



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, February 1, 2024 – 7:00 p.m.

City Hall Commission Chambers & Online Zoom Webinar

City of Plymouth
201 South Main Street

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/81311906512>

Passcode: 912773

Webinar ID: 813 1190 6512

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the January 4, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 24-02, 1270 S. Main:** use variance to establish a funeral home.
 - b) **Z 24-03, 165 W. Liberty:** non-use variance for the required number of off-street parking spaces.
 - c) **Z 24-04, 1050 W. Ann Arbor Rd.:** non-use variance to construct a canopy over an outdoor patio area within the front yard setback.
 - d) **Z 24-05, 502 Ann:** non-use variance to construct a second story addition within the 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.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

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, January 4, 2024 - 7:00 p.m.

City of Plymouth www.plymouthmi.gov
201 S. Main Phone 734-453-1234
Plymouth, Michigan 48170-1637 Fax 734-455-1892

1. CALL TO ORDER

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

Present: Chair Elliott, Vice Chair Jim Burrows, Members Mike Devine, Mike Pappas, Rebecca Smith
Also present: Planning and 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 Pappas, to approve the minutes of the December 7, 2023 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Pappas, to approve the agenda for the January 4, 2024 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED

5. ELECTION OF OFFICERS

Burrows nominated Elliott for the office of chairperson. Bolhuis asked three times whether there were any other nominations. There were not.

There was a voice vote.

Elliott was unanimously elected as chairperson of the Zoning Board of Appeals for 2024.

Devine nominated Burrows for the office of vice chairperson. Elliott asked three times whether there were any other nominations. There were not.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

a. Z 24-01 1020 W. Ann Arbor Rd.: front and rear setbacks

Devine offered a motion, seconded by Elliott, to recuse himself from this agenda item because he is employed by the architectural firm representing the applicant.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED

Architect Joe Phillips described the variance request for canopies extending into the front and rear setbacks.

Citizen Comments

Keith Kwasny, 1361 Byron, asked about the distance between the building and the adjacent apartment complex he owns.

Board Member Discussion

The group discussed the request and the unusual lot configuration that requires a setback variance even though it is approximately 150-feet from the adjoining property.

Motion

Elliott offered a motion, seconded by Pappas, to approve Z24-01 for front and rear setbacks at 1020 W. Ann Arbor Rd.

Finding of Fact

This is a unique property – essentially a lot within a lot.

The rear yard setback meets the spirit of the ordinance when considering the entire property.

The front yard setback is larger than the neighboring property on the north side of Ann Arbor Rd.

The hardship was not self-imposed.

Elliott informed the applicant that there were only four members voting and gave them the option of waiting for a meeting when five would be present.

There was a roll call vote.

YES: Burrows, Pappas, Smith, Elliott

MOTION PASSED

Devine re-joined the meeting.

8. BOARD MEMBER COMMENTS

Elliott welcomed Smith and she introduced herself to the group. Members introduced themselves to her as well.

9. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton introduced himself to the group.

10. ADJOURNMENT

Burrows offered a motion, seconded by Pappas, to adjourn the meeting at 7:24 p.m.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Smith, Elliott

MOTION PASSED

DRAFT



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

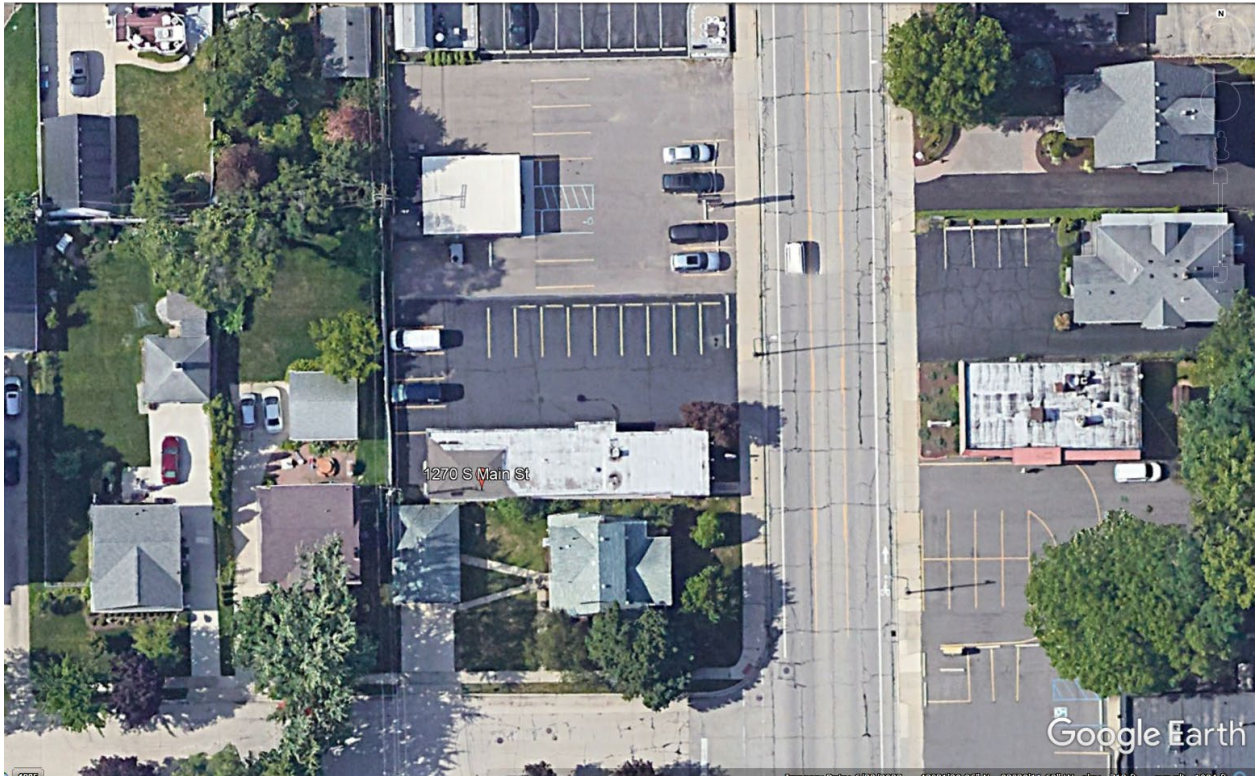
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: January 12, 2024
RE: 1270 S. Main, Use Variance Request

Bob and Jeanne McAllister, the applicants, are requesting a use variance to establish a funeral establishment in the B-1, Local Business District. The property is 70 feet wide by 116 feet deep, totaling 8,120 square feet.

Section 78-91 lists the principal uses permitted within the B-1, Local Business District. Section 78-35 references that uses must be expressly permitted within a zoning district to be conducted. Funeral homes are not expressly permitted in B-1. A use variance is required to permit a funeral establishment in the B-1, Local Business District.

Should you have any questions, please contact me directly.





RECEIVED

JAN 9 2024

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

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: USE – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result.

1270 S. Main Street, Plymouth, MI

02 Jan 2024

Address of Property

Date of Application

Robert & Jeanne McAllister

Thomas J. Lewis Tomal Properties LLC

Applicant Name

Property Owner

34110 Oakland Street

Farmington

MI 48335

Address

City

State Zip

bobmcallister812@gmail.com

248-880-8020

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 Use Variance: [Click here to see full ordinance language.](#)

1. Property cannot be reasonably used for purposes permitted in the zone
2. Problem results from circumstances unique to the property, not the neighborhood
3. Variance will not alter the essential character of the neighborhood
4. Problem is not self-created.

A two-thirds majority (4 of 5 board members) is required for all use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application 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](#). Ten (10) copies of the application are needed at submittal.

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:
Article XXVIII Section 78-411**

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Allow tenants to
conduct operations not classified as a B1 property zone.

Description of Property

Current zoning classification: B1

Current use of structure(s) on premises: Vacant since May 2023 (formerly The Town Locksmith)

Is it a corner or interior lot? Interior

Size and area of lot: 0.19 acres

Total square footage of existing main structure(s): 1,800 sq ft.

Total square footage of accessory structure(s): n/a

Existing lot coverage (percentage) of all buildings and structures: n/a

Height of existing main and/or accessory structures: n/a

Residential Only: Floor Area Ratio (FAR) should not exceed 0.4: n/a

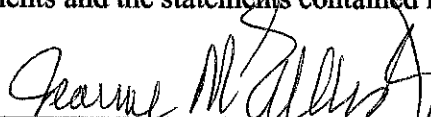
- A scaled drawing or boundary survey depicting the above information.
- The zoning and current use of the properties surrounding the subject property.

Please answer all of the following questions as they relate to the requested variance, use additional sheets as necessary:

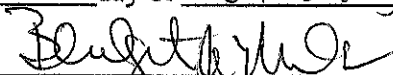
1. What are the hardships to preventing compliance with the ordinance? Are these hardships an exception or unique to the property compared to other properties in the neighborhood/City? _____
The hardship is the exclusion of funeral business types within the B1 district.
Standard funeral homes are zoned B2. Our funeral services will primarily be
administrative, pre-arrangments, preparation, and meeting with customers.
2. What effect will the variance have on neighboring properties? Will the variance alter the essential character of the area? The essential character of the community and surrounding area will not be altered. In fact, we believe this alternative option is a desired and necessary option for our neighboring communities.
3. Is the hardship which prevents you from complying with the ordinance self-imposed? How did the hardship come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) _____
No, the hardship is not self-imposed. The hardship has come about as a direct result of the exclusion of funeral type services within the B1 zone.
4. Why the property could not be reasonably used for the purposes permitted in that zone? _____
Funeral type businesses should be permitted within the same business district where various medical offices, clinics and other related businesses operate.
All of these business types provide their own special qualities for a well-balanced community.

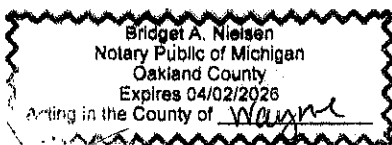
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:


Signature of Property Owner


Signature of Applicant

Subscribed and sworn before me this 2nd day of January, 2024


Notary Public



My Commission expires 4/2/26

Bolhuis, Greta

From: Jeremy Johnson
Sent: Friday, January 19, 2024 1:17 PM
To: Bolhuis, Greta
Subject: Re: Z 24-02 1250 S. Main St.

To whom it may concern-

As a resident of Plymouth Twp (45433 Turtlehead Dr) we are concerned about the variance to allow cremation services at 1250 S. Main. Our child attends Smith Elementary located less than 2 miles from this potential carcinogen. We also frequent Dairy-go-round and feel as though the addition of this business will cause a great burden on the community, with both environmental and health concerns. I really hope the city takes into consideration the negative effects this will have. I do not support the approval of this variance. Thank you for your time and consideration.

Jeremy Johnson

Bolhuis, Greta

From: Susan Wildenhaus
Sent: Friday, January 19, 2024 10:14 AM
To: Bolhuis, Greta
Subject: Zoning Board of Appeals Meeting Feb 7

Sent from my iPhone

Ms. Bolhuis,

Yesterday, I received a notification from Plymouth Zoning Board of Appeals.

I am unable to attend the meeting on February 7 and wondered how I might Submit my objection to Z 24-02, 1270 S Main, cremation services.

I would like my voice heard on this matter and need your advice on how I might submit my objection to the city.

Bolhuis, Greta

From: Kristen Michie
Sent: Thursday, January 18, 2024 8:34 PM
To: Bolhuis, Greta
Subject: 1270 S Main - Zoning Letter Responses

Hello Greta,

I am in receipt of the letter about a meeting taking place 2/7/2024 to review multiple items, 1 of which being a use variance application to allow a crematorium to exist in the previous Town Locksmith space at 1270 S Main Street.

I live at 845 Simpson and can see the building from my home. On certain days, I will be directly downwind from this site. My dear neighbors adjacent to the site have a lovely dog who loves to spend a lot of time outdoors lounging and playing in his backyard. I have a dog and 2 young children who enjoying playing outside & attend Smith Elementary just 2 blocks west of the building in question. All of the beautiful porches on my street that are safe spaces for summer time relaxing...

I say all this to let you know how close the impact of allowing a crematorium to operate in the thick of residential, schools, parks... in a very walkable part of downtown.... would put all of the children, dogs, neighbors, and people in this city that I love at risk. A crematorium emits known carcinogens and even though has to abide by regulations, I cannot see how constant exposure of such would not have a negative effect - whether short term or long term. It would be a disservice to the community to allow a business of this nature to operate in a heavily populated community. On a lesser scale, but still a very valid concern is the smell of the operation.

I am writing you this as a concerned citizen and homeowner. I am adamantly against this business operation. I feel this vital space on Main Street can be better used to improve the community & downtown feel of the city I have grown to love so much. This adds no traits or qualities that we strive to fill the downtown Plymouth area with. It will not draw anyone into our city but will certainly run residents out of it. Downtown Plymouth is a sacred place for residents & visitors alike and the City should be looking for tenants who can offer something into the lifestyle & downtown dynamic we strive for. A crematorium is better to operate on the outskirts of a town, or perhaps somewhere with more open space for ventilation that won't be noticed like we would notice it.... every second of every day being impacted.

Should the variance be approved, I would not longer feel safe raising my children in our home, in this city we have committed our lives to.

Please, I beg the people in power to do the right thing & keep the residents safe & deny this request for variance. I am putting my trust, and in this case my life, in your hands. Please do the right thing.

Thank you,

Kristen Michie
Homeowner

From: [Kristen Michie](#)
To: [Group - Zoning Board of Appeals](#)
Subject: 1270 S Main - Zoning Letter Response
Date: Friday, January 26, 2024 1:33:41 PM

Good Afternoon,

I am the homeowner of 845 Sipson Street. I am in receipt of the zoning letter of the requested use variance at 1270 S Main Street. I can see this building from my front porch. If I throw well enough, I could hit it with a rock.

I am writing today in direct opposition with the use variance change and as a very concerned citizen. I feel this vital space with Main Street frontage can be better used to improve the community & downtown feel of the city that I have grown to love so much. This business use adds no character, traits, or qualities that we strive to fill the downtown Plymouth area with. It will not draw anyone into our beloved city. The south end of downtown Plymouth could be another gathering spot in DTP as we have the ever popular Dairy-Go-Round, a Hungry Howies with under utilized outdoor seating, a new hair salon with Canzano... this is an opportunity for the city to make a choice. Do we choose to invest in the dynamic of DTP? I would certainly hope that is the case. There is so much youth & life in this city & adding another funeral home brings down what we are trying to build up. Downtown Plymouth is a sacred place for residents & visitors alike and the City should be looking for tenants who can offer something into the lifestyle & downtown dynamic we strive for.

Something I have long struggled with in my 15 years of living in my home is the parking struggles living next to a business (Kara Lee). I am no stranger to the lack of parking. If this funeral home were to hold a service - which I am unsure of the exact use language being requested - this would severely impact and further add to the parking situation we struggle with daily.

I would love the walks I do with my 2 young children on Main Street to offer more vibrance and opportunity than a funeral home. I do not think we are lacking in that arena anyways as we have one in the heart of downtown & another on Ann Arbor Road that I am aware of without even researching. I am respectfully asking that the city takes in to consideration that DTP is more than just the Kellogg Park area. Please do not forget that we as a community want to build this city up. Please do not approve this use variance.

Thank you,

Kristen Michie
845 Simpson Street

Bolhuis, Greta

From: Jill Welch
Sent: Thursday, January 18, 2024 9:33 PM
To: Bolhuis, Greta
Subject: Fwd: Zoning board - NO to cremation services

Hello,
> As a resident living in downtown Plymouth and with young children attending Smith Elementary and West Middle School; I am vehemently opposed to the cremation service business, currently being considered.
>
> Cremation emissions are known carcinogens and have adverse health impacts on humans and the environment. Plymouth is a family -centric city and this type of business could not only cause adverse health effects; but also drive away families and other residents. This is a negative impact for all residents and businesses alike.
>
> Consider this as opposition to cremation business zoning on Main St. I can be available to speak further.
>
> Jill Welch
> 525 S Sheldon

Bolhuis, Greta

From: Jessica Haddad
Sent: Thursday, January 18, 2024 7:47 PM
To: Bolhuis, Greta
Subject: Concern

As a concerned neighborhood resident, physician, and smith elementary parent I am concerned that Robert and Jeanne McAllister are requesting a variance to put a cremation services business at 1270 S. Main St.

Cremation emissions are known carcinogens and have adverse health impacts on humans and the environment. With Smith only being 2 blocks away, this could have a negative impact on the health and safety of students. In addition could cause an increase in cancer to the citizens in Plymouth.

I am unable to join the meeting on 2:7 but hoping I can share my concerns here.

Thank you,
Jessica Haddad
920 fairground street

Sent from my iPhone

Bolhuis, Greta

From: Alyssa Johnson
Sent: Friday, January 19, 2024 1:13 PM
To: Bolhuis, Greta
Subject: Z 24-02 1250 S. Main St.

To whom it may concern-

As a resident of Plymouth Twp (45433 Turtlehead Dr) we are concerned about the variance to allow cremation services at 1250 S. Main. Our child attends Smith Elementary located less than 2 miles from this potential carcinogen. We also frequent Dairy-go-round and feel as though the addition of this business will cause a great burden on the community, with both environmental and health concerns. I do not support the approval of this variance. Thank you for your time and consideration.

-Alyssa

Bolhuis, Greta

From: Tara G
Sent: Thursday, January 18, 2024 5:38 PM
To: Bolhuis, Greta
Subject: Objection to use variance

Hello:

As a concerned Smith Elementary parent, City of Plymouth resident, and attorney, I strongly discourage the City of Plymouth from permitting a use variance for the cremation services requested on S. Main Street (meeting to be held Feb 7). The location is very close to Smith School, where hundreds of children spend multiple recesses per day outside. Additionally, community members go to the school for walking, the playground, etc.

Cremation services produce byproducts that are known carcinogens. They are neurotoxins and accumulate in the body, particularly dangerous for young children. I would highly considering moving from downtown Plymouth if I was within 3-4 blocks of such services.

Moreover, the City is thriving and could attract another, more desirable business. Please do not put short term economic gain ahead of our community's safety and long-term prosperity.

Thank you,
Tara Gavioli
1479 Ross St.

Bolhuis, Greta

From: Tara Halbert
Sent: Friday, January 19, 2024 9:39 PM
To: Bolhuis, Greta
Subject: Zoning Meeting

Good evening Greta.

We have a very concerned neighborhood as well as parents with children attending Smith elementary school.

First, we need specific language around the potential zoning for a cremation services business at 1270 S. Main Street before any decisions are made. No one is comfortable with this. Even if it is not being used for cremation services and only for sales, everyone is very upset and not comfortable.

Second, this matter needs to be postponed until the proper date of the zoning meeting is communicated with the residents. It states Thursday, February 7th on the letter that was sent. February 7th is actually a Wednesday. When you visit Plymouthmi.gov it states that the meeting is Feb 1st.

This should be considered and discussed with residence before any decisions are made. If the city plans to send letters to residences regarding variances and zoning, it should be very clear and accurate.

Please let us know more information on the zoning meeting. Many would like to attend to speak up.

Tara Batzer

Bolhuis, Greta

From: Comcast
Sent: Friday, January 19, 2024 9:28 AM
To: Bolhuis, Greta; Group - Commission; Group - Zoning Board of Appeals
Subject: Zoning Board of Appeals Comment - Oppose Z 24-02, Use Variance for 1270 S. Main

Zoning Board and City Commission,

Dean and Kathy Thompson of 866 Simpson Street oppose the use variance to establish a cremation services business at 1270 S. Main Street within the B-1 Local Business District. 866 Simpson street is within 300 feet of 1270 S. Main Street.

There are many reasons to oppose granting this variance. We will highlight two.

First, it creates a public health hazard in the middle of a residential area. It is well-established in the public health literature that cremation services emit air pollutants that can cause cancer and other illnesses. Why this use in this location? Find another place for an obviously risky enterprise. One that is less well-populated.

Second, it is out of character with the surrounding community. The Main Street corridor is focused on walkability and bikeability to nearby amenities. Nobody wants to walk or bike to a cremation service. The building could be put to better use within the current acceptable zoning in a way that is more in line with the City's long-term strategic planning.

We have a lot more to say in opposition to this proposed zoning variance.

Thank you for considering our comments.

Dean and Kathy Thompson
866 Simpson Street
Plymouth, MI 48170

January 26, 2024

Re: Variance Request for the former Locksmith building

I am sending this email to protest the request from Robert and Jeanne McAllister for a Variance in order to put in a Funeral Home at the former Locksmith building at 1270 S Main St.

1. B1 Ordinance does not allow for a Funeral Home in a residential area. Should the Ordinance be allowed, there could be a potential setback for a request for additional expansion such as a crematorium and other services.
2. Parking could be an issue. The overflow of cars would end up on Simpson St.
3. There is already a Funeral Home in downtown Plymouth (Schrader Funeral Home)
4. The value of our homes could be impacted due to a Funeral Home around the corner.

Sincerely,

Penny A Partusch
936 Simpson St
Plymouth, Mi 48170

Bolhuis, Greta

From: Meaghan McCann
Sent: Tuesday, January 23, 2024 2:47 PM
To: Group - Zoning Board of Appeals
Subject: 1270 S. Main Street - Variance Objection

Dear Zoning Board,

I am writing to express my strong objection to the use variance request for a Funeral Home/Funeral Services Business at 1270 S. Main Street, Plymouth, the former location of the Town Locksmith.

This proposed business is not suitable for our residential neighborhood, Sunshine Acres, and I request that you carefully consider the following points:

Aesthetic and Emotional Impact:

Our residential neighborhood is a place where families gather, enjoy local businesses like the Dairy Go Round, and engage in everyday activities. The type of business the McAllister's want to introduce will not contribute to the family friendly environment our community enjoys.

Parking Issues:

The addition of a funeral services business could lead to parking problems on our residential streets. We have had to fight already to reduce commercial parking on our residential street because of KaraLee, and introducing a business with potential parking challenges would disrupt the harmony we currently enjoy.

Failure to Meet Use Variance Standards:

The McAllister's use variance application **does not meet** the stringent standards set forth in Section 78-411. Granting a use variance is an exceptional measure, and the application fails to demonstrate:

- The property cannot reasonably be used for permitted purposes in the B-1 Local Business District.
- The problem results from circumstances unique to the property, not the neighborhood.
- The variance will not alter the essential character of the neighborhood.
- The problem is not self-created.

Considering these deficiencies, I strongly urge you to reject the use variance request. The proposed funeral services business does not align with the character and spirit of our residential community, and approving such a variance would compromise the well-being of our residents.

I appreciate your time and attention to this matter. I trust you will make the decision that best serves the interests of our community.

Sincerely,
Meaghan McCann
912 Simpson St.

Bolhuis, Greta

From: Sherri Schoenemann
Sent: Tuesday, January 23, 2024 11:49 AM
To: Group - Zoning Board of Appeals
Subject: Sunshine acres variance - 1270 S Main Street

I have been a resident of Plymouth for 20 years in Sunshine Acres.

I am opposed to the variance for 1270 S Main Street.

Zoning is planned and should be abided by. Deviating from zoning creates unfair advantages and takes away from our planned community.

Plymouth is a sought after planning community. Deviating from our master plan and allowing variances puts our city at risk.

On a personal side, I walk my dog around the block, enjoy ice cream at Dairy Go Round. I don't want to be near any type of funeral services, holding facilities or crematoriums.

Please do not approve the variance.

Thank You,

Sherri Schoenemann
1079 Simpson St
Plymouth, MI 48170

Bolhuis, Greta

From: Matthew Hubbard
Sent: Tuesday, January 23, 2024 3:22 PM
To: Group - Zoning Board of Appeals
Subject: Resident comments regarding Use Variance Application for 1270 S. Main St

To whom it may concern,

I'm writing to express my objections to the use variance application for 1270 S. Main Street (formerly Town Locksmith) to conduct a funeral services business. I live at 1099 Simpson Street, which is less than a quarter of a mile from 1270 S. Main Street.

Funeral services are not permitted in the B-1 Local Business District. Furthermore, I do not think that funeral services are consistent with the described intent of the district:

The B-1, local business district is designed primarily for the convenience shopping of persons residing in adjacent residential areas, to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the central business district or general business district and, where appropriate, allow residential uses as a mixed use.

I do not see how funeral services fall under "limited basic shopping and/or service needs". I would also argue that funeral services do not increase my convenience as an individual residing in the adjacent residential area. Funeral services are, from the perspective of the individual, a very infrequent necessity. I would like the ability to walk to restaurants and grocery stores, etc., but have no need to walk to a funeral services business in my neighborhood.

The use variance application does not meet the requirements of section 78-411 - granting such a use variance is described in the ordinance itself as an extraordinary measure and therefore the McAllister's application must sufficiently meet all requirements, including providing evidence:

That the property could not be reasonably used for the purposes permitted in that zone

and

That the use requested by the variance would not alter the essential character of the area.

I would argue that the business previously operating at this location does fall within the intended use of the B-1, local business district, so to argue that the property suddenly could not house a business that falls within the intended use of the district does not make sense. Also, I do not believe that a valid argument can be made that adding funeral services, which includes the handling of corpses, would not alter the essential character of the neighborhood, especially on a property that is adjacent to 2 residential homes and an established ice cream business, which draws many families. Furthermore, I am concerned about the increased use of residential street parking - we already deal with substantial residential street traffic twice a day tied to student pick-up and drop-off at Smith Elementary School. Adding funeral services traffic would further complicate this situation.

In summary, I oppose the use variance application for 1270 S. Main Street. Thank you for your time and consideration.

Best,
Matthew Hubbard

Bolhuis, Greta

From: Meaghan McCann
Sent: Tuesday, January 23, 2024 2:47 PM
To: Group - Zoning Board of Appeals
Subject: 1270 S. Main Street - Variance Objection

Dear Zoning Board,

I am writing to express my strong objection to the use variance request for a Funeral Home/Funeral Services Business at 1270 S. Main Street, Plymouth, the former location of the Town Locksmith.

This proposed business is not suitable for our residential neighborhood, Sunshine Acres, and I request that you carefully consider the following points:

Aesthetic and Emotional Impact:

Our residential neighborhood is a place where families gather, enjoy local businesses like the Dairy Go Round, and engage in everyday activities. The type of business the McAllister's want to introduce will not contribute to the family friendly environment our community enjoys.

Parking Issues:

The addition of a funeral services business could lead to parking problems on our residential streets. We have had to fight already to reduce commercial parking on our residential street because of KaraLee, and introducing a business with potential parking challenges would disrupt the harmony we currently enjoy.

Failure to Meet Use Variance Standards:

The McAllister's use variance application **does not meet** the stringent standards set forth in Section 78-411. Granting a use variance is an exceptional measure, and the application fails to demonstrate:

- The property cannot reasonably be used for permitted purposes in the B-1 Local Business District.
- The problem results from circumstances unique to the property, not the neighborhood.
- The variance will not alter the essential character of the neighborhood.
- The problem is not self-created.

Considering these deficiencies, I strongly urge you to reject the use variance request. The proposed funeral services business does not align with the character and spirit of our residential community, and approving such a variance would compromise the well-being of our residents.

I appreciate your time and attention to this matter. I trust you will make the decision that best serves the interests of our community.

Sincerely,
Meaghan McCann
912 Simpson St.

Bolhuis, Greta

From: Tyler Hein
Sent: Tuesday, January 23, 2024 12:32 PM
To: Group - Zoning Board of Appeals
Subject: Resident comments regarding Use Variance Application for 1270 S. Main St

Hello,

I'm emailing to express my objections to the use variance application for 1270 S. Main St (formerly Town Locksmith) to conduct a funeral services business. I live at 1099 Simpson St, which is less than one-quarter of a mile from 1270 S. Main St..

Funeral services are not permitted in the B-1 Local Business District. Further, I don't think that funeral services are consistent the intent described in the B-1 Local Business District:

local business district is designed primarily for the convenience shopping of persons residing in adjacent residential areas, to permit only such uses as are necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the central business district or general business district and, where appropriate, allow residential uses as a mixed use.

I would argue that funeral services do not fall under limited basic shopping or service needs. I would also argue that funeral services do not increase my convenience as an individual residing in the adjacent residential area.

The use variance application does not meet the requirements of section 78-411 - granting such a use variance is described in the ordinance itself as an extraordinary measure and therefore the McAllister's application must sufficiently all requirements, including:

That the use requested by the variance would not alter the essential character of the area.

I do not believe that a valid argument can be made that adding funeral services, which includes the handling of corpses, would not alter the essential character of my neighborhood. I do not want corpses in my residential neighborhood, especially on a property that is adjacent to 2 residential homes and an established ice cream business, which draws many families. Further, I am concerned about the increased use of residential street parking - we already deal with substantial residential street traffic twice a day tied to student pick up and drop off at Smith Elementary School. Adding funeral services traffic would further complicate this situation.

Lastly, I am concerned about the health consequences of living so close to a funeral services business. Per a report from Canada's National Collaborating Centre for Environmental Health, crematoria produce emissions that are known to be toxic to humans and to bioaccumulate in tissue. The World Health Organization and the US Environmental Protection Agency advise that care should be taken to limit exposure, particularly for vulnerable populations such as babies, children, pregnant women, and the elderly, to limit exposure to these pollutants. The adjacent ice cream business, Dairy Go Round, serves many young children and their families.

Unfortunately, there is not much empirical evidence about the level of exposure to these pollutants that would have deleterious health impacts. One study in England found increased risk of stillbirth and anencephalus to be associated with residential proximity to crematoria. As a woman of childbearing age, I am extremely concerned about the health impacts of this business on any future pregnancies or children I

have. In the absence of more robust literature, I do think Plymouth needs to err on the side of caution and not subject its residents to this risk.

In summary, I am opposed to the use variance application at 1270 S. Main St for several reasons:

- Funeral services are not consistent with the intent of the B-1 Business District zoning.
- Permitting the variance would have a substantial negative impact on the essential character of my neighborhood; therefore, this application cannot meet the strict criteria outlined in section 78-411.
- The health impacts of crematorium services are not well understood but there is evidence that the associated pollutants are toxic to humans, accumulate in their bodies over time, and are associated with increased risk of stillbirth and anencephaly, a devastating condition. Given the proximity to both private residences and an existing business that serves many young children and their families, I don't think Plymouth should accept this risk.

Please let me know if you have any questions.

Best,
Tyler

Bolhuis, Greta

From: Laura Bleecker
Sent: Wednesday, January 24, 2024 9:11 PM
To: Group - Zoning Board of Appeals
Subject: 1270 S. Main Street

Dear City of Plymouth Zoning Board of Appeals:

As a City of Plymouth resident who lives on Simpson Street, adjacent to the proposed location of the McAllister Funeral Home, I am protesting the Use of the Variance Request for 1270 S. Main Street.

As a parent to young children, having a funeral home that would literally be in my backyard would drastically alter the way they grow up, in addition to the way I raise them. Of primary concern is their safety, which is twofold:

There would be a drastic increase in the amount of people (strangers) who walk the sidewalks of our neighborhood, specifically on Simpson Street, and I would no longer be able to allow my sons to play independently when I am caring for the property / garden / landscaping, or any other time - simply because I wouldn't know the people who would be parking in front of my home. One of the primary reasons I selected Sunshine Acres as a place to live was for its outstanding safety record. This record could shift if a funeral parlor is built.

