



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, October 7, 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 Zoom Webinar <https://us02web.zoom.us/j/86158877982>
Webinar ID: 861 5887 7982
Passcode: 238962

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 September 2, 2021, meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
 - a) **Z 21-17:** 718 Burroughs, non-use variance for Generator location
 - b) **Z 21-18:** 885 Fralick, non-use variance for:
 - Landscape buffer along Fralick
 - Private parking area exceeding six spaces
 - Locating parking area not in the rear yard
 - Parking area exceeding 19-foot maximum depth
- 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.

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 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, September 2, 2021 - 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, Ed Krol, Scott Silvers (arrived at 7:27 p.m.)

Also present: Community Development Director John Buzuvis and City Commissioner Tony Sebastian

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Devine, to approve the minutes of the August 5, 2021 meeting. Krol asked to abstain from voting on this item because he was not present at the meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott

MOTION PASSED 3-0

4. APPROVAL OF THE AGENDA

Krol offered a motion, seconded by Burrows, to approve the agenda for September 2, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol

MOTION PASSED 4-0

5. OLD BUSINESS

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

Applicant Bill Broucek explained his request.

Citizen Comments

There were no citizen comments.

Board Comments

Board members discussed the request and noted that a smaller variance than the one requested would be sufficient for the applicant's needs.

Devine offered a motion, seconded by Krol, to approve the request in Z 21-15 for a 3.02-foot variance to the required 15-foot front yard setback

Findings of Fact

The variance is for a porch, which is a desirable element for walkability and the request seems to meet the intent of the incentive porch ordinance.

Condition

This variance is only for an unenclosed porch one story high.

Discussion

There was a question about what would happen if the area was rezoned residential in the future. Buzuvis replied that there were no plans to do so, but the property wouldn't be affected if it were. Silvers said he arrived in time to hear the motion online and it was agreed that he would vote on it.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

Devine offered a motion, seconded by Burrows, to approve the second request in Z 21-15 to allow a side yard setback variance of four feet in the east side yard.

Findings of Fact

The adjacent properties are currently not residential and will not be in the foreseeable future. With the variance, there would be a six-foot setback, which is typical for a residential property.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

6. NEW BUSINESS

a. Z21-16: 123 N. Union, non-use variance for side yard setback

Applicant Michael Zydek explained his request.

Citizen Comments

There were no citizen comments.

Board Comments

The board noted that the request would not expand the structure outside its current footprint.

Devine offered a motion, seconded by Burrows, to approve Z-21-16 for a side yard setback of 2.5 feet.

Finding of Fact

The lot contains unique characteristics in that it is narrower than an average lot and has a skewed orientation.

Adjacent properties are zoned mixed use, which affords some consideration for a side yard variance.

Condition

The variance only applies to a second-floor addition, as shown in the application.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Krol, Silvers

MOTION PASSED 5-0

7. COMMISSIONER COMMENTS

Burrows asked whether there were any ZBA candidates. Buzuvis said he would check with City Commissioner Suzi Deal.

8. REPORTS AND CORRESPONDENCE

Buzuvis said it is expected that the next meeting would still take place via Zoom. Krol asked if notices of ZBA meetings were still being published in the Plymouth Observer and Buzuvis said they were.

10. ADJOURNMENT

A motion to adjourn was offered at 7:56 p.m. by Krol and seconded by Burrows.

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

Z21-17 Non-Use Variance Request for 718 Burroughs
Generator location
Zoned: R-1, Single Family Residential
Applicant: Neil O'Donnell

Z21-18 Non-Use Variance Requests for 885 Fralick
Landscape buffer along Fralick
Private parking area exceeding six spaces
Locating parking area not in the rear yard
Parking area exceeding 19-foot maximum depth
Zoned: B-2, Central Business
Applicant: Westborn Market

