



# City of Plymouth Zoning Board of Appeals

## Regular Meeting Agenda

Thursday, March 2, 2023 – 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

<https://us02web.zoom.us/j/81192040047>

Passcode: 430488

Webinar ID: 811 9204 0047

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of the February 2, 2023, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
  - a) **Z 23-02**, 686 Coolidge: Non-use variance request for an attached garage on lot less than 60ft wide and an attached garage less than 22 ft wide.
- 6) NEW BUSINESS
- 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  
Regular Meeting Minutes  
Thursday, February 2, 2023 - 7:00 p.m.

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

www.plymouthmi.gov  
Phone 734-453-1234  
Fax 734-455-1892

**1. CALL TO ORDER**

Chair Joe Elliott called the meeting to order at 7:00 p.m.

Present: Chair Elliott, Vice Chair Jim Burrows, Members Mike Devine, Dave Latawiec, Mike Pappas

Also present: Planning and Community Development Director Greta Bolhuis

**2. CITIZENS COMMENTS**

There were no citizen comments.

**3. APPROVAL OF THE MEETING MINUTES**

Burrows offered a motion, seconded by Latawiec, to approve the minutes of the January 5, 2023, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Latawiec, to approve the agenda for the February 2, 2023, meeting.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

MOTION PASSED 5-0

**5. OLD BUSINESS**

- a. 223-01, 007-01-003-301 (0 Holbrook): Revised non-use variance request for front yard setback

Elliott read a memorandum from Building Official Brent Strong, in which he stated that his interpretation of Section 78-34 (10) in the Code of Ordinances refers to the wall of the house in which the address and front door are located, and, "If a home has two or more required front yards, application of these terms does not necessitate the side adjacent to the second street to meet these requirements."

Applicant Louis Cingolani described the changes in the application from January 5, 2023, stating he moved the home back in order to address the neighbors' concerns about obstructed views. Because of this, the requested setback on the west property line is greater than his first request.

### ***Citizen Comments***

Jeff Prueter, 194 S. Holbrook, said the requested variance of 12 feet was too large, and that he'd seen potential purchasers of the land back out because of the unique property lines.

### ***Board Discussion***

Board members had differing opinions whether the variance request was warranted. It was stated that the buildable footprint on the property made it difficult to stay within the setbacks on all sides. It was also stated that setback variances for building additions typically receive more leeway, whereas setback variances for new builds are typically more strict.

Devine offered a motion, seconded by Latawiec, to approve the variance for Z 23-01 for a front yard variance to the west property line of 13 feet.

### ***Findings of Fact***

The parcel is uniquely shaped, resulting in an overly restrictive buildable envelope.

The solution, which includes a two-car attached garage as opposed to a detached garage, lessens the impact on the property.

The garage is farther from Park St. than the neighbor's, and it was moved back for the benefit of the neighbor.

There was a roll call vote.

Yes: Devine, Latawiec, Pappas

No: Burrows, Elliott

MOTION PASSED 3-2

## **8. BOARD MEMBER COMMENTS**

Elliott requested that Strong's interpretation be added to the ordinance at the earliest opportunity.

## **9. REPORTS AND CORRESPONDENCE**

Burrows reminded the group to complete the security training.

## **10. ADJOURNMENT**

A motion to adjourn was offered at 7:31p.m. by Burrows. Pappas seconded the motion.

There was a roll call vote.

Yes: Burrows, Devine, Latawiec, Pappas, Elliott

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

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

TO: Zoning Board of Appeals Commissioners  
FROM: Greta Bolhuis, Planning & Community Development Director  
DATE: February 13, 2023  
RE: 686 Coolidge, Non-Use Variance Request

