



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, August 5, 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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87244776452>

Webinar ID: 872 4477 6452

Passcode: 078646

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 July 1, 2021, meeting minutes

- 4) APPROVAL OF THE AGENDA

- 5) OLD BUSINESS

- 6) NEW BUSINESS
 - a) Z 21-15: 148 E. Spring, non-use variance for side yard and front yard setback for porch

- 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 ext. 234 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
<p>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</p>

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
<p>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</p>

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
<p>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</p>

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 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, July 1, 2021 - 7:00 p.m.**

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.

Chair Elliott, Members Jim Burrows, Mike Devine, Ed Krol, Scott Silvers

Also present: Assistant Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Silvers, to approve the minutes of the June 3, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

APPROVAL OF THE AGENDA

Krol offered a motion, seconded by Burrows, to approve the agenda for July 1, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

OLD BUSINESS

There was no old business.

a. Z21-14: 1112 Hartsough – non-use variance for distance between house and garage and side yard setback for a detached garage.

Present:

4.

5.

6. NEW BUSINESS

Applicants Jolynne Mercieca and Scott Lachowicz explained their request. They provided documentation stating that DTE Energy denied an easement encroachment request for the project, leading them to ask the City of Plymouth for a variance.

Citizen Comments

Karen Sisolak, 939 Penniman, asked if the applicant used the original home's foundation with their rebuild and whether the driveway was already poured. The applicant answered yes to both questions.

Board Comments

The board discussed the situation faced by the homeowners, who did not put a potential garage on the site plan for the home, thinking they could add a garage at a later date. At the time, they were not aware of the presence of a DTE Energy easement that would prevent them from doing so without a variance from the City.

Krol said he planned to vote no because items A and D on the variance checklist are not being met resulting in the request violating two of the four criteria for granting a variance.

Elliott offered a motion, seconded by Silvers, to approve request Z21-14 for a 0.5-foot side yard setback variance for the garage and a 5-foot variance to allow the garage to be located five feet from the principal structure.

Finding of Fact

The location of the DTE utility easement and the original home's foundation location create a hardship.

Conditions

The approval is conditioned to accommodate a single car garage as described in the packet submitted by the applicant, and that the footprint of said garage is defined in the site plan and the structure height is to be 12 feet or less.

The structure must be designed to follow all recommended features for fire prevention following Michigan Residential Building Code Section 302.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

No: Krol

MOTION PASSED 4-1

7. COMMISSIONER COMMENTS

Devine said Z21-14 was a tough decision. There was a discussion about identifying a mechanism to prevent such variances from being requested. It was suggested that staff have a more in-depth discussion with homeowners who submit a site plan without a garage and warning them that trying to add one at a later date might not be possible due to ordinances and easements. Krol said he wished the builder had been more knowledgeable.

The Board discussed tightening up the building height measurement ordinance.

8. REPORTS AND CORRESPONDENCE

Bolhuis said no new ZBA member or alternate has been appointed but that Silvers agreed to serve through the summer and the City Commission is seeking applications.

Bolhuis said it's her understanding that there will be a Zoom option for meetings through the end of the year.

9. ADJOURNMENT

A motion to adjourn was offered at 8:05 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 Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