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, September 23, 2021



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

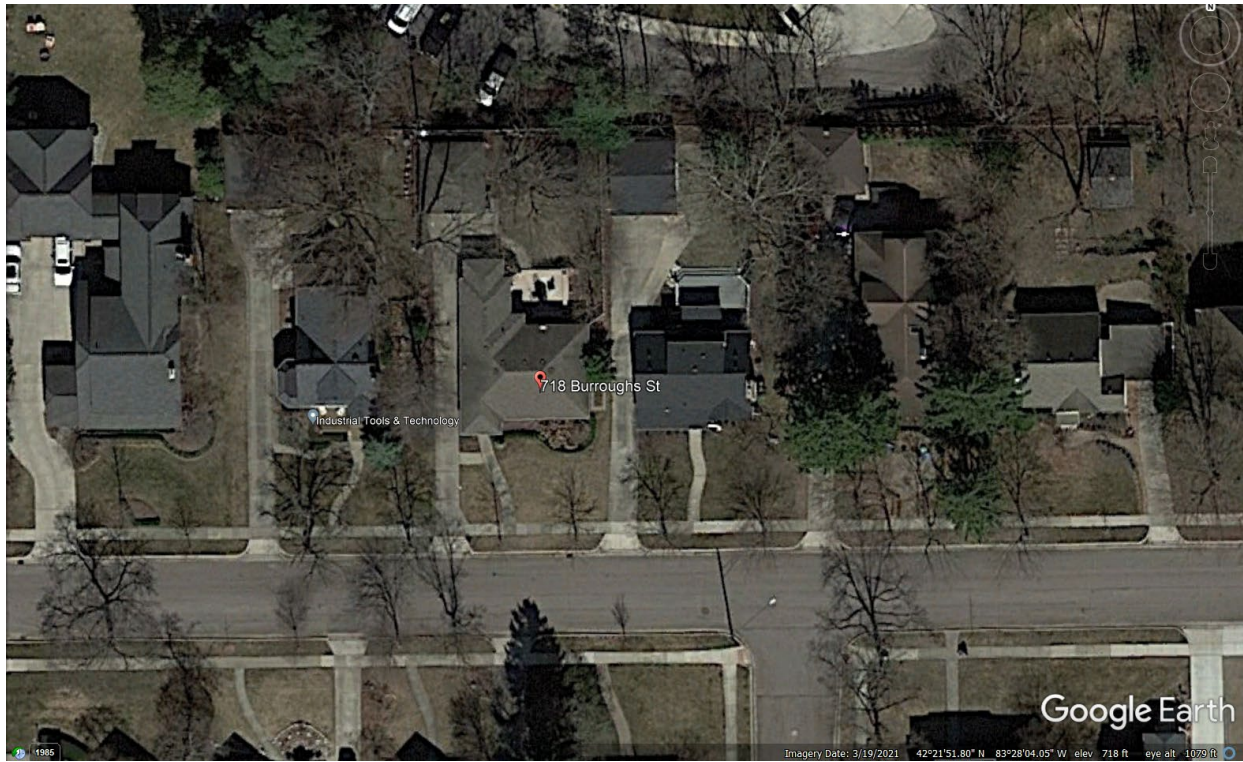
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: September 22, 2021
RE: 718 Burroughs, Non-Use Variance Request

Neil O'Donnell, owner, is requesting a non-use variance to place a generator in the side yard setback. The property is 64 feet wide by 141 feet deep. The property is 9,024 square feet and is zoned R-1, Single Family Residential.

Section 78-217 references that generators are not permitted to be placed in any required setback. The proposed generator would be placed within the required side yard setback. A variance is required.

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



RECEIVED

SEP 08 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.

718 Burroughs St. Plymouth MI 48170

Aug. 25, 2021

Address of Property

Date of Application

Neil and Kelly O'Donnell

Neil and Kelly O'Donnell

Applicant Name

Property Owner

718 Burroughs St. Plymouth MI 48170

Address

City

State Zip

odonnellkelly@yahoo.com

248-760-8130

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:
Set Back for Generator

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Locate a generator 26" into the 6' side yard set back (see attached drawing) on east side of property.

