



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, August 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/83969792823>

Passcode: 566437

Webinar ID: 839 6979 2823

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the July 2, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 24-12, 520 Blunk:** Phil Lywood, the applicant, is requesting a non-use variance to construct a single-story addition within the side yard setback. The property is zoned R-1, Single-Family Residential.
 - b) **Z 24-13, 909 N. Sheldon:** Jim Byrd of Fuyao Automotive, the applicant, is requesting a non-use variance to install a ground sign on a property with an existing wall sign. The property is zoned I-1, Light Industrial District.
 - c) **Z 24-14, 689 N. Mill St.:** Patrick O'Neill of Plymouth Mill LLC, the owner, is requesting a non-use variance to construct a two-story building within the front yard setbacks and to exceed the permitted building height. The property is zoned B-1, Local Business District.
- 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

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida November

City of Plymouth
Zoning Board of Appeals Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, August 1, 2024**, at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 24-12, 520 Blunk: Phil Lywood, the applicant, is requesting a non-use variance to construct a two-story addition in the side yard setback. The property is zoned R-1, Single-Family Residential.

Z 24-13, 909 N. Sheldon: Jim Byrd of Fuyao Automotive, the applicant, is requesting a non-use variance to install a ground sign on a property with an existing wall sign. The property is zoned I-1, Light Industrial District.

Z 24-14, 689 N. Mill St.: Patrick O’Neill of Plymouth Mill LLC, the owner, is requesting a non-use variance to construct a two-story building within the front yard setbacks and to exceed the permitted building height. The property is zoned B-1, Local Business District.

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.

Publish: Wednesday, July 17, 2024



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, July 2, 2024 - 7:00 p.m.

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

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

1. CALL TO ORDER

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

Present: Chair Elliott, Members Mike Devine, Mike Pappas, Rebecca Smith

Excused: Vice Chair Jim Burrows

Also present: Economic Development Director John Buzuvis

2. CITIZENS COMMENTS

Peggy Kremer, 636 Jener, asked about utility lines that were not buried deep enough. She was advised to call the Michigan Public Service Commission.

3. APPROVAL OF THE MEETING MINUTES

Smity offered a motion, seconded by Pappas, to approve the minutes of the June 6, 2024 meeting.

There was a roll call vote.

YES: Devine, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Smith offered a motion, seconded by Pappas, to approve the agenda for the July 2, 2024 meeting.

There was a roll call vote.

YES: Devine, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

a. Z 24-11-664 Herald: non-use variances to construct a second story addition within the side yard setback including a new driveway that is less than the required 9-foot width and does not provide the 1-foot landscape buffer along the side property line.

Applicant John Kachalla gave a brief description of the project and requested variances.

Citizen Comments

Peggy Kremer, 636 Jener, said he'd had water issues from new construction in the neighborhood, and she asked that any grading issues be resolved with this project.

Board Member Discussion

The group discussed the request and confirmed that it would not go outside of the existing footprint of the home.

Motion

Smith offered a motion, seconded by Pappas, to approve Z24-11 for a 2.7-foot side yard setback variance and a 0.1-foot driveway width variance, and a 1-foot landscape buffer variance based on the following findings of fact:

Findings of Fact

The setback variance does not increase the existing non-conformity.
The driveway variances are necessary to allow access to the rear yard.
The homes on this street have common issues due to the narrow lot widths.

Conditions

The driveway shall be graded to prevent water from draining into the adjacent property.
The driveway shall be parallel to the house to accommodate a 9-foot driveway and the 1-foot landscape buffer where possible.
The driveway shall not be narrower than 8.9-feet after application of exterior materials including the porch addition.

Friendly Amendment

Devine offered a friendly amendment to state the driveway width condition would include the porch addition, and that the setback variance was only applicable to the current footprint. Smith and Pappas agreed to the friendly amendment.

There was a roll call vote.
YES: Devine, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY

7. BOARD MEMBER COMMENTS

There were no board member comments.

8. REPORTS AND CORRESPONDENCE

Elliott reminded the group to take their quarterly IT training.

9. ADJOURNMENT

Smith offered a motion, seconded by Pappas, to adjourn the meeting at 7:26 p.m.

There was a roll call vote.
YES: Devine, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

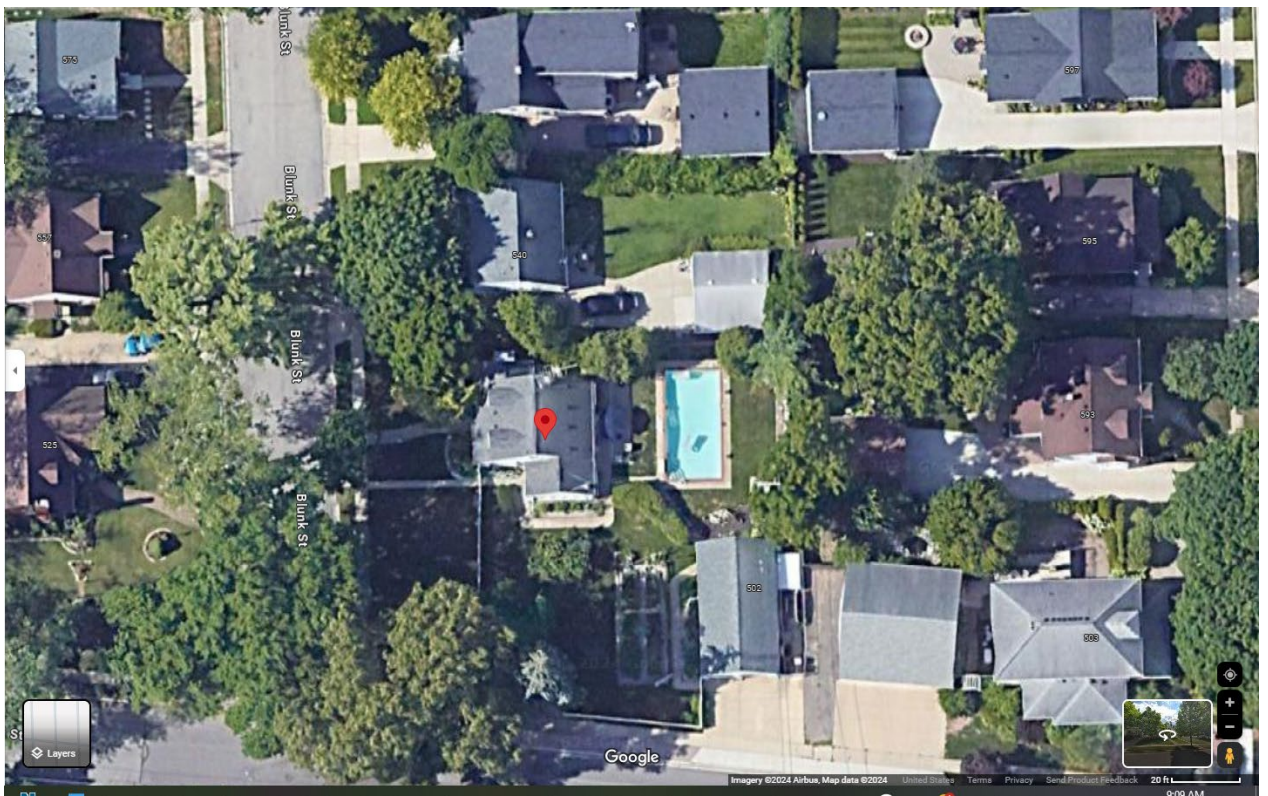
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: July 24, 2024
RE: 520 Blunk, Non-Use Variance Requests

