



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

TUESDAY, July 2, 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/85329838509>

Passcode: 932680

Webinar ID: 853 2983 8509

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the June 6, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) 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.
- 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 **Tuesday, July 2, 2024**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 24-11, 664 Herald: John Kachalla, the applicant, is requesting 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. The property is zoned R-1, Single-Family Residential.

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Publish: Wednesday, June 19, 2024



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, June 6, 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, Robert Mengel, Mike Pappas, Rebecca Smith

Excused: Vice Chair Jim Burrows

Also present: City Commission Liaison Brock Minton, Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Smith offered a motion, seconded by Pappas, to approve the minutes of the May 2, 2024 meeting.

There was a roll call vote.

YES: Devine, Mengel, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Smith offered a motion, seconded by Pappas, to approve the agenda for the June 6, 2024 meeting.

There was a roll call vote.

YES: Devine, Mengel, Pappas, Smith, Elliott

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

a. Z 24-07, 0 Parking Lot – Arthur & Wil (008 04 0022 300) and 0 Parking Lot – Irvin Church (008 04 0063 300): non-use variance to construct a 4-foot-tall fence within a front yard setback

Elliott explained the front yard variance request.

Applicant Msgr. Todd Lajiness described his request for a height variance to build a 48" fence around the Our Lady of Good Counsel School parking lot. The ordinance prohibits fences over 30-inches in a front yard. He said the children's safety was a concern, and that the Department of Homeland Security

performed an assessment of the property and recommended a fence to protect the children. Principal Karen Irvin stated that there is currently unrestricted access to the children at recess, and pedestrians tend to walk through the lot among the children, and that a fence would provide better security.

Citizen Comments

Brian Stacey, 726 Kellogg, said a 30-inch fence could be stepped over, and a 48-inch fence would provide safety.

Liz Burr, 1432 Palmer, said a four-foot fence would provide a secure and controlled environment.

Jim Mulhern, 396 Arthur, said he was opposed to the fence for a variety of reasons, and that planters surrounding the property would be preferred.

Jay Robison, 334 Arthur, said chain link fences surround most schools, and that the requested fence would be preferable. He also said the ZBA couldn't ignore that this property is not a residence.

Jennifer Frey, 550 N. Evergreen, said the school could achieve security with a combination of fence, green space, and street trees.

Board Member Discussion

Board members confirmed that the fence would be wrought iron. They agreed that the school was a special land use that is not duplicated in any other area of the city. Elliott pointed out that a fence is allowed by ordinance – it's just the height that requires a variance.

Motion

Devine offered a motion, seconded by Mengel, to approve a 1.5-foot variance for the Irvin and Arthur front yard setbacks for a wrought iron fence and gate system.

Findings of Fact

Both Homeland Security and local law enforcement have recommended a stronger perimeter for the property, and the 4-foot height accommodates security and contains students during recess.

Conditions

The variance is eliminated if the property ever reverts to residential land use.

There was a roll call vote.

YES: Devine, Mengel, Pappas, Elliott

NO: Smith

MOTION PASSED 4-1

6. NEW BUSINESS

a. Z 24-08, 500 S. Harvey: non-use variance to install a wall sign on a façade without separate means of public ingress and egress at a property that has a ground sign

Project manager for Community Financial Credit Union Dave Lapp reviewed his request for a wall sign to increase property identification on three sides of the building.

Citizen Comments

Jim Mulhern, 396 Arthur, asked about the size and illumination of the requested sign.

Alan Ardanowski, 1120 Maple, asked for clarification, then said he supported the variance.

Board Member Discussion

There was discussion about the brightness of the sign and whether it would be on all night.

Motion

Smith offered a motion, seconded by Pappas, to approve Z24-08 for a non-use variance to install a wall sign on a façade without separate means of public ingress and egress at the property that has a ground sign.

Findings of Fact

There are multiple frontages on the large building which creates a need for more property identification.

Friendly Amendment

Devine offered a friendly amendment to state the variance applies only to the sign location that has been presented, and to allow administrative action should the light levels become a problem in the neighborhood. Smith and Pappas accepted the friendly amendment.

There was a roll call vote.

YES: Devine, Pappas, Smith

NO: Mengel, Elliott

MOTION PASSED 3-2

b. Z24-09, 701 Church: non-use variance to replace the existing ground sign with a digital, changeable sign

Devine disclosed he is a member of the church but feels he can be unbiased in the decision.

The group agreed that church membership should not exclude Devine from participating in the discussion and decision.

Reverend Emily Campbell of the First Presbyterian Church explained that the requested sign would be in the same location as their current sign, but it would be able to display changeable messages and eliminate the need for sandwich boards and banners. She offered to decrease the lumens by 50% in the evening and to limit the number of message changes in a day.

Citizen Comments

Jim Mulhern, 396 Arthur, asked that the sign be conservatively illuminated.

Brian Stacey, 728 Kellogg, said he liked the angle of the sign.

Alan Ardanowski, 1120 Maple, voiced concern about the brightness.

Board Discussion

Board members and staff discussed the sign ordinance and illumination.

Motion

Devine offered a motion, seconded by Smith, to grant a variance to allow a digital changeable copy sign at 701 Church St.

Findings of Fact

The proposed sign will be oriented in such a way to minimize the impact on adjacent properties. The church hosts a multitude of activities so it is important to allow flexibility.

Conditions

No video may be shown on the sign.

Lumen levels are to be reduced by 50% at night, as offered by the applicant.

Message changes are restricted to eight per day.

Should light levels or messaging be an issue to surrounding properties, administration is to address.

Friendly Amendment

Smith asked for an amendment requiring a static message from 9 p.m. to 7 a.m. Devine agreed to the friendly amendment.

There was a roll call vote.

YES: Devine, Mengle, Pappas, Smith, Elliott

MOTION PASSED 5-0

c. Z24-10, 290 Fairground: non-use variance to create two parcels from the original parcel that are less than 60-feet wide and less than 7,200 square feet in area

Applicant Shelby Fulkerson distributed a rendering of the odd-shaped parcel and noted that the variance for width is only inches.

Architect Scott Kelly pointed out that there were unconventional property lines on the two lots.

Citizen Comments

Lauren Yagiela, 234 Maple, said the neighborhood comprises a patchwork of new residential homes, and that original homes are smaller. She requested a condition requiring more space between driveways.

Spencer Schroer, also a resident at 234 Maple, expressed concern about the property line as it relates to an existing chain link fence. He asked that the setback be based on the fence, not the property line.

Leslyn Rank, 313 Maple, asked why the homes would both be facing Maple.

Dave Lett, 753 Virginia, said he wanted a diversity of homes in the neighborhood, and that the developer was involved in litigation in Washtenaw County.

Rick Roman, 202 Maple, asked that the height of the buildings be limited to go with the neighborhood.

Brian Stacey, 726 Kellogg, said he supported the variance because the homes would be different and that the sizes were appropriate.

Board Discussion

Board members agreed that two homes would be preferable to one home on the parcel, and that the variance request was for only four inches. They also noted that the lower square footage would reduce the Floor Area Ratio.

Motion

Devine offered a motion, seconded by Smith, to approve a variance of .35-foot width for both parcel b and parcel c, and a lot area variance of 725 square feet for parcel b and 894 square feet for parcel c.

Findings of Fact

The relaxation of the ordinance is minimal, and the resulting lots are more appropriate for the surrounding neighborhood.

There was a roll call vote.

YES: Devine, Mengel, Pappas, Smith, Elliott

MOTION PASSED 5-0

7. BOARD MEMBER COMMENTS

Two residents addressed the board and were asked to bring their concerns to the City Commission.

Devine welcomed Mengel to the board.

Elliott suggested the Planning Commission consider looking at lumens in the sign ordinance.

Smith asked whether the sign ordinance was comprehensive enough.

8. REPORTS AND CORRESPONDENCE

City Commission Liaison Brock Minton welcomed Rob Mengel and thanked all board members for serving on the ZBA.

9. ADJOURNMENT

Smith offered a motion, seconded by Mengel, to adjourn the meeting at 9:05 p.m.

There was a roll call vote.

YES: Devine, Mengle, Pappas, Smith, Elliott

MOTION PASSED 5-0



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

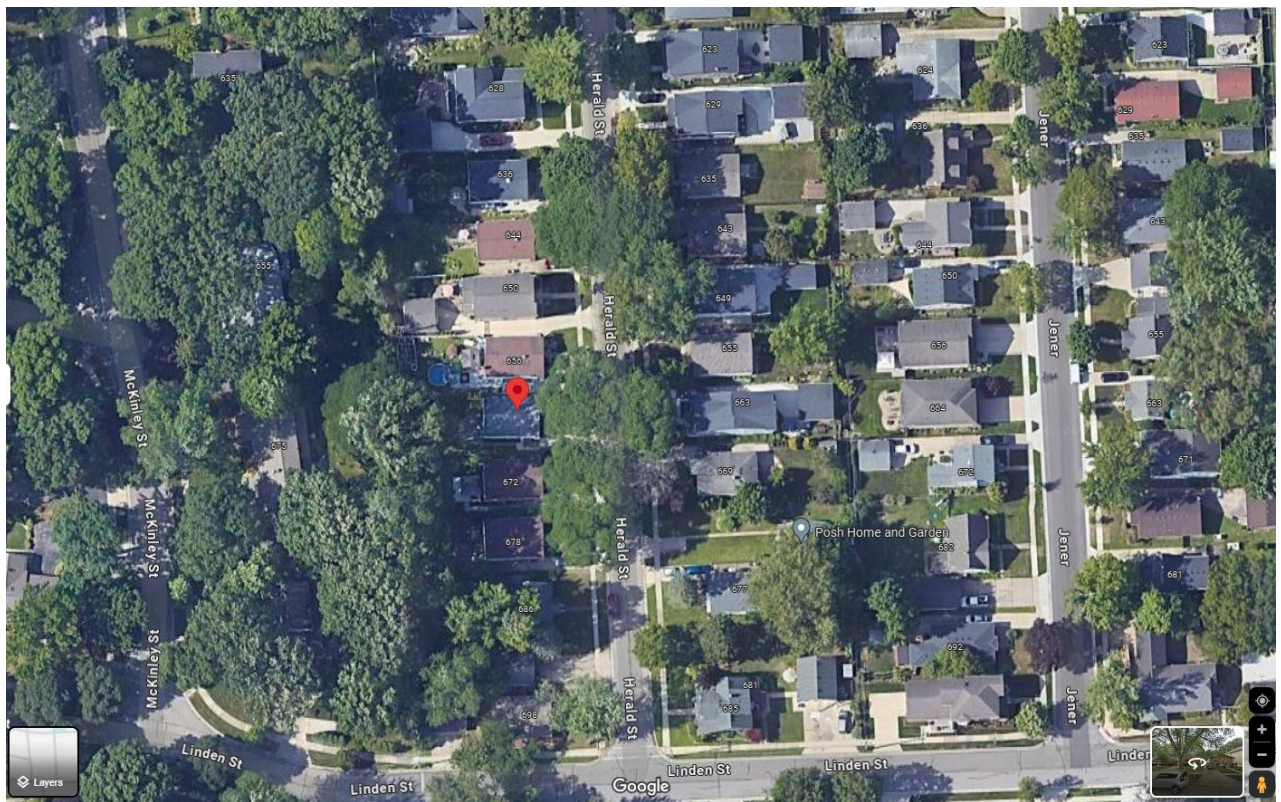
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: June 25, 2024
RE: 664 Herald, Non-Use Variance Requests

John Kachalla, the applicant, is requesting 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. The property is zoned R-1, Single-Family Residential. The property is 40 feet wide by 124 feet deep totaling 4,960 square feet.

Section 78-190 references the minimum side yard setback is 6 feet. A 3.3-foot side yard setback is proposed. A variance of 2.7-feet is required.

Section 78-273 (1) states "New driveways constructed for single-family residential access [...] shall be a minimum of nine feet wide and clear of encumbrances such as columns or curbs." Section 78-273 (3) states "The edge of the driveway including any necessary curbs shall be located at least one foot off the side property line. The one-foot buffer area between the driveway edge and property line should be landscape area." An 8.9-foot driveway with a 0-foot buffer area is proposed. A variance of 0.1-feet is required for the driveway. A variance of 1-foot is required for landscape buffer area.

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.

Address of Property	Date of Application
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Applicant Name	Property Owner
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Address	City	State	Zip
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Email	Phone
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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:

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

Description of Property

Current zoning classification: _____

Current use of structure(s) on premises: _____

Is it a corner or interior lot? _____

Size and area of lot: _____

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

Total square footage of accessory structure(s): _____

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

Height of existing main and/or accessory structures: _____

Description of Proposed Structures

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

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

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

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

Height of proposed structure: _____

Lot coverage (percentage) after completion: _____

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

☐ A scaled drawing or boundary survey depicting the above information.