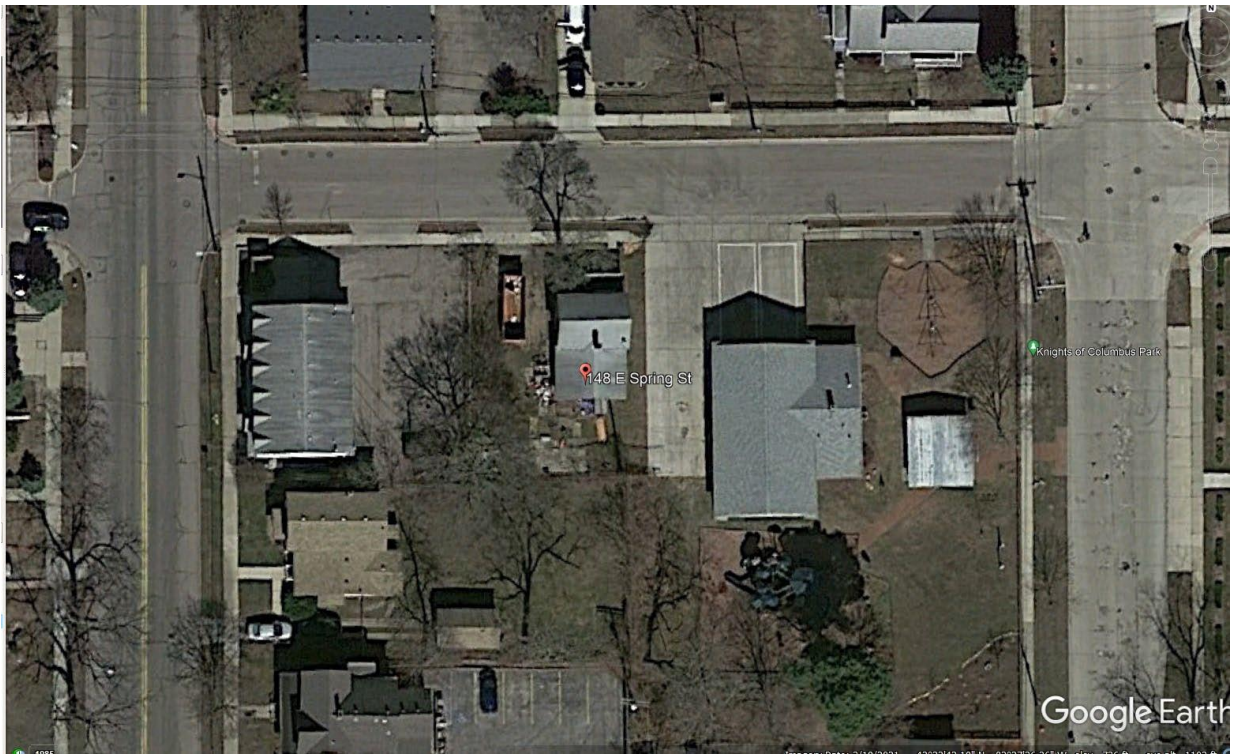
TO: Zoning Board of Appeals Commissioners
FROM: John Buzuvis, Community Development Director
DATE: July 27, 2021
RE: 148 E. Spring, Non-Use Variance Request

William Broucek, owner, is requesting a non-use variance to construct a detached garage. The property is 52.85 feet wide by 79.98 feet deep. The property is 4,227 square feet and is zoned MU, Mixed Use District.

Section 78-190 references the front yard setback is 15 feet. The proposed front yard setback is 11.98 feet. A variance of 3.02 feet is required.

Section 78-190 references the side yard setback is 6 feet. The proposed side yard setback is 2.2 feet. A variance of 3.8 feet is required.

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



To: Zoning Board of Appeals

Re: Variances

I want to take one of the worst homes in Old Village and rebuild something the neighborhood would be proud of. I am asking to put the new structure up where the existing structure is already sitting, I have commercial neighbors on the east and west sides of the property, the new structure will not affect them. The commercial neighbor to the east is the fire department, speaking with them, they would love to see a new house go up, along with the commercial neighbors to the west the attorney's office. The neighbor across the street helped me clean up the tree that fell on the fire department property the other day, he has lived across from this house for 14 years he would love to see a new house rebuilt in its place.

Sincerely,

William Brand



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.

148 E Spring St, Plymouth, MI 48170 7/13/21
Address of Property Date of Application

William Broucek William Broucek
Applicant Name Property Owner

745 Sandalwood Rd Canton MI 48188
Address City State Zip

BBroucek@Approvalmortgages.com (734) 748-4800
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](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flashdrive or emailed to <mailto:plans@plymouthmi.gov> (maximum file size is 100 MB).

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: Front Setback & East Side Set Back

Description of Property

Current zoning classification: Residential & Commercial

Current use of structure(s) on premises: Residential

Is it a corner or interior lot? Interior lot

Size and area of lot: 4,307 Sq feet

Total square footage of existing main structure(s): 1.224 According to BSA

Total square footage of accessory structure(s): 0

Existing lot coverage (percentage) of all buildings and structures: 28.42

Height of existing main and/or accessory structures: 2 Stories / 20 Feet

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 1680

Front yard setback after completion (measured from property line): 17 Feet

Rear yard setback after completion (measured from property line): 35 Feet

Side yard setback after completion (measured from property line): East 2.2 Feet, West 21

Height of proposed structure: 2 Stories / 20 Feet

Lot coverage (percentage) after completion: 29.25

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .3901

A scaled drawing or boundary survey depicting the above information.

Please answer all 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.) Lot Size

2. What effect will the variance have on neighboring properties? Zero Effect
The Neighbor across the street wrote a letter supporting the project