The second part of the safety concern is traffic. There is already a parking issue in front of my property, and a funeral home would greatly exacerbate the issue. While my children know how to be safe, there always exists the possibility that a driver could experience road rage over not having a parking spot, lose control of the vehicle, and drive onto my front lawn (I've seen it happen), or use my driveway as a turnaround when my children are playing on it. Of the two scenarios, using my driveway is the more likely occurrence - if this happens, my children could get hit by a car.

Another factor to consider is the drop in property values. Who wants to buy a house located by a funeral home? Let's keep our neighborhood fun by having awesome attractions only, like Dairy-Go-Round!

Finally, please consider the following:

- The McAllister's have submitted a use variance application for 1270 S. Main Street, Plymouth (the former Town Locksmith location) to conduct a Funeral Home/Funeral Services Business. These operations are not permitted in the B-1 Local Business District (https://library.municode.com/mi/plymouth/codes/code_of_ordinances?nodeId=PTIICOOR_CH78ZO_ARTIXLOBUDI).
- The Use Variance Application submitted by the McAllister's does not meet the requirements of Section 78-411 (https://library.municode.com/mi/plymouth/codes/code_of_ordinances?nodeId=PTIICOOR_CH78ZO_ARTXXVIIIIZOBOAP_S78-411VA).
- Granting a use variance is an extraordinary measure and it must meet the strict standards set forth in of Section 78-411 (https://library.municode.com/mi/plymouth/codes/code_of_ordinances?nodeId=PTIICOOR_CH78ZO_ARTXXVIIIIZOBOAP_S78-411VA). The applicant must present evidence to show that if the zoning ordinance is applied, an unnecessary hardship to the applicant will result and that all four of the following requirements are met:

1. Property cannot reasonably be used for purposes permitted in the B-1 Local Business District (https://library.municode.com/mi/plymouth/codes/code_of_ordinances?nodeId=PTIICOOR_CH7_8ZO_ARTIXLOBUDI)
2. Problem results from circumstances unique to the property, not the neighborhood
3. Variance will not alter the essential character of the neighborhood, and
4. Problem is not self-created.

The McAllister's application is deficient and does not meaningfully address any of these requirements. The McAllister's have not (and cannot) meet the requirements for a use variance for a funeral home or funeral services of any kind.

Thank you for your attention in this matter.

--

Best,
Laura M. Bleecker
Mobile |
Email |

Bolhuis, Greta

From: Michele Potter
Sent: Thursday, January 25, 2024 10:55 AM
To: Bolhuis, Greta
Subject: Z 24-02 variance request @ 1270 S. Main St.

I am writing to you to express my stout opposition to the variance request submitted by Robert and Jeanne McAllister for a funeral home in the B-1 district that abuts our neighborhood, Sunshine Acres.

This type of business is not permitted in the B-1 zoning area and is definitely not in keeping with a residential setting where children and families live, play and gather. If approved, it would not only bring to our neighborhood a business that is not consistent with the zoning land use but also one that has the potential to impact on street parking and lower our property values.

The applicants fail to meet the requirements of the City's use variance (Section 78-411):

1)

Use variance. The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result, and that all four of the following requirements are met:

a.

That the property could not be reasonably used for the purposes permitted in that zone;

b.

That the appeal results from unique circumstances peculiar to the property and not from general neighborhood conditions;

c.

That the use requested by the variance would not alter the essential character of the area; and

That the alleged hardship has not been created by any person presently having an interest in the property.

I strongly encourage the ZBA members to thoroughly review this application and follow the City's guiding ordinances to deny this request.

Sincerely,

Michele R. Potter

917 Simpson Street

(former City Commissioner, former DDA member and Vice Chair, former ZBA member)



Dykema Gossett PLLC
39577 Woodward Avenue
Suite 300
Bloomfield Hills, MI 48304
WWW.DYKEMA.COM

Tel: (248) 203-0700
Fax: (248) 203-0763

Samuel R. Kilberg
Direct Dial: (248) 203-0519
Direct Fax: (866) 881-7203
Email: SKilberg@dykema.com

January 25, 2024

Via Email
(zoning@plymouthmi.gov)

City of Plymouth
Zoning Board of Appeals
201 S. Main Street,
Plymouth, MI 48170

Re: Written Submission in Opposition to Robert and Jeanne McAllister's Use Variance Application for a Funeral Home at 1270 S. Main Street, Plymouth, MI 48170

Dear Members of the Board,

We represent Thomas and April Dono (collectively the "**Adjacent Owners**") and submit this correspondence in opposition to Robert and Jeanne McAllister's (collectively, the "**Applicant**") Use Variance Application for a Funeral Home ("**Application**") at 1270 S. Main Street, Plymouth, MI ("**Property**"). As pictured in Figure 1 below, the Adjacent Owners own a home located directly to the West of the Applicant's Property with address of 882 Simpson, Plymouth, MI 48170. (the "**Adjacent Home**"). While this firm only represents the Adjacent Owners with respect to this matter, the Adjacent Owners' opposition to the Applicant's proposed funeral home (the "**Funeral Home**") is shared by many nearby residents in the immediately surrounding area. The residents do not want to live next door to a Funeral Home and ask that you deny the Application for the reasons set forth below.

FIGURE 1 – ADJACENT HOME

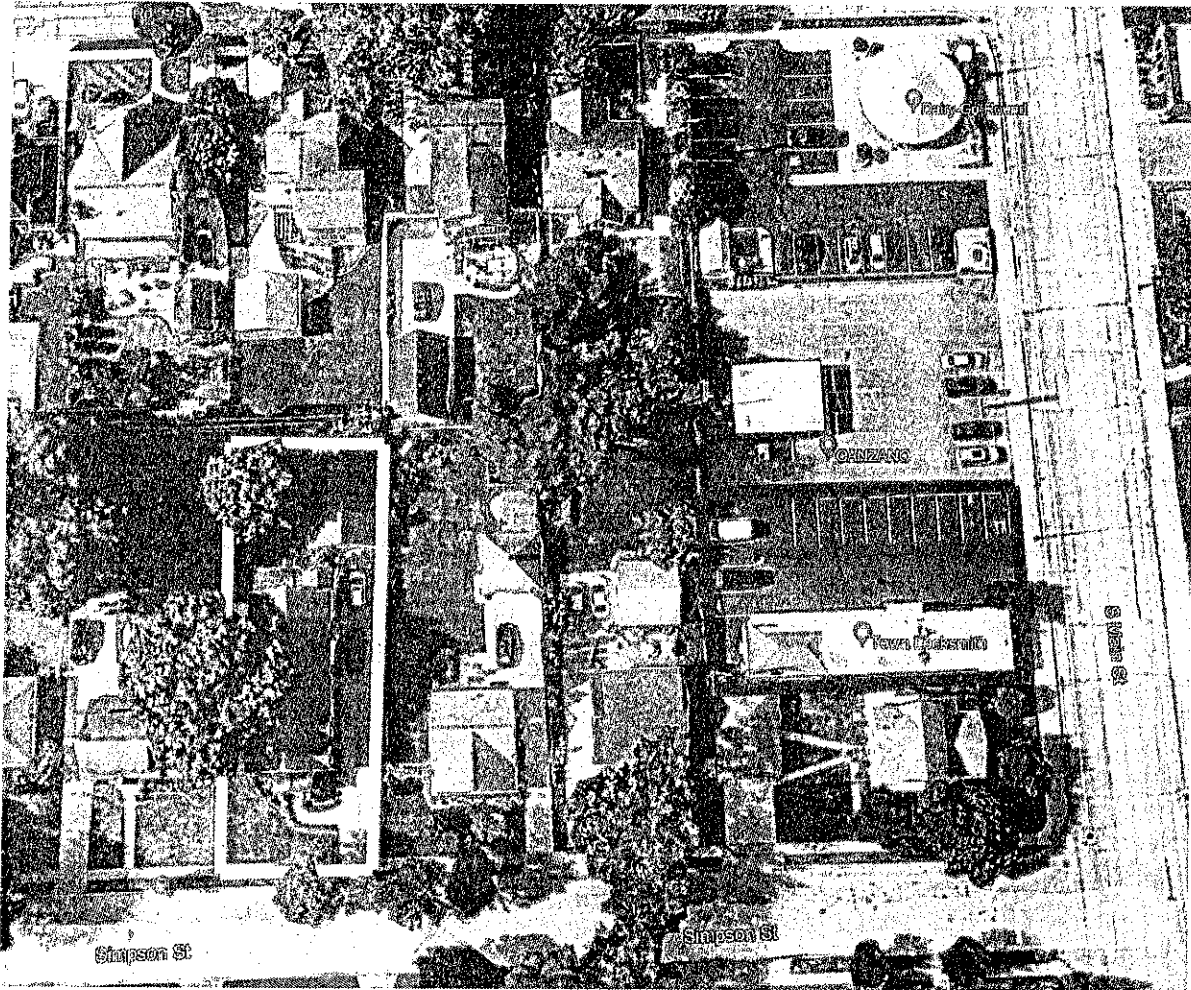
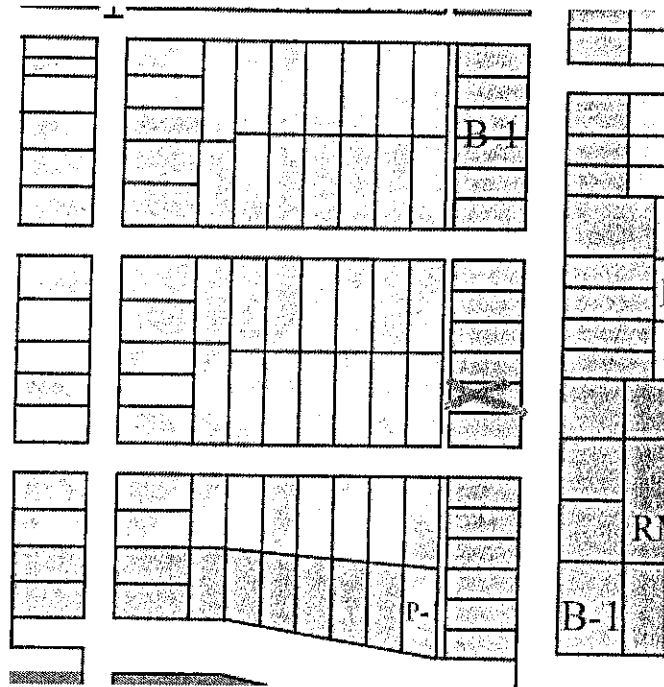










Figure 2 – ZONING MAP



Legend

	R-1	Single-Family Residential
	RT-1	Two-Family Residential
	RM-1	Multiple-Family Residential
	RM-2	Multiple-Family Residential
	MU	Mixed Use
	O-1	Office
	O-2	Office
	B-1	Local Business

RELEVANT FACTUAL BACKGROUND

The Applicant's Property is located in the City's B-1 (Local Business) Zoning District. See Figure 2 above. The prior use of the Applicant's Property was a locksmith and the Property has been vacant since May 2023. The Adjacent Owners home is zoned R-1 and located directly to the West of the Applicant's Property (pictured in Figure 1 above). The Applicant's Property is located approximately 120' from Adjacent Home.

The current zoning of the Property (B-1) does not allow Funeral Homes, therefore, Applicant is seeking a Use Variance under Section 78-411 of the City of Plymouth Zoning Ordinance ("**Ordinance**") to allow a Funeral Home use at the Property. According to the Application, the funeral services at the Property will be "primarily administrative, pre-arrangements, preparation, and meeting with customers." Upon information and belief, the proposed use will be meeting with customers in the front of the building (facing S Main Street) and there will be preparation, storage, and embalming of dead bodies in the back of building. The bodies will then be shipped off site to other locations where burial services, cremation, visitation, and/or memorial services will be conducted. However, if the Application is approved then there is nothing preventing Applicant from expanding and adding these more intensive activities/uses at a later date. Therefore, Adjacent Owners object to any Funeral Home use at the Property and denial of the Application is appropriate.

SUMMARY OF ARGUMENT

The Applicant's proposed Funeral Home cannot be approved at the Property for a variety of reasons. Based on the language of the Ordinance, as well as the Applicant's Application materials and evidence submitted with this correspondence, the proposed Funeral Home must be denied for the following reasons:

(1) The proposed Funeral Home does not meet the requisite standards for use variance approval under the Ordinance. While the criteria are addressed below, one critical standard that is not met by the Application is the requirement that the Property "*could not be reasonably used for the purposes permitted in that zone*" Contrary to this requirement, the Property can still be used for any of sixteen (16) permitted uses and four (4) special uses listed in Section 78-91 and 92. The Applicant is attempting to add a new use to the area that does not fit with the other used permitted in the B-1 District.

(2) The proposed Funeral Home is incompatible with the Master Plan — which envisions the Property remaining B-1 (Local Business), which allows uses "which can be situated on limited-size lots and which provide appropriate buffers to the adjoining single-family residential uses." Approval of the proposed Funeral Home would negatively alter the essential character of the area, which is a family-friendly walkable neighborhood with a hair salon and ice cream store directly to the north of the proposal Funeral Home.

(3) There is no need to add a funeral home use to the B-1 District because the City of Plymouth is already well served by the Schrader-Howell Funeral Home, which has been operating in the City for 117 years and is properly located in the B-2 (Central Business District).

LEGAL ANALYSIS

A. The City's Zoning Ordinance

i. *The Application Fails to Meet the Standards for Use Variance.*

The Application fails to meet all of the required standards for a Use Variance under the Ordinance. Under Section 78-411 and MCL 125.3604(7), the Board of Zoning Appeals is authorized to grant use variances from strict provision of the Ordinance upon a showing of "unnecessary hardship" to the Applicant. In order to prove the stringent standard of "unnecessary hardship" the Applicant must meet all four of the standards set for in Section 78-411(1):

(1) *Use variance. The applicant must present evidence to show that if the zoning ordinance is applied strictly, unnecessary hardship to the applicant will result, and that all four of the following requirements are met:*

- a. *That the property could not be reasonably used for the purposes permitted in that zone;*

RESPONSE: The proposed Funeral Home fails to meet this standard because the Property can be used for any of the sixteen (16) permitted or four (4) special land uses in the B-1 District, which includes office buildings, dental offices, private club and lodge halls, off street parking lots, restaurants not serving alcoholic beverages, sit-down restaurants, carry-out restaurants (no drive-through), retail plazas, personal service establishment which performs services on the premises for persons residing in adjacent residential areas, etc. The Property has been vacant since 2023, however, vacancy of a retail property for 8 months is not sufficient grounds for a use variance. The Applicant has failed to provide any evidence proving that the Property cannot be developed or used for any of the existing permitted uses in the B-1 District.

- b. *That the appeal results from unique circumstances peculiar to the property and not from general neighborhood conditions;*

RESPONSE: The proposed Funeral Home fails to meet this standard because the use restrictions of the B-1 District are shared by every other parcel located along South Main Street. There are no unique facts or circumstances about the Property that are not shared by every other property in the B-1 District.

- c. *That the use requested by the variance would not alter the essential character of the area; and*

RESPONSE: The proposed Funeral Home fails to meet this standard because (i) the use would materially alter the character of the area; (ii) will adversely impact both the social and economic well-being of the neighboring property owners; and (iii) is contrary to both the intent and purpose of the Ordinance, as well as the future land use plan for the Property under the City's Master Plan. The intent of the B-1 Zoning District "is designed primarily for the convenience shopping of persons residing in adjacent residential areas"

and shall permit only uses which are “necessary to satisfy those limited basic shopping and/or service needs which by their very nature are not related to the shopping pattern of the central business district or general business district and, where appropriate, allow residential uses as a mixed use.” To this end, the loading and unloading of bodies, caskets and hearses, and the embalming and preparation of bodies so close to residential homes and a popular neighborhood ice cream store will have a negative social and economic impact on the immediate adjacent area. Lastly, the Ordinance and Master Plan both contemplate the Property remaining a B-1 zoned property and thus the Applicant’s proposed Funeral Home is inconsistent with both the intent of the current Ordinance and the City’s future vision for the Property.

d. *That the alleged hardship has not been created by any person presently having an interest in the property.*

RESPONSE: The proposed Funeral Home fails to meet this standard. There is no question that the use variance requested here is entirely self-created. Applicant has requested a use variance for a use which is clearly not allowed in the B-1 District. Further, as noted above, the Property can be developed and used without the variance for a less intensive use. The variance requested solely due to the proposed wants by the Applicant and for no other reason.

CONCLUSION

In conclusion, based on the evidence in the record before the Board, the Application cannot be approved on the Property under the plain language of the City’s Ordinance. The proposed Funeral Home use is simply incompatible with the adjacent and surrounding properties and, if approved, would result in numerous negative impacts on the social and economic well-being of the nearby residents. On behalf of the Adjacent Owners, we respectfully request that the Board protect this neighborhood and deny the Application. Thank you for your time and consideration.

Sincerely,

Dykema Gossett PLLC



Samuel R. Kilberg

cc: City of Plymouth, Community Development Department (Via Email)
Client (via Email)



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: January 12, 2024
RE: 165 W. Liberty, Non-Use Variance Request

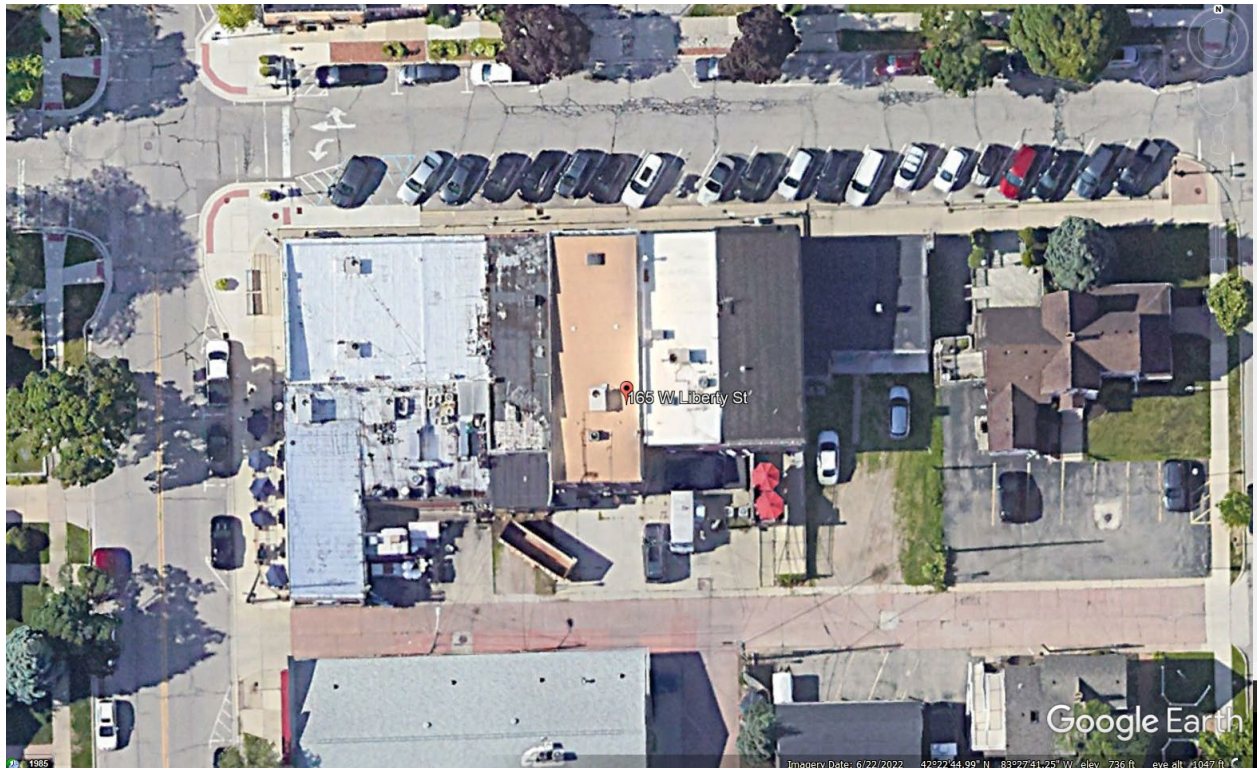
Sharon Watson, the applicant, is requesting a non-use variance to reduce the required number of off-street parking spaces for a proposed salon use. The property is two-stories and 26 feet wide by 106 feet deep, totaling 2,756 square feet. The property is zoned B-1, Local Business.

Section 78-271 (3) (e) references beauty parlor or barbershop requires three off-street parking spaces for each of the first two beauty stations and 1½ spaces for each additional station. One parking space is provided. A variance of 14 parking spaces is required for the first floor.

The second floor is currently being used as a tattoo studio with one station. For purposes of computing parking, tattoo studios are like beauty parlors. Zero parking spaces are provided. A variance of 3 parking spaces is required for the second floor. Please note these tenants are not affiliated with the applicant.

In total, a variance of 17 parking spaces is required. Please note that this variance request asks for the entire building to be brought into compliance with the parking requirements. This is a requirement of site plan approval, which the applicant is concurrently pursuing.

Should you have any questions, please contact me directly.





RECEIVED

JAN 15 2024

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

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.
165 West Liberty st Plymouth mi 48150 1-5-2024

Address of Property Sharon Watson	Date of Application Vesna Cadikovska M.V rentals LLC		
Applicant Name 35438 orangelawn	Property Owner Livonia	Mi	48150
Address Sharonhamma1@gmail.com	City 734 546 1817	State	Zip
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 (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:

_____ Have a luxury hand tied

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: _____

Extension and lived in color hair salon with 8 chairs _____

Description of Property

Current zoning classification: B-1

Current use of structure(s) on premises: Beauty

Is it a corner or interior lot? Interior

Size and area of lot: 2614 ft.²

Total square footage of existing main structure(s): 3640 ft.²

Total square footage of accessory structure(s): Approximately 1820 ft.²

Existing lot coverage (percentage) of all buildings and structures: Approximately 70%

Height of existing main and/or accessory structures: Approximately 24 feet

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: N/A

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

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

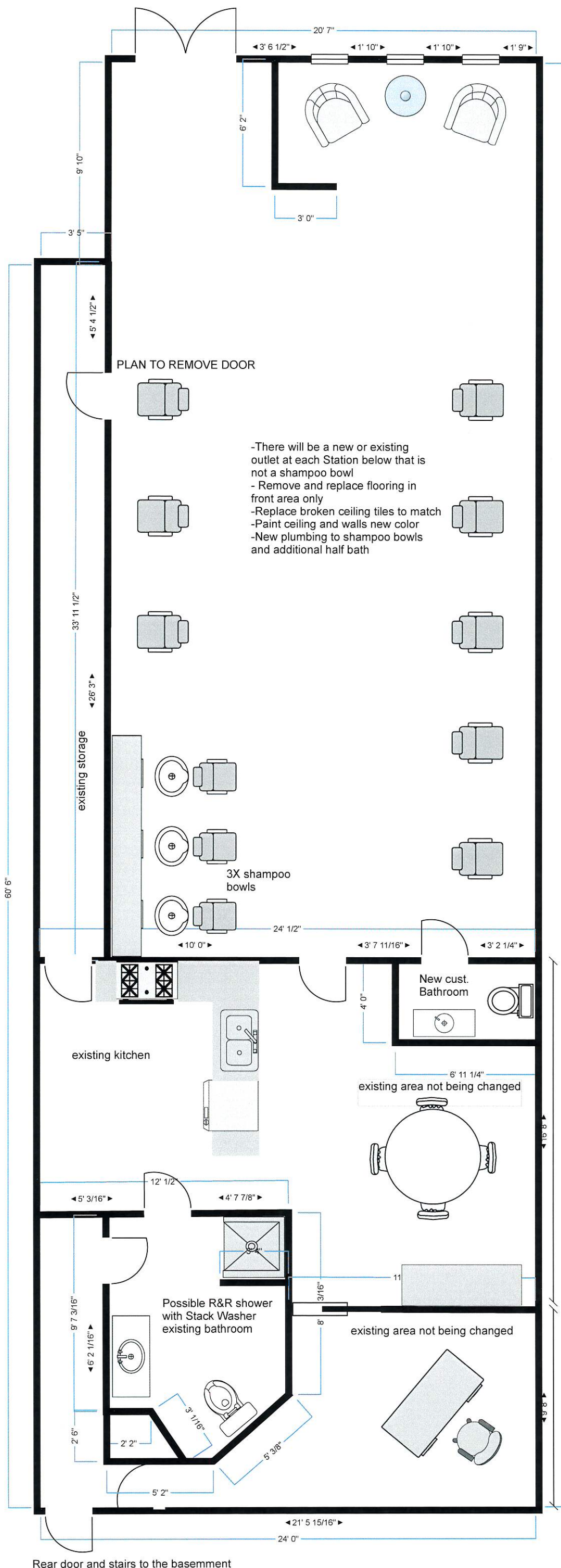
Side yard setback after completion (measured from property line): N/A

Height of proposed structure: N/A

Lot coverage (percentage) after completion: N/A

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

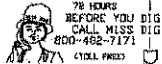
A scaled drawing or boundary survey depicting the above information.



- There will be a new or existing outlet at each Station below that is not a shampoo bowl
- Remove and replace flooring in front area only
- Replace broken ceiling tiles to match
- Paint ceiling and walls new color
- New plumbing to shampoo bowls and additional half bath

*Approved changes -
 V. Cadikowski
 M-V Rentals LLC.
 1/15/24*

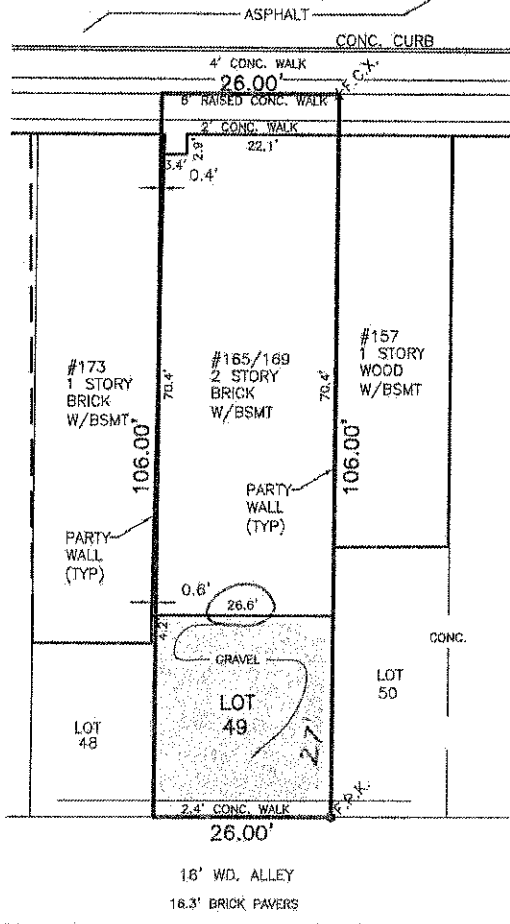
Rear door and stairs to the basement



CERTIFICATE OF SURVEY



LIBERTY STREET
(60' WD)



LEGAL DESCRIPTION

LOT 49 OF "ASSESSOR'S PLYMOUTH PLAT NO. 4" OF PART OF THE NORTHWEST 1/4 OF SECTION 26, T. 1 S., R. 8 E., PLYMOUTH VILLAGE (NOW THE CITY OF PLYMOUTH) WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 63 OF PLATS, PAGE 90, WAYNE COUNTY RECORDS.



MORTGAGE SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED; THAT THERE ARE LOCATED ENTIRELY THEREON AS SHOWN, BUILDINGS AND IMPROVEMENTS, PHOTOGRAPHS OF WHICH WERE TAKEN AND OF WHICH A PRINT APPEARS ATTACHED HERETO; AND THAT SAID BUILDING AND IMPROVEMENTS ARE WITHIN THE PROPERTY LINES AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY, UNLESS INDICATED.

LOAN NO. 7-854844
DATE: SEPTEMBER 14, 2017

Greg L. Ash
GREG L. ASH, P.L.S. #28400

THIS SURVEY IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR BUILDINGS.

LEGEND

FOUND PK NAIL F.P.K.
FOUND CHISELED "X" F.C.X.



8495 N. TERRITORIAL RD.
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:
FRIEDMAN INTEGRATED
REAL ESTATE SOLUTIONS
34975 WEST TWELVE MILE ROAD
FARMINGTON HILLS, MI 48331

DATE: 09/19/17
JOB NO.: 0379-0049
FILE NO.: 379-049

SCALE: 0' 20' 40'
1" = 20'

SHEET: 1 OF 1
DRAWN BY: G.L.B.

DATE: 08/23/2023 12:31:49 PM

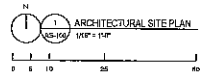
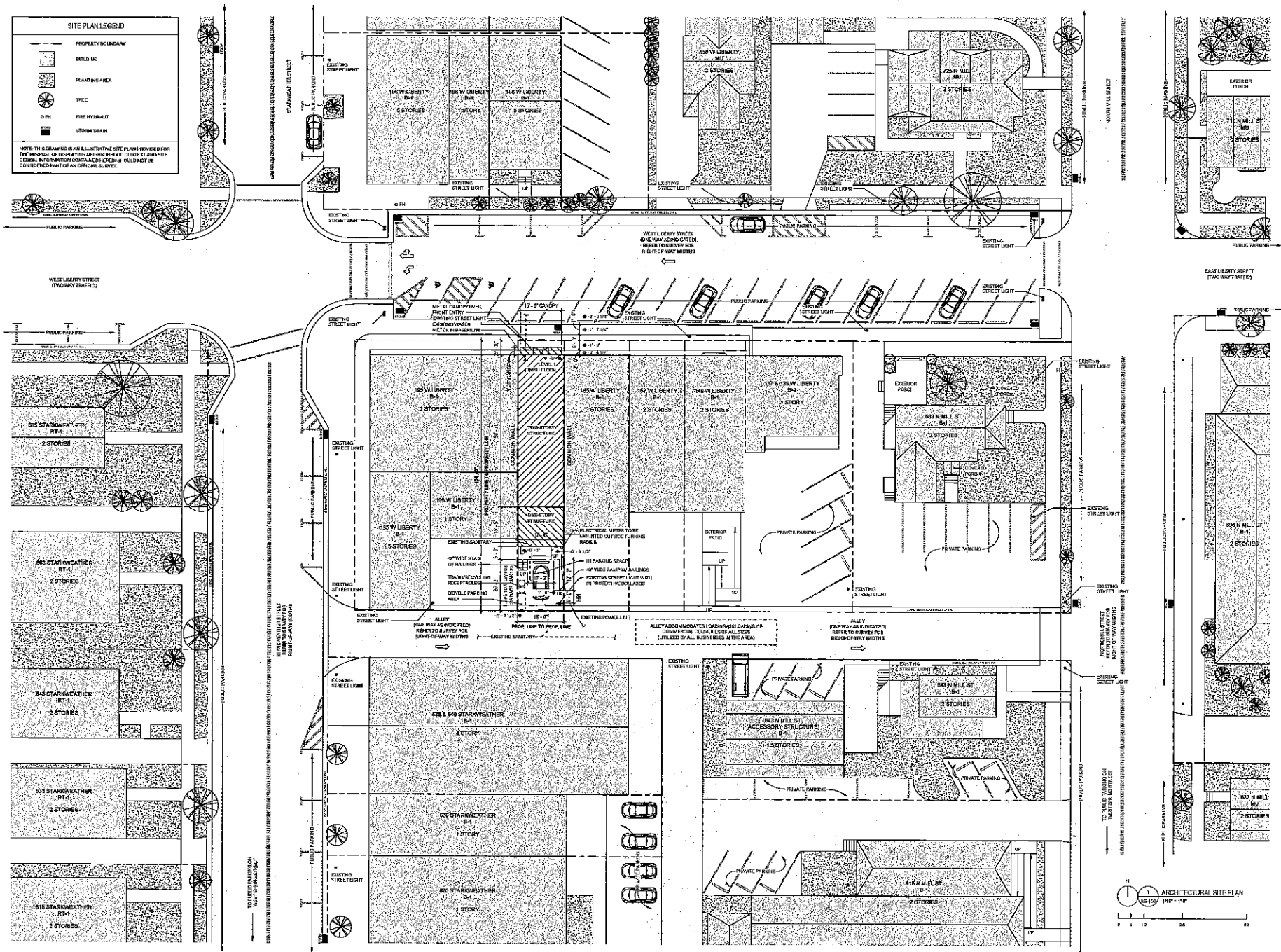
7/18/2023 12:31:49 PM

173 WEST LIBERTY STREET APPROVALS WITH GUYRE INC

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- BUILDING
- PLANTING AREA
- TREE
- POLE
- FIRE HYDRANT
- UTILITY GRAB

NOTE: THIS DRAWING IS AN ILLUSTRATIVE SITE PLAN PROVIDED FOR THE PURPOSE OF OBTAINING NEIGHBORHOOD CONTACT AND FOR DESIGN INFORMATION CONTAINED HEREIN SHOULD NOT BE CONSIDERED PART OF AN OFFICIAL SURVEY.



