

**CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, DECEMBER 6, 2007**

Meeting called to order at 6:01 p.m. by Chairman Levensgood.

**MEMBERS PRESENT:** Robert Doroshewitz  
Gene Levensgood  
Ray Sturdy, Jr.  
Jim Zdanek

**MEMBERS ABSENT:** Harry Jachym, Excused

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

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

**1. Regular Meeting – November 1, 2007.**

Moved by Mr. Levensgood, supported by Mr. Sturdy, to approve the minutes of the regular meeting of November 1, 2007, as presented. Ayes all.

**ITEM NO. 2 – NEW BUSINESS**

- 1. Application No. 1447-  
Brandon Bunt (Tabled from 11/1/2007)  
9065 Oakview  
Plymouth, MI 48170**

Location –**9065 Oakview  
Plymouth, MI 48170**

**Tax I.D. #78-059-03-0294-000**

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 &amp; Square Footage</u>	<u>Proposed Maximum Accessory Structure Height &amp; Square Footage</u>	<u>Variance Required</u>
1447	Ordinance 99, Article XI, Sec 6.4.8 (a) (3)	9065 Oakview	Twelve (12) Feet	Fourteen (14) Feet	Two (2) Feet
1447	Ordinance 99, Article XI, Sec 6.4.8 (a) (3)	9065 Oakview	Six Hundred Fifty (650) Square Feet	Seven Hundred Fifty Six (756) Square Feet	One Hundred Six (106) Square Feet

*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*.

Chief Building Inspector Lewis explained that the applicant is revising the size of his garage and plans to come before the Board at next month's meeting.

**2. Application No. 1448-  
Valentino & Concetta Toniolo  
46016 Green Valley  
Plymouth, MI 48170**

Location - **46016 Green Valley  
Plymouth, MI 48170**

**Tax I.D. #78-053-02-0048-000**

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RE: Zoning Ordinance No. 99, Article XX, Schedule of Regulations; Sec 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area, Sec 20.2 Notes to Schedule of Regulations (bb)

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Minimum Rear Yard Setback</u>	<u>Proposed Minimum Rear Yard Setback</u>	<u>Variance Required</u>
1448	Ordinance 99, Article XX, Sec 20.1 & Sec 20.2 (bb)	46016 Green Valley	Fifty (50) foot rear yard setback	Forty-six and .55 foot (46.55) rear yard setback	Three and .45 (3.45) Feet

*The applicant is requesting one variance:*

- The applicant is proposing a 10x16 foot sunroom off the back of the home; the ordinance states a 50 foot rear yard setback in an R-1-S zoning district. With the proposed addition the rear yard setback would be reduced to 46.55 feet. The applicant is requesting *a variance of three (3.45) feet in rear yard setback allowance.*

Mr. and Mrs. Toniolo appeared before the Board and answered questions.

Mr. Sturdy noted their lot, while in a subdivision, is unique in that it backs up to property which is neither subdivided nor likely to be in the foreseeable future; therefore, there's not a rear yard issue. He noted that the Board is authorized to grant variances up to 40 feet.

Moved by Mr. Sturdy, supported by Mr. Doroshewitz, to grant the 3.45 ft. rear yard setback variance requested in Application 1448, Valentino and Concetta Toniolo, at 46016 Green Valley. Ayes all.

**3. Application No. 1449- Araneae Inc.  
29350 Wall ST  
Wixom, MI 48393**

Location –**Bosch Corporation  
15000 Haggerty RD  
Plymouth, MI 48170**

**Tax I.D. #78-021-99-0001-701**

RE: Zoning Ordinance No. 99, Article XXV, Sign Regulation, Amendments: SEC 25.4, Special Signs in C-1 and C-2 Districts, No. 3 On Premises Directional Signs, (a) and (e)

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<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Maximum Directional signage: sq. footage; ingress/egress limits; height limits</u>	<u>Proposed Maximum Directional signage: sq. footage; ingress/egress limits; height limits</u>	<u>Variance Required</u>
1449	Ordinance 99, Article XXV, Sec 25.4.3 (a)	15000 Haggerty RD	Two (2) square feet per side	Three (3) Square feet per side	One (1) square foot per side
1449	Ordinance 99, Article XXV, Sec 25.4.3 (e)	15000 Haggerty RD	One (1) sign per ingress/egress entrance	Three (3) signs for two (2) ingress/egress entrances	One (1) additional directional sign
1449	Ordinance 99, Article XXV, Sec 25.4.3 (e)	15000 Haggerty Rd	Height limit to four (4) feet per sign	Height of five (5) feet per sign	One (1) foot per directional sign