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, Not Self-Imposed

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

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

William B...
Signature of Property Owner

William B...
Signature of Applicant

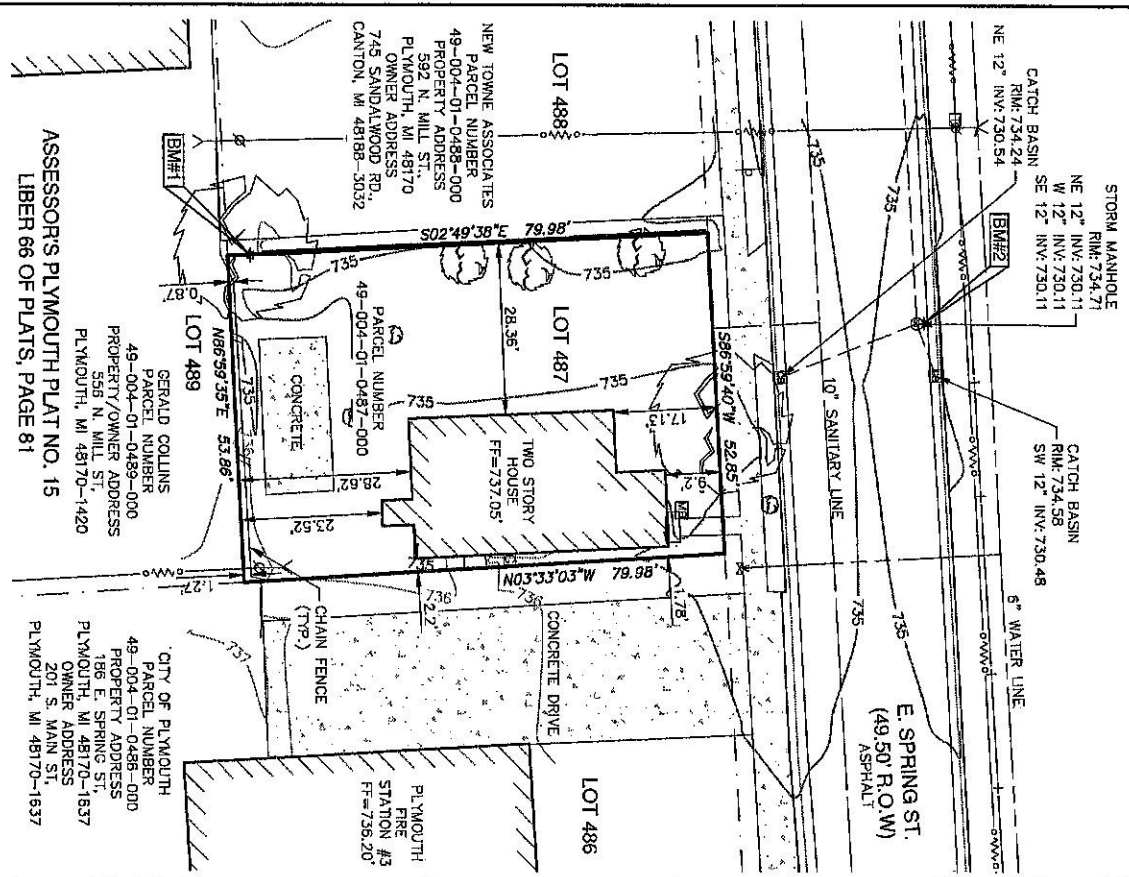
Subscribed and sworn before me this 13TH day of July, 2021

JILLIAN KNOPPE
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Sep 8, 2023
ACTING IN COUNTY OF Wayne

Jillian Knoppe
Notary Public
My Commission expires 9-8-2023

CURRENT house

**BOUNDARY & TOPOGRAPHIC SURVEY
148 E. SPRING STREET**



BENCHMARKS

BM#1: BENCH TIE
ELEVATION = 736.82'
NORTHEAST FACE IN 24" DECIDUOUS TREE
BM#2: BENCH TIE
ELEVATION = 734.71'
NORTH EDGE OF STORM MANHOLE

LEGAL DESCRIPTION

LOT 487, ASSESSOR'S PLYMOUTH PLAT NO. 15, AS RECORDED IN LIBER 66, PAGE(S) 81 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL INFORMATION

OWNER NAME: WILLIAM BROUCEK
PARCEL NUMBER: 49-004-01-0487-000
PROPERTY ADDRESS: 148 E. SPRING ST., PLYMOUTH, MI 48170
OWNERS ADDRESS: 745 SANDALWOOD RD., CANTON, MI 48188-3032

SURVEY NOTES

1. BEARING BASIS: NAD83 MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FOOT.
2. DATUM OF ELEVATIONS: CITY OF PLYMOUTH DATUM.
3. DATE OF SURVEY: APRIL 8, 2021.
4. DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
5. UTILITY WERE LOCATED IN THE FIELD, AND PLACED WITH PLANS PROVIDED BY WAYNE COUNTY RECORDS.