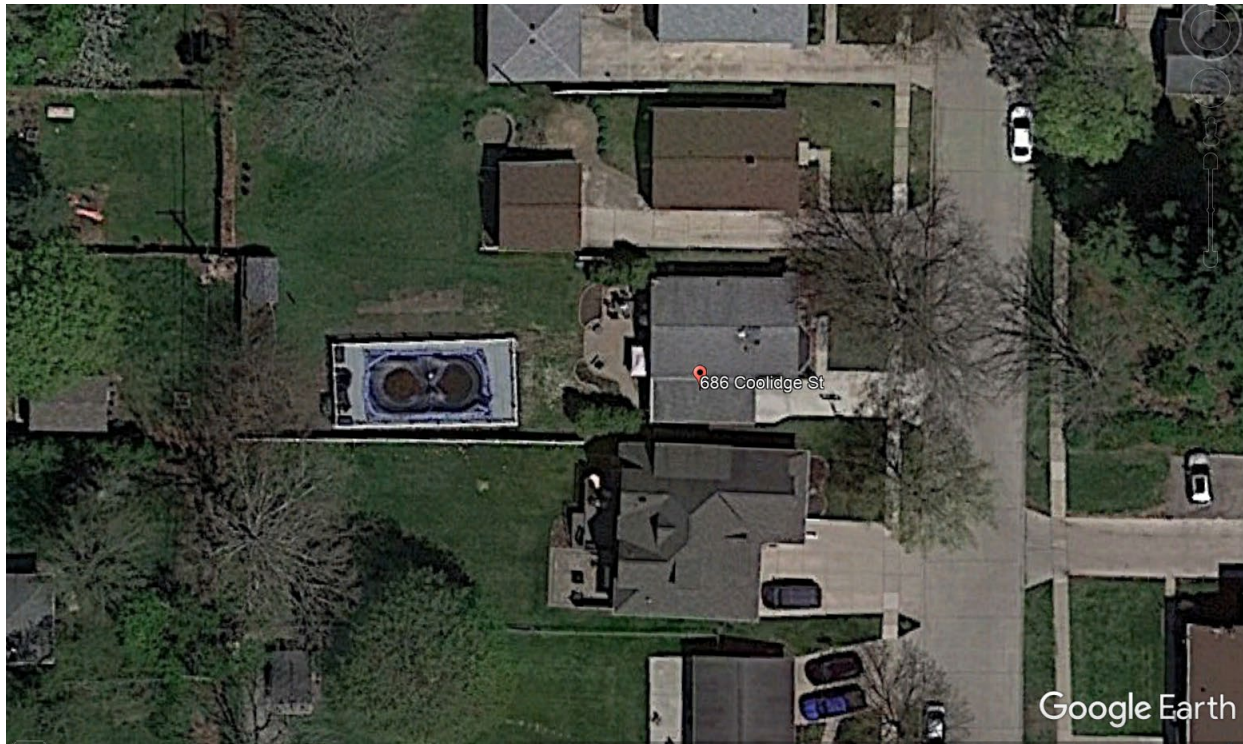
John LaPointe, owner, is requesting a non-use variance to construct an attached, front-facing garage. The property is 50 feet wide and 179 feet deep totaling 8,950 square feet. The property is zoned R-1, Single Family Residential.

Section 78-43 (8) states “attached garages that face the street are allowed on lots that are 60 feet or greater.” The lot is less than 60 feet wide. A variance is required to place an attached garage on the lot.

Section 78-43 (9) (b) references the total width of the garage shall be “a minimum of 22 feet wide, measured from the exterior walls.” The proposed attached garage is 12 feet wide. A variance of 10 feet is required.

Should you have any questions, please contact me directly.







**Z 23-02     686 Coolidge**  
**Att. garage on lot less than**  
**60ft wide & Att. garage less**  
**than 22ft wide**  
**ZBA Mtg**

**3/2/23**

## ITEM 5. a.



**CITY OF PLYMOUTH  
COMMUNITY DEVELOPMENT**

**FEB 9 2023**

**RECEIVED**

### **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.

**686 Coolidge St.**

**2/9/2022**

Address of Property

Date of Application

**John LaPointe/Ashleigh LaPointe**

**John LaPointe/Ashleigh LaPointe**

Applicant Name

Property Owner

**686 Coolidge St.**

**Plymouth**

**MI 48170**

Address

City

State Zip

**ashleigh.brotherson@hotmail.com**

**586.216.9123**

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:  
Section 78-43

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Allow a front entry garage  
on a lot less than 60 feet and to allow a garage less than 22 foot on width.

**Description of Property**

Current zoning classification: R1  
Current use of structure(s) on premises: House  
Is it a corner or interior lot? Interior lot  
Size and area of lot: 50 x 179  
Total square footage of existing main structure(s): 1100  
Total square footage of accessory structure(s): 324  
Existing lot coverage (percentage) of all buildings and structures: 12%  
Height of existing main and/or accessory structures: 15 ft

**Description of Proposed Structures**

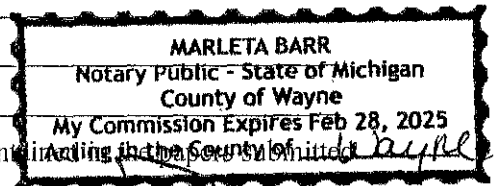
Dimensions and area of structure or addition to be constructed: 12 x 27 (324 sq feet)  
Front yard setback after completion (measured from property line): 45 feet  
Rear yard setback after completion (measured from property line): 95 feet  
Side yard setback after completion (measured from property line): 6 feet  
Height of proposed structure: 18 feet  
Lot coverage (percentage) after completion: No change 12%  
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .13

☒ 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.) Existing lot is only 50 feet wide, Not enough space to conform with ordinance. Only a 12 foot garage will allow for needed side yard set backs.  
Current car port is 12 feet wide.
2. What effect will the variance have on neighboring properties? Will improve  
the neighborhood by concealing the contents of the carport. Improves home security.
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? Lot was platted as a 50 foot lot so its impossible to do a 22 foot wide garage. We cannot comply with the 60 foot ordinance and have a garage without the variance.



