



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, December 4, 2025 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/81109037639>

Webinar ID: 811 0903 7639 Passcode: 060413

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of October 2, 2025, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
 - a) **Z 25-12, 1157 Penniman:** John (Jack) Wilson, the owner, is requesting non-use variances to construct an addition onto an existing porte-cochere (carport) and to rebuild a detached garage in the required setback. The porte-cochere requires the following variances: size greater than 250 square feet in area, located in a side yard setback on a lot greater than 60 feet wide, located closer than two feet from the side property line, a roof that is enclosed with railings and accessible from an opening in the residence. The detached garage requires the following variance: rear yard setback less than 3 feet. The property is zoned R-1, Single-Family Residential.
 - b) **Z 25-13, 120 Wilcox:** Peter Poulos, the owner, is requesting non-use variances to construct an addition onto an existing home. The addition requires variances for lot coverage and the floor area ratio. The property is zoned R-1, Single-Family Residential.
 - c) Clerical clarification of August 7, 2025 meeting minutes
- 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.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

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, 35th 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

“The government in this community is small and accessible to all concerned.”

-Plymouth Mayor Joe Bida November



City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, October 2, 2025 - 7:00 p.m.

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

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

Present: Vice Chair Burrows, Members Mike Devine, Robert Mengel, Rebecca Smith, and Alternate Mike Pappas.

Absent: 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 Mengel, to approve as amended minutes of the September 4, 2025 meeting.

There was a roll call vote.

YES: Devine, Mengel, Smith, and Pappas

Abstained: Vice Chair Burrows

MOTION PASSED

4. APPROVAL OF THE AGENDA

Mengel offered a motion, seconded by Devine, to approve the agenda for the October 2, 2025 meeting.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith, and Burrows

MOTION PASSED UNANIMOUSLY

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

- a) **Z 25-10, 630 S. Main:** Dagher Signs and Graphics, the applicant, is requesting a non-use variance to install a wall sign at a business site which displays a ground sign. The applicant is also requesting a non-use variance to install a wall sign on a façade that does not have a separate public means of ingress and egress. The property is zoned B-1, Local Business District.

Citizen Comments

There were no citizen comments.

Board Member Discussion

The board evaluated Dagher Signs and Graphics' request for three signs due to visibility concerns

but expressed worries about the number of signs and light pollution. Instead, they considered permitting two signs, either a combination of a ground sign and one wall sign, or two wall signs.

Motion

Commissioner Devine made a motion, seconded by Mengel, to approve a variance for agenda item Z25-10 that would allow an additional wall-mounted sign on a non-entry façade.

Findings of Fact

The property requires extra signage due to its multiple frontages to ensure proper visibility, and the additional sign will help enhance visibility for vehicular traffic.

Condition

With the condition regarding light pollution, administration can act should the light levels of the signs become problematic.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Burrows

MOTION PASSED UNANIMOUSLY

- b) **Z 25-11, 412 W. Ann Arbor Trail:** Jacquelyn and Eric Ouellette, the owners, are requesting a non-use variance to construct a pool in the front yard. The applicant, Eric Ouellette, was reapplying for a previously approved variance. The property is zoned RM-1, Multi-Family Residential.

Citizen Comments

There were no citizen comments.

Board Member Discussion

Board members discussed landscaping and fencing plans, reminding the applicant of fence ordinances. Pappas asked about the arborvitaes' condition and plans for improved screening. Mr. Ouellette acknowledged issues due to their berm placement and shared plans to replant at ground level for better growth, along with installing a fence for privacy and security, in compliance with the city's fence ordinances. Mr. Ouellette also mentioned considering a mechanized pool cover for safety given their small children. Members appreciated the thorough consideration of aesthetics and safety.

Motion

Mengel offered a motion, seconded by Smith, to approve Z25-11 to install a pool within a front yard setback at 412 W. Ann Arbor Trail.

Findings of Fact

The property has two front yards and there's no possible location for a pool in the rear yard without a variance, and the pool will be in the secondary front yard that functionally serves as a side yard.

Condition

The pool would be placed within the boundaries as shown in the plan that was presented.

There was a roll call vote.

YES: Pappas, Mengel, Smith, Devine and Burrows

MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

No board member comments were made.

9. REPORTS AND CORRESPONDENCE

There were no reports and correspondence to report.

10. ADJOURNMENT

Pappas offered a motion, seconded by Mengel, to adjourn the meeting at 7:33 p.m.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Burrows

MOTION PASSED UNANIMOUSLY

DRAFT



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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: November 24, 2025
RE: 1157 Penniman, Non-Use Variance Requests

John (Jack) Wilson, the owner, is requesting non-use variances to construct an addition onto an existing porte-cochere (carport) and to rebuild a detached garage in the required setback. The property is 66 feet wide by 132 feet deep totaling 8,712 square feet. The property is zoned R-1, Single-Family Residential.

Section 78-43 (13) states “(b) The porte cochere shall not be greater than 250 square feet in area. (d) The porte cochere may be located within a side yard setback if the following requirements are met: i. The existing lot width is 60 feet wide or less; iv. No element of the porte cochere is located closer than two feet from the side property line, including overhangs and similar elements, but excluding gutters; (h) The roof of the porte cochere shall not be enclosed with railings, shall not be accessible from an opening in the residential dwelling, and shall not be used as a porch, balcony, or similar use.” Variances are required to construct a porte cochere greater than 250 square feet in area located in a side yard setback on a lot greater than 60 feet wide. Variances are required to construct a porte cochere located closer than two feet from the side property line with a roof that is enclosed with railings and accessible from an opening in the residence.

Section 78-260 (6) states “No detached accessory building in residential districts shall be located closer than three feet to any side or rear lot line.” The proposed rear yard setback for the detached garage is 1 foot. A variance of 2 feet is required.

Should you have any questions, please contact me directly.



Wilson Residence Directional Variance Application Summary

1157 Penniman Avenue

Intent of application is to get feedback regarding below in order to return with formal plans for final approval. Application is broken into three documents due to size constraints on application form and to help facilitate review of each request:

1. Carriage House/Garage Replacement in same location with same Rear Yard Setback:
 - a. Issue is that current setback is ~1':
 - i. Carriage house was built in 1896 before zoning laws?
 - ii. Complying with setback would:
 1. Prevent replacement of dilapidated structure.
 2. Or require removing decades old pine tree and grape vines.
 3. Or necessitate a costly, time-consuming multiphase replacement (foundation, then base structure, then roofing cap).
 - iii. Affected neighbor is OK with request.
2. Carport Extension to code limit of 25':
 - a. Issues are that current side yard setback is ~1' and total area would exceed 250 ft²:
 - i. Carport was built in 1896 before zoning laws and length was designed for carriages...current structure is not even long enough to cover a minivan.
 - ii. Current side yard setback would be maintained.
 - iii. Area limitation is exceeded not due to length, but due to width of existing driveway.
 - iv. Affected neighbor is OK with request.
3. 2nd Floor Exterior Door with Carport Access:
 - a. Issue is that this is no longer allowed:
 - i. Door currently exists to sunporch (and then to carport) and is used to allow long and/or large furniture, etc. to 2nd floor) which is not possible due to offset, short and narrow inside staircase.
 - ii. Desire is to enclose sunporch for use as a 2nd floor laundry and maintain accessibility to 2nd floor; there is no intent to use carport as a patio...but applicant is willing to install a railing to appease concerns if needed.
 - iii. Several existing carports, including prominent homes along A2 Trail, do have door access to their carports.
 - iv. Affected neighbor is OK with request.