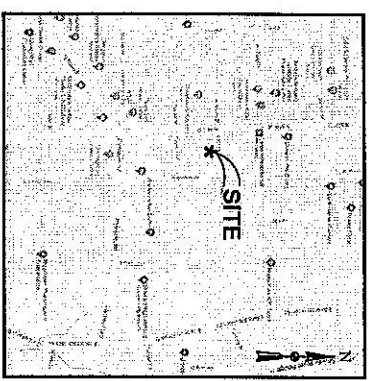
SETBACK CALCULATIONS

ZONING DISTRICT: MU-MIXED USE
MIN. SIZE LOT/DWELLING UNIT: 3500 SF, 20' WIDTH
MAX. HEIGHT OF STRUCTURES: 2 STORIES, 25 FEET
MIN. FRONT YARD SETBACK: 15
MIN. REAR YARD SETBACK: 35
MIN. SIDE YARD SETBACK*: LEAST ONE 10', TOTAL OF TWO 20'
MAX. LOT AREA: 3528
MAX. FLOOR AREA RATIO: 0.4

NOTE: NO SIDE YARD ARE REQUIRED ALONG THE INTERIOR SIDE LOT LINES, EXCEPT AS OTHERWISE SPECIFIED IN THE BUILDING CODE.

LEGEND

EX. CONTOUR	EX. WATER VALVE
EX. PROPERTY LINE	EX. STORM SEWER
EX. ADJACENT	EX. STORM STRUCTURES
EX. PROPERTY LINE	EX. SANITARY SEWER
EX. CURB/PAVEMENT	EX. OVERHEAD ELECTRIC
EX. FENCE	EX. UNDERGROUND CABLE
EX. TREE (DECIDUOUS)	EX. TELEPHONE MANHOLE
EX. SIGN	EX. GAS METER
EX. MAILBOX	EX. UTILITY POLE/GUY WIRE
EX. WATER MAIN	

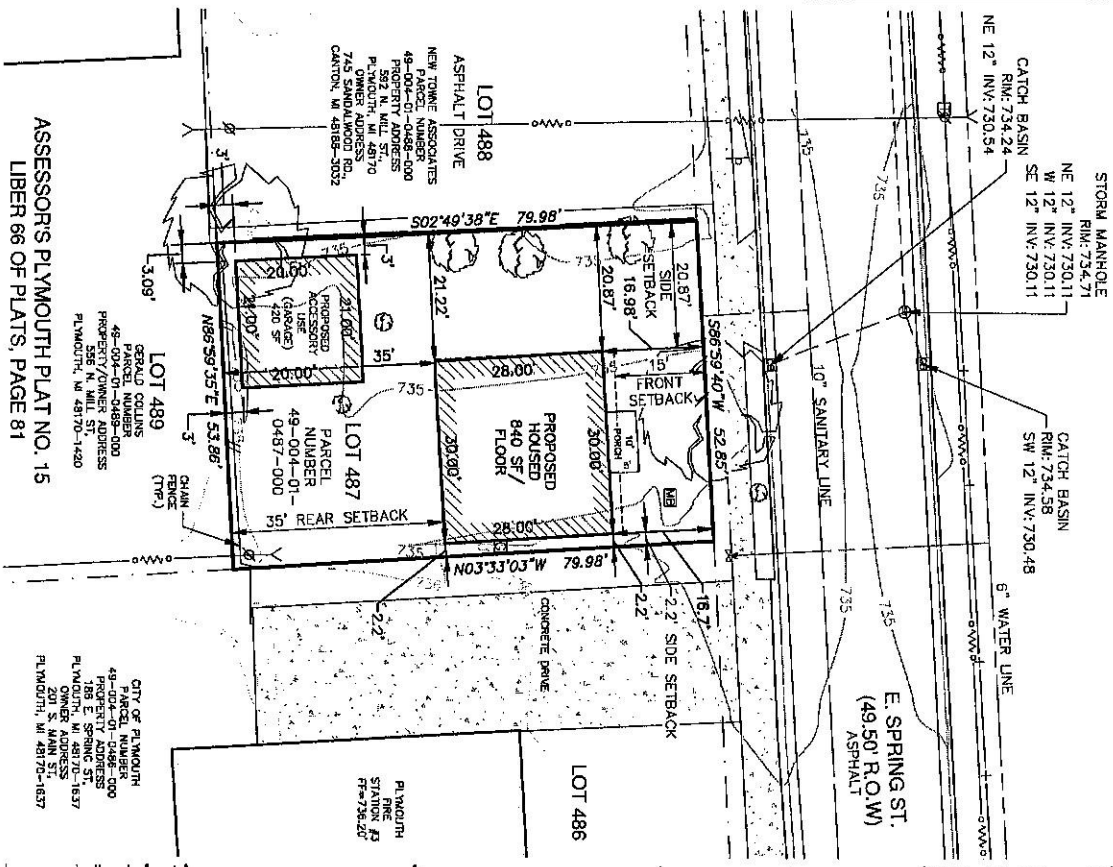


<p>Dynamic. Daring. Diverse. Different.</p>	
<p>Project Number: 1051-21-10252 Date: 04/16/2021 P.L.L. Checked by: Drawn by: CMW/Book M.T. GW AM CM</p>	<p>Client: WILLIAM BROUCEK Project: BOUNDARY & TOPOGRAPHIC SURVEY State: MICHIGAN County: WAYNE Community: PLYMOUTH Township: OLS Range: 08E Section: 28</p>
<p>This: 148 E. SPRING STREET Drawing Scale: 1" = 20' Sheet Number: 01</p>	<p>Copyright © 2021 METRO CONSULTING ASSOCIATES. ALL RIGHTS RESERVED.</p>

