



City of Plymouth Zoning Board of Appeals Regular Meeting Agenda Thursday, January 2, 2025 – 7:00 p.m. City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/86380160878>

Passcode:571937

Webinar ID: 863 8016 0878

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of December 5, 2024, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) ELECTION OF OFFICERS
- 6) OLD BUSINESS
 - a) **Z 24-20, 615 S. Harvey:** Nadiah Khzouz, the owner, is requesting non-use variances for the rear yard setback and floor area ratio. The property is zoned R-1, Single-Family Residential.
- 7) NEW BUSINESS
 - a) **Z 25-01, 728 Burroughs:** Anthony and Karen Arini, the owners, are requesting a non-use variance to extend the garage roof into the side yard setback. The property is zoned R-1, Single-Family Residential.
- 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

“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

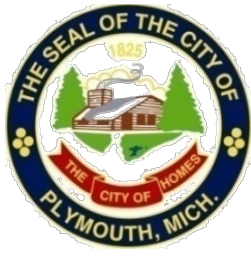
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, January 2, 2025**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 25-01, 728 Burroughs: Anthony and Karen Arini, the owners, are requesting a non-use variance to extend the garage roof into the side yard setback. The property is zoned R-1, Single-Family Residential.

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Publish: Wednesday, December 18, 2024



**City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, December 5, 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: Elliott, Vice Chair Burrows, Members Mike Devine, Mike Pappas, Rebecca Smith
Also present: Planning and Community Development Director Greta Bolhuis

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Pappas, to approve the minutes of the November 7, 2024 meeting.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Burrows offered a motion, seconded by Pappas, to approve the agenda for the December 5, 2024 meeting.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

a. Z 24-17, 240 N. Mill: Non-use variances to construct a guest house within the required rear yard setbacks, with a distance between buildings less than 70 feet.

Project architect Scott Wright reviewed the request, and the changes he made to the plan after his previous request.

Citizen Comments

There were no citizen comments.

Board Member Discussion

There was consensus that the rear yard setbacks and proximity to the primary structure were reasonable requests.

Motion

Smith offered a motion, seconded by Burrows, to approve an 11.9-foot rear yard setback variance and a 36-foot variance to allow the building to be placed 39-feet from the primary structure.

Findings of Fact

There is no structure which would meet the setback requirements in the ordinance.

Elliott requested a friendly amendment adding the condition that the setback variances are only applicable to the secondary structure as shown in the submitted drawings and don't apply to the entire property.

Smith and Burrows agreed to the amendment.

Elliott requested two more friendly amendment adding the findings of fact that the proximity of the buildings with respect to each other is less of an issue because it is a small-scale development, and two separate buildings are consistent with the neighborhood.

Smith and Burrows agreed to the amendments.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

6. NEW BUSINESS

a. Z24-20, 615 S. Harvey: Non-use variances for the rear yard setback, addition of a second curb cut, minimum front yard landscape area, lot coverage, and floor area ratio

The applicant described his requests and rationale.

Citizen Comments

Anne Frank, 635 S. Harvey, described the issues she's had in the past from water runoff and concern that a second driveway would exacerbate the problem.

Fred Brunk, owner of 605 S. Harvey, spoke in support of the project and variances.

Board Member Discussion

The group discussed the request and expressed concern that adding a second driveway and second curb cut, along with decreasing the amount of front yard landscaping would result in excessive impervious surfaces.

Motion

Elliott offered a motion, seconded by Burrows, to deny the three variances related to the front yard – constructing a second driveway and second curb cut and a variance of 12.7% for the front landscape area.

Findings of Fact

The property already has six off-street parking spaces and there is no convincing argument that more spaces are needed.

The requested reduction of landscaping is not consistent with neighboring residential properties.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

The variances for the rear yard setback of 16.9 feet, lot coverage of .7% and floor area ratio were discussed, and there was a question about whether changing the plan to open patios would fall within the existing ordinances.

Motion

Pappas offered a motion, seconded by Smith, to table the discussion on the rear yard setback, lot coverage, and FAR until the applicant gets more information from the city administration.

There was a roll call vote

MOTION PASSED UNANIMOUSLY.

b. Z 24-21, 391 Joy: Non-use variance for a non-picket fence greater than 48-inches in the front yard setback along Coolidge

Applicant John Kinville described his request to install a 6-foot privacy fence.

Citizen Comments

There were no citizen comments, but board members received two emails in support of the project.

Board Member Discussion

Board members noted the uniqueness of the property and surrounding properties. Bolhuis said the fence would be 100-feet long.

Motion

Smith offered a motion, seconded by Pappas, to allow a 6-foot fence within the front yard setback along Coolidge.

Findings of Fact

The corner lot backing to the unique side of a multi-family structure with unusual sightlines results in an overly restrictive backyard envelope.

Condition

The variance is only granted for the area of the property in the drawing and doesn't extend the full length of Coolidge.

Devine requested a friendly amendment stating there may be some alteration to what is indicated in the plans based on input from the building official for sightlines coming out of the driveway.

Smith and Pappas agreed to the friendly amendment.

There was a roll call vote.