Phil Lywood, the applicant, is requesting non-use variances to construct a one-story addition in the side yard setback. The property is zoned R-1, Single-Family Residential. The property is approximately 101 feet wide by approximately 126 feet deep totaling 13,416 square feet.

Section 78-190 references the minimum side yard setback is 6 feet. A 5.2-foot side yard setback is proposed. A variance of 0.8-feet is required.

Should you have any questions, please contact me directly.



RECEIVED

JUL 10 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.

520 Blunk St.

7.2.2024

Address of Property		Date of Application	
Phil Lywood		John & Florence Giummo	
Applicant Name		Property Owner	
520 Blunk St		Plymouth	MI 48170
Address		City	State Zip
plywood@cowdindesignbuild.com		734.414.1500	
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:
XVII Side Yard Set back R-1

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Build a two-storey addition on
North-side of the single family dwelling located at 520 Blunk. Home is currently located 5.2' from side yard
setback - design to have home finish in the same plane as the existing home.

Description of Property

Current zoning classification: R-1
Current use of structure(s) on premises: Single Family dwelling and detached garage
Is it a corner or interior lot? corner
Size and area of lot: 101.04 x 126.97 x 116.74 x 126.00 (13,416 SF)
Total square footage of existing main structure(s): 1400 SF home and 600 SF detached garage
Total square footage of accessory structure(s): 600 SF detached garage
Existing lot coverage (percentage) of all buildings and structures: 14.9 %
Height of existing main and/or accessory structures: 21' top of ridge & 15' mid-point of gable

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 6'-1.5" x 17'-0" two storey addition - Total 208.25 SF
Front yard setback after completion (measured from property line): 31.8' (matching existing)
Rear yard setback after completion (measured from property line): 60.7' (matching existing)
Side yard setback after completion (measured from property line): 5.2' (matching existing)
Height of proposed structure: 21' top of ridge & 15' mid-point of gable (matching existing)
Lot coverage (percentage) after completion: 16.4 %
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 0.11

A scaled drawing or boundary survey depicting the above information.

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? _____

Please see attached.

- 2. What effect will the variance have on neighboring properties? Will the variance alter the essential character of the area? _____

Please see attached.

- 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.) _____

Please see attached.

- 4. Why the property could not be reasonably used for the purposes permitted in that zone? _____

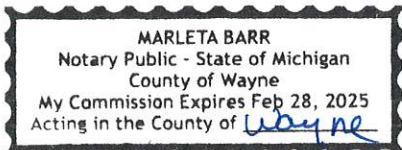
Please see attached.

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

John C. Summers
Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this tenth day of July, 2024



Marleta Barr
Notary Public

My Commission expires Feb 28, 2025

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.)

Answer: The project faces practical challenges due to the need to harmonize the existing floor plan with new adjustments to support aging in place, as well as the current placement of the dwelling on the property. The uniqueness of the existing building compared to its surroundings, including a portion situated within the side yard setback, further complicates matters. The proposed design aims to incorporate a new addition in alignment with the current structure's placement.

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

Answer: Approximately half of the existing dwelling currently sits 5.2 feet from the side yard setback. Additionally, the dwelling is positioned lower in grade and directly adjoins the neighboring driveway, ensuring minimal impact on the neighboring property.

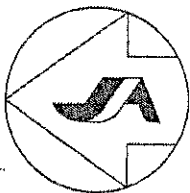
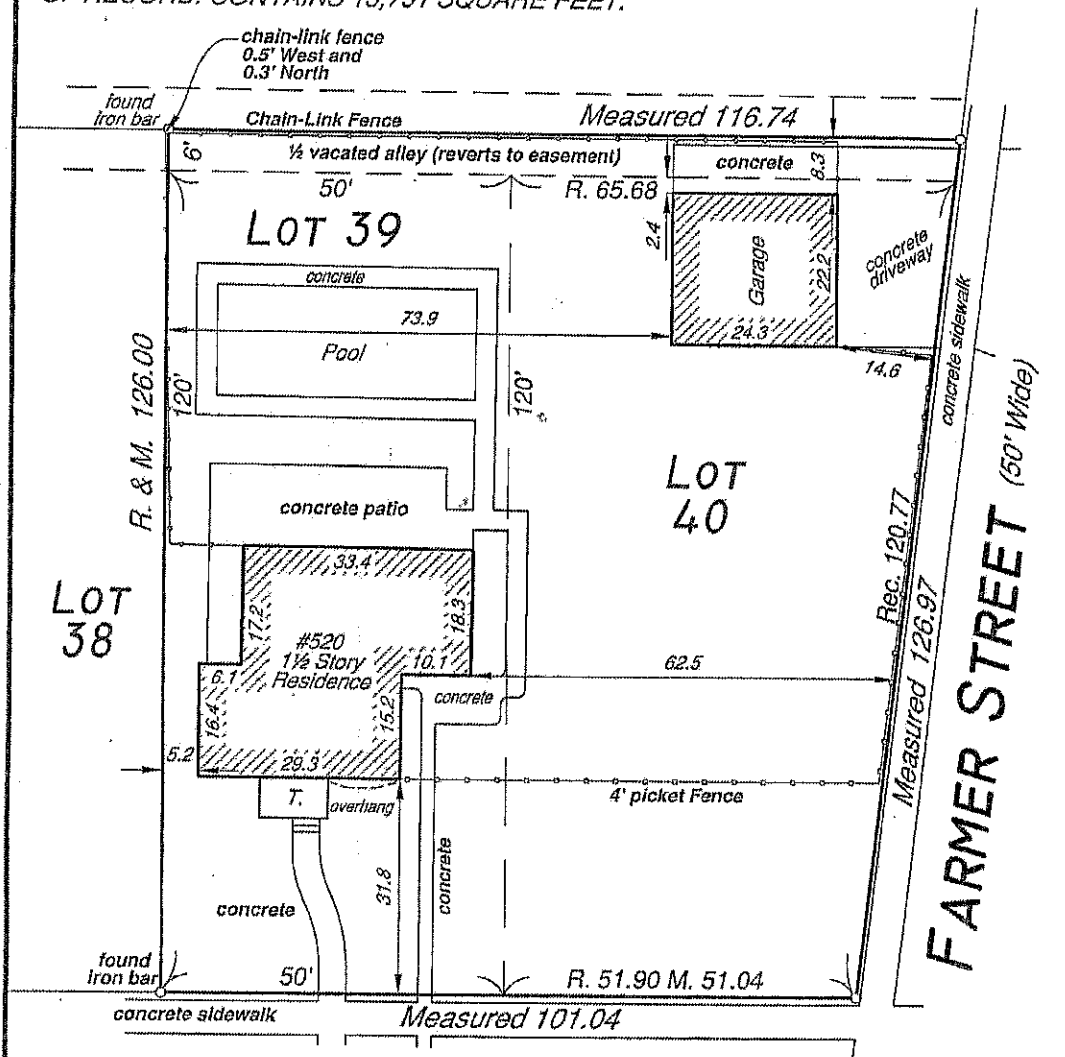
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.)

