning Board to approve the request without issue.

If we can be of any further help in this matter, please do not hesitate to ask.

Chip Humitz.