Description of Property

Current zoning classification: Residential

Current use of structure(s) on premises: Residential

Is it a corner or interior lot? Interior

Size and area of lot: 60 x 140

Total square footage of existing main structure(s): 1585

Total square footage of accessory structure(s): 4'

Existing lot coverage (percentage) of all buildings and structures: 8400

Height of existing main and/or accessory structures: one-story ranch home

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 28"w x 26"d

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

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

Side yard setback after completion (measured from property line): 3'10"

Height of proposed structure: 37"

Lot coverage (percentage) after completion: 18.8%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .1888

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.) Locating our generator outside the setback is not possible as we have zero feet of clearance between the house and the 6' setback on the side of the house. The back of the house has an established deck running against the length of the back of house, and our driveway runs within 2 feet of the house on the west side.
2. What effect will the variance have on neighboring properties? Our air conditioner unit is already established at this location on the side of the house, so the new generator would fit in this area. Further, the neighbor has approved (see attached) and even declined my offer to screen with arborvitae because she didn't see it as intrusive as it's only facing her driveway.
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.) The deck and tree have been in existence for many years before we decided to install a generator. We have chosen the smallest footprint generator available 28"w x 37"h x 26"d, similar to the A/C unit we already have, so as to have the least impact aesthetically and physically within the setback. Neither the AC nor the generator are visible from the street due to an evergreen in front of them.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? With an air conditioner already in this location, the side of the house is the natural spot for this appliance. It's a small footprint generator, just 28"w x 37"h x 26"d. This 26" incursion into the setback seems like a reasonable use.

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

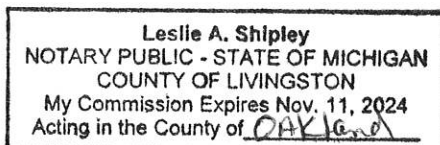
Kelly O'Connell
Signature of Property Owner

Kelly O'Connell
Signature of Applicant

Subscribed and sworn before me this 26th day of August, 2021

Leslie Shipley
Notary Public
My Commission expires November 11, 2024

3



Effective Date: 4/14/2021

Neighbor Approval For Generator

From: Mary Hardenbergh (mary@hardenberghs.com)

To: odonnellkelly@yahoo.com

Date: Tuesday, August 17, 2021, 11:33 AM EDT

Hi Kelly,

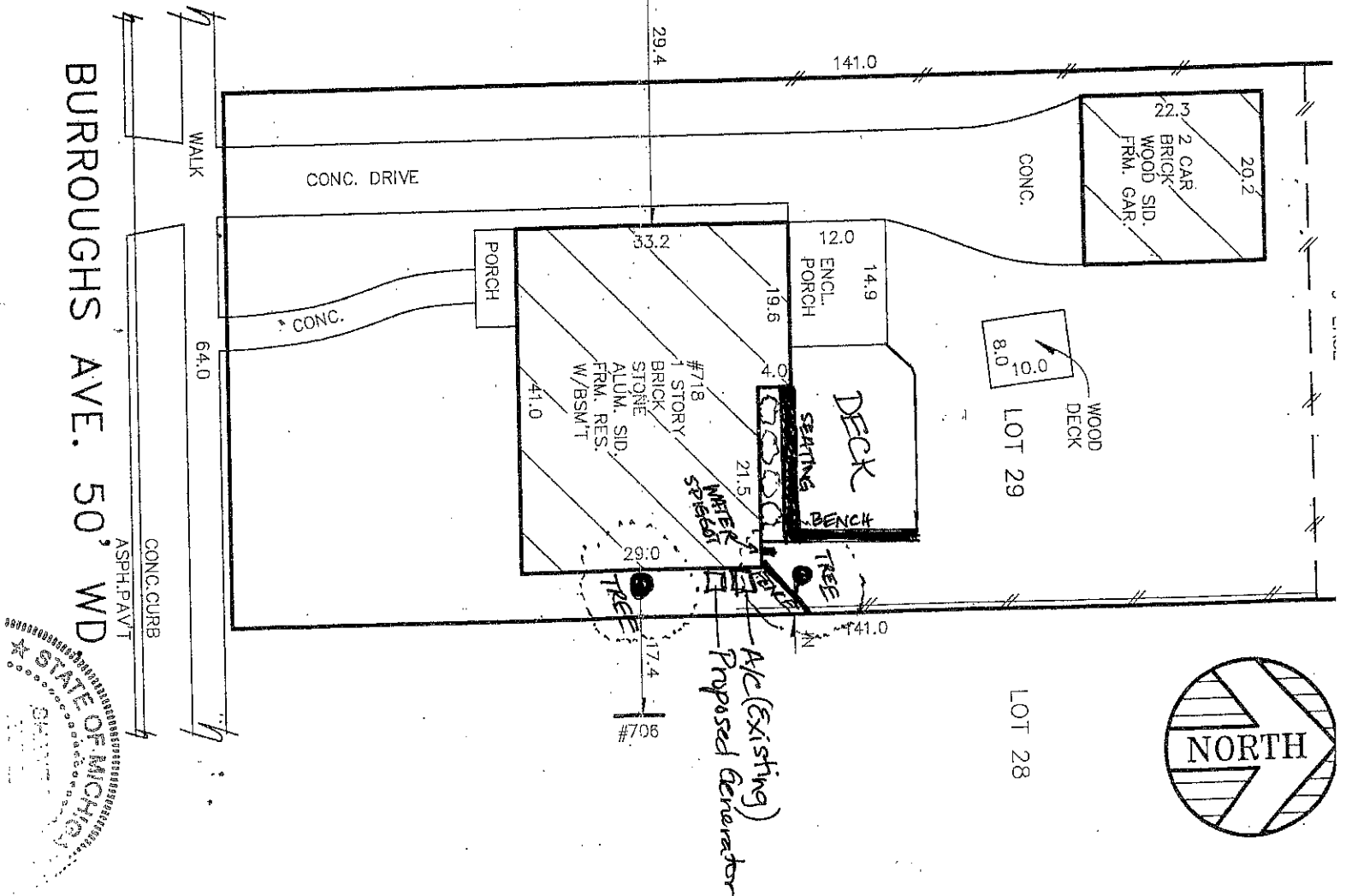
I received your note about wishing to install a generator on the east side of your house next to mine. Please share with the City that I have no issue with this installation and you have my approval.

