



# City of Plymouth Zoning Board of Appeals

## Study Session Agenda

Thursday, October 6, 2022 – 6:00 p.m.

City Hall Commission Chambers

---

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

- 1) CALL TO ORDER
  - a) Roll Call
- 2) RISK MANAGEMENT TRAINING PROVIDED BY CITY ATTORNEY
- 3) ADJOURNMENT

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

## Regular Meeting Agenda

Thursday, October 6, 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 Webinar:

<https://us02web.zoom.us/j/85977495742>

Passcode: 470060

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of the September 1, 2022, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
  - a) Z 22-12: 948 Dewey, Non-use variance request for side yard setback
- 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, October 6, 2022 – 7:00 p.m.

Located at Plymouth 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, October 6, 2022, at 7:00 P.M. at City Hall to consider the following:

Z 22-12 Non-Use Variance Request for 948 Dewey

Side Yard Setback

Zoned: R-1, Single-Family Residential

Applicant: Don Iacovoni

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting/hearing, to individuals with disabilities. Requests for auxiliary aids or services may be made by writing or calling the following:

Maureen Brodie, ADA Coordinator

201 S. Main Street

Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: Thursday, September 22, 2022



City of Plymouth  
Zoning Board of Appeals  
Regular Meeting Minutes  
Thursday, September 1, 2022 - 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

**1. CALL TO ORDER**

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

Present: Chair Elliott, Members Mike Devine, Dave Latawiec, Mike Pappas

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**

Latawiec offered a motion, seconded by Pappas, to approve the minutes of the August 24, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Elliott

MOTION PASSED 4-0

**4. APPROVAL OF THE AGENDA**

Latawiec offered a motion, seconded by Pappas, to approve the agenda for the September 1, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Elliott

MOTION PASSED 4-0

**5. OLD BUSINESS**

There was no old business.

**6. NEW BUSINESS**

- a. Z22-11: 383 N. Harvey, non-use variance request for generator location

Applicant Lori Brugman referred board members to her application seeking to place a whole house generator behind her garage, which she described as less obtrusive than a portable generator. Elliott explained that there were only four board members present, which would require three of four board members to vote for approval and asked the applicant if she'd prefer to delay her application until five members were present, which would require three of five to vote yes. She indicated she'd like to proceed.

**Board Comments**

There was consensus that the proposed location of the generator was the best option.

**Motion**

Devine offered a motion, seconded by Pappas, to grant the variance for the generator placement in the rear yard setback due to the following findings of fact.

**Findings of Fact**

There are no other obvious alternatives.

This is the best location to mitigate any excessive noise to the neighbors or to the house itself.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Elliott

MOTION PASSED 4-0

**7. BOARD MEMBER COMMENTS**

Devine said he would like the Planning Commission to consider changing the ordinance to allow generators to be placed in rear yard setbacks. Elliott agreed and said he would like to recommend that the Planning Commission also require generators to be a defined distance from a habitable building.

**8. REPORTS AND CORRESPONDENCE**

Bolhuis reminded board members to complete their online safety training.

**9. ADJOURNMENT**

A motion to adjourn was offered at 7:12 p.m. by Pappas. Latawiec seconded the motion.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Elliott

MOTION PASSED 4-0



## 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.

**948 DEWEY ST**

**9/9/22**

Address of Property

Date of Application

**DON IACOVONI**

**DON IACOVONI**

Applicant Name

Property Owner

**948 DEWEY**

**PLYMOUTH**

**MI 48170**

Address

City

State Zip

**don.iacovoni@gmail.com**

**(734) 787-3835**

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 \$300.00 for single family projects or \$550.00 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 flash drive or emailed to [plans@plymouthmi.gov](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:**  
Sec. 78-190. - Limiting height, bulk, density and area by zoning district

---

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: \_\_\_\_\_  
Build a full-width front porch with step access to side yard.

---

**Description of Property**

Current zoning classification: R1 - Single Family Residential

Current use of structure(s) on premises: Residential

Is it a corner or interior lot? Interior

Size and area of lot: 50' x 119.50' 5975sqft

Total square footage of existing main structure(s): 1074.4sqft

Total square footage of accessory structure(s): 528sqft

Existing lot coverage (percentage) of all buildings and structures: 26.82% (not including porch)

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

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 256.44 sqft

Front yard setback after completion (measured from property line): 26'

Rear yard setback after completion (measured from property line): 43' (unchanged)

Side yard setback after completion (measured from property line): 0.1' (unchanged)

Height of proposed structure: 12.0'

Lot coverage (percentage) after completion: 31.11% (includes front porch)

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.) R1 zoning states that the minimum lot width in this zoning district is 60' but the property at 948 Dewey St is only 50' wide. Currently, there is a long-existing brick wall that extends to 0.1' from the south lot line of the property. It will be removed and the proposed porch will be built upon the brick wall's south foundation.
2. What effect will the variance have on neighboring properties? The proposed front porch will occupy the same space as the brick wall that it is replacing, so there will be no net change or impact to the adjacent property.
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 proposed front porch will utilize the existing foundation of the brick wall that is being removed. To the best of our knowledge, the brick wall has existed for a very long time, certainly since prior to the current owner's purchase of the house in 1999.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The house itself, as is (built in 1928), extends to 5.1' from the south lot line. The existing brick wall is likewise a long-existing structure, and extends to within 0.1' of the south lot line. This porch proposal would leave these current dimensions unchanged and thus do not pose any adverse effect on adjacent properties.

