



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, December 2, 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 to join the webinar: <https://us02web.zoom.us/j/83124541111>
Webinar ID: 831 2454 1111
Passcode: 933484

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 October 7, 2021, meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
 - a) **Z 21-19**: 1115 S. Main, non-use variances to not provide a landscape buffer and to not provide screening for the air conditioning condenser
- 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, October 7, 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, 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 September 2, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Silvers, to approve the agenda for October 7, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z21-17: 718 Burroughs, non-use variance for generator location

Applicant Kelly O'Donnell described her request.

Citizen Comments

There were no citizen comments.

Board Comments

Board members expressed concern that the proposed placement of the generator could pose a safety risk due to exhaust, and they suggested an alternate location.

Silvers offered a motion, seconded by Burrows, to approve Z-21-17 to allow a generator in the side yard setback.

Finding of Fact

There are limited locations to place the generator on the property.

Conditions

The generator can be no closer than five feet from any opening in the structure.

Vegetation or some other physical barrier must be installed to attenuate noise traveling to the neighbor.

The footprint is limited to a maximum of six square feet.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0

b. Z21-18: 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

Dan LeClair from Greentech Engineering described the requests.

Citizen Comments

Kristin McHale-Johnson, 712 Fairground, said the current parking lot is difficult and the proposed project looks like a good solution.

Board Comments

Comm. Devine asked about the traffic pattern of the parking lot. Mr. LeClair explained the parking lot will accommodate two-way traffic. Comm. Devine preferred to see it stay one-way.

Chair Elliott preferred to see entry and exit on Fralick and Penniman be enter only.

Comm. Devine wanted to see no exit onto Penniman.

Comm. Silvers agreed with Chair Elliott's suggestion.

Comm. Devine wanted to see landscaping added where the proposed concrete walk along the south property line was proposed.

The Board agreed Comm. Silvers would relay the Board's comments to the Planning Commission.

Devine offered a motion, seconded by Burrows, to approve the portion of Z21-18 for a private parking area exceeding six spaces, locating the parking area not in the rear yard, and for the parking area exceeding a 19-foot maximum depth.

Findings of Fact

The proposal improves an existing non-conformity.

The proposal improves pedestrian flow throughout the site.

The proposal provides better overall traffic flow throughout the site.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0

Devine offered a motion to approve the portion of Z21-18 for a variance of four feet for a landscape buffer northwest of the drive entry on Fralick.

Finding of Fact

The proposed project improves existing nonconformity and introduces landscaping elsewhere on the site.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0

7. COMMISSIONER COMMENTS

Silvers said the Planning Commission should consider some new ordinances addressing generator placement.

Elliott said he would like to see guidance in such an ordinance on where generators would be allowed, not just where they would not be allowed.

Elliott said Ed Krol resigned from the ZBA due to health issues, and that the board would miss him.

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

A motion to adjourn was offered at 8:08 p.m. by Burrows and seconded by Devine.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Silvers

MOTION PASSED 4-0



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: Greta Bolhuis, Assistant Community Development Director
DATE: November 22, 2021
RE: 1115 S. Main, Non-Use Variance Requests

Eunice Low, owner, is requesting non-use variances to have a 0-foot landscape buffer and to leave the air conditioner unscreened. The property is 73.3 feet wide by 119.5 feet deep. The property is 9,017 square feet and is zoned B-1, Local Business.

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 0-feet and 2.83 is proposed. A variance of 10 feet is required.

Section 78-213 (1) states "All such equipment shall be screened by a solid wall, fence, landscaping and/or architectural feature that is compatible in appearance with the principal building." No screening is proposed for the air conditioning condenser. A variance is required leave the air conditioner unscreened.

The parking requirements were discussed by the Planning Commission. The table below shows the revised parking calculation as agreed upon by the Planning Commission.

Use	Required	Provided
Professional offices of doctors, dentists, or similar profession	One space for each 75 square feet of usable floor area in waiting room plus One space for each examining room, dental chair, office, laboratory, x-ray therapy room, or similar use area plus One for each one employee = (94 s.f. / 75 = 2 spaces) + (3 exam, 1 office, 1 x-ray/operating = 5 spaces) + (8 employees = 8 spaces) = 15 spaces	15 spaces

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



Z 21-19 1115 S. Main
Landscape buffer located on the
North side.
AC Condenser location and screening
ZBA Mtg 12/2/21



NOV 09 2021

ITEM 6. a.

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.

