

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JUNE 4, 2009**

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

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

MEMBERS ABSENT: None

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – January 8, 2009.

Moved by Mr. Jachym, supported by Mr. Levensgood, to approve the minutes of the regular meeting of January 8, 2009, as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1464- Patio Enclosure Inc
40480 Grand River Suite A
Novi MI 48375**

**Location – 10432 Trailwood (Lot 313)
Plymouth, MI 48170**

Tax I.D. #78-057-04-0313-000

RE: Zoning Ordinance No. 99, Article 20, Sec 20.1, Height, Area, Lot Coverage, Yard Requirements and Floor Area

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Required Rear Yard Setback</u>	<u>Proposed Rear Yard Setback</u>	<u>Variance Required</u>
1464	Ordinance 99, Article XX, Sec 20.1	10432 Trailwood	Fifty (50) Feet	Forty-Six (46) Feet (.1) Inch	Three (3) Feet Nine (.9) Inches

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The applicant is requesting one variance:

- The applicant is in an R-1-S zoning district and is proposing a 12 x 16 enclosed porch to the existing home. The minimum required rear yard setback is fifty (50) feet; this proposed porch enclosure would create a rear yard setback of forty-six (46) feet one (1) inch, encroaching into the required rear yard setback by three (3) feet nine (9) inches. The applicant is asking for a rear yard setback *variance of three (3) feet nine (9) inches.*

Homeowner Brian Rokash and Jeff Calvin of Patio Enclosures addressed the Board and answered questions. A list of neighbors who registered no objections was presented.

The Board found the proposal met the Zoning Ordinance criteria for granting variances.

Moved by Mr. Sturdy, supported by Mr. Jachym, to grant the 3 ft. 9 in. rear yard setback variance requested in Application 1464 at 10432 Trailwood. Ayes all.

**2. Application No. 1465- Robert & Carol Brummeler
44437 Oregon Trail
Plymouth MI 48170**

**Location – 44437 Oregon Trail (Lot 167)
Plymouth, MI 48170**

Tax I.D. #78-058-02-0167-000

RE: Zoning Ordinance No. 99, Article 20, Sec 20.1, Height, Area, Lot Coverage, Yard Requirements and Floor Area

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Required Rear Yard Setback</u>	<u>Proposed Rear Yard Setback</u>	<u>Variance Required</u>
1465	Ordinance 99, Article XX, Sec 20.1	44437 Oregon Trail	Fifty (50) Feet	Forty (40) Feet	Ten (10) Feet

The applicant is requesting one variance:

- The applicant is in an R-1 zoning district and is replacing a 13 x 13 enclosed aluminum porch with a wood enclosed porch; we have found no records indicating a permit/variance was granted for the existing porch enclosure. The minimum required rear yard setback is fifty (50) feet; this porch enclosure does create a rear yard setback of forty (40) feet, encroaching into the required rear yard setback by ten (10) feet. The applicant is asking for a rear yard setback *variance of ten feet.*

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Homeowner Carol Brummeler addressed the Board and answered questions.

The Board found compliance with Zoning Ordinance criteria for granting variances.

Moved by Mr. Jachym, supported by Mr. Sturdy, to grant the 10 ft. rear yard setback variance requested in Application 1465 at 44437 Oregon Trail, subject to the siding and roofing matching the existing materials and all construction conforming to the Michigan 2006 residential code. Ayes all.

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)-