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

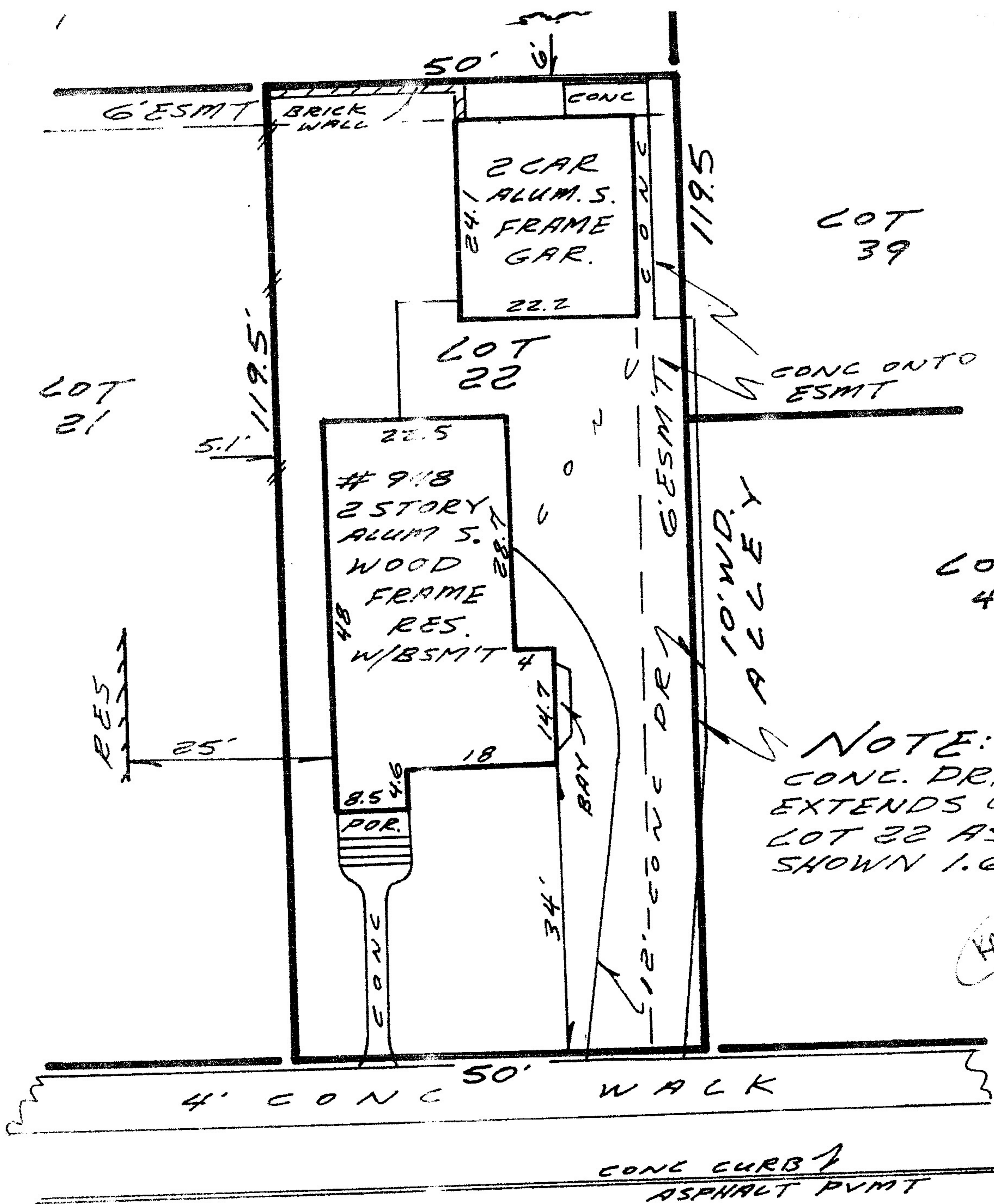
\_\_\_\_\_  
Signature of Applicant

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

\_\_\_\_\_  
Notary Public

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





NOTE:  
 CONC. DRIVE  
 EXTENDS OFF  
 LOT 22 AS  
 SHOWN 1.6'

KMI  
 DPT  
 10/6/99

DEWEY ST. 50' WD.

We hereby certify that this mortgage inspection shows the improvement(s) as located on the premises described. That the improvement(s) are entirely within lot lines and that there are no encroachments upon the premises described by the improvement(s) of any adjoining premises except as indicated. We further certify that this mortgagee's certificate was prepared for identification purposes only for the mortgagees in connection with a new mortgage within 120 days of the date shown, and is not to be used to establish property lines, easement lines, public right-of-ways, building lines, conformity or non-conformity to state, county, or local ordinances and/or codes, etc. Easements as shown are per recorded plat unless otherwise noted. Fences and driveway locations shown are approximate. To accurately locate fences, driveways and property corners, a certified Land Survey (Stake Survey) is recommended.



LEGAL DESCRIPTION PROVIDED BY OTHERS.  
*Michael J. Yambor*  
 JOB NO. 99-47907 SCALE 1"=20'  
 DATE 10-4-99 DR. BY M.M.B.



MICHAEL J. YAMBOR & ASSOCIATES, INC.  
 Licensed Land Surveyors  
 (248) 244-0954 • Telefax (248) 244-9410  
 500 Oliver • Troy, Michigan 48084



**Current Situation**

Brick planter box.



