



# City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, August 4, 2022 – 7:00 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  
Phone 734-453-1234  
Fax 734-455-1892

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87907767519>

Passcode: 190009

Webinar ID: 879 0776 7519

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of the July 7, 2022, regular meeting minutes
  - b) Approval of the July 13, 2022, special meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
  - a) Z 22-09: 860 Penniman-Westborn Market, Non-use variance request for signage.
  - b) Z 22-10: 980 Carol, Non-use variance request for front yard setback along S. Harvey and lot coverage.
- 7) BOARD MEMBER 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 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

City of Plymouth  
Zoning Board of Appeals Notice  
Thursday, August 4, 2022 – 7:00 p.m.  
Located at City Hall

201 S. Main Street Plymouth, Michigan 48170  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov) Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on Thursday, August 4, 2022, at 7:00 P.M. at City Hall to consider the following:

Z 22-09 Non-Use Variance Request for 860 Penniman  
Signage

Zoned: B-2, Central Business District  
Applicant: Phillips Sign & Lighting

Z 22-10 Non-Use Variance Request for 980 Carol  
Front Yard Setback along S. Harvey

Zoned: R-1, Single Family Residential  
Applicant: Matthew McNulty

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, July 21, 2022



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, July 7, 2022 - 7:00 p.m.

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170-1637

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

**1. CALL TO ORDER**

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Elliott, Members Mike Devine, Dave Latawicz, Mike Pappas, Scott Silvers  
Excused: Vice Chair Jim Burrows

Also present: Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Latawicz offered a motion, seconded by Devine, to approve the minutes of the June 2, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawicz, Pappas, Silvers, Elliott

MOTION PASSED 5-0

**4. APPROVAL OF THE AGENDA**

Elliott offered a motion, seconded by Latawicz, to approve the agenda for the July 7, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawicz, Pappas, Silvers, Elliott

MOTION PASSED 5-0

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

a. Z22-07: 717 McKinley, non-use variance request for generator location

Latawicz disclosed that the applicant was a former client but that he did not have an ongoing working relationship with her. The board agreed that this didn't preclude him participating in the discussion and vote.

Julie Garity, applicant, explained her request, stating that her property did not have a location for the generator that would meet the ordinance and that she worked from home, requiring an uninterrupted need for electric power.

***Board Comments***

Board members discussed the variance request and noted that the lot is nonconforming with a rear yard setback of 28 ft. and that the requested location was the most innocuous space on the property.

**Motion**

Pappas offered a motion, seconded by Silvers, to approve the generator placement in the rear yard setback.

**Findings of Fact**

Silvers added the following finding of fact.

The property and existing structure are currently nonconforming and warrant granting the variance.

Elliott added the following finding of fact.

There is no conforming location for the generator to be placed.

**Condition**

The variance is restricted to the location shown on the site plan.

Pappas agreed to the findings of fact and condition being part of the motion.

There was a roll call vote.

Yes: Devine, Latawicz, Pappas, Silvers, Elliott

MOTION PASSED 5-0

b. Z22-08: 647 Maple, non-use variance request for generator location

Applicant John Barsotti described his request.

**Board Comments**

Board members commented that it appeared there might be preferable locations for the generator on the property. There was a concern that the requested location might be too close to exterior openings on this or neighboring properties

**The meeting was paused due to technical difficulties at 7:20 p.m. The meeting resumed at 7:39 p.m.**

**Motion**

Elliott offered a motion, seconded by Silvers, to table the request to research code requirements for generators.

There was a roll call vote.

Yes: Devine, Latawicz, Pappas, Silvers, Elliott

MOTION PASSED 5-0

A special meeting to continue discussing Z22-08 was scheduled for Wednesday, July 13, at 5:30 p.m. at Plymouth City Hall.

**7. BOARD MEMBER COMMENTS**

Silvers said the ZBA receives several requests for variances on properties with two front yards (when the sidewalk is adjacent to the street) and asked the Planning Commission to clarify the ordinance. Elliott added that he would like to see the ordinance include a 42-inch fence with 4-inches of open space between slats or pickets.

**8. REPORTS AND CORRESPONDENCE**

There were no reports or correspondence.

**9. ADJOURNMENT**

A motion to adjourn was offered at 8:01 p.m. by Latawicz. Pappas seconded the motion.

There was a roll call vote.

