

**CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, MAY 1, 2008**

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

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

**MEMBERS ABSENT:** None

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

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

**1. Regular Meetings – March 6, 2008.**

Moved by Mr. Jachym, supported by Mr. Zdanek, to approve the minutes of the regular meeting of March 6, 2008. Ayes all.

**ITEM NO. 2 – NEW BUSINESS**

**1. Application No. 1457- Walter Menard  
12715 Rolston  
Plymouth MI 48170**

Location – **12715 Rolston  
Plymouth, MI 48170**

**Tax I.D. #78-037-99-0013-709**

RE: Zoning Ordinance No. 99, Article VI, One Family Residential Districts; Section 4 (f)  
(1) (a)

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<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>
1457	<b>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</b>	12715 Rolston	<b>Four (4) Feet</b>	<b>Six (6) Feet</b>	<b>Two (2) Feet</b>

*The applicant is requesting one variance:*

- This application is in an R-1-E zoning district. The applicant is requesting a variance in maximum fence height. The ordinance allows a maximum four (4) feet, the applicant is proposing a maximum six (6) feet, the applicant is requesting a *variance of two (2) feet in fence height.*

Mr. Walter Menard addressed the Board on behalf of his client who is moving from Oklahoma with four children and four dogs. He received permission for a kennel license from the Planning Commission, which is necessary for keeping more than three dogs; however, there are no plans for the existence of a kennel building or running a kennel. The increase in fence height is requested for privacy purposes, to screen lights from traffic of neighbors, and in conjunction with a swimming pool being installed. There are no objections from the adjacent neighbors and an adjacent neighbor has no objections to taking out their 4-ft. fence to be replaced with the 6-ft. fence. He presented photographs of the material to be used, showing wood with stone columns.

A letter was presented from Mike and Kathy Scorynck who live at 12951 Hollywood Drive. They object to four dogs, but there was no mention of the proposed fence. Mr. Menard indicated that address is two streets away from the Rolston location.

Mr. Jachym had questions regarding the placement of the pool in relationship to the house, and said he did not see any advantage to having a 6-ft. fence over a 4-ft. fence.

Mr. Levengood had concerns regarding setting a precedent in granting another variance to the ordinance allowing a 6-ft. fence.

Mr. Sturdy felt since there are no objections from the neighbors and the rear yard is a quarter to a half mile from the Skorynck residence, the impact in this unusual circumstance is minimal. The fence is to be constructed of material which will be quite attractive with no detrimental effect.

In answer to Mr. Zdanek's question, Mr. Menard said only approximately 15 feet of the fence adjacent to the proposed gate attached to the house would be visible from the private road.

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Moved by Mr. Doroshewitz, supported by Mr. Sturdy, to grant approval for a 2-ft. variance in fence height requested in Application No. 1457, Walter Menard, for 12715 Rolston.

The above motion was withdrawn by the maker and supporter.

Moved by Mr. Doroshewitz, supported by Mr. Sturdy, to grant approval for a 2-ft. variance in fence height requested in Application No. 1457, Walter Menard, for 12715 Rolston, on the condition of the fence being constructed of decay-resistant material.

AYES: Doroshewitz, Sturdy, Zdanek

NAYS: Jachym, Levensgood

Motion carried.

Mr. Jachym asked Mr. Doroshewitz to check with Mr. Curmi regarding his requesting a report from the Zoning Board of Appeals at the Board of Trustees meeting.

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

Chairman Levensgood adjourned the meeting at 6:20 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)-