GREENPATH DESIGN

PROJECT: 173 WEST LIBERTY STREET
 173 WEST LIBERTY STREET
 PLYMOUTH, MI 48170

PREPARED BY: ALEXANDRA GEMNETICH

DATE: 08/23/2023

SCALE: 1/8" = 1'-0"

AS-100



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

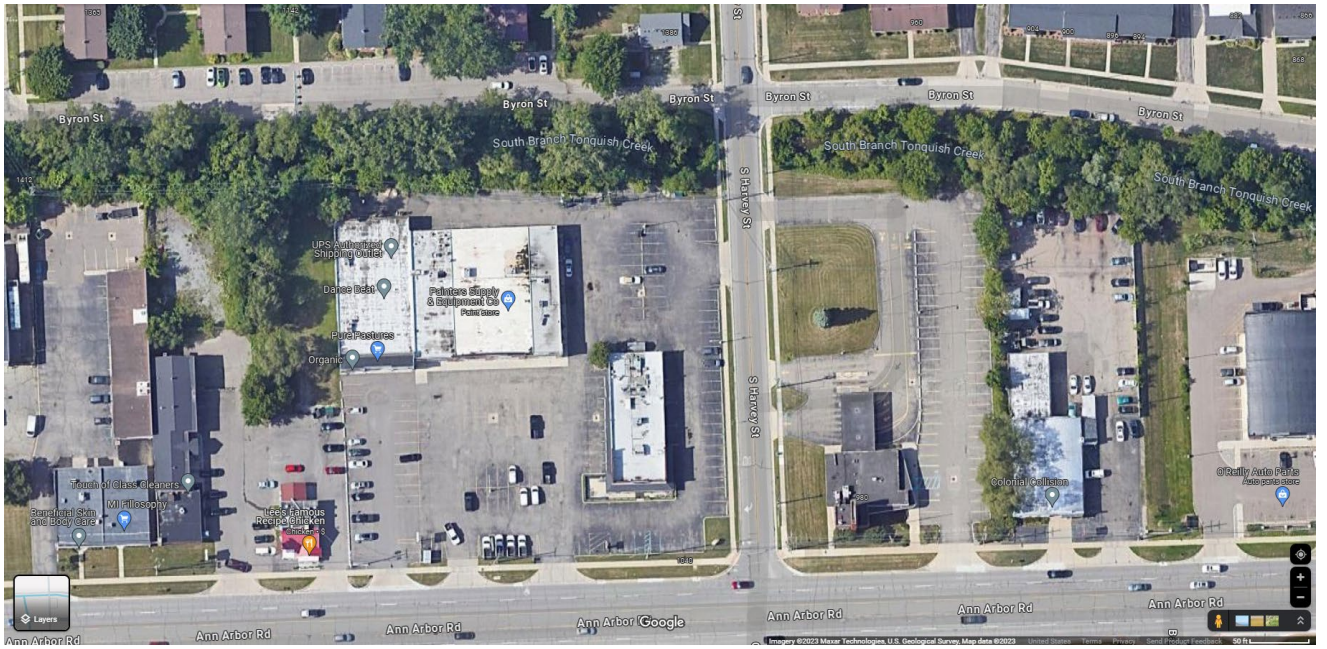
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: January 12, 2024
RE: 1050 W. Ann Arbor Road, Non-Use Variance Request

Straight Family Hospitality, the applicants, are requesting a non-use variance to construct a canopy over an outdoor patio area within the front yard setback. The property is approximately 261 feet wide and 364 feet deep. The subject property surrounds the 11,979 square foot, L-shaped property of 1020 W. Ann Arbor. The total area is approximately 1.91 acres. The property is zoned ARC, Ann Arbor Road Corridor.

Section 78-162 (b) (1) references that the minimum front yard setback is 75 feet "when parking is furnished between the building and the street". A variance of 27 feet is required.

Should you have any questions, please contact me directly.





ITEM 6. c.

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.

1050 W. Ann Arbor Road

1/11/2024

Address of Property

Date of Application

Joseph Philips - Architect, LLC Sunshine Acres Condominium Association

Applicant Name

Property Owner

915 Wing Street

Plymouth

Mi 48170

Address

City

State Zip

josephphilipsarchitect@gmail.com 734-455-8354

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 (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:
Art. XV ARC Ann Arbor Road Corridor District, Sec. 78-162(b)(1) - Front Yard Setback

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: _____
allow the construction of a outdoor seating canopy that encroaches into the _____
required front yard seat back a distance of 27'-0" _____

Description of Property

Current zoning classification: ARC : Ann Arbor Road Corridor

Current use of structure(s) on premises: Retail Shopping Center

Is it a corner or interior lot? Corner Lot

Size and area of lot: APPROX. 261' x 364' (1.91 ACRES)

Total square footage of existing main structure(s): 13,500

Total square footage of accessory structure(s): NA

Existing [lot coverage](#) (percentage) of all buildings and structures: 16.2%

Height of existing main and/or accessory structures: 18' - 24' FEET

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 19' x 23' (437 SQ. FT.)

Front yard setback after completion (measured from property line): 48'

Rear yard setback after completion (measured from property line): NA

Side yard setback after completion (measured from property line): NA

Height of proposed structure: 12'+/- Top of Canopy

Lot coverage (percentage) after completion: 16.7%

Residential Only: [Floor Area Ratio](#) (FAR) after completion (shall not exceed 0.4): NA

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.) _____
See "Attachment A"

2. What effect will the variance have on neighboring properties? _____
See "Attachment A"

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.) _____
See "Attachment A"

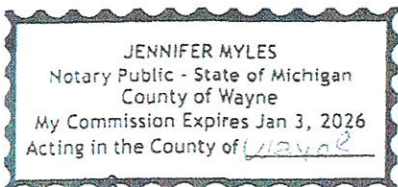
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? _____
See "Attachment A"

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 8th day of January, 2024



[Signature]
Notary Public
My Commission expires 1/3/2026

Effective Date: July 1, 2022

1050 W. ANN ARBOR ROAD - NON-USE VARIANCE REQUEST

Article XV ARC Ann Arbor Road Corridor
Section 78-162(b)(1) – Front Yard Setback

Request Variance to construct a canopy over an outside patio seating area.

ATTACHMENT A - RESPONSE TO THE FOLLOWING ZONING BOARD OF APPEAL “DIMENSIONAL (NON-USE) VARIANCE APPLICATION” ITEMS

- 1) **What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property in the city?**

THE LOT, AND ITS RELATIONSHIP TO THE ADJACENT RESTAURANT PROPERTY, IS UNIQUE AS IT WAS CREATED IN 1992 BY A *PERMANENT CROSS-EASEMENT AGREEMENT*. THIS AGREEMENT SEGREGATED THE ADJACENT RESTAURANT PROPERTY AND BUILDING FROM THE LARGER, SURROUNDING SHOPPING CENTER PROPERTY, WHILE STILL ALLOWING ACCESS, PARKING AND USE OF AN OUTDOOR SEATING AREA TO THE RESTAURANT. THE RESULT OF THIS *PERMANENT CROSS-EASEMENT AGREEMENT* ARE THE FOLLOWING PRACTICAL DIFFICULTIES:

- AN EXTREMELY UNIQUE SHAPE, SIZE AND RELATIONSHIP WITH THE ADJACENT RESTAURANT PROPERTY.
- THE AREA OF THE PROPERTY WHERE THE VARIANCE IS BEING SOUGHT IS NOT USABLE BY THE CURRENT PROPERTY OWNER. THE ADJACENT RESTAURANT IS ALLOWED TO USE THIS AREA AS OUTDOOR SEATING AND HAS BEEN GRANTED A SIMILAR VARIANCE WHICH WILL ALLOW COVERED OUTDOOR SEATING IN THEIR FRONT YARD SETBACK. THIS VARIANCE REQUEST WOULD ALLOW THIS COVERED OUTDOOR SEATING TO EXTEND INTO THE AREA THE RESTAURANT IS ALLOWED TO USE, BUT DOES NOT OWN.

- 2) **What effect will the variance have on neighboring properties?**

THE PROPOSED VARIANCES WILL HAVE THE FOLLOWING POSITIVE EFFECTS ON THE NEIGHBORING PROPERTIES.

THE FRONT YARD VARIANCE WILL:

- ALLOW THE ADJACENT RESTAURANT TO PROVIDE A COVERED OUTDOOR SEATING AREA THAT WILL ACCOMMODATE AND PROMOTE PEDESTRIAN ACTIVITIES, WHICH IS ENCOURAGED BY THE CITY'S MASTER PLAN FOR THE ANN ARBOR ROAD CORRIDOR. THIS WILL HELP TO SERVE AS A CATALYST FOR INCREASED ACTIVITY AND PROVIDE AN OPPURTUNITY FOR INCREASED BUSINESS FOR ADJACENT PROPERTIES, AS WELL AS UP & DOWN THE ANN ARBOR ROAD CORRIDOR.
- THE COVERED PATIO SEATING WILL ALSO BE A DRAW FOR THE RESIDENTIAL NEIGHBORHOOD TO THE NORTH, FURTHER INCREASING THE POSITIVE IMPACT BY PROMOTING WALKABILITY.

- 3) **Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about?**

NO, AS STATED EARLIER, THE UNIQUENESS OF THIS PROPERTY, AND ITS RELATIONSHIP TO THE ADJACENT RESTAURANT PROPERTY, WAS CREATED BY A LEGAL AGREEMENT ENTERED INTO BY A PREVIOUS OWNER(S).

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

THE CURRENT ORDINANCE RESTRICTIONS ARE NOT DESIGNED FOR A SITUATION THIS UNIQUE. THE AREA OF THE PROPERTY WHERE THE VARIANCE IS BEING SOUGHT IS NOT USABLE BY THE CURRENT PROPERTY OWNER. ITS ONLY PERMITTED USE IS AS AN OUTDOOR SEATING AREA FOR THE ADJACENT RESTAURANT AND BECAUSE OF THE ARRANGEMENT OF THE BUILDINGS ON SITE WHEN THE PROPERTIES WERE SEGREGATED, THIS AREA IS IN, WHAT IS NOW, THE REQUIRED FRONT YARD SETBACK.

Sunshine Acers Condominium Association
1050 W Ann Arbor Rd
Plymouth, MI 48170

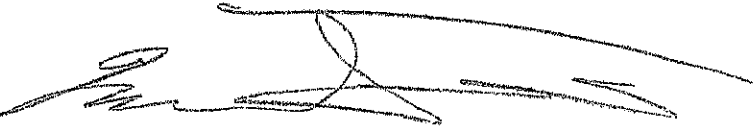
December 27, 2023

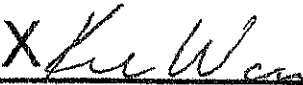
To whom it concerns.,

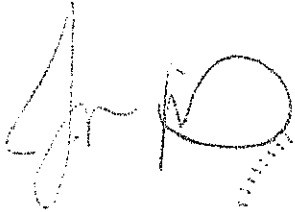
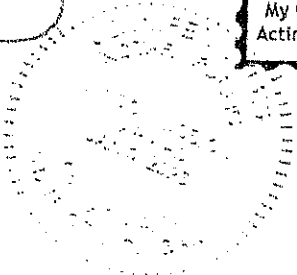
This letter is to serve as approval from Sunshine Acers Condominium Association for the construction of an awning on the southwest corner of the Plymouth ROC. Sunshine Acers Condominium Association is fully aware that such awning encroaches upon the parking lot of Sunshine Acers Condominium Association.

Regards,

X


Sam Jwad
President, Sunshine Acers Condominium As...

X 
Ken Waananen
Treasurer, Sunshine Acers Condominium Ass...

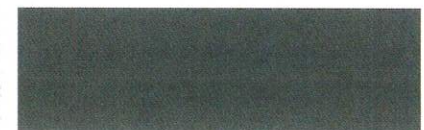


JENNIFER MYLES
Notary Public - State of Michigan
County of Wayne
My Commission Expires Jan 3, 2026
Acting in the County of Wayne



Please note; (A) Mural shown is a “placeholder” final art TBD.
 (B) Logo/Sign is a “placeholder” final Logo and Sign TBD.



Benjamin Moore OC-141
 CHINA WHITE



Benjamin Moore CC-630
 BACKWOODS



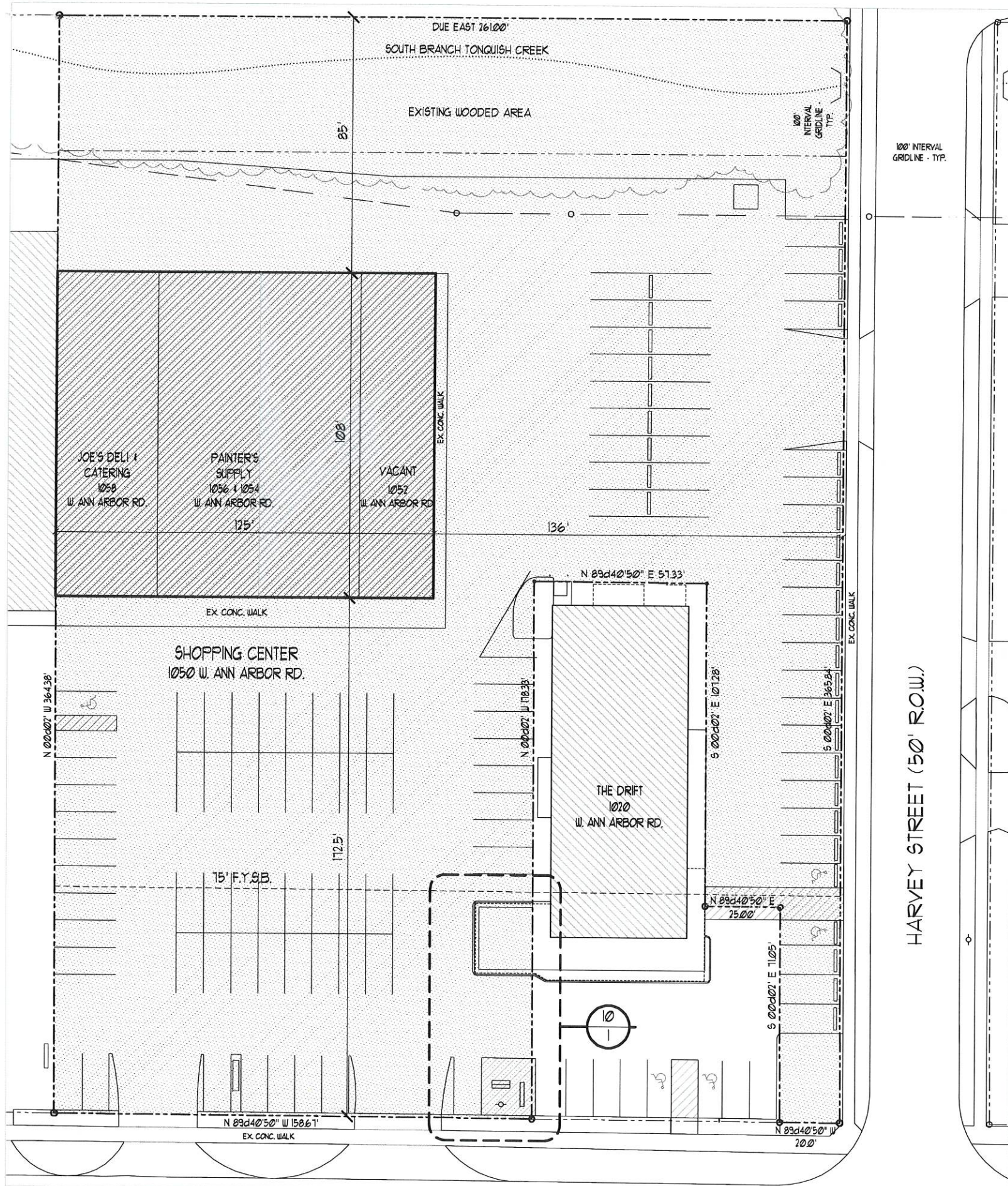
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Benjamin Moore OC-141
CHINA WHITE



Benjamin Moore CC-630
BACKWOODS



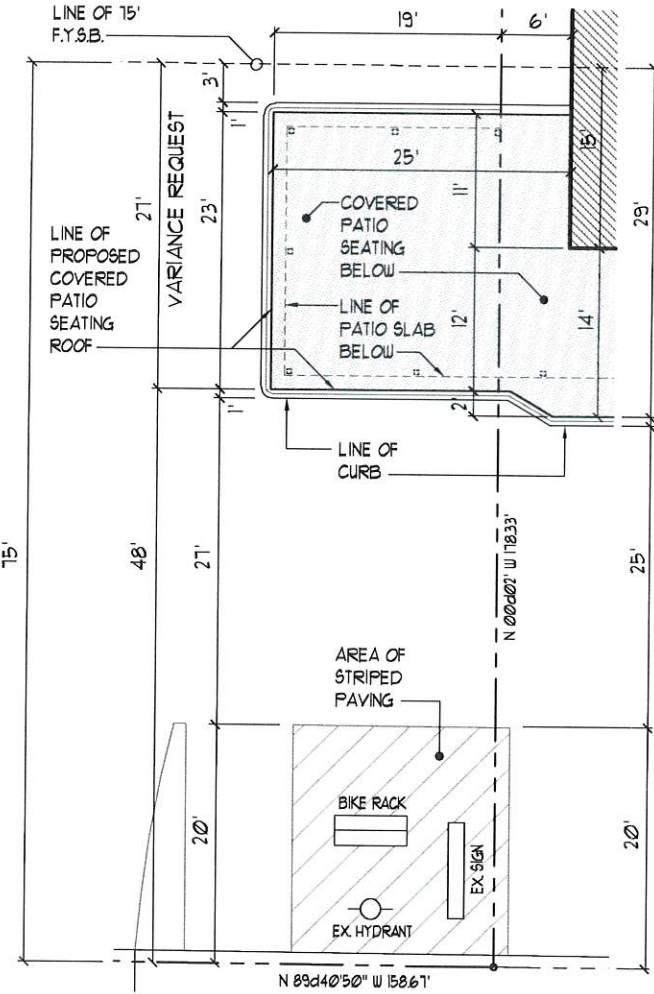
OVERALL SITE PLAN
 74" x 36" SCALE: 1" = 20'-0"
 11" x 11" SCALE: 1" = 40'-0"

ANN ARBOR RD
 (106' R.O.W.)

HARVEY STREET (50' R.O.W.)

SITE PLAN NOTE:
 INFO TO PREPARE THIS SITE PLAN WAS OBTAINED FROM SURVEYS BY:
 MORRIS LEVINE & ASSOCIATES, INC. JOB NO. 38185 01/06/15
 LANDINI AND ASSOCIATES, INC. SURVEY NO. 96724 12/10/88
 JEKABSON & ASSOCIATES, P.C. JOB NO. 10-08-003 08/24/20

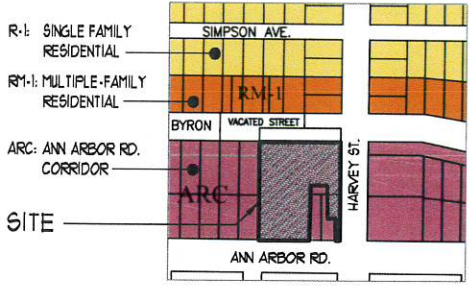
IN ADDITION TO THE DOCUMENTS REFERRED TO ABOVE, INFORMATION WAS GATHERED FROM ONLINE SOURCES, SATELLITE IMAGERY AND MISC. FIELD MEASUREMENTS. JOSEPH PHILIPS-ARCHITECT, L.L.C. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.



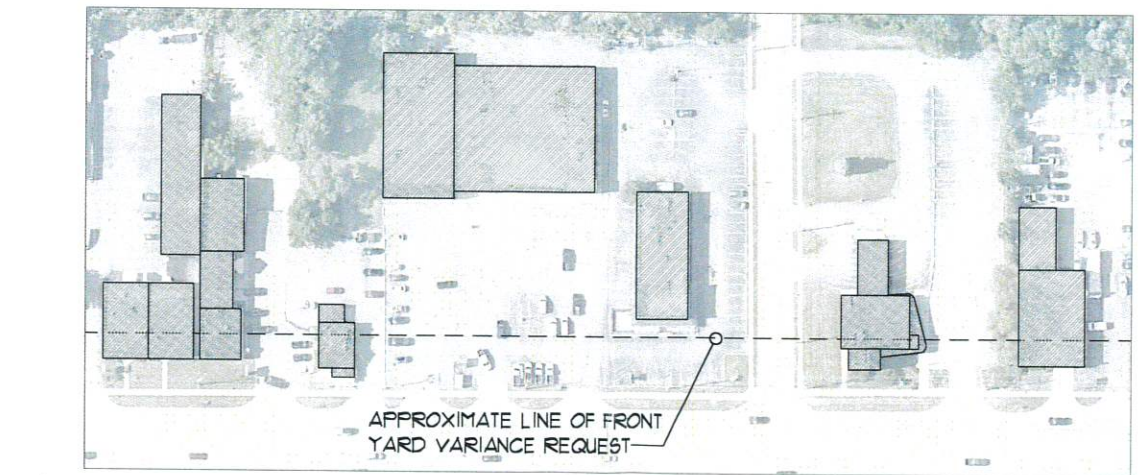
ENLARGED PLAN
 24" x 36" SCALE: 1/8" = 1'-0"
 11" x 11" SCALE: 1/16" = 1'-0"

ISSUED FOR:
 01/11/24 DRAWING(S) ARE BEING ISSUED THIS DATE FOR SUBMITTAL TO THE CITY OF PLYMOUTH ZONING BOARD OF APPEALS TO REQUEST A FRONT YARD, NON-USE VARIANCE.

- ZONING SUMMARY:**
- ZONING DISTRICT : ARC : ANN ARBOR RD. CORRIDOR
 - MINIMUM LOT AREA : NONE
 - MINIMUM LOT WIDTH : NONE
 - MAX. LOT COVERAGE : NONE
 - MAXIMUM HEIGHT : 2 STORIES, 30 FT.
 - MINIMUM YARD REQUIREMENTS :
 - FRONT : 15 FT. (PARKING BTWN BUILDING & STREET)
 - SIDE, MINIMUM : 10 FT.
 - SIDE, TOTAL OF TWO : 20 FT.
 - SIDE : 15 FT. (PARKING IN THE SIDE YARD ON THE STREET SIDE OF A CORNER PARCEL)
 - SIDE : 0 FT. (SIDE YARDS ARE NOT REQUIRED ALONG AN INTERIOR SIDE PARCEL LINE, WHERE ALL WALLS OF BUILDINGS ABUTTING SUCH INTERIOR SIDE PARCEL LINE ARE WHOLLY WITHOUT WINDOWS OR OTHER OPENINGS AND ARE OF FIREPROOF CONSTRUCTION)
 - REAR : 20 FT.
 - EX. BUILDING AREA : 13,500 SQ. FT.
 - EX. BUILDING HEIGHT : 18' FT. (TYPICAL HEIGHT)
24' FT. (FRONT "FEATURE" PARAPET)
 - LOT AREA : 83,280 SQ. FT. 1.91 ACRES



LOCATION / ZONING MAP
 NOT TO SCALE



NEIGHBORING PROPERTIES DIAGRAM
 NOT TO SCALE

JOSEPH PHILIPS ARCHITECT, LLC

NOT FOR CONSTRUCTION
 UNDER NO CIRCUMSTANCES IS THIS DOCUMENT TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS.
 © COPYRIGHT 2024

PROJECT: 1050 W. ANN ARBOR ROAD VARIANCE REQUEST
 1050 W. ANN ARBOR ROAD
 TITLE SHEET / OVERALL SITE PLAN / ENLARGED PLAN
 PRELIMINARY

JOB NO.: 23936
 SHEET NO.: 1 of 1
 DATE: 01/11/24
 936_MA_13

THE DESIGN CONCEPTS, IDEAS AND WRITTEN MATERIAL EXPRESSED OR IMPLIED ON THIS SHEET ARE THE ORIGINAL INTELLECTUAL PROPERTY OF THE FIRM OF JOSEPH PHILIPS - ARCHITECT, L.L.C. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT WRITTEN CONSENT FROM THE FIRM.



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

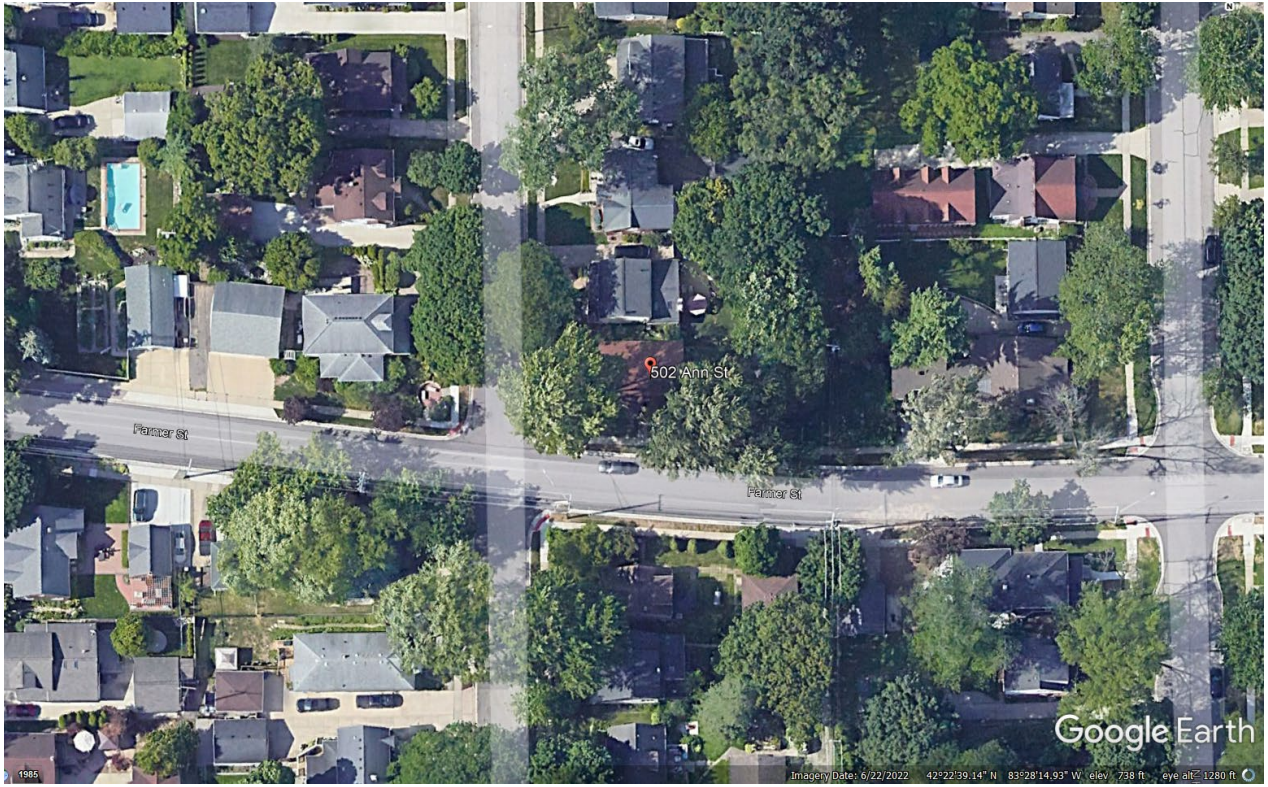
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: January 12, 2024
RE: 502 Ann, Non-Use Variance Request

Roost Renovation, the applicant, is requesting a non-use variance to construct a second story addition. The property is approximately 41.5 feet wide and 123.16 feet deep. The total area is approximately 5,418 square feet. The property is zoned R-1, Single-Family Residential.

Section 78-190 references that the minimum side yard setback is 6 feet. A variance of 3.4 feet is required.

Should you have any questions, 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.

502 Ann Street

1/16/2024

Address of Property

Date of Application

Roost Renovation/Jeff Swindle

Vince and Johanna Buzolits

Applicant Name

Property Owner

495 Shelbourne Road

Grosse Pointe Farms MI 48236

Address

City

State Zip

roostrenovation@roostrenovation.com

734-341-7595

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 (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.

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: _____
Allow for a 2nd story addition at 502 Ann Street

Description of Property

Current zoning classification: 401 residential improved

Current use of structure(s) on premises: residential

Is it a corner or interior lot? corner

Size and area of lot: 0.13 acres frontage 41.5 ft. depth 123.16

Total square footage of existing main structure(s): 936

Total square footage of accessory structure(s): 400

Existing lot coverage (percentage) of all buildings and structures: 21%

Height of existing main and/or accessory structures: 18ft

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 651

Front yard setback after completion (measured from property line): 27.7

Rear yard setback after completion (measured from property line): _____
2.7 ft for existing garage. 56 ft. for 2nd story addition.

Side yard setback after completion (measured from property line): 2.6

Height of proposed structure: 30.5 ft

Lot coverage (percentage) after completion: 21%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 0.36

A scaled drawing or boundary survey depicting the above information.

