



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda

Thursday, January 4, 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/81585164743>

Passcode: 767048

Webinar ID: 815 8516 4743

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of the December 7, 2023 regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) ELECTION OF OFFICERS
- 6) OLD BUSINESS
- 7) NEW BUSINESS
 - a) **Z 24-01**, 1020 W. Ann Arbor Road: front and rear setbacks
- 8) BOARD MEMBER COMMENTS
- 9) REPORTS AND CORRESPONDENCE
- 10) 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 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, January 4, 2023**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 24-01, 1020 W Ann Arbor Road: Frank Yaquinto/Straight Family hospitality, the owner, is requesting a non-use variance to construct an outdoor seating area that encroaches into the front yard setback and to construct a roof over a screened trash/recycle storage area which encroaches into the rear yard setback. The property is zoned ARC, Ann Arbor Road Corridor District.

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Publish: Wednesday, December 20, 2023



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, December 7, 2023 - 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, Scott Silvers

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 September 7, 2023 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED

Silvers offered a motion, seconded by Burrows, to approve the minutes of the September 25, 2023 joint training meeting.

There was a roll call vote.

YES: Burrows, Devine, Silvers, Elliott

ABSTAIN: Pappas

MOTION PASSED

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Pappas, to approve the agenda for the December 7, 2023 meeting.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED

5. OLD BUSINESS

There was no old business.

6. NEW BUSINESS

- a. Z 23-11 - 1185 Carol: Lot coverage and accessory structure located in an easement

Applicant Mark Gardner described his request to locate a shed in the easement. He explained that due to the drainage basin he installed, there is nowhere else in the yard to place the shed. Jane Gardner added that the drainage basin alleviated a flooding issue for the neighbors as well as themselves.

Several letters, both in support of and in opposition to the project were received.

Board Member Discussion

The group discussed the request and stated the importance of keeping the easement clear for the transformer on the edge of the property. It was suggested that the applicant move the shed to the southeast corner of the garage or elsewhere. Lot coverage was calculated and was found to be in compliance.

Motion

Devine offered a motion, seconded by Silvers, to deny the request for 1185 Carol.

Finding of Fact

There is no finding of fact that prove a practical difficulty and maintaining a clear utility easement is a priority.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED (to deny the request)

- b. Z 23-12-451 Starkweather: side yard setback

Applicant Heather Doba and a representative from Northgate Construction described their request.

Glen Schulz, 312 Blanche, spoke in support of the project.

Board Member Discussion

It was agreed that the project did not increase the nonconformity of the property, and that the RT-1 zoning was unique.

Motion

Devine offered a motion, seconded by Burrows, to approve a 1.9-foot side yard setback on the north side of the property.

Finding of Facts

The 40-foot width and RT-1 zoning contributes to the practical difficulty. Vehicle access to the rear yard is still supported by the public alley. The adjacent property to the north has a driveway on the property line to the north so there is no encroachment to the building.

Elliott offered a friendly amendment that the variance is limited to the structure as proposed in the application. Devine accepted the friendly amendment.

Elliott offered a friendly amendment stating the variance does not exceed the existing nonconforming side yard setback. Devine accepted this friendly amendment as well.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED

7. BOARD MEMBER COMMENTS

There were no board member comments.

8. REPORTS AND CORRESPONDENCE

Elliott gave a report on the 13-Ways Community Leader Summit and public presentation.

9. ADJOURNMENT

Burrows offered a motion, seconded by Pappas, to adjourn the meeting at 7:46 p.m.

There was a roll call vote.

