



# City of Plymouth Zoning Board of Appeals

## Regular Meeting Agenda

Thursday, November 3, 2022 – 7:00 p.m.

City Hall Commission Chambers & Online Zoom Webinar

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City of Plymouth  
201 South Main Street  
Plymouth, Michigan 48170

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83495253501>

Passcode: 716175

Webinar ID: 834 9525 3501

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of the October 6, 2022, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
  - a) Z 22-13: 693 Maple, Non-use variance request for front yard fence height
- 7) BOARD MEMBER COMMENTS
- 8) REPORTS AND CORRESPONDENCE
- 9) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Persons with disabilities needing assistance should contact the City Clerk's office at 734-453-1234 ext. 234 Monday through Friday from 8:00 a.m. -4:30 p.m., at least 24 hours prior to the meeting. An attempt will be made to make reasonable accommodations.

## City of Plymouth Strategic Plan 2022-2026

### GOAL AREA ONE – SUSTAINABLE INFRASTRUCTURE

#### OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35<sup>th</sup> District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

### GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

#### OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

### GOAL AREA THREE – COMMUNITY CONNECTIVITY

#### OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

### GOAL AREA FOUR – ATTRACTIVE, LIVABLE COMMUNITY

#### OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision 7. Implement Kellogg Park master plan

**City of Plymouth**  
**Zoning Board of Appeals Notice**  
**Thursday, November 3, 2022 – 7:00 p.m.**  
**Located at Plymouth City Hall**

201 S. Main Street Plymouth, Michigan 48170  
Website: [www.plymouthmi.gov](http://www.plymouthmi.gov) Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on Thursday, November 3, 2022,  
at 7:00 P.M. at City Hall to consider the following:

Z 22-13 Non-Use Variance Request for 693 Maple  
Front Yard Fence Height  
Zoned: O-1, Office Service District  
Applicant: Hans NicholSEN

All interested persons are invited to attend.

In compliance with the Americans with Disabilities Act, the City of Plymouth will provide  
necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and  
audiotapes of printed materials being considered at the meeting/hearing, to individuals with  
disabilities. Requests for auxiliary aids or services may be made by writing or calling the  
following:

Maureen Brodie, ADA Coordinator  
201 S. Main Street  
Plymouth, MI 48170, (734) 453-1234, Ext. 234

Publish: Sunday, October 16, 2022



# City of Plymouth Zoning Board of Appeals Regular Meeting Minutes Thursday, October 6, 2022 - 7:00 p.m.

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170-1637

[www.plymouthmi.gov](http://www.plymouthmi.gov)  
Phone 734-453-1234  
Fax 734-455-1892

## 1. CALL TO ORDER

Vice Chair Jim Burrows called the meeting to order at 7:00 p.m.

Present: Vice Chair Burrows, Members Mike Devine, Dave Latawiec, Mike Pappas, Scott Silvers  
Excused: Chair Joe Elliott

Also present: Planning and Community Development Director Greta Bolhuis

## 2. CITIZENS COMMENTS

There were no citizen comments.

## 3. APPROVAL OF THE MEETING MINUTES

Devine offered a motion, seconded by Latawiec, to approve the minutes of the September 1, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Burrows

MOTION PASSED 5-0

## 4. APPROVAL OF THE AGENDA

Devine offered a motion, seconded by Silvers, to approve the agenda for the October 6, 2022, meeting.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Burrows

MOTION PASSED 5-0

## 5. OLD BUSINESS

There was no old business.

## 6. NEW BUSINESS

a. Z22-12: 948 Dewey, Non-use variance request for side yard setback

Silvers offered a motion, seconded by Devine, to allow Burrows to recuse himself because the applicant is his neighbor.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Burrows

MOTION PASSED 5-0

Burrows left the meeting at 7:03 p.m.

It was noted that letters of support had been received from neighbors at 763 Burroughs and 959 Dewey, and that another neighbor made a telephone call in support of the project. Patrick O'Neill, 965 Main, said that as a backyard neighbor, he supported the project.

Applicant Don Iacovoni described his request to build a non-conforming porch that would extend past the corner of the home where an existing planter is located.