In general, homeowner has done his best to maintain the original character of the 1896 home wherever possible and does not want to weigh the options of knocking down the house or selling to a big foot home developer in order to further upgrade the property.

RECEIVED

NOV 12 2025



CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

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

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.

1157 Penniman Avenue

Address of Property		Date of Application	
John (Jack) Wilson, Jr. Wilson Family Trust			
Applicant Name		Property Owner	
1157 Penniman Avenue	Plymouth	MI	48170-1100
Address		City	State Zip
jackwilsonmaps@outlook.com		(734) 846-5636	
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 (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. 78-43 (13) - Porte-cocheres Size (b), Side Setback (d iv, v).

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Extend/Replace existing carport with length from 13' to 25' to allow coverage to back door. Maintain current side setback (within 2' requirement) and column style/position. Adjacent neighbors Verkeke and new neighbors (Kearis') concur. See attached pictures/concurrence.

Description of Property

Current zoning classification: R-1

Current use of structure(s) on premises: Carport

Is it a corner or interior lot? Interior

Size and area of lot: 66' frontage, 132' Depth

Total square footage of existing main structure(s): ~2198 ft²

Total square footage of accessory structure(s): 600 ft² (Garage); 256 ft² (WCP)

Existing [lot coverage](#) (percentage) of all buildings and structures: (2198+600+256)/8712=35%

Height of existing main and/or accessory structures: Main (Peak 29'); Garage (Peak: 16' 0.5")

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: +~162 ft² (Total 318)

Front yard setback after completion (measured from property line): Compliant (>25')

Rear yard setback after completion (measured from property line): Compliant (>3')

Side yard setback after completion (measured from property line): ~1' (Same as Current)

Height of proposed structure: Compliant (Same as Current, Mating Below 2nd Floor Window)

Lot coverage (percentage) after completion: Compliant, ~27%)

Residential Only: [Floor Area Ratio](#) (FAR) after completion (shall not exceed 0.4): (2343+162/8712)=.29 (+2%)

☒ 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 carport was built for side door carriage access and before setback and ordinances. Complying with new ordinance would prevent coverage to current house residence and disrupt existing placement in setback along with current historical aesthetics of the support columns.
2. What effect will the variance have on neighboring properties? The neighbors directly next to the carport, already have a tall row of arborvitaes obstructing the view of existing and proposed carport area. Both next door homeowners are OK with the proposed extension. See included pictures.
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. There are no records to indicate when the carport was built, but it is suspected it was constructed at the same time the home was built in ~1896, long before any setback standards were in place...and when horses rather than cars were the primary mode of transportation. Modern vehicles are longer than current carport...and horse carriages.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? There have been no complaints from neighbors about the carport position since I've owned the home (1997) and no indication of any issues for any time period before my ownership. Compliance with the ordinance would prevent extending the carport to cover a full vehicle and coverage to the back door.

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

John D. Wilson
Signature of Property Owner

John D. Wilson, Jr.
Signature of Applicant

Subscribed and sworn before me this 10th day of November, 20 25

Mark Brown
Notary Public
My Commission expires 4.23.2030

RECEIVED

NOV 12 2022



CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT

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

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.

1157 Penniman Avenue

Address of Property		Date of Application	
John (Jack) Wilson, Jr. Wilson Family Trust			
Applicant Name		Property Owner	
1157 Penniman Avenue	Plymouth	MI	48170-1100
Address		City	State Zip
jackwilsonmaps@outlook.com		(734) 846-5636	
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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.

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Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:
Sec. 78-43 (13) - Porte-cocheres Accessibility (h).

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Allow an access door over an extended carport (from separate but related submission) to facilitate furniture and appliance access to 2nd floor. Current sunporch has door; would like to enclose sunporch for 2nd floor laundry. Existing interior does not allow large item access to 2nd floor.

Description of Property

Current zoning classification: R-1

Current use of structure(s) on premises: Carport

Is it a corner or interior lot? Interior

Size and area of lot: 66' frontage, 132' Depth

Total square footage of existing main structure(s): ~2198 ft²

Total square footage of accessory structure(s): 600 ft² (Garage); 256 ft² (WCP)

Existing [lot coverage](#) (percentage) of all buildings and structures: (2198+600+256)/8712=35%

Height of existing main and/or accessory structures: Main (Peak 29'); Garage (Peak: 16' 0.5")

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: +~88 ft²

Front yard setback after completion (measured from property line): Compliant (>25')

Rear yard setback after completion (measured from property line): Compliant (>3')

Side yard setback after completion (measured from property line): Compliant (>3')

Height of proposed structure: Compliant (<= Current)

Lot coverage (percentage) after completion: Compliant (~27%)

Residential Only: [Floor Area Ratio](#) (FAR) after completion (shall not exceed 0.4): (2343+88/8712)=.28 (+1%)

☒ 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 sunporch has a door with access to roof over carport, allowing furniture, etc. to be moved to 2nd floor. Internal ceiling height, offset staircase and stairway width do not allow larger furniture to be moved to 2nd floor. See included interior pictures.
2. What effect will the variance have on neighboring properties? Only one neighbor's property to the west would be affected by the door moving 8' closer to their property line, but this neighbor has arborvitaes that obstruct view of existing carport and sunporch...and they also have their own 2nd floor door over a flat roofing area.
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. Home was built in 1896 when people were shorter (and narrower) and had smaller furniture and no interior plumbing. The difficulty comes about as a result of the ordinance being implemented later; there are several prominent homes in Plymouth which have access to their carports from the 2nd floor...examples shown in attachment.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The ordinance prevents home from being updated with a modern convenience, a 2nd floor laundry, as a washer and dryer among other larger furniture, can not otherwise be moved to 2nd floor. This type of ordinance while understandable for new construction further incentivizes knocking down older homes to be replaced by new construction. Note: I am willing to add a railing to appease concerns.

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

[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn before me this 10th day of November, 20 25

Tracy M Boucher, [Signature]
Notary Public

My Commission expires 4.23.2030

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NOV 12 2025

CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT



DIMENSIONAL (NON-USE) VARIANCE APPLICATION

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1157 Penniman Avenue

Address of Property		Date of Application	
John (Jack) Wilson, Jr. Wilson Family Trust			
Applicant Name		Property Owner	
1157 Penniman Avenue	Plymouth	MI	48170-1100
Address		City	State Zip
jackwilsonmaps@outlook.com		(734) 846-5636	
Email		Phone	

Three Basic Functions of the ZBA:

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Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:
Sec. 78-260 (6) - 3' Rear Setback


I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Sec. 78-43 (13)
Replace existing carriage house/garage using same ~1' rear setback foundation location.
Complying with 3' setback would cause structure to move forward by ~2' and cause decades old large pine tree,
brick pavers and grape vines to be removed. Adjoining neighbor Pastor Paul Schaefer is OK with request. See attached evidence.