YES: Burrows, Devine, Pappas, Silvers, Elliott

MOTION PASSED



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

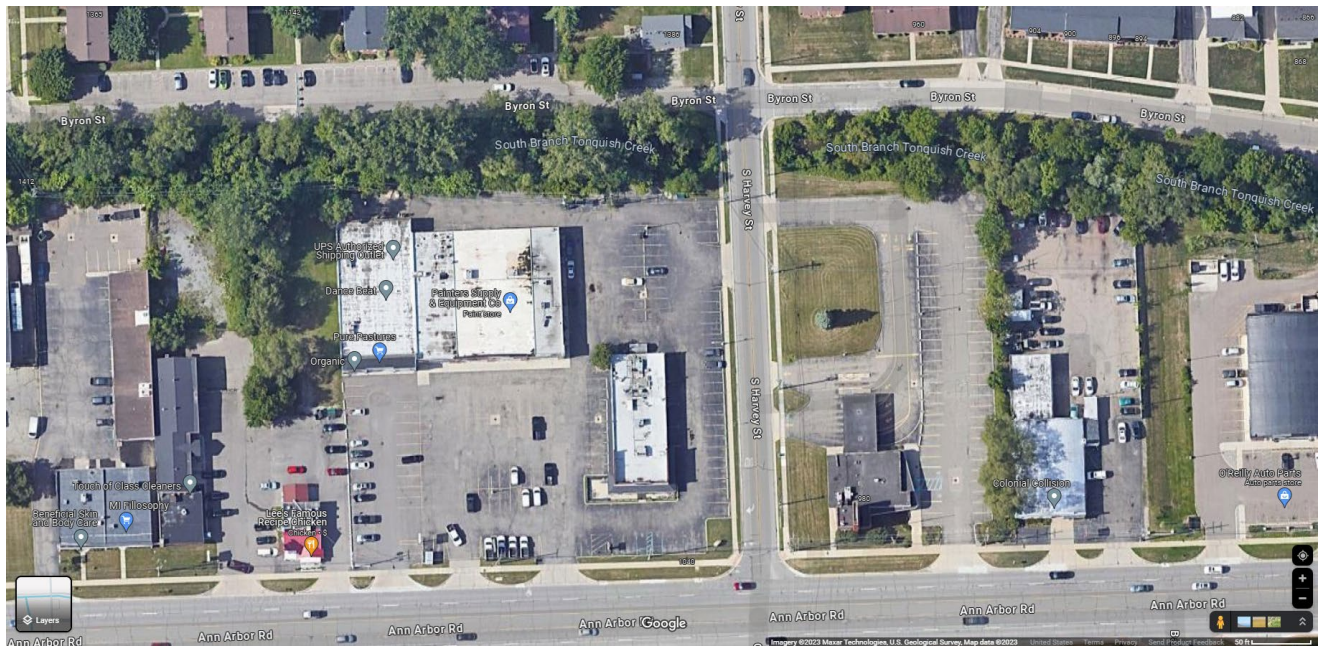
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: December 28, 2023
RE: 1020 W. Ann Arbor Road, Non-Use Variance Request

Straight Family Hospitality, the owners, are requesting a non-use variance to construct a canopy over an outdoor patio area within the front yard setback and a roof structure over a screened trash/recycle area in the rear yard setback. The property is an L-shape and is 82.33 feet wide at the front of the property, 57.33 feet wide at the rear of the property, and 178.33 feet deep. The total square footage is 11,979 square feet. 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 29 feet is required. Section 78-162 (b) (5) references that the minimum rear yard setback is 75 feet "when such a use is adjacent to a residential district and not separated there from by a street". A variance of 75 feet is required.

Please note that this variance request only includes the portion of the canopy that is located on the subject property. Another variance will be required for the portion of the canopy that is located on the adjacent property.

Should you have any questions, please contact me directly.



RECEIVED

DEC 14 2023

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT



Z 24-01 1020 W. Ann Arbor Rd.
Front & Rear Yard Setbacks
ZBA Mtg 1/4/24

ITEM 7. a.

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.

1020 W. Ann Arbor Rd.

12/14/23

Address of Property

Date of Application

Frank Yaquinto

Straight Family Hospitality

Applicant Name

Property Owner

1020 W. Ann Arbor Rd

Plymouth

Mi 48170

Address

City

State Zip

fyaquinto@comcast.com

(313) 671-4034

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 & Sec. 78-162(b)(5) - Rear 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 29'-0" and a variance to allow the construction of a roof over a screened trash / recycle container storage area that encroaches into the required rear yard setback a distance of 75'-0".

Description of Property

Current zoning classification: ARC : Ann Arbor Road Corridor

Current use of structure(s) on premises: Restaurant

Is it a corner or interior lot? Interior Lot

Size and area of lot: L-Shaped lot, 178.33' x 82.33' at extremes, 11,979 Sq. Ft. (.0275 Acres)

Total square footage of existing main structure(s): 5,651 S.F. (Ex. Bldg. 5,106 S.F. Ex. Canopy 545 S.F.)