I hereby depose and say that all the above statements and the statements contained herein are true and correct:

[Signature]  
Signature of Property Owner

[Signature]  
Signature of Applicant

Subscribed and sworn before me this 2 day of 9, 2023

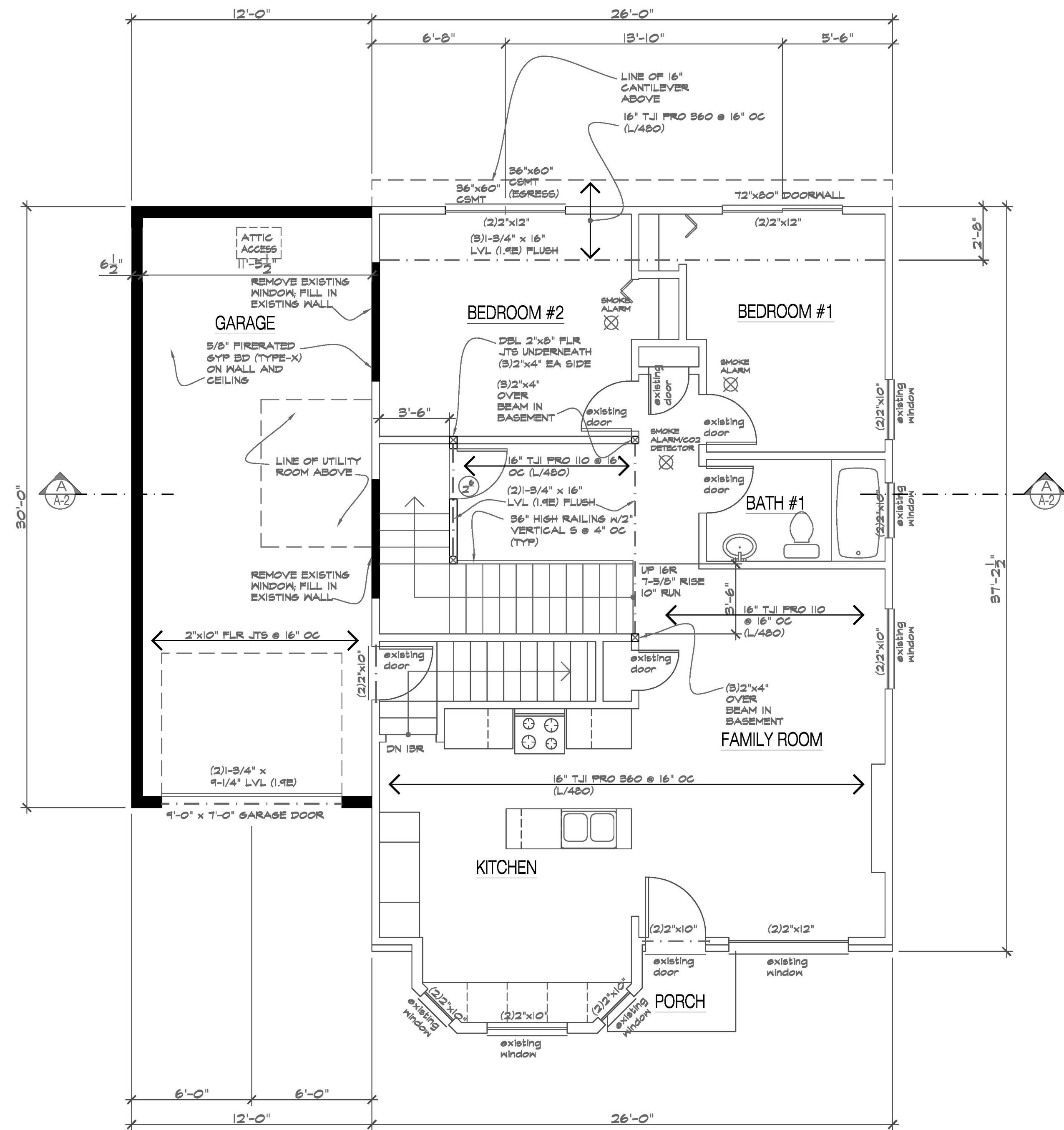
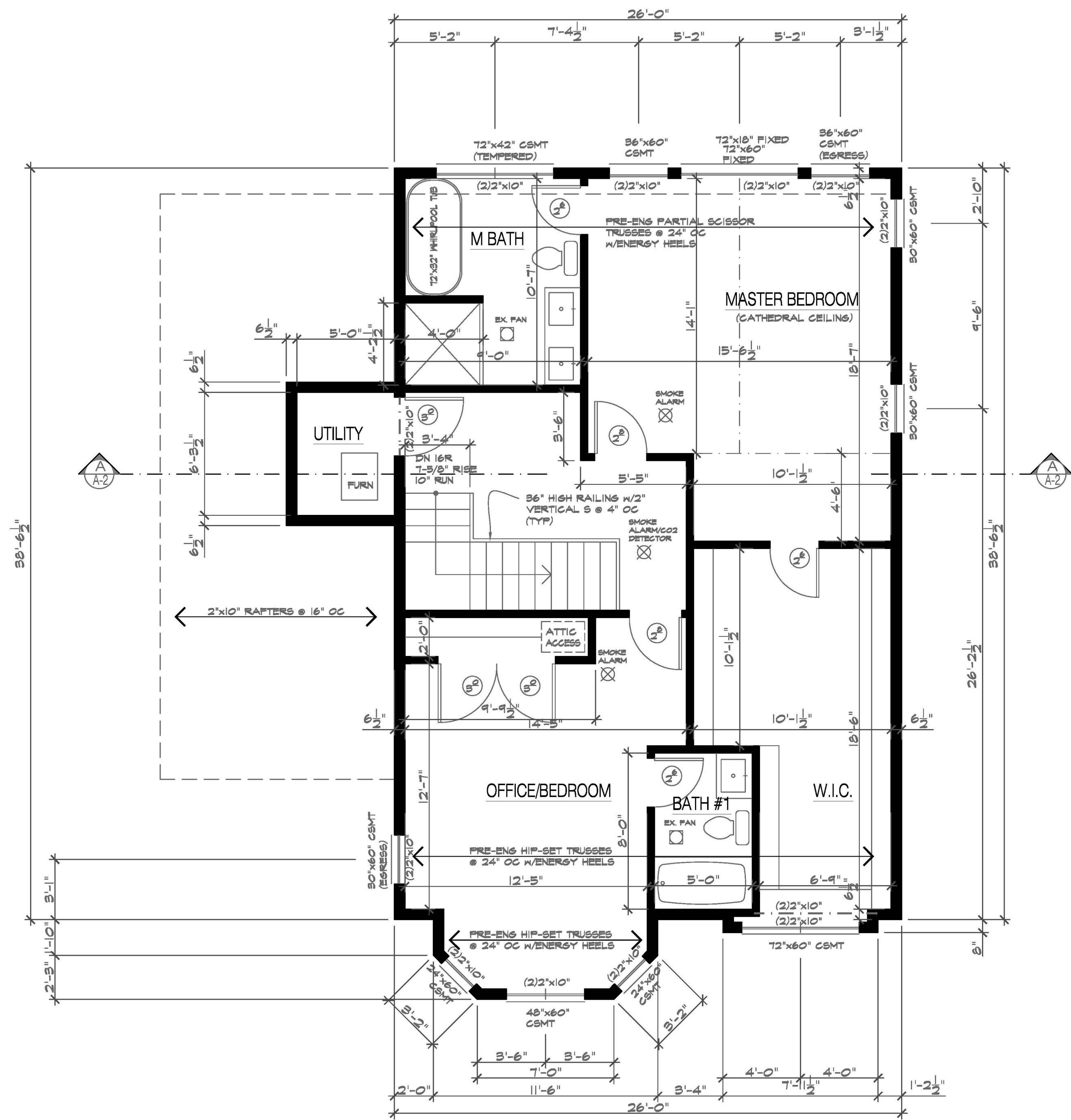
Marleta Barr  
Notary Public  
My Commission expires 2/28/25