Best Regards,

Mary Hardenbergh
706 Burroughs
Plymouth, MI 48170
313-492-6547
Sent from my iPhone

MORTGAGE

BURROUGHS AVE. 50' WD





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: Greta Bolhuis, Assistant Community Development Director
DATE: September 22, 2021
RE: 885 Fralick, Non-Use Variance Requests

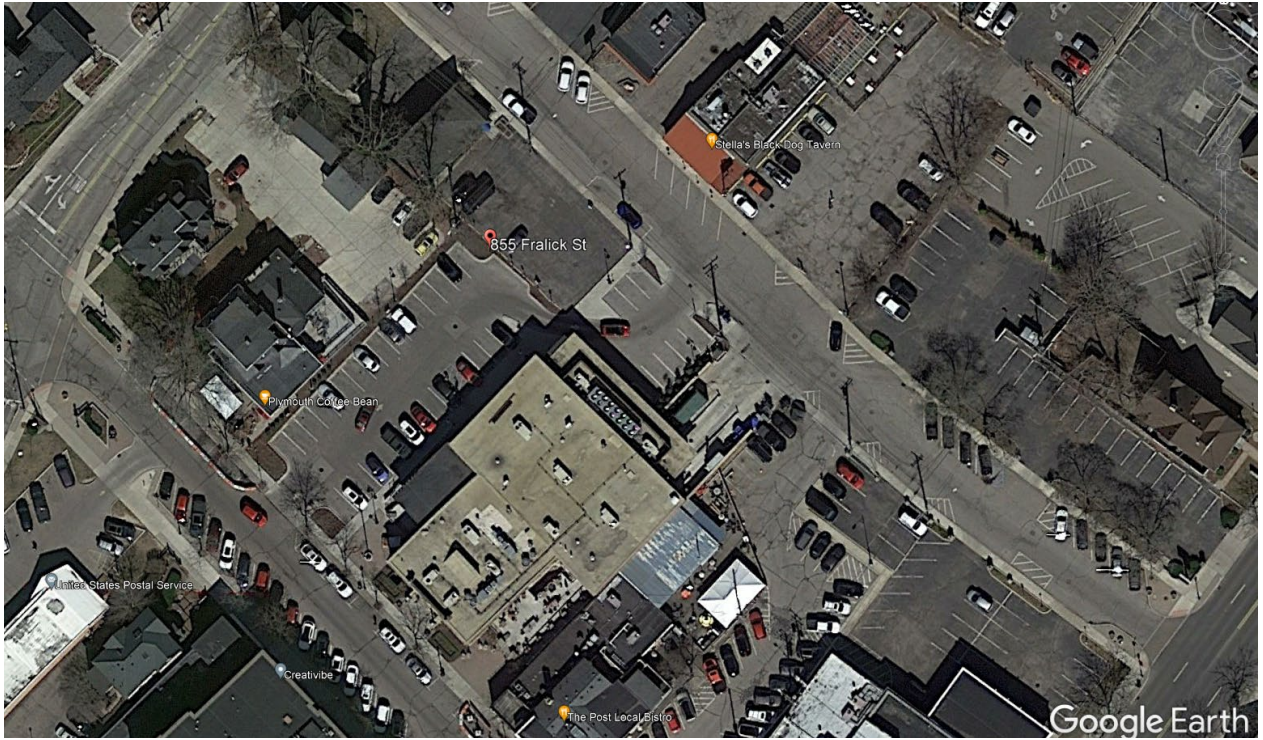
Westborn Market, applicant, is requesting non-use variances to construct a parking lot. The property is approximately 125 feet wide and approximately 55 feet deep. The property is approximately 6,875 square feet and is zoned B-2, Central Business District.