Total square footage of accessory structure(s): NA

Existing lot coverage (percentage) of all buildings and structures: 47.2% (5,651 S.F. / 11,979 S.F.)

Height of existing main and/or accessory structures: 20'-0" Top of Front (high) Parapet

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: Front Canopy 1,440 S.F. : Rear Roof 244 S.F. - see plan for dims.

Front yard setback after completion (measured from property line): 46'-0"


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

Side yard setback after completion (measured from property line): 6'-0" both sides

Height of proposed structure: 20'-0" Top of Front (high) Parapet

Lot coverage (percentage) after completion: 56.7% (6,790 S.F. / 11,979 S.F.)

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? _____

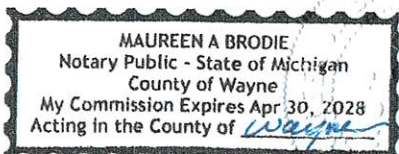
See "Attachment A"

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

Frank Yacurinto
Signature of Property Owner

Frank Yacurinto
Signature of Applicant

Subscribed and sworn before me this 14th day of DECEMBER, 2023



Maureen A Brodie
Notary Public
My Commission expires 4/30/2028

1020 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.

Section 78-162(b)(5) – Rear Yard Setback

Request Variance to construct a roof over a screened trash / recycle container storage 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 IS UNIQUE AS IT WAS CREATED IN 1992 BY A *PERMANENT CROSS-EASEMENT AGREEMENT*. THIS AGREEMENT SEGREGATED THE LOT AND EXISTING BUILDING FROM THE LARGER, SURROUNDING SHOPPING CENTER PROPERTY, STILL ALLOWING IT ACCESS AND SOME PARKING. THE RESULTING LOT AND BUILDING ARE NOW CONSIDERED AN EXISTING NON-CONFORMITY AND PRESENT THE FOLLOWING PRACTICAL DIFFICULTIES:

- AN EXTREMELY UNIQUE SHAPE AND SIZE.
- UNDER THE CURRENT ARC - ANN ARBOR ROAD CORRIDOR ZONING ORDINANCE, THE SIDEBACKS ACTUALLY OCCUR WITHIN THE BUILDING ENVELOPE AND CREATE AN EXTREMELY SMALL BUILDABLE AREA.
- LIMITED FLEXABILITY IN THE WAY THE SITE CAN BE ARRANGED BECAUSE OF IT'S RELATIONSHIP TO THE SURROUNDING SHOPPING CENTER PROPERTY.
- PARKING ON THE PROPERTY IS LOCATED BETWEEN THE BUILDING AND ANN ARBOR ROAD AND MUST REMAIN SO THAT VEHICLE FLOW THROUGH THE PROPERTY AND INTO THE ADJACENT SHOPPING CENTER CAN OCCUR.

- 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 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.

THE REAR YARD VARIANCE WILL:

- PROVIDE A CLEAN / DRY SOLUTION FOR THE STORAGE OF THE TRASH / RECYCLE CONTAINERS AND BETTER SCREEN THIS AREA FROM VIEW THAN SIMPLY A STAND-ALONE FENCE.

- 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 WAS CREATED BY A LEGAL AGREEMENT ENTERED INTO BY A PREVIOUS OWNER. THE RESULTING PROPERTY IS CONFIGURED IN SUCH A WAY THAT MAKES IT VIRTUALLY IMPOSSIBLE TO COMPLY WITH THE ORDINANCE.

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

THE PROPERTY WAS ORIGINALLY DEVELOPED AS A RESTAURANT IN THE 1970'S AND THE CURRENT ORDINANCE RESTRICTIONS PREVENT THE APPLICANT FROM PROVIDING VALUABLE UPGRADES AND ELEMENTS TO THE OPERATION THAT WILL HELP IN THE OVERALL SUCCESS OF THE RESTAURANT. THESE INCLUDE THE FOLLOWING:

- A SUBSTANTIAL AREA OF COVERED OUTDOOR SEATING. NO OTHER LOCATION ON SITE, EXCEPT THE FRONT OF THE EXISTING BUILDING, CAN PROVIDE THIS ELEMENT. IN ADDITION, THIS ELEMENT HELPS DISTINGUISH THE FACILITY FROM SURROUNDING BUSINESSES AND CREATES AN IDENTITY FOR THE RESTAURANT.
- A COVERED REAR ENTRY FOR EMPLOYEES AND DELIVERIES.
- A DRY, CLEAN AREA TO STORE TRASH / RECYCLE CONTAINERS



THE DRIFT exterior design

Nov 15, 2023

studio|H2G
headtogether. including yours.