Description of Property

Current zoning classification: R-1
Current use of structure(s) on premises: Garage
Is it a corner or interior lot? Interior
Size and area of lot: 66' frontage, 132' Depth
Total square footage of existing main structure(s): ~2198 ft²
Total square footage of accessory structure(s): 600 ft² (Garage); 256 ft² (WCP)
Existing lot coverage (percentage) of all buildings and structures: (2198+600+256)/8712=35%
Height of existing main and/or accessory structures: Main (Peak 29'); Garage (Peak: 16' 0.5")

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: Same or slightly larger: ~600 ft²
Front yard setback after completion (measured from property line): Compliant (>25')
Rear yard setback after completion (measured from property line): 1' (Same as Current)
Side yard setback after completion (measured from property line): Compliant (>=3')
Height of proposed structure: Compliant (<=15' Midpoint of Roof)
Lot coverage (percentage) after completion: Compliant, Similar to Current (~25%)
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): (2343/8712)=.27 (Current & New)

 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.) Complying with setback would cause two main issues:
1) Existing fencing, decades old grape vines and pine tree would have to be moved and cut down, and
2) Driveway would have to be moved to align with the new garage position.
2. What effect will the variance have on neighboring properties? The new garage would be a major cosmetic improvement viewed from their properties compared to current delapidated carriage house. A new structure would also provide a sealed structure, no longer allowing animals access through rotted foundation and floor.
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. There are no records to indicate when the carriage house was built, but it is suspected it was constructed at the same time the home was built in ~1896, long before any setback standards were in place.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? There have been no complaints from neighbors about the garage position since I've owned the home (1997) and no indication of any issues for any time period before my ownership. Compliance with the ordinance would prevent replacing the delapidated structure and/or conflict with the cities previous ordinance protecting tree removal on private property (Chapter 34, Section 34-20).

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

[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn before me this 10th day of November, 20 25

[Signature]
Notary Public
My Commission expires 4-23-2030



ABC FUNDING CORPORATION

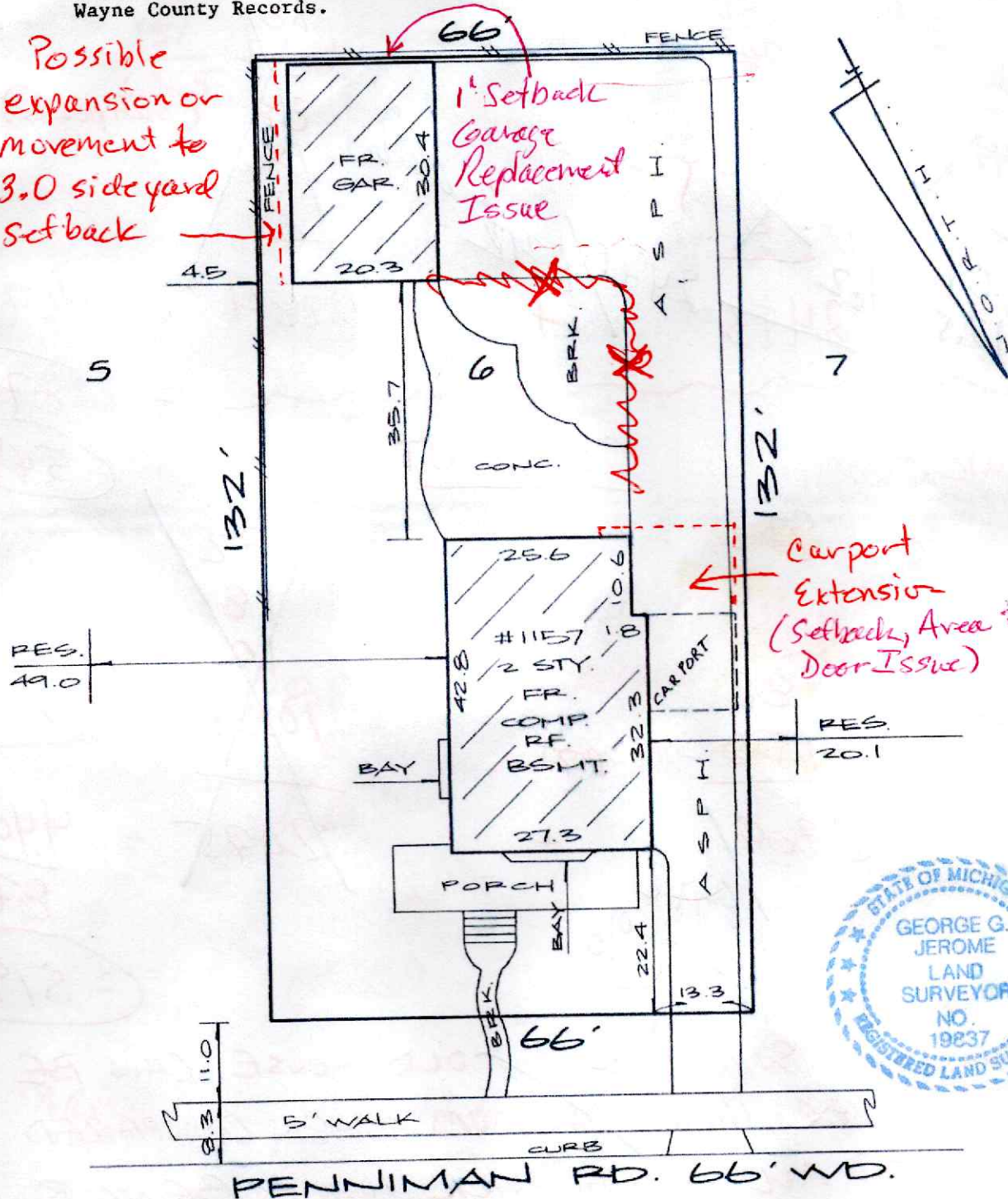
CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS. 28304 HAYES • ROSEVILLE, MI 48066 • (810) 774-3000

LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

DATE: 8-13-97

Lot 6, "PARK PLACE", on the West 1/2 of Section 27 in Town 1 South, Range 8 East, Plymouth, Wayne County, Michigan. Recorded in Liber 18 of Plats, Page 95 of Wayne County Records.

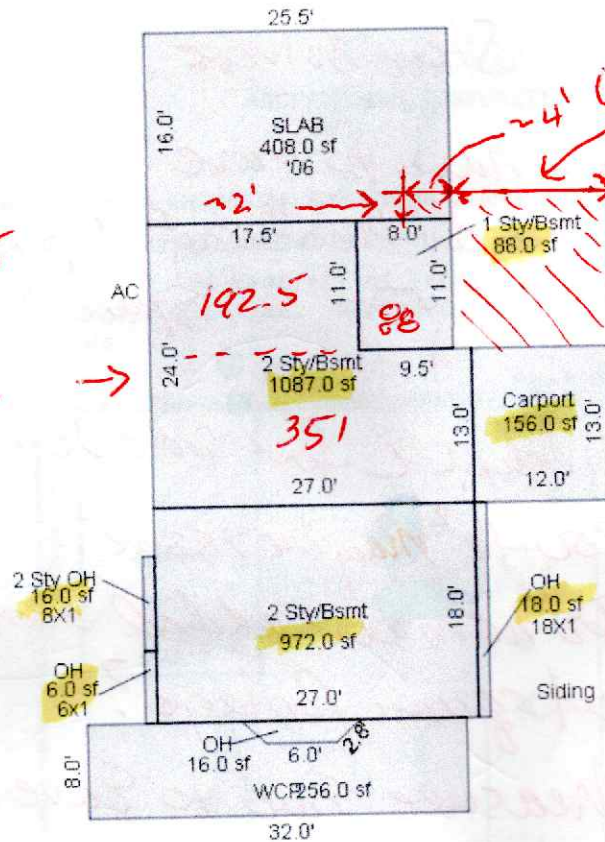
Possible expansion or movement to 3.0 side yard setback



CERTIFICATE: We hereby certify to ABC FUNDING CORPORATION that we have surveyed the above-described property in accordance with the description furnished by you for the