Yes: Devine, Latawicz, Pappas, Silvers, Elliott

MOTION PASSED 5-0



City of Plymouth  
Zoning Board of Appeals  
Special Meeting Minutes  
Thursday, July 13, 2022 – 5:30 p.m.

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170-1637

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

**1. CALL TO ORDER**

Chair Joe Elliott called the meeting to order at 5:30 p.m.

Present: Chair Elliott, Vice Chair Burrows, Members Mike Devine, Dave Latawiec, Scott Silvers

Excused: Board Member Michael Pappas

Also present: Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Latawiec, to approve the agenda for the July 13, 2022, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Silvers, Elliott

MOTION PASSED 5-0

**4. OLD BUSINESS**

a. Z22-08:647 Maple – non-use variance request for generator location

Applicant John Barsotti explained the proposed generator location, and noted that, when running, its noise level is 67 decibels, compared to a lawn mower's 90 decibels.

***Board Comments***

Board members discussed the variance request, stating that the neighbor's property doesn't meet the side yard setback, and that the windows on that side of property are inoperable.

***Motion***

Elliott offered a motion, seconded by Burrows, to approve the generator placement in the east side yard as close to the front yard as possible.

***Findings of Fact***

There is no other location to be placed on the property without a variance.

The proposed location is the least disruptive location to the neighboring property next to the garage and street.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Silvers, Elliott

MOTION PASSED 5-0

**5. NEW BUSINESS**

There was no new business.

**6. BOARD MEMBER COMMENTS**

Burrows reminded members to speak into the microphone so everyone present and the person writing the minutes can hear.

**7. REPORTS AND CORRESPONDENCE**

There were no reports or correspondence.

**8. ADJOURNMENT**

A motion to adjourn was offered at 5:54 p.m. by Burrows. Latawiec seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Silvers, Elliott

MOTION PASSED 5-0

DRAFT



# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: July 27, 2022  
RE: 860 Penniman, Non-Use Variance Request

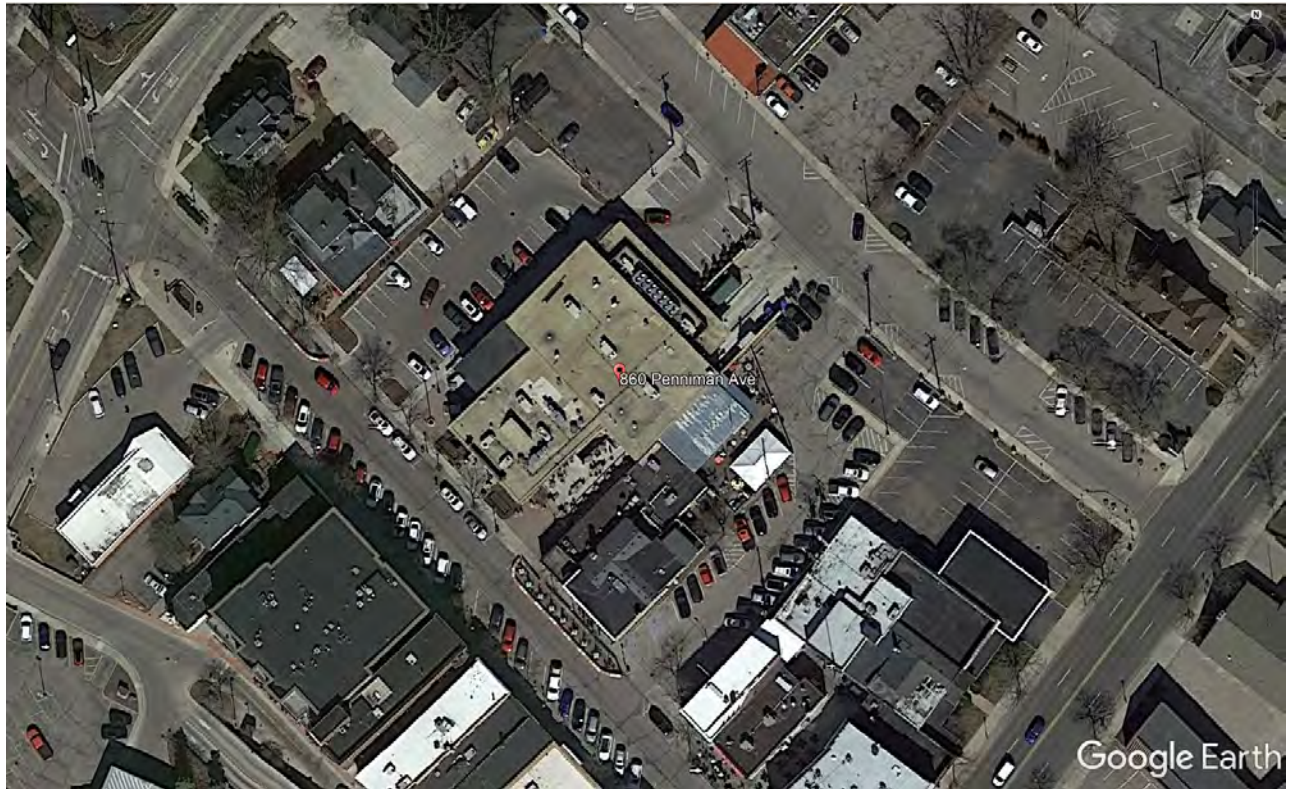
Phillips Sign and Lighting, applicant, is requesting a non-use variance to install three vertical banners perpendicular to the side of the building. The property is 113 feet wide by 223 feet deep. The property is 25,199 square feet and is zoned B-2, Local Business District.