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

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

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

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

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

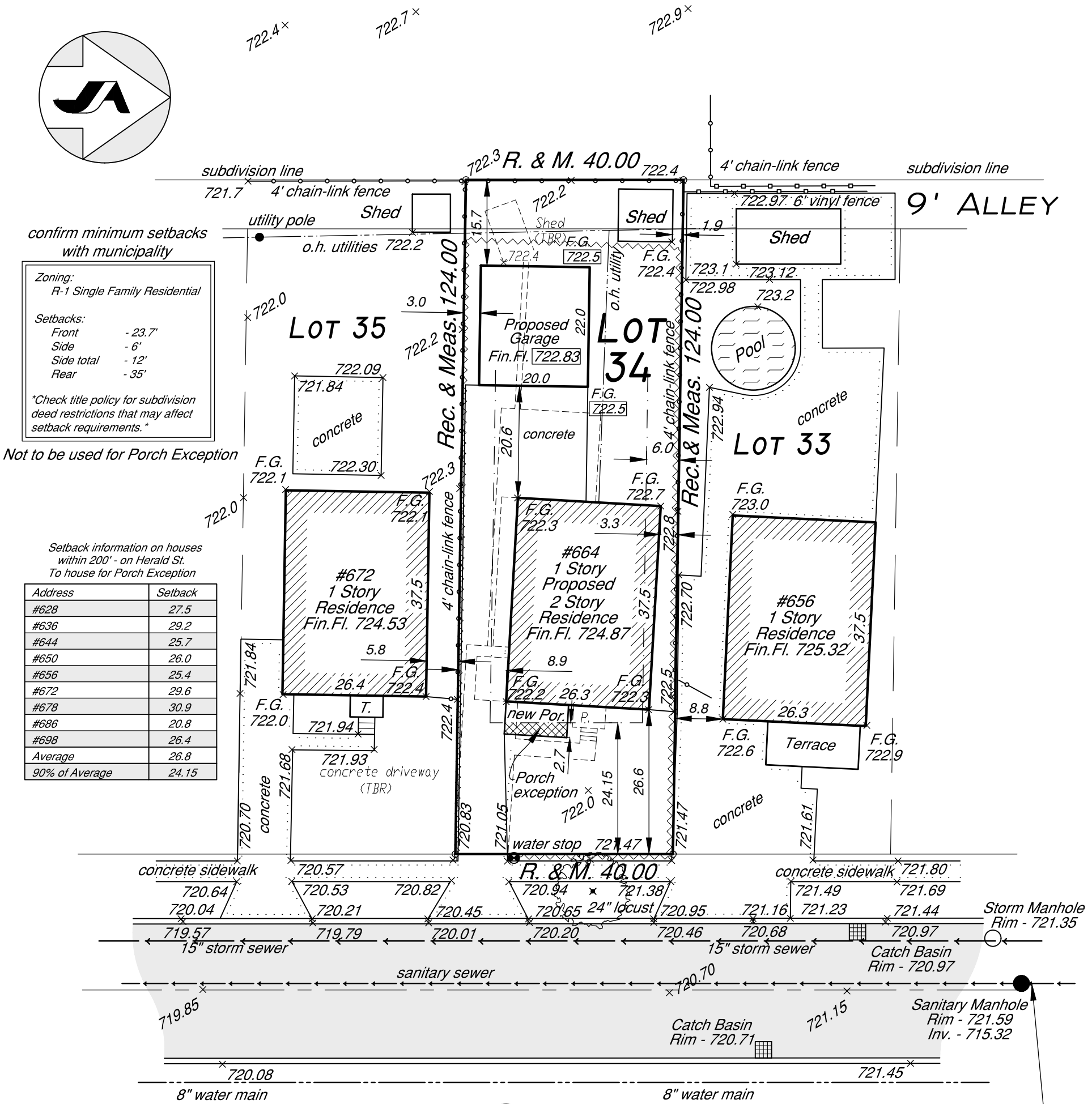
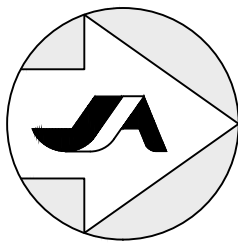
Subscribed and sworn before me this _____ day of _____, 20 _____

Notary Public

My Commission expires _____

LEGAL DESCRIPTION

LOT 34 AND THE ADJACENT VACATED 9 FOOT ALLEY OF "NASH'S PLYMOUTH SUBDIVISION", PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 8 EAST, VILLAGE OF PLYMOUTH (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 43 OF PLATS ON PAGE 55, WAYNE COUNTY RECORDS. LOT CONTAINS 4,959 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