**Front View**

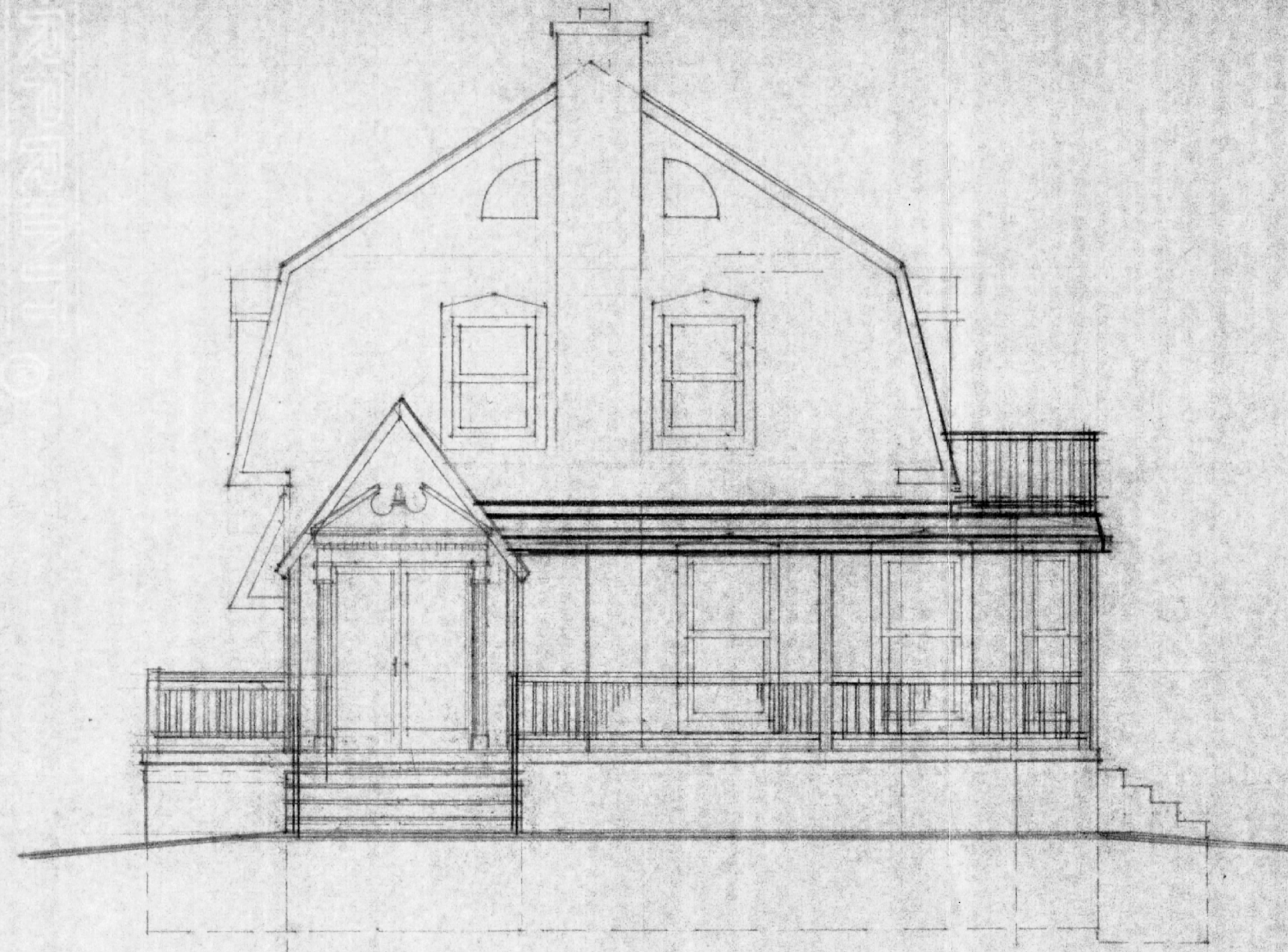


**Top View**