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Proposed house

**PRELIMINARY PLOT PLAN
148 E. SPRING STREET**



BENCHMARKS
 BM#1: BENCH TIE
 ELEVATION = 736.82'
 NORTHEAST FACE IN 2" DECIDUOUS TREE
 BM#2: BENCH TIE
 ELEVATION = 734.71'
 NORTH EDGE OF STORM MANHOLE

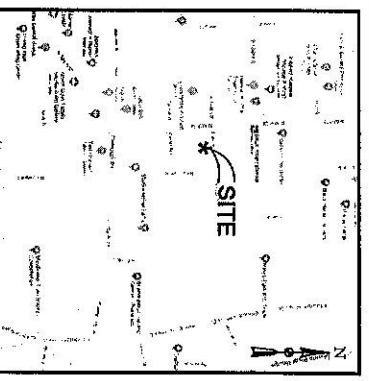
LEGAL DESCRIPTION
 LOT 487, ASSESSOR'S PLYMOUTH PLAT NO. 15, AS RECORDED IN LIBER 66, PAGE(S) 81 OF PLATS, WAYNE COUNTY RECORDS.

PARCEL INFORMATION
 OWNER NAME: WILLIAM BROUCEK
 PARCEL NUMBER: 48-004-01-0487-000
 PROPERTY ADDRESS: 148 E. SPRING ST., PLYMOUTH, MI 48170
 OWNERS ADDRESS: 749 SANDALWOOD RD., CANTON, MI 48188-3032

SURVEY NOTES
 1. BEARING BASIS: NAD83 MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERMEDIATEAL FOOT.
 2. DATUM OF ELEVATIONS: CITY OF PLYMOUTH DATUM.
 3. DATE OF SURVEY: APRIL 8, 2021.
 4. DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
 5. UTILTY WERE LOCATED IN THE FIELD AND PLACED WITH PLANS PROVIDED BY WAYNE COUNTY RECORDS.

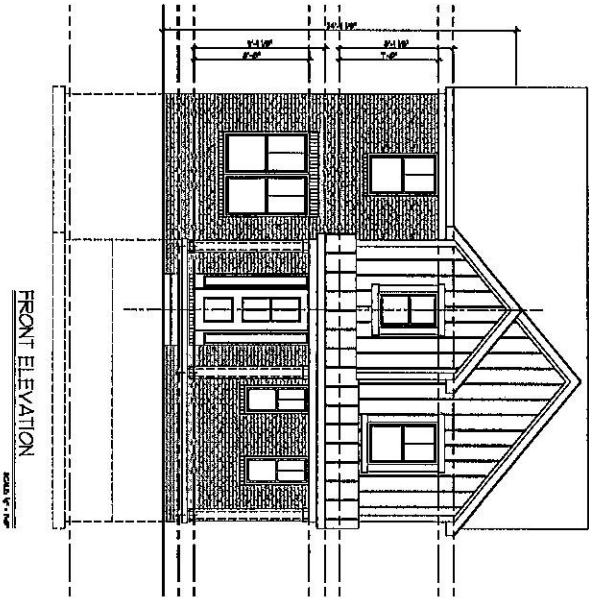
SETBACK CALCULATIONS
 ZONING DISTRICT: MU-MIXED USE
 MIN. SIZE LOT/DWELLING UNIT: 3500 SF, 20' WIDTH
 MAX. HEIGHT OF STRUCTURES: 2 STORES, 25 FEET
 MIN. FRONT YARD SETBACK: 15'
 MIN. REAR YARD SETBACK: 35'
 MIN. SIDE YARD SETBACK*: LEAST ONE 10', TOTAL OF TWO 20'
 MAX. LOT AREA: 352'
 MAX. FLOOR AREA RATIO: 0.4

LEGEND
 EX. CONTOUR
 EX. PROPERTY LINE
 EX. ADJACENT
 EX. CURB/PAVEMENT
 EX. FENCE
 EX. TREE (DECIDUOUS)
 EX. SIGN
 EX. MAILBOX
 EX. WATER MAIN
 EX. WATER VALVE
 EX. STORM SEWER
 EX. STORM STRUCTURES
 EX. SANITARY SEWER
 EX. OVERHEAD ELECTRIC
 EX. UNDERGROUND CABLE
 EX. TELEPHONE MANHOLE
 EX. GAS METER
 EX. UTILITY POLE/GUY WIRE

