



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, March 3, 2022 – 7:00 p.m. City Hall Commission Chambers & 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 Meeting: <https://us02web.zoom.us/j/84094962197>
Webinar ID: 840 9496 2197
Passcode: 873521

- 1) **CALL TO ORDER**
 - a) Roll Call
- 2) **CITIZEN COMMENTS**
- 3) **APPROVAL OF THE MINUTES**
 - a) Approval of the December 2, 2021 regular meeting minutes
- 4) **APPROVAL OF THE AGENDA**
- 5) **ELECTION OF OFFICERS**
- 6) **OLD BUSINESS**
- 7) **NEW BUSINESS**
 - a) **Z 22-01**: 190 Hamilton, non-use variance for front yard setback for covered porch and bedroom addition
 - b) ZBA Bylaws
- 8) **BOARD MEMBER COMMENTS**
- 9) **REPORTS AND CORRESPONDENCE**
- 10) **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 2022-2026

GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE – COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, December 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, Mike Pappas

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 Devine, to approve the minutes of the October 7, 2021 meeting.

There was a roll call vote.

Yes: Burrows, Devine, Elliott

Abstain: Pappas

MOTION PASSED 3-0

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Devine, to approve the agenda for December 2, 2021.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Pappas

MOTION PASSED 4-0

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

- a. Z21-19: 1115 S. Main, non-use variances to not provide a landscape buffer and to not provide screening for the air conditioning condenser

Devine disclosed that the applicant was a former client of his employer and asked whether he should be recused from this agenda item.

Burrows offered a motion, seconded by Pappas, to allow Devine to participate in the discussion and vote.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Pappas
MOTION PASSED 4-0

Applicant Eunice Low and Architect Richard Bohl described the reasons they are requesting the variances.

Citizen Comments

There were no citizen comments.

Board Comments

There was a discussion about whether the condenser unit could be moved into a parking space and have the applicant request a variance for parking. It was suggested that there was room to provide screening for the condenser unit.

Motion

Devine offered a motion, seconded by Burrows, to approve Z21-19 for a variance to reduce the required landscape buffer under the following conditions.

Conditions

The variance only applies to two portions of the property: a strip starting at the northeast corner extending 20 feet to the west for a dimension of 2'10" for a variance of 7'2", and the northeast corner beginning at 45'2 3/8" extending 20' to the west for a variance of 10'.

Finding of Fact

There is an existing nonconformity that is being improved.
The parking lot faces a secondary street.
The property across the street is commercial and faces a similar parking lot.

There was a roll call vote.
Yes: Burrows, Devine, Elliott, Pappas
MOTION PASSED 4-0

Motion

Devine offered a motion, seconded by Burrows, to approve a variance for Z21-19 to eliminate the need for a screen.

Finding of Fact

The request doesn't warrant a variance.

There was a roll call vote.
Yes: Pappas
No: Burrows, Devine, Elliott
MOTION FAILED 1-3

7. BOARD MEMBER COMMENTS

Elliott announced that Devine, Burrows, and alternate Scott Silvers had been reappointed for three-year terms and he welcomed new member Mike Pappas to the ZBA. Pappas introduced himself to the group.

8. REPORTS AND CORRESPONDENCE

Bolhuis said that unless the Wayne County State of Emergency is extended, meetings will be in person next month.

10. ADJOURNMENT

A motion to adjourn was offered at 7:41 p.m. by Burrows and seconded by Pappas.

There was a roll call vote.

Yes: Burrows, Devine, Elliott, Pappas

MOTION PASSED 4-0

DRAFT

City of Plymouth
Zoning Board of Appeals Notice
Thursday, March 3, 2022 – 7:00 p.m.
Located at City Hall

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 3, 2022, at 7:00 P.M. at City Hall to consider the following:

Z22-01 Non-Use Variance Request for 190 Hamilton
Front yard setback
Zoned: R-1, Single Family Residential
Applicant: Lisa Vendittelli