Answer: If the home were situated at the zoning requirement of 6.0 feet, we wouldn't need to request this variance. The variance is necessary to extend the addition by 0.8 feet, primarily it allows us to maximize interior square footage for functional space utilization. Secondly, for aesthetic and construction purposes.

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

Answer: The current layout and site positioning of the home pose significant constraints on designing a concept that meets the needs of aging in place. Despite these challenges, this location remains optimal for the project due to considerations of design, scope of work, costs, and aesthetics.

LOT 39 & LOT 40 AND 1/2 ADJOINING VACATED 12 FOOT ALLEY IN THE REAR THEREOF "PLYMOUTH HEIGHTS SUBDIVISION", BEING A PART OF THE N.E. 1/4 OF SECTION 27, T.1S., R.8E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN. LIBER 31 OF PLATS ON PAGE 43. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. CONTAINS 13,751 SQUARE FEET.



BLUNK AVE. (50' Wide)



Know what's below.
Call before you dig.

CERTIFICATE OF SURVEY

Prepared For: John Giummo
520 Blunk Ave.
Plymouth, MI 48170
(734) 416-5342

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax

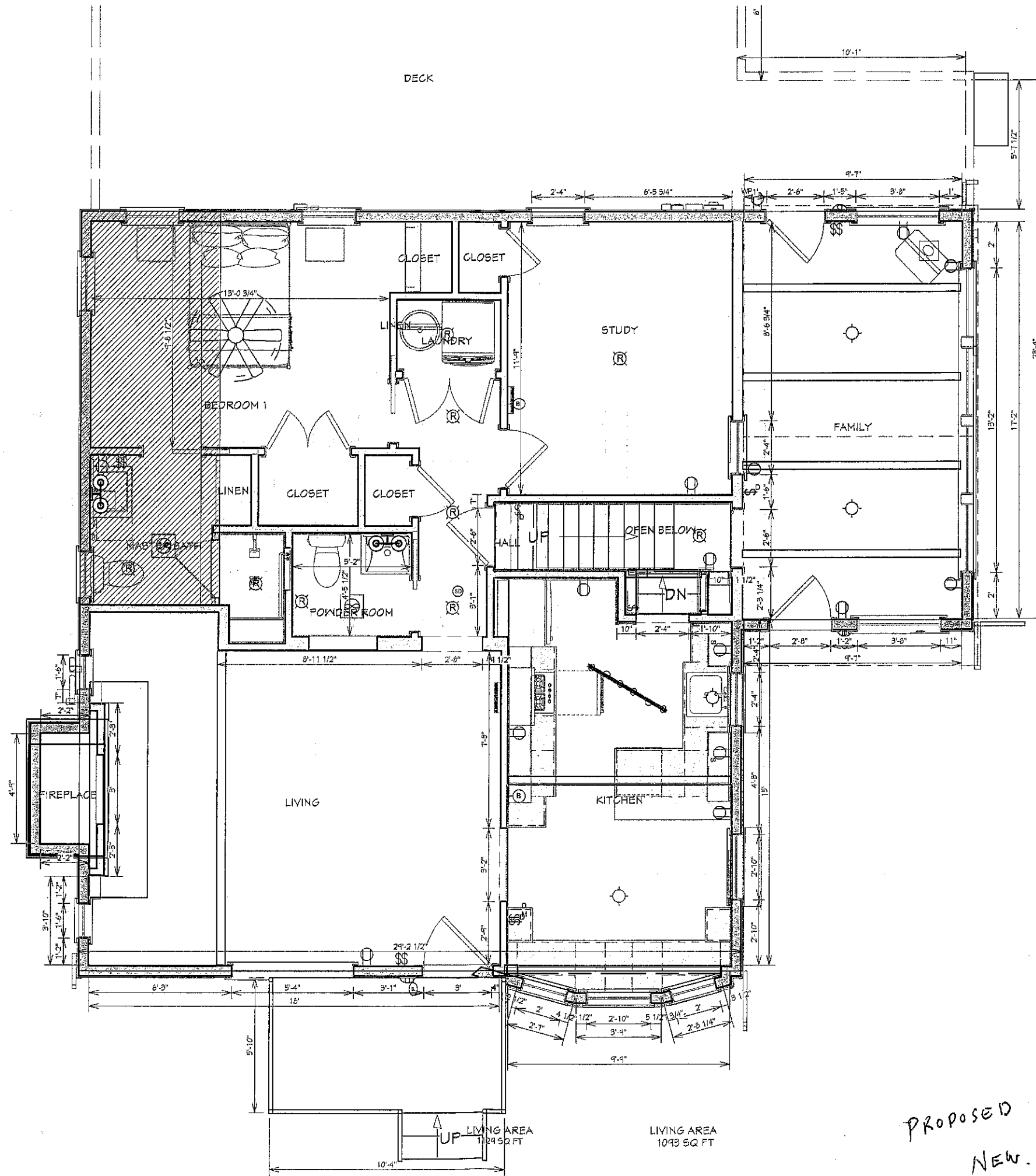
by:

Date	16 Oct. 2020
Job No.	99-10-054
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1

13,716.51 sq ft



E1



PROPOSED ON
NEW.