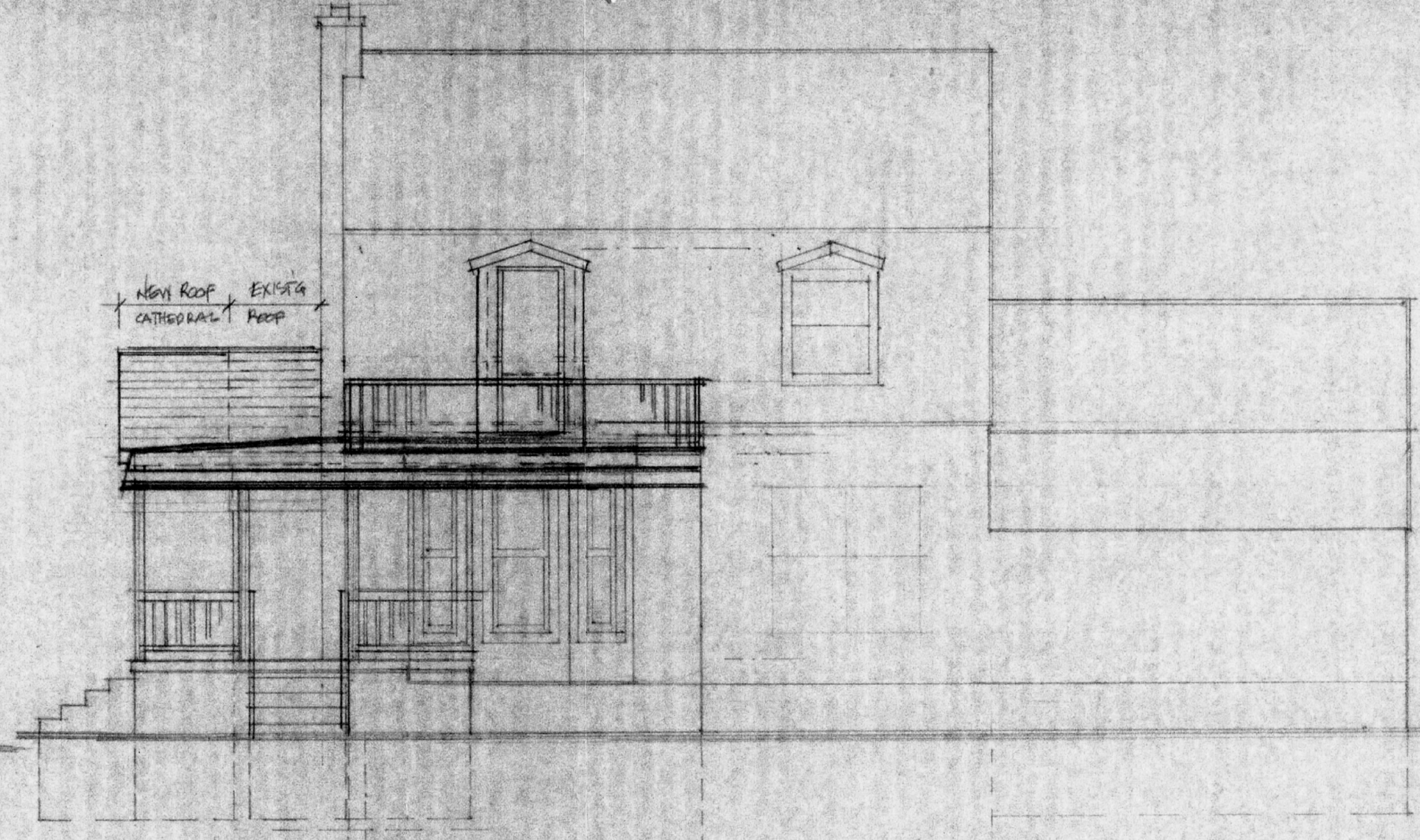


**Side View**

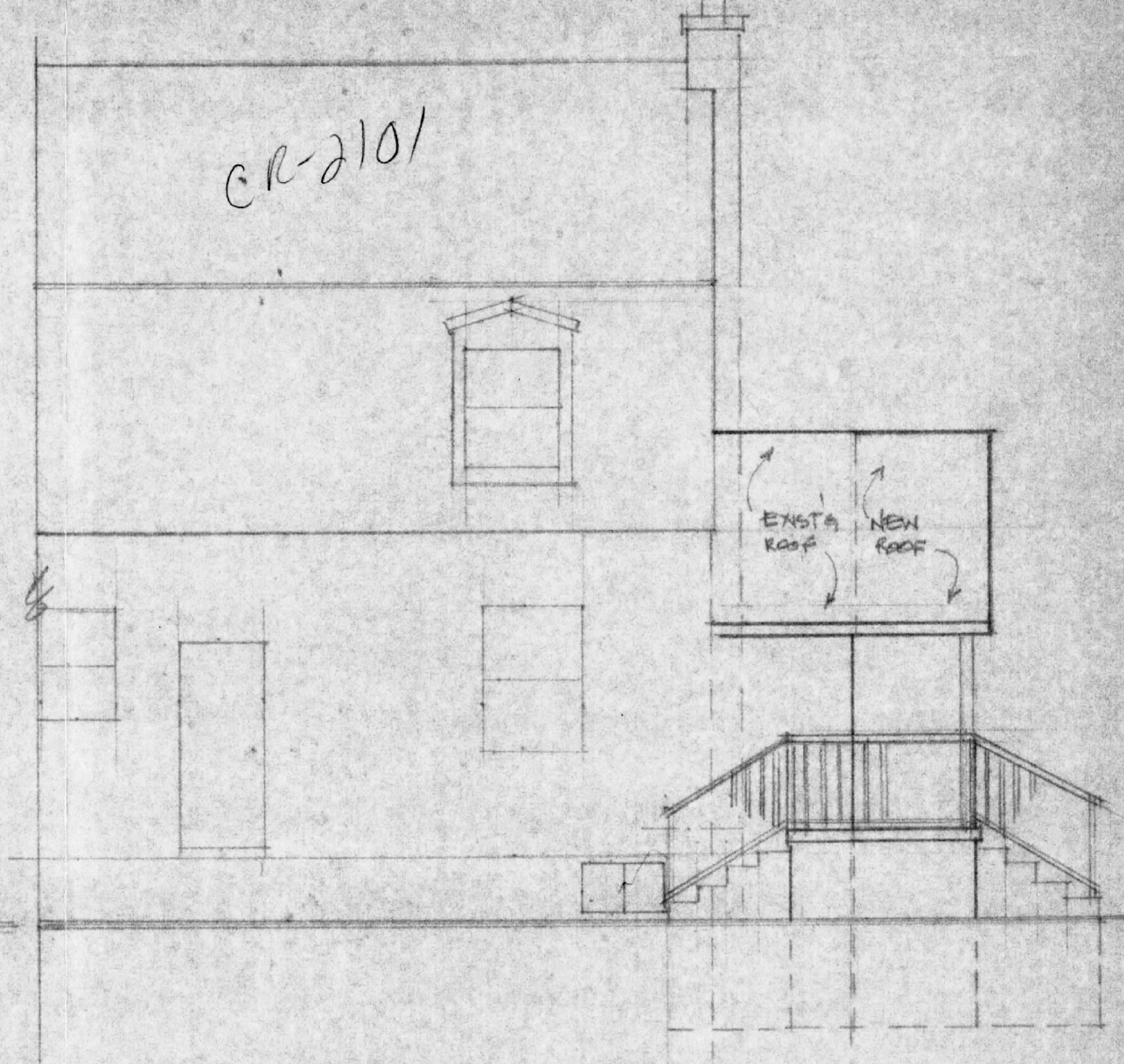