Image/Sketch for Parcel: 008 10 0006 000

$$\begin{array}{r} 1^{st} \text{ Floor} = 192.5 \\ 88 \\ \hline 351 \\ \hline 631.5 \end{array}$$



Sketch by Apex Medina™

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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HEIGHTS (Existing)

$$\begin{array}{r} \text{HOUSE} : 282'' \\ + 66'' \\ \hline 348'' \end{array}$$

$$= 29' 0'' \text{ (Peak)}$$

$$\begin{array}{r} \text{GARAGE} : 190'' \text{ (North)} \\ 195'' \text{ (South)} \end{array}$$

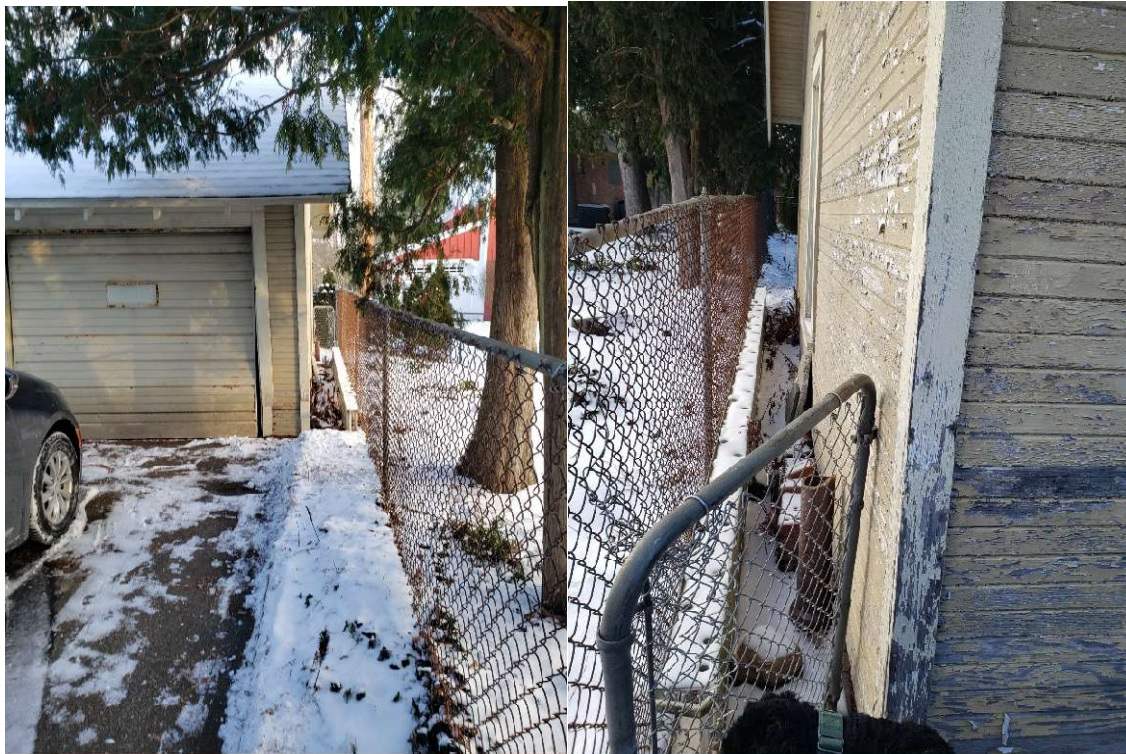
$$\begin{array}{r} 15' 10'' ; 16' 3'' \\ \hline \bar{x} = 16' 1/2'' \text{ (Peak)} \end{array}$$

CARPORT : 12' 3" at roof line at western edge; ~ 2/12 pitch to house at 1st floor.

EXISTING FAR & LOT COVERAGE CALCULATIONS WITH POTENTIAL CHANGE CALCULATIONS:

<u>EXISTING FAR DESCRIPTION:</u>	<u>X (EAST/WEST):</u>	<u>Y (NORTH/SOUTH):</u>	<u>SQUARE FEET:</u>	<u>LOT SIZE (SQUARE FEET, 66' X 132'):</u>	<u>FAR %:</u>	<u>LOT COVERAGE:</u>	<u>LOT COVERAGE %:</u>	<u>COMMENT:</u>
MAIN HOUSE COVERAGE:	27.3	42.8				1168.44		
LESS OFFSET ON SOUTEAST BACK CORNER OF HOUSE:	-1.8	10.6				-19.08		
WOODEN COVERED FRONT PORCH:	32	8				256		
MAIN HOUSE FROM CARPORT TO BACK:			1087					
MAIN HOUSE IN FRONT OF CARPORT:			972					
EXISTING CARPORT:			156			156		
BELOW 2ND FLOOR SUNPORCH:			88					
WEST 2ND FLOOR OVERHANG:			18					
2ND FLOOR EAST SIDE SOUTH OVERHANG:			16					
1ST FLOOR BAY WINDOW EAST SIDE NORTH OVERHANG:			6					
			2343	8712	26.9%	1561.36	17.9%	
<u>FAR (GARAGE REPLACEMENT):</u>								
EXISTING GARAGE:	20.3	30.4				617.12		NOT COUNTED IN FAR BUT IN LOT COVERAGE
POSSIBLE DEPTH CHANGE TO 3' SIDE YARD SETBACK:	1.5	30.4	45.6			45.6		NOT COUNTED IN FAR BUT IN LOT COVERAGE
			2388.6	8712	27.4%	662.72	7.6%	
<u>FAR (CARPORT EXTENSION):</u>								
EXTENSION TOWARDS BACK OF LOT BY 12' (POST TO POST):	13.5	12	162			162		ADDED TO EXISTING CARPORT = 318 FT^2
			2505	8712	28.8%	162	1.9%	
<u>FAR (SUNPORCH ENCLOSURE):</u>								
ENCLOSURE OF OPEN SUNPORCH:	8	11	88					ALREADY COVERED BY MAIN HOUSE COVERAGE
			2431	8712	27.9%	0	0.0%	
<u>FAR (ALL OPTIONS TOGETHER):</u>			2638.6	8712	30.3%	2386.08	27.4%	

CURRENT CARRIAGE HOUSE/GARAGE PROPERTY LINE AT ~1' AT SE CORNER OF LOT; PINE TREE/GRAPE VINE BORDER AT NORTH END OF GARAGE:



SAMPLE REPLACEMENT GARAGE STYLES BEING CONSIDERED:




Re: FW: Draft Garage and Carport V

 Paul Schaefer <peschaef5@gmail.com>

To: Jack Wilson

 Reply  Reply All  Forward 

Wed 6/18/2025 11:13 AM

 You replied to this message on 6/18/2025 10:17 PM.

Hi Jack,
As far as I can tell from the drawings and our conversations, I support your application for a variance for the garage.
Let me know if you need anything else from me.
Thanks
Paul Schaefer

On Tue, Jun 17, 2025 at 8:12 AM Jack Wilson <jackwilsonvista@outlook.com> wrote:
Hello neighbors.

Attached is the draft of the variance application we've briefly discussed. I asked Karen Sisolak, a former zoning board member, to review the application but haven't heard back yet. There are no details of what the new garage would look like as this will be dependent on the outcome of the variance request. The carport would basically be the same, just longer. Related to the carport is a possible enclosure of the sunporch; again, no drawings as it would be affected by the carport variance request outcome. The goal would be to get a tentative approval of the requests and then I would have to have the designs done for formal submittal for final approval:

- * Carriage House file applies to Paul/Joy with concurrence requested.
- * Carport file applies to Janice/Jerry with concurrence requested.
- * Diagram and picture file applies to both requests.
- * Bill/Coni...no variance request related to your property line...just a courtesy FYI.