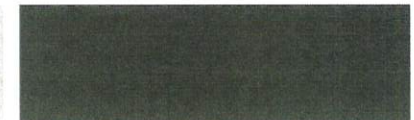
Existing Building - Images



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



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



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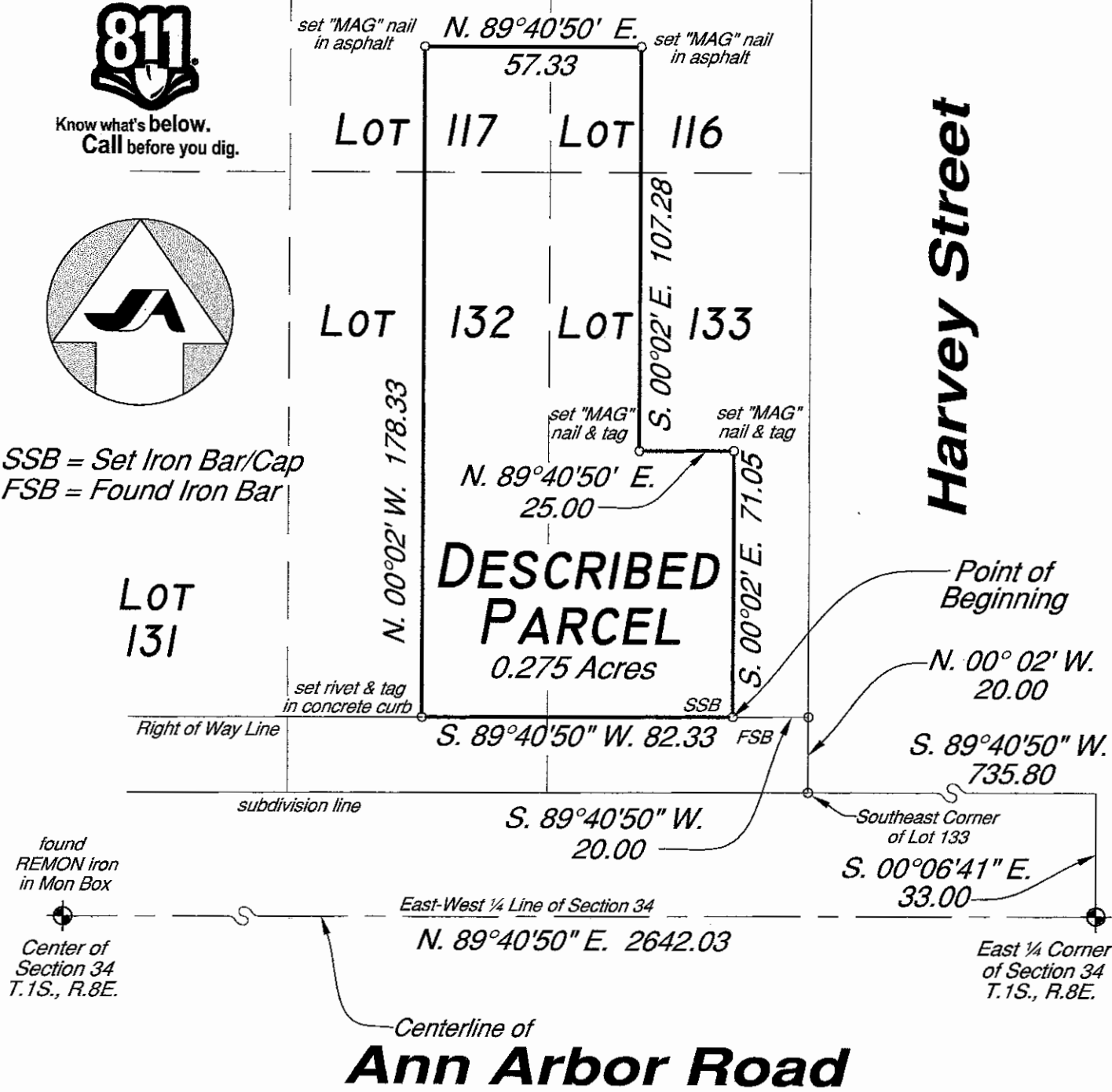
Benjamin Moore OC-141
 CHINA WHITE



