

**CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, NOVEMBER 1, 2007**

Meeting called to order at 6:05 p.m. by Chairman Levensgood.

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

**MEMBERS ABSENT:** Robert Doroshewitz, Excused  
Jim Zdanek, Excused

**OTHERS PRESENT:** Mark Lewis, Chief Building Official  
Alice Geletzke, Recording Secretary  
4 members of the public

**ITEM NO. 1 - APPROVAL OF MINUTES**

**1. Regular Meetings – October 4, 2007.**

Moved by Mr. Jachym, supported by Mr. Levensgood, to accept the minutes of the regular meeting of October 4, 2007, as presented. Ayes all.

**ITEM NO. 2 – NEW BUSINESS**

**1. Application No. 1446- Gaetano Lipane & Csilla Gutay  
13725 Ridgewood DR  
Plymouth, MI 48170**

Location – **13725 Ridgewood DR  
Plymouth, MI 48170**

**Tax I.D. #78-031-99-0008-000**

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

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<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Maximum Accessory Structure Height</u>	<u>Proposed Maximum Accessory Structure Height</u>	<u>Variance Required</u>
1446	Ordinance 99, Article VI, Sec 6.4.8 (a) (3)	13725 Ridgewood	Twelve (12) Feet	Fifteen (15) Feet	Three (3) Feet

*The applicant is requesting one variance:*

- The applicant is proposing a detached garage with an actual roof height of eighteen (18) feet but a measured height of fifteen (15) feet. The required maximum measured height is twelve (12) feet. With the proposed variance, the applicant is requesting *a variance of three (3) feet in accessory structure height.*

Mr. Lipane indicated he wished to store a recreational vehicle and two collector cars in this garage which would be built in the wooded area at the rear of his property.

Mr. Sturdy noted receipt of a letter from Jean M. Knowles of 13580 Ridgewood who had no objection to the variance.

Mr. Lipane said he spoke to his adjacent neighbors and none have any objections.

Mr. Sturdy indicated the lot is almost a full acre and the garage would be located 25 feet from the side lot line and 15 feet from the rear lot line. The driveway is 20 ft. x 24 ft., which still leaves the garage location about 80-100 feet from the residence.

In answer to Mr. Sturdy's questions regarding if the garage would ever be used for commercial purposes and how the garage would be accessed, Mr. Lipane answered that the garage would not be used commercially and because he only planned to access the garage a couple times per month, he planned to drive over the grass area.

Board members discussed their concerns that, should garage use increase in the future, muddy ruts may be the result if some type of drive is not installed such as aggregate or hollow block.

Moved by Mr. Sturdy, supported by Mr. Jachym, to grant the 3-ft. accessory structure height variance requested in Application 1446, Gaetano Lipane & Csilla Gutay at 13725 Ridgewood Drive, subject to the requirement that the building not be used for commercial purposes, and subject to the additional requirement that that paving of some sort—minimally hollow blocks or bricks—is required to access the existing concrete drive or



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*The applicant is requesting two variances:*

- The applicant is requesting two variances: first, he is proposing a detached garage with a roof height of fourteen (14) feet. The required maximum measured height is twelve (12) feet. With the proposed variance, the applicant is requesting *a variance of two (2) feet in accessory structure height*. Secondly, he is requesting a variance in accessory structure square footage. He is proposing a garage 27'x 28' equaling 756 square feet; the ordinance states a maximum square footage of 650 square feet or a maximum 7% lot coverage, whichever is greater. The applicant is requesting *a variance of one hundred six (106) square feet in accessory structure size*.

Richard Bunt, father of Brandon Bunt and property owner at 9065 Oakview, addressed the Board and answered questions, as did Brandon Bunt. Mr. Bunt indicated his home had no attic or basement, so he hoped to build a bigger garage on the property for storage, including a fishing boat. He plans to use the same aluminum siding materials on the garage as are currently on the house.

Mr. Sturdy noted receipt of a letter from Matthew Ilas, a former neighbor who objected to the garage on the grounds that Brandon Bunt would store equipment from his lawn service business in the garage, a commercial use in a residential area.

Brandon Bunt indicated he did not live with his parents at the Oakview address and stored his lawn equipment at a storage facility. He had sued the former neighbor at one time.

Mr. Bunt also presented a communication signed by eleven neighbors who had no objections to the larger garage.

Mr. Sturdy noted the garage would be 5 ft. from the side and 25 ft. from the rear lot line. Board members agreed the lot coverage did not appear to be a problem; however, they felt additional drawings of the garage, complete with height including the gambrel roof will be necessary before they can properly make a decision.

Moved by Mr. Sturdy, supported by Mr. Levensgood, to table Application 1447, request for 2-ft accessory structure height variance and 106 sq. ft. square footage variance at 9065 Oakview be tabled until the next meeting for additional submission of plans. Ayes all.

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

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Chairman Levensgood adjourned the meeting at 6:55 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)-