If you are OK with the request, please indicate your concurrence in a reply. If you have any requested changes, let me know and I'll incorporate them and/or discuss them with you separately. Thanks for your feedback regardless.

Jack

CURRENT CARPORT PICTURES (SHOWING EXPOSED TRIP FROM CARPORT TO BACK DOOR):



PROPOSED EXTENSION SHOWING 25' END POINT (NEEDED TO ALLOW COVERAGE TO DOOR); CURRENT NEIGHBOR VIEW SHOWING ARBORVITAE OBSTRUCTING VIEW:



EXISTING SUPPORT POST DIMENSIONS:



jackwilsonvista@outlook.com

From: Bryan Kearis <Bryan.Kearis@rehmann.com>
Sent: Thursday, November 6, 2025 8:16 AM
To: Jack Wilson
Subject: RE: Garage

Good morning Jack

We are in support of your proposed plans. Good luck with the Plymouth Zoning Board.

Also, thank you for the Tuesday Penni Men invitation. I plan on making the next get together and bringing our neighbor Randy Balconi. He and his wife Jodi have a home on Evergreen and they own another property on Church St.

Bryan J. Kearis, CPA, CGMA
Principal
Advisory and Tax Services
Rehmann

1249 Griswold, Ste 201 | Detroit, MI | 48226

D: 313.202.7388 | **C:** 248.320.6620 | **Fax:** 313.967.0135
bryan.kearis@rehmann.com | [Subscribe and stay connected](#)

[Click here](#) to send files to me securely.

From: Jack Wilson <jackwilsonvista@outlook.com>
Sent: Monday, November 3, 2025 10:53 PM
To: Bryan Kearis <Bryan.Kearis@rehmann.com>
Subject: FW: Garage

Bryan, not sure if Amy mentioned this to you but wanted you guys to be aware of some changes we may be making to our garage, carport and sunporch that have some level of approvals needed by the Plymouth Zoning Board. Your predecessors previously were OK with what I was proposing. Let me know if you and/or Amy have any issues with the attached.

Thanks.

Jack

From: Jack Wilson
Sent: Friday, October 31, 2025 11:01 PM
To: Bolhuis, Greta <gbolhuis@plymouthmi.gov>
Subject: FW: Garage

Hello again Greta.

From: Janice Verkerke <jcverkerke@yahoo.com>
Sent: Tuesday, June 17, 2025 3:49 PM
To: Jack Wilson <jackwilsonvista@outlook.com>
Subject: Re: Draft Garage and Carport Variance Application

Hi Jack, the carport plan looks good to me and Jerry.

Best,
Janice

On Tuesday, June 17, 2025 at 08:12:36 AM EDT, Jack Wilson <jackwilsonvista@outlook.com> wrote:

Hello neighbors.

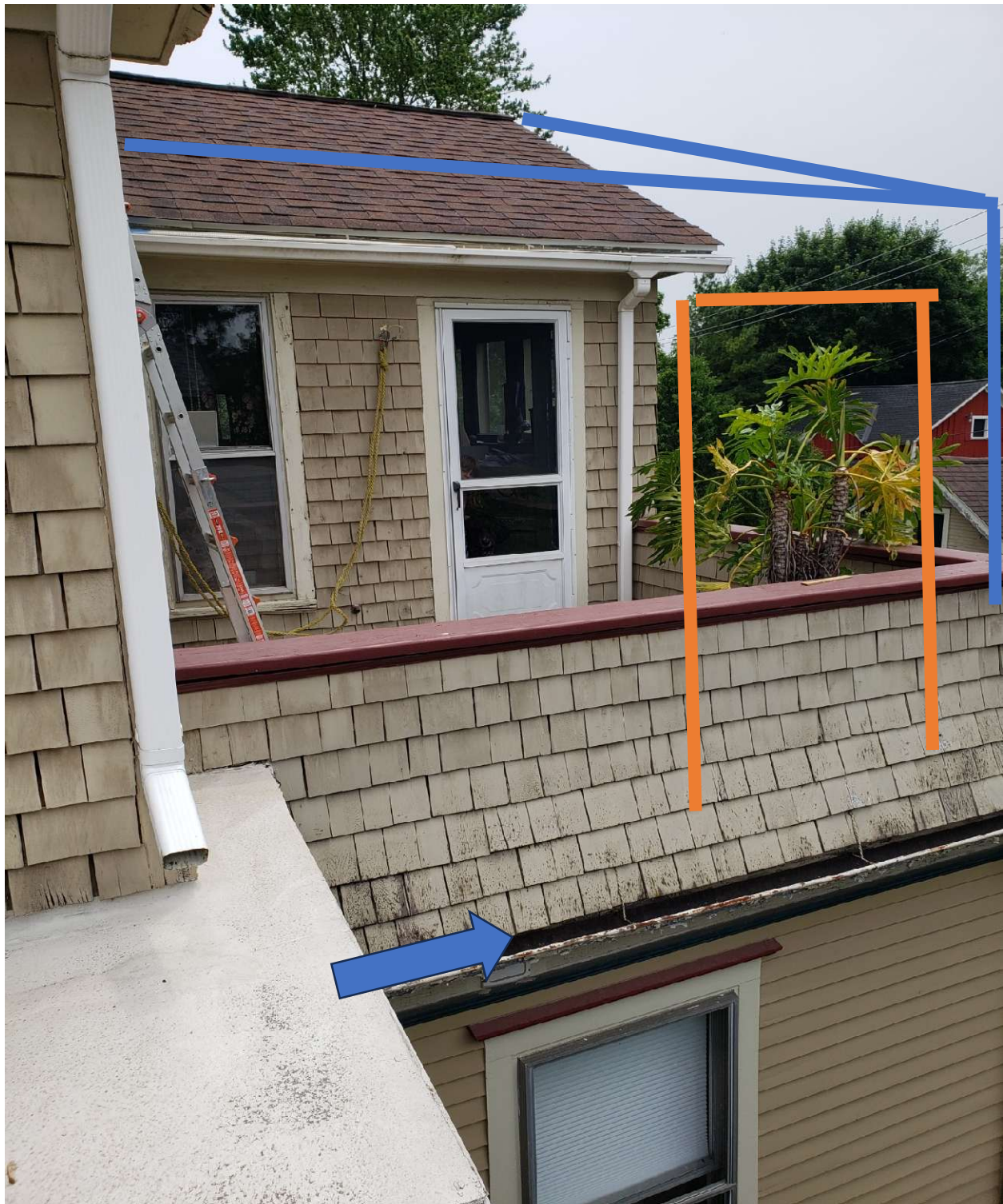
Attached is the draft of the variance application we've briefly discussed. I asked Karen Sisolak, a former zoning board member, to review the application but haven't heard back yet. There are no details of what the new garage would look like as this will be dependent on the outcome of the variance request. The carport would basically be the same, just longer. Related to the carport is a possible enclosure of the sunporch; again, no drawings as it would be affected by the carport variance request outcome. The goal would be to get a tentative approval of the requests and then I would have to have the designs done for formal submittal for final approval:

- Carriage House file applies to Paul/Joy with concurrence requested.
- Carport file applies to Janice/Jerry with concurrence requested.
- Diagram and picture file applies to both requests.
- Bill/Coni...no variance request related to your property line...just a courtesy FYI.