Yes: Elliott, Pappas, Smith

No: Burrows, Devine

MOTION PASSED 3-2

7. BOARD MEMBER COMMENTS

There were no board member comments

8. REPORTS AND CORRESPONDENCE

There were no reports or correspondence.

9. ADJOURNMENT

Devine offered a motion, seconded by Burrows, to adjourn the meeting at 8:01 p.m.

There was a roll call vote.

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

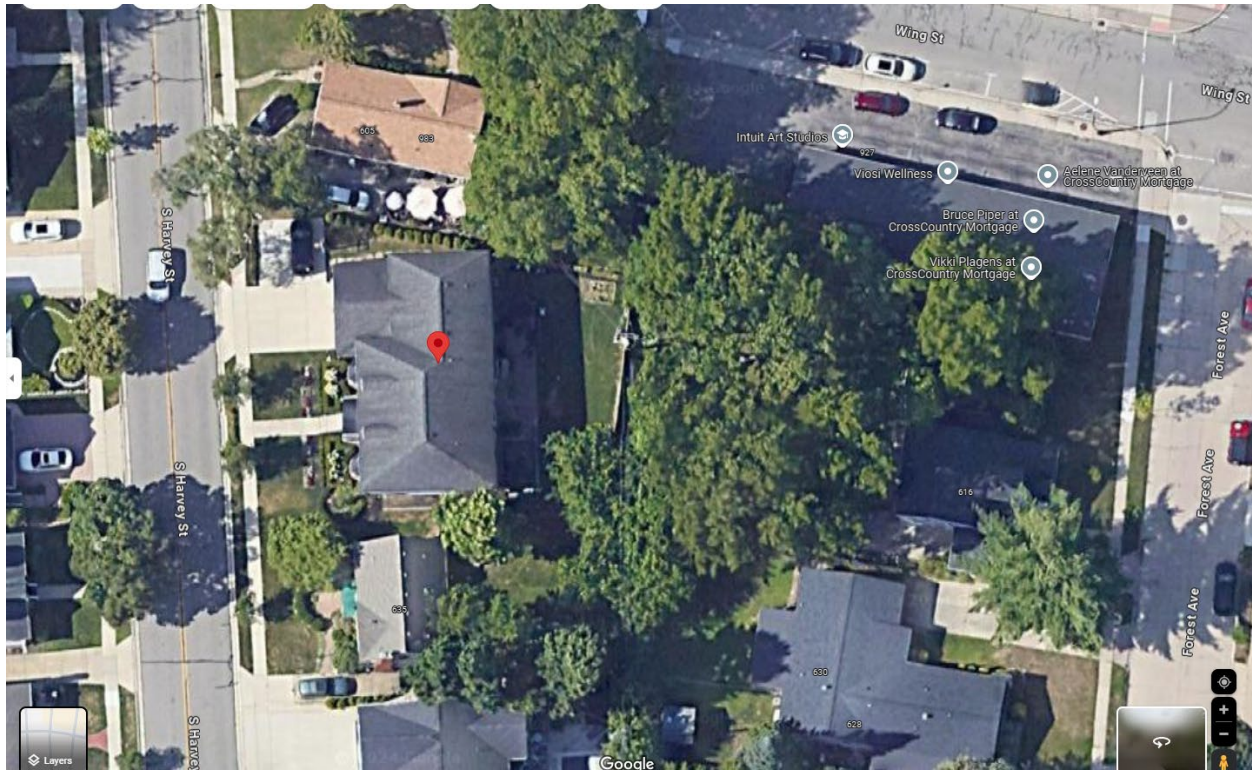
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: December 26, 2024
RE: 615 S Harvey, Non-Use Variance Requests

Nadiah Khzouz, the owner, is requesting non-use variances to construct a rear yard covered patio and a second floor addition. The property is zoned R-1, Single Family Residential. The property is approximately 100 feet wide by approximately 100 feet deep, totaling approximately 9,233 square feet.

Section 78-190 references the rear yard setback is 35 feet. The proposed rear yard setback is 23 feet. A variance of 12 feet is required.

Section 78-190 references the floor area ratio is 0.40. The proposed floor area ratio is 0.48. A variance of 0.08 is required.

Should you have any questions, please contact me directly.



RECEIVED



NOV 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.

<u>615 S. Harvey St</u>		<u>11/9/2024</u>	
Address of Property		Date of Application	
<u>Nadiah Khzouz</u>		<u>Nadiah Khzouz</u>	
Applicant Name		Property Owner	
<u>615 S. Harvey St</u>	<u>Plymouth</u>	<u>MI</u>	<u>48170</u>
Address	City	State	Zip
<u>Nadiahf3@gmail.com</u>	<u>313-600-0056</u>		
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