The ordinance permits banner signs and is silent on specifics related to banner signs. Therefore, the Building Official considers the proposed banner signs as wall signs for intent of interpreting the ordinance requirements.

Section 78-222 (l) references that wall signs shall be displayed flat against the building and that one wall sign 25 square feet in area is permitted for each business. A variance is required to place three signs that are 29.4 square feet in area each, perpendicular to the building wall.

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](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.

860 Penniman Ave., Plymouth, MI 48170		6/15/22	
Address of Property		Date of Application	
Ed Phillips/Phillips Sign & Lighting		Austin Anusbigian	
Applicant Name		Property Owner	
40920 Executive Drive	Harrison Township	MI	48045
Address	City	State	Zip
janet@phillipssign.com		586-468-7110	
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: Install (3) vertical banners on the side of the building.

**Description of Property**

Current zoning classification: B-2

Current use of structure(s) on premises: Grocery Market

Is it a corner or interior lot? Interior

Size and area of lot: 137' x 200'

Total square footage of existing main structure(s): 7,952 sq ft

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

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

Height of existing main and/or accessory structures: 24'

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: (3) Art Banners - 32" x 11' each

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: 11'

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

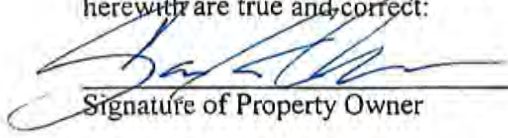
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): \_\_\_\_\_

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:

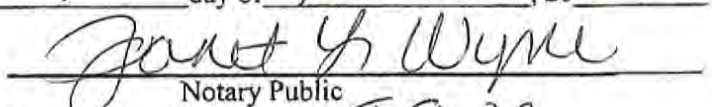
1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The building has no visibility from Penniman Ave. The Post Office blocks any viewpoint of identity. The (3) proposed tasteful art banners do not contain the name of the business or logo. They would assist the community in identifying what products are available.
2. What effect will the variance have on neighboring properties? This variance request will have no affect on neighboring properties.
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 Post Office is in direct view of traffic on Penniman Ave. The proposed art banners are not signs. Signs are classified as containing a name or logo representing a company.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? These art banners should be not classified as signage. The ordinance states it must contain the logo or name of a company.

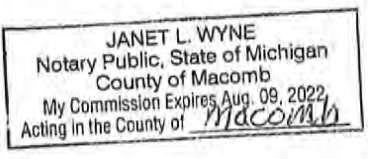
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