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: July 24, 2024
RE: 909 N Sheldon, Non-Use Variance Requests

Jim Byrd of Fuyao Automotive, the applicant, is requesting a non-use variance to install a ground sign on a property with an existing wall sign. The property is zoned I-1, Light Industrial. The property is 34.16 acres.

Section 78-225 (l) (b) states "Wall signs are not allowed at business sites which display a ground sign." A variance is required to install a ground sign.

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.

909 Sheldon Road

7/11/2024

Address of Property

Date of Application

Jim Byrd

Fuyao Automotive North America

Applicant Name

Property Owner

Plymouth

MI 48170

Address

City

State Zip

jbyrd@fuyaousa.com

1-586-354-5042

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:
Street Sign for Trucks and Visitors

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: _____
Trucks and visitors are not able to see our building sign due to the overpass, this
causes them to miss our driveway and they end up turning into residential area
to turn around causing an issue with traffic and risking safety when turning around

Description of Property

Current zoning classification: _____

Current use of structure(s) on premises: **Trucks and Parking Manufacturing**

Is it a corner or interior lot? **yes**

Size and area of lot: **72x12x42**

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

Total square footage of accessory structure(s): **25 feet**

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

Height of existing main and/or accessory structures: _____

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: **72x12x42**

Front yard setback after completion (measured from property line): **25 ft**

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

Side yard setback after completion (measured from property line): **6ft**

Height of proposed structure: **6ft to meet code**

Lot coverage (percentage) after completion: **0**

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

A scaled drawing or boundary survey depicting the above information.

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

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) With additional growth and more trucks and customers, this has caused issues with traffic back ups and trucks turning into the residential area and bloking flow off traffic.

2. What effect will the variance have on neighboring properties? This will elliminate the taffic problem and allow our trucks and customer ease of access as to where to enter our plant and eliminate issue on Sheldon Road

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.) This will help with the flow of traffic and the delays from which the trucks have been causing, stop them from turning into residential areas and keeping kids and individuals on bicycle safe

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

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

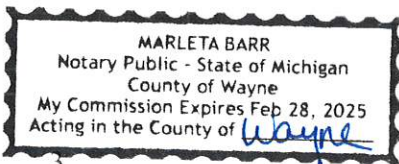
Signature of Property Owner

Signature of Applicant

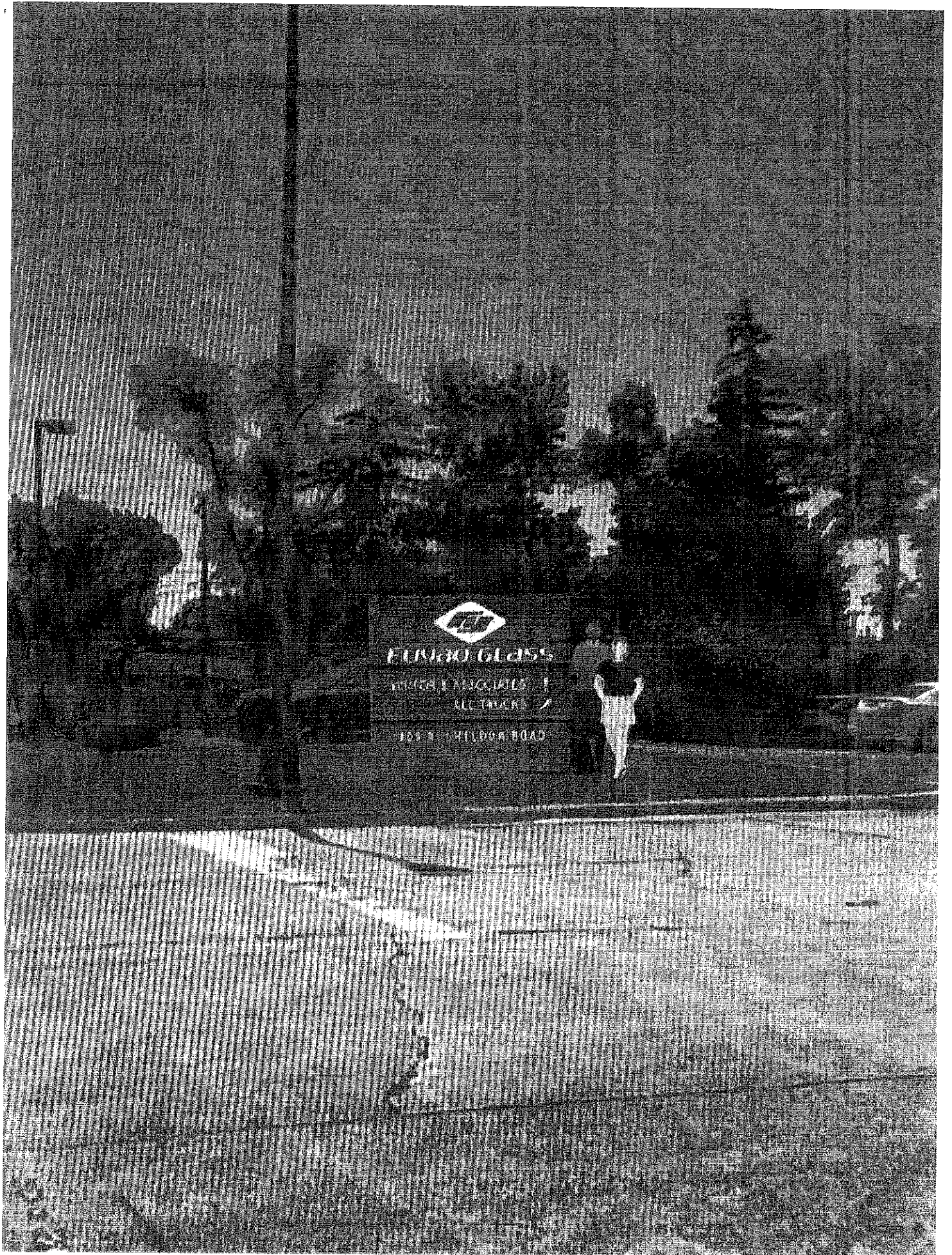
Subscribed and sworn before me this 10th day of July, 20 24