1115 SOUTH MAIN		11 / 2 / 21	
Address of Property		Date of Application	
Eunice Low / APS Realty Holdings LLC			
Applicant Name		Property Owner	
Eunice Low / APS Realty Holdings 1115 S. MAIN PLYMOUTH MI			
Address		City	State Zip
dr.low@Colonialclinic.com		313.695.8406	48170
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: ① landscape buffer @ Northside of existing parking (ref 78-351 & 78203) ② HVAC CONDENSER UNIT SURROUND (78-213)

Description of Property

Current zoning classification: B1 - LOCAL BUSINESS

Current use of structure(s) on premises: VETERINARY CLINIC

Is it a corner or interior lot? CORNER

Size and area of lot: 119.5' x 75.3' = 8998.35 SQ. FT. 0.206 AC

Total square footage of existing main structure(s): 2564 SQ. FT EXIST + 870 SQ. FT = 3434 (FIRST FLOOR + 2ND FLOOR + BASEMENT)

Total square footage of accessory structure(s): 0

Existing lot coverage (percentage) of all buildings and structures: 1407 / 8998.35 = 15.6%

Height of existing main and/or accessory structures: 21'-6" TO PEAK / 15'-3" TO 1/2 EAVE & PLEASE SEE SHEET A2.1 PEAK

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 24' x 42' APPROX 870 SQ. FT ADD'L

Front yard setback after completion (measured from property line): 10'

Rear yard setback after completion (measured from property line): 67'-8"

Side yard setback after completion (measured from property line): 15'-1"

Height of proposed structure: 16'-2"

Lot coverage (percentage) after completion: 1407 + 870 = 2277 / 8998.35 = 25.3%

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.) _____

Please see attached

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

Please see attached

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.) _____

Please see attached

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

Please see attached

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



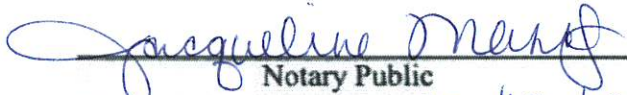
Signature of Property Owner



Signature of Applicant

Subscribed and sworn before me this 9th day of November, 20 21

JACQUELINE MASSEY
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 05-15-2024
Acting in the County of Wayne


Notary Public
My Commission expires 05/15/2024

Addendum to Dimensional (Non-Use) Variance Application

11/2/2021

Colonial Veterinary Clinic / Eunice Low / APS Reality Holdings LLC
1115 South Main
Plymouth, MI 48170

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 satisfy aesthetic concerns.)*

Parking Lot Screening – There is not enough room to provide the landscape screening between the sidewalk and the parking lot. The parking lot is existing.

HVAC Screening – Screening the HVAC equipment from the adjacent commercial property will tighten the turning area into an already narrow drive. The adjacent property is a commercial use and has limited number of windows on the adjacent building wall.

2. *What effect will the variance have a neighboring property?*

Parking Lot Screening – The parking lot is existing and has been in place for a number of years. The non-screened condition is consistent with a number of properties in the area.

HVAC Screening – Not screening the HVAC units should have little effect on the adjacent properties. The proposed screening at the rubbish can will provide screening from the street.

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 considerations and self-created hardships are unacceptable grounds for a variance.)*

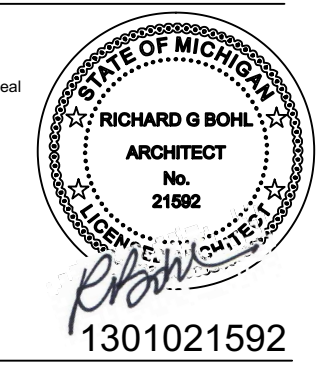
Parking Lot Screening – Providing the parking lot screening required by the ordinance would necessitate the removal of a parking space making the site parking deficient by ordinance and by intended use.

HVAC Screening - The HVAC condenser location is existing. This project proposes adding an additional condenser. Screening the HVAC equipment from the adjacent commercial property will tighten the turning area into an already narrow drive.

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

Parking Lot Screening – Providing the parking lot screening required by the ordinance would necessitate the removal of a parking space making the site parking deficient by ordinance and by intended use.

HVAC Screening - Screening the HVAC equipment from the adjacent commercial property will tighten the turning area into an already narrow drive and inhibit access to the equipment for maintenance.