  
Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this 17 day of June, 20 22

  
Notary Public  
My Commission expires 8-9-22





**Item #1**

TOTAL SIGN AREA: 29.3 Sq. Ft. Each

**Banners**  
Qty: 3

Lead #: 2104033-39267

PROJECT: Westborn Market-Plymouth

FILE: Westborn Market-Banners-5-17-21

SITE ADDRESS: 860 Penniman Ave.,  
Plymouth, MI 48170

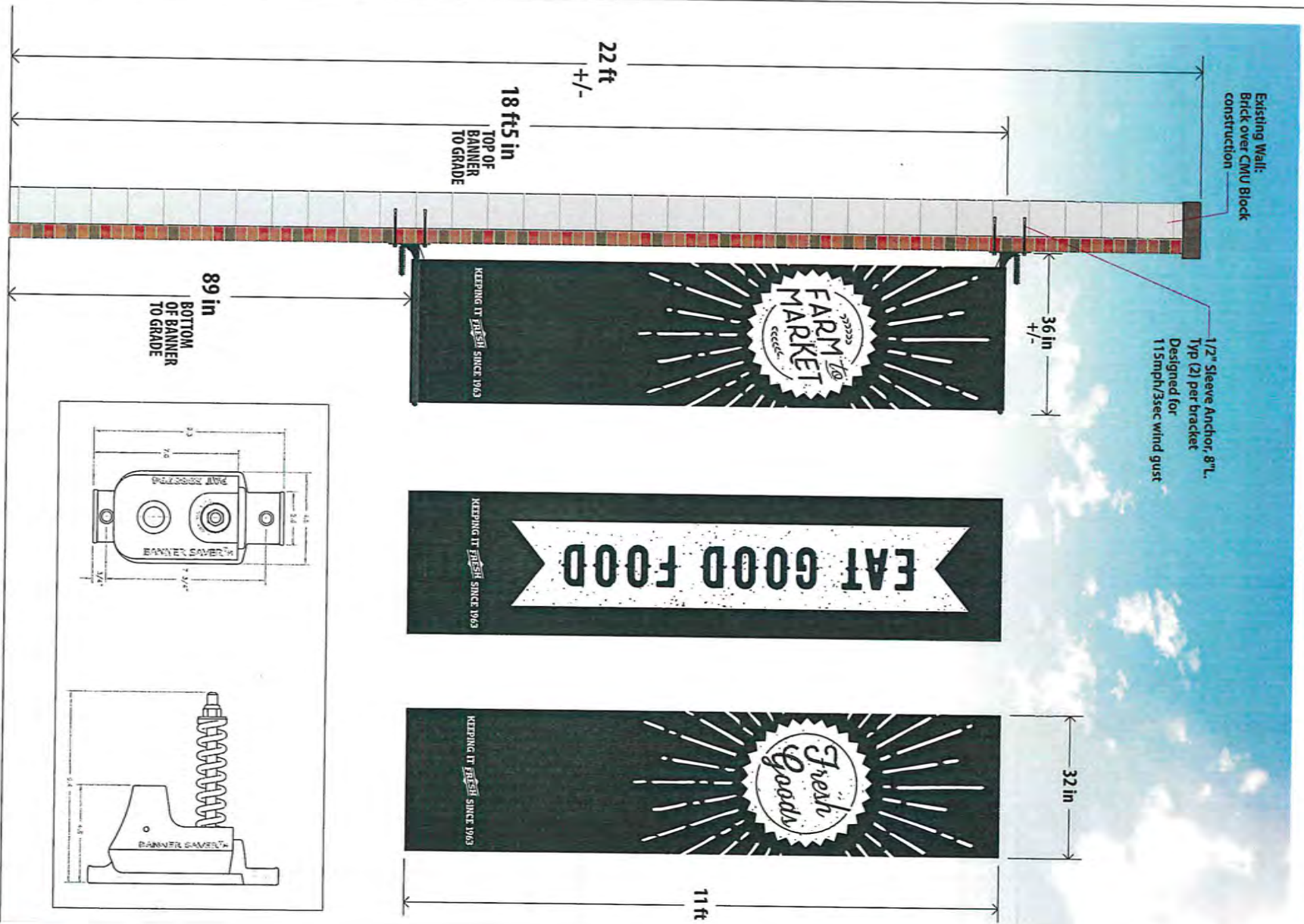
LEAD: EP

ARTIST: DM

REVISION:  
DM-5-17-21

Date:  
5-7-20

**1** Double sided fabric banners  
with straight arm brackets.



Design, details and plans represented herein are the sole property of Phillips Sign & Lighting, Inc. All or any part of these designs (except registered trademarks) or processes, attempts to duplicate designs without written consent may result in legal repercussions.

Phillips SIGN & LIGHTING Inc.