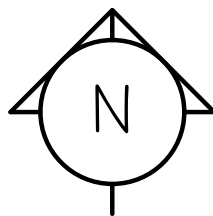
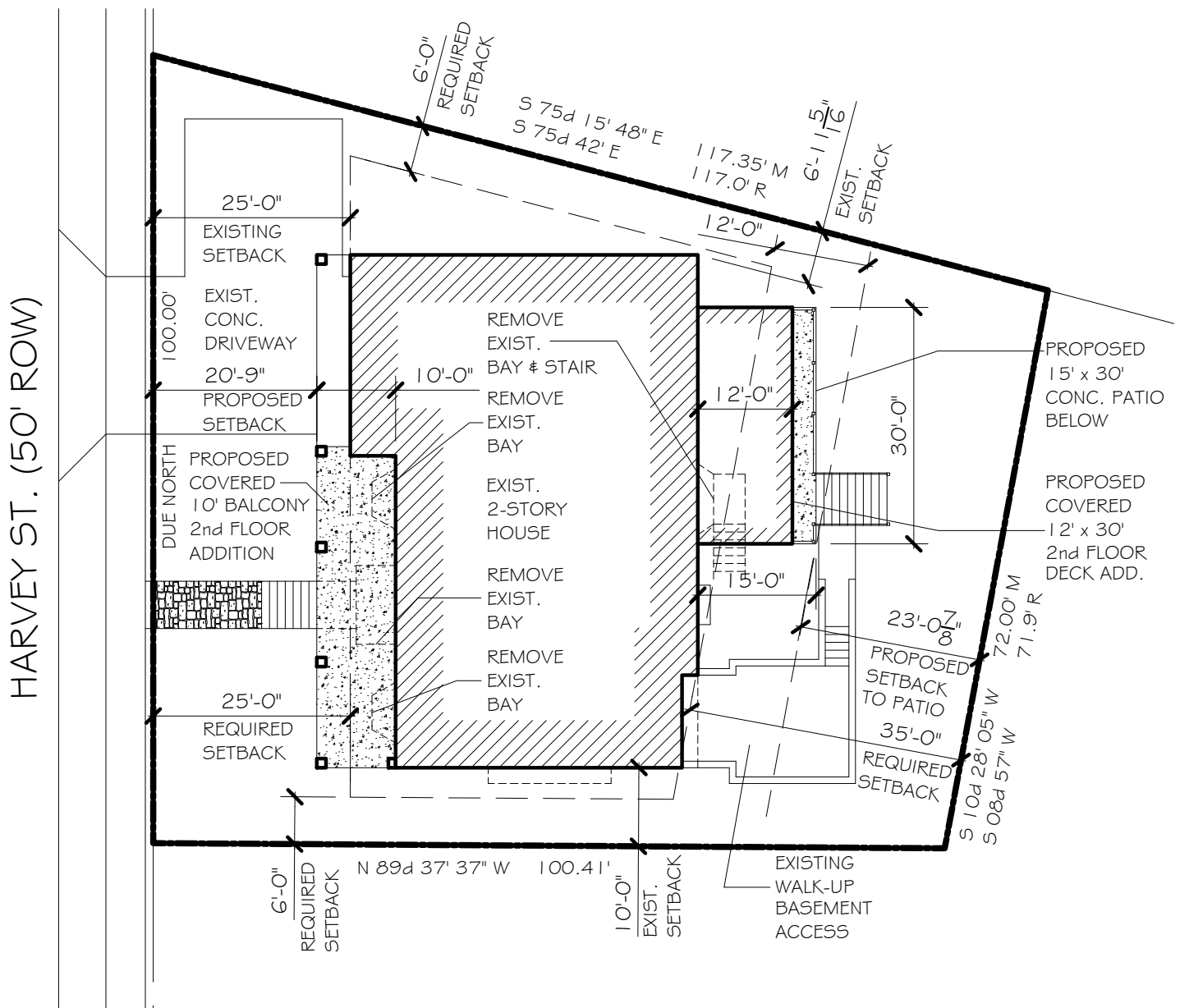
A quorum (3 members) is required for approval of all non-use variance requests.

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.

Plan #2439

Philip J. Hill - Architect



Site Plan

SCALE: 1" = 20'-0"