Answer the following questions as they relate to the dimensional variance, use additional sheets as necessary:

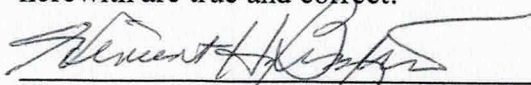
1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) Current structure is too small for existing family.
This is not unique for the neighborhood.

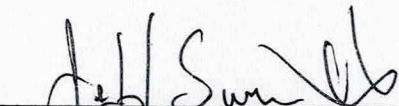
2. What effect will the variance have on neighboring properties? Improve the character of the neighborhood. Currently, many similar improvements occurring in all directions. Neighboring home is also a 2-story.

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.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Structure is not large enough for the current family size.

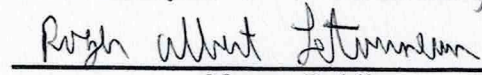
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:


Signature of Property Owner


Signature of Applicant

Subscribed and sworn before me this 16th day of January, 20 24

ROGER ALBERT LETOURNEAU
Notary Public, Washtenaw Co., MI
My Commission Expires Apr. 18, 2024
Acting in Washtenaw Co.


Notary Public
My Commission expires 04-18-2024

CERTIFIED SURVEY

PROPERTY DESCRIPTION:

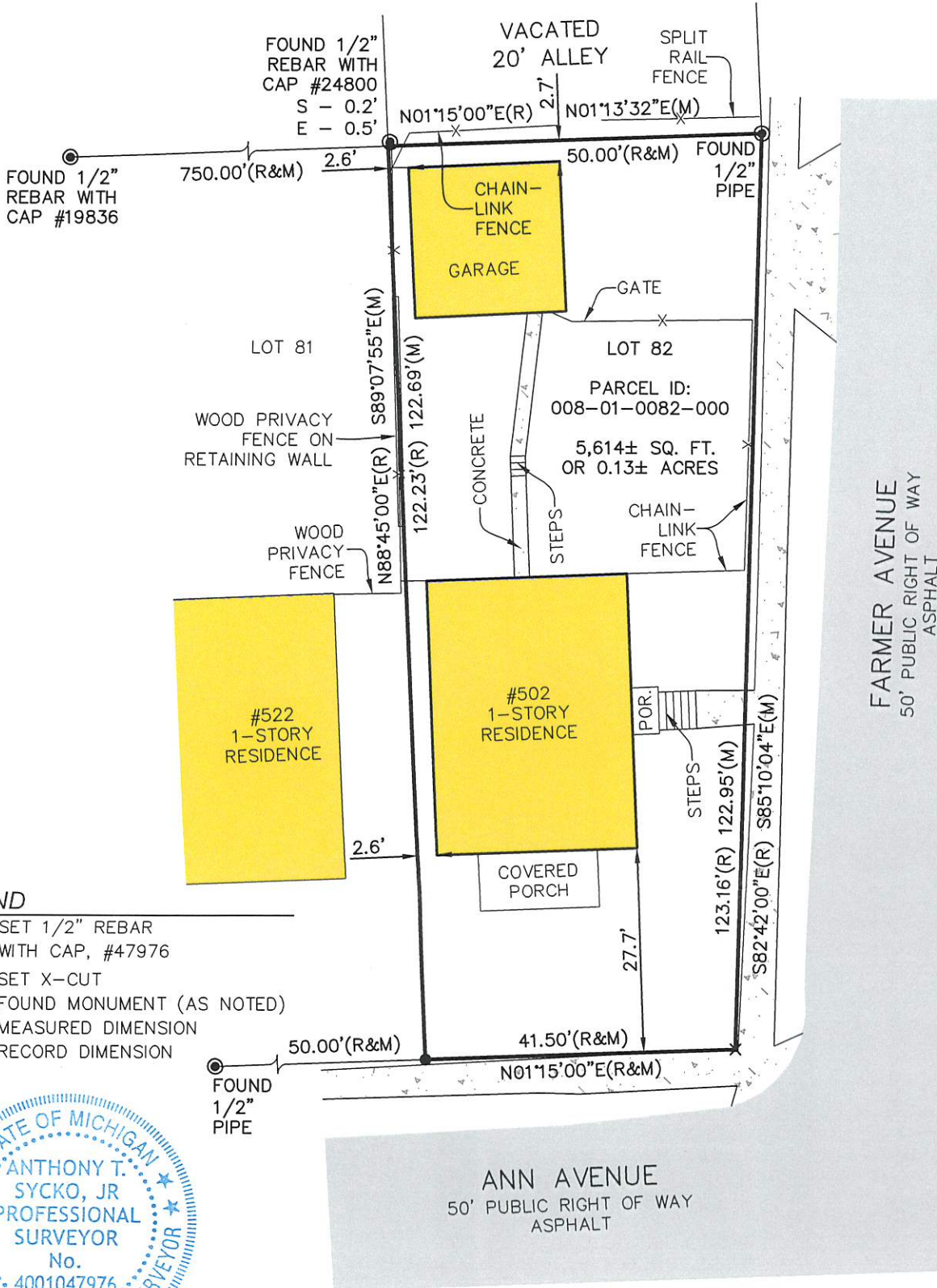
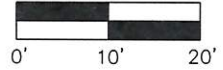
LOT 82 OF PLYMOUTH HEIGHTS SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 31 OF PLATS, PAGE 43, WAYNE COUNTY RECORDS.

NOTE:

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



SCALE: 1"=20'



LEGEND

- SET 1/2" REBAR WITH CAP, #47976
- × SET X-CUT
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET, AND THAT THE RELATIVE POSITIONAL PRECISION IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

Anthony T. Sycko, Jr.

ANTHONY T. SYCKO, JR., P.S. NO. 47976

KEM-TEC		PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES	
A GROUP OF COMPANIES			
Eastpointe <small>(800) 295.7222</small>	Detroit <small>(313) 758.0677</small>	Ann Arbor <small>(734) 994.0888</small>	Grand Blanc <small>(888) 694.0001</small>
FAX: (586) 772.4048		FAX: (586) 772.4048	
		FAX: (734) 994.0667	
		FAX: (810) 694.9955	
www.kemtecagroupofcompanies.com			
CERTIFIED TO: ROOST RENOVATION			
FIELD SURVEY: KB ZM DW		DATE: JANUARY 10, 2024	
DRAWN BY: JV		SHEET: 1 OF 1	
SCALE: 1" = 20'		JOB NO.: 24-00023	

Vincent – Johana Addition

LOCATION:

502 Ann St.
Plymouth, MI 48170

Property Class: Residential
EX. 1ST Floor Area 936 SF
NEW 2ND Floor Area 651 SF

Sheet Index

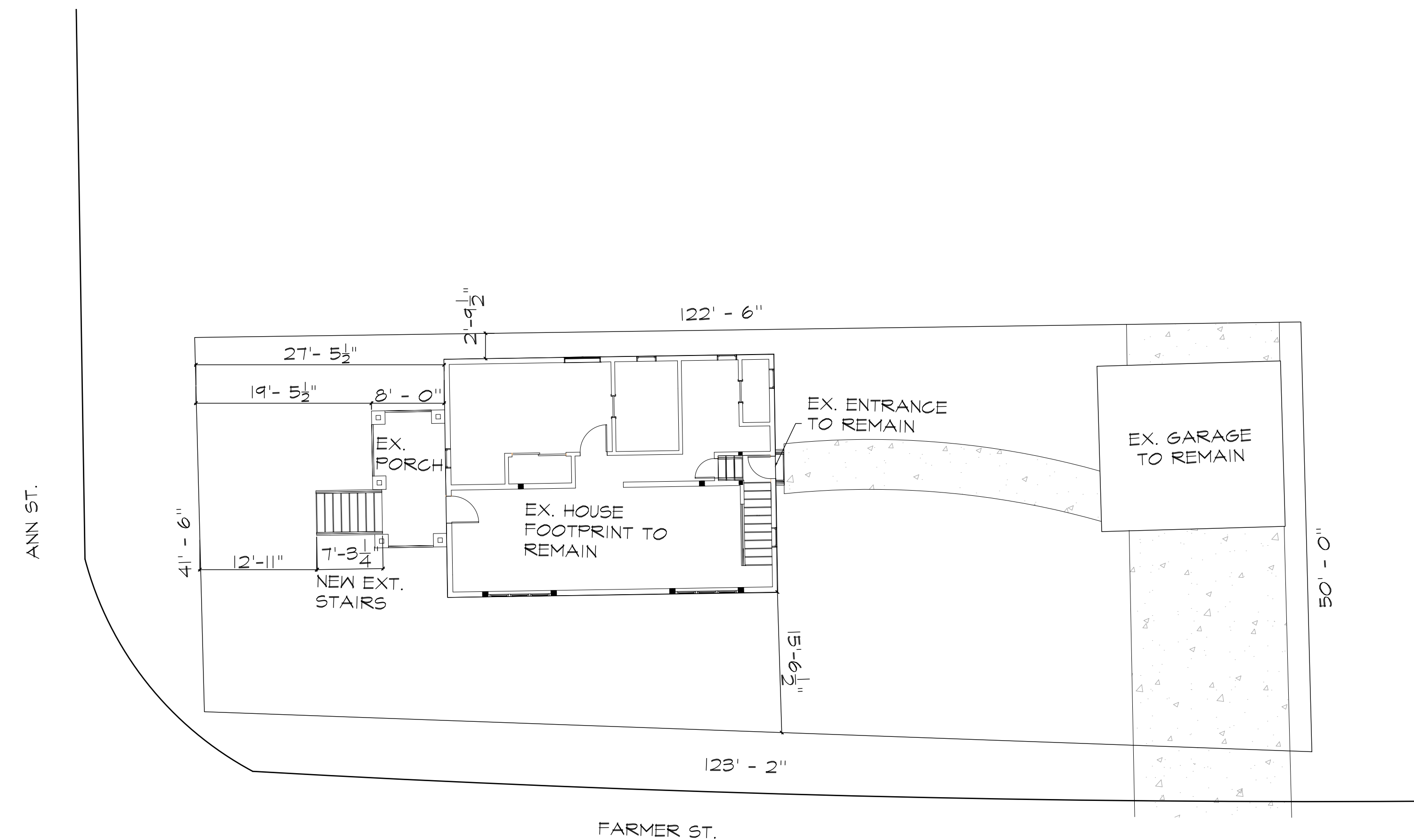
- C-1: Cover Sheet & Site Plan
- A-1: Demo Plans
- A-2: Floor Plans
- A-3: Electrical & Reflected Ceiling Plans
- A-4: Floor Framing Plans
- A-5: Roof Plans
- A-6: Sections
- A-7: Exterior Elevations
- A-8: Details

CODE SUMMARY

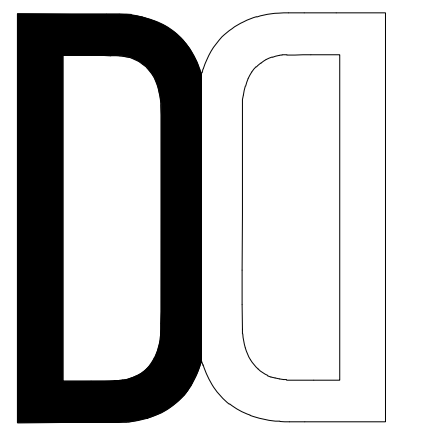
2015 Michigan Rehabilitation Code

GENERAL NOTES

1. For any items not explicitly shown on plans, Contractor shall meet all applicable codes, laws, and regulations as directed by Building Official. Contact Designer if in doubt about any requirements. Contractor shall notify the Designer before proceeding if anything shown is identified (by Contractor, Owner, Building Official, etc.) as being not in conformance with an applicable requirement, or if any change to be in conformance will impose additional costs.
2. **Project Scope:** Second Floor Addition And Interior Renovation.
Colors, finishes and materials to be selected by owner
3. Perform demolition as shown and as required. Patch finishes where required by demolition.
4. Verify all existing conditions in field. Notify Designer of discrepancies before proceeding with construction.
5. Do not scale drawings.
6. *Construction Site Safety:* Site safety is the sole responsibility of the Contractor. Unless noted otherwise, dimensions are to face of finish or face of masonry.
7. Contact MISS DIG, 1-800-482-7171, to have existing utilities located prior to performing any excavation on the site.
8. It is the contractor's responsibility to provide adequate shoring and bracing during construction to account for all forces, including but not limited to: forces from gravity, earth, wind, and unbalanced forces due to construction sequence.
9. Mechanical and electrical systems shall be design-build by their respective contractors. Contractors shall obtain sealed engineering drawings where required by municipality. Field verify all existing conditions, and modify and/or supplement as required by new plan.
10. Work shall conform to all applicable codes and ordinances, including but not limited to: building, plumbing, electrical, and mechanical codes.
11. Any errors, omissions, or conflicts found within these drawings shall be brought to the attention of the owner or their representative before proceeding with the work.
12. Do not scale these drawings. written dimensions take precedence over measurements.
13. Dimensions are taken from face of framing lumber, face of concrete/ masonry, center of column, and centerline of fixture, unless noted otherwise.
14. All dimensions noted "verify in field (v.i.f.)" shall be measured by the contractor prior to construction. report any discrepancies to the owner or their representative.
15. Details shown are typical. similar details apply in similar situations.
16. In the case of discrepancies within descriptions of similar items, precedence shall be given to notes & drawings of greater detail.
17. All required exits shall be operable from the inside, without the use of a key or any special knowledge.
18. Any electrical, plumbing and/or hvac systems included in the work shall be installed on a design-build basis, and shall not significantly alter the structure or finishes.

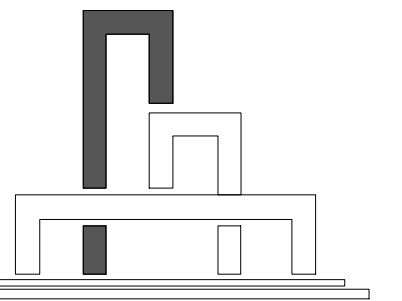


SITE PLAN
SCALE: 1" = 10'



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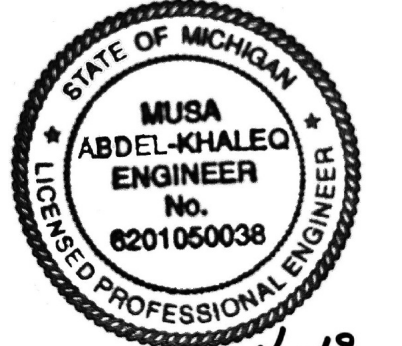
3523 Meadow Grove TRL
Ann Arbor, MI 48108
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george@DARYstudio.com



Design & Engineering

Musa Abdel-Khaleq
Professional Engineer

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musa@bex.net



Musa Abdel-Khaleq
12/18/2023

Vincent – Johana Addition
502 Ann St.
Plymouth, MI 48170

PROJECT NUMBER:
941123

BUILDER:
Roost Renovation

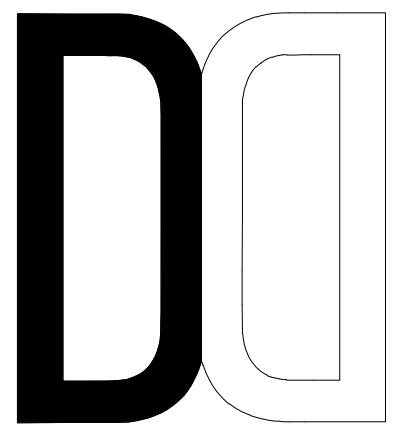
Cover & site
plan

REVISIONS:	
NO	DATE

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Sheet No.:

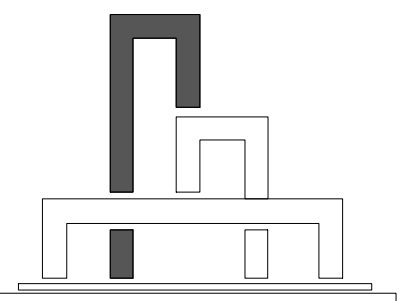
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DATE
11.29.2023



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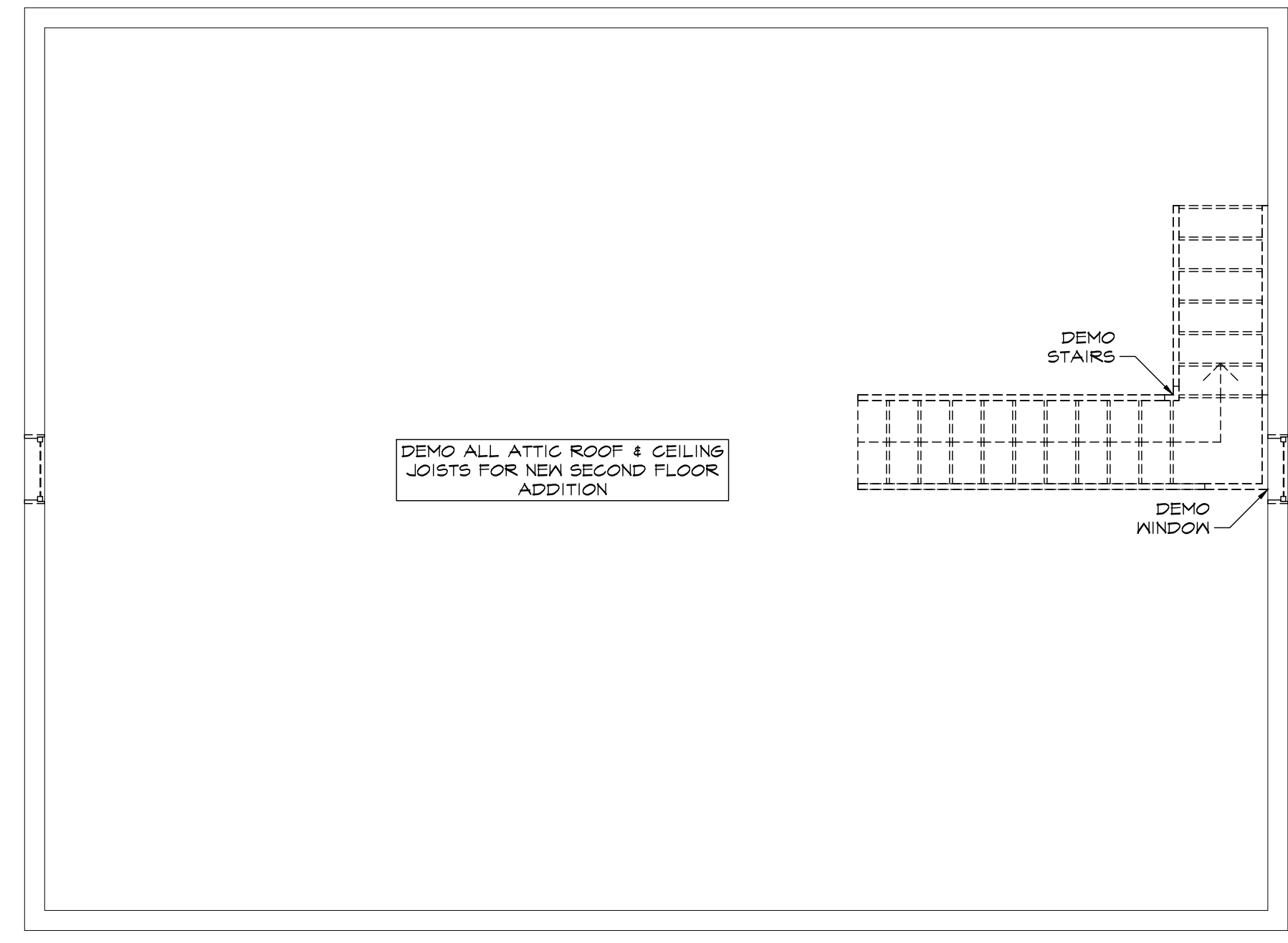
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REVISIONS:	
NO	DATE

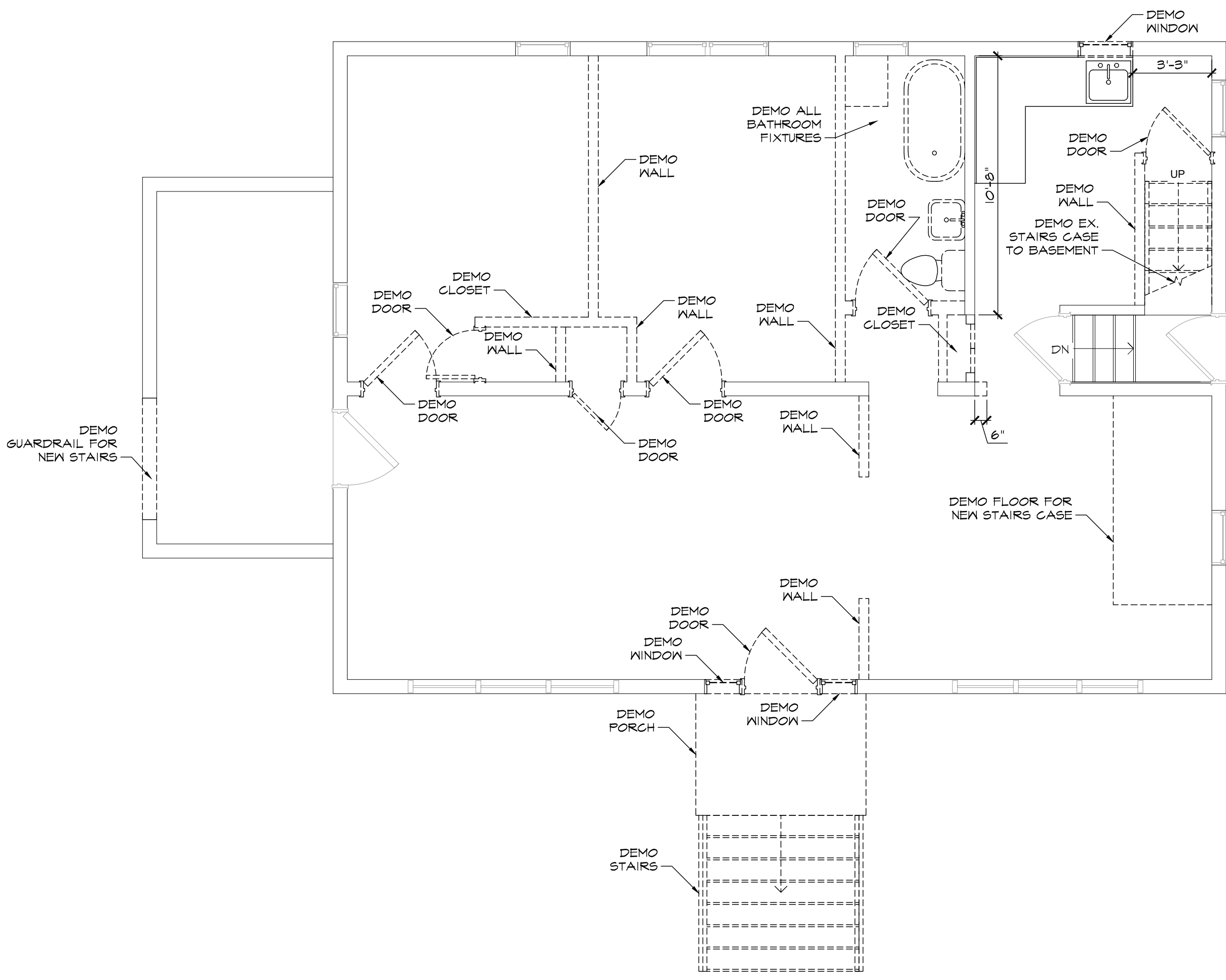
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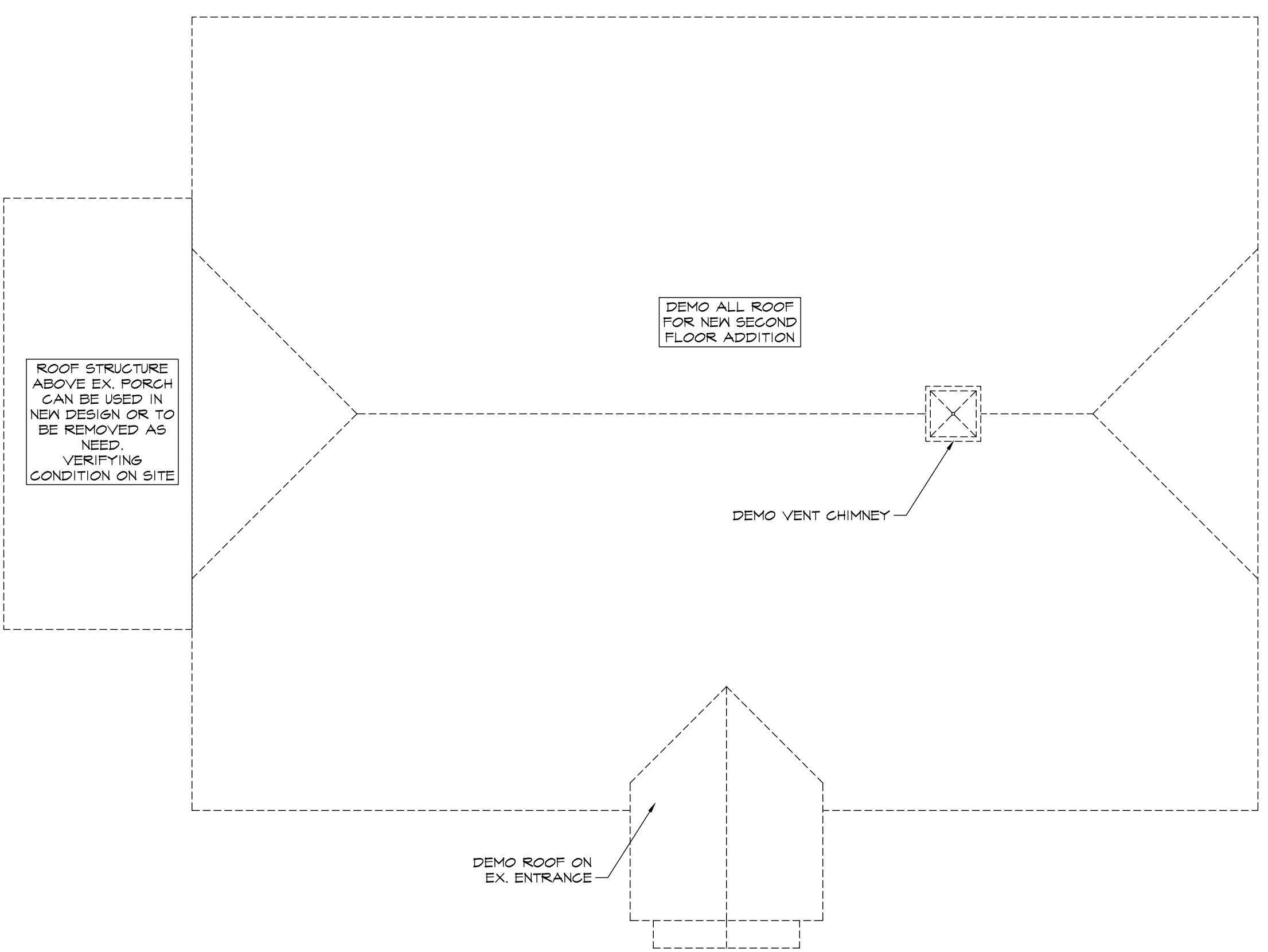
DATE
11.29.2023