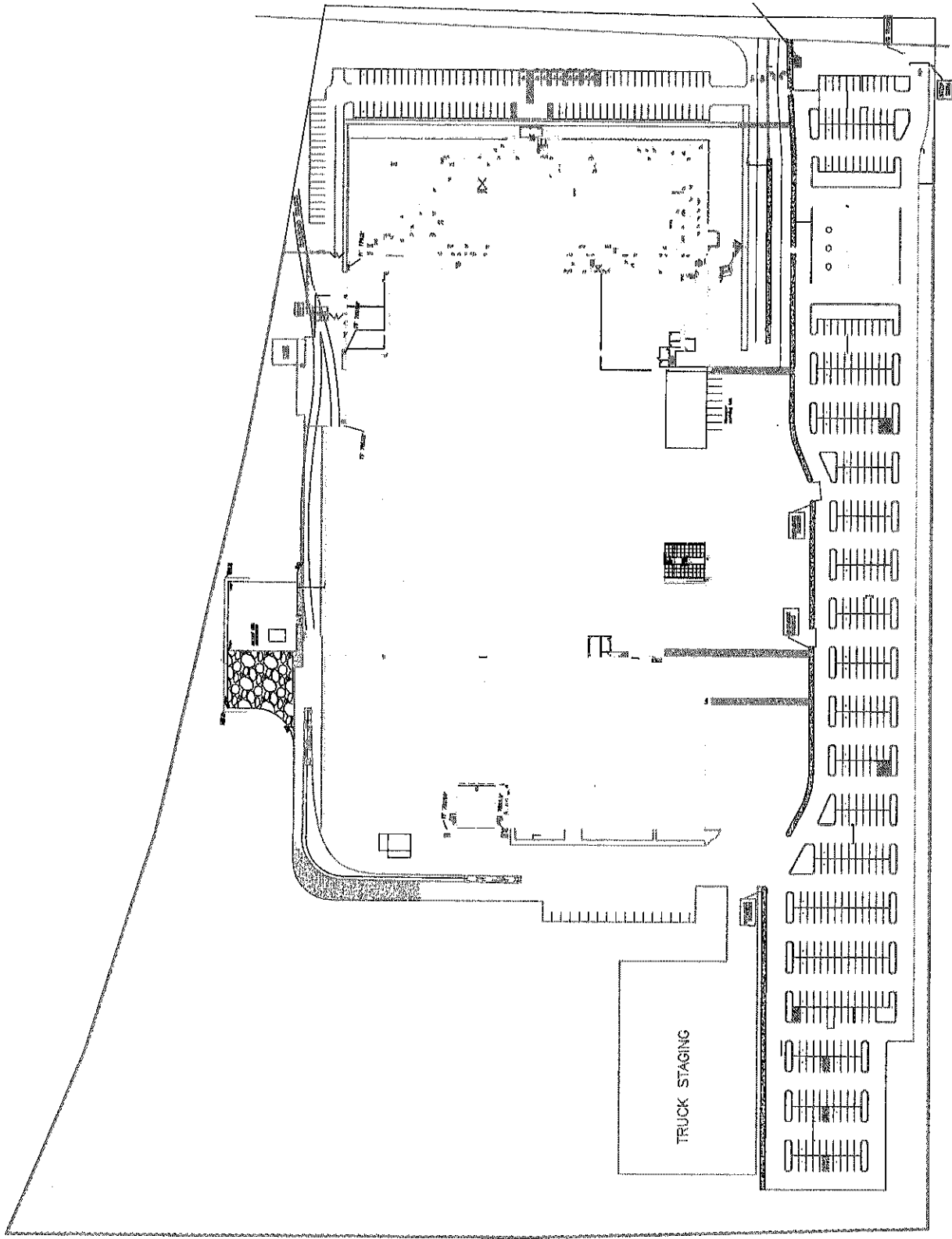
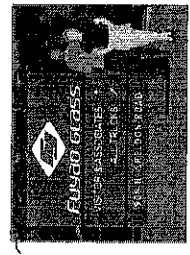
Marleta Barr
Notary Public

My Commission expires Feb 28, 2025



Effective Date: July 1, 2022





909 SHELDON SITE PLAN

ACRES: 34.17
PARKING SPACES:



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: July 24, 2024
RE: 689 N Mill, Non-Use Variance Requests

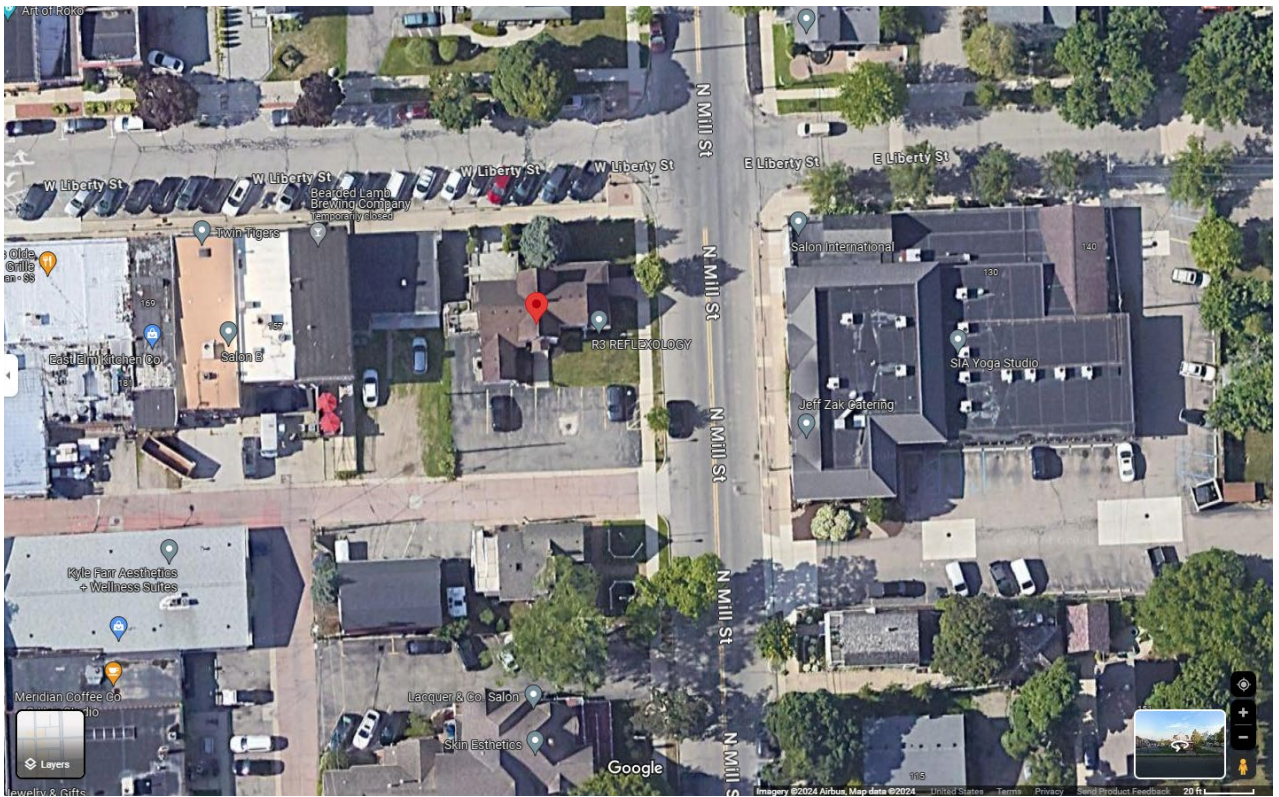
Patrick O'Neill of Plymouth Mill LLC, the owner, is requesting a non-use variance to construct a two-story building within the front yard setbacks and to exceed the permitted building height. The property is zoned B-1, Local Business District. The property is 74 feet wide by 106 feet deep totaling 7,844 square feet.