Section 78-104 (b) states "Private parking or loading areas may be allowed along the rear of a building and adjoining a public alley. The parking or loading area shall be limited to the width of the building and a maximum depth of 19 feet. The private parking area shall not exceed six spaces and/or one loading zone. Screening of the parking or loading zone area shall be provided along adjacent streets if viewed from the right-of-way." The proposed parking lot would connect to the existing Westborn Market parking lot. A variance is required to locate the parking lot not in the rear yard and adjoining a public alley. A variance is required to construct a private parking area that exceeds six spaces. A variance is required to construct a parking area exceeding a depth of 19 feet.

Section 78-203 (3 (a) (1) states "Parking lots which are visible from a public right-of-way (excluding a public alley) shall have the following landscaping between the parking lot and the right-of-way: A landscaped strip at least ten feet in width or wider as may be required." A landscape buffer of 6 feet is proposed. A variance of 4 feet is required.

Note: On March 3, 2015 variances were approved for 860 Penniman: to allow the proposed parking lot to exceed 19 feet, to not require it be connected to a public alley, and to allow it to exceed 6 spaces. Additionally, a variance to reduce the landscaping buffer along Fralick from 10 feet to 6 feet was approved. Variances were also approved for 870 Penniman: to allow surface parking to exceed 6 parking spaces, to exceed 19 feet in depth, to allow parking in the side yard rather than rear yard, and to allow the parking lot to not be connected to an alley.

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





RECEIVED

SEP 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.

885 Fralick Ave	September 6, 2021		
Address of Property	Date of Application		
Westborn of Plymouth LLC.	Applicant		
Applicant Name	Property Owner		
860 Penniman	Plymouth	MI	48170
Address	City	State	Zip
<u>bbandyk@westbornmarket.com</u>	<u>248 330-4591</u>		
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.

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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: _____

1) To allow a six foot (rather than 10 foot) landscape buffer along Fralick. 2) To allow a private parking lot at 885 Fralick that is not in the rear yard of the building and exceeds 19 feet maximum depth, more than six (6) spaces and is not connected to a public alley (Sec 78-104)

Description of Property

Current zoning classification: B-2

Current use of structure(s) on premises: Small Business

Is it a corner or interior lot? No

Size and area of lot: 0.158 Ac

Total square footage of existing main structure(s): 1235 SF

Total square footage of accessory structure(s): 0 SF

Existing lot coverage (percentage) of all buildings and structures: 18%

Height of existing main and/or accessory structures: 10 Feet

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: N/A

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

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

Side yard setback after completion (measured from property line): _____

Height of proposed structure: _____

Lot coverage (percentage) after completion: _____

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

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.) _____

There are no proposed changes to the existing building. The proposed parking lot connection is a modification to the existing parking lot that currently sites along the side yard of the subject site. There is not adequate room to move the parking lot to the rear yard of the subject site.