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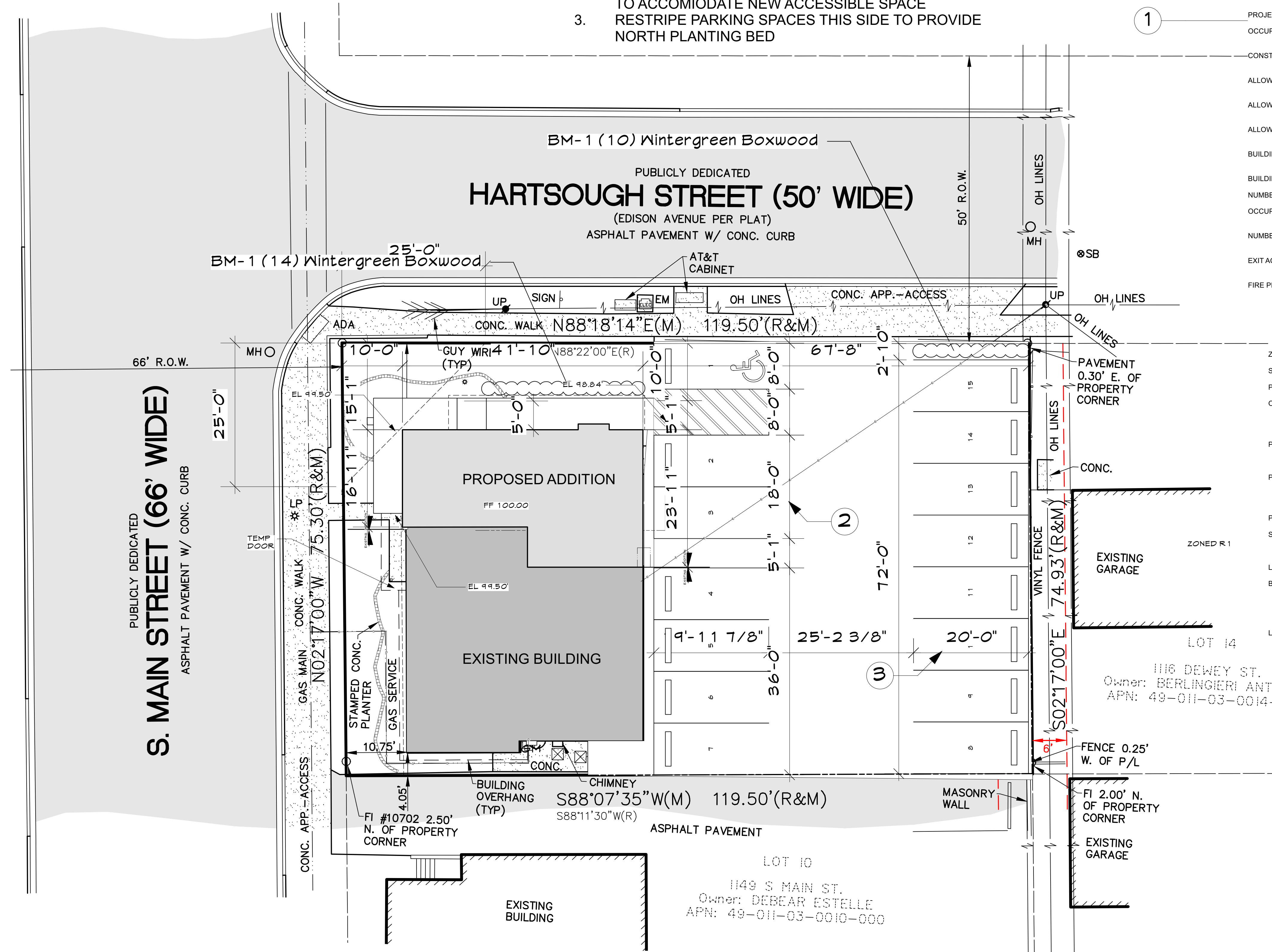
SITE NOTES

1. FIRE HYDRANT LOCATED ON THE CORNER OF HARTSOUGH & DEWEY APPROXIMATELY 200' WEST
2. RESTRIPE PARKING LOT THIS SIDE TO ACCOMMODATE NEW ACCESSIBLE SPACE
3. RESTRIPE PARKING SPACES THIS SIDE TO PROVIDE NORTH PLANTING BED

BUILDING DATA

JURISDICTION:	CITY OF PLYMOUTH
ZONING:	B1 LOCAL BUSINESS
SITE ID:	#011-03-0009-000
BUILDING CODE:	MICHIGAN BUILDING CODE (2015) MICHIGAN ELECTRICAL CODE INCLUDING PART 8 RULES (2017) MICHIGAN MECHANICAL CODE (2015) MICHIGAN PLUMBING CODE (2015)
PROJECT DESCRIPTION:	ADDITION TO A VETERINARY CLINIC
OCCUPANCY CLASSIFICATION:	B - ANIMAL HOSPITAL
CONSTRUCTION TYPE:	IIB
ALLOWABLE AREA:	23,000 SF
ALLOWABLE HEIGHT:	55'
ALLOWABLE NUMBER OF STORIES:	3
BUILDING AREA (INCLUDING PROPOSED ADDITION):	2027 FT
BUILDING HEIGHT:	21'-6" (Existing Height)
NUMBER OF STORIES:	2 PLUS BASEMENT
OCCUPANCY (100 Gross Sq. Ft. / Occupant):	21 (2027/100=20.27)
NUMBER OF EXITS REQUIRED:	1
EXIT ACCESS TRAVEL DISTANCE:	75'
FIRE PROTECTION:	NONE

ZONING:	B1 LOCAL BUSINESS
SITE ID:	#011-03-0009-000
PROJECT DESCRIPTION:	ADDITION TO A VETERINARY CLINIC
OCCUPANCY CLASSIFICATION:	B - ANIMAL HOSPITAL ZONING 78-271. OFFICES C. "PROFESSIONAL OFFICES OF DOCTORS, DENTISTS OR SIMILAR PROFESSIONS"
PARKING REQUIRED:	ONE FOR EACH 75 SQ. FT. OF USABLE FLOOR AREA IN WAITING ROOMS ONE FOR EACH EXAM ROOM ONE FOR EACH EMPLOYEE
PROJECT PARKING DATA:	WAITING ROOM AREA 94 SQ. FT. (94/75 = 2) 2 EXAM ROOMS - 3 EMPLOYEES - 9 TOTAL 14
PARKING PROVIDED:	15 CARS (INCLUDING ONE ACCESSIBLE SPACE)
SETBACKS:	FRONT 10' SIDE 0' REAR 35'
LOT AREA:	8998.35 SQ. FT / 0.206 AC
BUILDING SIZE (SQ. FT.):	FLOOR EXISTING AREA ADDITION AREA TOTAL FIRST 1407 870 2277 SECOND 400 0 400 BASEMENT 757 0 757 TOTAL 2564 870 3434
LOT COVERAGE:	EXISTING 1407/8998.35 = 15.6% PROPOSED 2277/ 8998.35 = 25.3%