Section 78-190 references the minimum front yard setback is 10 feet. W. Liberty St. and N. Mill are both front yards. A 2-foot front yard setback is proposed along both streets. A variance of 8-feet is required along W. Liberty St. and N. Mill.

Section 78-190 references the maximum height is 25 feet. A 28.3-foot building height at the highest point of the roof surface is proposed. A variance of 3.3-feet is required.

As of this writing, the owner has not provided a survey to confirm the exact proposed setback dimensions. This information will be provided at the meeting.

Should you have any questions, please contact me directly.



RECEIVED

JUL 11 2024



DIMENSIONAL (NON-USE) VARIANCE APPLICATION

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

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.

689 N. Mill St.

7.11.24

Address of Property

Date of Application

Patrick O'Neill

Plymouth Mill LLC

Applicant Name

Property Owner

13074 Stone Creek

Plymouth

MI 48170

Address

City

State Zip

poneill007@yahoo.com

734-751-9252

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:
Article XVII Schedule of Regulations, Section 78-190 Limiting height, bulk, density and area by district.

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Reduce required front yard setbacks from 10' to 2' along N. Mill St. and Liberty St., increase allowable maximum building height from 25' to 30', allow loading zone to be located in the rear yard alley adjacent to the property.

Description of Property

Current zoning classification: B-1 Local Business

Current use of structure(s) on premises: Business

Is it a corner or interior lot? Corner lot.

Size and area of lot: 106' frontage by 76' frontage, 8,056 square feet, 0.185 acres

Total square footage of existing main structure(s): 1,848 sq. ft.

Total square footage of accessory structure(s): None

Existing lot coverage (percentage) of all buildings and structures: 22.3%

Height of existing main and/or accessory structures: 24' estimated grade to ridge

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 74' x 74' x 30' high, 2 floors, 5,476 sq. ft. per floor

Front yard setback after completion (measured from property line): 2'-0"

Rear yard setback after completion (measured from property line): 30'-0" from rear lot line / 40' from alley centerline

Side yard setback after completion (measured from property line): 0'-0"

Height of proposed structure: 30'-0" to highest parapet, 28'-4" & 26'-0" to lower parapets

Lot coverage (percentage) after completion: 68% lot coverage

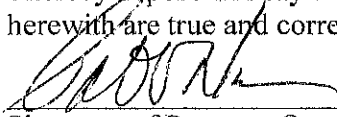
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): _____

A scaled drawing or boundary survey depicting the above information.

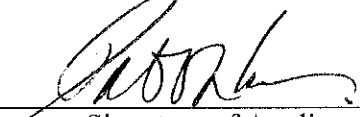
Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) Property has no access to Liberty St. due to angled city parking. This precludes the ability to create efficient parking on the site. The small size of the property does not allow for proper turning radius for delivery vehicles and cars. Corner lot complicates parking and drive placement as does public alley. Variances will allow for front facade height & placement in line with existing buildings.
2. What effect will the variance have on neighboring properties? Variances will not impact neighboring properties, they will compliment the neighboring buildings by providing a consistent streetscape by matching current building placement and height. All buildings along the south side of liberty utilize alley parking and loading with no drive access to properties from Liberty St.
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.) Property size and lack of vehicle access from Liberty St. creates a hardship by reducing property access, also property has two frontages because it is a corner lot. Parking is not allowed in the front yard further restricting the ability to develop the property. The short distance from the corner of Mill & Liberty to the alley does not allow for drive placement off of Mill. Variance request is consistent with existing development patterns in the area.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? Two frontages of the corner lot unfairly restricts the property from both road frontages and places the property at a visual disadvantage compared to neighboring properties. Vehicle access to property is reduced to the alley thereby forcing the building toward the frontages to allow vehicle access from the alley.

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

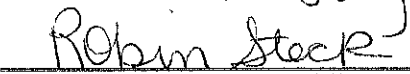


Signature of Property Owner



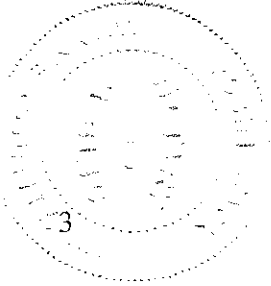
Signature of Applicant

Subscribed and sworn before me this 11th day of July, 2024



Notary Public

My Commission expires 4/11/2029



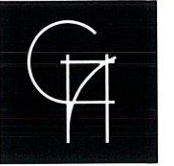
ROBIN STACK
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 11, 2029
Acting in the County of Wayne

Effective Date: July 1, 2022

PROJECT:

OLD VILLAGE DEVELOPMENT

689 North Mill Street
Plymouth, Michigan 48170



George J. Hartman
Architects, P.C.

6905 Telegraph Road
Suite 101
Bloomfield Hills, MI 48301

248-258-5811 ph.
hartmanarchitects@ameritech.net

Released For:
ZBA
Approval July 11, 2024

© Copyright 2024

Project:

Old
Village
Development

689 N. Mill St.
Plymouth, MI 48170

Owner:

Plymouth
Mill, LLC.