LEGEND

- 000.00 = Existing elevation
- 000.00 = Proposed elevation
- = Drainage course
- ~~~~~ = Silt fence
- F.G. = Finish Grade
- = Existing contour
- (TBR) = To Be Removed
- 000.00 = As-Built Information



Know what's below.
Call before you dig.



HERALD ST. (50' Wide)
asphalt pavement with concrete curbs

NAVD88 BENCHMARK
NORTH RIM ON
SANITARY MANHOLE
ELEVATION = 721.59

PLOT PLAN

Prepared For: JJ Kachalla
Stellar Hardwood
248 939-1326

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 455-8000

by:

[Signature]

Date	14 May 2024
Job No.	24-05-004
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1

PROPOSED RENOVATION & ADDITION FOR:

G & K PROPERTIES, LLC

664 HERALD ST.
PLYMOUTH, MICHIGAN

CD SET
MAY 22, 2024

GENERAL NOTES

- 1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.
- 2) 48 HRS. PRIOR TO ANY CONSTRUCTION CALL MISS-DIG 1-800-482-7171.
- 3) VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE BUILDER IMMEDIATELY.
- 5) ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISH GRADE, AND SHALL BEAR ON VIRGIN UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 3000 psf IS ASSUMED FOR FOOTING SIZES SHOWN ON PLAN. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 3000 psf AT EACH JOB SITE IS THE RESPONSIBILITY OF CONTRACTOR. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.
- 4) CONCRETE CONTRACTOR TO PROVIDE 3500 PSI CONCRETE ON ANY EXPOSED SURFACES INCLUDING BASEMENT WALLS.
- 5) FLOOR JOIST TO BE HEM FIR #2 OR BETTER.
- 6) WINDOW MODEL NUMBERS ARE FOR ANDERSEN WINDOWS. PROVIDE MUTTIN BARS AS SHOWN ON ELEVATIONS
- 7) ALL INTERIOR PARTITIONS ARE 4-1/2" UNLESS NOTED OTHERWISE.
- 8) HEATING CONTRACTOR TO PROVIDE EXHAUST FANS.
- 9) SMOKE DETECTORS TO BE INSTALLED ACCORDING TO CODE. DETECTORS ARE TO INTERCONNECTED SO THAT IF ONE IS ACTIVATED ALL WILL BE ACTIVATED.
- 10) ALL GUARDRAILS ARE TO BE 36" HIGH AND 4" MAX. OPENING BETWEEN BALUSTERS. HANDRAILS TO BE MIN. 34" AND MAX. 38" HIGH AND 4" MAX. OPENING BETWEEN BALUSTERS.
- 11) ELECTRICAL WORK TO CONFORM TO THE NATIONAL ELECTRIC CODE (NEC) ADOPTED BY THE LOCAL JURISDICTION AND MAY VARY FROM WHAT IS SHOWN ON THIS PLAN.