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 17, 2022



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

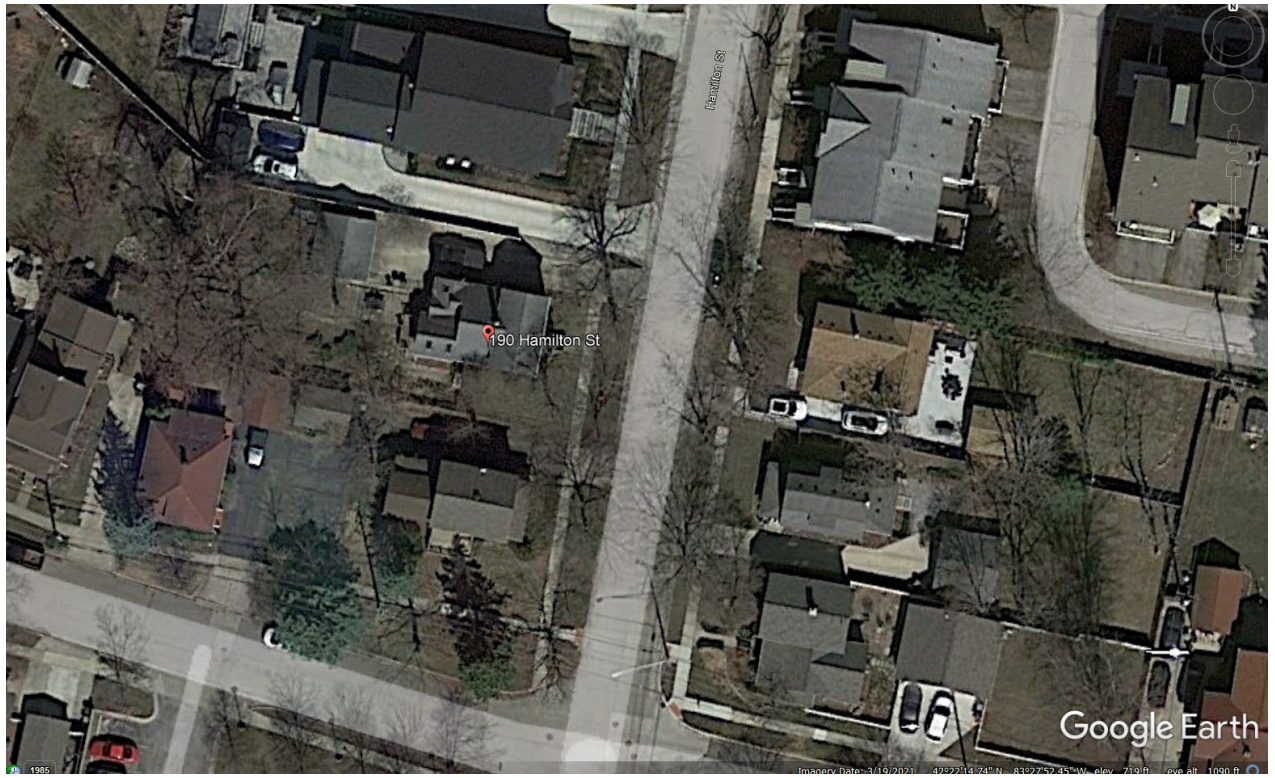
www.plymouthmi.gov
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TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Assistant Community Development Director
DATE: February 17, 2022
RE: 190 Hamilton, Non-Use Variance Request

Lisa Vendittelli, owner, is requesting a non-use variance to add 5-feet onto the existing front of home for a covered porch and bedroom addition. The property is 60 feet wide by 142 feet deep. The property is 8,520 square feet and is zoned R-1, Single Family Residential.

Section 78-191 (o) states "The established front setback for structures within ... R-1 ... zoning districts 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 10.1 feet at the South corner of the porch and 9.5 feet at the North corner of the proposed addition is proposed. A variance of 4.76 feet is required for the closest point to the front property line.

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





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.