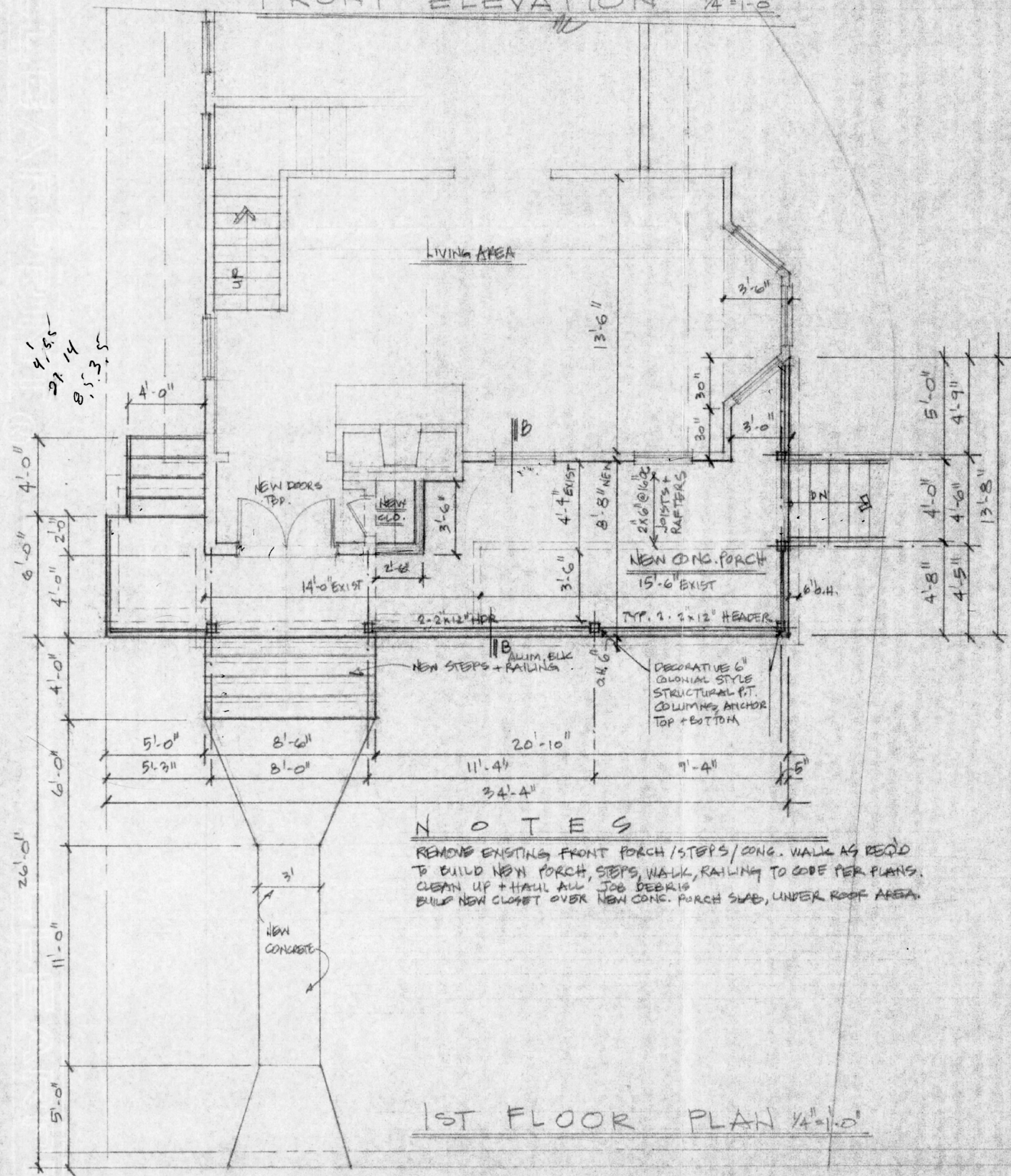
FRONT ELEVATION 1/4"=1'-0"



NORTH SIDE ELEVATION 1/4"=1'-0"