- 12) BRICKLEDGE MAY VARY TO ACCOMODATE TOPOGRAPHY OF SITE.
- 13) PROVIDE 3/4" T&G PLYWOOD DECKING AT HARDWOOD FLOORING AREAS (TYP.)
- 14) PROVIDE 1/2" OSB SHEATHING AT GABLES WITH WOOD SIDING.
- 15) EGRESS WINDOW REQUIREMENTS:
MIN. NET CLEAR OPENING 5.7sf (SECOND FLOOR BDRM.)
MIN. NET CLEAR OPENING 5.0sf (FIRST FLOOR BEDROOM)
MIN. CLEAR HEIGHT 24"
MIN. CLEAR WIDTH 20"
MAX. SILL HEIGHT 44" A.F.F.

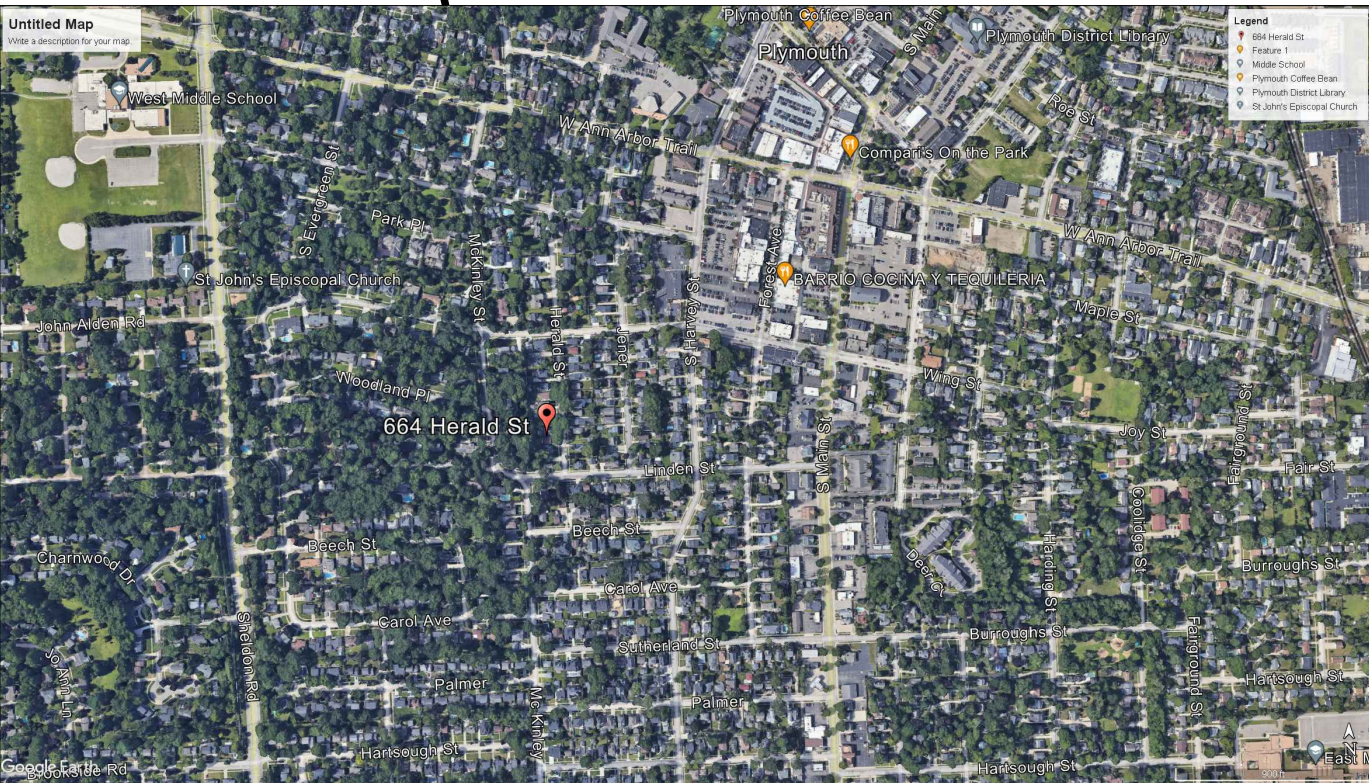
NOTE:

THESE DRAWINGS SHALL COMPLY WITH THE "2015 MICHIGAN RESIDENTIAL CODE"

SCHEDULE OF DRAWINGS:

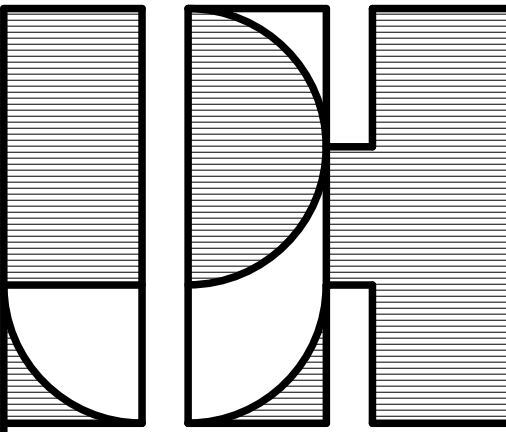
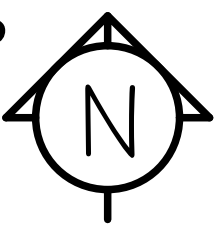
- A-1COVER SHEET
- A-2DEMOLITION PLANS & ROOF PLAN
- A-3FLOOR PLANS
- A-4BUILDING ELEVATIONS
- A-5WALL SECTIONS
- A-6GARAGE PLANS & ELEVATIONS

SITE



LOCATION MAP

NO SCALE



ARCHITECT

PHILIP J. HILL
3265 THEODORE E.
WIXOM, MICHIGAN 48393
(248) 866-7418 CELL

PROPOSED RENOVATION & ADDITION FOR:

G & K PROPERTIES, LLC
664 HERALD ST.
PLYMOUTH, MICHIGAN

DATE
ISSUED MAY 22, 2024

REVISIONS

SHT. TITLE

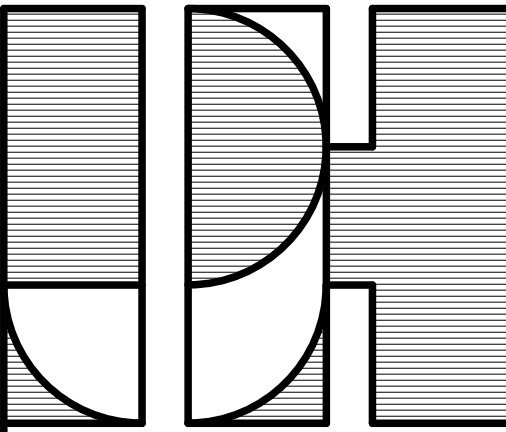
COVER
SHEET

SHT. NO.