NARROW, OFFSET AND SHORT 2ND FLOOR STAIRWAY THAT WON'T ALLOW QUEEN MATTRESSES, BOX SPRINGS, LONG FURNITURE OR WASHER/DRYER MOVEMENT TO 2ND FLOOR; EXISTING SUNPORCH HAS DOOR USED FOR CURRENT LARGE ITEM ACCESS TO 2ND FLOOR:



ENCLOSE SUNPORCH (BLUE), MOVE DOOR TO EDGE OF EXISTING SUNPORCH (ORANGE),
EXTEND CARPORT (ARROW) TO BACK OF 1ST FLOOR ENTRY DOOR COVER)



EXAMPLES OF 1177 PENNIMAN NEIGHBOR 2ND FLOOR DOOR TO FLAT ROOF; 1393 & 1411 W. A2 TRAIL HOMES WITH DOOR/RAILINGS OVER CARPORT:







City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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

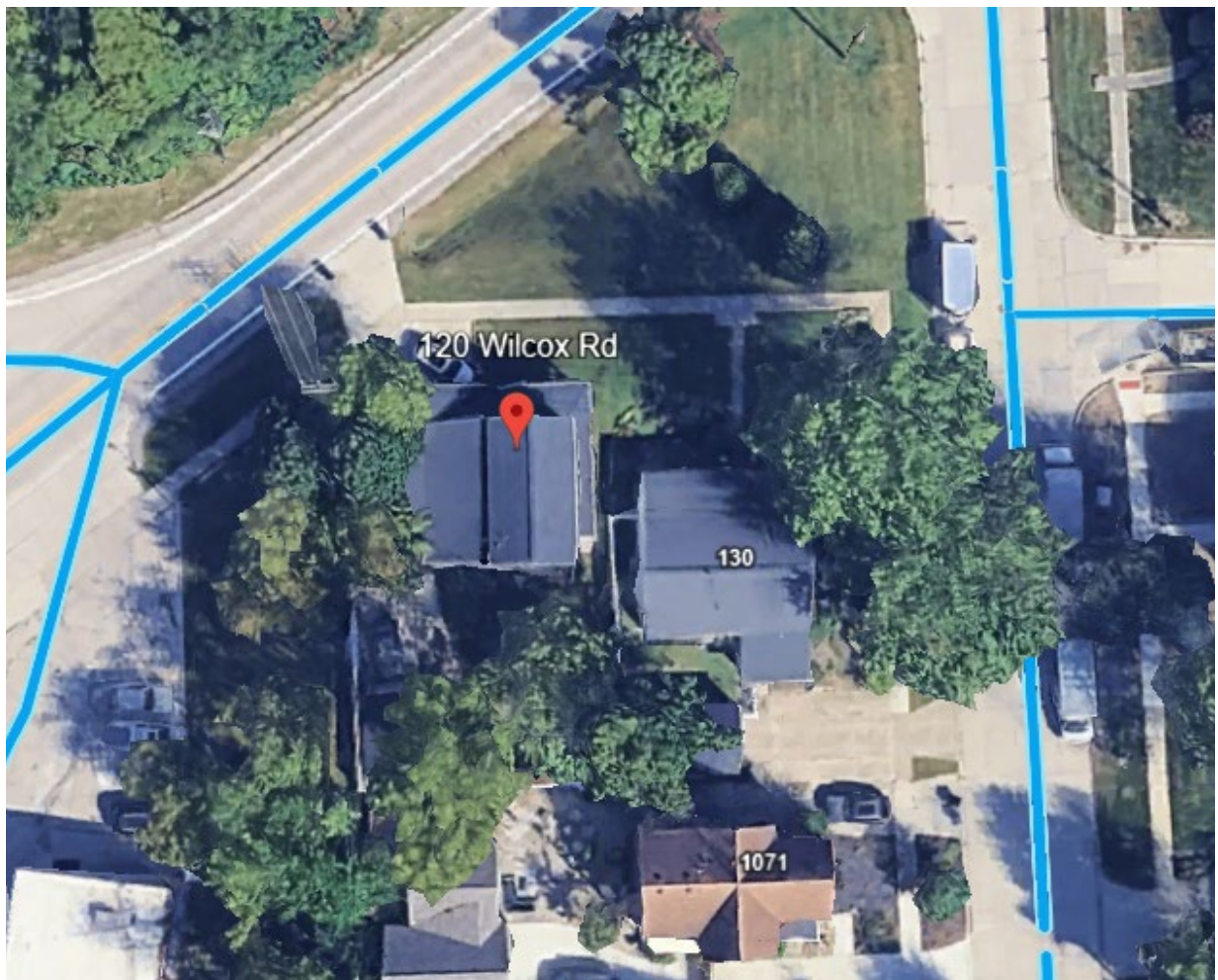
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: November 24, 2025
RE: 120 Wilcox, Non-Use Variance Requests

Peter Poulos, the owner, is requesting non-use variances to construct an addition onto the existing home and to construct a new detached garage. The lot is an irregular shape totaling 6,218 square feet. The property is zoned R-1, Single-Family Residential.

Section 78-190 references that the maximum lot coverage is 35 percent. The proposed lot coverage is 39.6 percent. A variance of 4.6 percent is required.

Section 78-190 references that the maximum floor area ratio is 0.40. The proposed floor area ratio is 0.427 percent. A variance of 0.027 is required.

Should you have any questions, please contact me directly.





City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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: November 24, 2025
RE: Clerical Clarification of August 7, 2025 Meeting Minutes

As you are aware, at the August 7, 2025 Zoning Board of Appeals meeting a variance was granted to install a fence in the front yard of a property zoned Light Industrial. The motion is included below for your information.

Motion

Smith offered a motion, seconded by Pappas, to approve Z 25-06 for a non-use variance to locate a fence in the front yard. The approval is conditioned with the fence having a minimum setback of 55 feet **from the front property line**.

Findings of Fact

The building is located at the back of the lot with minimal distance from the back of the building to the rear yard side setback, the fence does not extend into the setbacks of neighboring buildings, and having the fence is a core function of the business.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Elliott

MOTION PASSED UNANIMOUSLY

The applicant has since applied for their permit. In reviewing the application, it was discovered that the fence is actually 45 feet from the front property line and 55 feet from the street curbline.

After reviewing the meeting video, the condition was for the fence to have a "minimum setback of 55 feet." This condition was based on the information provided by the applicant in their submission which states "The proposed fenced in area would exist 55'5" away **from the street**, [...]".

Staff is requesting that Zoning Board of Appeals clarify the condition in the August 7, 2025 motion.

Should you have any questions, 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

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.

120 WILCOX ROAD 11/01/25
Address of Property Date of Application

PETER POULOS PETER POULOS
Applicant Name Property Owner

120 WILCOX ROAD PLYMOUTH MI 48170
Address City State Zip

PETER@KARLSCABIN.COM 734-455-8450
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 \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. 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 (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 78-190 : LOT COVERAGE & F.A.R.