PUBLICLY DEDICATED
S. MAIN STREET (66' WIDE)
ASPHALT PAVEMENT W/ CONC. CURB

PUBLICLY DEDICATED
HARTSOUGH STREET (50' WIDE)
(EDISON AVENUE PER PLAT)
ASPHALT PAVEMENT W/ CONC. CURB

SITE PLAN
Scale: 1" = 10'-0"

Survey information from a survey by: Norwak & Fraus Engineers, Kevin Navaroli, Professional Surveyor 53502, dated 8/15/2019

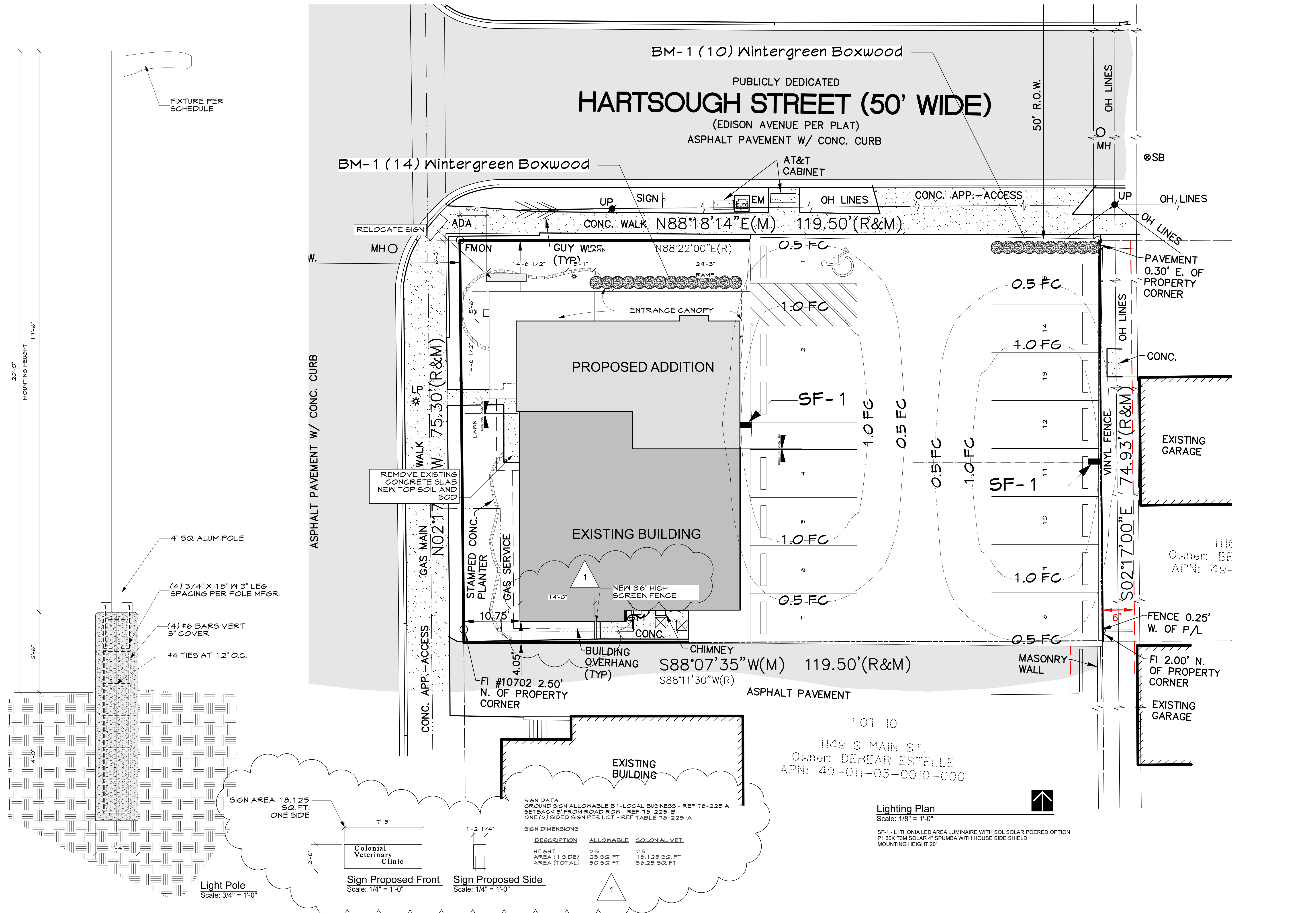
Drawing List

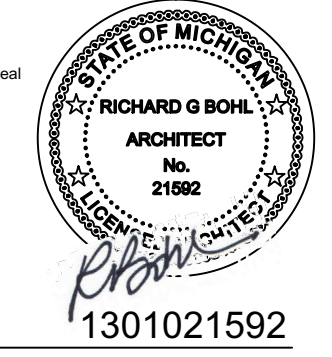
A0.1	Cover Sheet
A0.2	Site Plan 2
A1.1	Demolition Plan
A1.2	First Floor Foundation Plan
A1.3	Roof Plan
A2.1	Elevations
A3.1	Sections
A4.1	Interior Elevations & Notes
E1	Electrical Plan
P1	Plumbing Plan