***Board Comments***

Board members confirmed that a variance would be required even if the porch aligned with the edge of the house. There was consensus that extending it past the edge of the house would be an excessive variance.

***Motion***

Silvers offered a motion, seconded by Latawiec, to grant the variance of .9 feet to the existing SE corner of the house, projecting east as indicated in the plan, for a non-enclosed covered porch.

***Findings of Fact***

The existing siting of the house lends itself to this and additional square footage at the door landing that is beneficial.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers

MOTION PASSED 4-0

Burrows rejoined the meeting at 7:20 p.m.

**7. BOARD MEMBER COMMENTS**

Silvers said a revision to the fence ordinance would be on the Planning Commission agenda next week.

**8. REPORTS AND CORRESPONDENCE**

There were no reports or correspondence.

**9. ADJOURNMENT**

A motion to adjourn was offered at 7:21 p.m. by Latawiec. Pappas seconded the motion.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas, Silvers, Burrows

MOTION PASSED 5-0



## City of Plymouth Zoning Board of Appeals Memorandum

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City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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Phone 734-453-1234  
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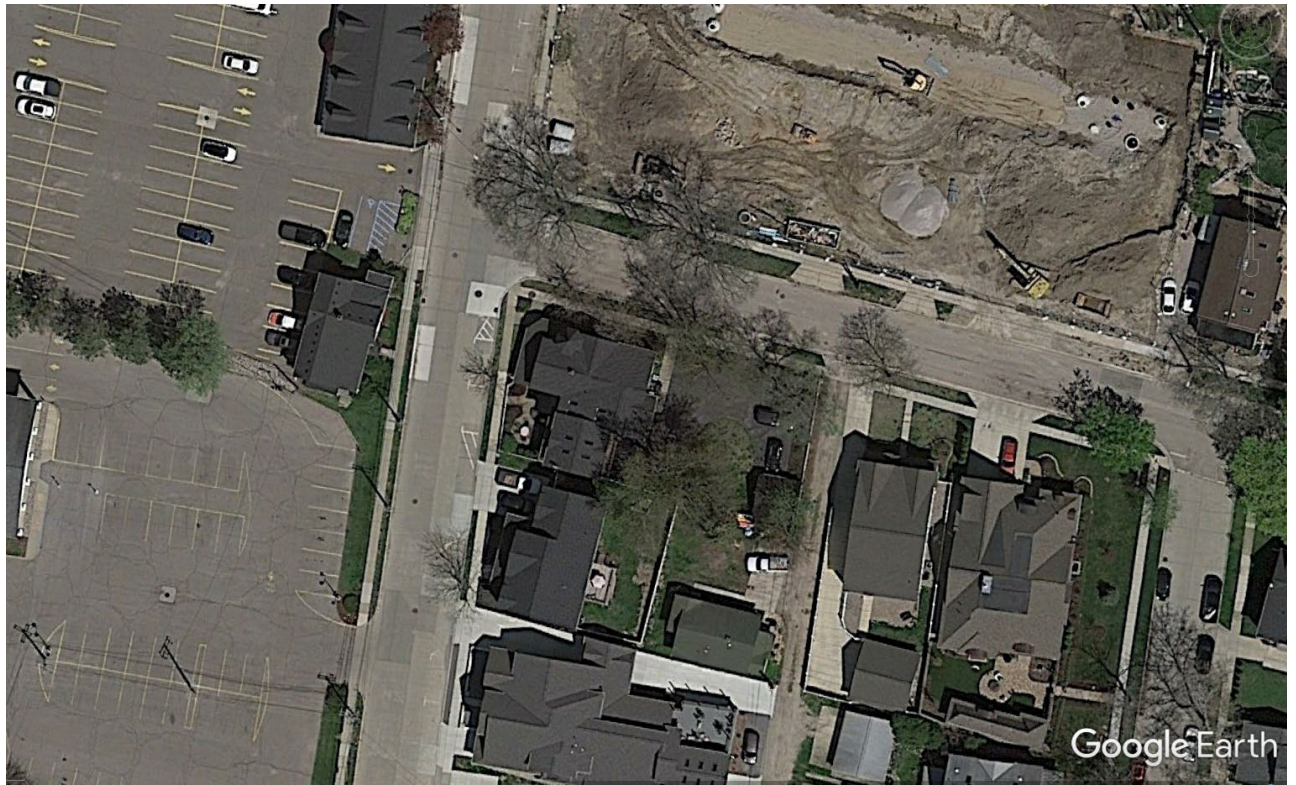
TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: October 27, 2022  
RE: 693 Maple, Non-Use Variance Request

Hans NicholSEN, owner, is requesting a non-use variance to construct a fence in the front yard setback along Maple taller than 30 inches in height. The property is approximately 133 feet wide by 66 feet deep. The property is approximately 8,778 square feet and is zoned O-1, Office-Service.