ATTIC DEMO PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



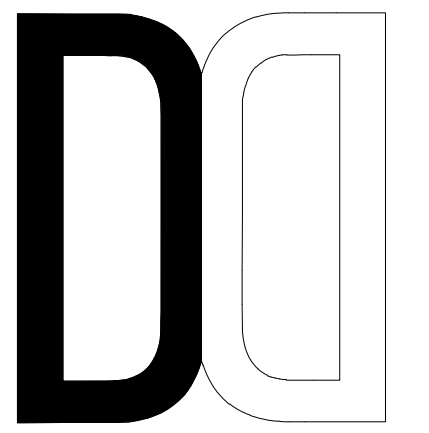
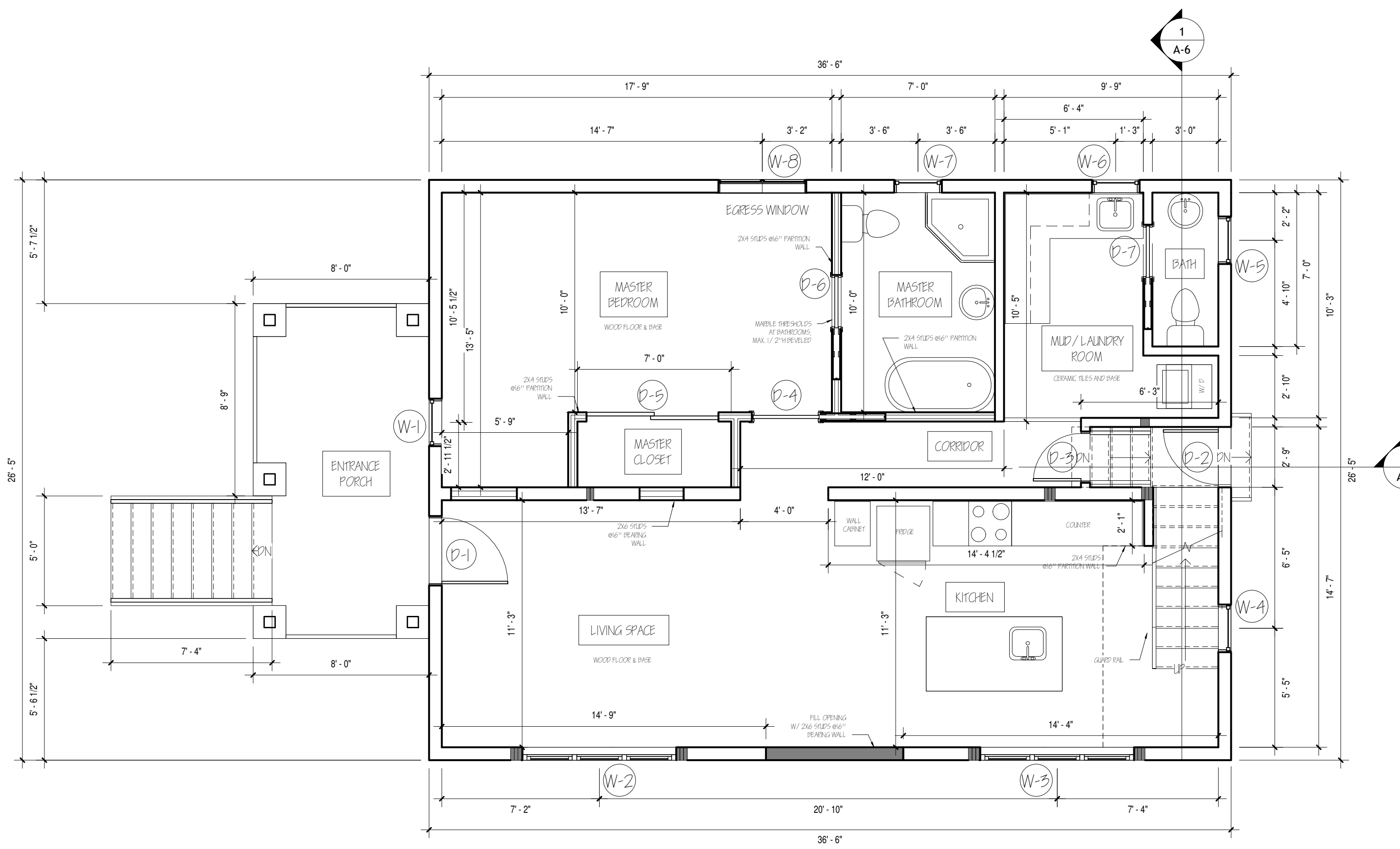
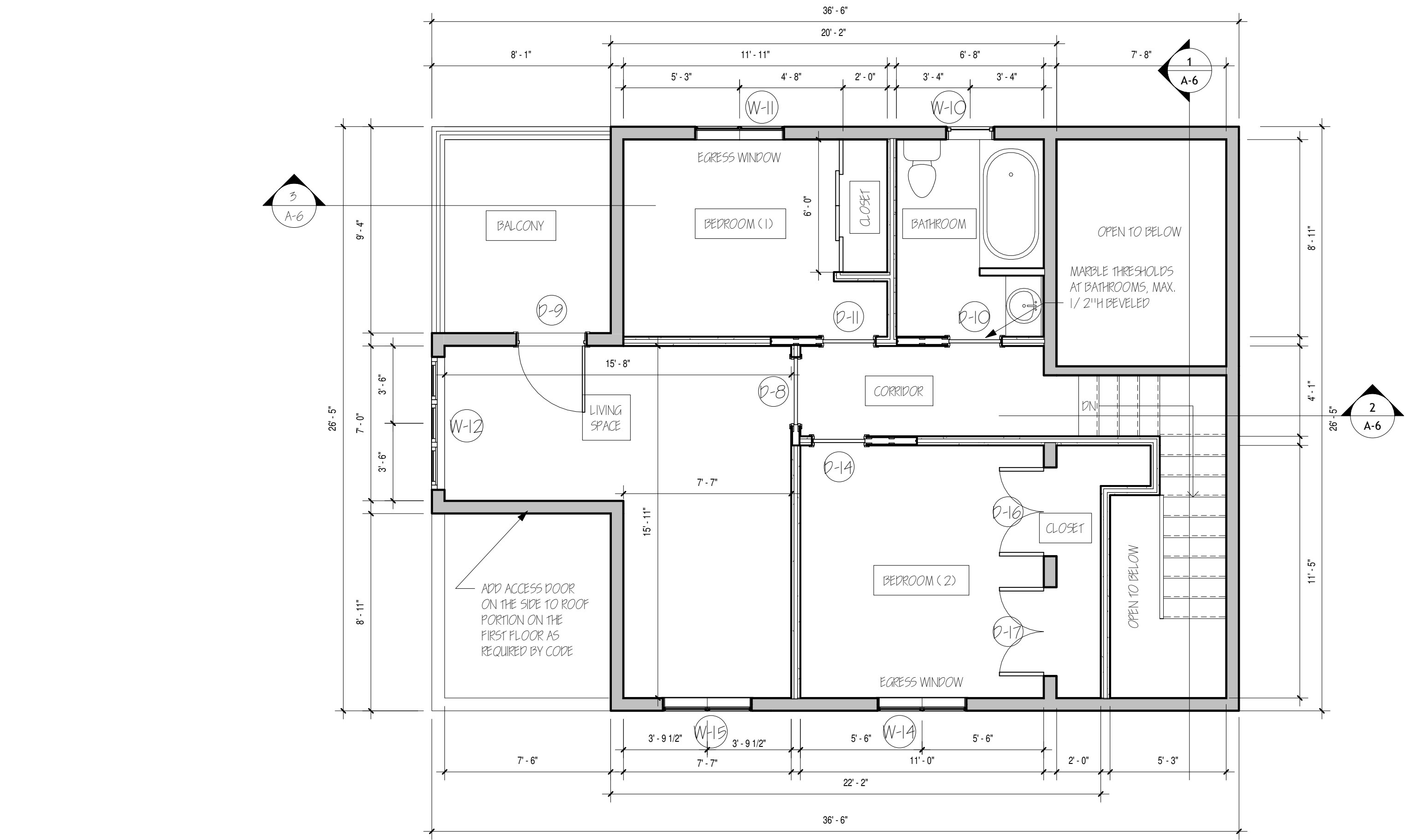
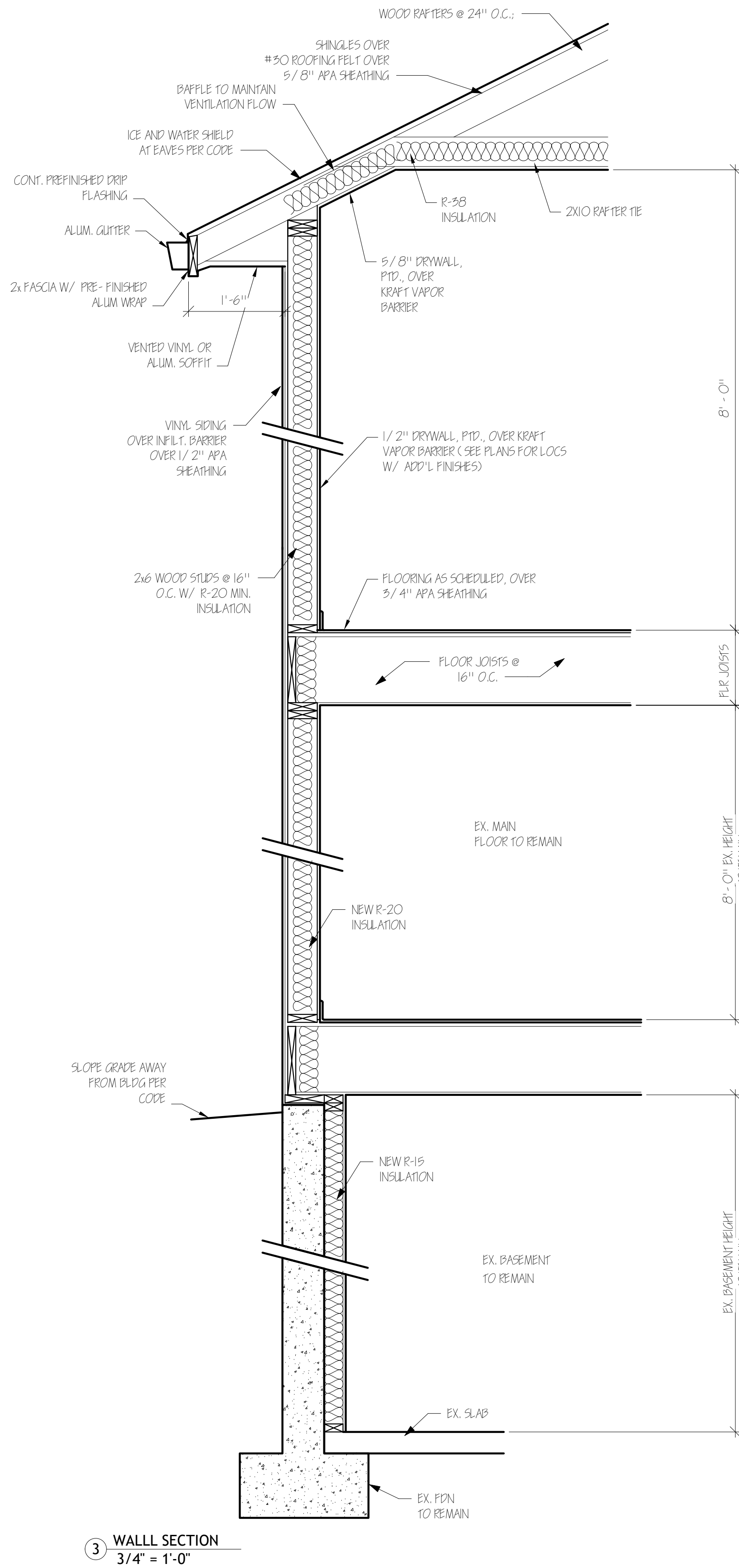
ROOF DEMO PLAN
SCALE: 1/4" = 1'-0"

ARCHITECTURAL LEGEND	
[Symbol]	EX. STEP WALL
[Symbol]	NEW 2x4" EXTERIOR WALL / PARTITION WALL OR WINDOW
[Symbol]	EX. INTERIOR WALL, WOOD TRIM (2x4 OR 2x6) OR 1/2" GYP. BOARD
[Symbol]	NEW INTERIOR 2x4 STUDS @ 16"
[Symbol]	POORING
[Symbol]	WALL / ROOF EXIST. WALL

Door Schedule			
Mark	Size		Comments
	Width	Height	
D-1	3'-0"	6'-8"	1st Floor Main Entrance
D-2	2'-6"	6'-8"	1st Floor Back Door
D-3	2'-2"	6'-8"	1st Floor Back Door Stairs
D-4	3'-0"	6'-8"	1st Floor Master Bedroom
D-5	6'-0"	6'-8"	1st Floor Master Closet
D-6	2'-4"	6'-8"	1st Floor Master Bathroom
D-7	2'-4"	6'-8"	1st Floor Mud/Laundry Bath
D-8	3'-0"	6'-8"	2nd Floor Living Space
D-9	3'-0"	6'-8"	2nd Floor Balcony
D-10	2'-4"	6'-8"	2nd Floor Bathroom
D-11	2'-4"	6'-8"	2nd Floor Bedroom 1
D-12	3'-0"	6'-8"	2nd Floor Bedroom 1 Closet
D-13	3'-0"	6'-8"	2nd Floor Bedroom 1 Closet
D-14	2'-4"	6'-8"	2nd Floor Bedroom 2
D-16	4'-0"	6'-8"	2nd Floor Bedroom 2 Closet
D-17	4'-0"	6'-8"	2nd Floor Bedroom 2 Closet

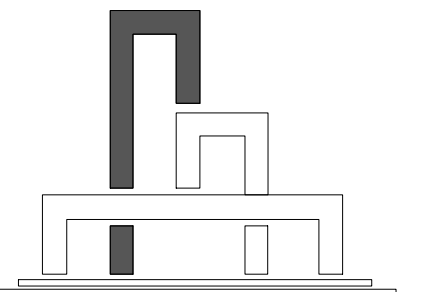
Window Schedule		
Mark	Size	
	Width	Height
W-1	2'-2"	4'-0"
W-2	7'-0"	5'-0"
W-3	7'-0"	5'-0"
W-4	2'-2"	4'-0"
W-5	2'-2"	4'-0"
W-6	2'-2"	4'-0"
W-7	2'-2"	4'-0"
W-8	4'-0"	4'-0"
W-10	2'-2"	4'-0"
W-11	4'-0"	4'-0"
W-12	6'-0"	4'-0"
W-13	3'-0"	4'-0"
W-14	4'-0"	4'-0"
W-15	4'-0"	4'-0"

NOTES:
EGRESS WINDWS SHALL BE 5.7 SF MIN OPENABLE AREA 20" MIN. W X 24" MIN. H. SILL HEIGHT 15.44" MAX A.F.F. EGRESS WINDWS LOCATION AS NOTED ON THE PLAN



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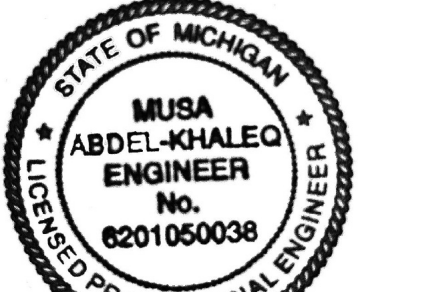
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12/18/2023

Vincent - Johana Addition
502 Ann St.
Plymouth, MI 48170

PROJECT NUMBER:
941123

BUILDER:
Roost Renovation

Floor Plans

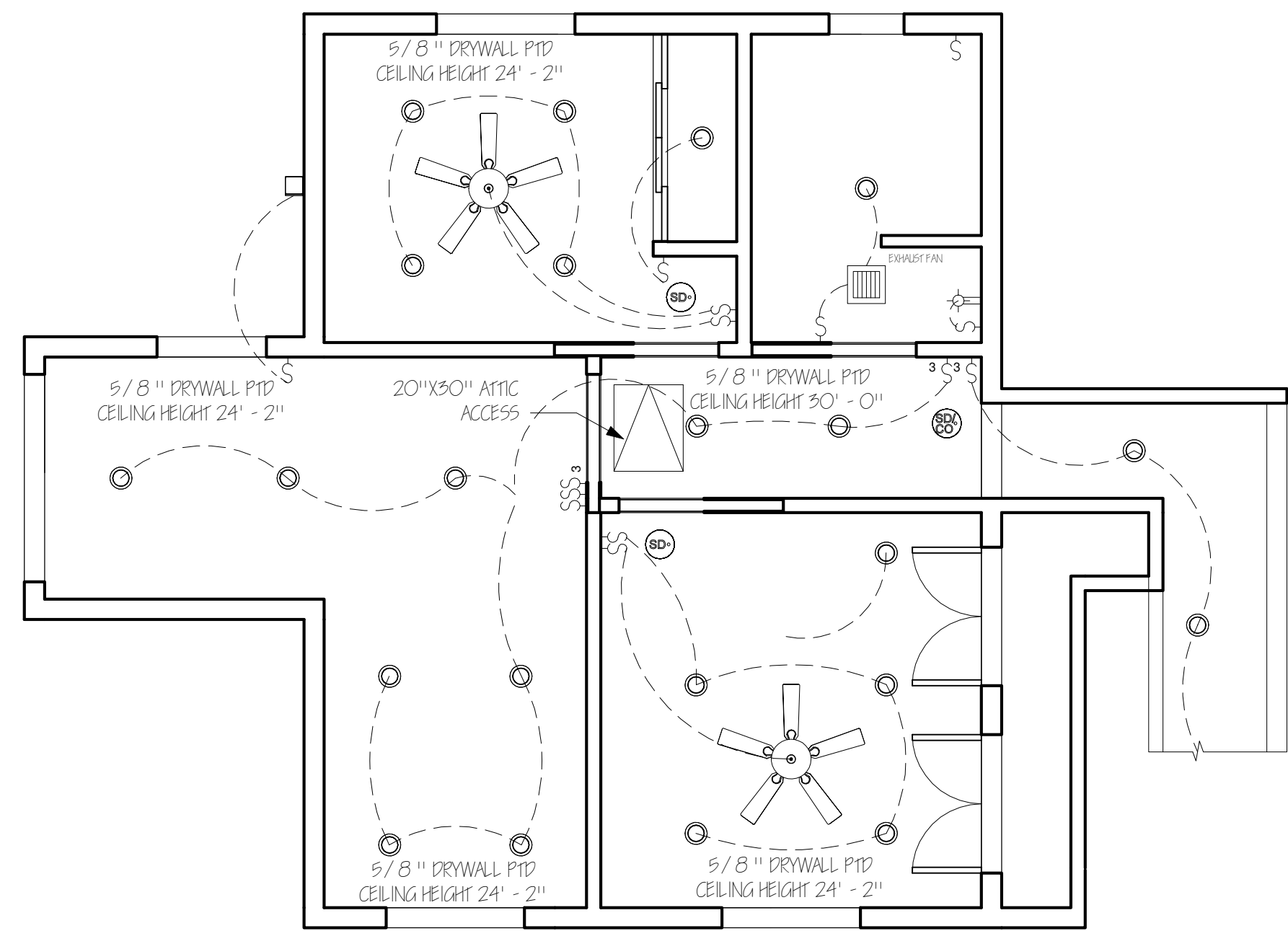
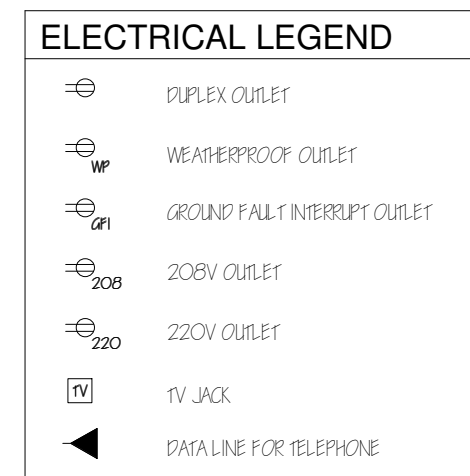
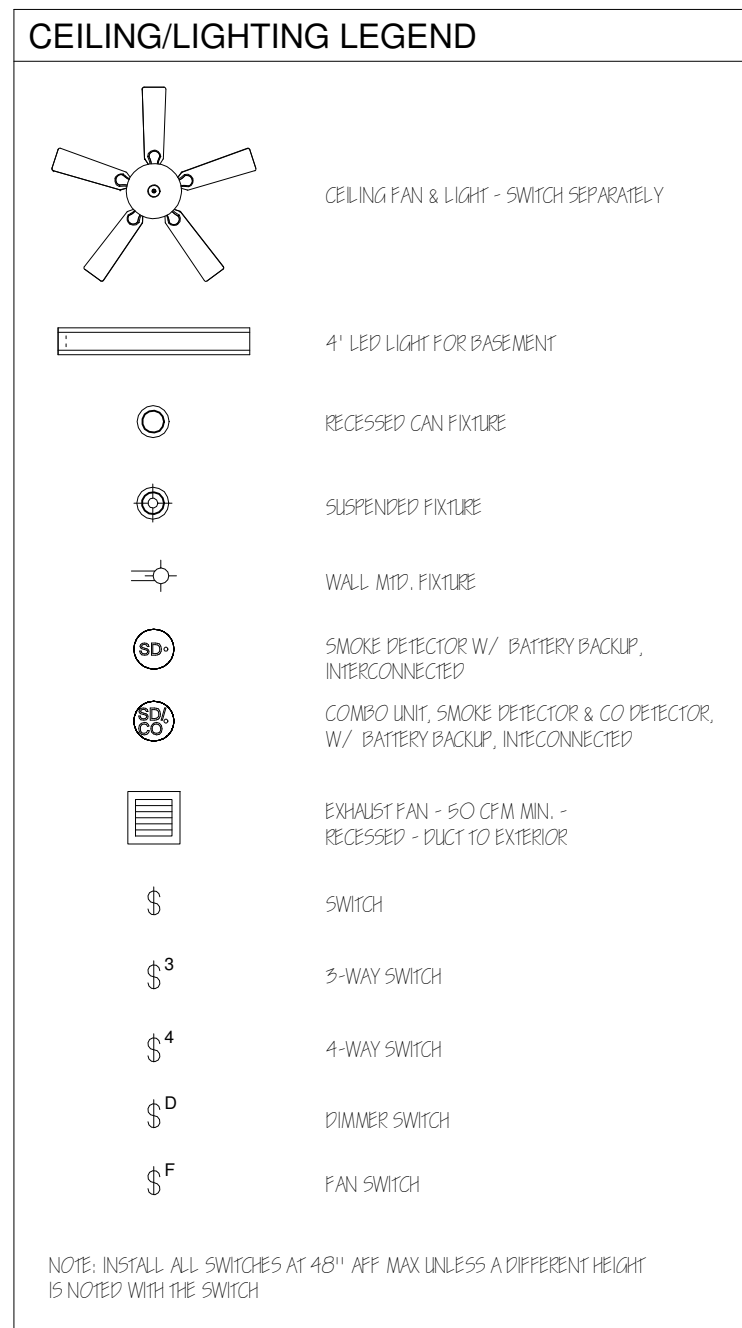
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NO DATE

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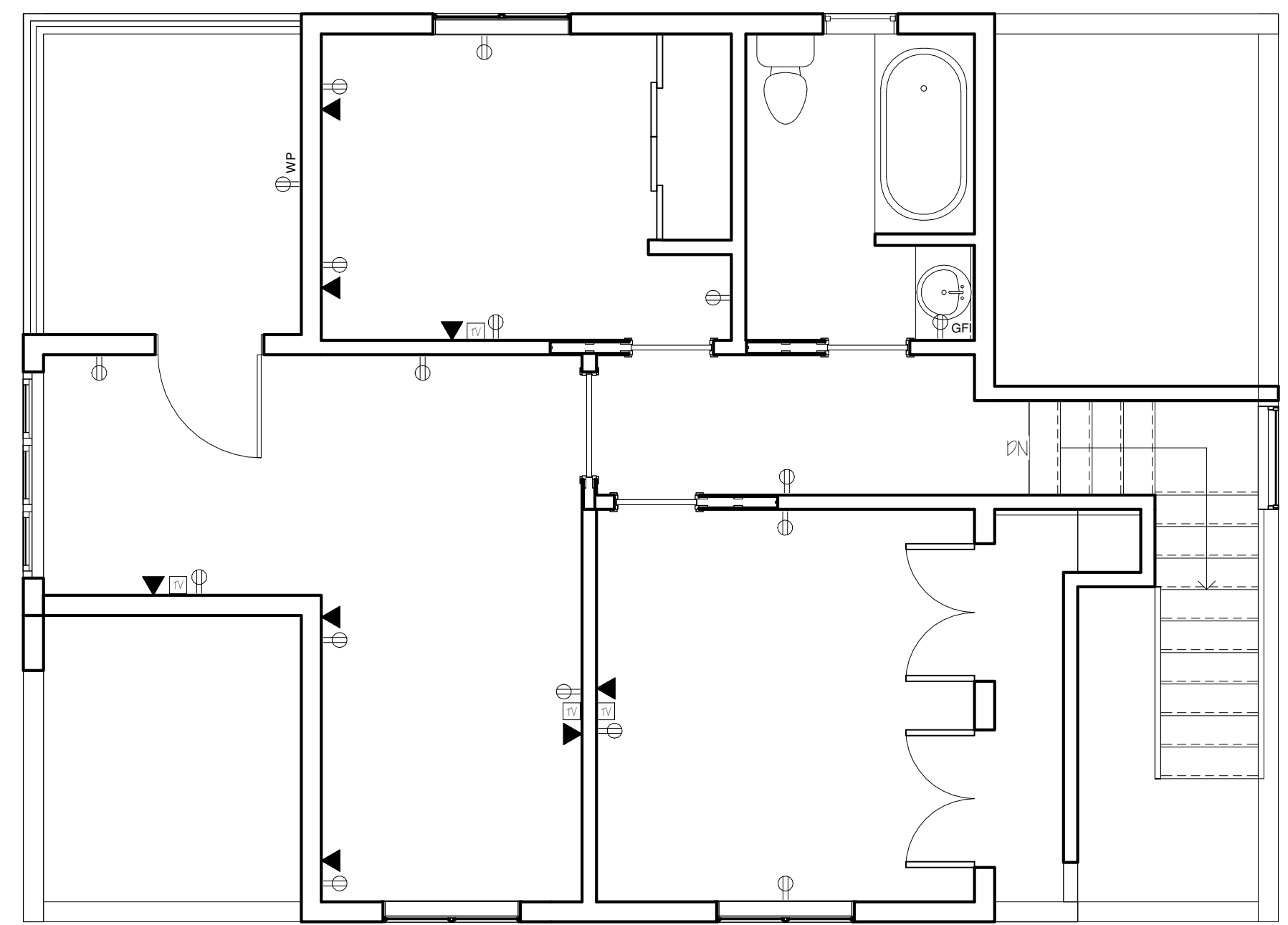
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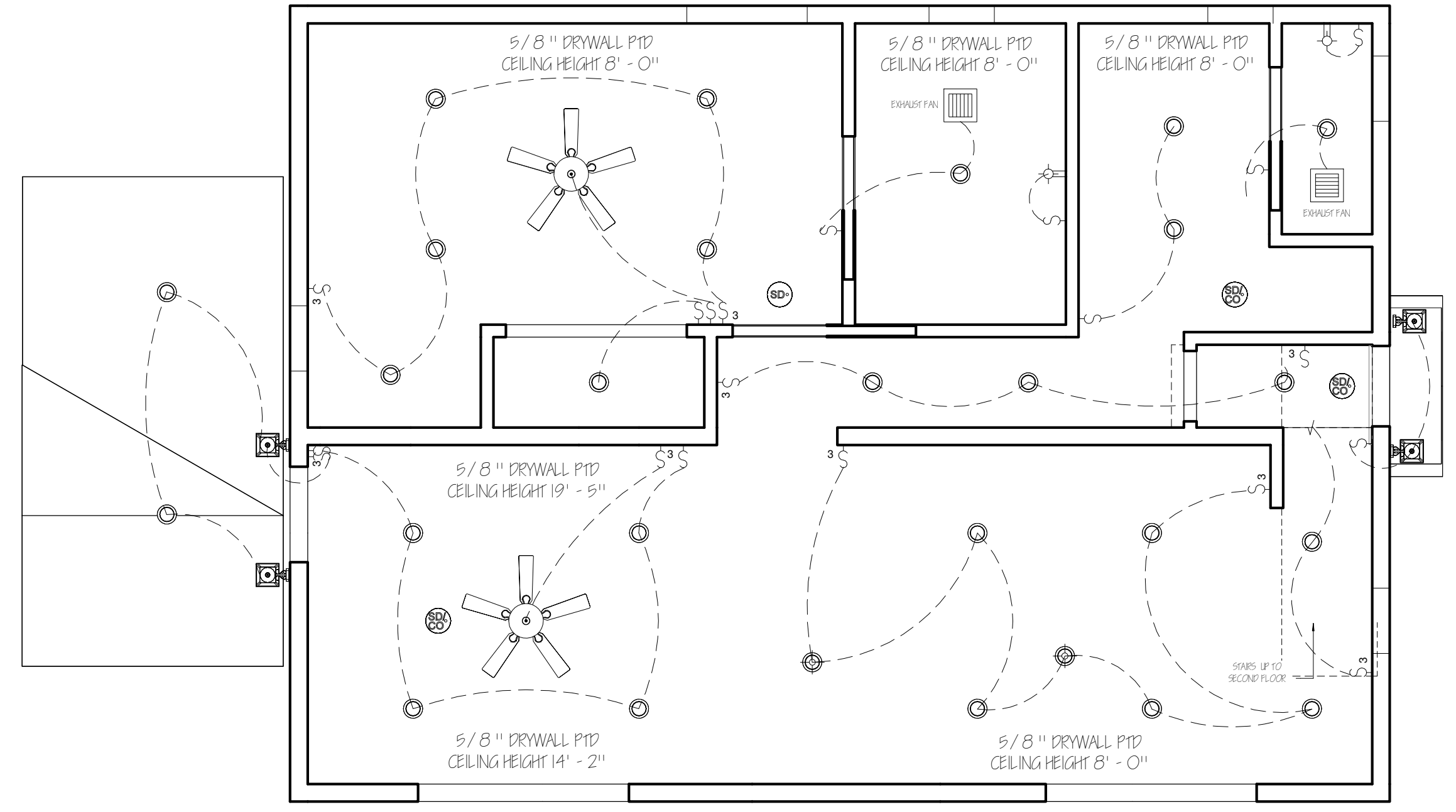
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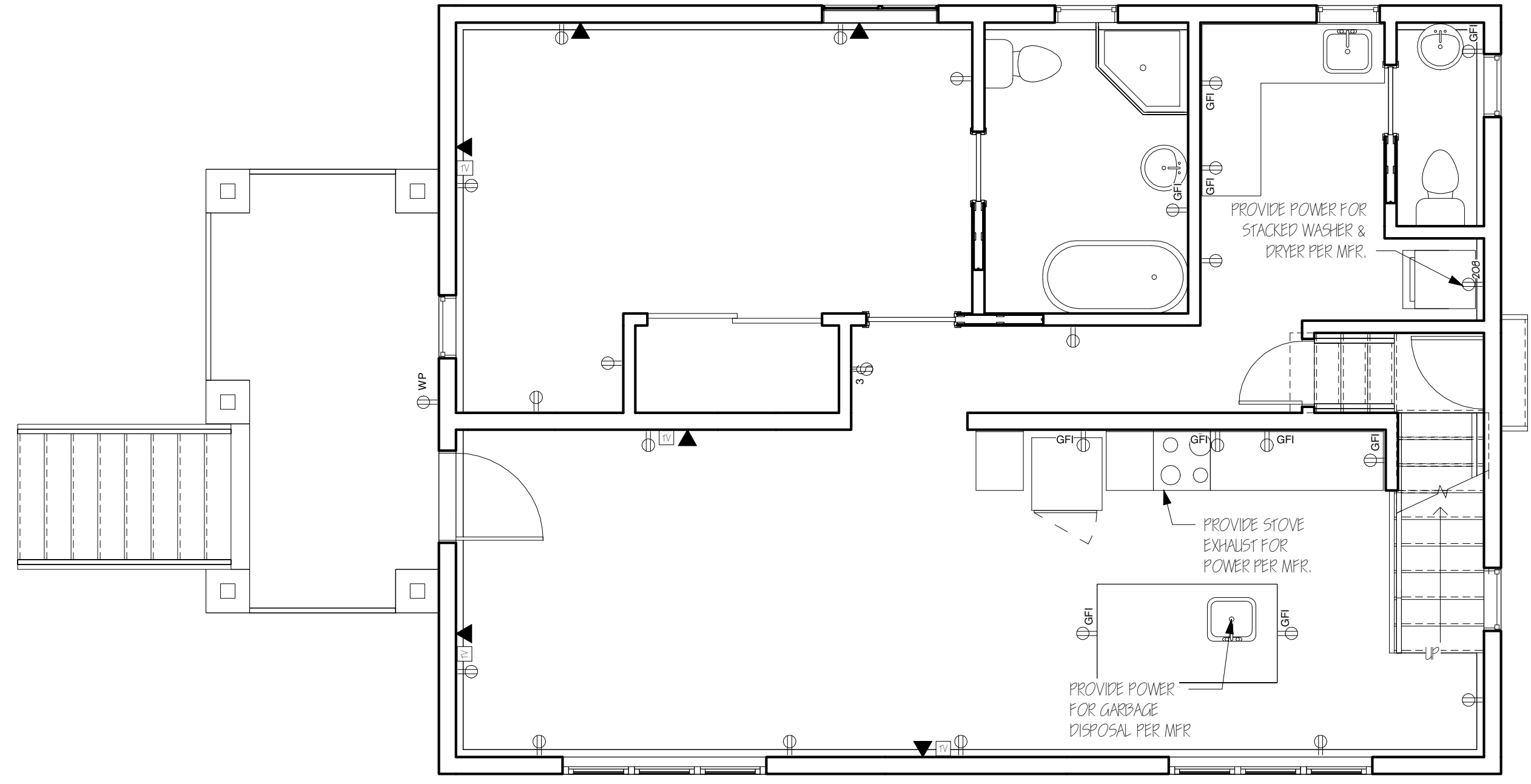
④ SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



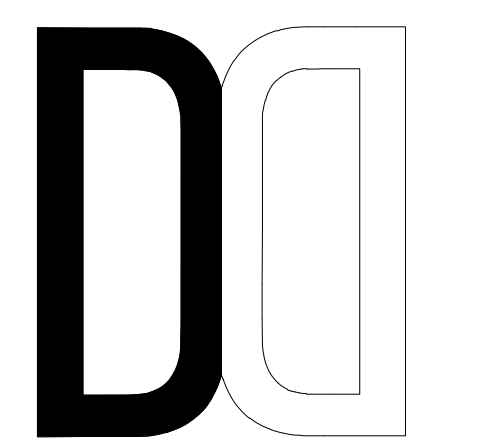
② SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



③ FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

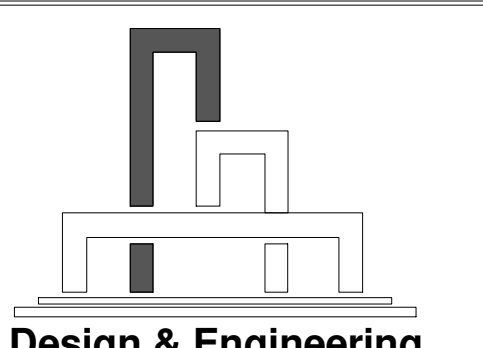


① FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



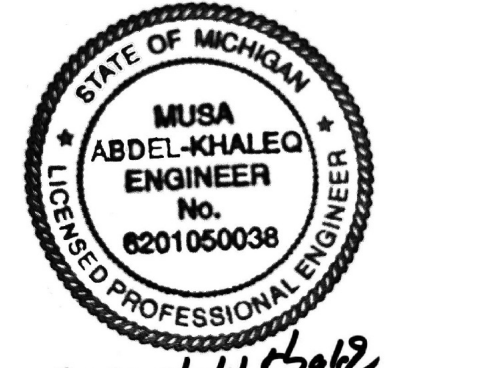
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12/18/2023

Vincent - Johana Addition
502 Ann St.
Plymouth, MI 48170

PROJECT NUMBER:

941123

BUILDER:

Roost Renovation

Electrical &
RCP Plans

REVISIONS:

NO	DATE

DRAWN BY: ME

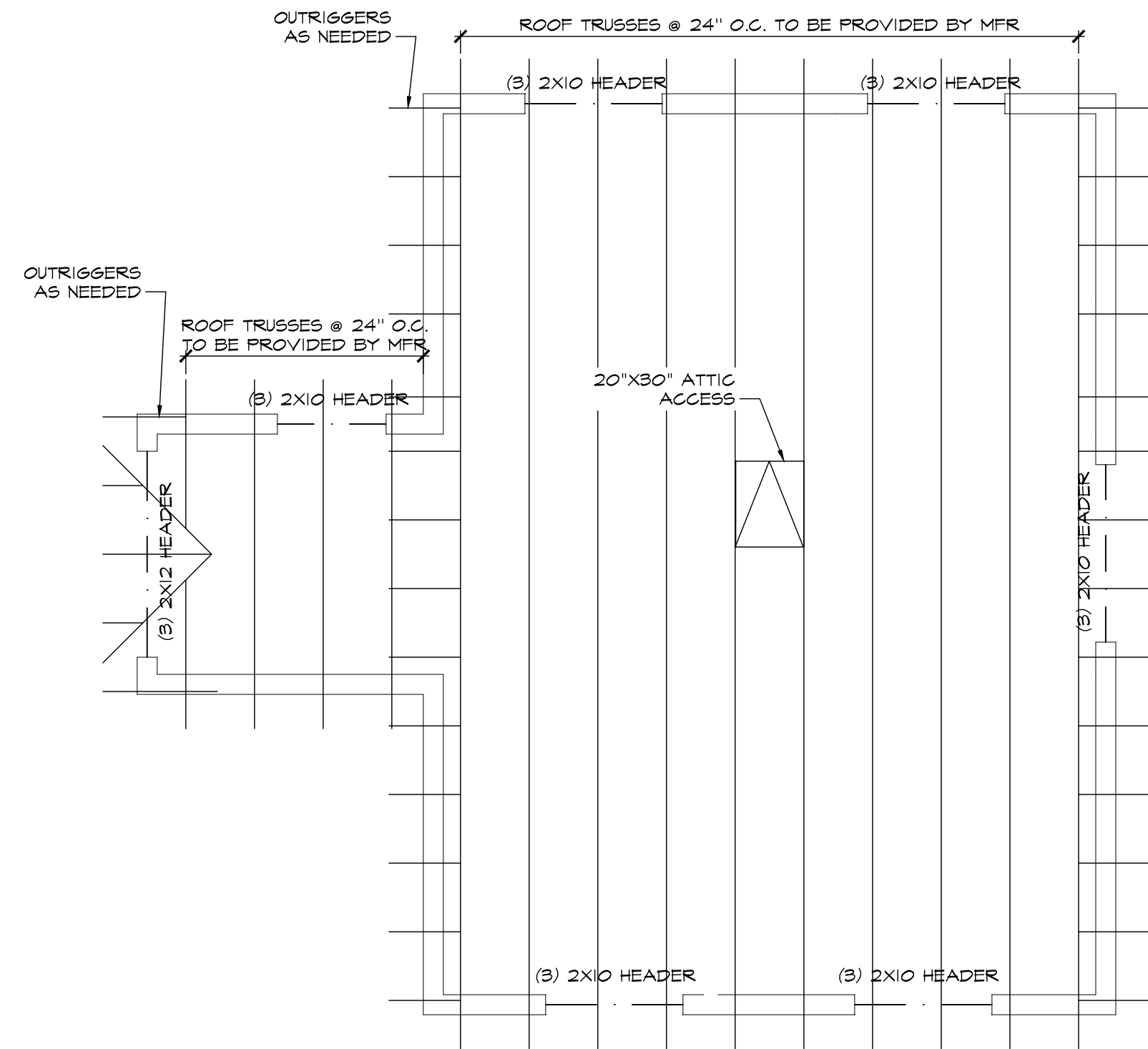
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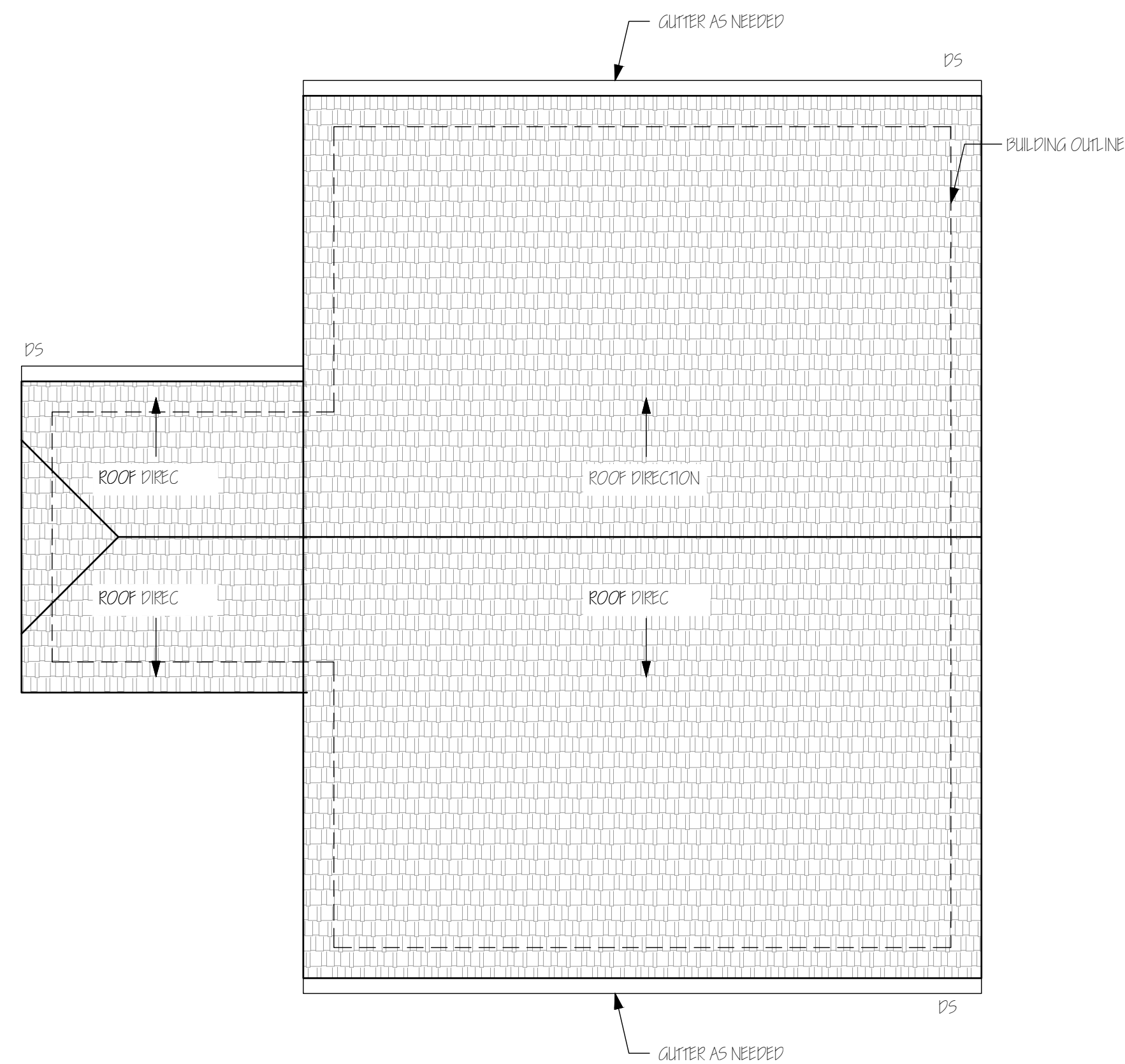
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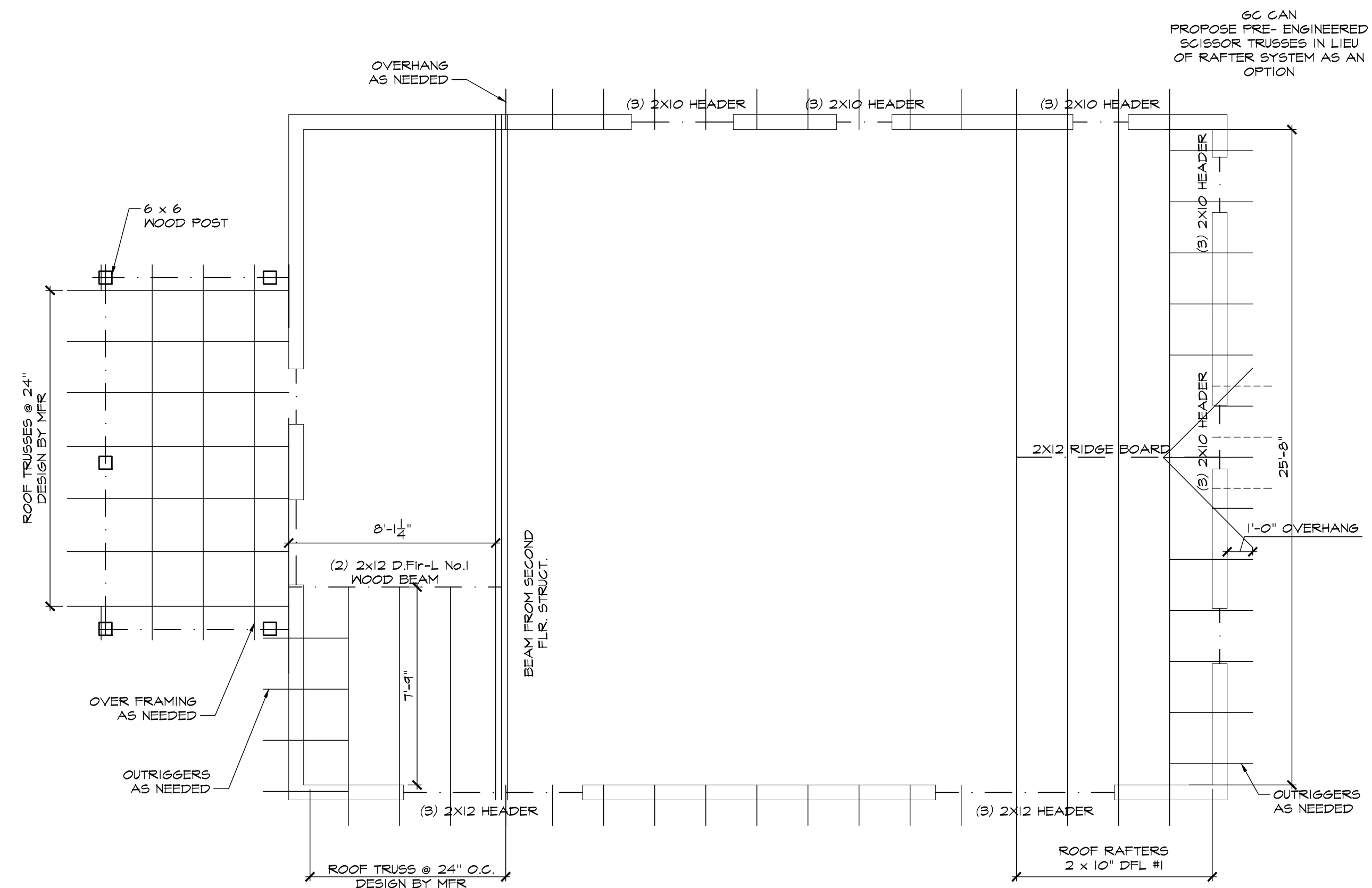
NOTE: ROOF COMPANY TO CALCULATE THE ATTIC REQUIRED VENTILATION BASED ON ATTIC AREA/50.
 FINAL ROOF LAYOUT SHALL BE PROVIDED BY ROOF TRUSS MANUFACTURER.
 INSTALL GUTTERS & DOWNSPOUTS.



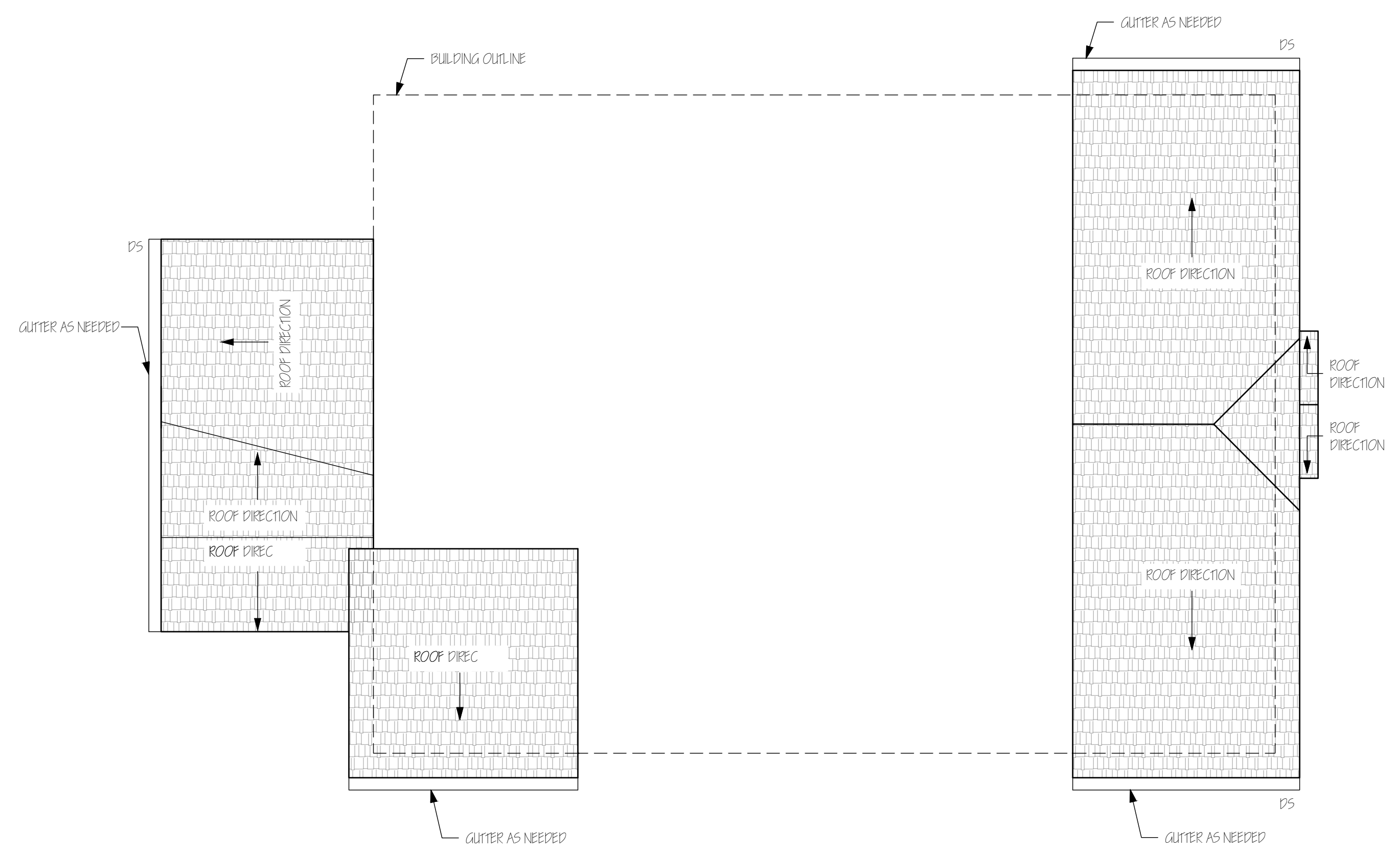
SECOND ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



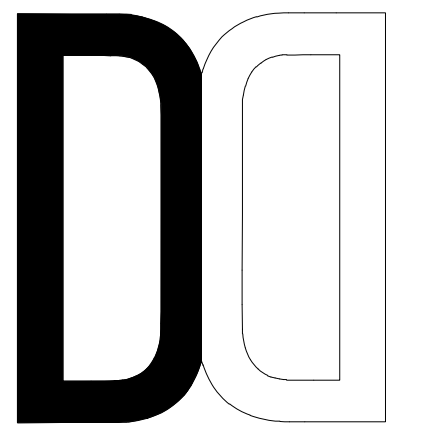
SECOND ROOF PLAN
 SCALE: 1/4" = 1'-0"



FIRST ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

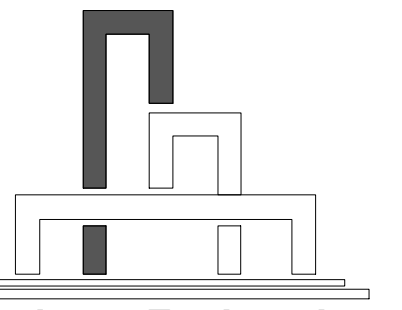


FIRST ROOF PLAN
 SCALE: 1/4" = 1'-0"



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Musa Abdel-Khaleq
 12/18/2023

Vincent - Johana Addition
 502 Ann St.
 Plymouth, MI 48170

PROJECT NUMBER:
 941123

BUILDER:
 Roost Renovation

Roof Plans

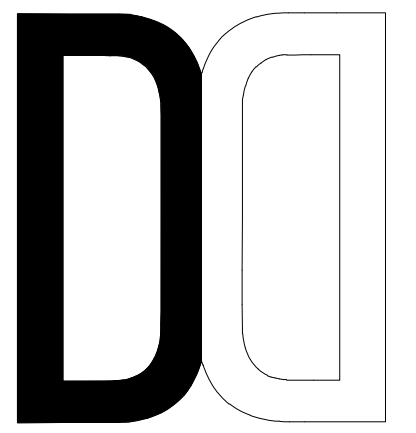
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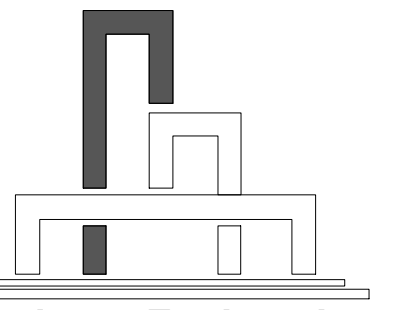
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DATE
 11.29.2023



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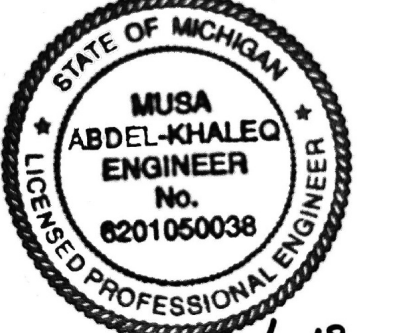
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12/18/2023

Vincent - Johana Addition
502 Ann St.
Plymouth, MI 48170

PROJECT NUMBER:

941123

BUILDER:

Roost Renovation

Sections

REVISIONS:

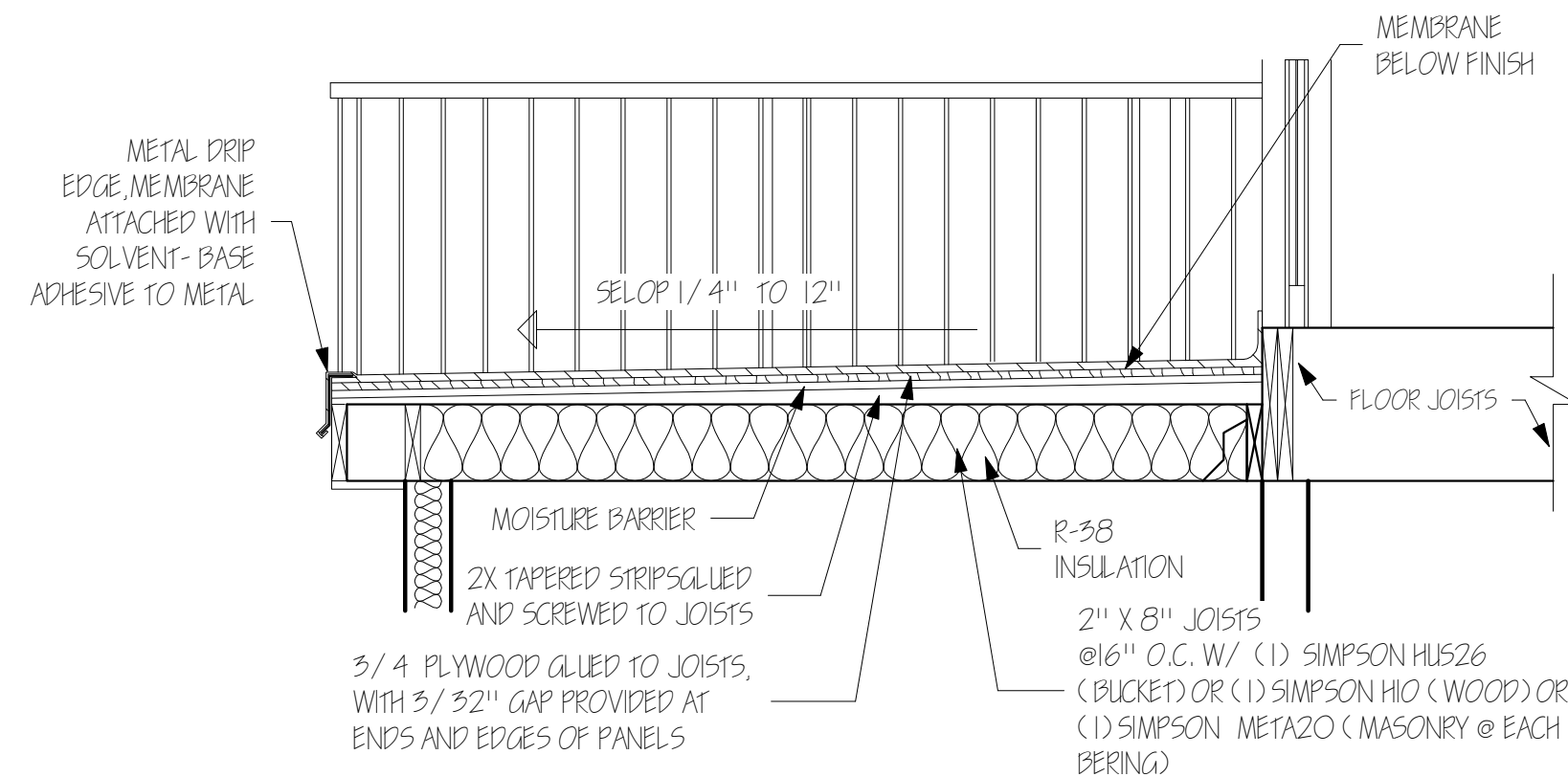
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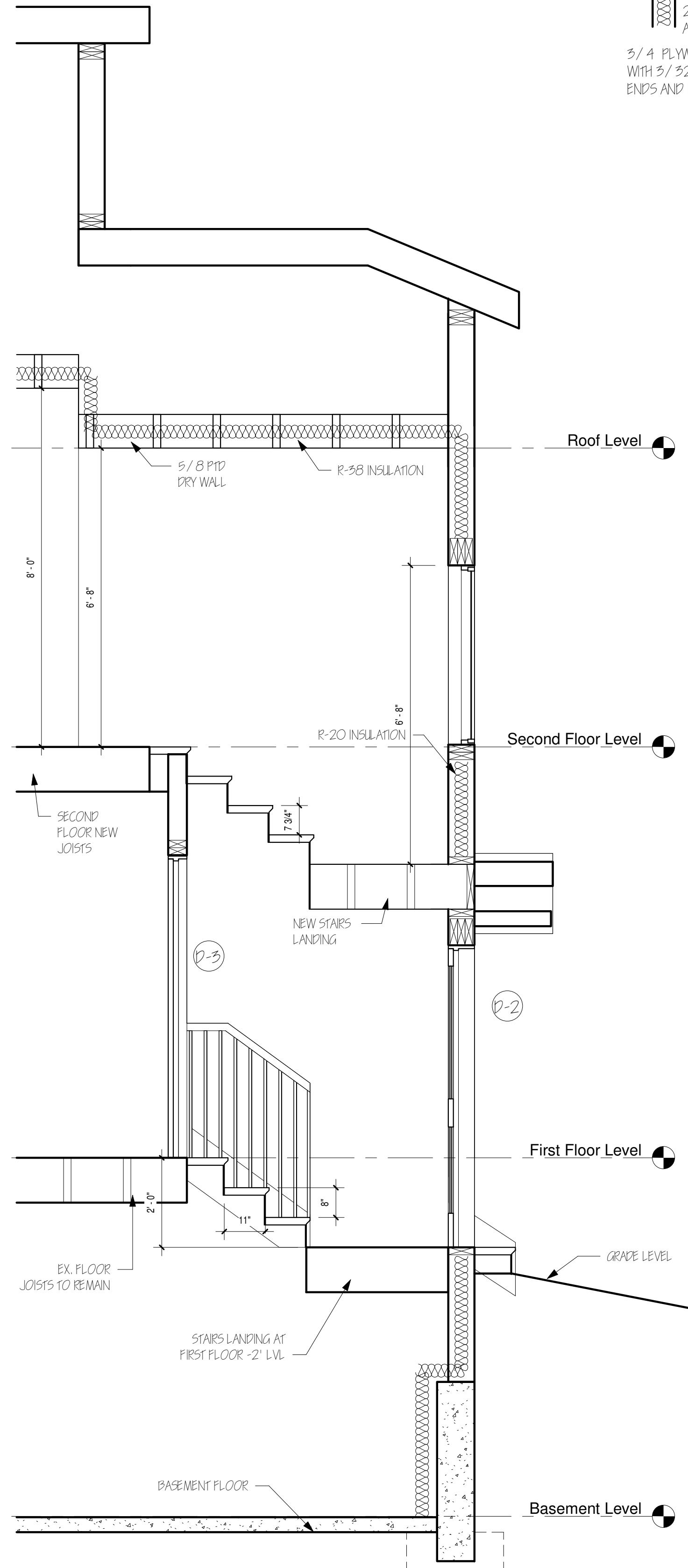
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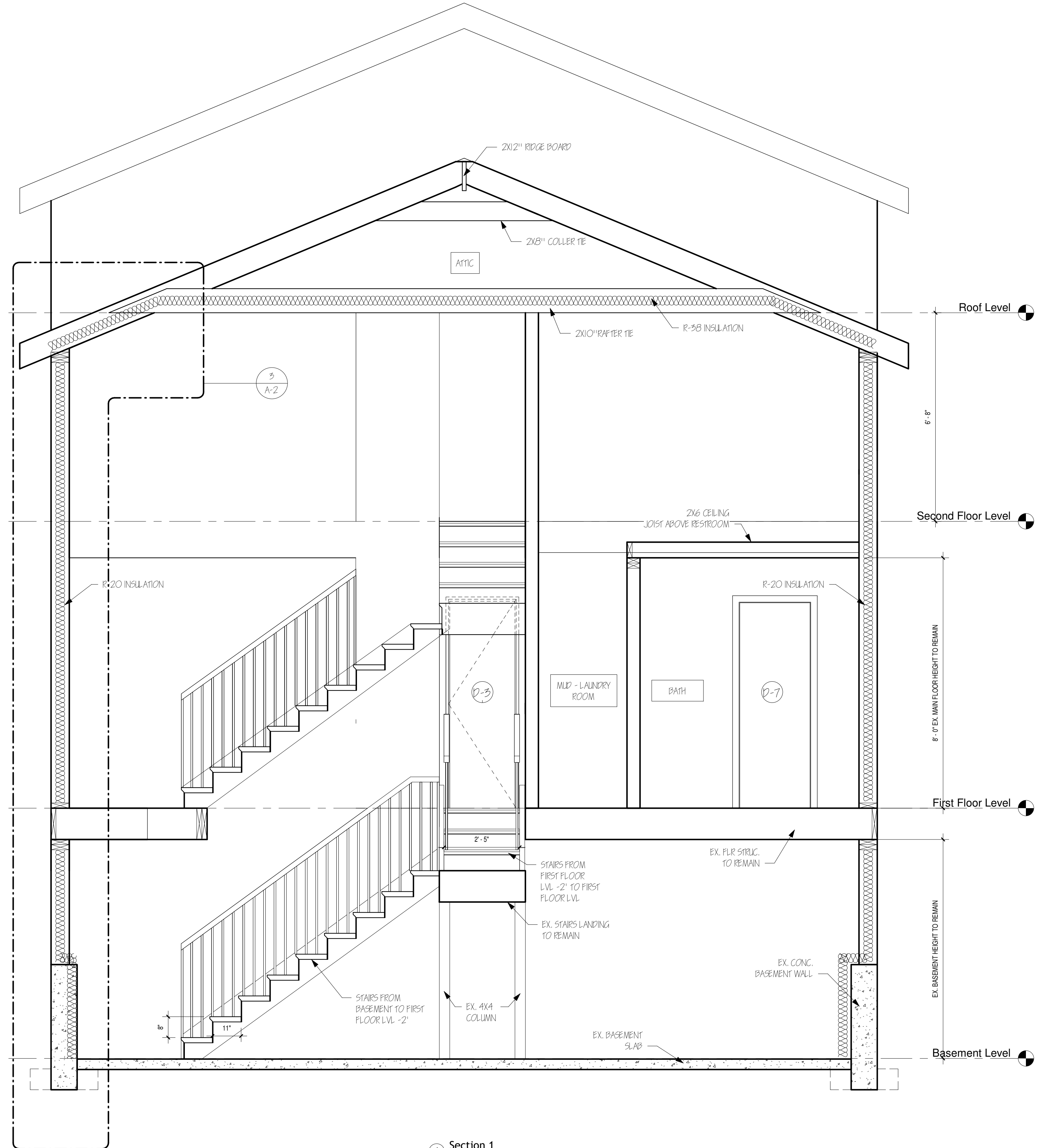
DATE 11.29.2023