Addition
Colonial Veterinary Clinic
1115 South Main
Plymouth, MI 48170

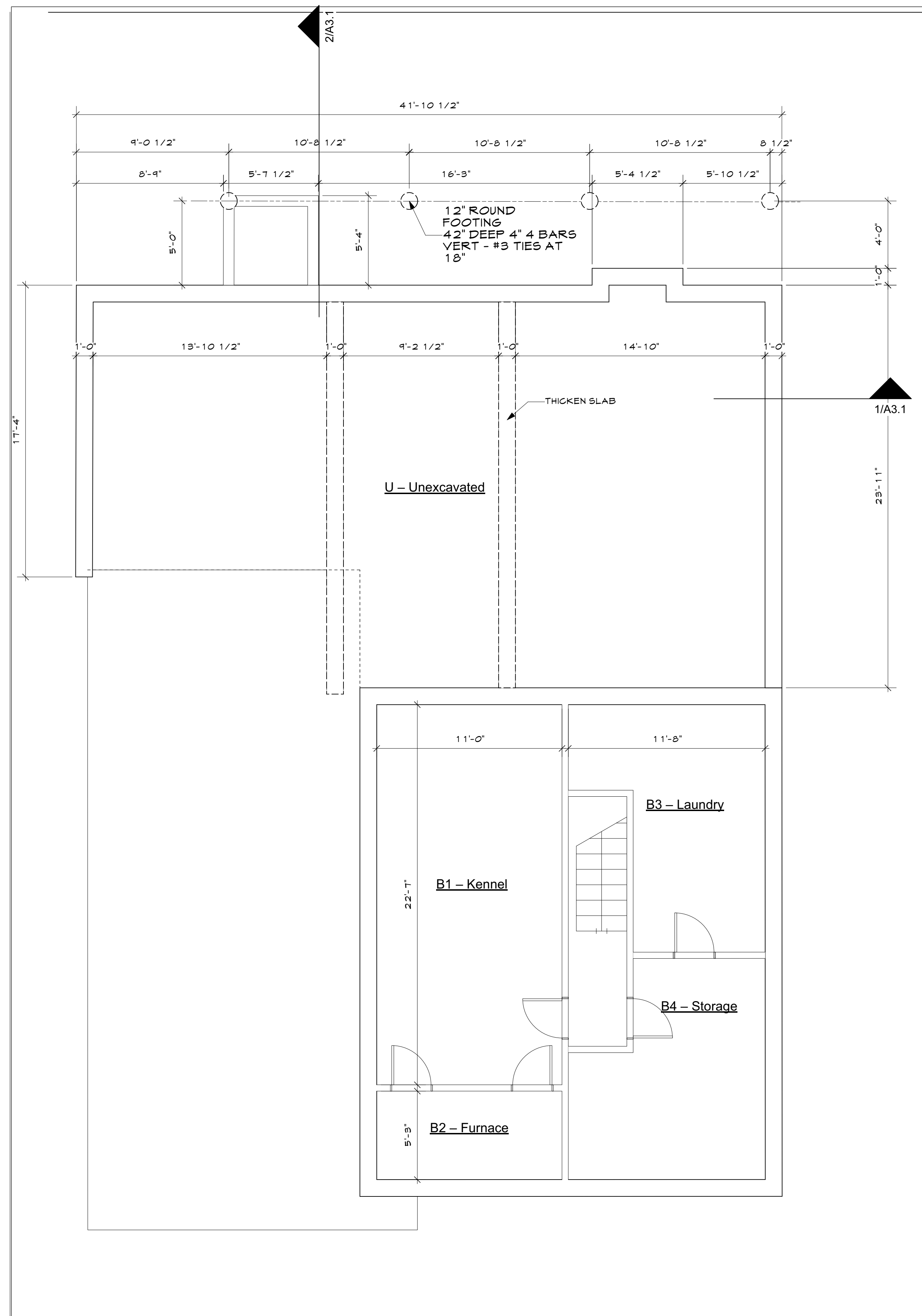
Sheet Name
Cover Sheet

A0.1

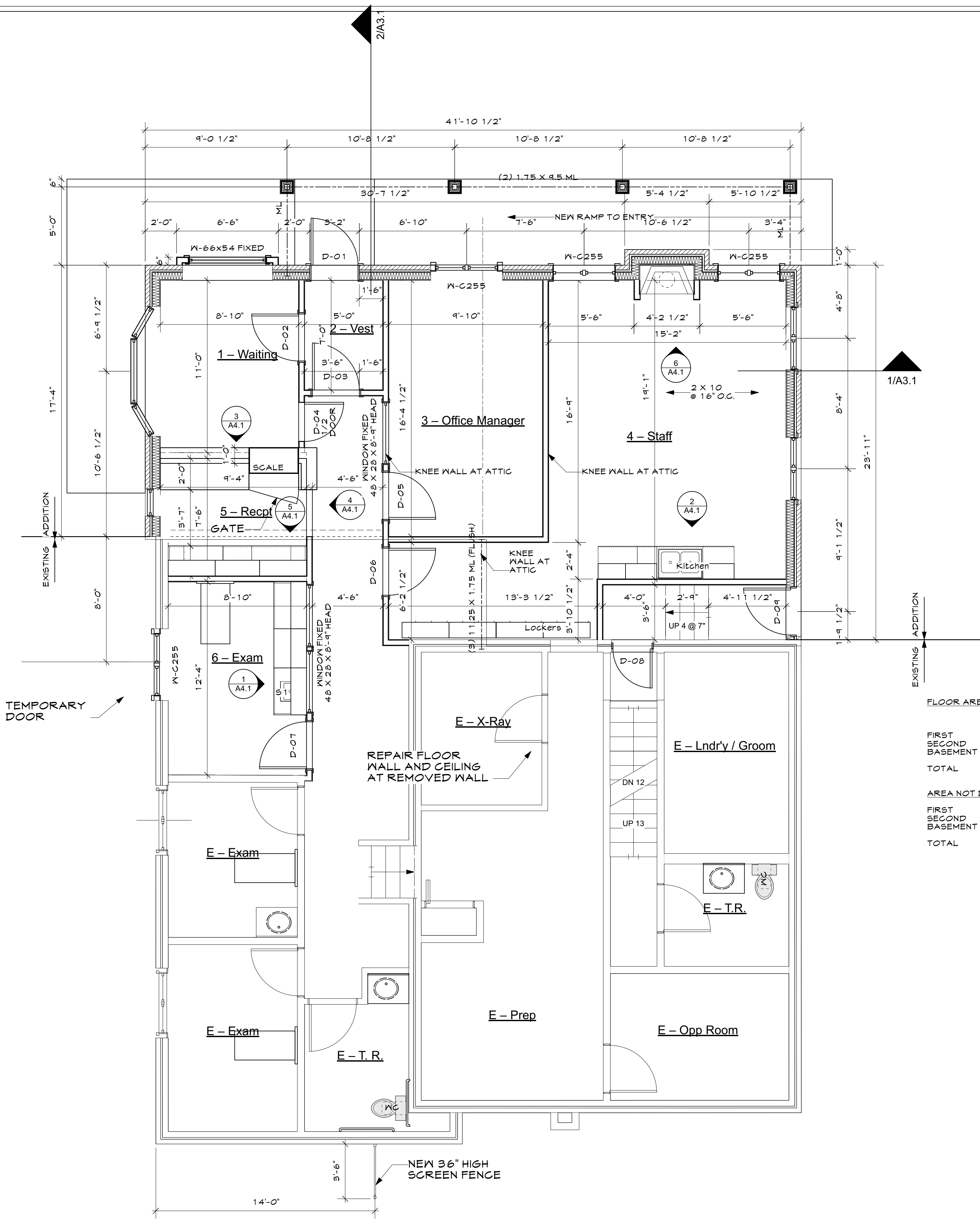




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Foundation / Basement Plan
Scale: 1/4" = 1'-0"



First Floor Plan
Scale: 1/4" = 1'-0"

FLOOR AREA CALCULATIONS (SF)

	EXISTING	ADDITION	TOTAL
FIRST	1407	870	2277
SECOND	400	0	400
BASEMENT	757	0	757
TOTAL	2564	870	3434

AREA NOT DIRECTLY ACCESSIBLE FROM GRADE

	EXISTING	ADDITION	TOTAL
FIRST	757	0	757
SECOND	400	0	400
BASEMENT	757	0	757
TOTAL	1914	0	1914

Revision

No.	Date	Revised
C	11/02/21	ZBA
B	8/20/21	PC Review response
A	6/02/21	Owner Review
		Issue