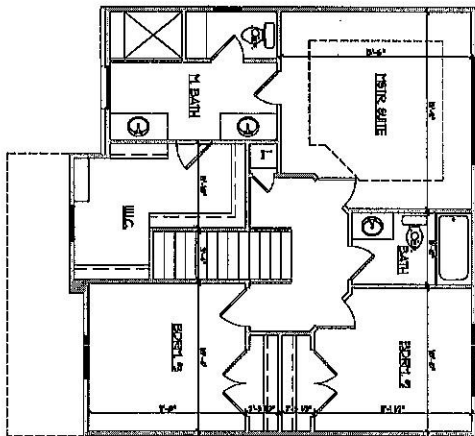


PROPOSED
 ZONED: PUD
 LOT AREA = 4,267.37 SF
 PROPOSED HOUSE = 840 SF / FLOOR
 PROPOSED GARAGE = 420 SF
 LOT AREA: 1,260 SF \ 4,267.37 SF = 29.5%
 29.5% < 35% MAX. LOT AREA
 FLOOR AREA RATIO (FAR): 4,267.37 SF X 0.40 = 1,706.95 SF
 PR. HOUSE SINGLE FLOOR 840 SF X 2 = 1,680 SF
 1,640 SF < 1,706.95 SF MAX FAR

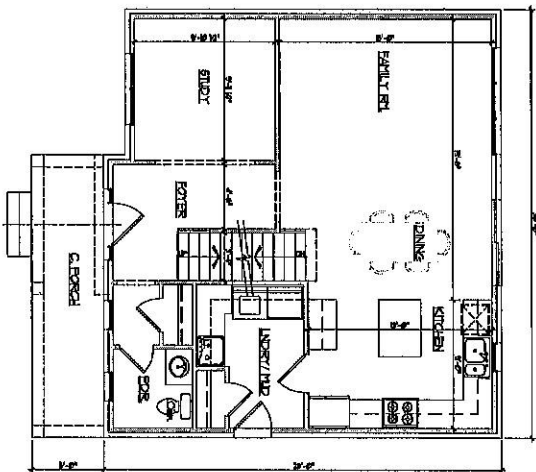
Dynamic, Daring, Diverse, Different	
Project Number: 1051-21-10252 Date: 06/02/2021 P.L. Created by: DG Drawn by: CM	Title: 148 E. SPRING STREET
Client: WILLIAM BROUCEK	State: MICHIGAN County: WAYNE Community: PLYMOUTH Township: O1S Range: 08E Section: 26
Project: PRELIMINARY PLOT PLOT	Drawing Scale: 1" = 20' Sheet Number: 01



FRONT ELEVATION
DATE: 4-11-12



SECOND FLOOR PLAN
DATE: 4-11-12



FIRST FLOOR PLAN
DATE: 4-11-12

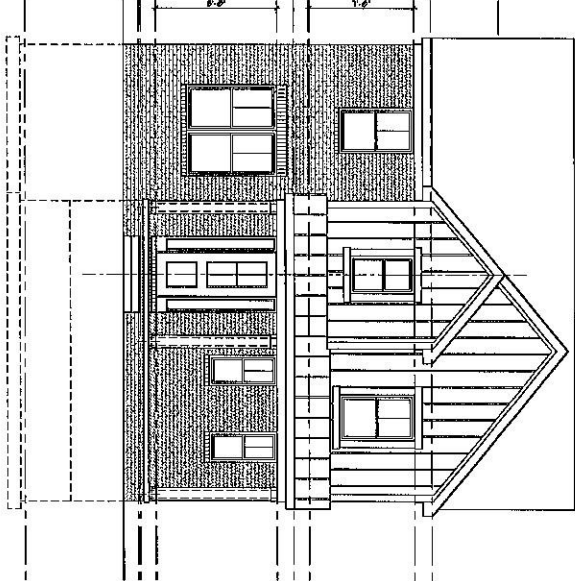
FOR REVIEW ONLY

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL FINISHES ARE TO BE DETERMINED BY THE ARCHITECT.
- 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
- 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND REGULATIONS.
- 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODES AND REGULATIONS.
- 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND REGULATIONS.
- 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND REGULATIONS.
- 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODES AND REGULATIONS.
- 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND LIFE SAFETY CODES AND REGULATIONS.