A- 1

JOB NO.

2409



ARCHITECT

PHILIP J. HILL

3265 THEODORE E.
WIXOM, MICHIGAN 48393
(248) 866-7418 CELL

PROPOSED RENOVATION & ADDITION FOR:

G & K PROPERTIES, LLC
664 HERALD ST.
PLYMOUTH, MICHIGAN

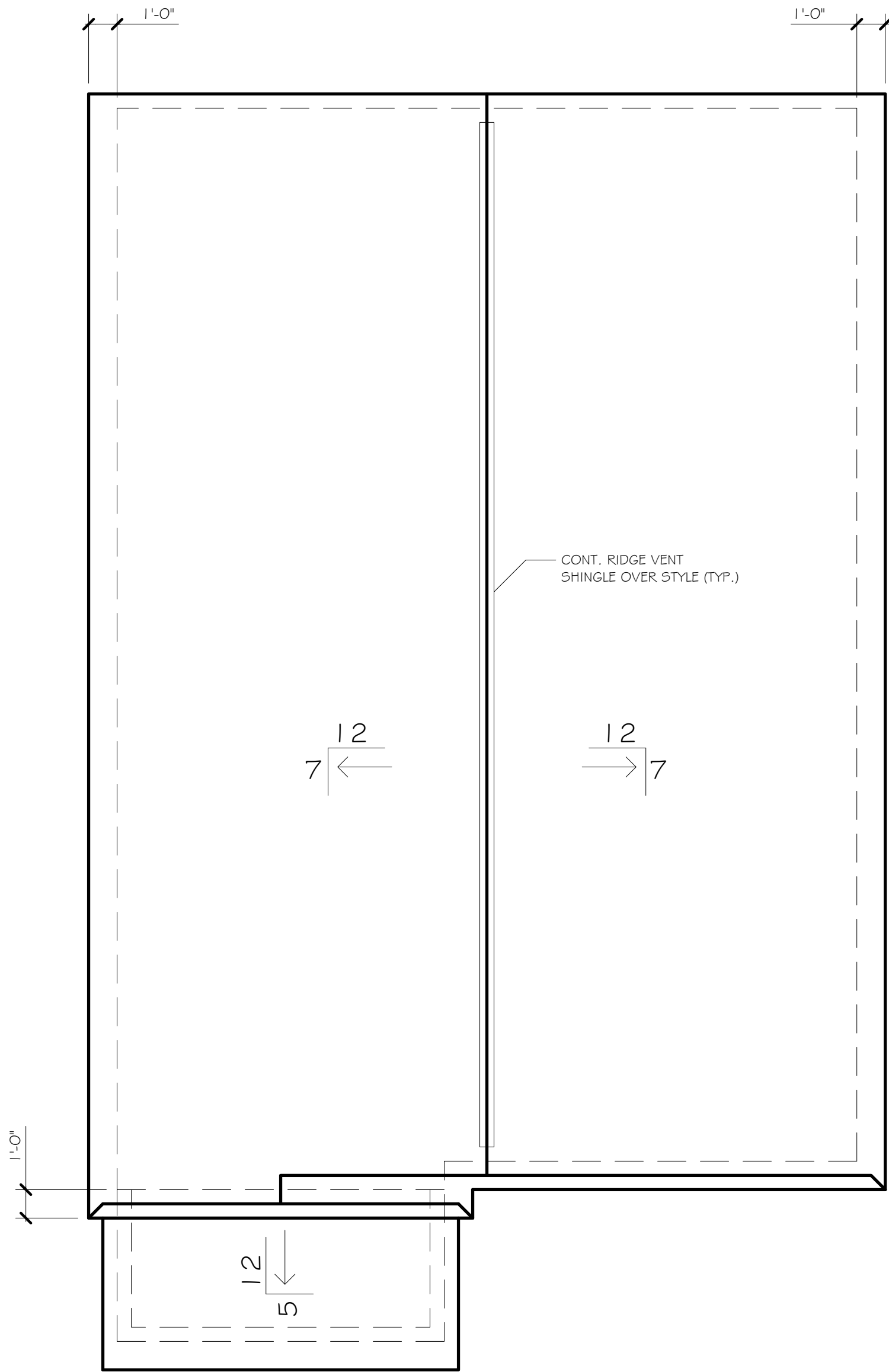
DATE
ISSUED MAY 22, 2024

REVISIONS

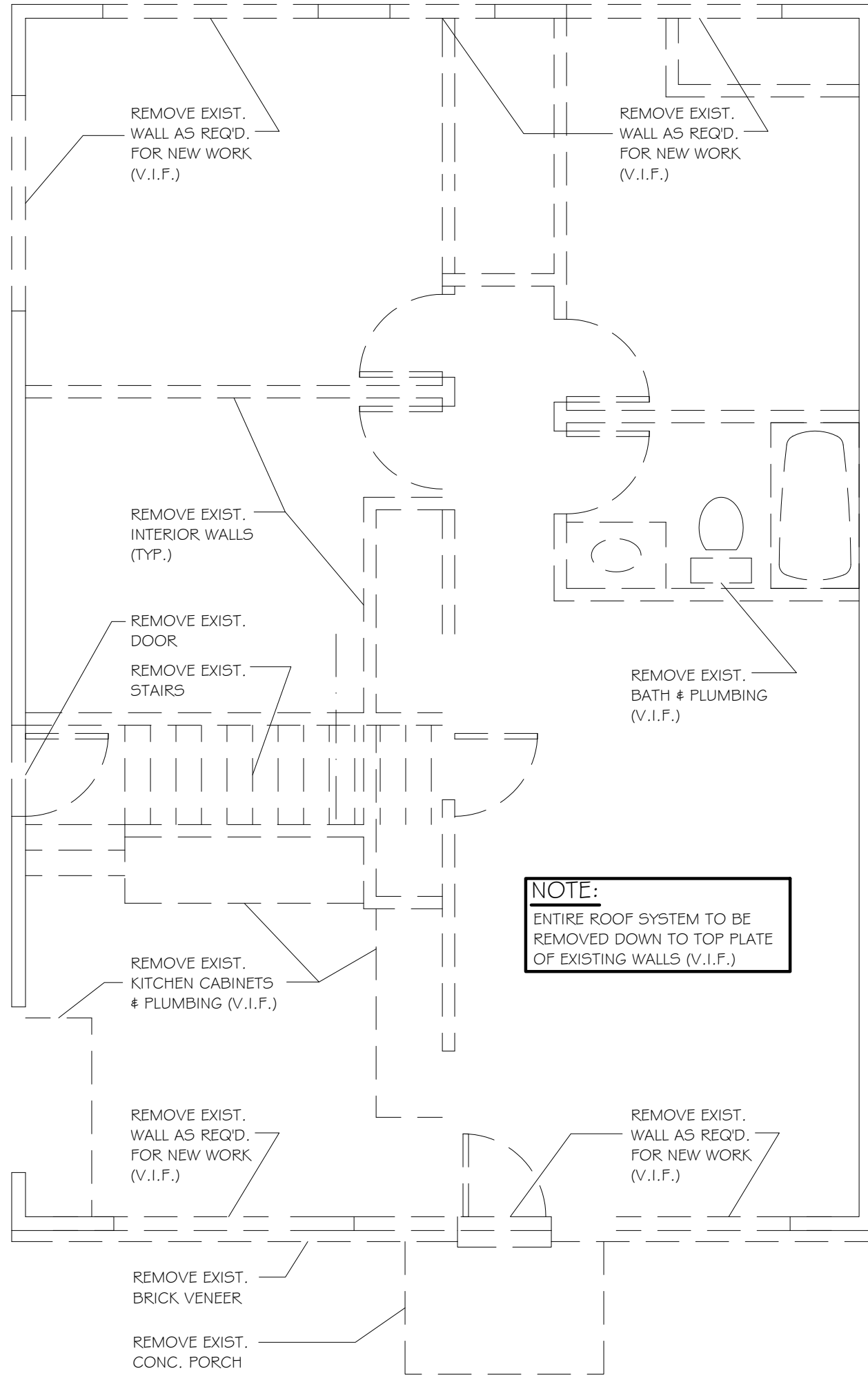
SHT. TITLE
DEMOLITION
PLANS &
ROOF PLAN

SHT. NO.
A-2

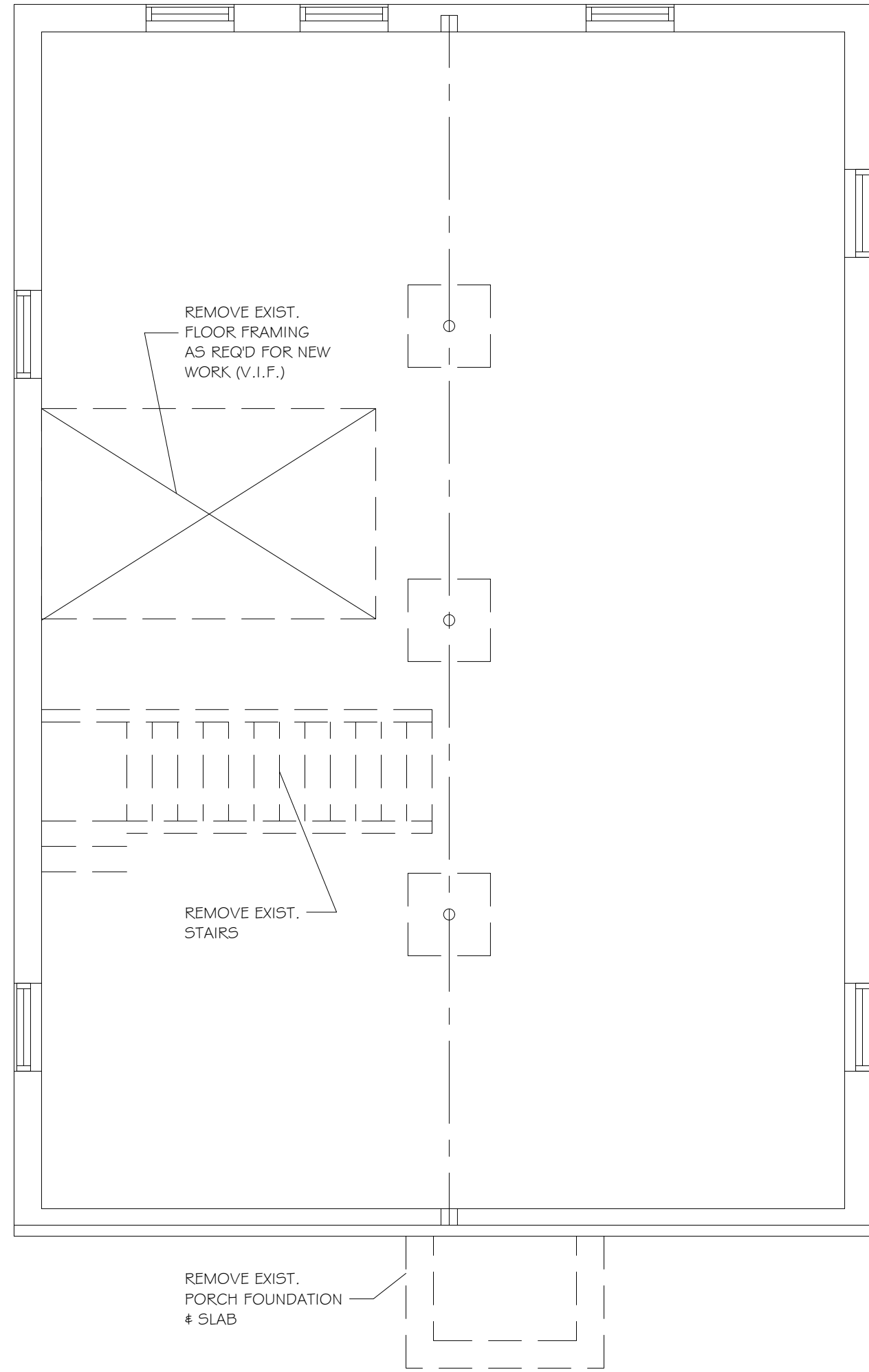
JOB NO.
2409



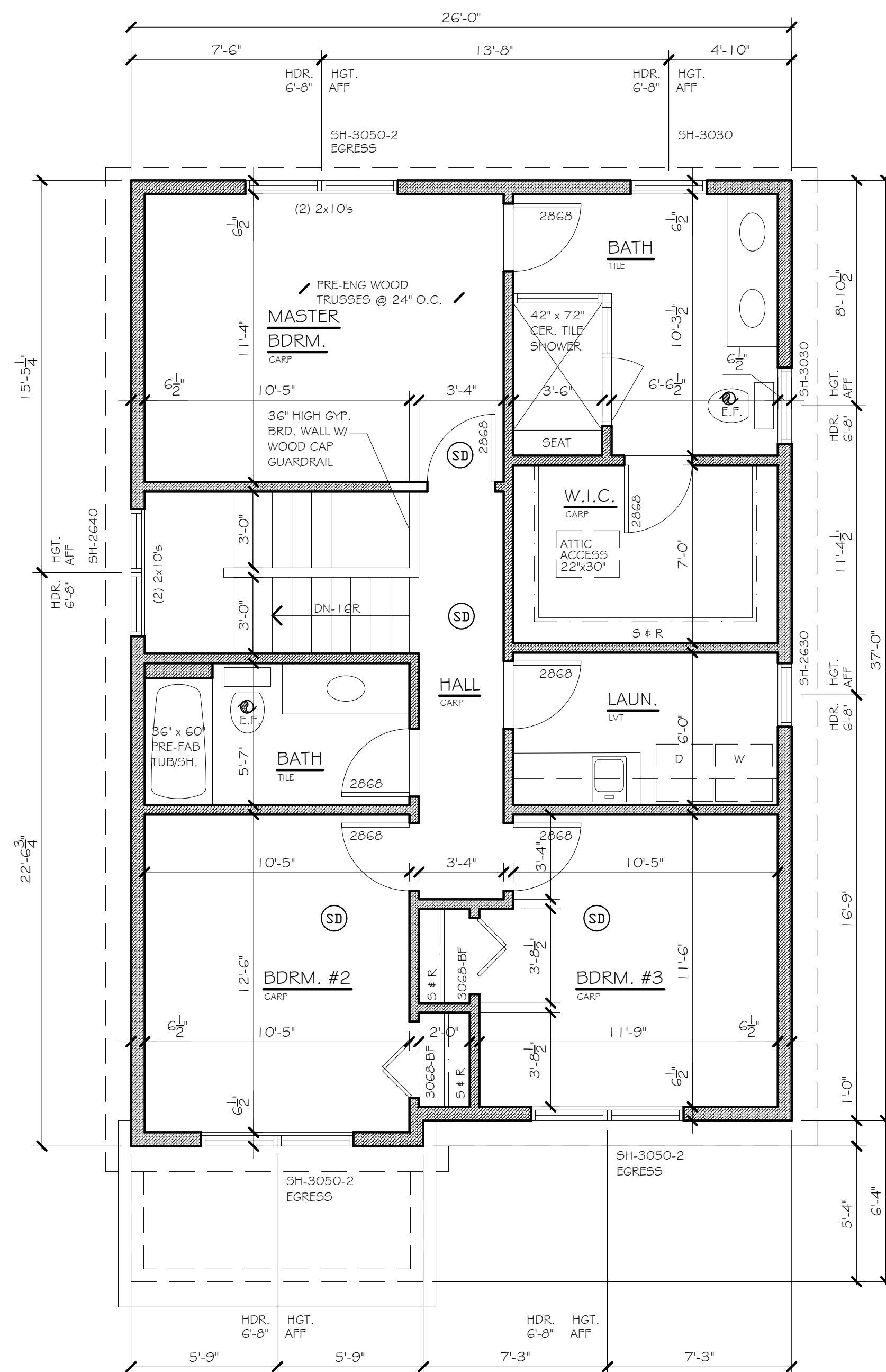
ROOF PLAN
SCALE: 1/4" = 1'-0"



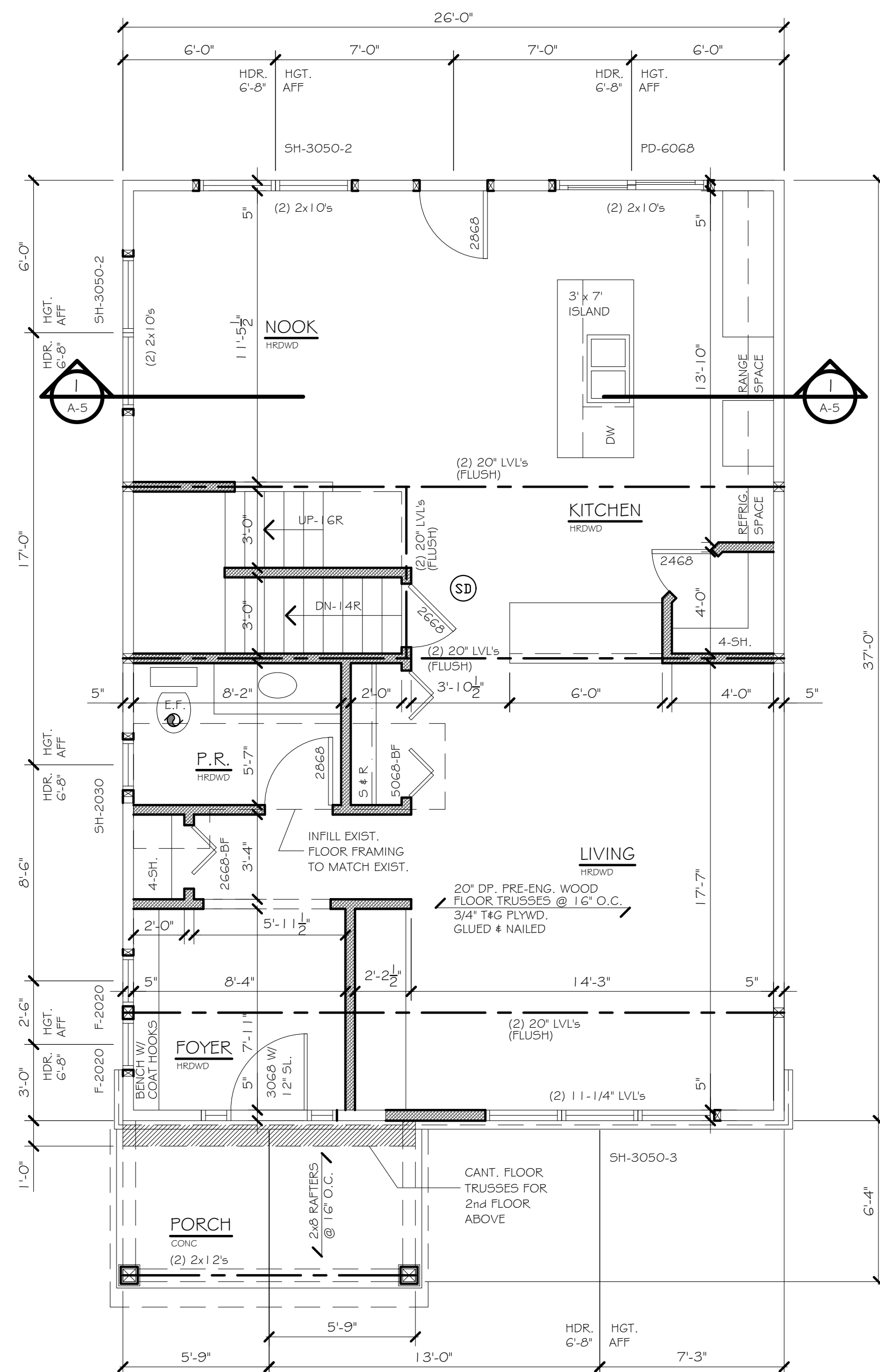
DEMOLITION
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



DEMOLITION
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

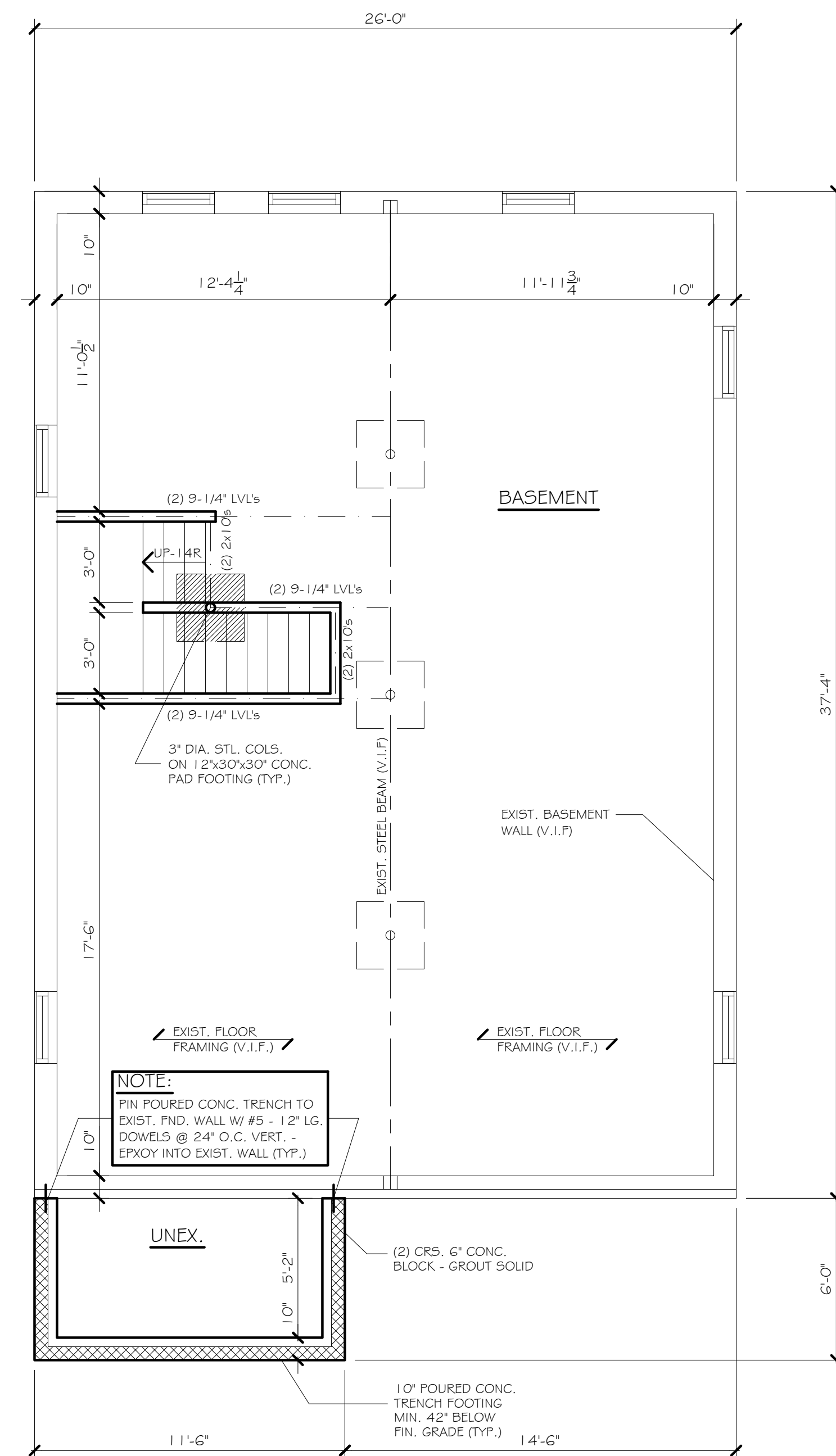


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

FLOOR AREA	
FIRST FLOOR	962 sf
SECOND FLOOR	974 sf
FIRST FLOOR	1936 sf



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

- NOTES:**
- ALL INTERIOR WALL DIMENSIONS ARE 4-1/2" UNLESS NOTED OTHERWISE.
 - SEALED TRUSS DRAWINGS ARE TO BE ON SITE FOR ROUGH INSPECTION

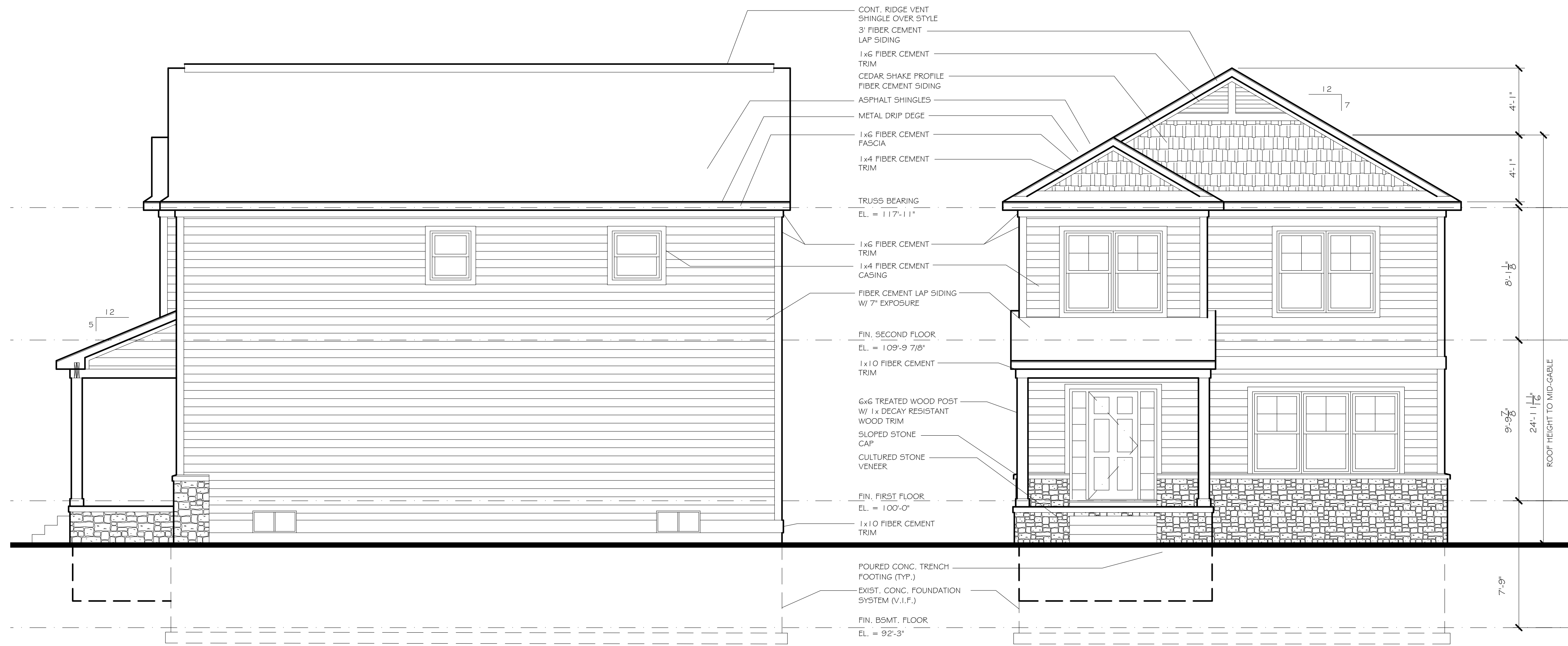