I (We) hereby appeal to the Zoning Board of Appeals for a variance to:

ALLOW THE FOLLOWING:

LOT COVERAGE OF 39.3%

FLOOR AREA RATIO (F.A.R.) OF 42.7%

Description of Property

Current zoning classification: R-1: SINGLE FAMILY RESIDENTIAL

Current use of structure(s) on premises: RESIDENCE & DETACHED GARAGE

Is it a corner or interior lot? INTERIOR

Size and area of lot: 6,218 SQ. FT. 60' W x 104.75' D

Total square footage of existing main structure(s): POORCH: 558 SF 1ST FLR: 965 SF 2ND FLR: 459 SF

Total square footage of accessory structure(s): DETACHED GARAGE: 365 SF

Existing lot coverage (percentage) of all buildings and structures: 30.4%

Height of existing main and/or accessory structures: RESIDENCE < 25' GARAGE < 15'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: SEE ARCH. SITE PLAN

Front yard setback after completion (measured from property line): 16'-6" (EXISTING)

Rear yard setback after completion (measured from property line): 35'-0" (EXISTING)

Side yard setback after completion (measured from property line): EAST: 4'-6" (EX.) WEST: 13'-0" (EX.)

Height of proposed structure: RESIDENCE < 25' GARAGE < 15'

Lot coverage (percentage) after completion: 39.3%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 42.7%

☒ 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.) _____

SEE ATTACHMENT A

2. What effect will the variance have on neighboring properties? _____

SEE ATTACHMENT A

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.) _____

SEE ATTACHMENT A

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? _____


SEE ATTACHMENT A

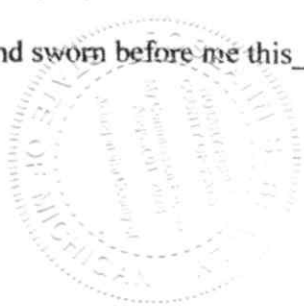
I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:


Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this 3rd day of November, 2025


Notary Public



My Commission Expires August 01, 2028 Effective Date: July 1, 2025
Acting in the County of Wayne

120 WILCOX ROAD - NON-USE VARIANCE:

ATTACHMENT A - RESPONSE TO THE FOLLOWING ZONING BOARD OF APPEAL “DIMENSIONAL (NON-USE) VARIANCE APPLICATION” ITEMS

- 1) **What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property in the city?**

THE CURRENT PARCEL CONFIGURATION IS UNIQUE IN THAT THE PROPERTY'S FRONT YARD ABUTS A CITY OWNED PARCEL. THIS CONFIGURATION WAS CREATED WHEN THE PORTION OF HARDENBERG STREET, DIRECTLY IN FRONT OF THE PROPERTY, WAS VACATED. AS A RESULT, THE SOUTH HALF OF THE HARDENBERG STREET RIGHT OF WAY WAS DEEDED TO THE PROPERTY OWNERS TO THE SOUTH (120 & 130 WILCOX), WHILE THE NORTH HALF WAS ACQUIRED BY THE CITY AND ADDED TO A SMALL, EXISTING, CITY OWNED TRIANGULAR PARCEL (219 HARDENBERG). THIS BROUGHT ABOUT A SITUATION WHERE THE PROPERTY OWNERS REGULARLY MAINTAIN THE CITY OWNED PARCEL, WHILE NOT ENJOYING THE BENEFITS OF OWNERSHIP.

IN ADDITION, THE WRAP AROUND PORCH, WHICH ADDS TO THE HISTORIC NATURE OF THE HOME, CONTRIBUTES A SIGNIFICANT AMOUNT OF AREA TO THE PARCEL'S LOT COVERAGE. THIS ELEMENT, WHILE CONTRIBUTING TO THE HOME'S HISTORIC VALUE, RESTRICTS THE PROPERTY OWNER'S ABILITY TO ADD TO THE HOME AND ALLOW THE CONSTRUCTION OF A USABLE GARAGE.

- 2) **What effect will the variance have on neighboring properties?**

THE PROPOSED ADDITIONS AND DETACHED GARAGE WILL HAVE A POSITIVE EFFECT BY ALLOWING THE PROPERTY TO BE UPDATED TO CURRENT LIVING STANDARDS WHILE PRESERVING THE ORIGINAL HISTORIC HOME, THUS MAINTAINING THE AESTHETIC AND APPEAL OF 'OLD VILLAGE'.

- 3) **Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about?**

THE PRACTICAL DIFFICULTIES ARE NOT SELF-IMPOSED. THE CURRENT PARCEL CONFIGURATION, CREATED BY HARDENBERG STREET BEING VACATED, EXISTED PRIOR TO THE CURRENT OWNER, AS DID THE WRAP AROUND COVERED PORCH.

- 4) **Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?**

THE ORDINANCE DOES NOT TAKE INTO ACCOUNT SITUATIONS OR PARCEL CONFIGURATIONS LIKE THIS ONE. IN ADDITION, THE ORDINANCE DOESN'T MAKE PROVISIONS FOR HOMEOWNERS OUTSIDE OF HISTORIC DISTRICTS THAT WANT TO MAINTAIN THEIR HISTORICALLY RELEVANT HOME, WHILE AT THE SAME TIME UPDATING THEM TO CURRENT LIVING STANDARDS.

AREA COMPARISON TABLE:

	LOT COVERAGE	FLOOR AREA RATIO
EXISTING AREA	1,888 SQ. FT.	1,424 SQ. FT.
ALLOWED AREA (BASED ON 6.218 SQ. FT.)	2,116 SQ. FT. (6.218 x 0.35)	2,481 SQ. FT. (6.218 x 0.40)
INCREASE OVER EXISTING	288 SQ. FT. (2,116 - 1,888)	1,063 SQ. FT. (2,481 - 1,424)
PROPOSED AREA	2,443 SQ. FT.	2,658 SQ. FT.
INCREASE OVER EXISTING	555 SQ. FT. (2,443 - 1,888)	1,234 SQ. FT. (2,658 - 1,424)
INCREASE OVER ALLOWED	267 SQ. FT. (2,443 - 2,116)	111 SQ. FT. (2,658 - 2,481)