<p>MARRING & MARRING Design Group</p>	
<p>ARCHITECTS 1000 WEST 10TH AVENUE DENVER, CO 80202 TEL: 303.733.1111 WWW.MARRINGANDMARRING.COM</p>	
<p>DATE: 4-11-12</p>	<p>PROJECT: 21-XXX</p>
<p>2 OF 7</p>	<p>DATE: 4-11-12</p>

FRONT ELEVATION

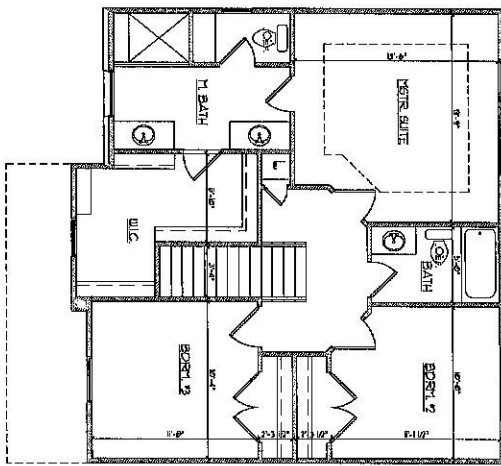
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

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

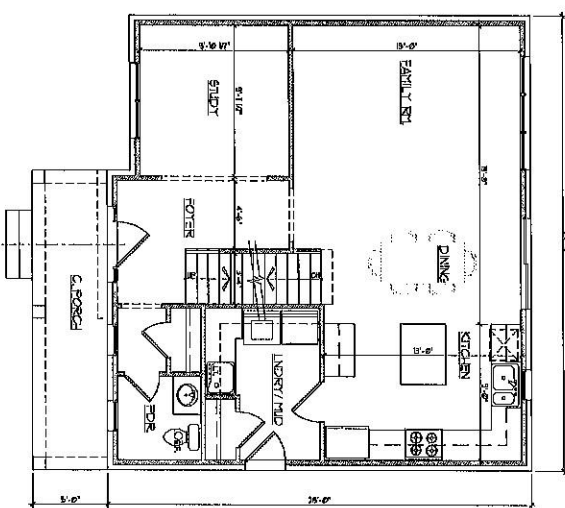
THIS SET INCLUDES THE TOTAL SHEET



FIRST FLOOR PLAN

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

THIS SET INCLUDES THE TOTAL SHEET



FOR REVIEW ONLY

- 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 2. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
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- 9. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
- 10. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

NO. 21-XXX	DATE: 11/11/11
2 OF 7	

MARTINA SAMARINA
Design Group

3001 CALIFORNIA STREET
 SUITE 200
 TRACY, CA 95376
 P: 920.261.1111
 F: 920.261.1112

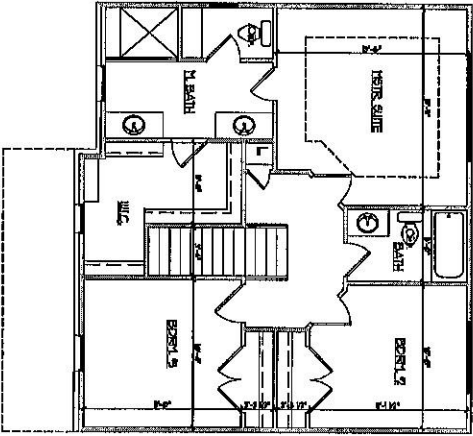
CONTRACT NO. 11-11-11-001

CONTRACT VALUE: \$100,000.00

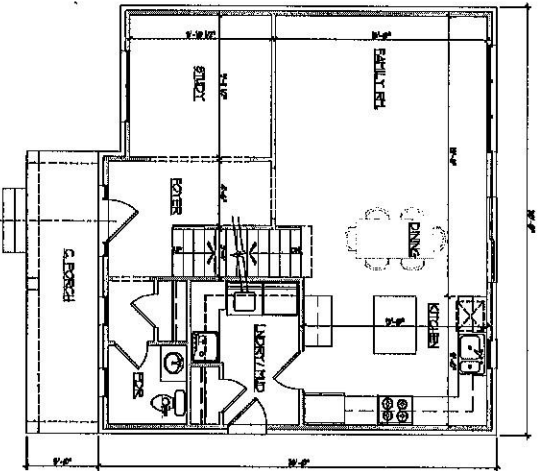
DATE: 11/11/11

PROJECT: 21-XXX

448 SHAW ST
 PCHARD, WA



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



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

FOR REVIEW ONLY

- 1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

<p>SAMUEL SAMARITING Design Group</p>	
<p>ARCHITECTS</p>	
<p>1000 MARKET STREET, SUITE 200 SAN FRANCISCO, CA 94102 TEL: 415.774.8888</p>	
<p>OWNER: [REDACTED]</p>	
<p>DATE: [REDACTED]</p>	
<p>PROJECT NO. 21-XXX</p>	
<p>SHEET NO. 2 OF 7</p>	