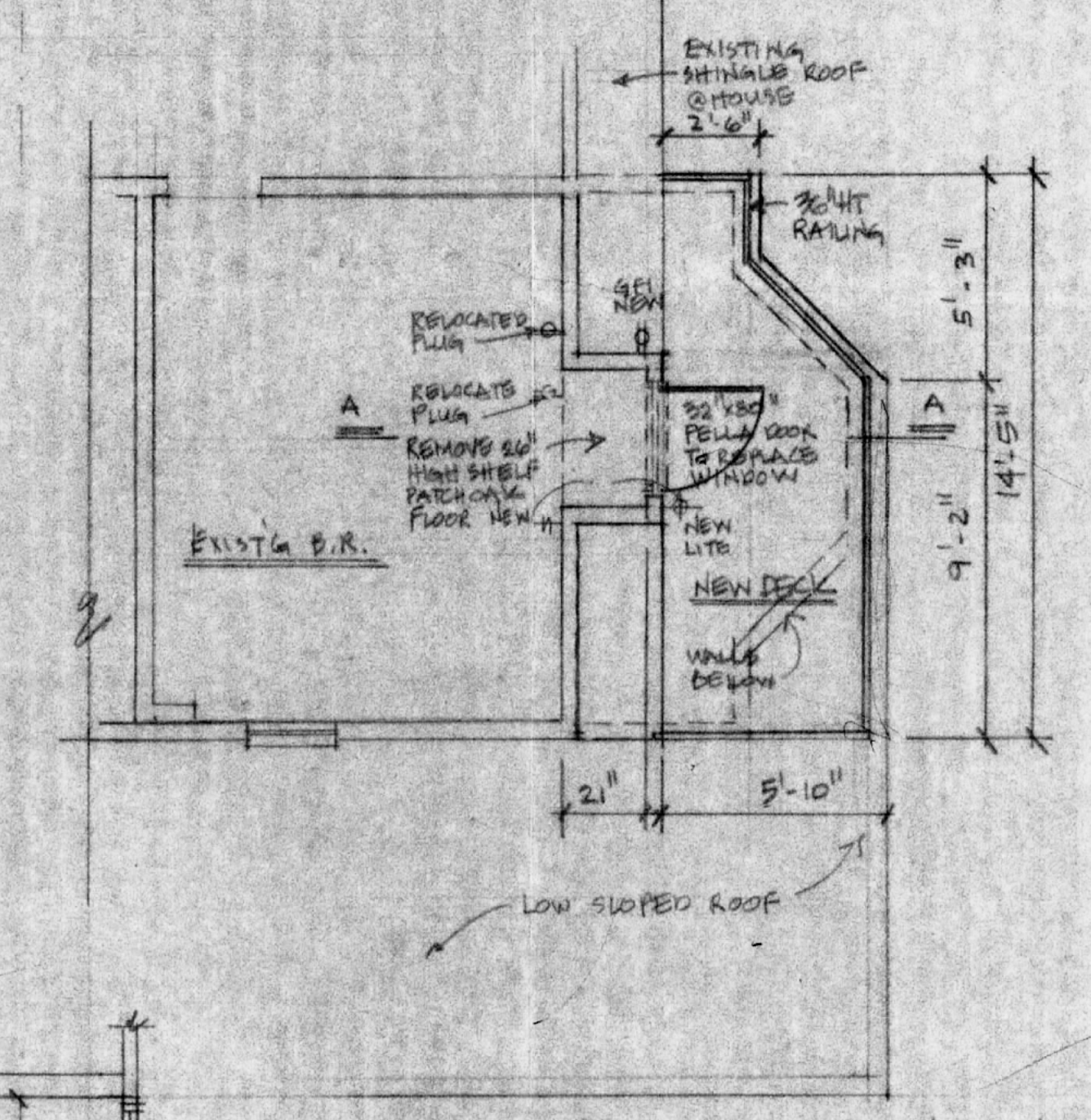


SOUTH SIDE ELEVATION 1/4"=1'-0"