Drawn By: RGB
Checked By: RGB
Project ID: 202028

Addition
Colonial Veterinary Clinic
1115 South Main
Plymouth, MI 48170

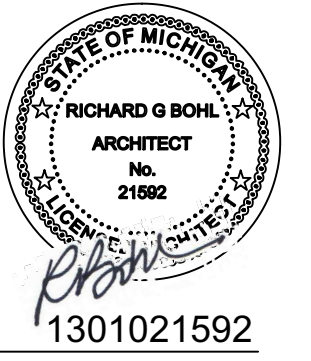
Sheet Name:
First Floor
Foundation Plan

ELEVATION NOTES

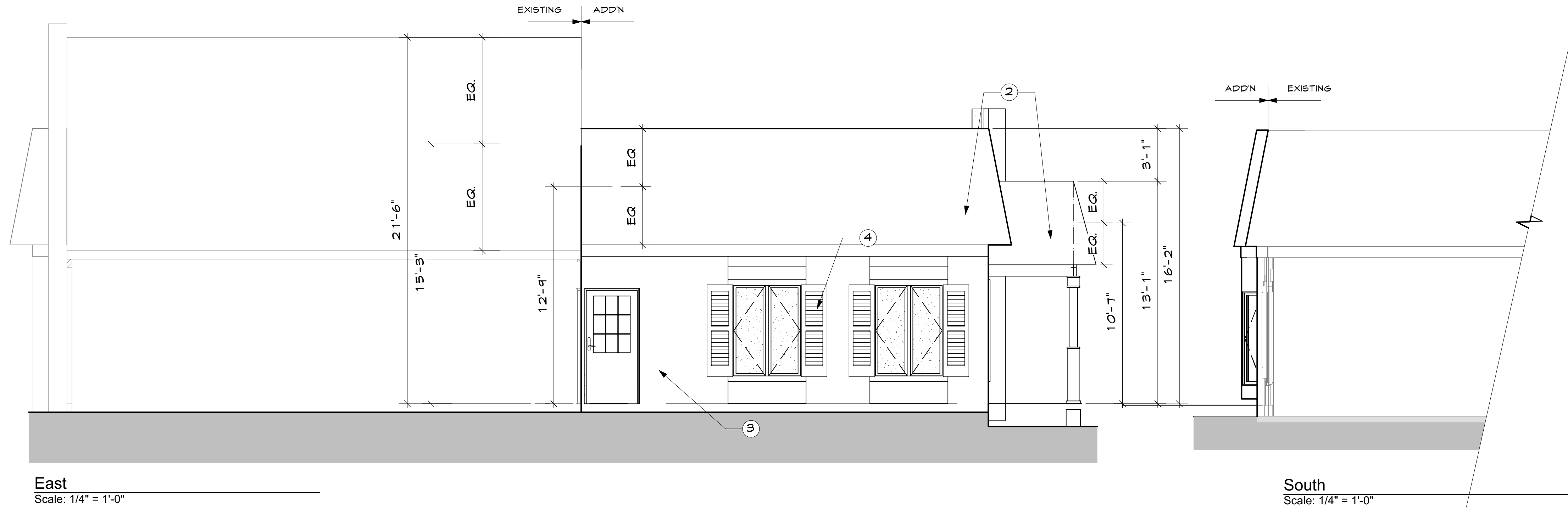
1. FROST SLAB AT DOOR
2. ASPHALT SHINGLES TO MATCH EXISTING
3. PAINTED BRICK
4. COMPOSITE SHUTTERS - PAINT
5. COMPOSITE TRIM INFILL PANEL
6. BRICK IN EXISTING WINDOW
7. NEW 36" HIGH SCREEN FENCE

RICHARD BOHL
ARCHITECTS

Architecture & Planning
29725 Bayview
Grosse Ile, MI 48138
734.671.5793
bohl@bohlarch.com