190 Hamilton St		1/18/2022	
Address of Property		Date of Application	
Lisa A Vendittelli		Lisa A Vendittelli	
Applicant Name		Property Owner	
190 Hamilton St	Plymouth	MI	48170
Address	City	State	Zip
LISA@ItsADogsLifeMi.com		248-877-5701	
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: Add 5 ft. to existing front of home ~ for covered porch & bedroom addition

Description of Property

Current zoning classification: _____

Current use of structure(s) on premises: Primary Residence & 2 car garage

Is it a corner or interior lot? interior

Size and area of lot: 143.4 x 60 = 8,604 sq. ft.

Total square footage of existing main structure(s): 915.66 + 410 = 1,325.66 sq ft

Total square footage of accessory structure(s): 20' x 20.5" = 410 sq ft.

Existing lot coverage (percentage) of all buildings and structures: 6.49

Height of existing main and/or accessory structures: 23.5" - house / 13.3" - garage

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 5' w x 24'7" L

Front yard setback after completion (measured from property line): 9'5" right / 10'1" left sides

Rear yard setback after completion (measured from property line): n/a

Side yard setback after completion (measured from property line): 4'3" - right / 36'9" left side

Height of proposed structure: 11'6"

Lot coverage (percentage) after completion: 123.5" sq. ft

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 123.5" sq. ft

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.) Current home is a 1 bedroom, converting into 2 bedroom. Adding new covered porch & entry way to align to new builds & existing builds in area.
2. What effect will the variance have on neighboring properties? Site improvements, & updating home that was built in 1910 to conform with neighboring structures
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.) Adding additional square footage of living space to accommodate for single family living. Adding the additional square footage will allow for a new bedroom & outdoor sitting area.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Home was built in 1910 and was originally erected closer to the road, than is now by ordinance permitted.

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 _____ day of _____, 20____

Notary Public

My Commission expires _____

FRONT PORCH

HARDIE SIDING UNDER PORCH

METAL ROOF

TRICK RAILING

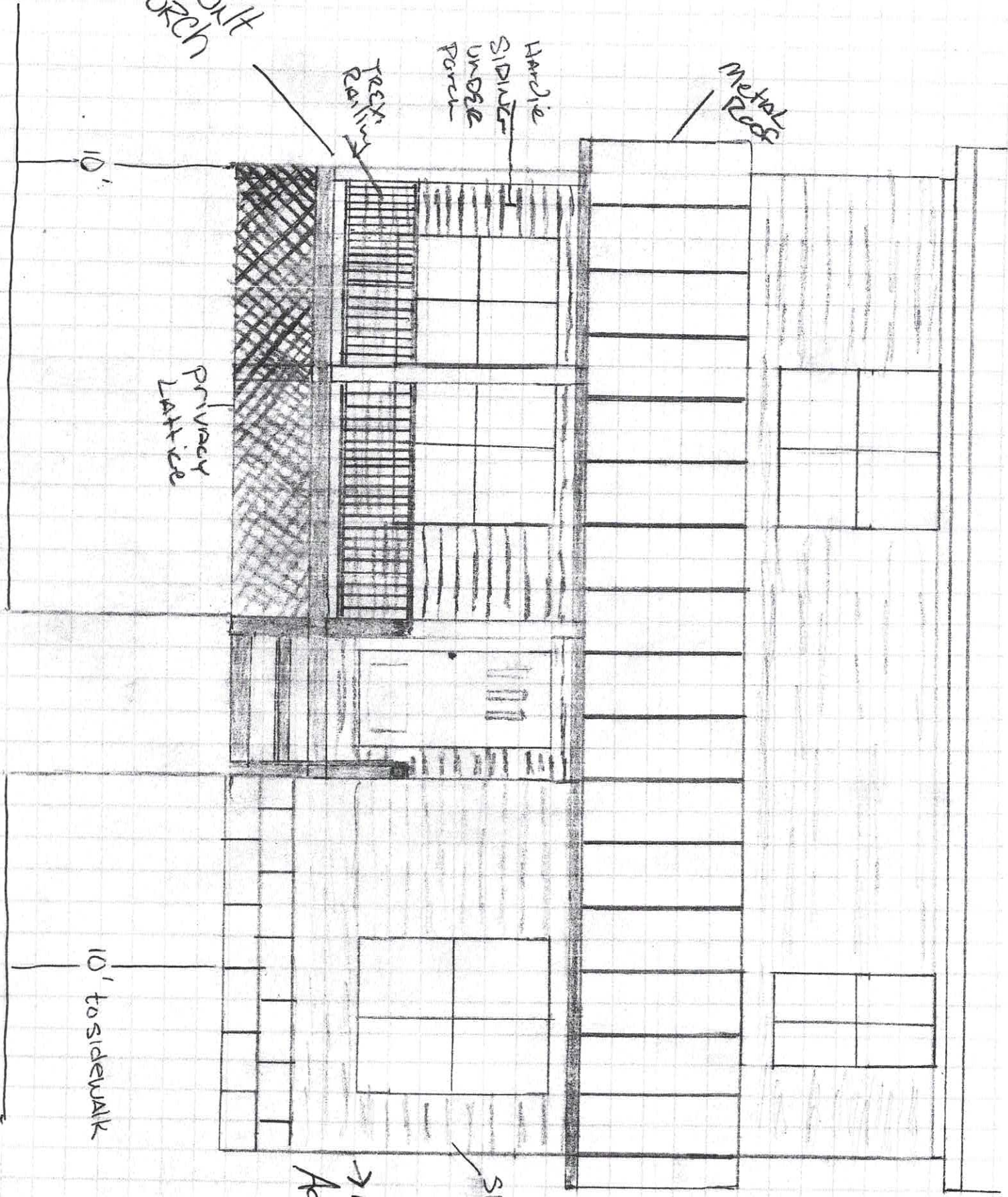
10'