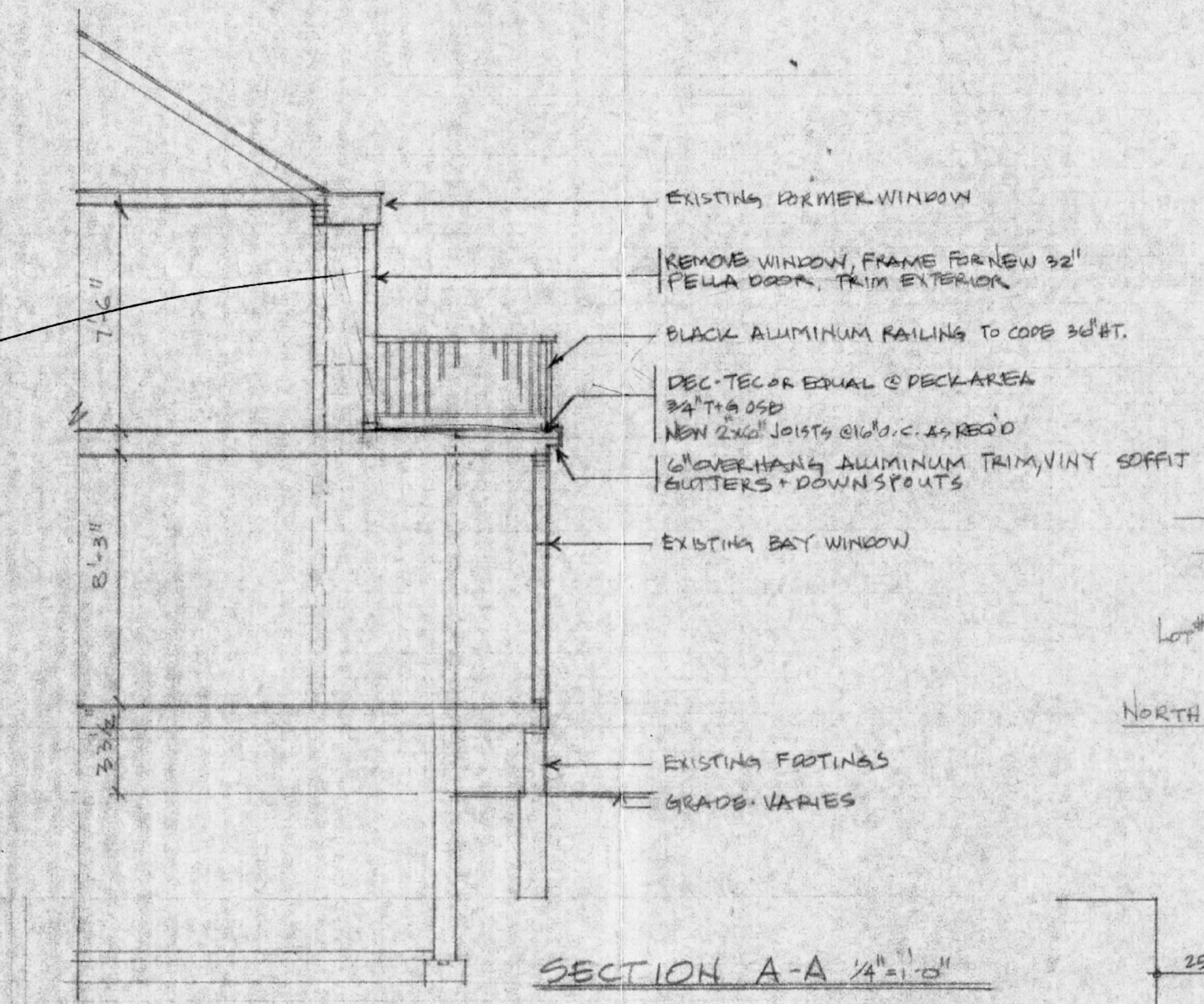


**NOTES**  
 REMOVE EXISTING FRONT PORCH/STEPS/CONG. WALLS AS REQ'D  
 TO BUILD NEW PORCH, STEPS, WALL, RAILING TO CODE PER PLANS.  
 CLEAN UP + HAZAR. ALL JOB DEBRIS  
 BUILD NEW CLOSET OVER NEW CONG. PORCH SLAB, UNDER ROOF AREA.

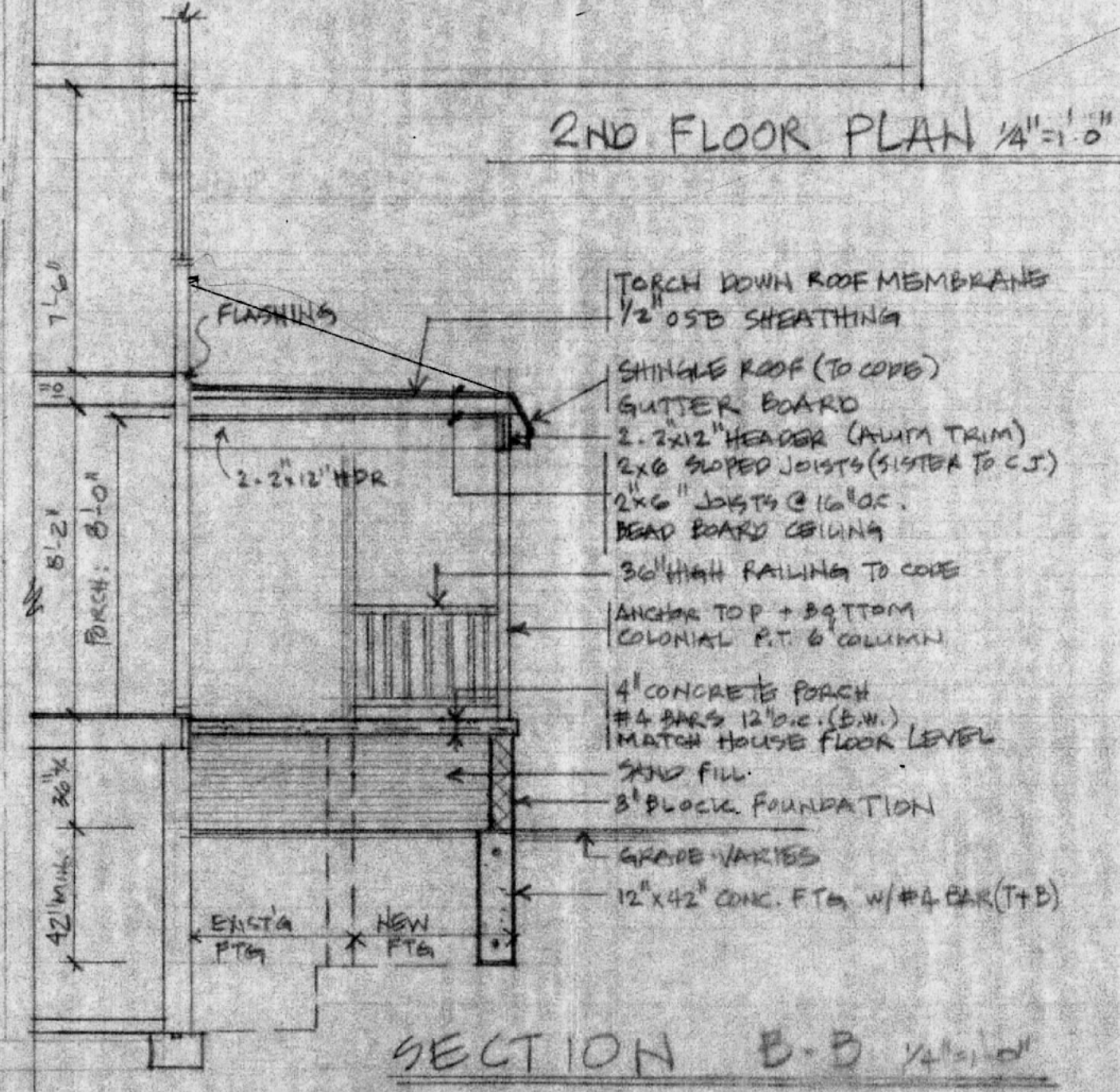
1ST FLOOR PLAN 1/4"=1'-0"