Benjamin Moore CC-630
 BACKWOODS

LEGAL DESCRIPTION

PART OF LOTS 116, 117, 132, AND 133 OF THE RE-SUBDIVISION OF PART OF "SUNSHINE ACRES SUBDIVISION", PART OF THE NORTHEAST ¼ OF SECTION 34, TOWN 1 SOUTH, RANGE 8 EAST, PLYMOUTH TOWNSHIP (NOW CITY OF PLYMOUTH), AS RECORDED IN LIBER 51 OF PLATS ON PAGE 44, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: **BEGINNING AT A POINT NORTH 00°02' WEST 20.00 FEET AND SOUTH 89°40' 50" WEST 20.00 FEET FROM THE SOUTHEAST CORNER OF LOT 133, THENCE SOUTH 89°40'50" WEST 82.33 FEET; THENCE NORTH 00°02' WEST 178.33 FEET; THENCE NORTH 89°40'50" EAST 57.33 FEET; THENCE SOUTH 00°02' EAST 107.28 FEET; THENCE NORTH 89°40'50" EAST 25.00 FEET; THENCE SOUTH 00°02' EAST 71.05 FEET TO THE POINT OF BEGINNING.**



I.JOHN JEKABSON P.S. #19836

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN, THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED, AND THAT THE ERROR OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS WAS 1 TO 76,000.