Ph: 586.468.7110

40920 Executive Drive  
Harrison Twp., MI  
48045-1363

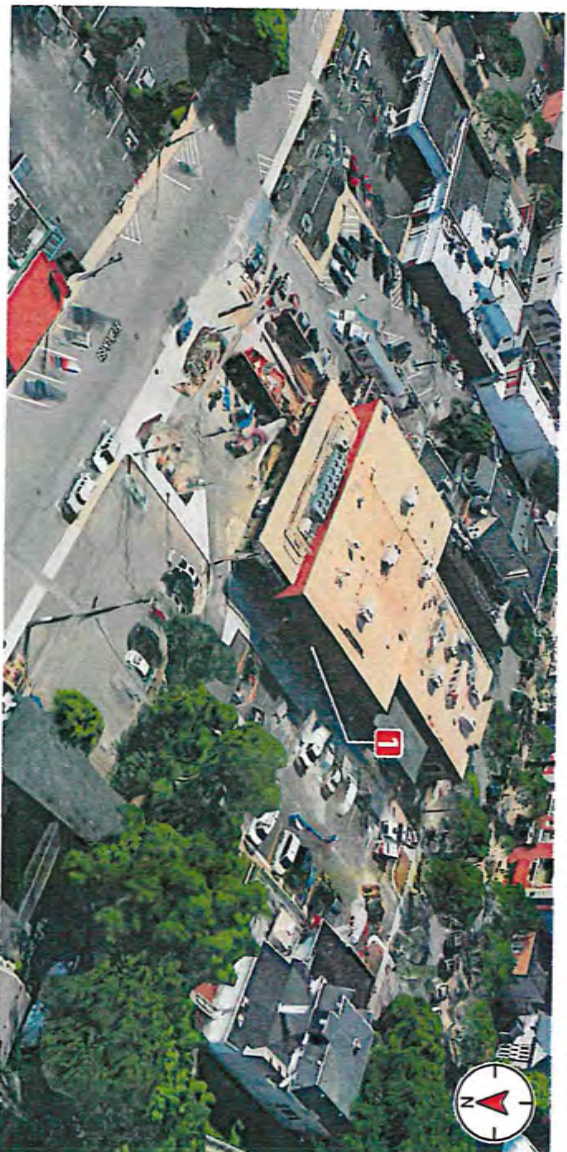
visit us at: [phillipssign.com](http://phillipssign.com)

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Permit: DM 6-9-21

\*\*\*Artwork recreated from clients low resolution raster image





**SIMULATED PERSPECTIVE VIEW**



**ITEM #1**

TOTAL SIGN AREA: 29.3 Sq. Ft. Each

**Banners  
Qty: 3**

Lead #: 2104033-39267	
PROJECT: Westborn Market-Plymouth	
FILE: Westborn Market-Banners-5-17-21	
SITE ADDRESS: 860 Penningman Ave., Plymouth, MI 48170	
LMO: EP	REVISION: DM-5-17-21
ARTIST: DM	
Date: 5-7-20	

**1** Location of proposed banners to be installed per the elevation drawing

Designs, details and plans represented herein are the sole property of Phillips Sign & Lighting, Inc. All or any part of these designs (except registered trademarks) are protected. Attempts to duplicate design without written consent may result in legal repercussions.

Phillips SIGN & LIGHTING Inc.



Ph: 586.468.7110

40920 Executive Drive  
Harrison Twp., MI  
48045-1363





# City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: July 27, 2022  
RE: 980 Carol, Non-Use Variance Request

Matthew McNulty, owner, is requesting a non-use variance construct a front porch addition in the front yard setback along S. Harvey. The property is 50 feet wide by 104 feet deep. The property is 5,200 square feet and is zoned R-1, Single Family Residential.

Section 78-191(o) references that the front yard setback shall be 90% of the average front yard setback of surrounding buildings. The proposed front porch will encroach into the front yard setback along S. Harvey. A variance of 1.5 feet is required for the front yard along S. Harvey.

In reviewing the application it was identified that a variance is necessary to exceed the maximum lot coverage. Sec. 78-190 references that the maximum lot coverage is 35%. A variance of 4.4% is required.

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





RECEIVED

JUL 11 2022



Z 22-10 980 Carol  
Front Yard Setback along S.  
Harvey  
ZBA Mtg

8/4/22

ITEM 6. b

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](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.

<u>980 Carol Ave</u>		<u>7-4-22</u>
Address of Property		Date of Application
<u>Matthew McNulty</u>	<u>Matthew &amp; Marisa McNulty</u>	
Applicant Name	Property Owner	
<u>980 Carol Ave</u>	<u>Plymouth</u>	<u>MI 48176</u>
Address	City	State Zip
<u>matthew.s.mculty@gmail.com</u>	<u>734-637-0838</u>	
Email	Phone	

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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

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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: allow the addition of an enclosed front porch to run across our entire house, encroaching on the west side of our easement. Current house is currently equal to where we want our porch to end.  
Description of Property

Current zoning classification: Residential

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

Is it a corner or interior lot? Corner

Size and area of lot: 104.0 x 50.0 (Area = 5200 sq ft.)