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

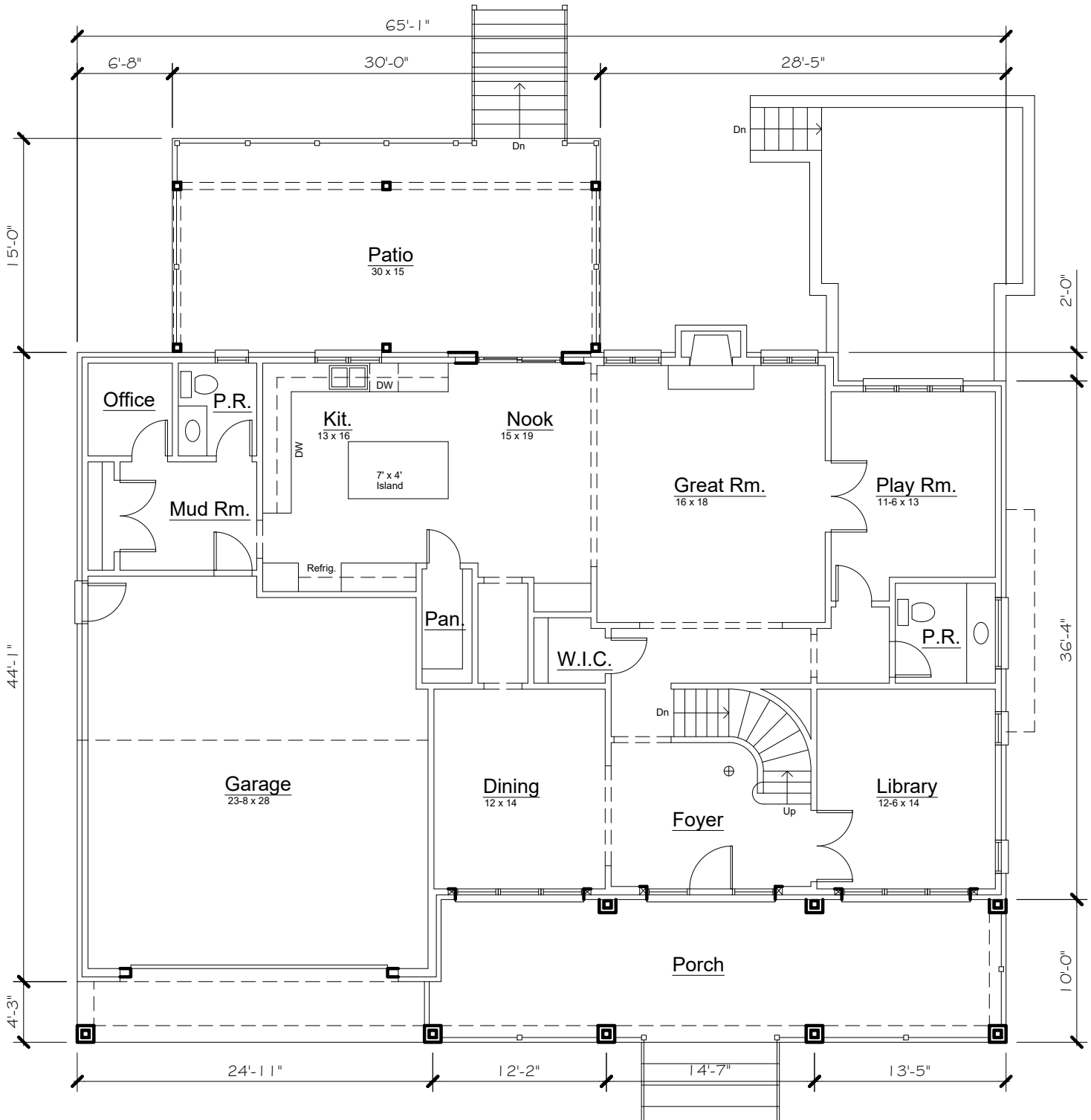
Khzouz Residence
615 S. Harvey St.
Plymouth, Michigan

Plan #2439

DATE:
DEC. 17, 2024

Plan #2439

Philip J. Hill - Architect
Khzouz Residence



First Floor Plan

SCALE: 1" = 10'-0"