RECEIVED 13074 Stone Creek
Plymouth, MI 48170

JUL 11 2024

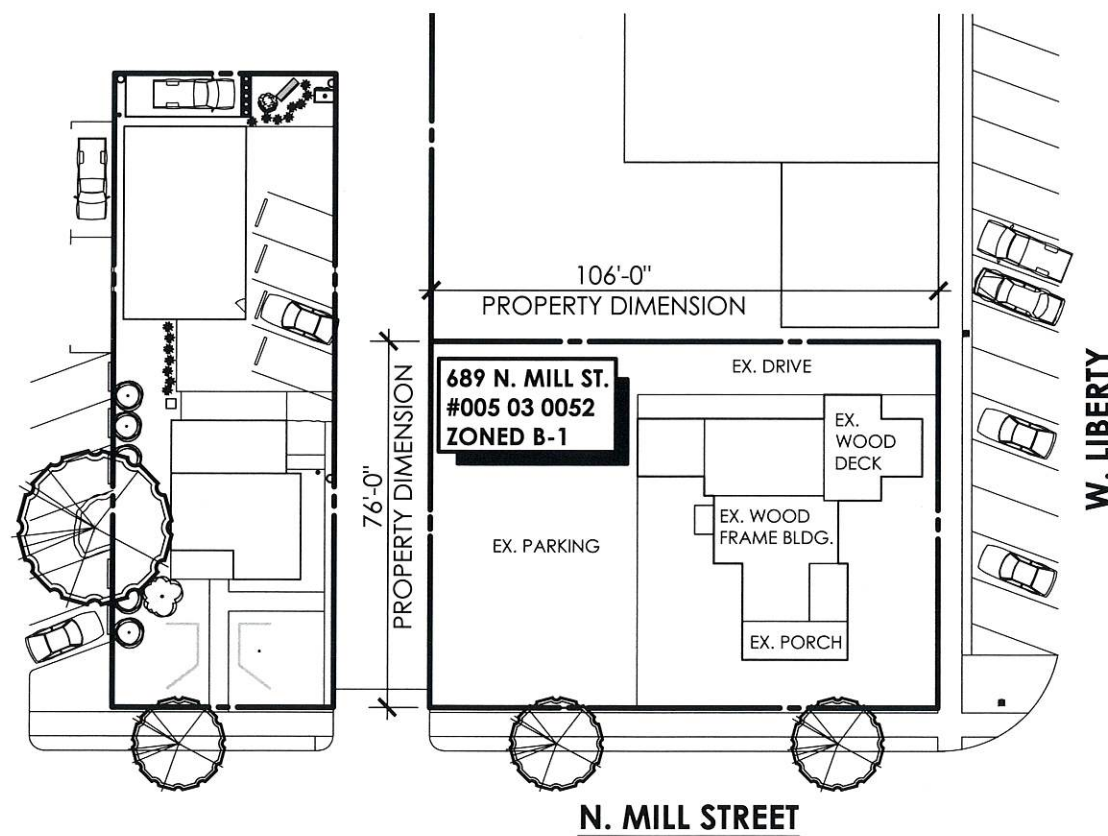
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT GHA Project #2416

A-0.1

2416 - Site Concept

LEGAL DESCRIPTION

26G52 LOT 52 ASSESSORS PLYMOUTH PLAT NO. 4 TIS R8E L63 P90 WCR



EXISTING SITE PLAN

SCALE: 1" = 40'-0"

INDEX OF DRAWINGS

SHEET NUMBER	TITLE
A-0.1	EXISTING SITE PLAN / LOCATION MAP / INDEX OF DRAWINGS
A-1.0	SITE / FLOOR PLAN
A-2.0	SECOND FLOOR PLAN / ELEVATIONS
A-3.0	PROPERTY SETBACKS / VARIANCE REQUESTS
A-4.0	MILL STREET CONCEPTUAL RENDERING
A-5.0	LIBERTY STREET CONCEPTUAL RENDERING



LOCATION MAP

NOT TO SCALE



NORTH (LIBERTY ST.) ELEVATION

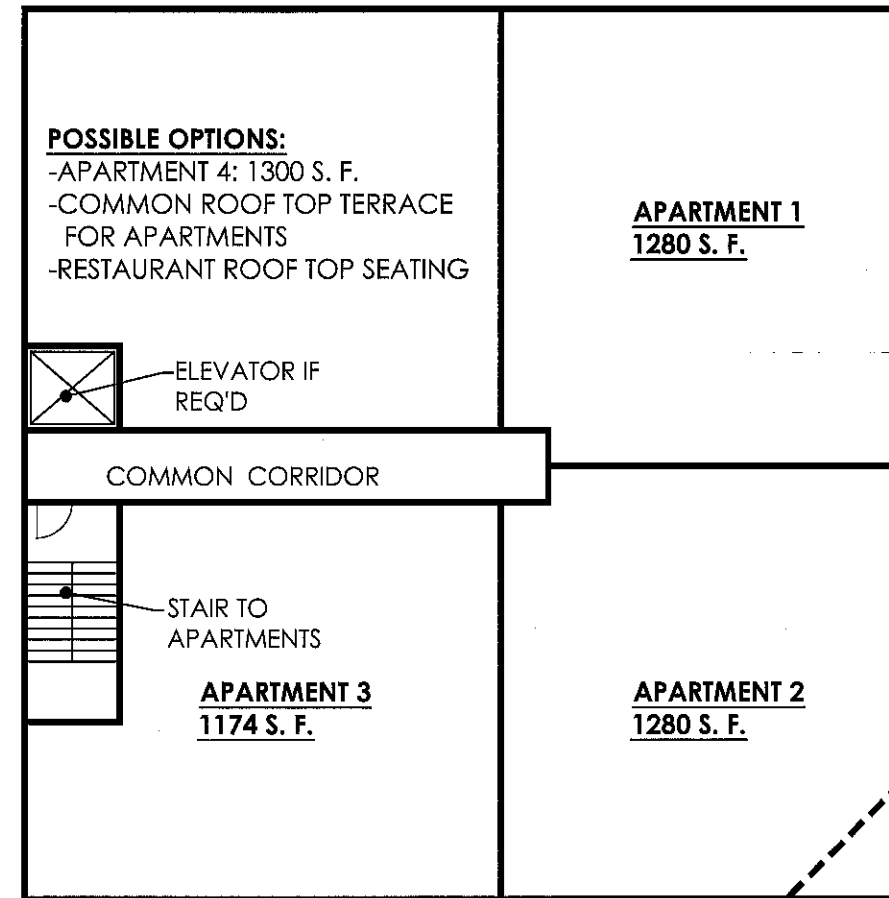
SCALE: 1/16" = 1'-0"



EAST (MILL ST.) ELEVATION

SCALE: 1/16" = 1'-0"

HEIGHT VARIANCE REQUESTED



- POSSIBLE OPTIONS:**
- APARTMENT 4: 1300 S. F.
 - COMMON ROOF TOP TERRACE FOR APARTMENTS
 - RESTAURANT ROOF TOP SEATING

ELEVATOR IF REQ'D

COMMON CORRIDOR

STAIR TO APARTMENTS

APARTMENT 3
1174 S. F.