PRIVACY LATTICE

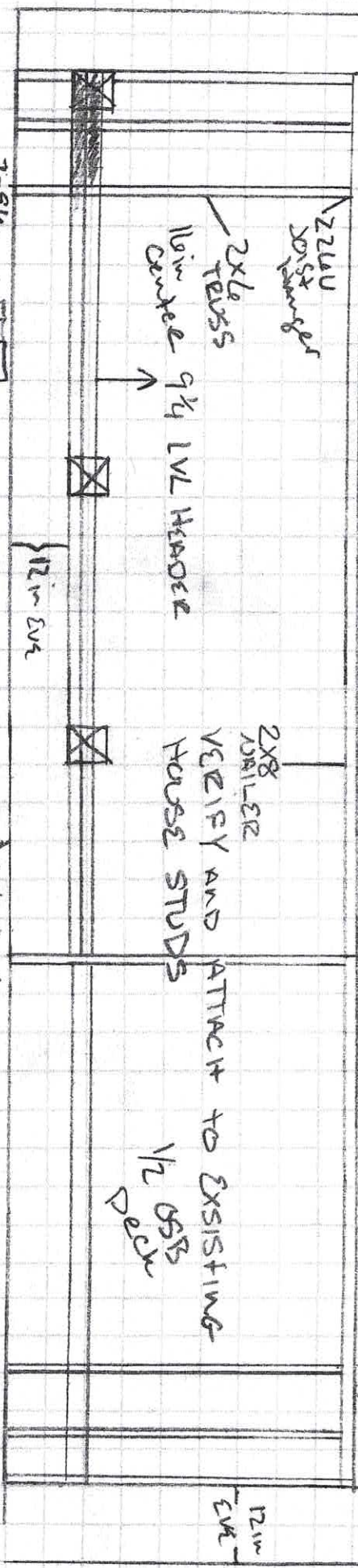
10' to SIDEWALK

SIDING

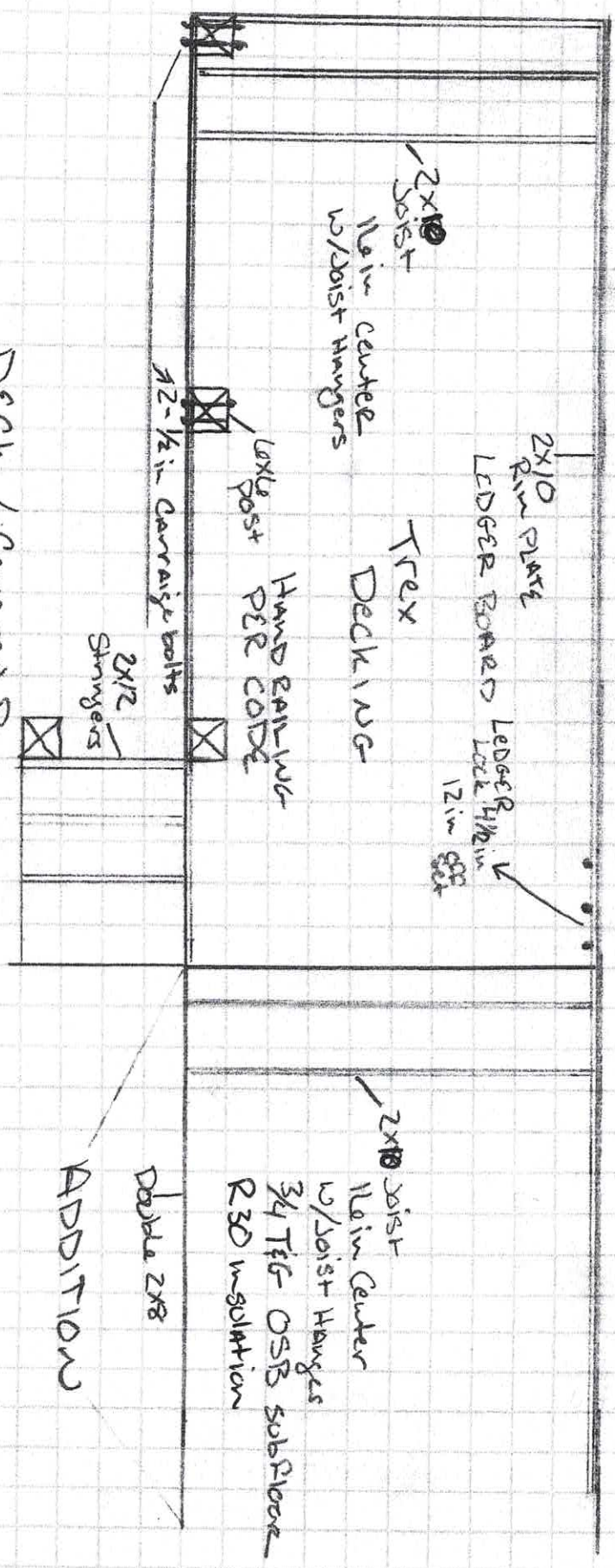
→ ROOM Addition



EXISTING HOUSE



EXISTING HOUSE



DECK / Covered Porch

ADDITION

28ft

EXISTING HOUSE

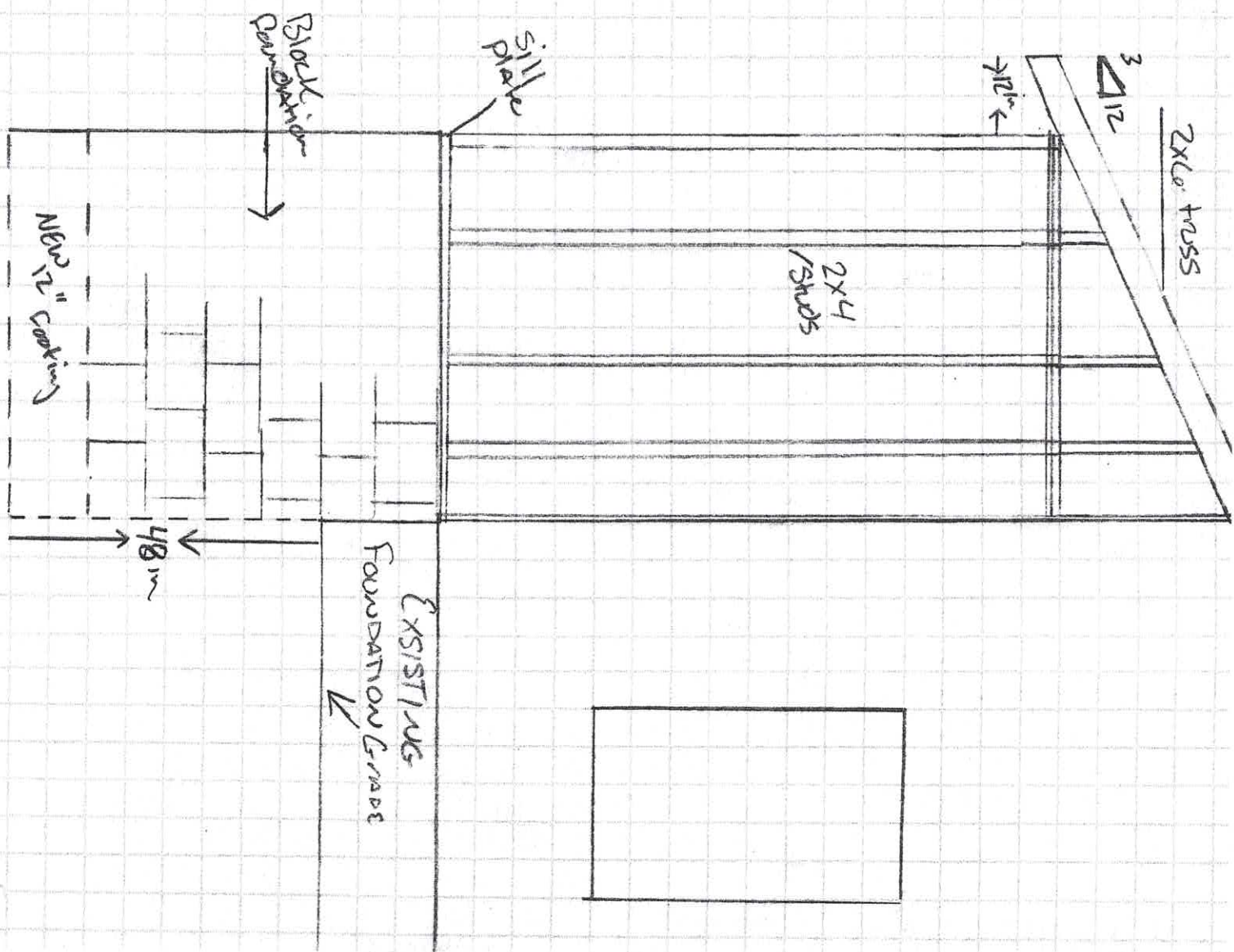
NEW COVERED PORCH

EXISTING PORCH

NEW FOUNDATION
LOW VAPOR BARRIER
PER GRAVEL



2x6 truss
1/2 OSB sheathing
2x4 stud walls match existing
R13 insulation



FRONT YARD SETBACK WORKSHEET

House Address: <u>158</u>	House Address: <u>168</u>	House Address: <u>171</u>	House Address: <u>180</u>	Your House Address: <u>190</u> <i>Hamilton</i> DO NOT INCLUDE SETBACK	House Address: <u>190</u>	House Address:	House Address:
<u>180</u>	<u>180</u>	<u>180</u>	<u>180</u>	<u>112</u>			
SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK	SIDEWALK

Please label all addresses and front yard setbacks on above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

******Front yard property begins one foot in from the sidewalk.

******* If there is a porch on the home:

Covered porch: measure to the home.