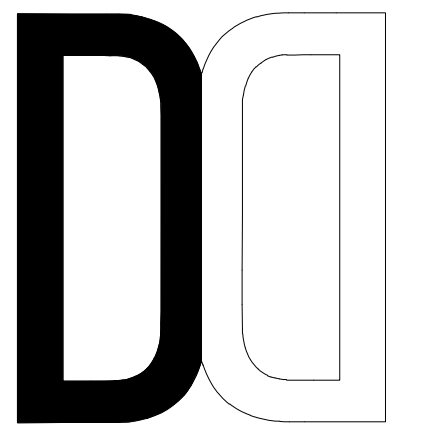
3 DECK DETAIL
1/2" = 1'-0"



2 Section 2
1/2" = 1'-0"

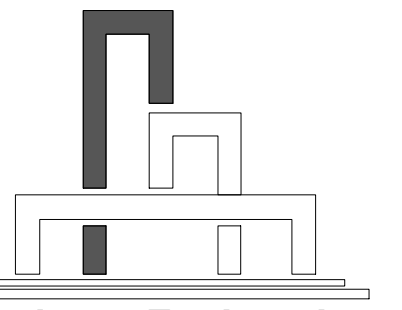


1 Section 1
1/2" = 1'-0"



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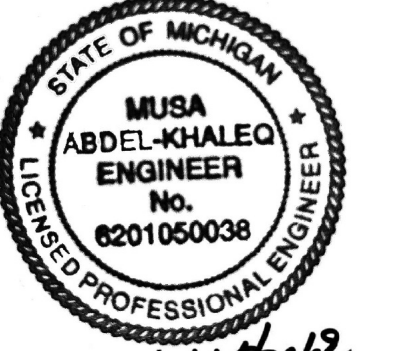
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12/18/2023

Vincent - Johana Addition
502 Ann St.
Plymouth, MI 48170

PROJECT NUMBER:
941123

BUILDER:
Roost Renovation

Exterior
Elevations

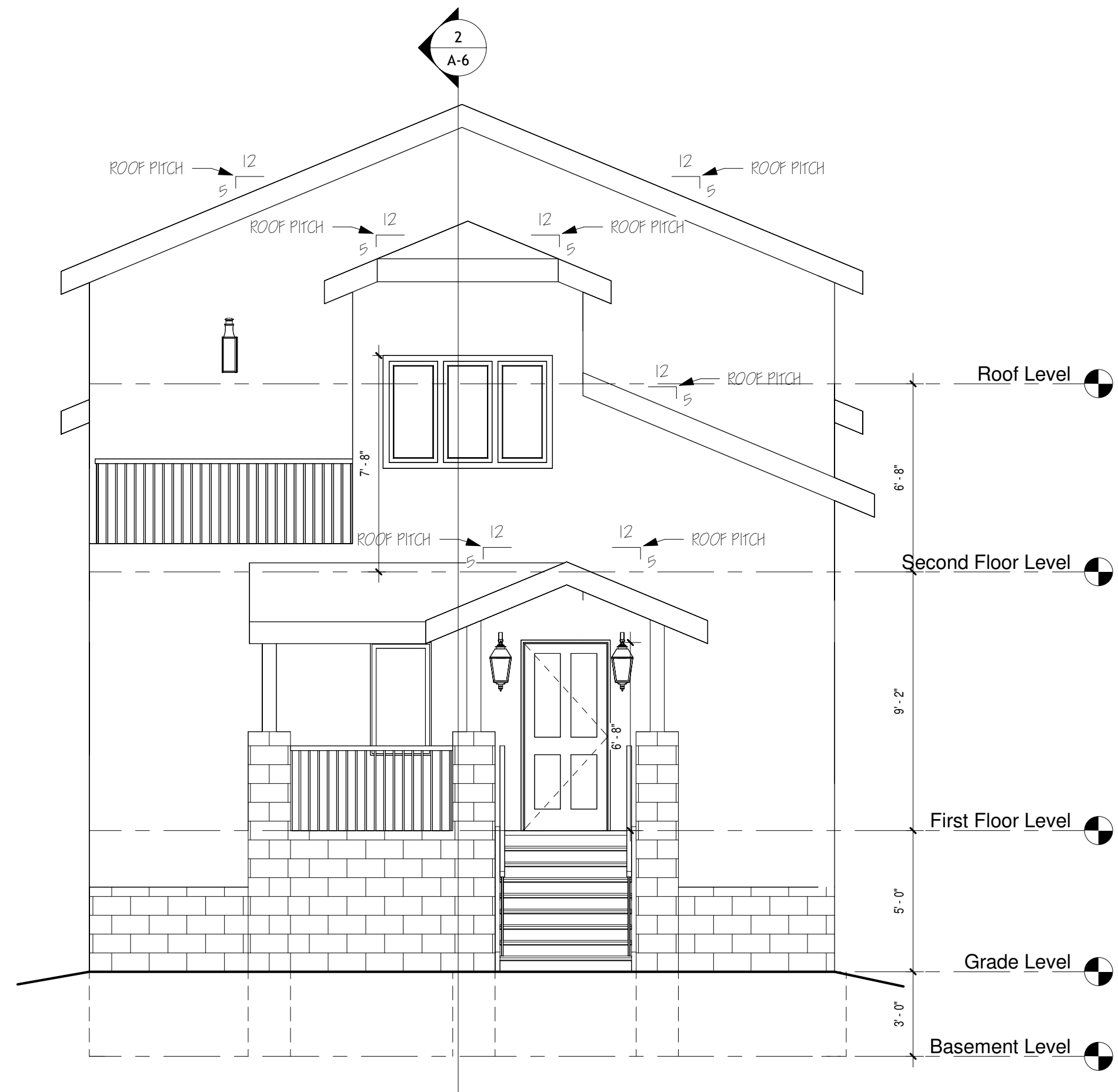
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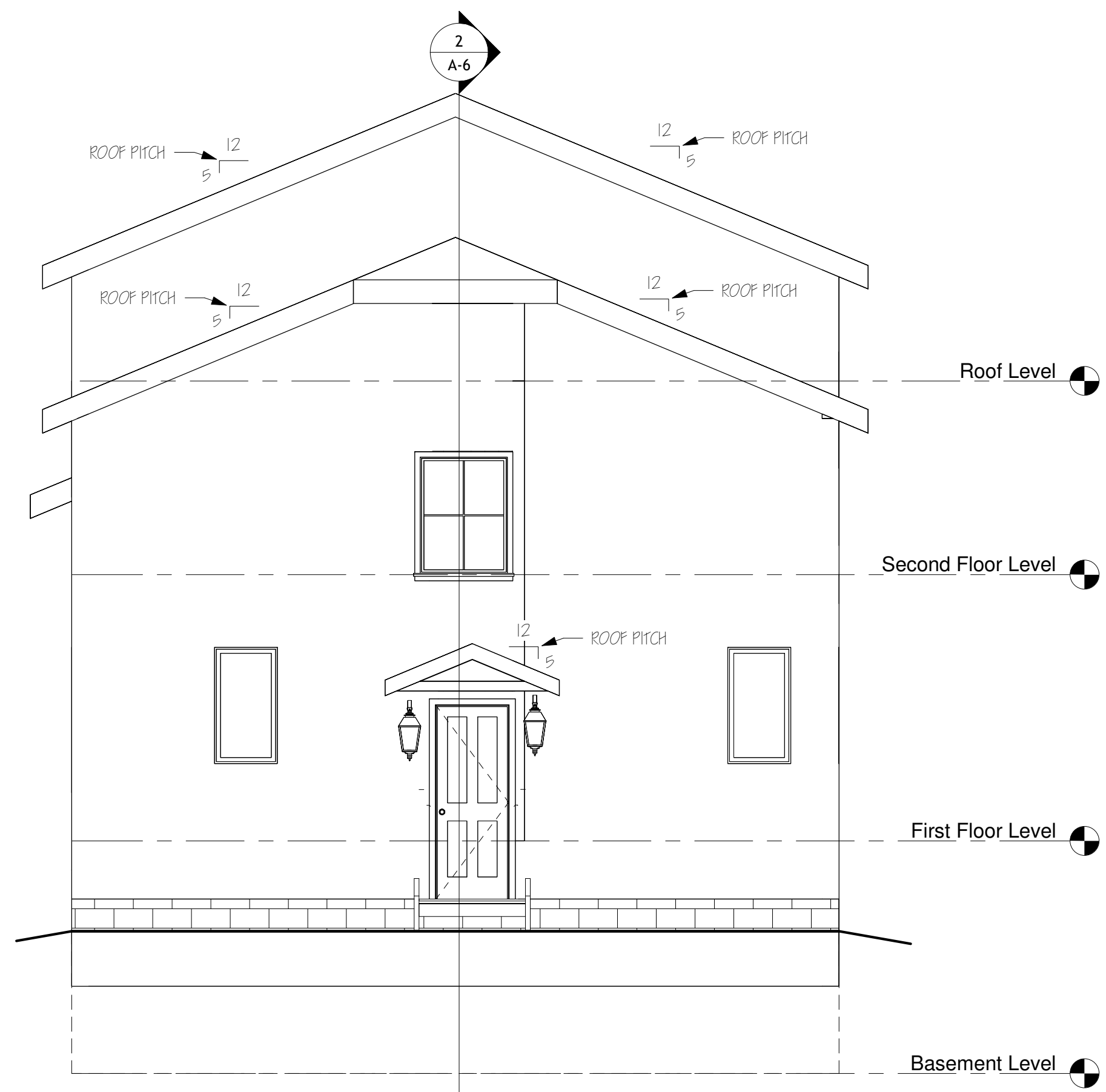
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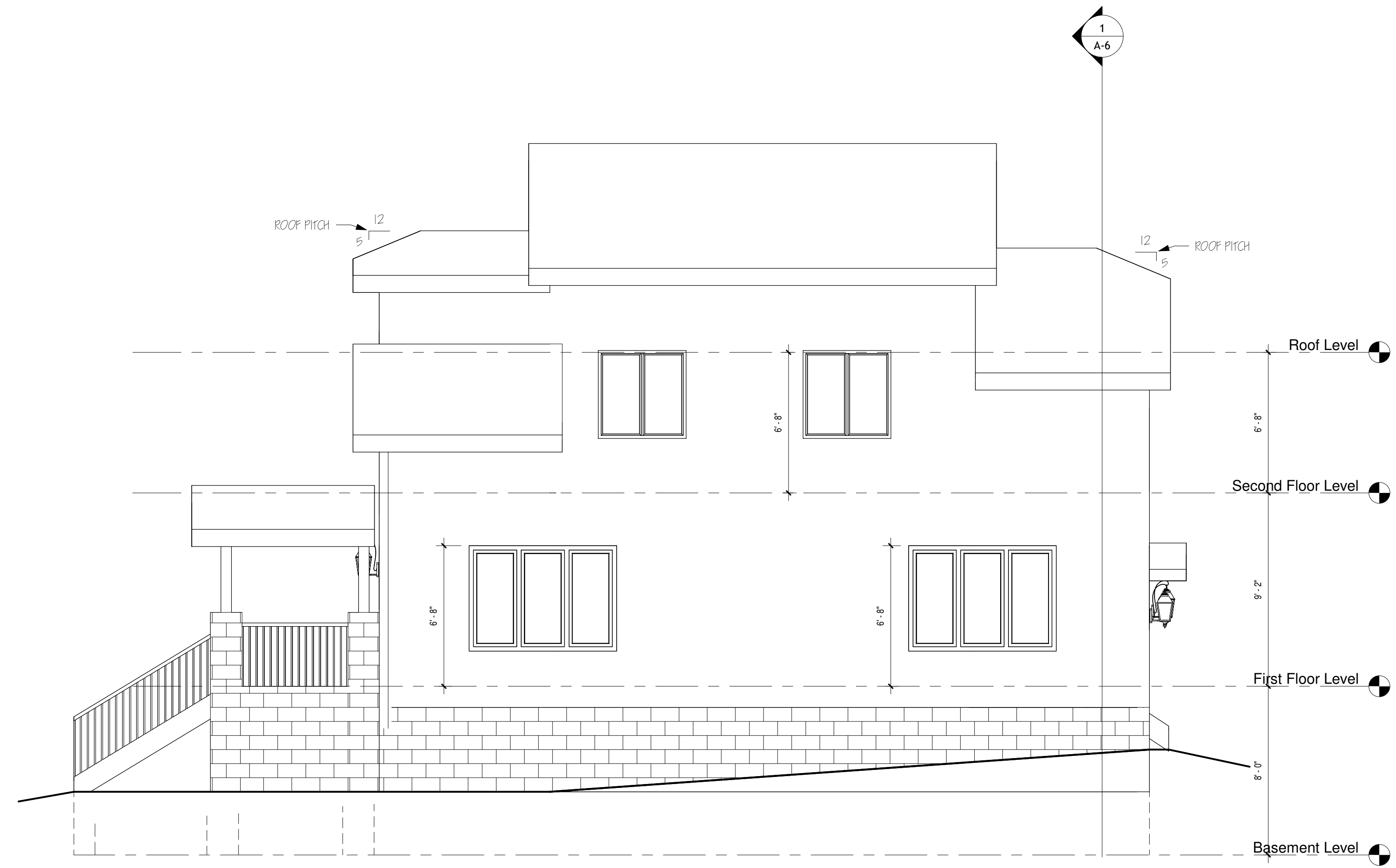
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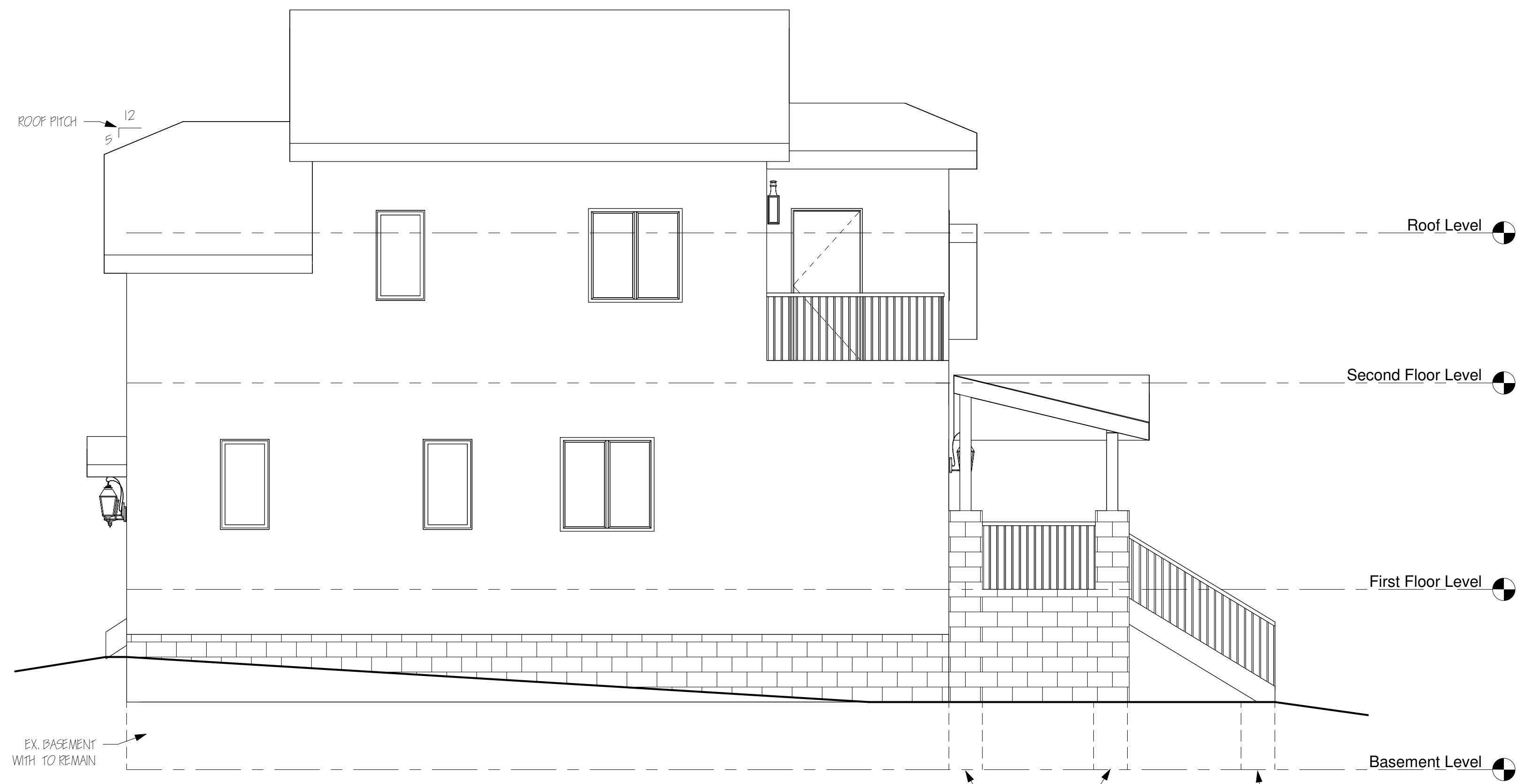
4 WEST ELEVATION
1/4" = 1'-0"



