

**CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, OCTOBER 7, 2010**

Meeting called to order at 5:58 p.m. by Chairman Levensgood.

**MEMBERS PRESENT:** Gene Levensgood  
Robert Doroshewitz  
Harry Jachym  
Jim Zdanek

**MEMBERS ABSENT:** Ray Sturdy, Jr., Excused

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

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

**1. Regular Meetings – July 1, 2010**

Moved by Mr. Jachym, supported by Mr. Zdanek, to approve the minutes of the regular meeting of July 1, 2010 as submitted. Ayes all with Mr. Doroshewitz abstaining as he was not present at the meeting.

**ITEM NO. 2 – NEW BUSINESS**

**1. Application No. 1474- Kenneth & Donna Justice  
51071 West Hills DR  
Plymouth, MI 48170**

Location – **51071 West Hills DR  
Plymouth, MI 48170  
Tax I.D. #78-043-01-0142-000**

RE: Zoning Ordinance No. 99, Article XX, Schedule of Regulations, 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 Minimum Rear Yard Setback</u> | <u>Proposed Minimum Rear Yard Setback</u> | <u>Variance Required</u>    |
|---------------------|--|---------------------|---|---|-----------------------------|
| 1474                | Ordinance 99, Article XX                 | 51071 West Hills DR | Fifty (50) Feet                           | Forty Feet Six Inches (40.6)              | Nine Feet Four Inches (9.4) |

*The applicant is requesting one variance:*

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1. The applicant is in an R-1-H zoning district and is proposing a 15 x 15 sunroom addition to the existing home. The minimum required rear yard setback is fifty (50) feet; this proposed sunroom would create a rear yard setback of forty (40.6) feet six inches, encroaching into the required rear yard setback by nine feet four inches (9.4'). The applicant is asking for a rear yard setback *variance of nine feet four inches (9.4')*.

Mr. Kenneth Justice addressed the Board and answered questions. He indicated the building materials will match the existing structure and said a letter had been submitted showing approval from his homeowners association.

Mr. Lewis referred to a section of the Zoning Ordinance which allows a 40-ft. rear yard setback with ZBA approval.

Mr. Jachym and Board member agreed the request meets the criteria of the Zoning Ordinance such as practical difficulty, etc.

Moved by Mr. Jachym, supported by Mr. Doroshewitz, to grant the 9-ft., 4-in. variance requested for 51071 West Hills Drive, Application 1474. Ayes all.

**ITEM #3 – APPROVAL OF 2011 ZBA MEETING DATES:**

Moved by Mr. Doroshewitz, supported by Mr. Jachym, to approve the Zoning Board meetings dates for 2011 as follows:

|                   |
|-------------------|
| January 6, 2011   |
| February 3, 2011  |
| March 3, 2011     |
| April 7, 2011     |
| May 5, 2011       |
| June 2, 2011      |
| July 7, 2011      |
| August 4, 2011    |
| September 1, 2011 |
| October 6, 2011   |
| November 3, 2011  |

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|                  |
|------------------|
| December 1, 2011 |
| January 5, 2012  |

Ayes all.

Mr. Jachym asked when the Board of Trustees would be addressing the request for having an alternate serve on the Zoning Board when absences of present members occur.

Mr. Doroshewitz agreed to see that the request be placed on the next Board of Trustees agenda.

Moved by Mr. Doroshewitz, supported by Mr. Jachym, to adjourn the meeting.

Chairman Levensgood adjourned the meeting at 6:16 p.m.

Respectfully submitted,

Harry Jachym, Acting 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)-