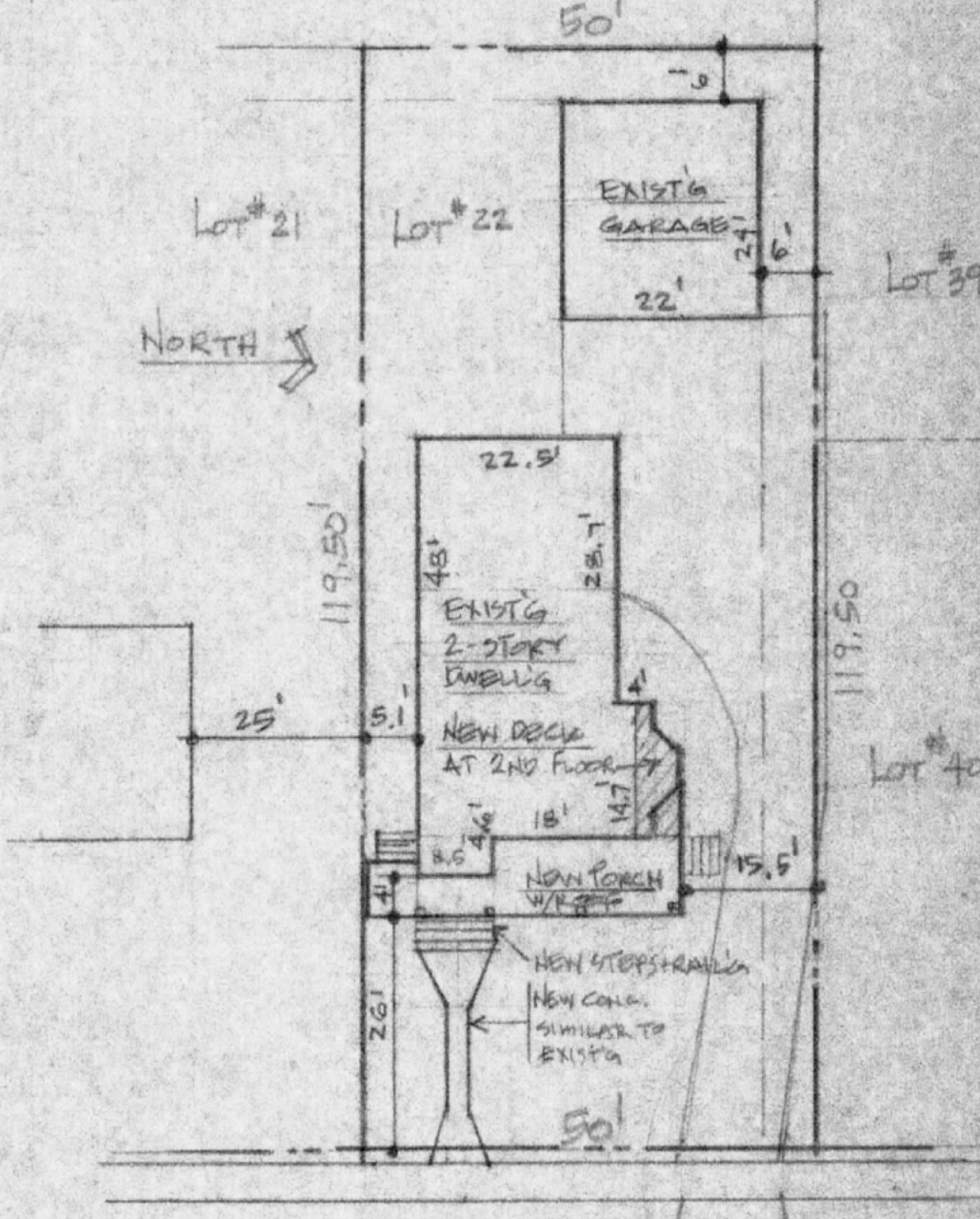
2ND FLOOR PLAN 1/4"=1'-0"



SECTION A-A 1/4"=1'-0"



SECTION B-B 1/4"=1'-0"



SITE PLAN 1"=20'

DON IACOVONI 948 DENEY STREET		(734) 787-3835 PLYMOUTH
SCALE: NOTED	10-22-21	D. COOPER
ITALY AMERICAN CONST. CO. (313) 278-7500 8401 TELEGRAPH RD DEARBORN HTS		REV 5-11-22
		21088

1/28  
 20  
 48x9