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

There will be no negative effect to the neighboring properties as a result of the proposed modification as the current parking lots currently exist.

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. The subject site is an existing site and the existing parking lot is non-conforming to the B-2 district.

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

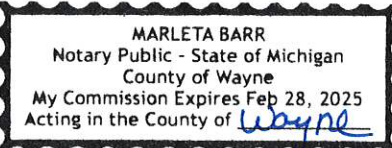
The site is currently non-complying with the current ordinance requirements and is currently does not prevent the owners of the subject site from using the site as an individual establishment, however the site in it's current state does not allow the current owner to share parking with the adjacent Westborn Market which is owned by the same entity.

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

[Signature]
Signature of Property Owner

Bryan Bandyk
Signature of Applicant

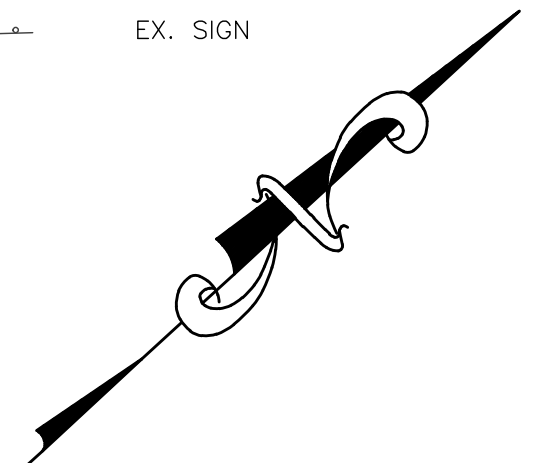
Subscribed and sworn before me this 10th day of September, 2021



Marleta Barr
Notary Public

My Commission expires 2/28/2025

- LEGEND**
- "X" FOUND "X" IN CONCRETE
 - FIB FOUND IRON BAR
 - FCI FOUND CAPPED IRON
 - ⊕ EX. IRRIGATION CONTROL VALVE
 - EX. STORM MANHOLE
 - EX. CATCH BASIN
 - ⊙ EX. BOLLARD
 - ⊙ EX. POST
 - ⊙ EX. UTILITY POLE
 - ⊙ EX. GAS METER
 - ⊙ EX. ELECTRIC METER
 - ⊙ EX. AIR CONDITIONER
 - ⊙ EX. USPS MAILBOX
 - ⊙ EX. LIGHT POLE
 - EX. OVERHEAD LINES
 - EX. DECIDUOUS TREE
 - EX. CONIFEROUS TREE
 - EX. WALL
 - ⊕ EX. ELECTRIC TRANSFORMER
 - ⊕ EX. SIGN



PENNIMAN AVENUE
(66 FEET WIDE)

FRALICK AVENUE
(50 FEET WIDE)

