



# City of Plymouth Zoning Board of Appeals Special Meeting Agenda

Wednesday, July 13, 2022 – 5:30 p.m.

City Hall Commission Chambers & Online Zoom Webinar

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City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

<https://us02web.zoom.us/j/81459218184>

Webinar ID: 814 5921 8184

Passcode: 528136

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE AGENDA
- 4) OLD BUSINESS
  - a) Z 22-08: 647 Maple, Non-use variance request for generator location
- 5) NEW BUSINESS
- 6) BOARD MEMBER COMMENTS
- 7) REPORTS AND CORRESPONDENCE
- 8) 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, 35<sup>th</sup> 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



# 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](http://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.

647 Maple St, Plymouth MI

06/21/2022

Address of Property

Date of Application

JOHN BARSOTTI

Same

Applicant Name

Property Owner

647 Maple St

Plymouth

MI 48170

Address

City

State Zip

JBARSOITTI01@ymail.com

408-688-7847

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: 647 Maple st, Plymouth MI

**Description of Property**

Current zoning classification: Residential \_\_\_\_\_

Current use of structure(s) on premises: Residential \_\_\_\_\_

Is it a corner or interior lot? NO \_\_\_\_\_

Size and area of lot: 6,509 SQF \_\_\_\_\_

Total square footage of existing main structure(s): 1,776 SQF \_\_\_\_\_

Total square footage of accessory structure(s): \_\_\_\_\_

Existing lot coverage (percentage) of all buildings and structures: 27.3% \_\_\_\_\_

Height of existing main and/or accessory structures: \_\_\_\_\_

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 48''X25''X29'' \_\_\_\_\_

Front yard setback after completion (measured from property line): 44 ft \_\_\_\_\_

Rear yard setback after completion (measured from property line): 50+ feet \_\_\_\_\_

Side yard setback after completion (measured from property line): 3.5 feet \_\_\_\_\_

Height of proposed structure: 29'' \_\_\_\_\_

Lot coverage (percentage) after completion: 27.4% \_\_\_\_\_

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.)

The only Safe location for the generator would be on the side of the house between the properties.

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The proposed location places it at proper distance from the Gas line and Electrical input. While also creating a sound and visual barrier for the neighborhood.

Also our child is on a medical pump that requires electricity. Any significant loss of power would require us to hospitalize him as the loss of the pump could be fatal.

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

None. Is between two houses with no bedrooms or key living spaces near by. Also neighbor at 619 maple (the next door house) is aware and is ok with the installation of the Generator.

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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.)

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The only place that the generator can be placed is between 647 maple and 619 maple. The other side of the house is the driveway, and there are no areas further back or forward where the generator can be placed due to the positioning of the main structure and (detached) garage on the premises.

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

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The proposed location of the generator is on top of a pre-designed area for such items. It is the location of the sump-pump output, irrigation pumps, and air-conditioner. It is fully aesthetically shielded from the road, and the surface is gravel for easy trenching and installation. Additionally, there are no other possible locations on the property for the generator due to the driveway, garage, and irrigation.

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

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Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

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Notary Public

My Commission expires \_\_\_\_\_



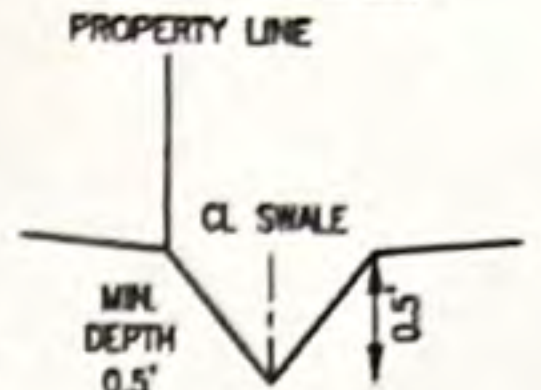
# PLOT PLAN

**LEGAL DESCRIPTION:**

LOT 772 OF PLAT "ASSESSOR'S PLYMOUTH PLAT NO. 20" OF PART OF THE SOUTH WEST 1/4 OF SECTION 26, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN. AS RECORDED IN LIBER 68, PAGE 42, WAYNE COUNTY RECORDS.