ARCHITECT

PHILIP J. HILL
3265 THEODORE E.
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(248) 866-7418 CELL

PROPOSED RENOVATION & ADDITION FOR:

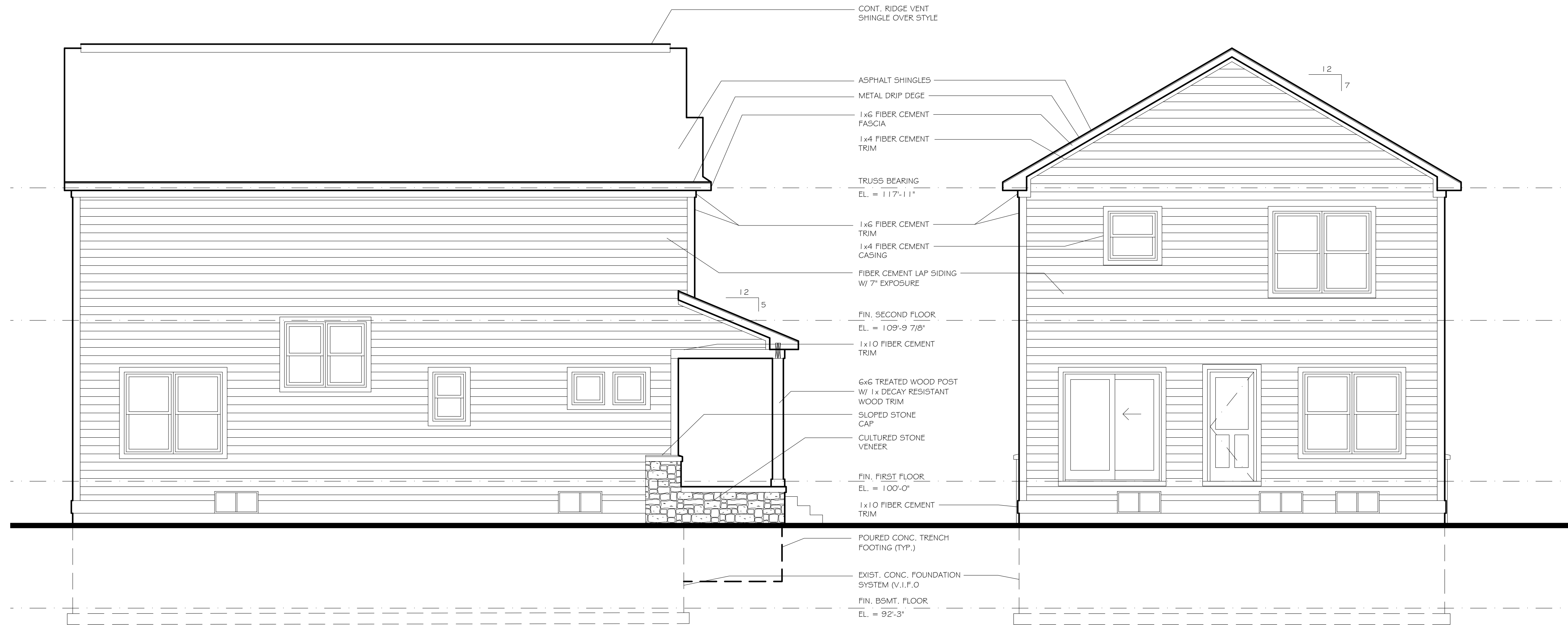
G & K PROPERTIES, LLC
664 HERALD ST.
PLYMOUTH, MICHIGAN

DATE ISSUED MAY 22, 2024
REVISIONS
SHT. TITLE FLOOR PLANS
SHT. NO. A-3
JOB NO. 2409



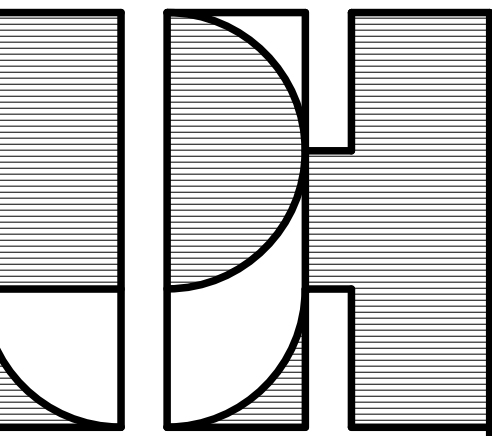
3 NORTH ELEVATION
A-4 SCALE: 1/4" = 1'-0"

1 EAST ELEVATION
A-4 SCALE: 1/4" = 1'-0"



4 SOUTH ELEVATION
A-4 SCALE: 1/4" = 1'-0"

2 WEST ELEVATION
A-4 SCALE: 1/4" = 1'-0"



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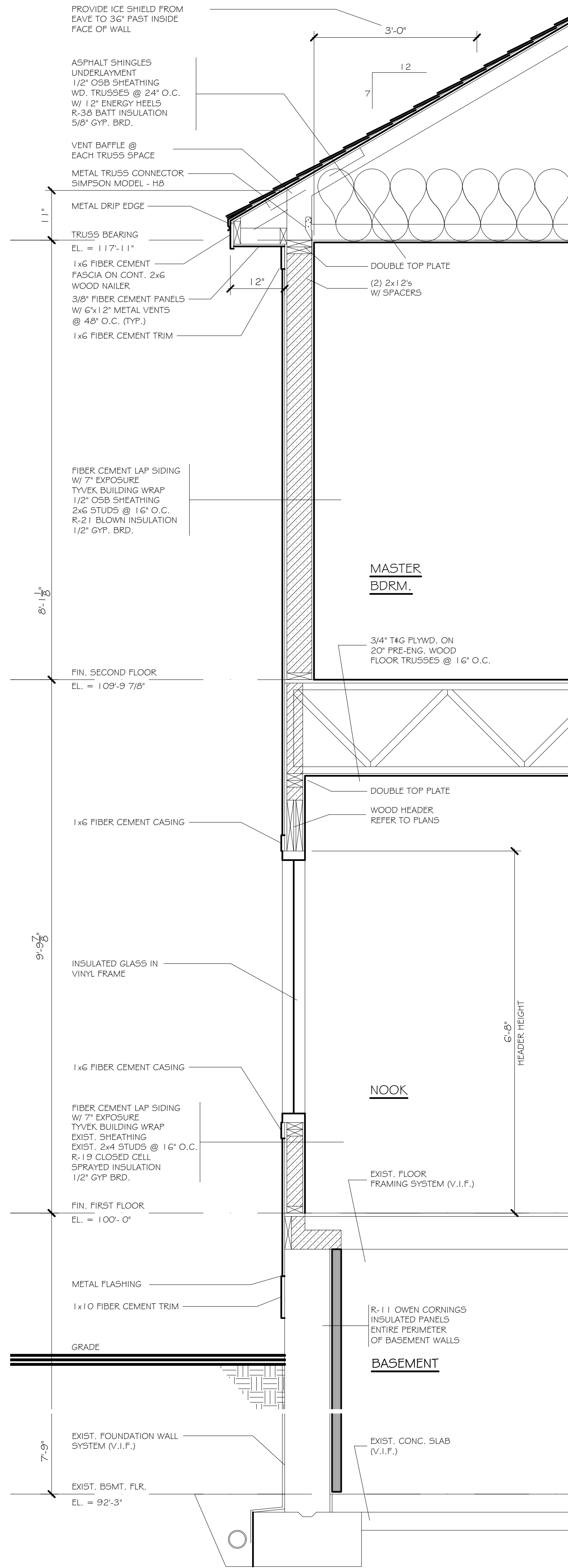
PROPOSED RENOVATION & ADDITION FOR:
G & K PROPERTIES, LLC
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PLYMOUTH, MICHIGAN

DATE
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REVISIONS

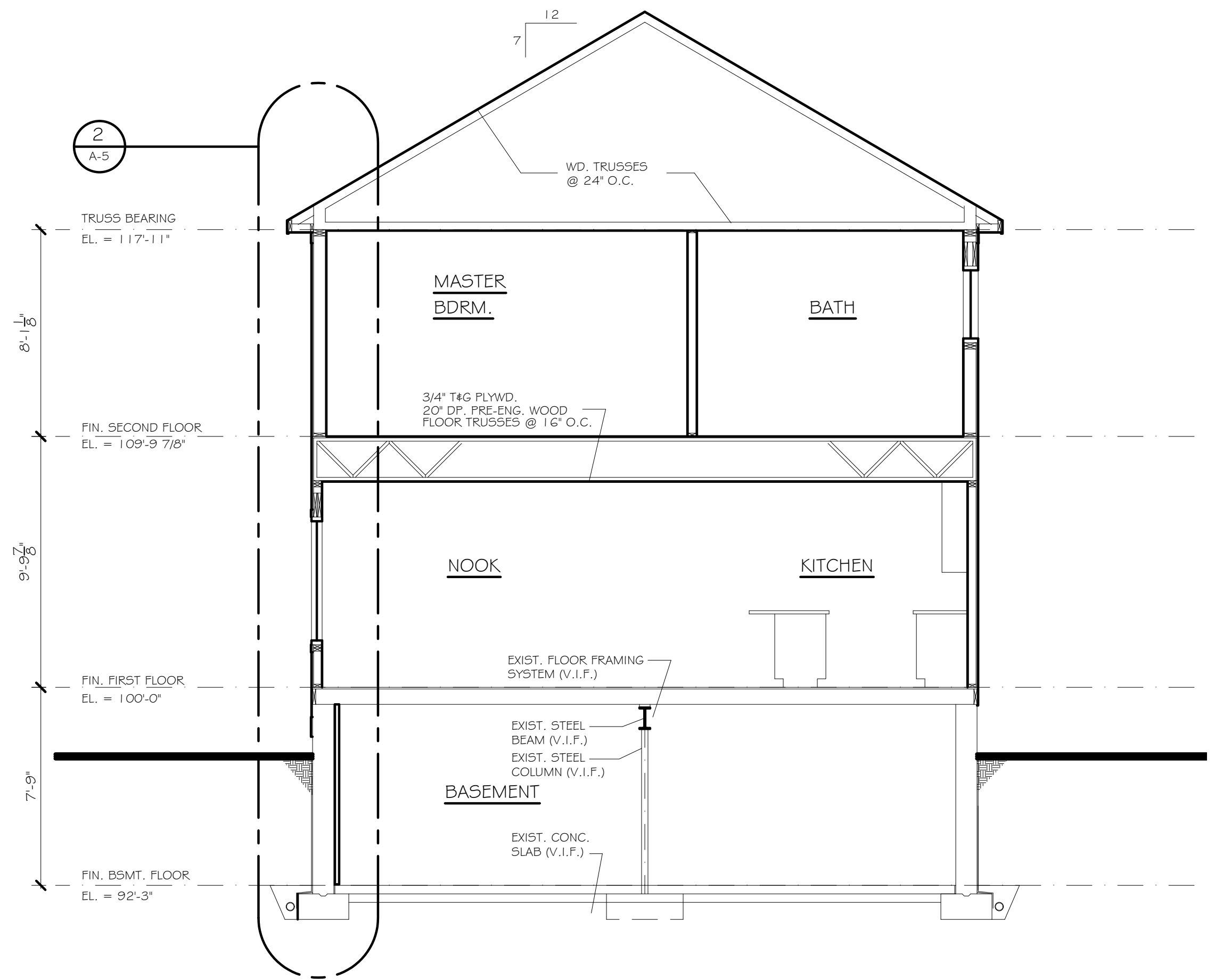
SHT. TITLE
BUILDING
ELEVATIONS

SHT. NO.
A-4

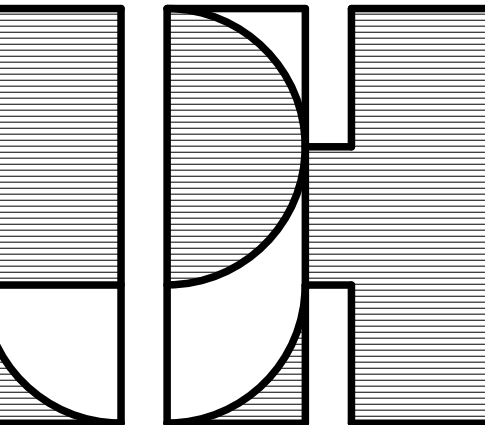
JOB NO.
2409



2 WALL SECTION
A-5 SCALE: 3/4" = 1'-0"



1 BUILDING SECTION
A-3 SCALE: 1/4" = 1'-0"