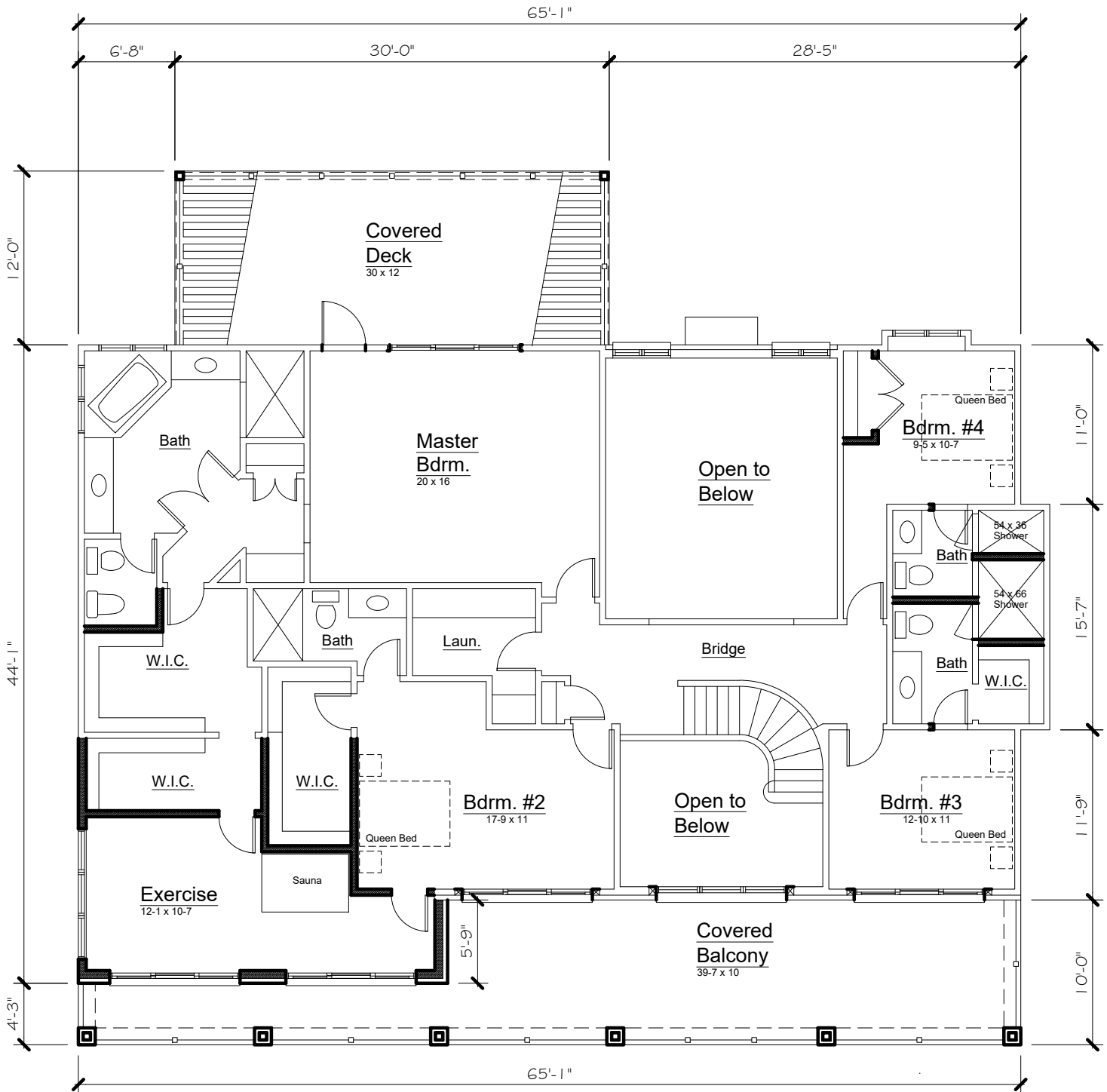
FLOOR AREA

Exist. 1st FLOOR	1763 sf
Exist. 2nd FLOOR	1789 sf
2nd FLOOR Addition	274 sf
TOTAL	3826 sf

The information contained hereon is proprietary and shall not be reproduced, redrawn or in any way used for the purpose of construction without written consent of Philip J. Hill, Architect. Due to continual upgrading, we reserve the right to change plans, prices and terms without notice or obligation. Sizes shown are approximate.

Plan #2439

Philip J. Hill - Architect
Khzouz Residence



Second Floor Plan

SCALE: 1" = 10'-0"

Plan #2439

Philip J. Hill - Architect
Khzouz Residence



PROPOSED COVERED PORCH ADDITION

West Elevation



EXIST. BUILDING

PROPOSED ADDITION

EXIST. BLD'G.

East Elevation

SCALE: 1" = 10'-0"

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Plan #2439

Philip J. Hill - Architect
Khzouz Residence



North Elevation



South Elevation

SCALE: 1" = 10'-0"

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FLOOR AREA RATIO = .4

REQUIRED $9233 \times .40\% = 3693$

EXISTING

1st FLOOR 1814

GARAGE 600

2nd FLOOR 1789

TOTAL 4203

FAR = $4203 / 9233 = .46$

PROPOSED

1st FLOOR 1763 (REMOVED 3-BAY WINDOWS 51sf)

GARAGE 600

2nd FLOOR 2063 (ADDED SPACE OVER GARAGE 274sf)

TOTAL 4426

FAR = $4426 / 9233 = .48$

MAX. % LOT AREA COVERED BY BUILDINGS = 30%

REQUIRED $9233 \times .30\% = 2770$

PROPOSED $2414 / 9233 = 26.2\%$

FRONT YARD SETBACK WORKSHEET FOR INCENTIVE FRONT PORCHES

House Address:	House Address:	House Address:	House Address: 605 Harvey	Your House Address: 615 harvey DO NOT INCLUDE SETBACK	House Address: 635 harvey	House Address: 641 harvey	House Address: 649 harvey	House Address: 653 harvey	House Address: 671 harvey
			20		26	25	19	16.5	13.8
1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE				1 FOOT BETWEEN SIDEWALK AND PROPERTY LINE					
SIDEWALK		SIDEWALK		SIDEWALK		SIDEWALK		SIDEWALK	

Please label all addresses and front yard setbacks on above picture.

What you need to do is get all the front yard setbacks within 200 ft. of your property and on the same side of the street. Add up all then divide by how many homes you used. Then multiply by .90. You must provide this information along with your building applications and plans.

******Front yard property begins one foot in from the sidewalk.

Total sum of neighboring front yard setbacks = 120.3

******* You Must measure to the front wall of the surrounding buildings rather than the edge of any existing porches.

Total number of homes used = 6

********There may be more or less homes in your equation than shown in the above picture depending on the width of lots in your area. Be sure to measure all setbacks within 200 ft. of your property.

Sum of setbacks divided by homes used = 20.05

Then multiply this number by .90

PROPOSED FRONT YARD SETBACK: 21

The allowed front yard setback for your property = 18.04

Excerpt from the City of Plymouth Ordinance 78-191(o) Notes to Schedule: The established front setbacks for structures within established R-1, RT-1, MU O-1 and O-2 zoning districts shall be at least 90 percent of the average front yard setback of surrounding buildings. The average setback and front building line shall be determined by examining existing buildings located on the same side of the street and within 200 feet of the subject parcel. **If the resulting setback is less than 15 feet, then the allowed setback shall be no less than the allowed setback average.**

For a single family residential project that meets the standards listed in 78-43(11) or 78-53(11), the average front setback shall be calculated using the front wall of the surrounding buildings rather than the edge of any existing porches. In any case, the minimum average front yard setback for an incentive porch shall not be less than fifteen (15) feet.