PARCEL NO.
006-02-0214-000
0.27 ACRES
LOT
214

SUBJECT SITE

BENCHMARKS:
BM#1
ELEVATION: DATUM

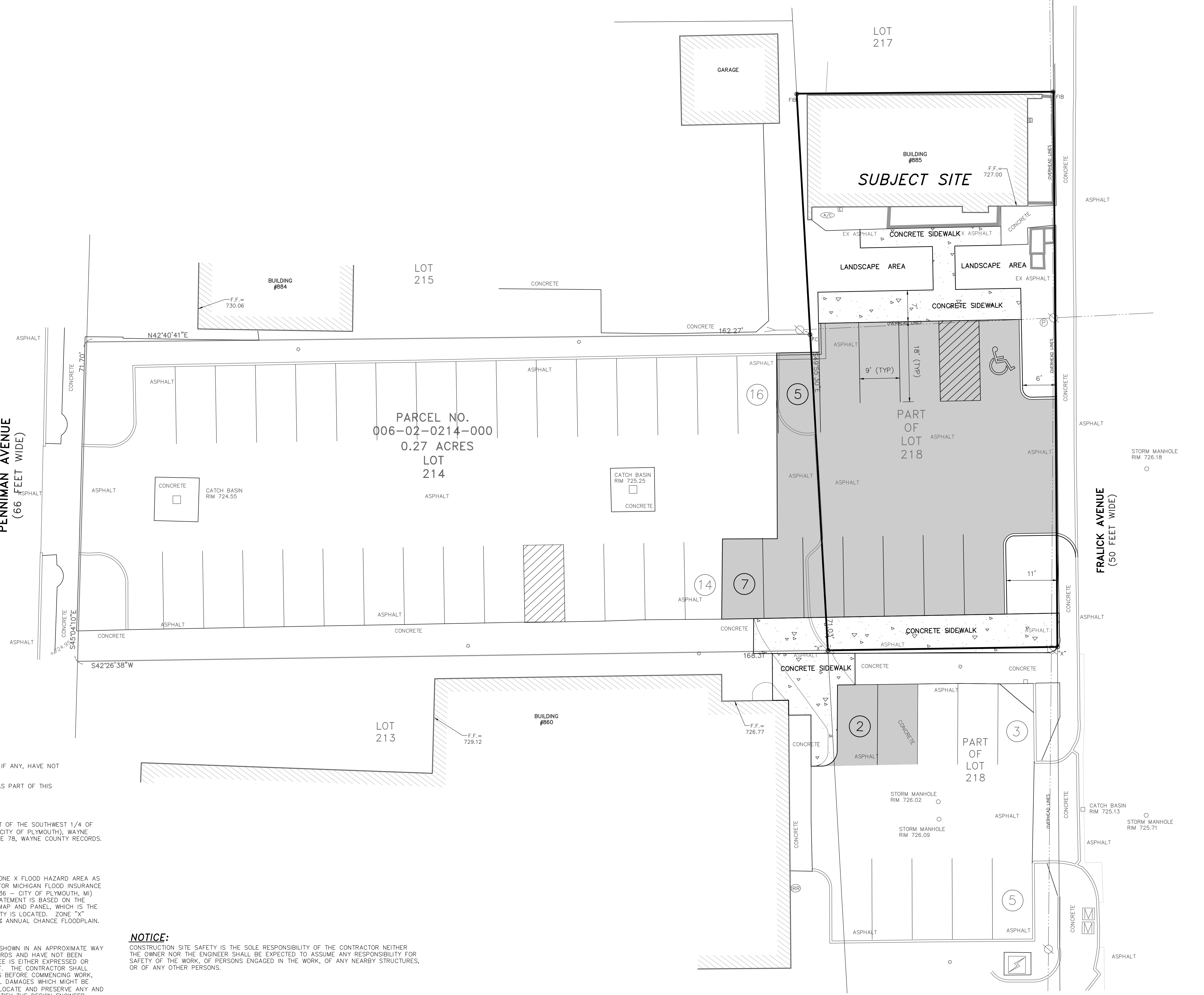
SURVEY NOTES:
1. TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.
2. A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

LEGAL DESCRIPTION (BY OTHERS):
LOT 214 OF "ASSESSOR'S PLYMOUTH PLAT NO. 8" OF PART OF THE SOUTHWEST 1/4 OF SECTION 26, T.01S., R.08E., PLYMOUTH VILLAGE (NOW THE CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 64 PLATS, PAGE 78, WAYNE COUNTY RECORDS.

FLOOD HAZARD STATEMENT:
THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE X FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0605F (COMMUNITY ID NO. 260236 - CITY OF PLYMOUTH, MI) WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2012. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811
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ZBA PLAN
#870 PENNIMAN - PARCEL NO. 006-02-0214-000
TOWNSHIP: 01S. RANGE: 08E.
CITY OF PLYMOUTH
WAYNE COUNTY
MICHIGAN
SECTION: 26

REVISED

DATE: 9-8-2021
DRAWN BY: RMS
CHECKED BY: DJL

FBK: --
CHF: MM

SCALE HOR 1"=10 FT.
VER 1"=4 FT.

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