CERTIFIED SURVEY

Plymouth Roc
Steve Stergiou
1020 W. Ann Arbor Road
Plymouth, MI 48170

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

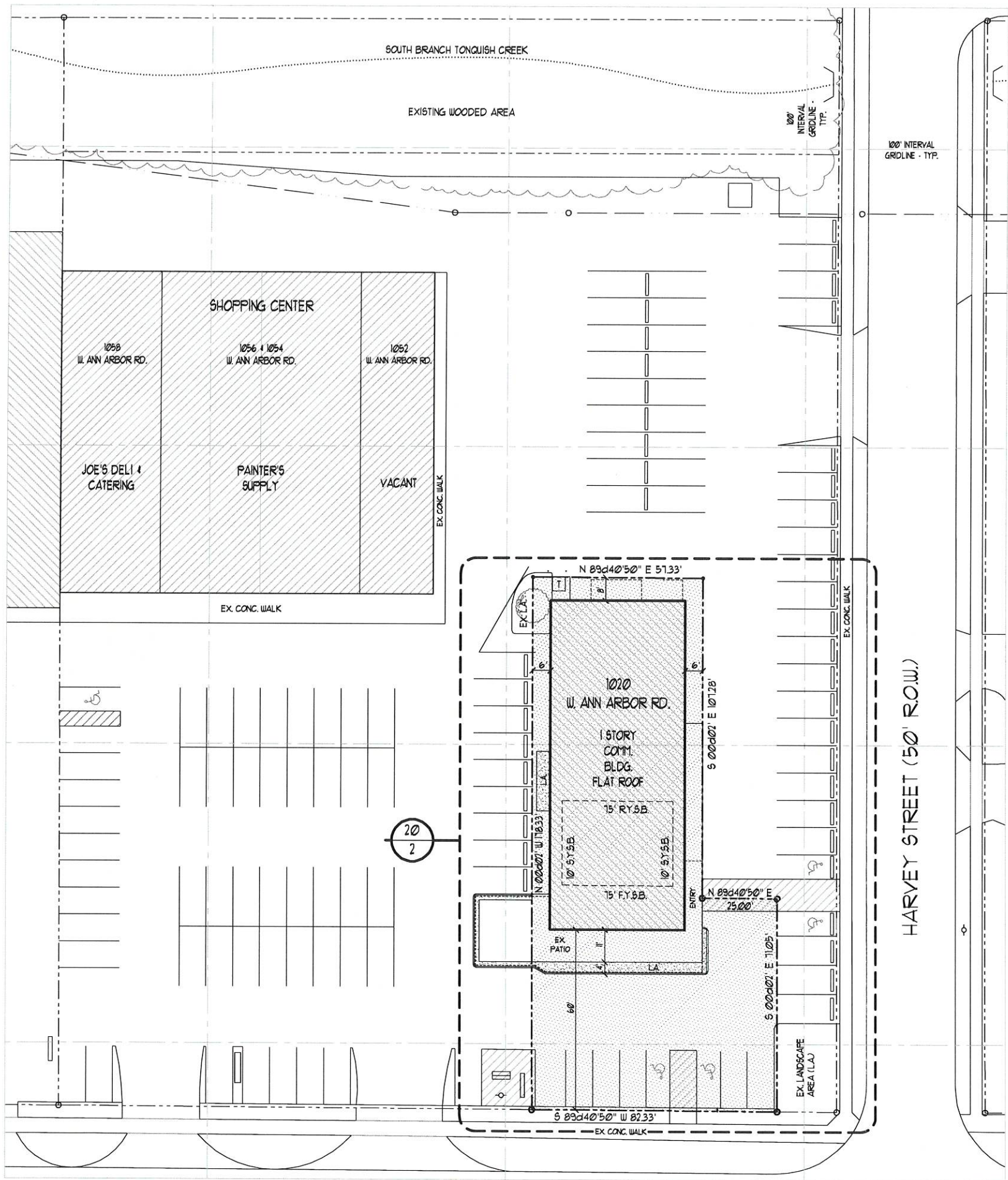


Date:	24 Aug. 2020
Job No.	20-08-003
Scale	1" = 40'
Drawn	AAH
Checked	JGE
Sheet	1 OF 2

RECEIVED

DEC 14 2023

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT



OVERALL SITE PLAN
24" x 36" SCALE: 1" = 20'-0"
11" x 17" SCALE: 1" = 40'-0"

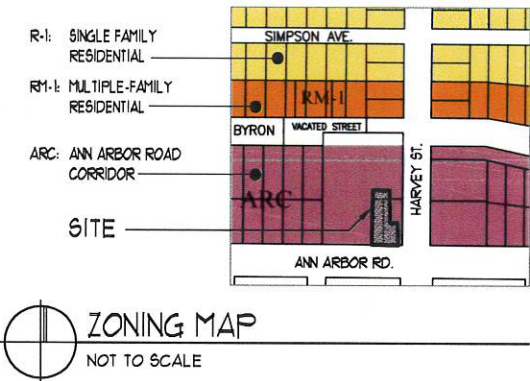
ANN ARBOR RD
(106' R.O.W.)

ZONING SUMMARY:

1. ZONING DISTRICT : ARC : ANN ARBOR ROAD CORRIDOR
2. MINIMUM LOT AREA : NONE
3. MINIMUM LOT WIDTH : NONE
4. MINIMUM LOT COVERAGE : NONE
5. MAXIMUM HEIGHT : 2 STORIES, 30 FT.
6. MINIMUM YARD REQUIREMENTS : FRONT : 15 FT. (PARKING BTWN BUILDING & STREET)
SIDE, MINIMUM : 10 FT.
SIDE, TOTAL OF TWO : 20 FT.
REAR : 15 FT.
7. EX. RESTAURANT AREA : 5,106 SQ. FT.
8. EX. RESTAURANT HEIGHT : 20: FT. (TOP OF FRONT PARAPET)
9. LOT AREA : 11,919 SQ. FT. 0.215 ACRES

SITE PLAN NOTE:

INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM SURVEYS BY THE FOLLOWING:
"MORRIS LEVINE & ASSOCIATES, INC." JOB NO. 38785 DATED 01/06/15
"LANDINI AND ASSOCIATES, INC." SURVEY NO. 96724 DATED 12/10/88
"JEKABSON & ASSOCIATES, P.C." JOB NO. 20-08-003 DATED 08/24/20
IN ADDITION TO THE DOCUMENTS REFERRED TO ABOVE, INFORMATION WAS GATHERED FROM ONLINE SOURCES, SATELLITE IMAGERY AND MISCELLANEOUS 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.