The building official may exclude structures used in calculating average front setbacks when the structure deviates by more than 25 feet forward or back from the average setbacks of other structures found within 200 ft.



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

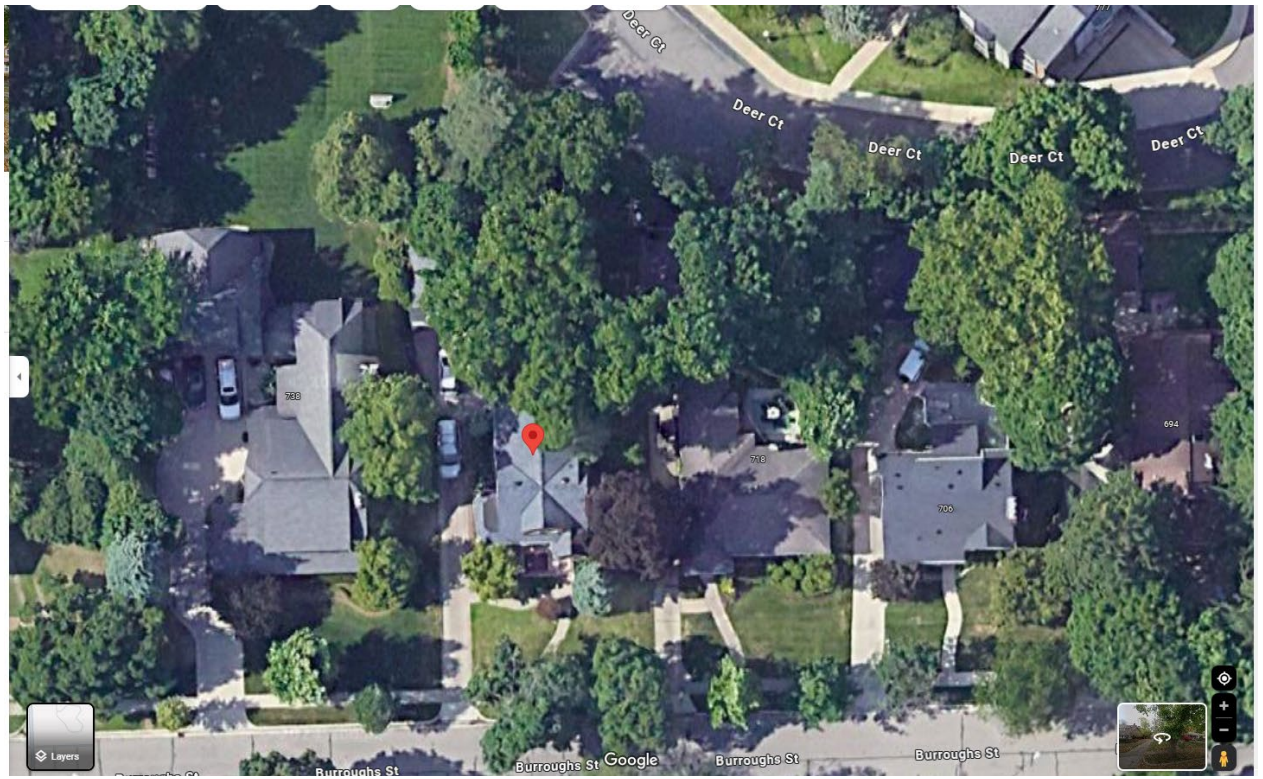
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: December 26, 2024
RE: 728 Burroughs, Non-Use Variance Request

Anthony and Karen Arini, the owners, are requesting a non-use variance to extend the garage roof into the side yard setback. The property is zoned R-1, Single Family Residential. The property is 64 feet wide, 132 feet deep, totaling 8,448 square feet.

Section 78-260 (6) states "No detached accessory building in residential districts shall be located closer than three feet to any side or rear lot line." A variance is required to extend the garage roof into the side yard setback which is 1.67 feet from the side property line. A variance of 1.33 feet is required.

Should you have any questions, please contact me directly.



RECEIVED

DEC 10 2024



Z 25-01 728 Burroughs
Garage Roof extending into
the side yd setback.
ZBA Mtg 11/17/24

ITEM 6. a.

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.

728 Burroughs Street

12/11/2024

Address of Property

Date of Application

Anthony & Karen Arini

Anthony & Karen Arini

Applicant Name

Property Owner

728 Burroughs Street

Plymouth

MI 48170

Address

City

State Zip

tonyarini@hotmail.com

248-707-0690

Email

Phone

Three Basic Functions of the ZBA:

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Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:
Sec. 78-350

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Extend front gable end 5 feet to match front of garage. Replace failing single garage door with 2 new, lighter doors.
Replace failing sill boards and siding within the side and back setbacks. Also replace old roof and update electrical service to code. (not to extend beyond original foundation footprint).