Total square footage of existing main structure(s): 1360 sq ft

Total square footage of accessory structure(s): 450 sq ft.

Existing lot coverage (percentage) of all buildings and structures: 34.8%

Height of existing main and/or accessory structures: Main: 20'6" / Accessory: 12 ft.

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 8' x 30' (Area = 240 sq ft)

Front yard setback after completion (measured from property line): 18 ft. (16 ft from proposed overhang entry)

Rear yard setback after completion (measured from property line): N/A

(2nd Front Yard)  
Side yard setback after completion (measured from property line): 12 ft. (same as current house)

Height of proposed structure: 10'6"

Lot coverage (percentage) after completion: 39.4%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 0.31

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:

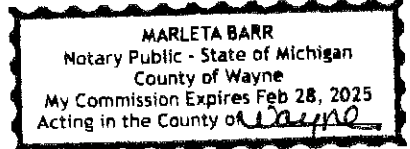
1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The proposed design (ending porch even with current side of house) becomes problematic with our side counting as a second front yard though my neighbors cannot see my house due to curve in <sup>Harvey</sup>
2. What effect will the variance have on neighboring properties? The variance will have minimal to zero impact on my "Harvey Front Yard" as they will not be able to see my porch from their homes due to the curved road. The improved design in front will keep up with the neighborhood's aesthetic.
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 practical difficulty is not self-imposed as we moved into this house as it is currently built. My hope is to maintain current distance (with the front porch addition) from Harvey St.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Adding a modest front porch is a reasonable request, which would typically be acceptable to add to most houses in Plymouth. The unique nature of my property and the curve in Harvey make this a unique situation.

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
[Signature]  
Signature of Applicant

Subscribed and sworn before me this 11<sup>th</sup> day of July, 20 22

[Signature]  
 Notary Public  
 My Commission expires 2/28/25



Effective Date: 4/14/2021

# FRONT YARD SETBACK WORKSHEET

House Address: 743 Harvey	House Address: 761 Harvey	House Address: 779 Harvey	House Address: 795 Harvey	Your House Address: 980 DO NOT INCLUDE SETBACK	House Address: 997 Carol	House Address: 887 Harvey	House Address: 9	House Address:
11.5	17	20.5	12.5		10.5	9		
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE								
SIDEWALK	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 porch.

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 = 81

Total number of homes used = 6

Sum of setbacks divided by homes used = 13.5

Then multiply this number by .90

PROPOSED FRONT YARD SETBACK: 12 ft.

The allowed front yard setback for your property = 13.5

**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.

# FRONT YARD SETBACK WORKSHEET

House Address:	House Address:	House Address:	House Address:	House Address:	House Address:	House Address:	House Address:
				980 Carol	976 Carol	952 Carol	824 Forest
			DO NOT INCLUDE SETBACK	19 ft.	17 ft.	9 ft.	
	17 ft						
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE							
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.

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Covered porch: measure to the porch.

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 = 62

Total number of homes used = 4

Sum of setbacks divided by homes used = 15.5

Then multiply this number by .90

PROPOSED FRONT YARD SETBACK: 16.0'

The allowed front yard setback for your property = 13.95'