Section 78-208 (9) states "Fences or walls within a required front yard setback shall be decorative style only consisting of wrought iron, metal, or picket fence. Decorative fences or walls placed within a front yard shall not exceed 30 inches in height." A fence height of 4 feet along Maple Street is proposed. A variance of 1.5 feet is required for the proposed front yard fence.

Should you have any questions regarding this agenda item, please contact me directly.







## DIMENSIONAL (NON-USE) VARIANCE APPLICATION

### Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: [www.plymouthmi.gov](http://www.plymouthmi.gov)

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

693 Maple ST 10-4-2022  
Address of Property Date of Application

Hans Nicholson Same  
Applicant Name Property Owner

693 Maple ST. Plymouth MI 48170  
Address City State Zip

hricholson@yahoo.com 248-688-7734  
Email Phone

#### Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

#### Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$300.00 for single family projects or \$550.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to [plans@plymouthmi.gov](mailto:plans@plymouthmi.gov) (maximum file size is 100 MB).

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.



Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

Sec 78 Sub 208

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Add a 4' high Fence to enclose property for safety for Dogs + Grandkids + Pedestrians

**Description of Property**

Current zoning classification: 01

Current use of structure(s) on premises: Residential

Is it a corner or interior lot? Corner

Size and area of lot: 65.96" x 133" 8,772.68 SqFT

Total square footage of existing main structure(s): ~ 3400 SqFT

Total square footage of accessory structure(s): 200 SqFT

Existing lot coverage (percentage) of all buildings and structures: N/A

Height of existing main and/or accessory structures: 2 Story

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 135 FT

Front yard setback after completion (measured from property line): 1 FT

Rear yard setback after completion (measured from property line): 0 FT

Side yard setback after completion (measured from property line): N/A

Height of proposed structure: 4'

Lot coverage (percentage) after completion: N/A

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): N/A

☒ A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) Closest home to Downtown with very heavy Foot Traffic. Ongoing construction of 10 condo units immediately across from Home. Ordinance fence height of 30" is not tall enough to keep dogs in yard.
2. What effect will the variance have on neighboring properties? None  
Neighbor Approves. Additionally, there is an Alley road between our houses.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) No.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? This is our 1st improvement to this Home. The Height and position of proposed fence is need for security and safety of Dogs & Kids. Other Homes in neighborhood have same fence Height & setback that we are seeking.  
See Pictures.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