Uncovered porch: measure to the house foundation

********There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property.

Total sum of neighboring front yard setbacks = 856

Total number of homes used = 5

Sum of setbacks divided by homes used = 171.20

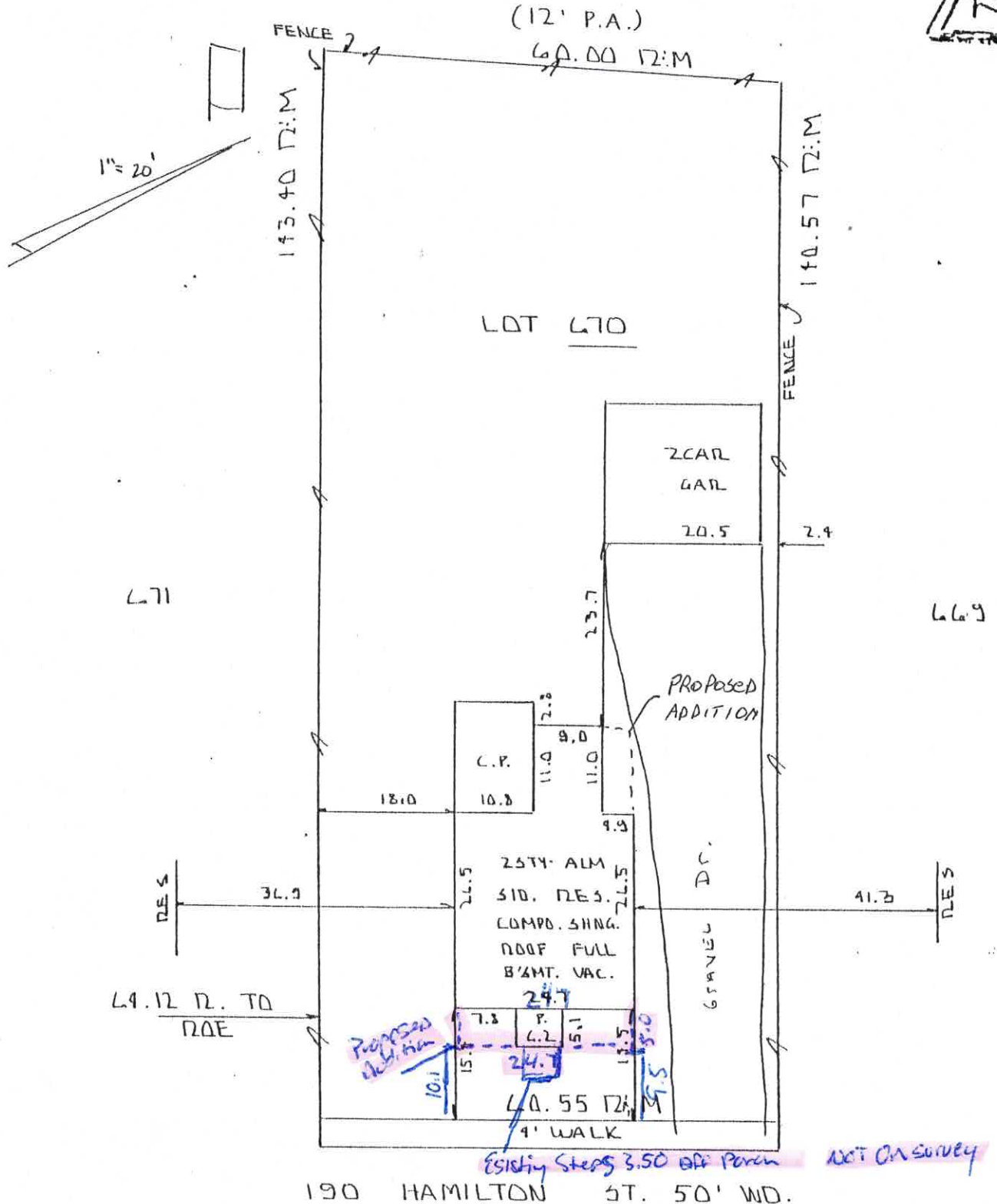
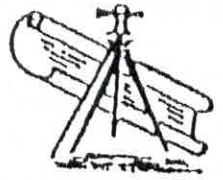
Then multiply this number by .90

PROPOSED FRONT YARD SETBACK: 180" The allowed front yard setback for your property = 154.08

Excerpt from the City of Plymouth Ordinance: The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. **If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.** The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.

MORTGAGE REPORT FOR:

LAMBRECHT COMPANY



Lot 670, Assessor's Plymouth Plat # 19, City of Plymouth, Wayne County, Michigan. As recorded in Liber 67, Page 26, of Plats, Wayne County Records.