772  
647 MAPLE ST  
HOUSE PLAN #3173  
8'-10" BASEMENT  
W/EGRESS WINDOW  
LOT AREA 6,509 SF  
HOUSE AREA 1,776 SF  
COVERAGE 27.3%

**SWALE DETAIL**



- NOTES:**
- \* NO RETAINING WALLS PROPOSED ON THIS BUILDING SITE.
  - \* STRUCTURES FALLING WITHIN THE INFLUENCE OF A DRIVEWAY OR SIDEWALK SHALL BE WRAPPED WITH EXPANSION PAPER AND MAY REQUIRE VERTICAL ADJUSTMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - \* THE BUILDER IS RESPONSIBLE FOR ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES THAT ARE A RESULT OF BUILDER ACTIVITIES.

**BENCHMARK**  
RR SPIKE IN POLE  
ACROSS ST FROM  
LOT 772  
ELEVATION: 100.00

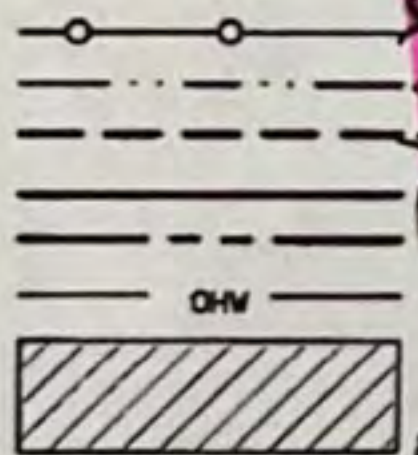
PROP. GRADE 00.00  
EX. GRADE 00.00



NEW GENERATOR

EXISTING A/C

- LEGEND:**
- SILT FENCE
  - SWALE
  - STORM SEWER
  - SANITARY SEWER
  - WATER MAIN
  - OVERHEAD WIRE
  - UNEXCAVATED



FCM 0.22S USED E&W  
FCM 0.12S USED E&W

RIM FM 96.14  
8" W I.E.: 86.08

8" IE TAP: 90.03  
6" IE TAP: 90.16

RIM FM 99.23  
8" E I.E.: 91.39

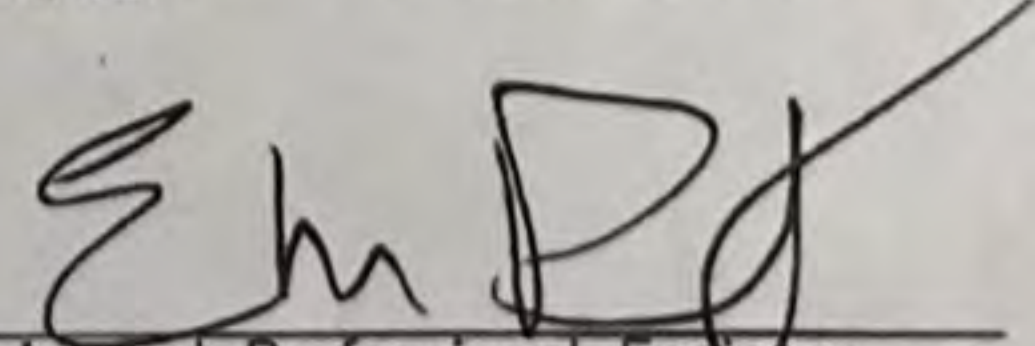
|                      |                 |                 |
|----------------------|-----------------|-----------------|
| P.P. DATE: 12-08-15* | SCALE: 1" = 20' | SURVEY NO.: ADB |
| G.C. DATE:           | PAGE: 1 OF 2    | 2015.27         |

PREPARED FOR: \*01-13-15 REV HOUSE PLAN (PORCH)

ENGINEERS, SURVEYORS  
**MLP**  
AND ASSOCIATES, INC.  
MICHAEL L. PRIEST & ASSOC., INC.  
40655 KOPPERNICK ROAD  
CANTON, MICHIGAN 48187  
PHONE (734) 459-8560  
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**VANBELLE BUILDERS, INC**

7015 STONEBROOK CT  
CANTON, MI 48187  
PH: (734) 788-0607

By:   
Registered Professional Engineer

