

**CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, NOVEMBER 3, 2011**

Meeting called to order at 6:03 p.m. by Chairman Jachym.

**MEMBERS PRESENT:** Robert Doroshewitz  
Robert Harris  
Harry Jachym  
Jim Zdanek

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

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

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

**1. Regular Meetings – October 6, 2011**

Moved by Mr. Doroshewitz, seconded by Mr. Zdanek, to approve the minutes of the regular meeting of October 6, 2011 as presented. Ayes all.

**ITEM NO. 2 – NEW BUSINESS**

**1. Application No. 1485-**

**Dan Neault  
48100 Ann Arbor RD  
Plymouth MI 48170**

**Location – 48100 Ann Arbor RD  
Plymouth MI 48170  
Tax I.D. #78-049-99-0032-702**

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (8) (a) (3) Accessory Buildings in Residential Districts:

| <u>Variance No.</u> | <u>Zoning Ordinance Section/Standard</u>      | <u>Location</u>    | <u>Total Allowed Accessory Structure Height</u> | <u>Proposed Accessory Structure Height</u> | <u>Variance Required</u> |
|---------------------|---|--------------------|---|--|--------------------------|
| 1485                | Ordinance 99, Article VI, Sec 6.4 (8) (a) (3) | 48100 Ann Arbor RD | Twelve (12) Feet                                | Twenty. five (20.5) Feet                   | Eight. five (8.5) Feet   |
| <u>Variance No.</u> | <u>Zoning Ordinance Section/Standard</u>      | <u>Location</u>    | <u>Allowed Accessory Structure</u>              | <u>Proposed Accessory Structure</u>        | <u>Variance Required</u> |
| 1485                | Ordinance 99, Article VI, Sec 6.4 (8) (a) (3) | 48100 Ann Arbor RD | One Story                                       | Two Stories                                | One Story                |

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*The applicant is requesting two variances:*

- The applicant is in a R-1-H zoning district and is requesting two variances for a detached accessory building:
  - Height of 20.5 feet while only 12 feet is allowed; requested variance is 8.5 feet.
  - Accessory structure is not to exceed 1 story; requested variance is for a 2 story structure.

Mr. Dan Neault, applicant, addressed the Board and answered questions regarding replacement of his present deteriorating garage with a three-car 26' x 34' two-story garage for additional storage.

Board members discussed whether or not the requests met all the criteria as listed in the Zoning Ordinance, considering the location of a well on the property, the topography and expanse of the land, the somewhat rural character of the location, and the lack of objection from neighbors.

Moved by Mr. Harris, supported by Mr. Zdanek, to approve the variances as proposed in Application 1485, Dan Neault at 48100 Ann Arbor Road.

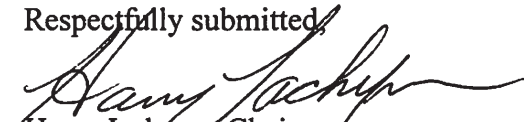
AYES: Harris, Zdanek, Jachym  
NAYS: Doroshewitz

Motion carried.

Mr. Jachym went on record as being unavailable to attend the Zoning Board meetings the first week in January and the first week in August, 2012.

Moved by Mr. Doroshewitz, seconded by Mr. Harris, to adjourn the meeting at 6:47 p.m. Ayes all.

Respectfully submitted,

  
Harry Jachym, Chairman  
Zoning Board of Appeals

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 Supervisor's Office, Charter Township of Plymouth, 9955 N. Haggerty Rd, Plymouth, Michigan, 48170, (734) 354-3211, TDD users: 1-800-649-3777 (Michigan Relay Service)