Description of Property

Current zoning classification: R-1
Current use of structure(s) on premises: House, detached garage
Is it a corner or interior lot? Interior lot
Size and area of lot: 8,531 sqft. (60' x 132')
Total square footage of existing main structure(s): House: 1671 sqft.
Total square footage of accessory structure(s): Detached garage: 500 sqft.
Existing lot coverage (percentage) of all buildings and structures: 25.45%
Height of existing main and/or accessory structures: Detached garage: 13.5 ft

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 500 sqft (unchanged)
Front yard setback after completion (measured from property line): 105 ft (unchanged)
Rear yard setback after completion (measured from property line): 20 inches (unchanged)
Side yard setback after completion (measured from property line): 20 inches (unchanged)
Height of proposed structure: 13.5 ft (unchanged)
Lot coverage (percentage) after completion: 25.45% (unchanged)
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): N/A

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:

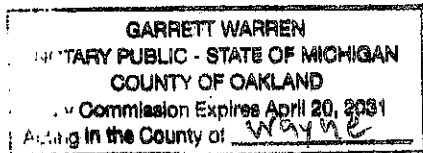
1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) The 20'x20' garage was built close to the lot lines over 80+ years ago, well before we bought the property. The 5 foot extension was added to the front of the garage sometime later. There are several garages in the immediate area that are also in non-compliance. The proposed improvements will make the structure easier to use, and safer for my family.
2. What effect will the variance have on neighboring properties? This project will have a positive impact on my neighbors by improving the curb appeal to match the rest of our neighborhood. The nonconformance already exists, but the original garage is in poor condition. These improvements will make the garage safer for me and my family.
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.) My intent is to move the front gable end out 5 feet to match the front of the garage, but the structure is not sound. Replacing the failing sill plates will help stabilize the garage. Also, bringing the electrical service up to code and replacing the old fuse type electrical panel will help reduce the risk of a fire, which will safe guard my home and my neighbors homes.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? As my wife and I get older, we don't want to worry about whether the garage we park in every night is structurely sound or not. If my wife can't open the garage door during a power outage to get her car out to go to work, that's a problem. These improvements will assure that going forward this garage will be safe for me and my family. All modifications will be done within the original foundation footprint.

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

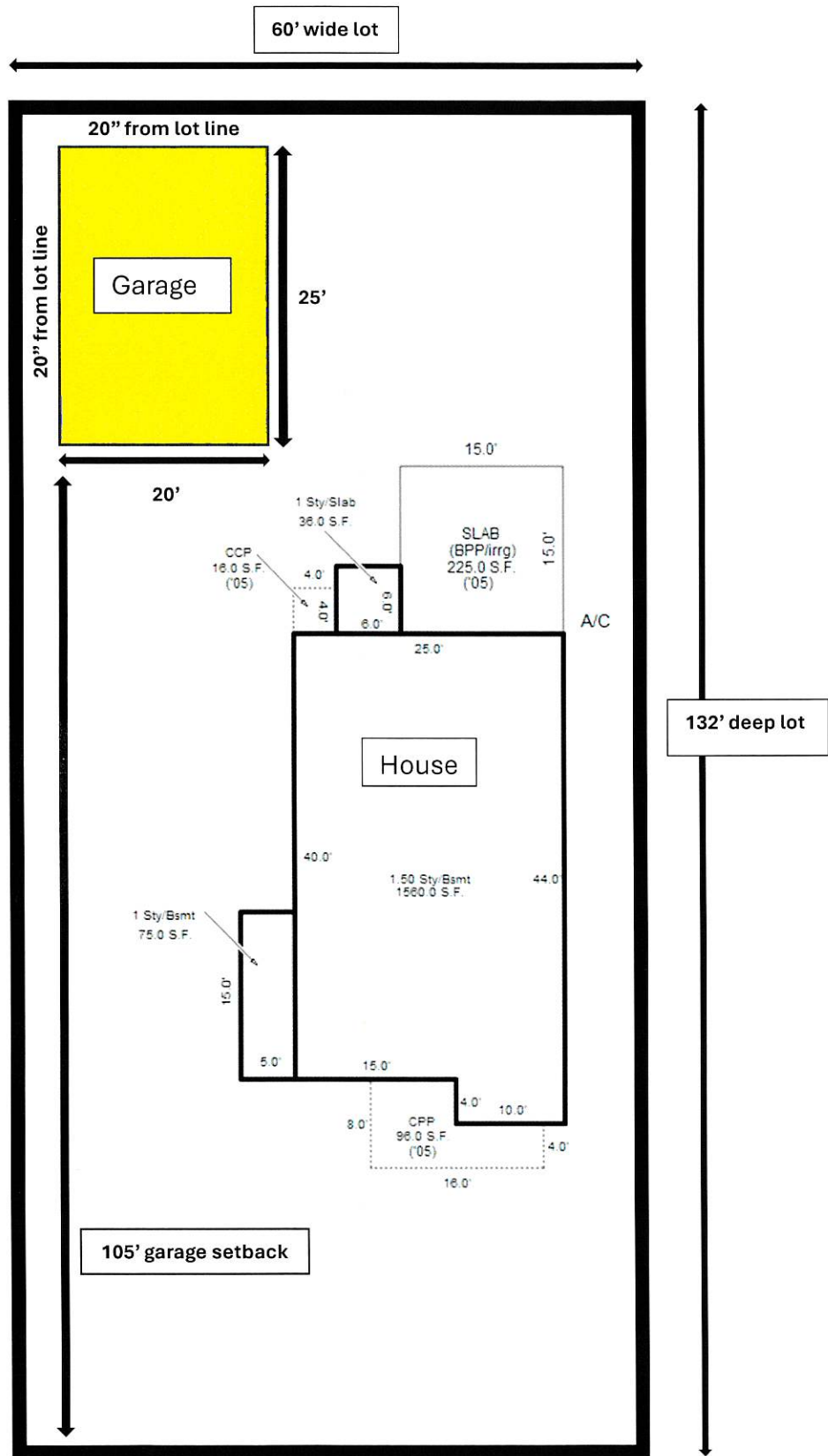
Anthony B. C.
Signature of Property Owner