\_\_\_\_\_  
Signature of Property Owner

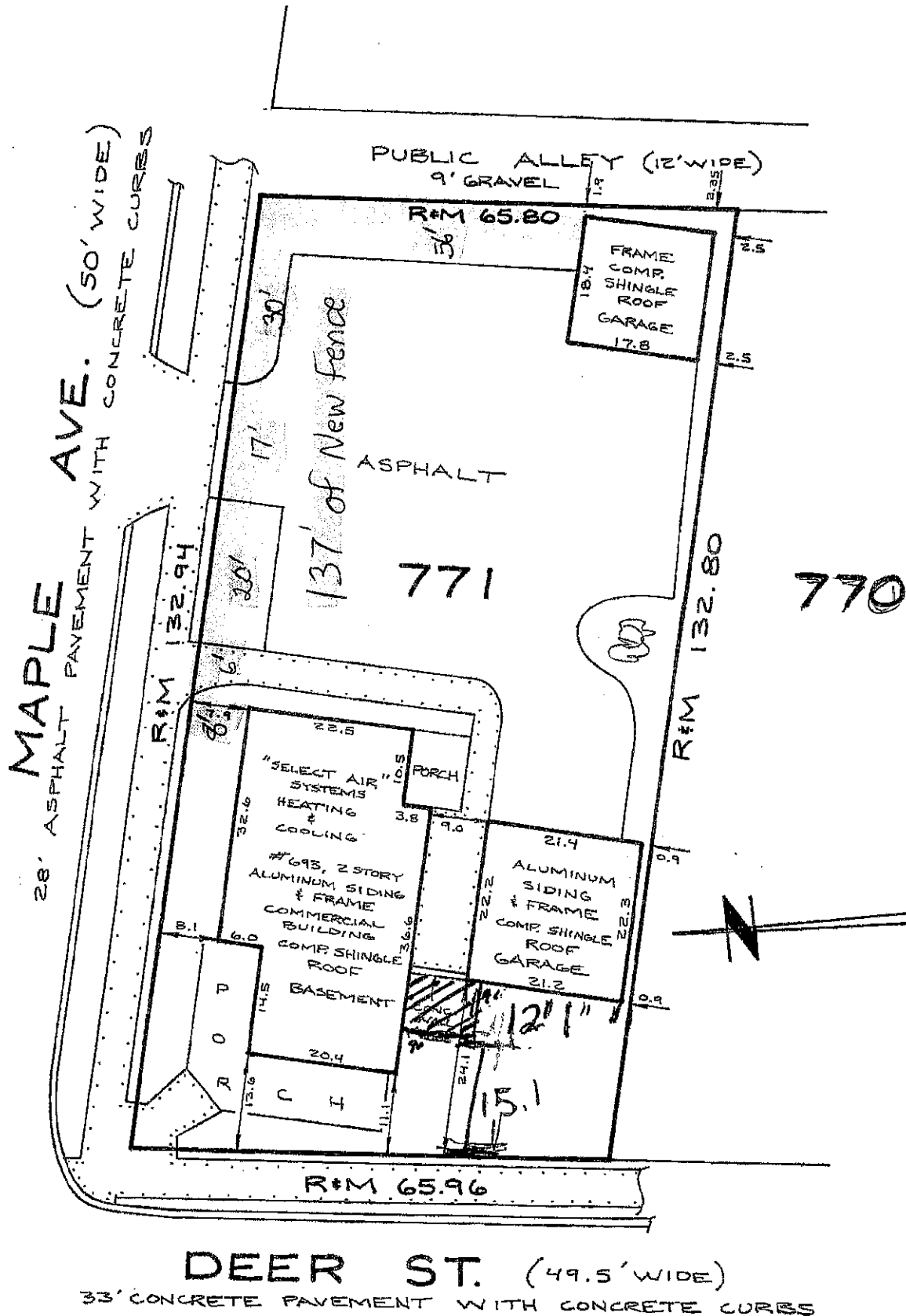
\_\_\_\_\_  
Signature of Applicant

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_

LOT 771, "ASSESSOR'S PLYMOUTH PLAT NO. 20", OF PART OF S.W. 1/4 OF SEC. 26, T. 1 S., R. 8 E., CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN. AS RECORDED IN LIBER 68 OF PLATS, PAGE 42. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