WALL LEGEND	
EXISTING WALL	=====
DEMOLITION WALL	-----
NEW WALL	=====
BRICK	=====
MASONRY BLOCK	XXXXXX

NOTE: CONTRACTOR TO  
SUPPLY DESIGNER WITH TRUSS  
SHOP DRAWINGS FOR FINAL  
REVIEW PRIOR TO ORDERING  
TRUSSES.



REVISIONS		
NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION & RENOVATION FOR:

**LAPORTE RESIDENCE**

686 COOLIDGE STREET  
PLYMOUTH, MICHIGAN 48170

ZACK M OSTROFF & ASSOCIATES  
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER

MEMBER  
**AIA**  
**IBD**

web: www.zoarchitecture.com  
email: zack@zoarchitecture.com  
PH: 248.425.4190

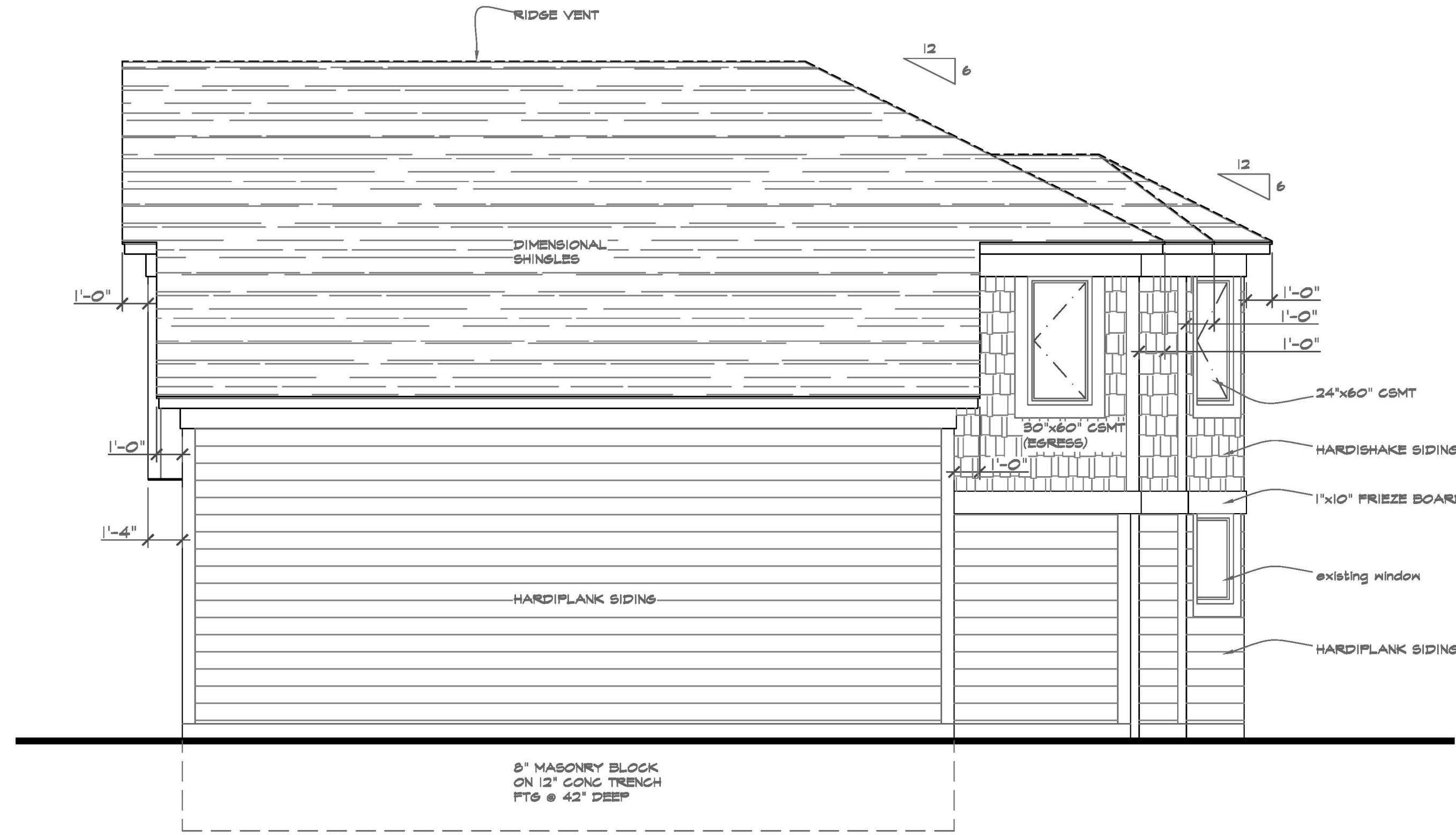
THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

