

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JULY 12, 2007**

Meeting called to order at 6:00 p.m. by Chairman Levensgood.

MEMBERS PRESENT: Gene Levensgood
Harry Jachym
Ray Sturdy, Jr.
Jim Zdanek

MEMBERS ABSENT: Robert Doroshewitz, Excused

OTHERS PRESENT: Ted Kloc, Building Inspector
Alice Geletzke, Recording Secretary
4 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – June 7, 2007

Moved by Mr. Jachym, supported by Mr. Sturdy, to approve the minutes of the regular meeting of June 7, 2007, as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1441- Dan and Cathy VanderSlvis
11569 Haggerty Road
Plymouth, Mi 48170**

**Location- 11569 Haggerty Road
Plymouth, MI 48170
Tax I.D. #78-064-02-0016-000**

RE: Zoning Ordinance No. 99, Article VI, One Family Residential Districts, Amendments:
R-1-E, R-1-H, R-1-S, & R-1.

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Maximum Fence Height</u>	<u>Proposed Maximum Fence Height</u>	<u>Variance Required</u>
1	Ordinance 99, Article VI	11569 Haggerty Rd.	Four (4) feet	Six (6) feet	Two (2) Feet

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The applicant is requesting one variance:

1. The applicant is proposing a six (6) foot high fence in the rear yard. The required maximum height is four (4) feet. With the proposed variance, the applicant *is requesting a variance of two (2) feet in fence height.*

Board members and Mr. and Mrs. VanderSlvis discussed the location of the property, the need for privacy on the south side which abuts Ann Arbor Trail, and the need for maintaining the sight lines for the house behind theirs which fronts Ann Arbor Trail.

Moved by Mr. Sturdy, supported by Mr. Jachym, to approve the six foot fence requested in Application 1441 at 11569 Haggerty Road along the extension of the north building line parallel to Ann Arbor Trail to a point approximately six feet from the westerly property line, thence southwesterly along a line approximately 45 degrees WSW to the westerly property line. Ayes all.

2. Application No. 1442- Kevin Pfau
9211 Elmhurst Ave
Plymouth, Mi 48170

Location- 9211 Elmhurst Ave
Plymouth, MI 48170
Tax I.D. #78-059-03-0480-000

RE: Zoning Ordinance No. 99, Article VI, One Family Residential Districts, Amendments: R-1-E, R-1-H, R-1-S, & R-1.

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Maximum Fence Height</u>	<u>Proposed Maximum Fence Height</u>	<u>Variance Required</u>
1	Ordinance 99, Article VI	9211 Elmhurst Ave	Four (4) feet	Six (6) feet	Two (2) Feet

The applicant is requesting one variance:

2. The applicant is proposing a six (6) foot high fence in the rear yard. The required maximum height is four (4) feet. With the proposed variance, the applicant *is requesting a variance of two (2) feet in fence height.*

Mr. Pfau addressed the Board and answered questions regarding the exact portion of the fence requested to be six feet, the grade of the property and the need for privacy.

Mr. Sturdy observed that the character of most of the corner lots in the neighborhood were open without large sight-blocking property line fences and thought that this character

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should be retained if possible. He noted that the information provided by the applicant indicating that the grade at the property line was approximately 12” below the street grade was accurate for the rear portion of the yard but the grade at the front of the yard was the same as the street level. The applicant explained that the yard grading had not been completed and that he expected that the side yard near the house would be graded to match the rear of the yard to facilitate better drainage. Mr. Sturdy suggested that a five-foot fence along the south property line (Judson Avenue) would provide a fair amount of privacy and would essentially be the equivalent of a four-foot fence if the property line grade was the same level as the street.

Moved by Mr. Sturdy, supported by Mr. Jachym, that a variance be permitted in fence height for Application 1442 at 9211 Elmhurst from a four-foot level to a maximum five-foot height for the fencing to be installed along the south side of the property line on Judson Avenue all the way to the rear lot line and, if desired, a five-foot fence as proposed between the property line at Judson Avenue and the south side of the home. Ayes all.

Mr. Jachym asked that the Mr. Sturdy relay to the Planning Commission and Mr. Doroshewitz relay to the Board of Trustees a need for consideration of ordinance amendments regarding six foot fences in light of all the issues raised by residents who desire to have them.

Mr. Levengood suggested making maintenance of the fences mandatory, and a citable offense if not maintained.

Moved by Mr. Jachym, supported by Mr. Zdanek, to adjourn the meeting. Ayes all.

Meeting adjourned at 6:48 p.m.

Respectfully submitted,

Raymond O. Sturdy, Jr.

Raymond O. Sturdy, Jr., Secretary
Zoning Board of Appeals

**NOTE: Upon granting a zoning variance, a building permit is required.
If denied, the applicant may appeal to Circuit Court.**

The Charter Township of Plymouth will provide necessary reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Human Resource Office, Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, Michigan, 48170, (734) 453-3202, TDD users: 1-800-649-3777 (Michigan Relay Service)-