**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.





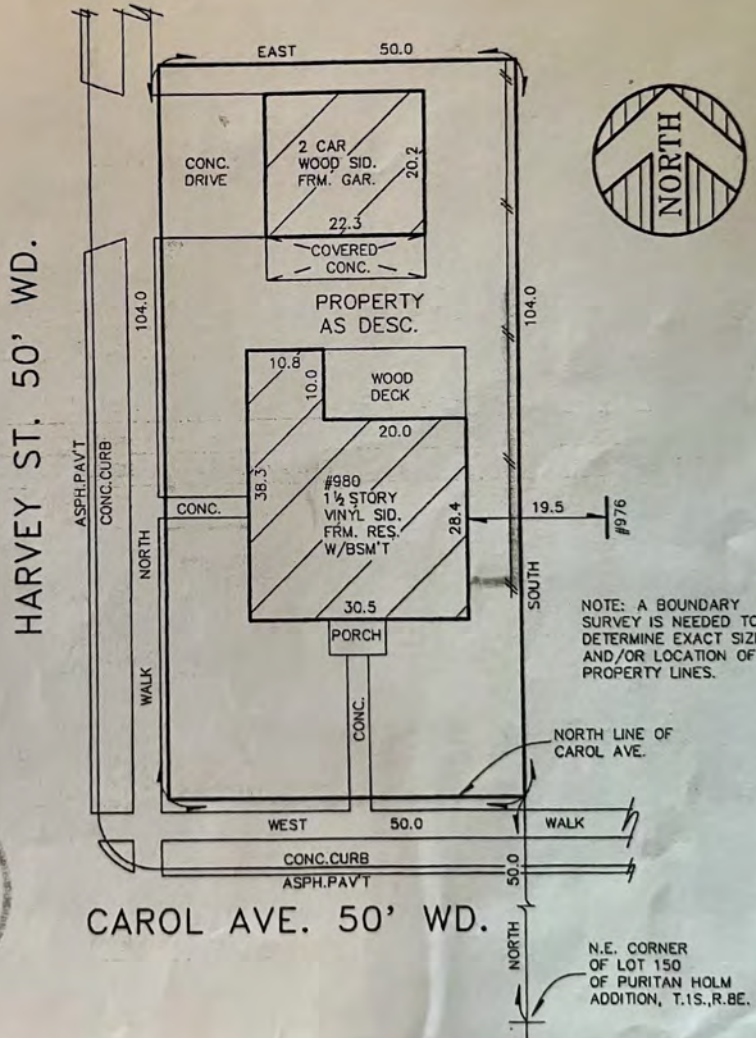
# MORTGAGE SURVEY

Applicant: TODD AND ALLISON COLE

**Property Description:**

Land in the City of Plymouth, Wayne County, Michigan, described as: That part of the East 1/2 of the Northeast 1/4 of Section 34, Town 1 South, Range 8 East, described as: Beginning at a point on the North line of Carol Avenue distant North 50.0 feet from the Northeast corner of Lot 150 of PURITAN HOLM ADDITION IN THE VILLAGE OF PLYMOUTH AND TOWNSHIP OF PLYMOUTH on the Northeast 1/4 of Section 34, Town 1 South, Range 8 East, and proceeding thence West along the North line of Carol Avenue 50.0 feet; thence North 104.0 feet; thence East 50.0 feet; thence South 104.0 feet to the point of beginning.

Note: The property description is as furnished by client.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes







































To Whom It May Concern:

I am writing this letter in hopes to give clarity to the dimensional (non-use) variance set back issue, involving our building plans submitted on June 16, 2022. My goal is to obtain a reasonable solution to the concerns brought forth.

Downtown Plymouth holds a special place in our hearts. I have lived here for 37 years, started a landscaping business at the age of 15 (lasting 20 years) and have always been passionate about our community and maintaining Plymouth's charm.

My wife and I graduated from PCCS in 2000 and had our first date at the Penn Bar & Grill. Today happens to be our 10 year anniversary! In August of 2013 we purchased our first home at 980 Carol Avenue. We were so excited, as we searched tirelessly for 2 years to find a home in the town in which we both love.

We now have a dog and twin boys (7 years old), and we've decided this is going to be our forever home. We knew that with time, we would need to make small changes to accommodate our family.

We take pride in our home. At this point in our lives, we have the means to carry out some long-term goals we've discussed over the years. With our children getting older, our dream was to have a porch on our house where we could comfortably watch them play. This is also a place we would plan to utilize during family gatherings, as our house can get a little cramped during the holidays. We value our time in our home more than anything.

Upon submitting our plans for approval, we were told we would need a variance to accommodate our "side yard/second front yard", due to living on the corner. Our house currently sits within the standard setback area. We understand there are ordinances for good reason, to maintain a certain aesthetic and order in the neighborhood. However, due to our unique and pre-existing position on our property, our location on Harvey, along with our desire to merely extend our current house plan, our neighbors to the north will not have the ability to view our changes from any position on their properties.

The alternative suggestion was to remove two feet from the west side of our porch (16 sq ft), also removing the symmetry of our design. If we were to remove two feet from the east side to balance the design, we would be removing almost 15% of our porch.

We are asking you to please reconsider this decision, as we have worked very hard to make this house a place we can share with family and friends.

We appreciate your thoughtfulness in making your decision and respect the duties of your position.

Matthew, Marisa, James, Sam and Daisy McNulty