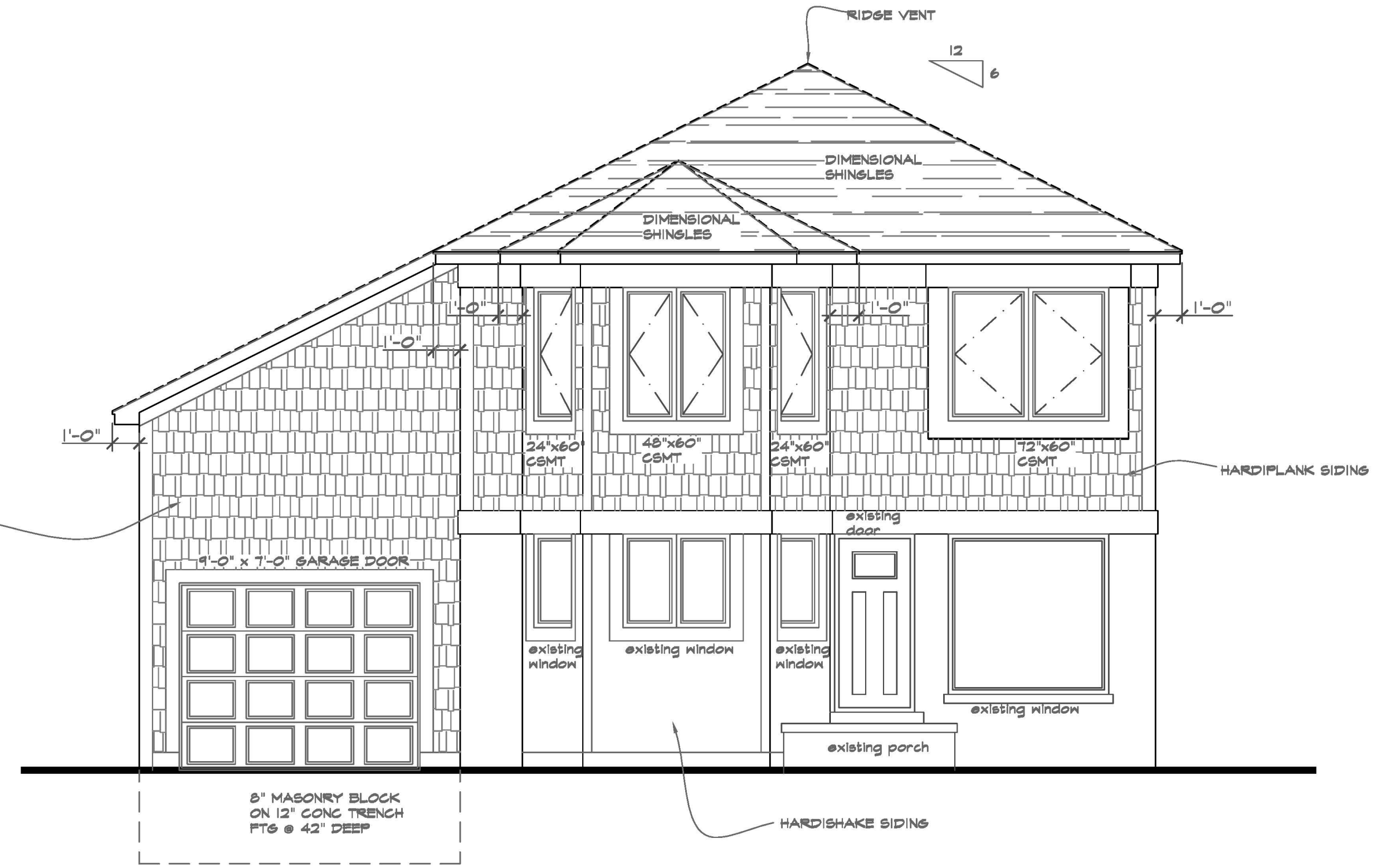
SHEET TITLE PROPOSED FLOOR PLANS	
SHEET SCALE AS NOTED	PROJECT NO. 22-161
DATE 12.13.22	SHEET NUMBER A-3