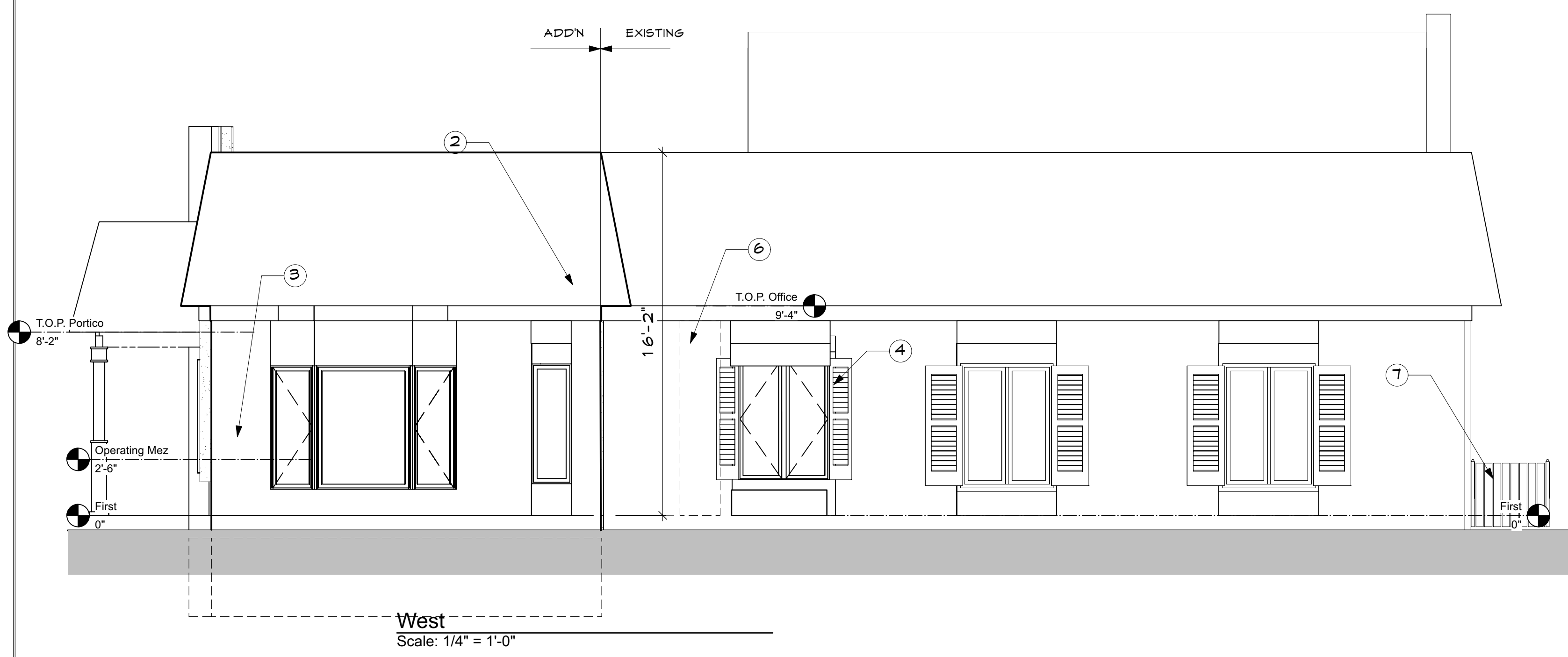


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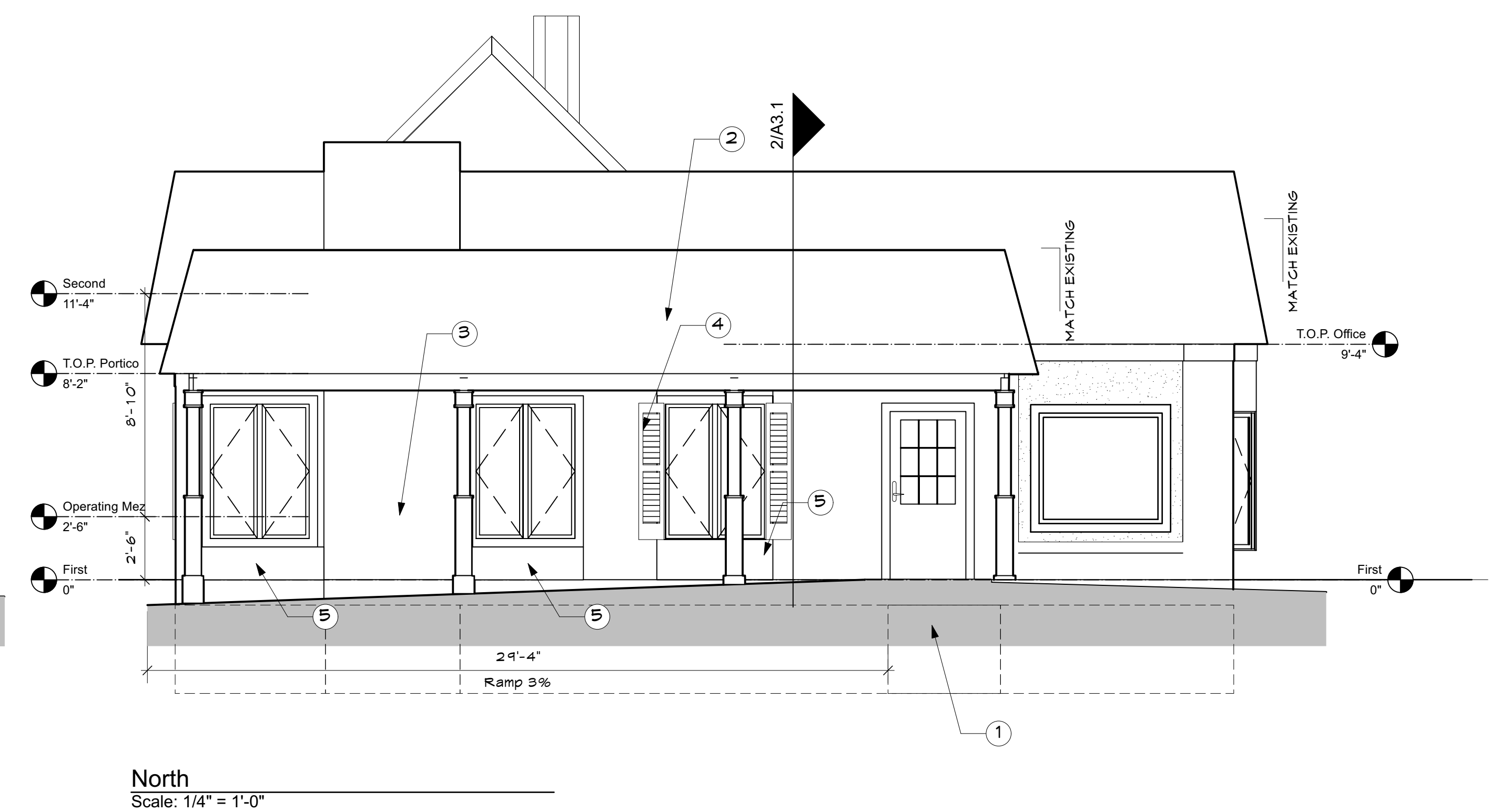


East
Scale: 1/4" = 1'-0"

South
Scale: 1/4" = 1'-0"



West
Scale: 1/4" = 1'-0"



North
Scale: 1/4" = 1'-0"

Rev.	Date	Revised
C	11/02/21	ZBA
B	8/20/21	PC Review response
A	6/08/21	Owner Review
		Issue

Drawn By: RGB
Checked By: RGB
Project ID: 202028

Addition
Colonial Veterinary Clinic
1115 South Main
Plymouth, MI 48170

Sheet Name
Elevations

A2.1