ZONING MAP
NOT TO SCALE

ISSUED FOR:

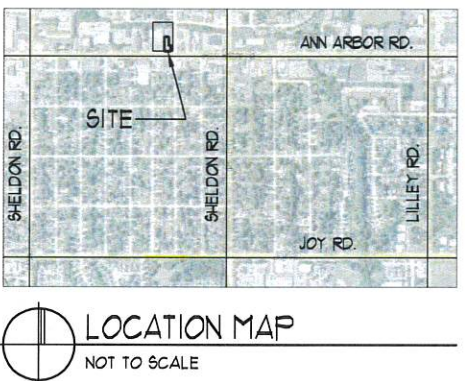
- 08/10/23 DRAWING(S) ARE BEING ISSUED FOR USE AT "PRE-APPLICATION" MEETING WITH THE CITY OF PLYMOUTH
- 08/23/23 DRAWING(S) ARE BEING ISSUED THIS DATE FOR SUBMITTAL TO THE CITY OF PLYMOUTH FOR SITE PLAN APPROVAL AND SPECIAL LAND USE PERMIT
- 11/21/23 DRAWING(S) ARE BEING ISSUED THIS DATE FOR SUBMITTAL TO THE CITY OF PLYMOUTH FOR SITE PLAN APPROVAL AND SPECIAL LAND USE PERMIT
- 12/14/23 DRAWING(S) ARE BEING ISSUED THIS DATE FOR SUBMITTAL TO THE CITY OF PLYMOUTH ZONING BOARD OF APPEALS TO REQUEST A FRONT AND REAR YARD, NON-USE VARIANCE.

DRAWING INDEX:

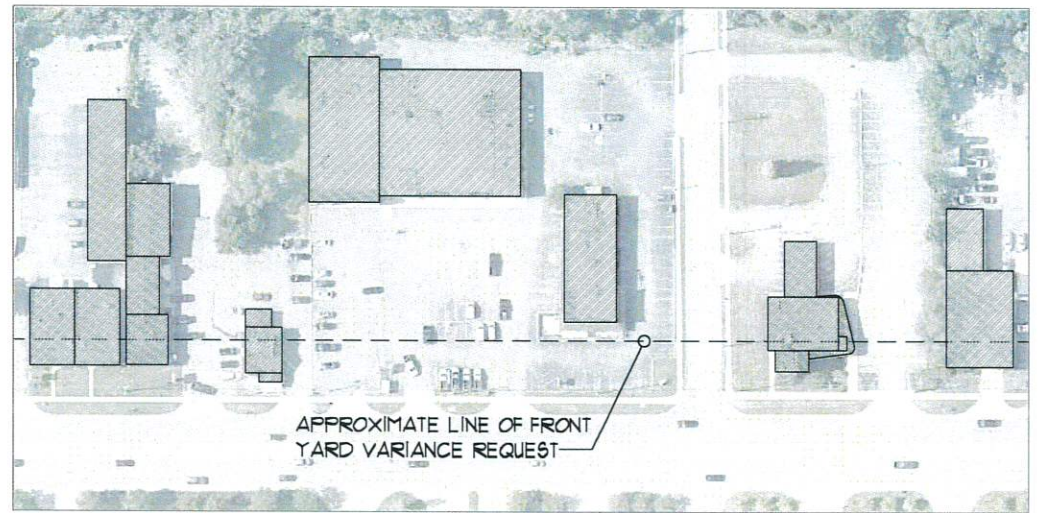
SHEET	TITLE SHEET / OVERALL SITE PLAN	ISSUE DATE
1	TITLE SHEET / OVERALL SITE PLAN	12/14/23
2	ENLARGED PLAN AT BUILDING	12/14/23

PROJECT NARRATIVE:

THIS PROJECT INVOLVES THE RE-OPENING AN EXISTING RESTAURANT THAT HAS SAT VACANT FOR OVER SIX (6) MONTHS.



LOCATION 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.
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PROJECT:
1020 W. ANN ARBOR ROAD VARIANCE REQUEST
1020 W. ANN ARBOR ROAD
TITLE SHEET / OVERALL SITE PLAN
PRELIMINARY

DATE:
08/10/23
08/23/23
11/21/23
12/14/23
JOB NO:
23936
SHEET NO:
1
936_M/A_12