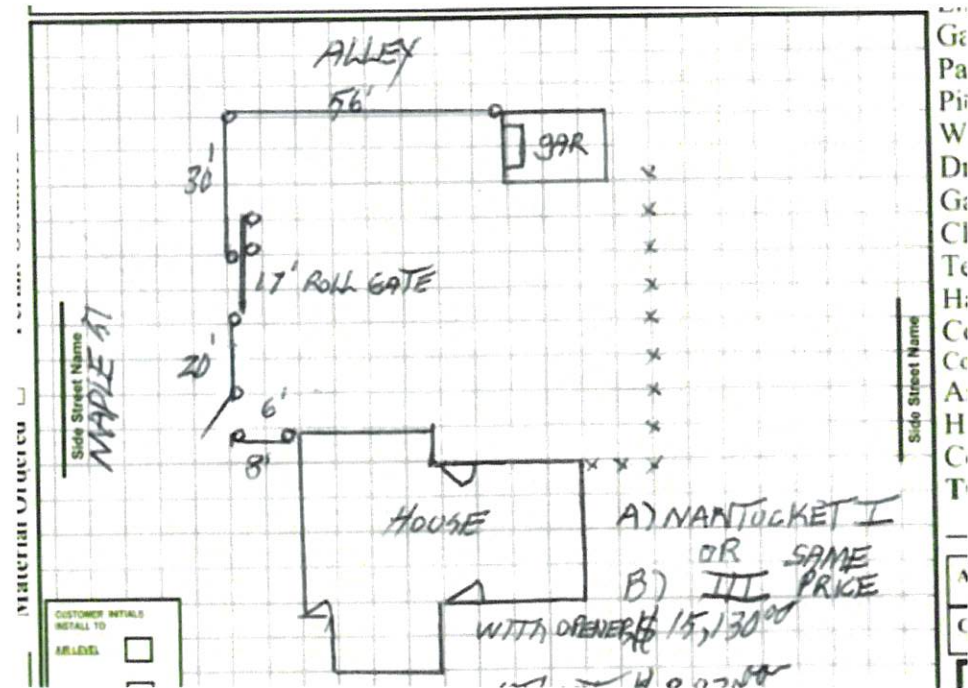


R = RECORDED  
M = MEASURED

We hereby certify that the building or buildings shown are located entirely on said described property and do not



# Proposed New Fence





# New Fence Material

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## ULTRA ALUMINUM COMMERCIAL FENCING

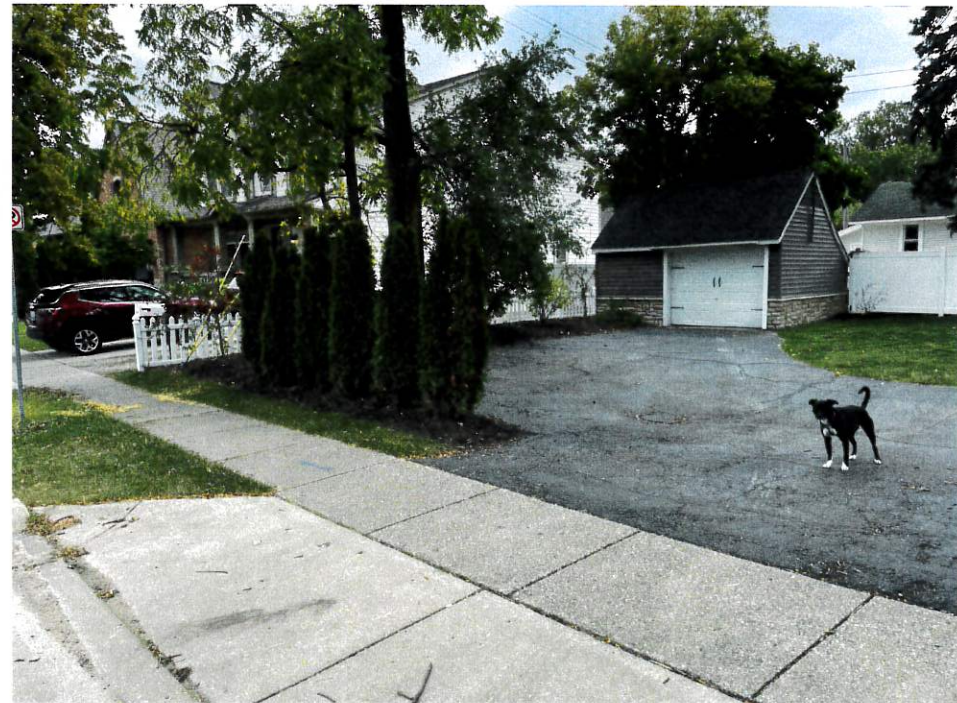
Commercial grade Ultra Aluminum fence styles can provide trusted security, with a thicker gauge picket--5/8" square x .055. Standard Section are 6' wide x 3' , 3'-1/2" , 4' , 4'-1/2' , 5' or 6' high. Pickets for Commercial fencing come with a spacing between pickets standard 3-5/8" and optional 1-1/2". Sections come fully assembled. Custom width or height sections are available.








# Dogs and Grandkids needing safe enclosure







Alley, DTE Pole  
Support Lines, and  
New Construction in  
Front of House