*The applicant is requesting three variances:*

- The applicant is requesting three variances: first, he is proposing directional signs that are (3) square feet in size whereas the ordinance allows (2) square feet in size per sign, the applicant is requesting *a variance of one (1) square foot per sign*. Secondly, he is requesting a variance in limits to ingress/egress signage. The ordinance allows (1) directional sign per ingress/egress drive. The applicant is requesting *a variance of (1) additional directional sign for a total of (3) directional signs for (2) ingress/egress drives*. Lastly, he is proposing the (3) directional signs to be (5) foot in height whereas the ordinance allows the maximum height to be (4) foot. The applicant is requesting *a variance of (1) foot per sign in height*.

Mr. Sturdy stated that the applicant is preparing to appear before the Planning Commission as required because the sign location is within a PUD.

**4. Application No. 1450- Edward Rinke  
11453 Waverly  
Plymouth, MI 48170**

Location –**11453 Waverly  
Plymouth, MI 48170**

**Tax I.D. #78-060-03-0007-000**

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RE: Zoning Ordinance No. 99, Article VI, One Family Residential Districts, Amendments:  
(f) fences; (a) Maximum Height

<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>
1450	Ordinance 99, Article VI, Sec 6.4.8 (f) (a)	11453 Waverly	Four Feet (4)	Six (6) Feet	Two (2) Feet

*The applicant is requesting one variance:*

- The applicant is proposing a six (6) foot high fence along the rear lot line. 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. Rinke explained his reasons for wanting the six foot fence at the rear of his property. He presented photographs of the neighboring yards to the rear and indicated problems with weeds and poison ivy choking plantings in his yard, including killing the high privet hedge he formerly had. Contributing to this is a 10-inch gap which runs about 18 feet between his property line and the chain link fence behind it. His neighbors have no objection to the height of the fence as long as it is of quality, maintenance-free material, which is the vinyl he proposes.

Mr. Sturdy confirmed with Mr. Rinke that the fence would not be able to be seen from the property behind his lot except for the small area behind the two garages in back of the property.

Moved by Mr. Sturdy, supported by Mr. Doroshewitz, to grant the 2-foot fence height variance requested in Application 1450, Edward Rinke at 11453 Waverly, for the rear yard only and that premium quality materials are used as proposed by the applicant. Ayes all.

**5. Application No. 1451- Midwest Construction  
9800 Ann Arbor RD  
Plymouth, MI 48170**

Location – **Richard Lee  
9267 Mayflower DR  
Plymouth, MI 48170**

**Tax I.D. #78-058-03-0048-000**

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RE: Zoning Ordinance No. 99, Article XX, Schedule of Regulations; Sec 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area, Sec 20.2 Notes to Schedule of Regulations (bb)

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Allowed Minimum Rear Yard Setback</u>	<u>Proposed Minimum Rear Yard Setback</u>	<u>Variance Required</u>
1451	Ordinance 99, Article XX, Sec 20.1 & Sec 20.2 (bb)	9267 Mayflower	Fifty (50) foot rear yard setback	Forty-five and .73 foot (45.73) rear yard setback	Four and .25 (4.25) Feet

*The applicant is requesting one variance:*

- The applicant is proposing a 16x20 foot addition off the back of the home; the ordinance states a 50 foot rear yard setback in an R-1 zoning district. With the proposed addition the rear yard setback would be reduced to 45.73 feet. The applicant is requesting *a variance of four and .25 (4.25) feet in rear yard setback allowance.*

Mr. and Mrs. Lee appeared before the Board and answered questions regarding their proposed addition, which includes extension of their basement.

Mr. Sturdy noted the unique shape of the lot and the Board's authority to grant variances up to maintaining a rear yard setback of at least 40 feet.

Moved by Mr. Doroshewitz, supported by Mr. Zdanek, to approve the 4.25 ft. rear yard setback variance requested to add a family room as expressed in Application 1451, Richard Lee at 9267 Mayflower. Ayes all.

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

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Chairman Levensgood adjourned the meeting at 6:40 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)-