3 EAST ELEVATION
1/4" = 1'-0"



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

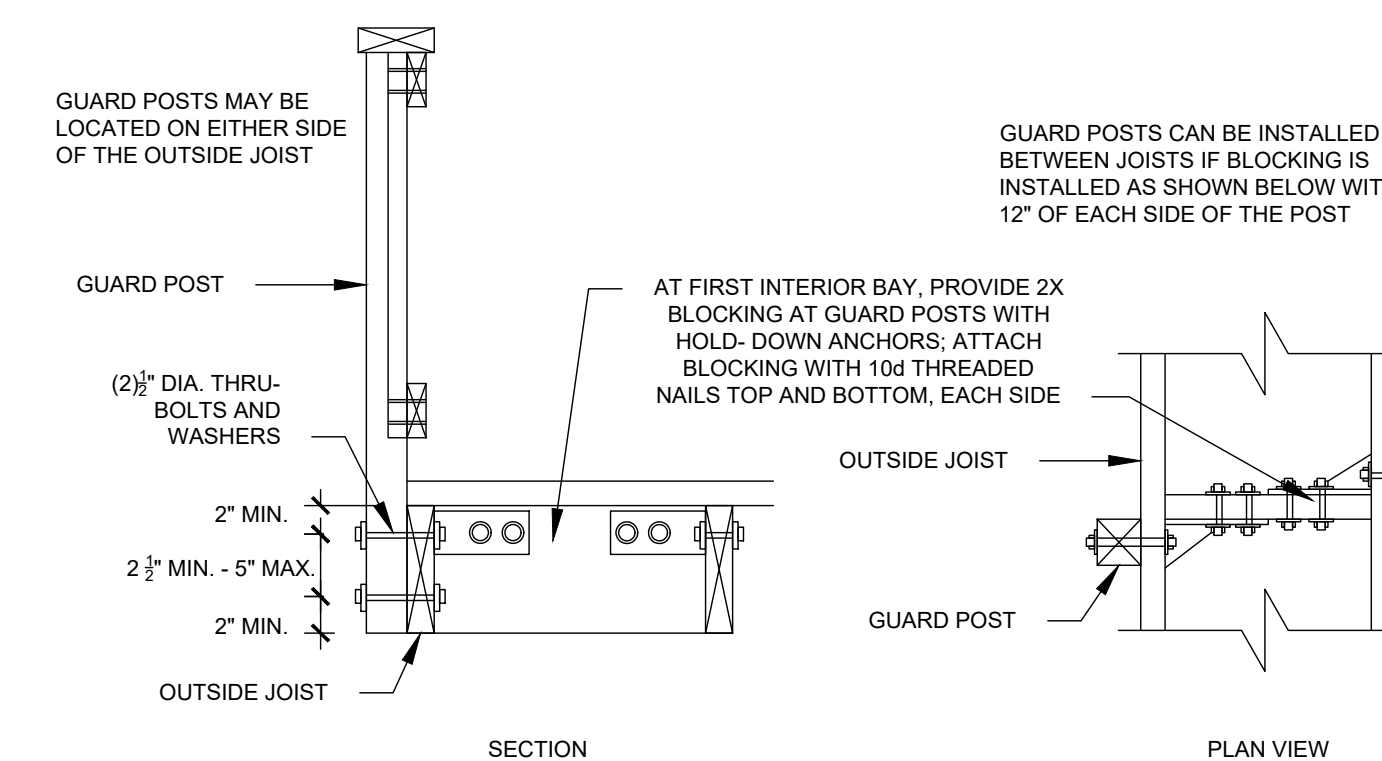
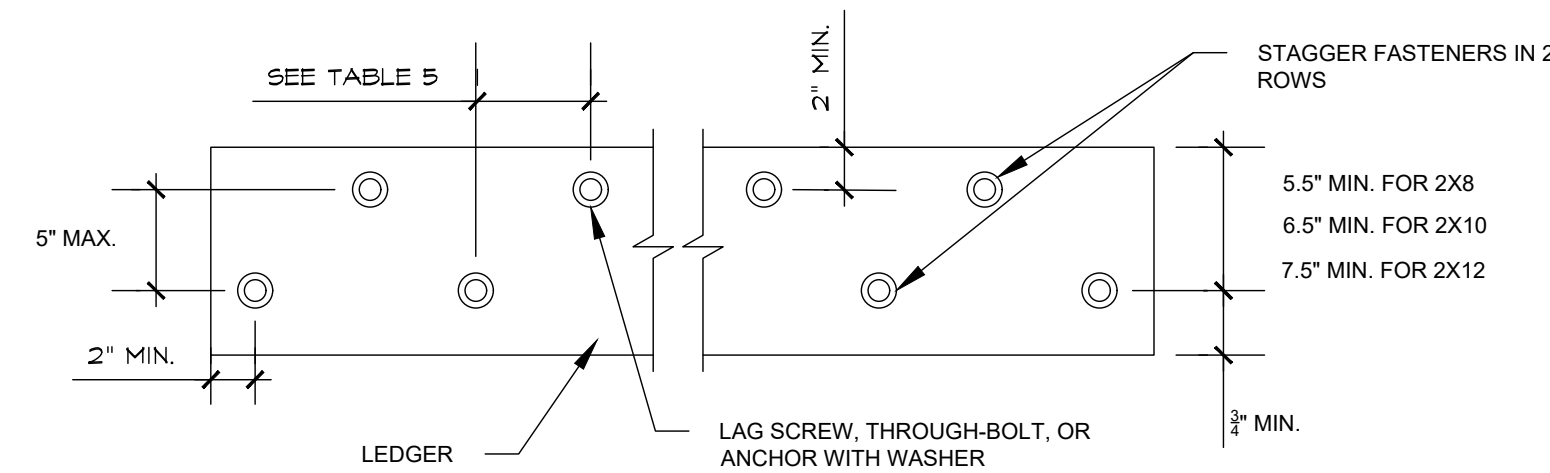
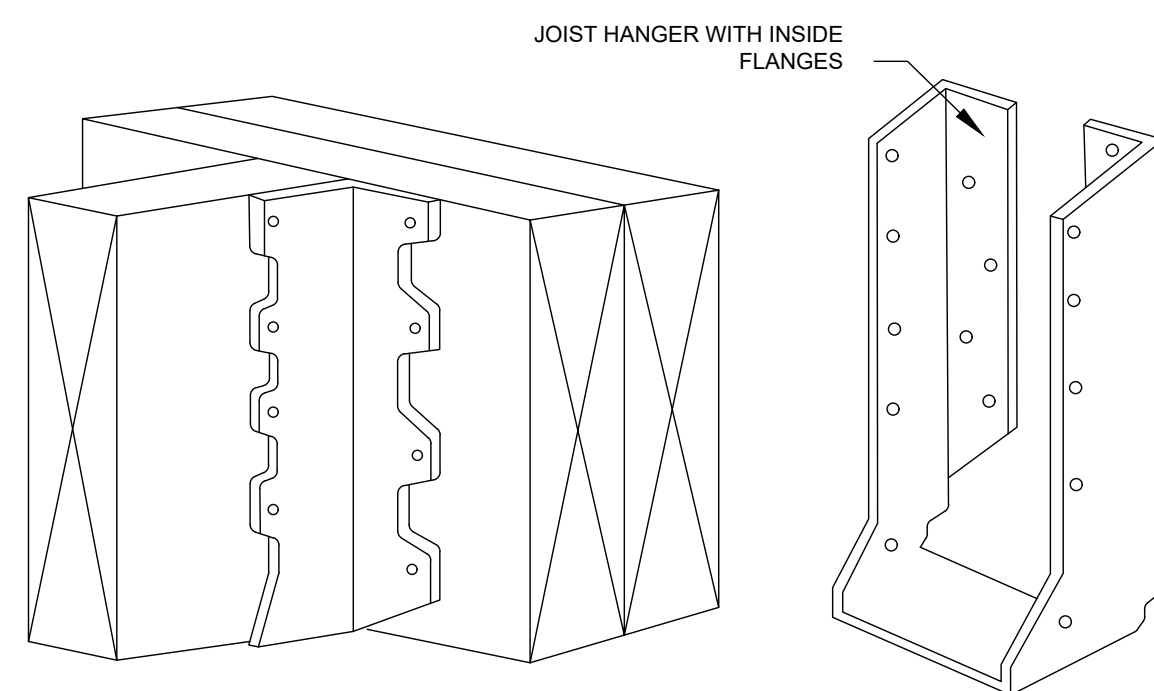
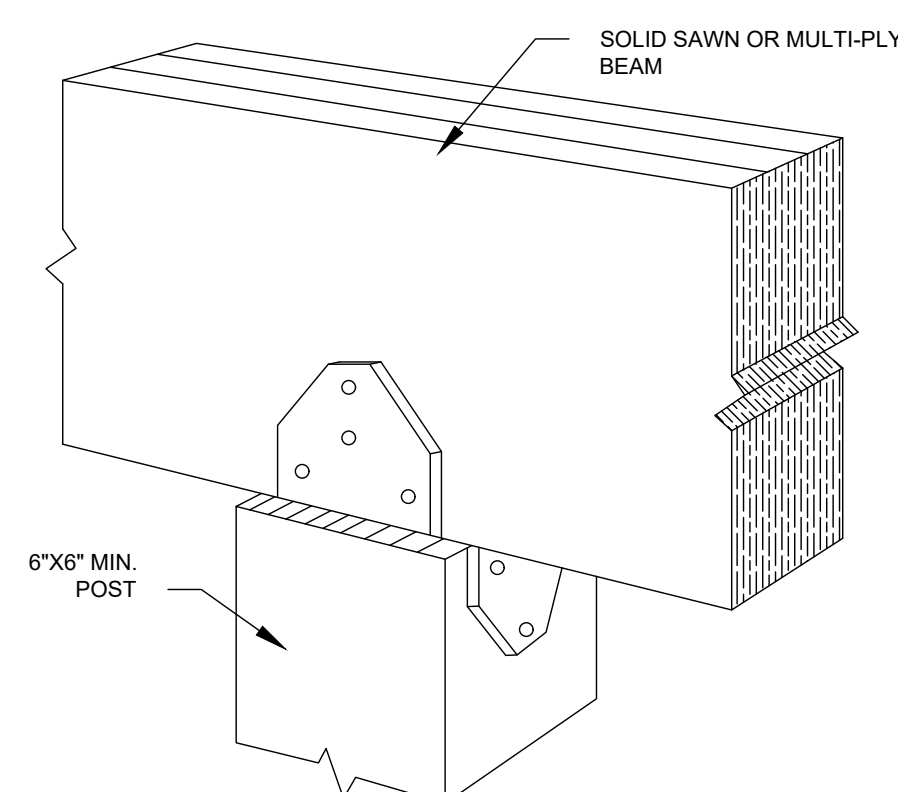
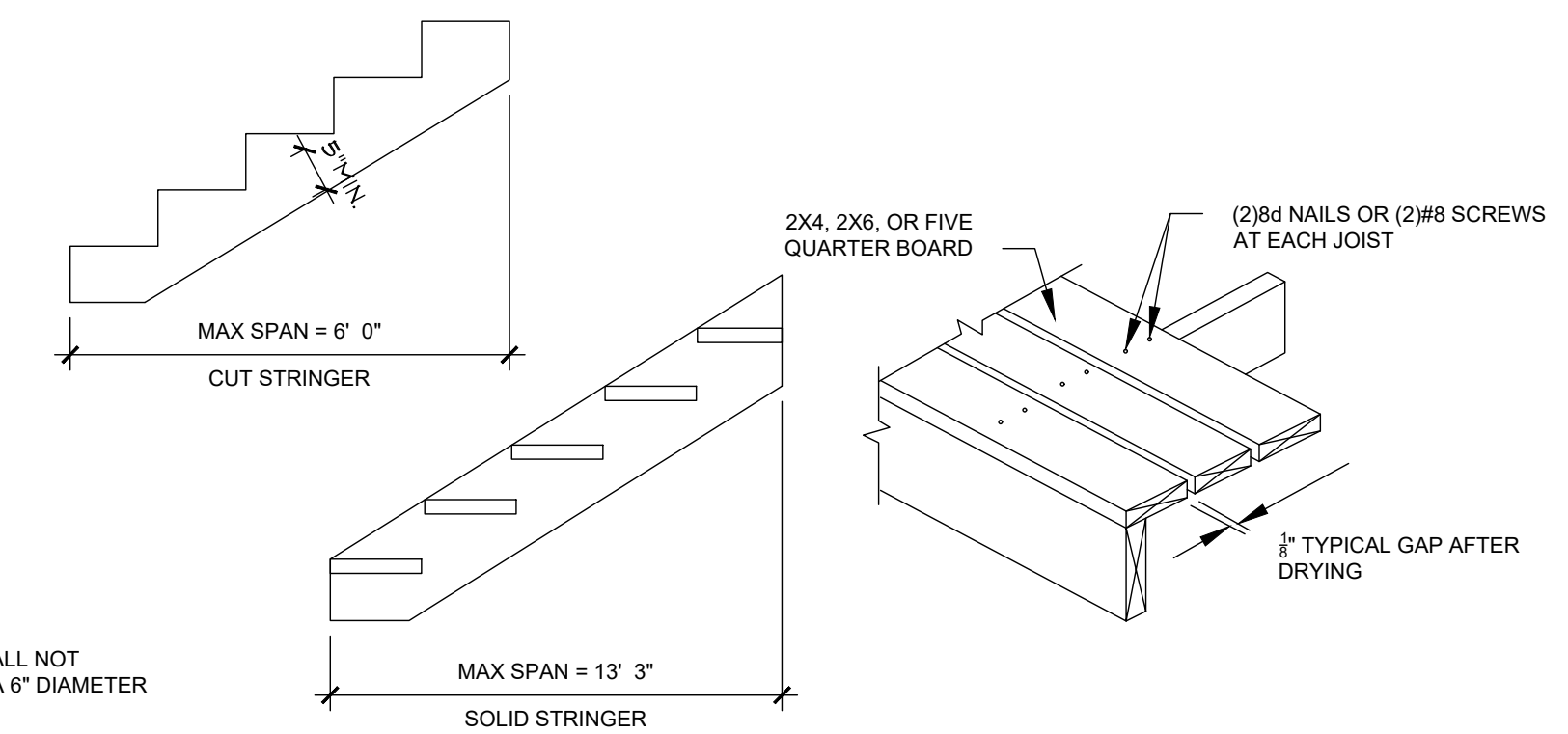
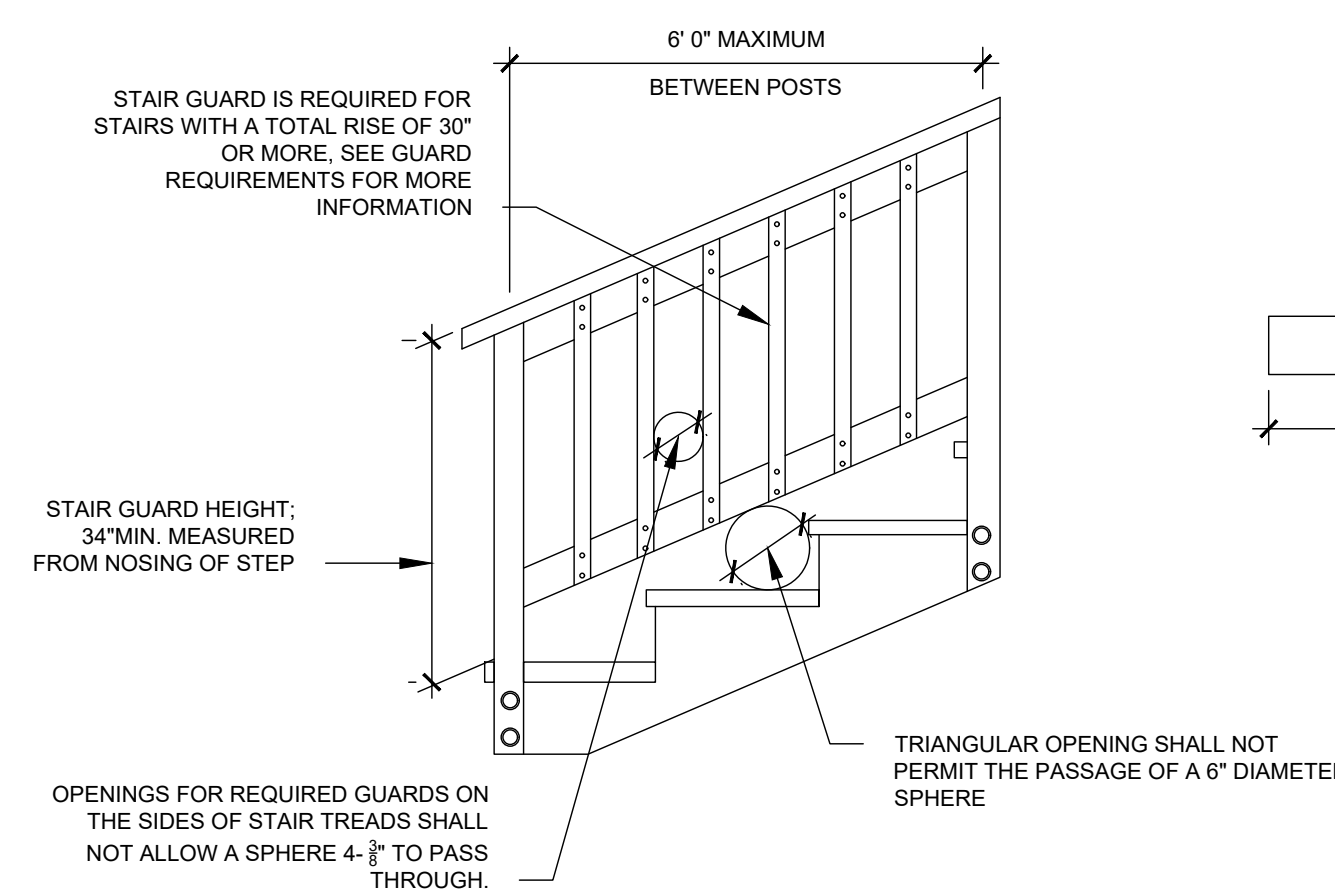
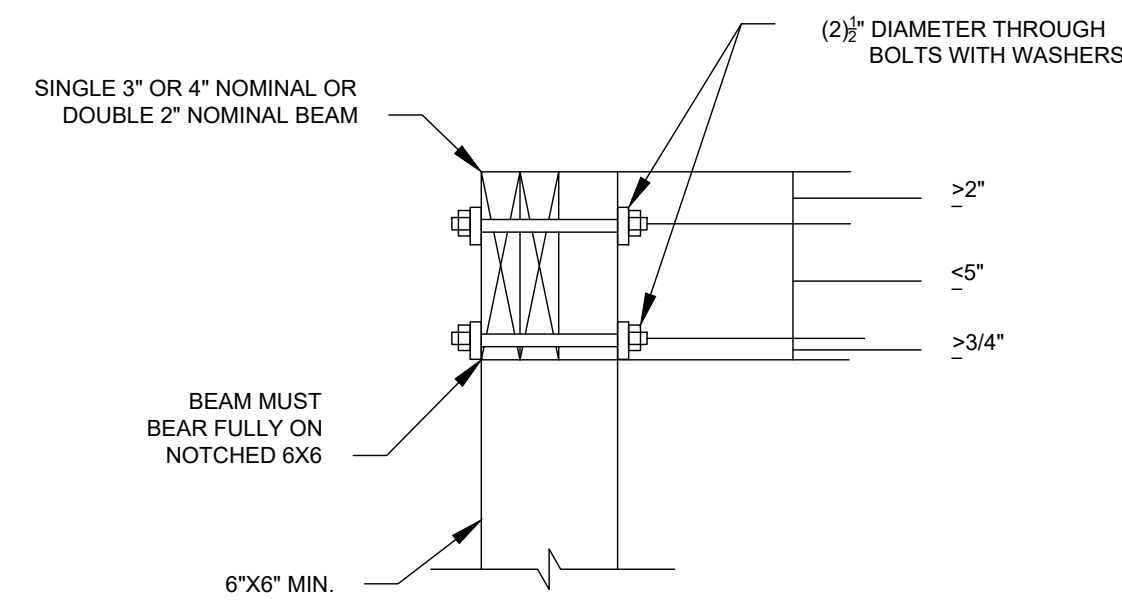
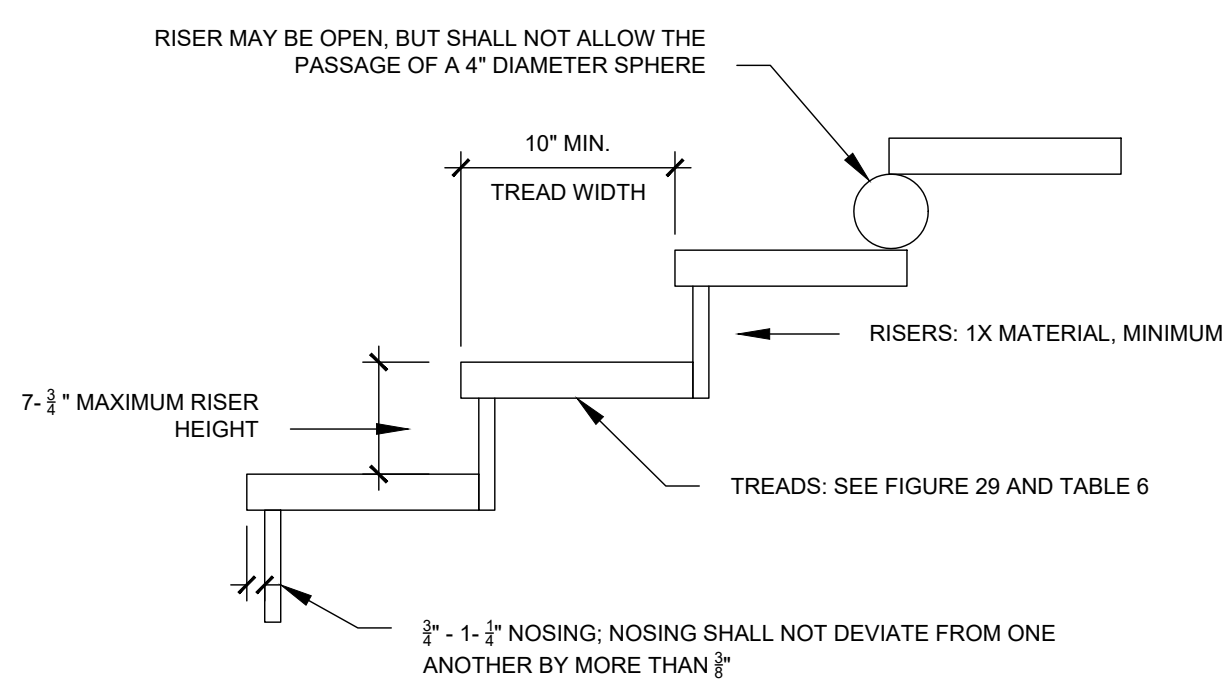
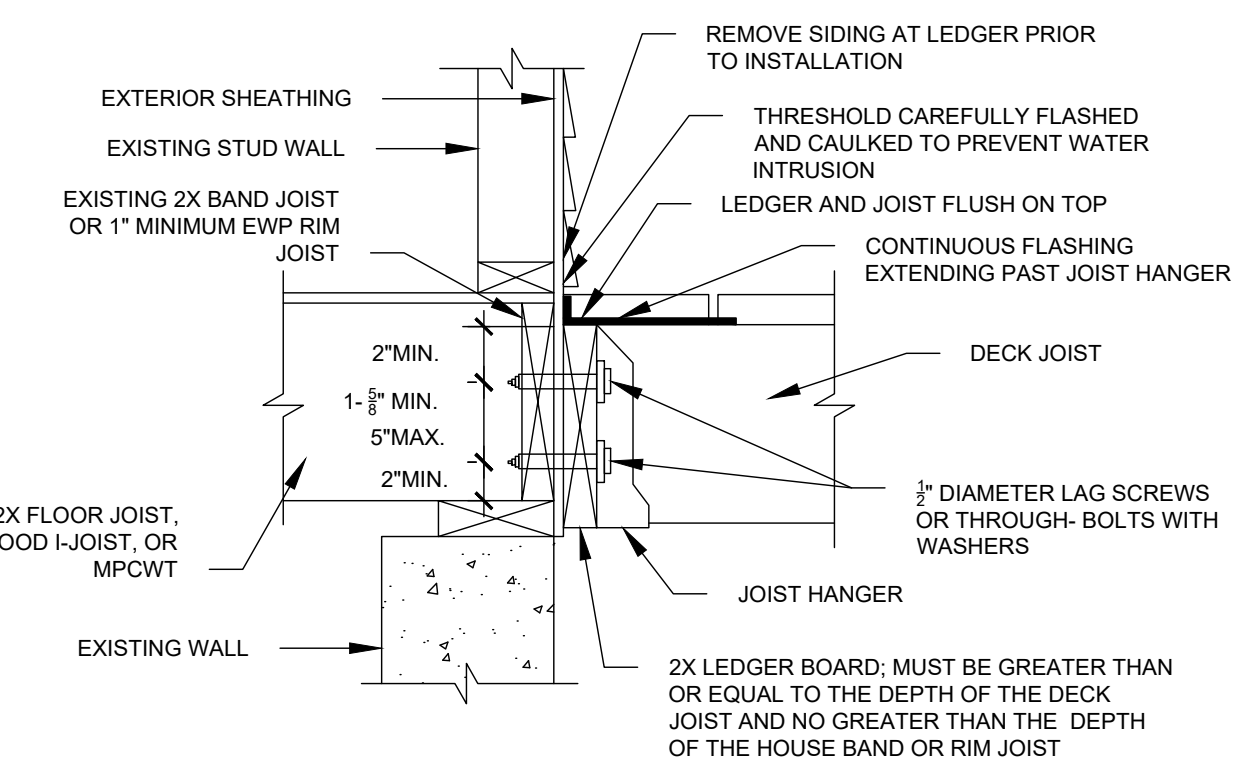
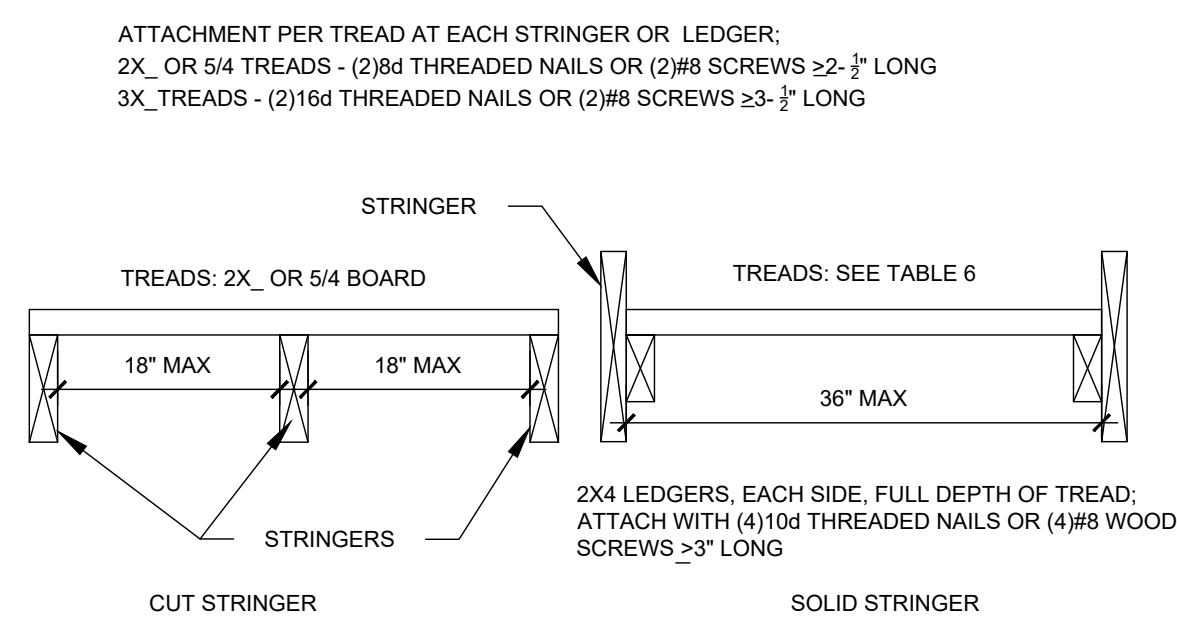
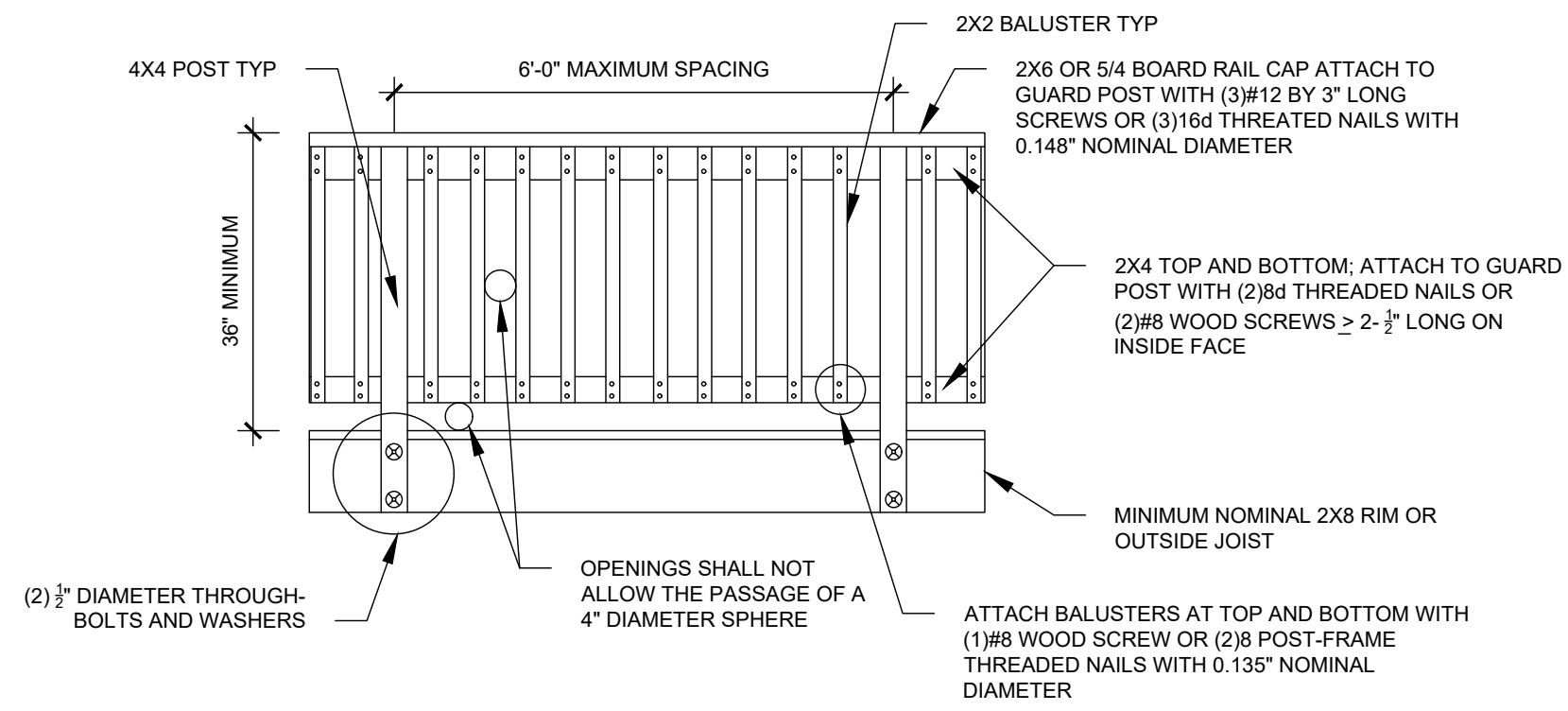
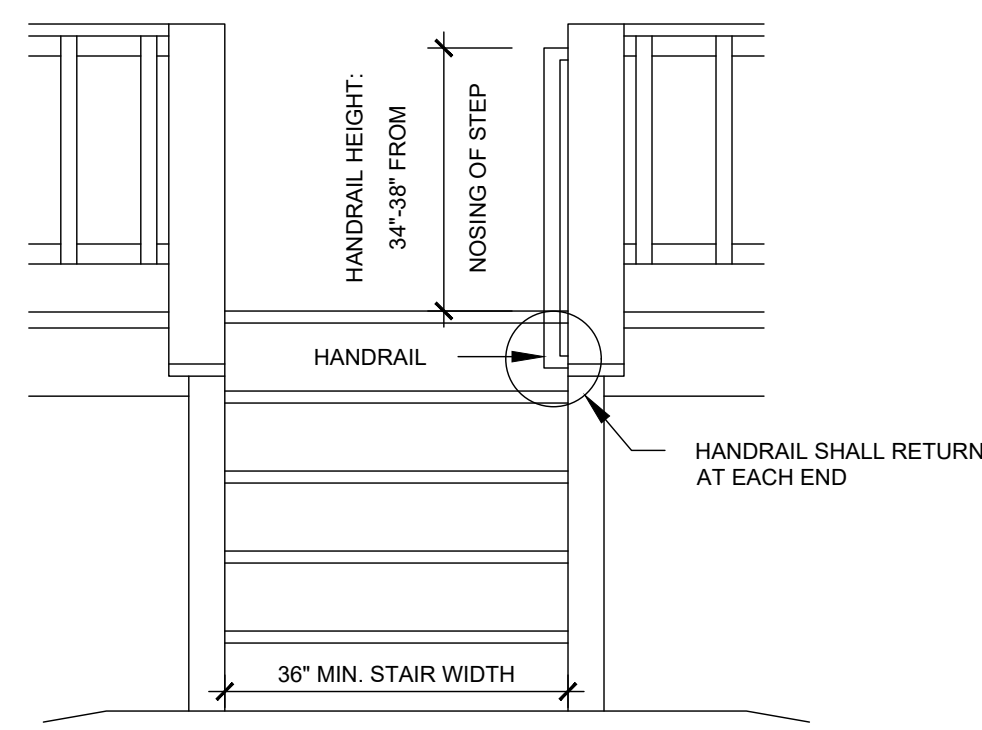
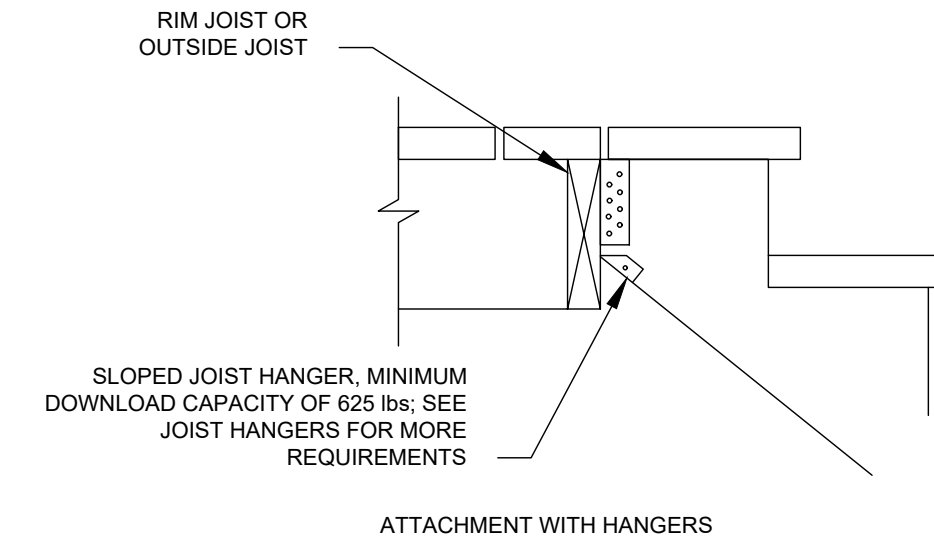
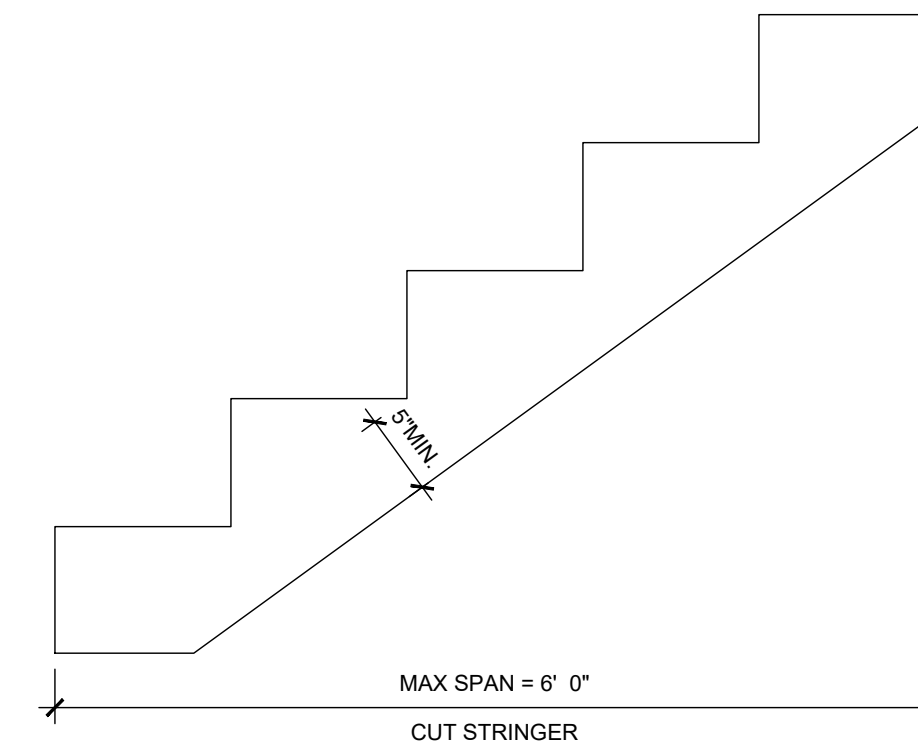
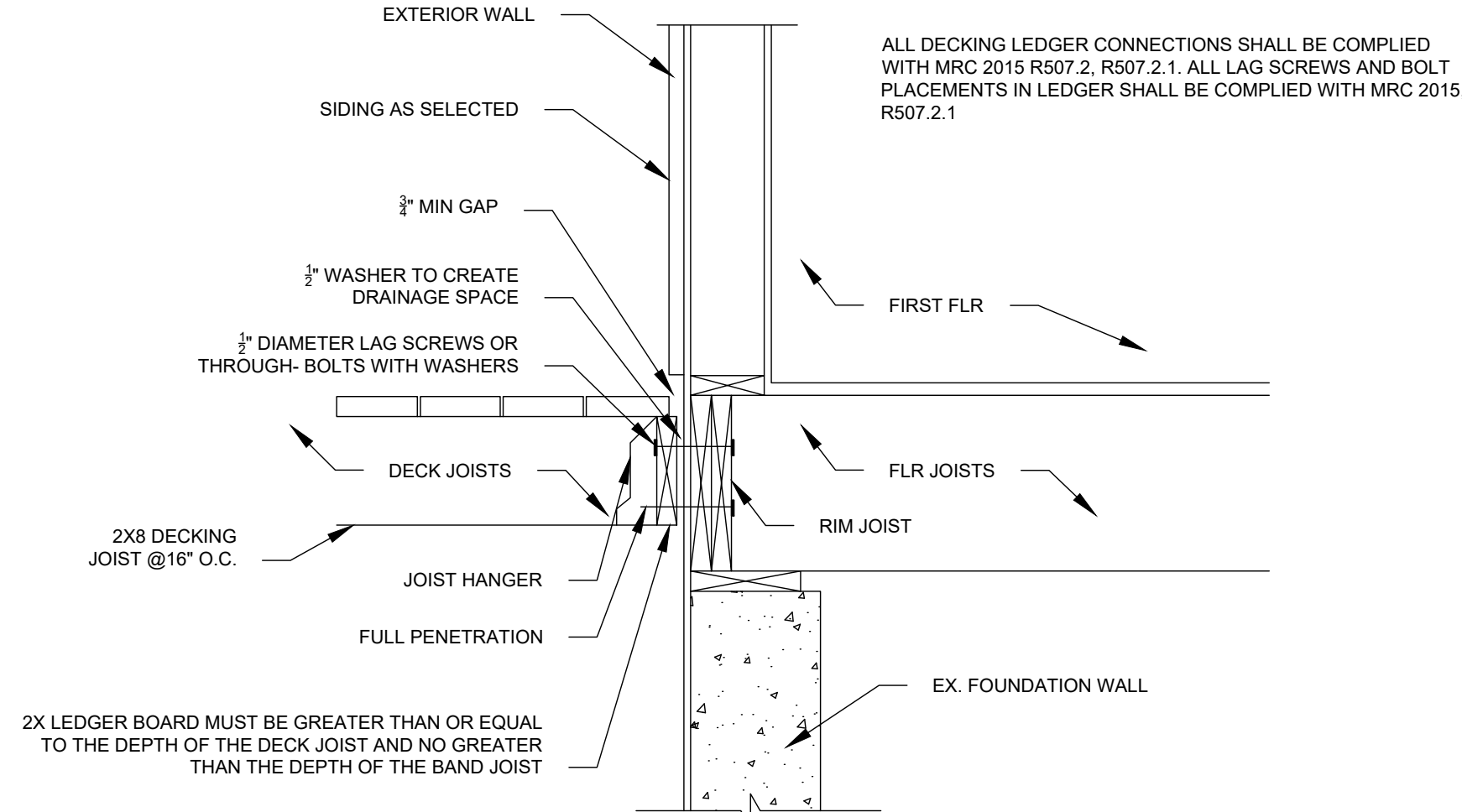
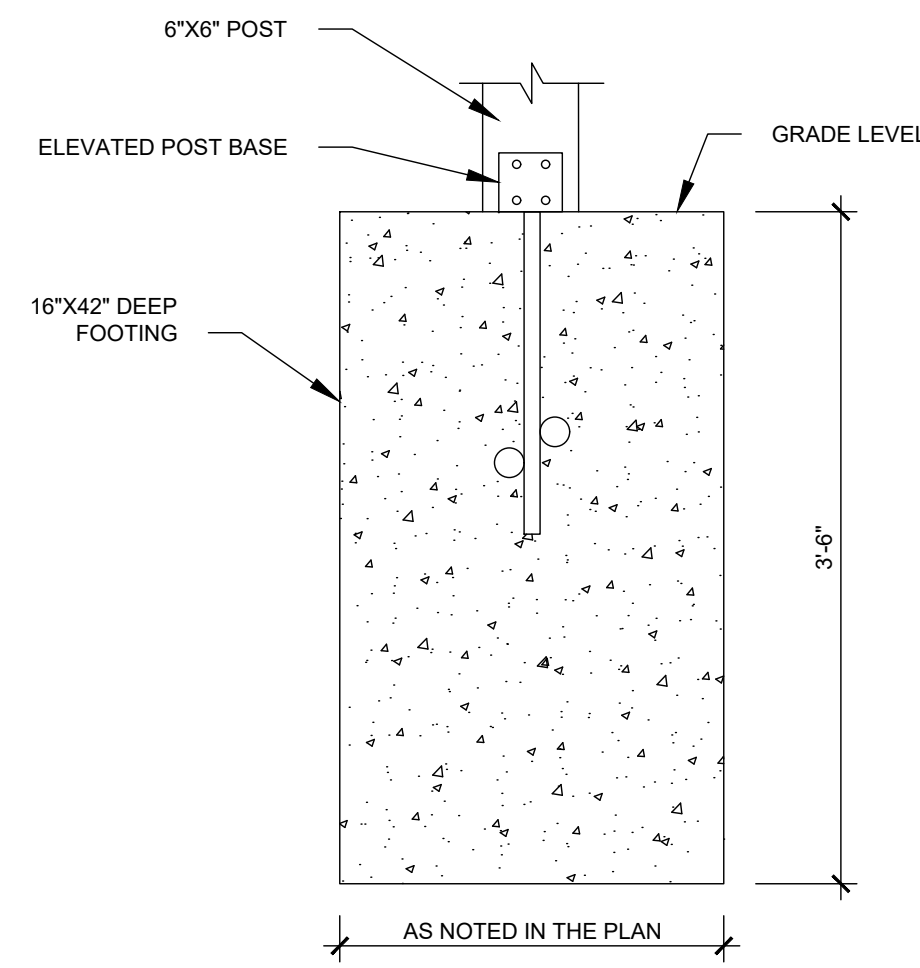


1 NORTH ELEVATION
1/4" = 1'-0"

EX. BASEMENT
WITH TO REMAIN

EX. FDN TO
REMAIN

NEW 16" x 16" TRENCH
FDN UNDER NEW ROOF



DD
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PROJECT NUMBER:
 941123
 BUILDER:
 Roost Renovation

Details

REVISIONS:

NO	DATE

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 Sheet No.:
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 DATE
 11.29.2023