Anthony B. C.
Signature of Applicant

Subscribed and sworn before me this 10th day of December, 20 21



Garrett Warren
Notary Public
My Commission expires 4-20-2031



Burroughs Street

Thanks for evaluating our garage project. Here are some more details on what we would like to do with the garage:

- Bring the front gable end out 5 feet to even out the front of the garage
- Replace the existing 18 foot garage door with two 8 ½ foot garage doors
- Replace roof with new shingles
- Update the electrical to code
- Replace the siding
- Add larger window to the front gable
- Repair rotted foundation sills
- Cosmetically update the overall look to resemble a carriage house, and to have it more closely match our house and the rest of the neighborhood.

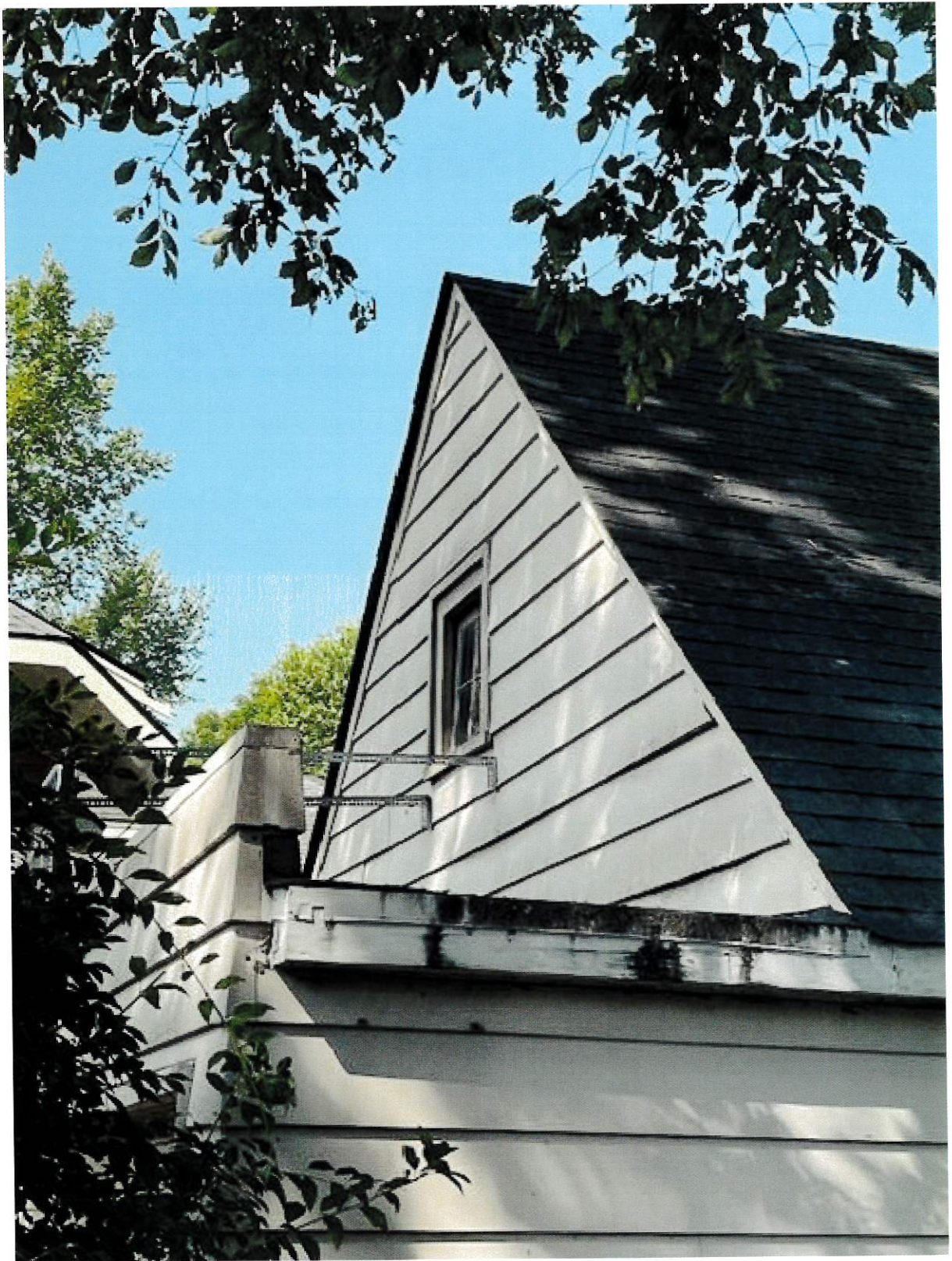
ALL modifications and upgrades will be done within the original foundation footprint.

Existing:













Proposed - (2 bay garage only)