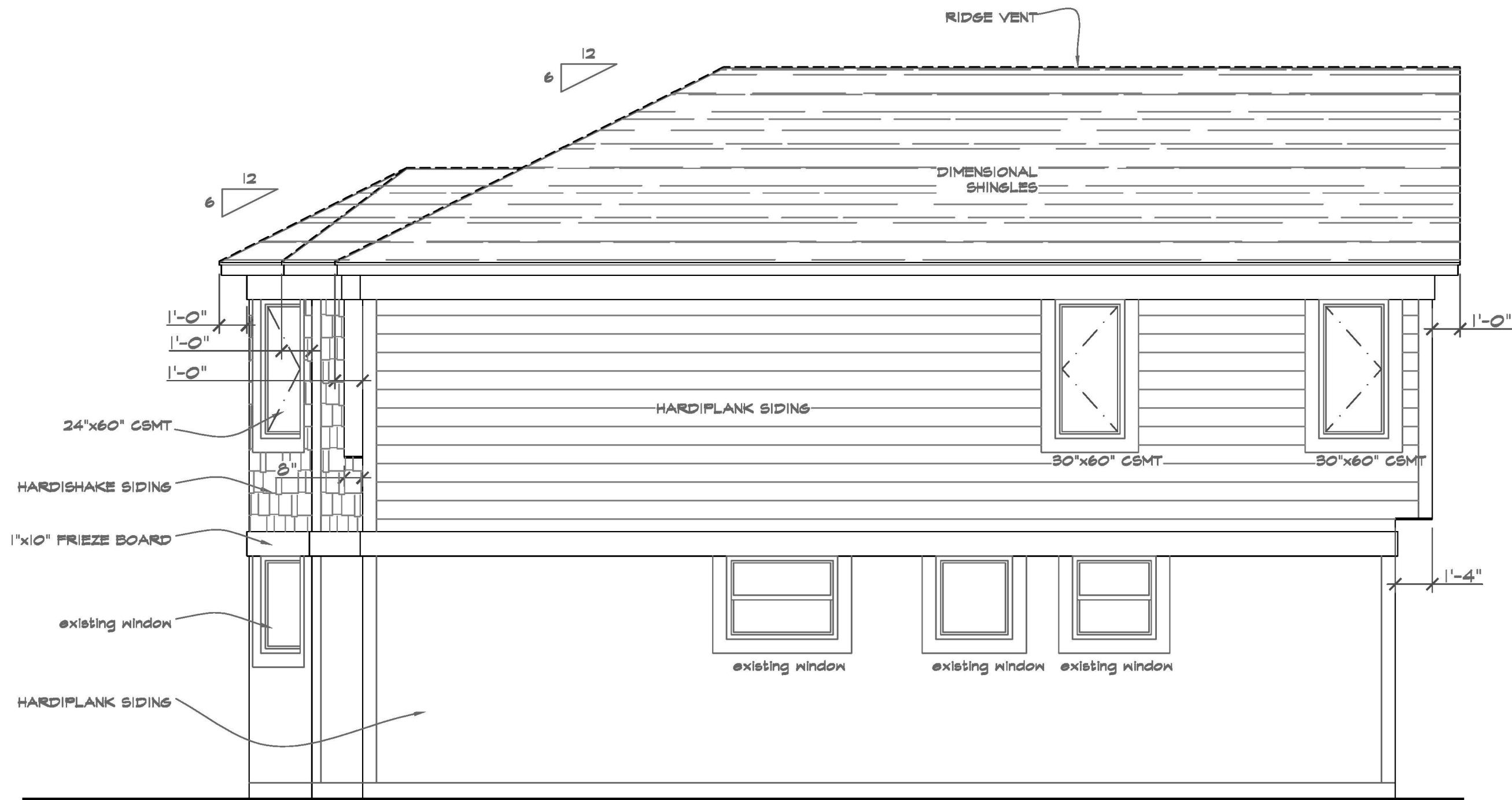




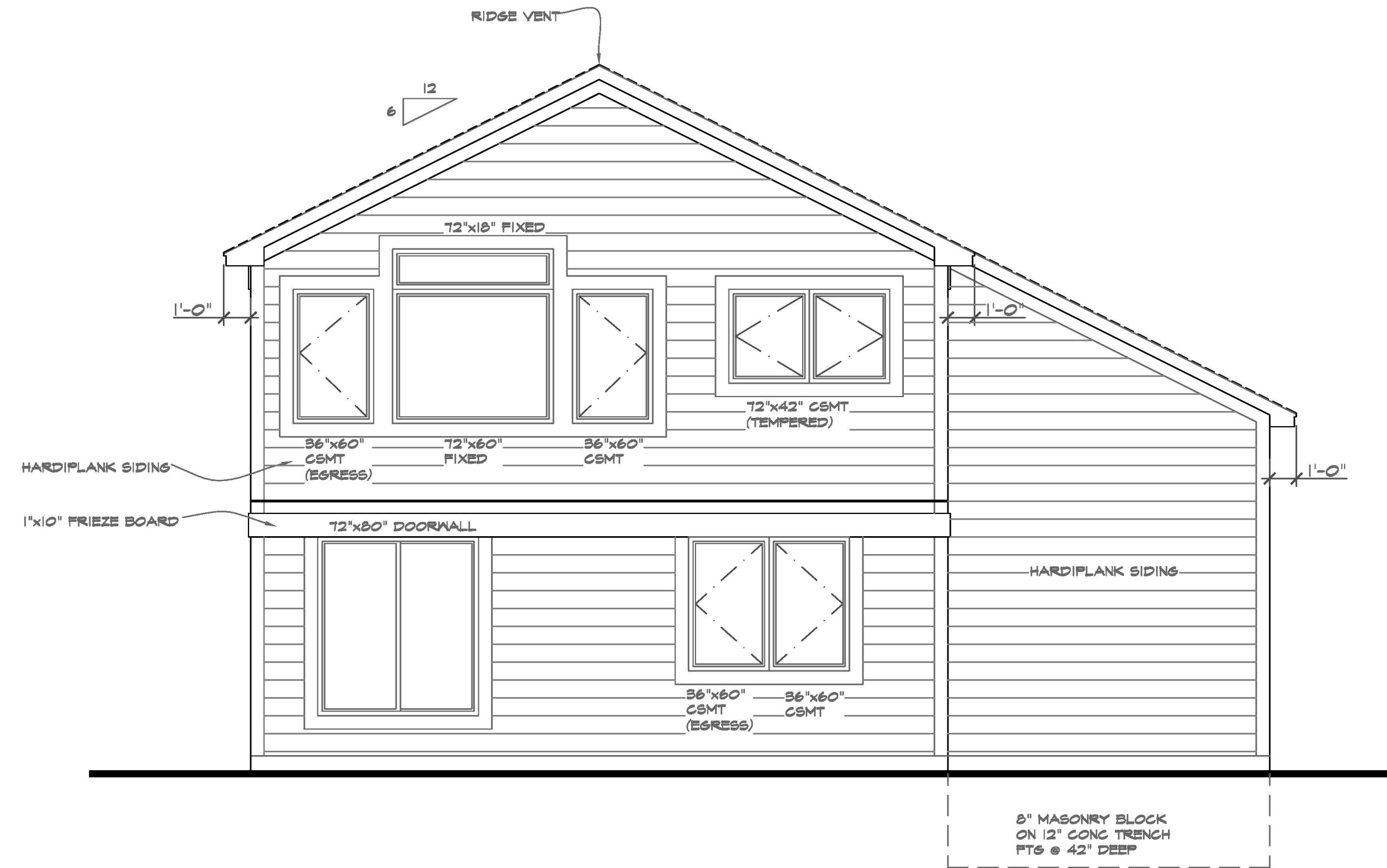
**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST (FRONT) ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
SCALE: 1/4"=1'-0"

# REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION & RENOVATION FOR:  
**LAPORTE RESIDENCE**  
686 COOLIDGE STREET  
PLYMOUTH, MICHIGAN 48170

ZACK M OSTROFF & ASSOCIATES  
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER  
MEMBER  
**AIA**  
BD  
web: www.zoarchitecture.com  
email: zack@zoarchitecture.com  
PH: 248.425.4190

THIS DRAWING AS AN INSTRUMENT OF SERVICE IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE  
**EXTERIOR ELEVATIONS**

SHEET SCALE  
**AS NOTED**

PROJECT NO.  
**22-161**

DATE  
**12.13.22**

SHEET NUMBER  
**A-4**

February 22, 2023

Good Moring Greta, Thankyou again for taking the time to cover and help with the questions we had for the paperwork we submitted to the city. We really want to make sure we get this as right as we can. Per our conversation about the flood plain hardship, we want to add or amend what we have submitted to make sure we add the flood plain we have in the back yard. That flood plain and existing pool makes it impossible to add a detached garage. I also attached two homes both updated in the last 12-24 months that has exactly what we want to add to our home. We hope the additional photos help illustrate what we are envisioning for the addition to the house.

To go with the above, the survey is done, and we will either bring that to the meeting with us or I will email it over when we receive it. We have verified that we have the six feet for the side yard that we need for the proposed garage.

We hope this helps.