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SHT. TITLE

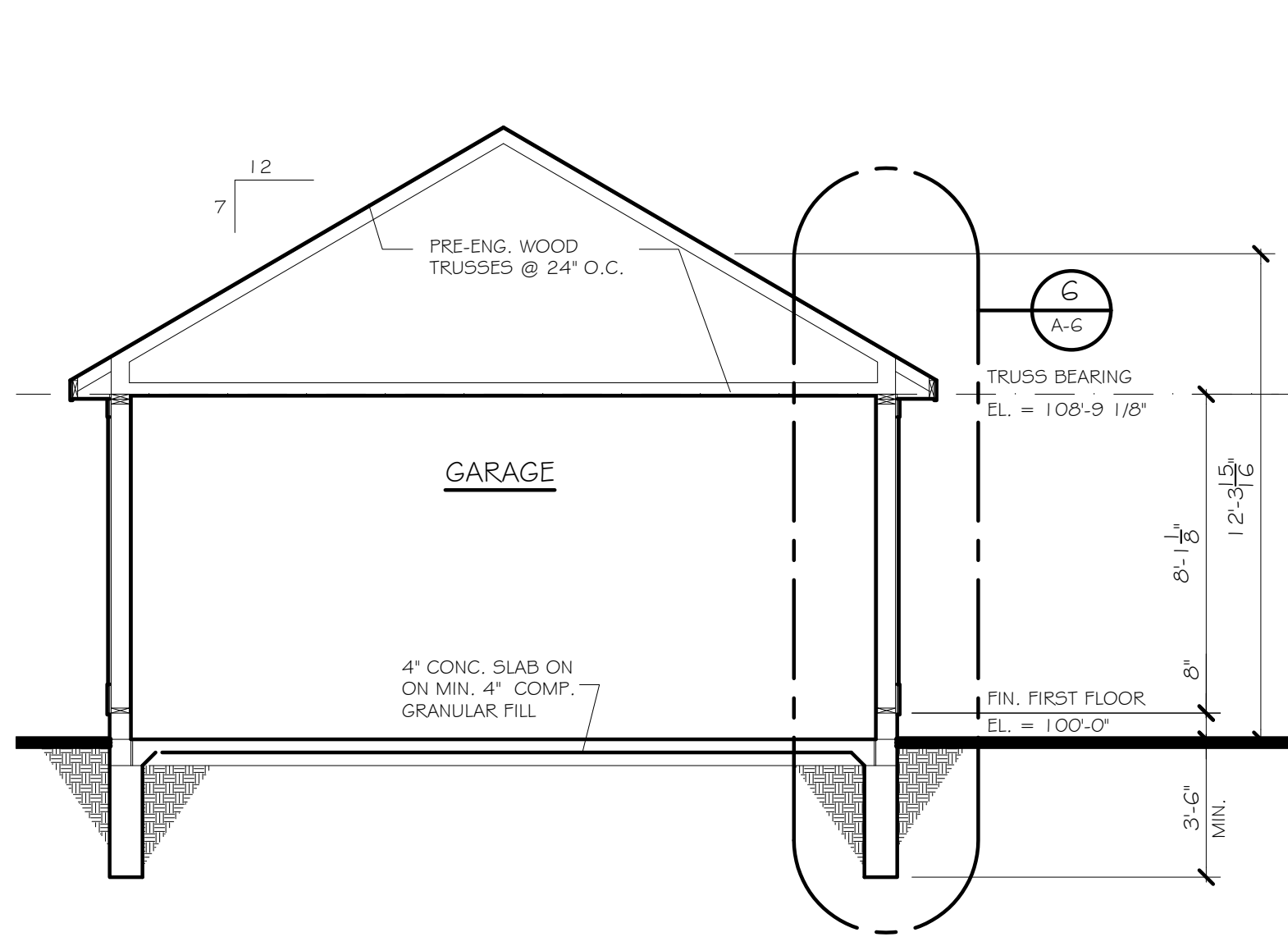
BUILDING
SECTIONS

SHT. NO.

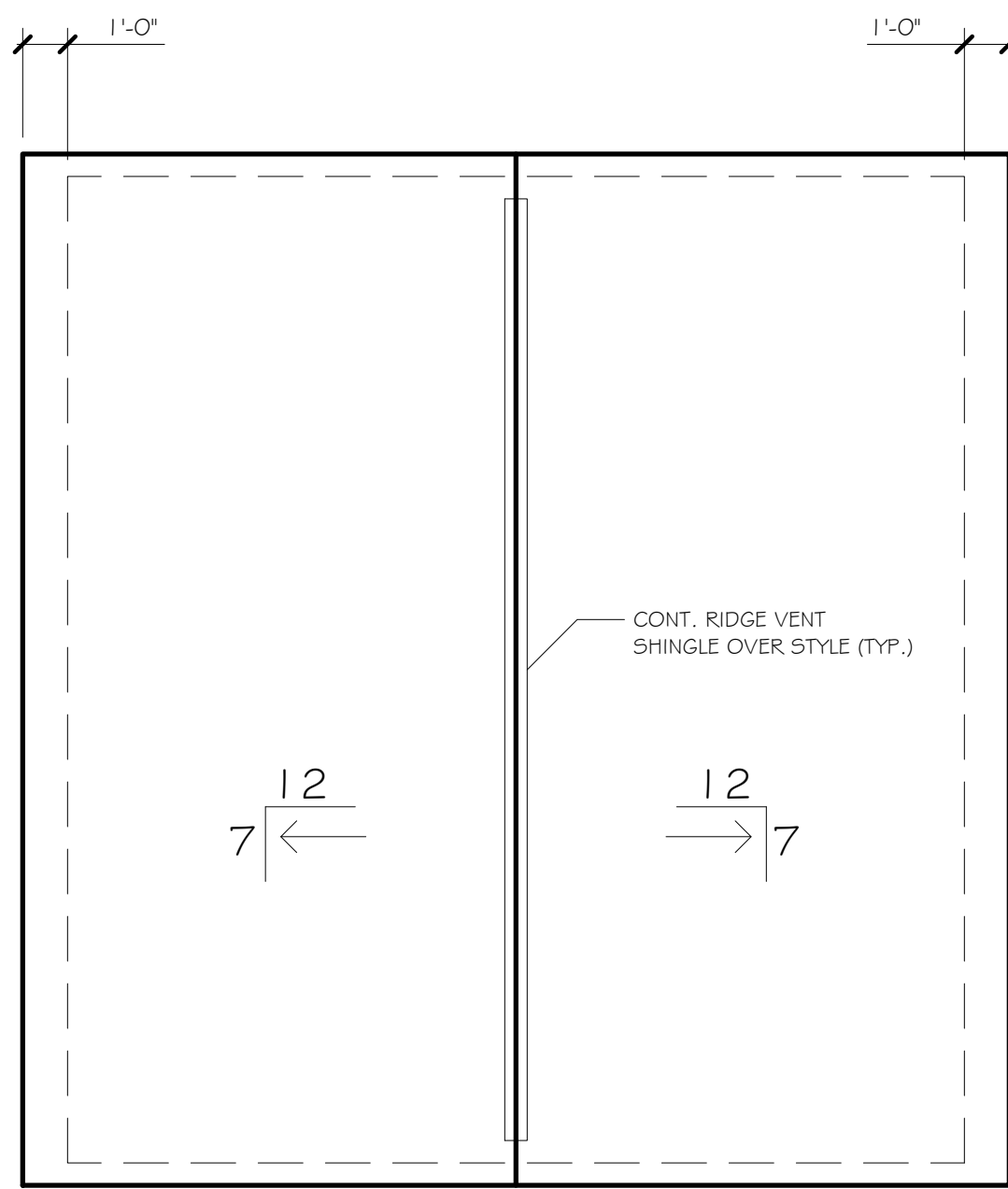
A-5

JOB NO.

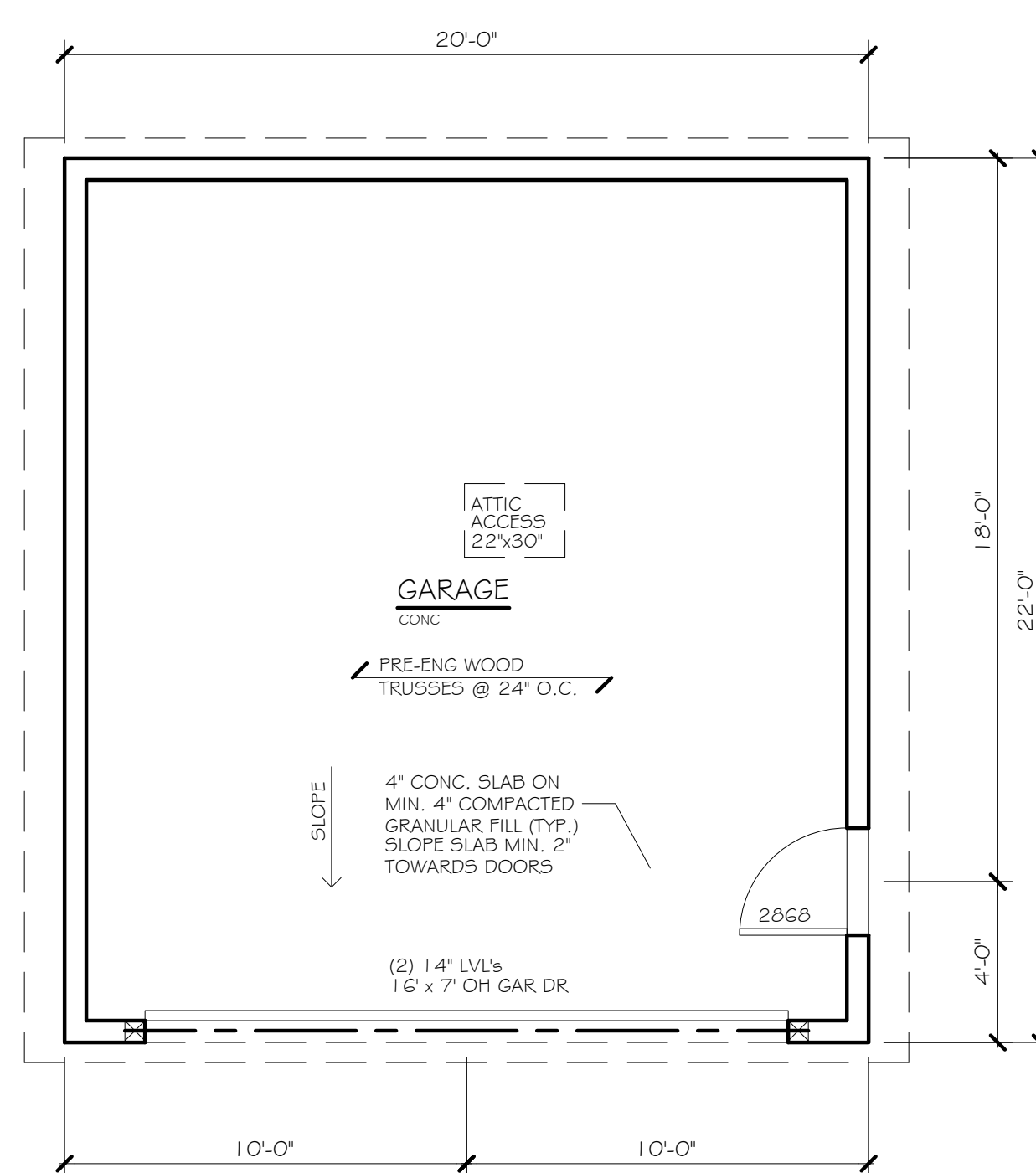
2409



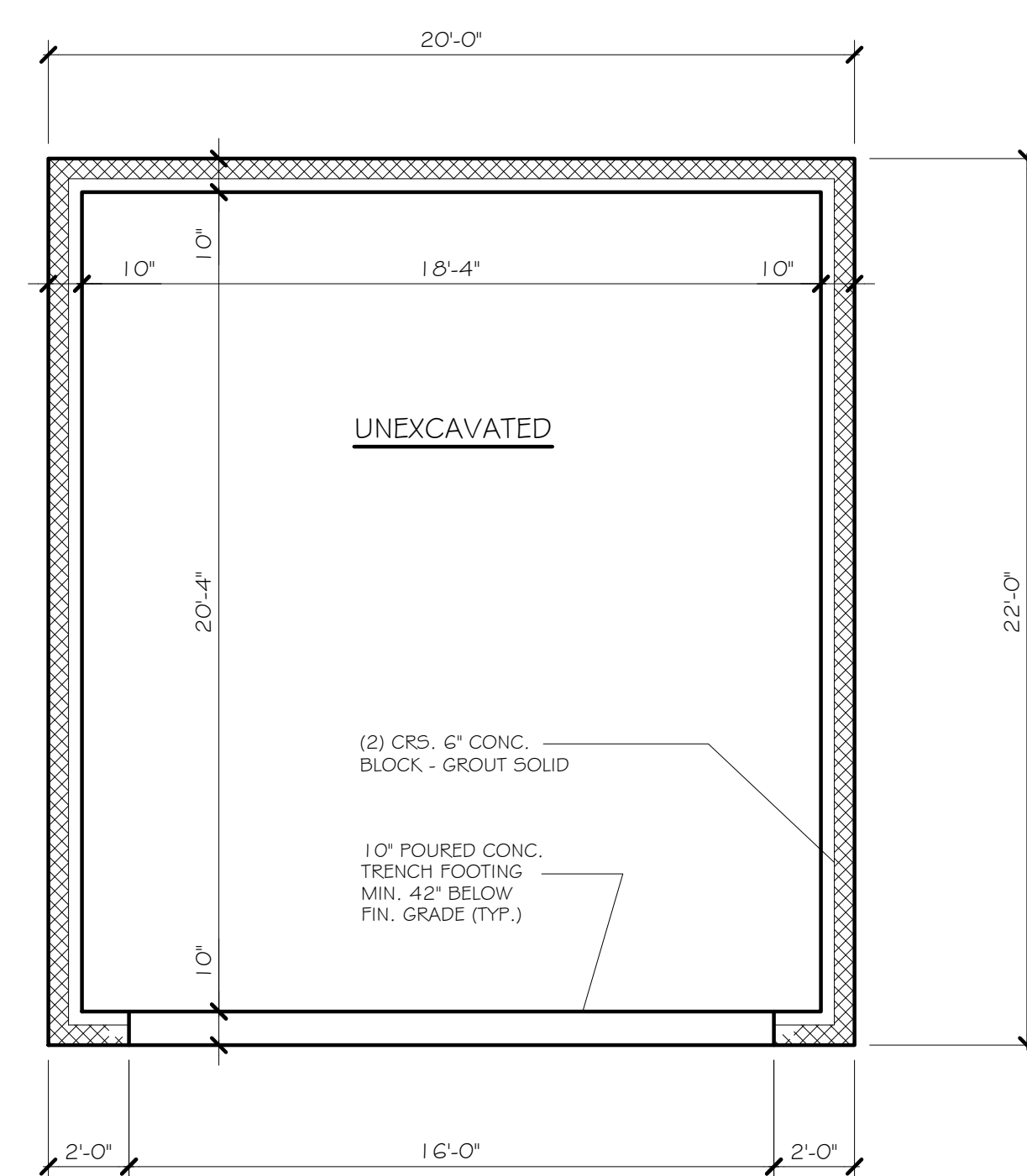
5 BUILDING SECTION
A-G SCALE: 1/4" = 1'-0"



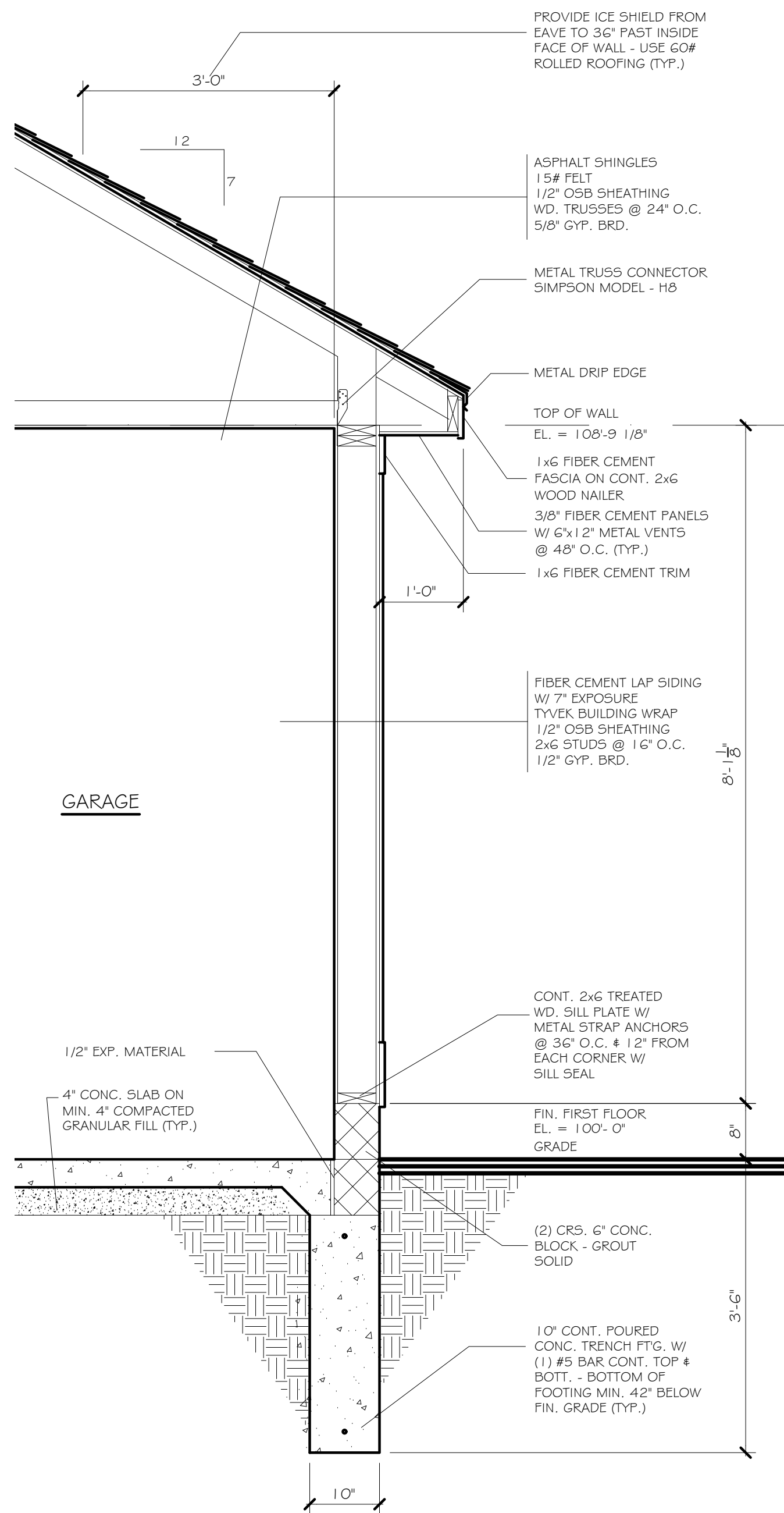
GARAGE ROOF PLAN
N SCALE: 1/4" = 1'-0"



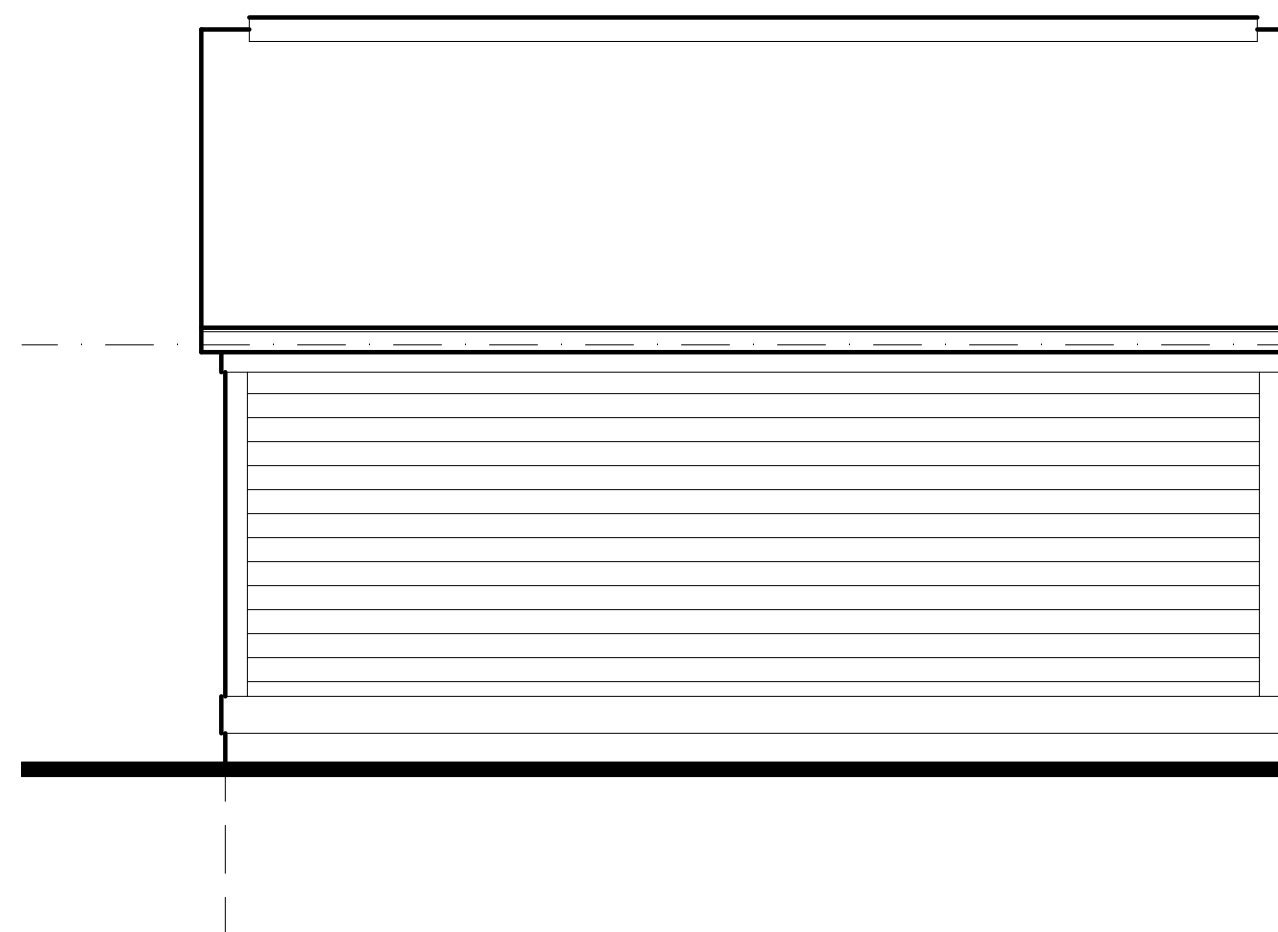
GARAGE FLOOR PLAN
N SCALE: 1/4" = 1'-0"
FLOOR AREA
GARAGE 440 sf



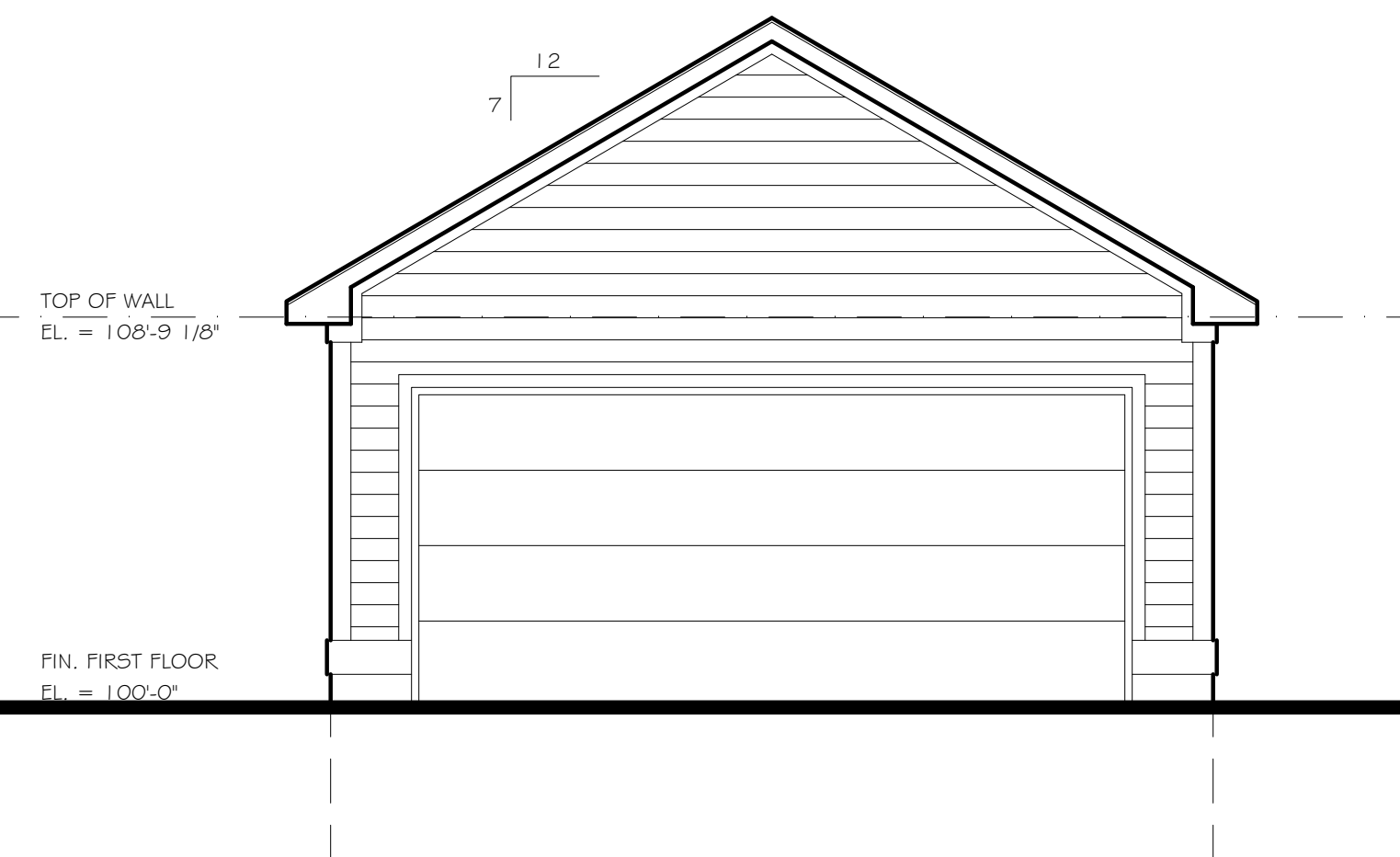
GARAGE FOUNDATION PLAN
N SCALE: 1/4" = 1'-0"



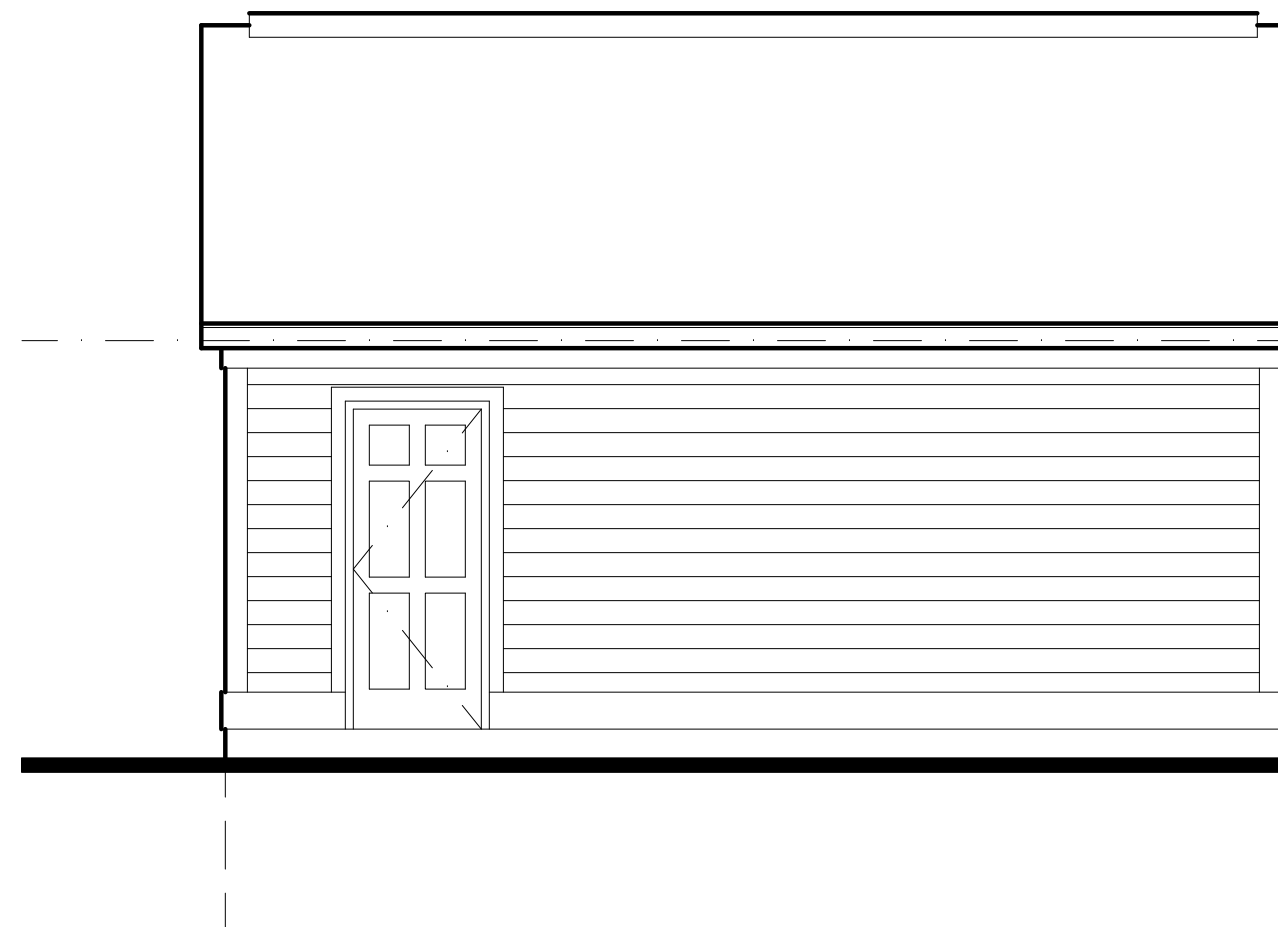
6 WALL SECTION
A-G SCALE: 3/4" = 1'-0"



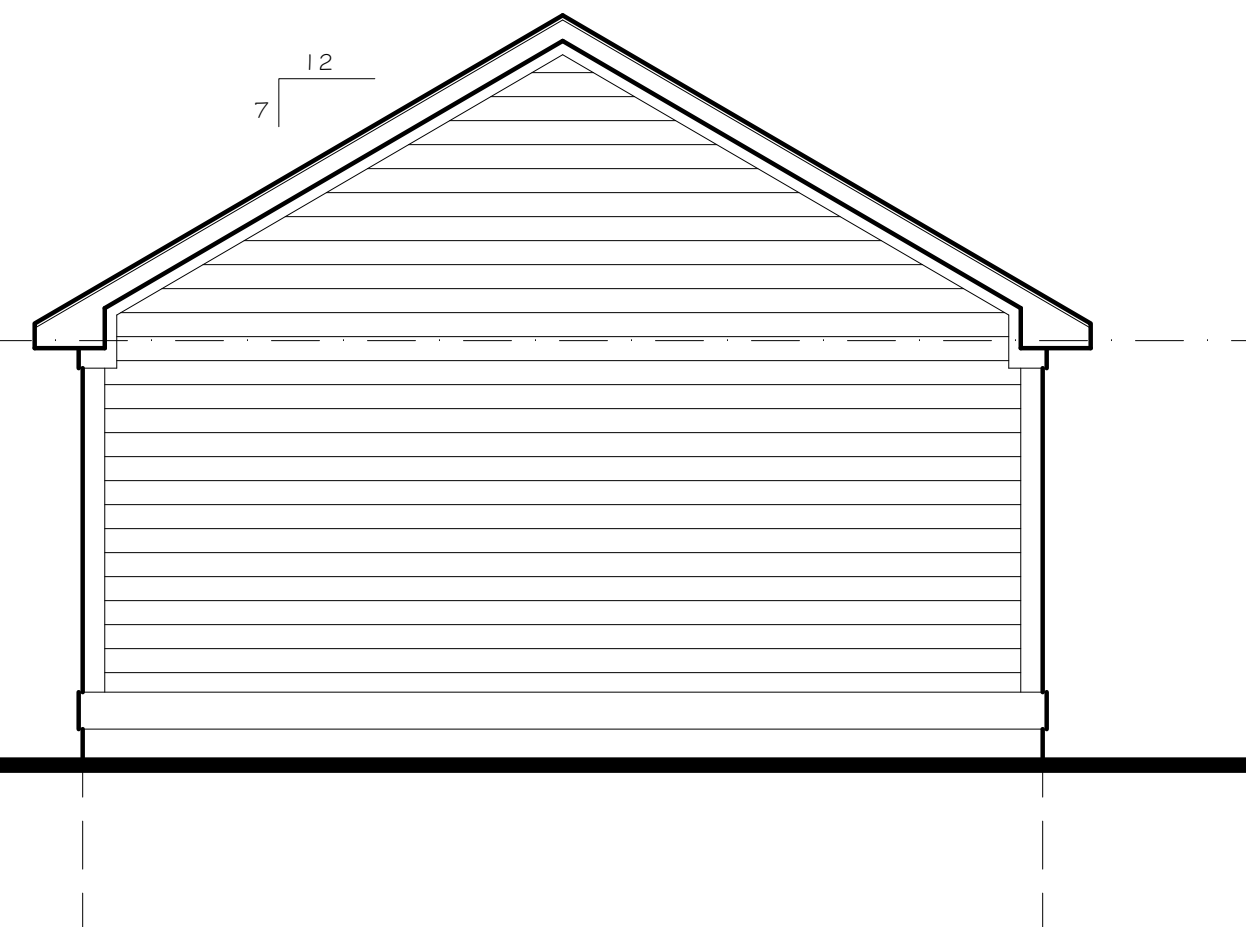
3 SOUTH ELEVATION
A-G SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
A-G SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
A-G SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
A-G SCALE: 1/4" = 1'-0"

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SHT. TITLE
GARAGE
PLANS &
ELEVATIONS

SHT. NO.
A-6

JOB NO.
2409