148 E SPRING PLYMOUTH, MI 48170 (Property Address)

Parcel Number: 004 01 0487 000 Location ID: SPRE-000148-0000-01



Item 1 of 2

1 Image / 1 Sketch

Property Owner: BROUCEK, WILLIAM**Summary Information**

- > Residential Building Summary
 - Year Built: N/A
 - Full Baths: 1
 - Sq. Feet: 1,224
 - Bedrooms: 3
 - Half Baths: 0
 - Acres: 0.097
- > Assessed Value: \$88,600 | Taxable Value: \$88,600
- > Property Tax information found
- > 8 Building Department records found
- > Utility Billing information found

Owner and Taxpayer Information

Owner	BROUCEK, WILLIAM 148 E SPRING PLYMOUTH, MI 48170	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2021

Property Class	RESIDENTIAL-IMPROVED	Unit	49 CITY OF PLYMOUTH
School District	PLYMOUTH CANTON COMM SCHS W/SCC	Assessed Value	\$88,600
MAP #	Not Available	Taxable Value	\$88,600
TEMP CODES	Not Available	State Equalized Value	\$88,600
PROP USE CODES	Not Available	Date of Last Name Change	03/04/2020
CITY AREA	Not Available	Notes	Not Available
Historical District	No	Census Block Group	Not Available
PP STMT STATUS	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** 05/01/1994

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

Land Information

Zoning Code	MU	Total Acres	0.097
Land Value	\$47,200	Land Improvements	\$1,880
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	LOWER TOWN/OLD VILLAGE	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	52.85 ft	80.00 ft
Total Frontage: 52.85 ft		Average Depth: 80.00 ft

Legal Description

26A487 LOT 487 ASSESSORS PLYMOUTH PLAT NO 15 T1S R8E L66 P81 WCR

Land Division Act Information

Date of Last Split/Combine	No Data to Display	Number of Splits Left	Not Available
Date Form Filed	No Data to Display	Unallocated Div.s of Parent	0
Date Created	No Data to Display	Unallocated Div.s Transferred	0
Acreeage of Parent	0.00	Rights Were Transferred	Not Available
Split Number	0	Courtesy Split	Not Available
Parent Parcel	No Data to Display		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
02/29/2020	\$118,000.00	WD	MICHOL, EUGENE	BROUCEK, WILLIAM	21-NOT USED	

Building Information - 1224 sq ft 2.00 STORY (Residential)

General

Floor Area	1,224 sq ft	Estimated TCV	<i>Not Available</i>
Garage Area	0 sq ft	Basement Area	816 sq ft
Foundation Size	816 sq ft		
Year Built	<i>No Data to Display</i>	Year Remodeled	1918
Occupancy	Single Family	Class	D
Effective Age	48 yrs	Tri-Level	No
Percent Complete	0%	Heat	Forced Air w/ Ducts
AC w/Separate Ducts	No	Wood Stove Add-on	No
Basement Rooms	0	Water	Public Water
1st Floor Rooms	3	Sewer	Public Sewer
2nd Floor Rooms	3	Style	2.00 STORY
Bedrooms	3		

Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
2 Story	Mich. Bsmnt	Siding	408 sq ft	2 Story
1 Story	Mich. Bsmnt	Siding	408 sq ft	1 Story

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath 1

Built-In Information

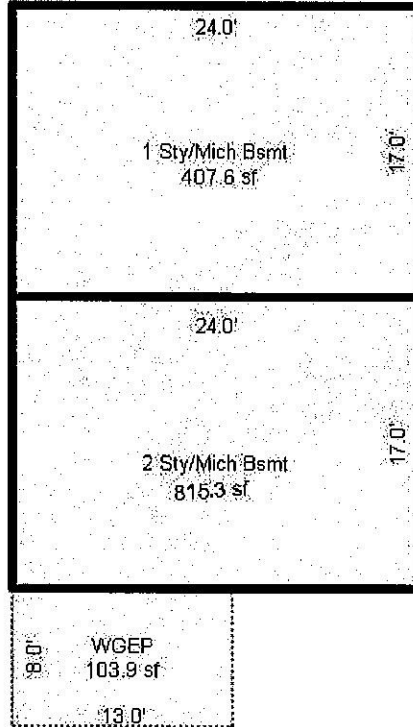
Appliance Allow. 1

Porch Information

WGEP (1 Story) 104 sq ft Foundation Standard

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Image/Sketch for Parcel: 004 01 0487 000



Sketch by Apex Medina™

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To whom it may concern,

I William Joke live across the street at 151 E Spring St. Plymouth MI, 48170. We have lived here for 14 years, the prior owners of 148 E Spring never kept the house up, we would love to see a brand-new house go up across the street, and hope you folks will support the project, it would be a nice addition to the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Joke', with a stylized flourish at the end.

William Joke