John LaPointe



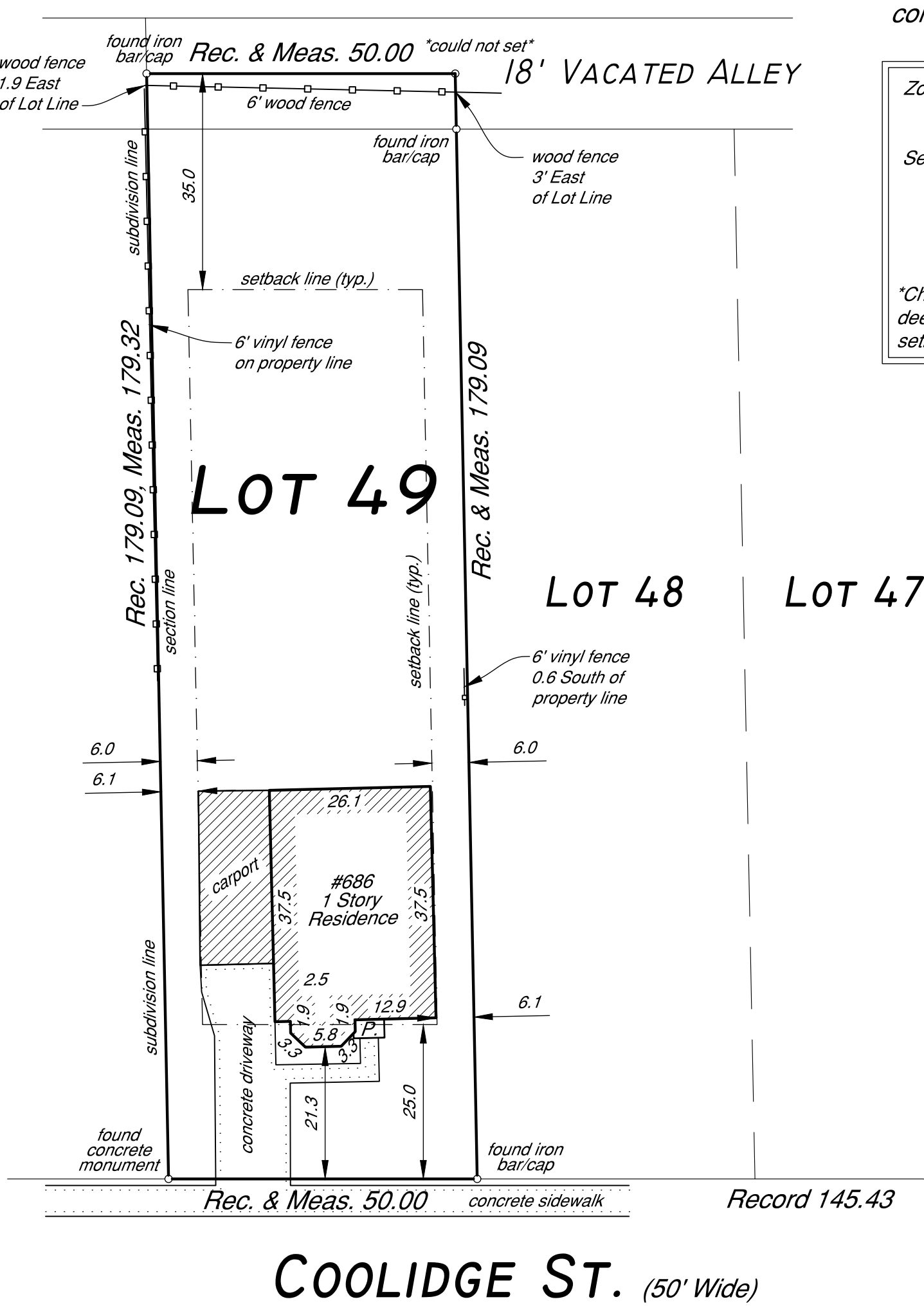






LEGAL DESCRIPTION

LOT 49, ALSO THE EAST 1/2 OF THE ADJACENT VACATED ALLEY OF "REISER & STELLWAGEN SUBDIVISION", PART OF THE SOUTHWEST 1/4 OF SECTION 26, AND PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWN 1 SOUTH, RANGE 8 EAST, VILLAGE OF PLYMOUTH (NOW CITY OF PLYMOUTH), WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 48 OF PLATS ON PAGE 83, WAYNE COUNTY RECORDS. LOT CONTAINS 8,953 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

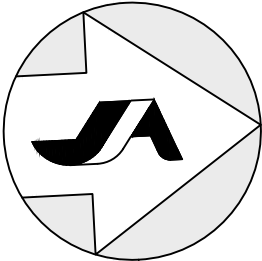


confirm minimum setbacks  
with municipality

Zoning:  
R-1 Single Family Residential

Setbacks:  
Front - 25'\*  
Side - 6'  
Side total - 12'  
Rear - 35'

\*Check title policy for subdivision  
deed restrictions that may affect  
setback requirements. \*





Know what's below.  
Call before you dig.

CERTIFICATE OF SURVEY		Date 2 MAY 2023
Prepared For: Evergreen Development NV, LLC 485 S. Main St. Plymouth, MI 48170 (734) 667-3352		Job No. 23-02-002
Jekabson & Associates, P.C. Professional Land Surveyors 1320 Goldsmith, Plymouth, MI 48170 (734) 414-7200 (734) 455-8000		Scale 1" = 20'
by:		Drawn AAH
		Checked JGE
		Sheet 1 OF 1