APARTMENT 1
1280 S. F.

APARTMENT 2
1280 S. F.

N. MILL STREET

W. LIBERTY



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



George J. Hartman
Architects, P.C.

6905 Telegraph Road
Suite 101
Bloomfield Hills, MI 48301

248-258-5811 ph.
hartmanarchitects@ameritech.net

Released For:
ZBA
Approval July 11, 2024

© Copyright 2024

Project:

Old
Village
Development

689 N. Mill St.
Plymouth, MI 48170

Owner:

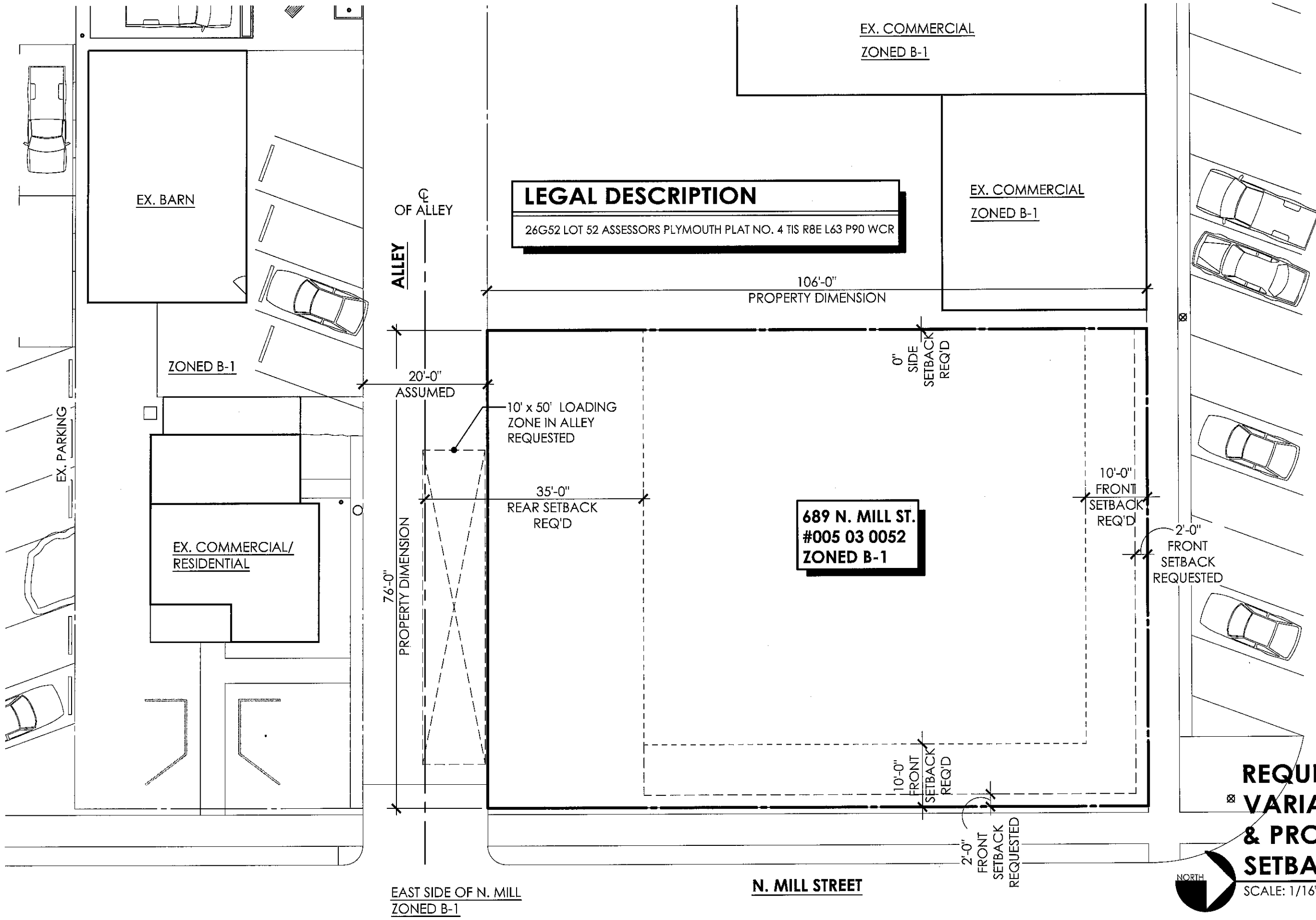
Plymouth
Mill, LLC.

13074 Stone Creek
Plymouth, MI 48170

GHA Project #2416

A-2.0

2416 - Site Concept



George J. Hartman
Architects, P.C.

6905 Telegraph Road
Suite 101
Bloomfield Hills, MI 48301

248-258-5811 ph.
hartmanarchitects@ameritech.net

Released For:
ZBA
Approval July 11, 2024

© Copyright 2024

Project:

Old
Village
Development

689 N. Mill St.
Plymouth, MI 48170

Owner:

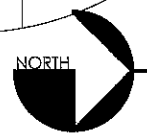
Plymouth
Mill, LLC.

13074 Stone Creek
Plymouth, MI 48170

GHA Project #2416

A-3.0

2416 - Site Concept



SCALE: 1/16" = 1'-0"



Old Village
Mill Street View



George J. Hartman
Architects, P.C.

6905 Telegraph Road
Suite 101
Bloomfield Hills, MI 48301

248-258-5811 ph.
hartmanarchitects@ameritech.net

Released For:
Concept
Review May 6, 2024
Concept
Review May 30, 2024
Pre-Application
Submittal June 11, 2024

©Copyright 2024

Project:

Old
Village
Development

689 N. Mill St.
Plymouth, MI 48170

GHA Project #2416

A-4.0

2416 - Building Concept
Mill View



**Old Village
Liberty Street View**



George J. Hartman
Architects, P.C.

6905 Telegraph Road
Suite 101
Bloomfield Hills, MI 48301

248-258-5811 ph.
hartmanarchitects@ameritech.net

Released For:
Concept
Review May 6, 2024
Concept
Review May 30, 2024
Pre-Application
Submittal June 11, 2024

©Copyright 2024

Project:

**Old
Village
Development**

689 N. Mill St.
Plymouth, MI 48170

GHA Project #2416

A-5.0

2416 - Building Concept
Liberty View