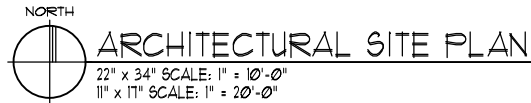
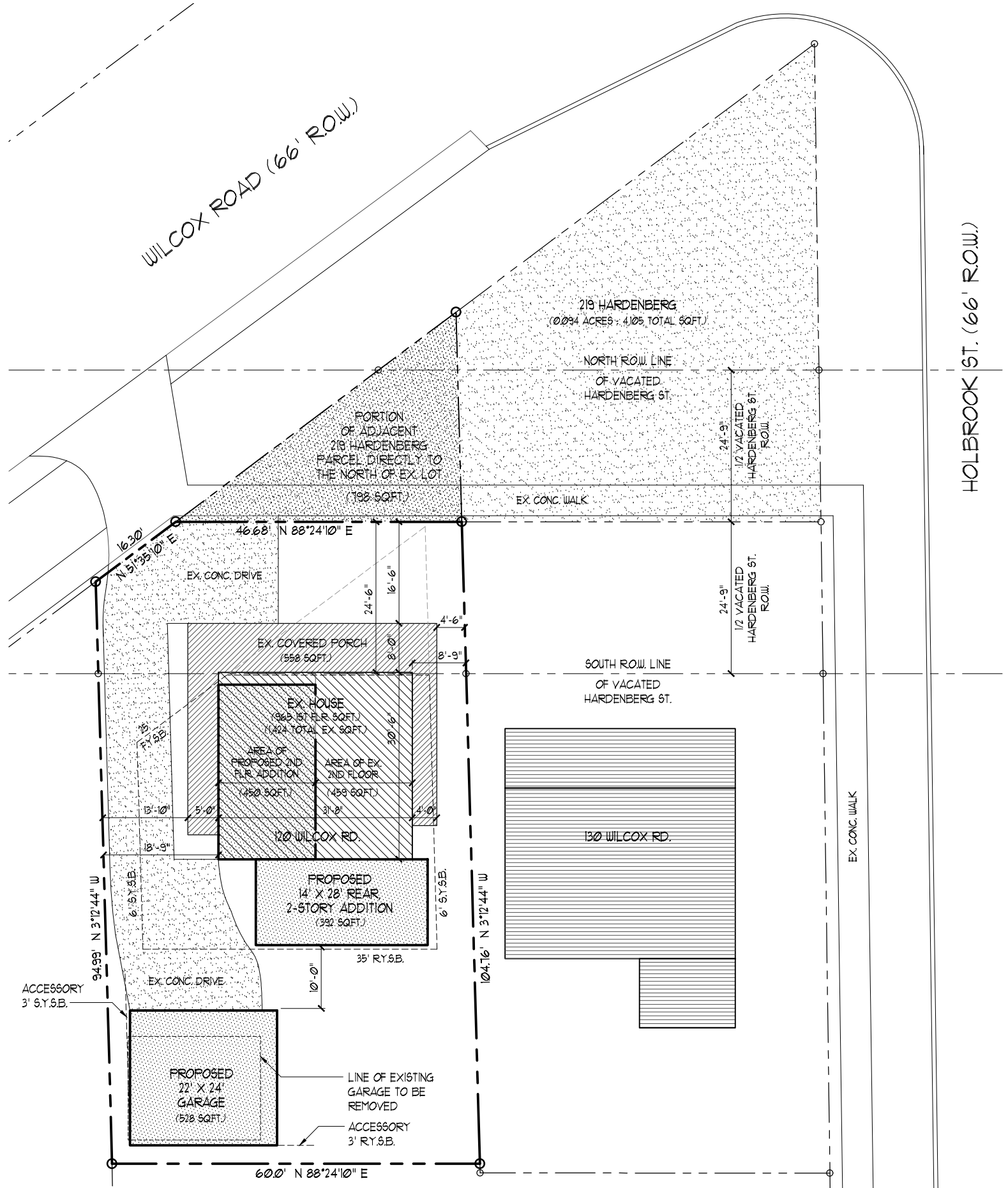


LEGAL DESCRIPTION NOTE :

LOT 548 ADJACENTS PLYMOUTH PLAT NO. 16 & SLY 1/2 OF ADJ. VACATED HARDENBURG ST. LYING EAST AND WEST OF THE ELY LINE OF LOT 548 EXTENDED TO THE NORTH TIS RBE L66 P82 WCR

ARCHITECTURAL SITE PLAN NOTE :

INFORMATION TO PREPARE THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY "LOUIS CANTOR CO." DATED 09/03/99, SURVEY NO. PH-351434 AND A SURVEY PREPARED BY "G.L.A. SURVEYORS & ENGINEERS" DATED 09/23/25, JOB NO. 586-548. IN ADDITION, INFORMATION WAS GATHERED FROM ONLINE SOURCES, SATELLITE IMAGERY. NO GUARANTEE OF THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN THIS SITE PLAN IS IMPLIED. ALL INFORMATION IS TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION.



ARCHITECTURAL SITE PLAN

ISSUED FOR:

11/13/25 DRAWINGS ARE BEING ISSUED FOR SUBMITTAL TO THE CITY OF PLYMOUTH ZONING BOARD OF APPEALS

PROJECT NARRATIVE:

THIS PROJECT INVOLVES CONSTRUCTING A TWO STORY ADDITION TO THE REAR OF THE HOME, A SECOND STORY ADDITION OVER THE EX. FIRST FLOOR AND A NEW TWO CAR DETACHED GARAGE

AREAS

A. EX. HOUSE - 1ST FLOOR	965 SF.
B. EX. HOUSE - 2ND FLOOR	459 SF.
C. EX. PORCH	558 SF.
D. EX. GARAGE TO BE REMOVED	365 SF.
E. EX. DRIVEWAY	1,314 SF.
F. PROPOSED REAR ADDITION - 1ST FLOOR	392 SF.
G. PROPOSED REAR ADDITION - 2ND FLOOR	392 SF.
H. PROPOSED SECOND STORY ADDITION	450 SF.
J. PROPOSED GARAGE	528 SF.

ZONING SUMMARY:

1. ZONING DISTRICT:	R-1: ONE-FAMILY RESIDENTIAL
2. EXISTING LOT SIZE:	AREA 6,218 SF. WIDTH 60 FT. DEPTH 104.75 FT.
3. REQ'D BUILDING SETBACKS:	FRONT 25 FT. REAR 35 FT. SIDE 6 FT.
4. BUILDING HEIGHT:	MAX. ALLOWED 2 STORIES, 25 FT. EXISTING 2 STORIES, < 25'-0" PROPOSED 2 STORIES, 25 FT. MAX.
5. LOT COVERAGE:	MAX. ALLOWED 35% OF LOT (2,116 SF.) EXISTING 1,888 (A+C+D) / 6,218 = 30.4% PROPOSED 2,443 (A+C+F+J) / 6,218 = 39.3%
6. FLOOR AREA RATIO:	MAX. ALLOWED 40% OF LOT (2,481 SF.) EXISTING 1,424 (A+B) / 6,218 = 22.9% PROPOSED 2,658 (A+B+F+G+H) / 6,218 = 42.7%
7. TOTAL LANDSCAPE AREA:	MIN. PERCENT REQUIRED 35% OF LOT (2,116 SF.) PROPOSED IMPERVIOUS SURFACE (A+C+E+F+J) = 3,151 PERCENT PROPOSED 2,461 (6,218-3,151) / 6,218 = 39.6% (UP TO 5% OF THE TOTAL LANDSCAPE AREA MAY BE PERMEABLE PAVEMENT)
8. FRONT YARD LANDSCAPE AREA:	EXISTING NON-CONFORMITY MIN. PERCENT REQUIRED 60% OF FRONT YARD FRONT YARD AREA 928 SQ. FT. EXISTING IMPERVIOUS SURFACE 419 SQ. FT. PERCENT EXISTING 509 (928 - 419) / 928 = 54.8%

ZONING SUMMARY NOTE:

LOT COVERAGE AND FLOOR AREA RATIO MEET THE ORDINANCE REQUIREMENTS WHEN INCLUDING THE ADDITIONAL 1,198 SQ. FT. AREA OF THE ADJACENT PORTION OF THE 219 HARDENBURG PARCEL DIRECTLY TO THE NORTH OF THE PROPERTY.

2. ADJUSTED LOT SIZE:	AREA (6,218 + 1,198) 7,416 SF. EXISTING LOT SIZE 6,218 SQ. FT. PORTION OF ADJACENT 219 HARDENBURG PARCEL DIRECTLY TO THE NORTH OF EXISTING LOT 1,198 SQ. FT.
5. LOT COVERAGE:	MAX. ALLOWED 35% OF LOT (2,455 SF.) PROPOSED 2,443 (A+C+F+J) / 7,416 = 34.8%
6. FLOOR AREA RATIO:	MAX. ALLOWED 40% OF LOT (2,806 SF.) PROPOSED 2,658 (A+B+F+G+H) / 7,416 = 37.3%

MICHAEL KEVIN DEVINE
REGISTERED ARCHITECT
311 Adams Street
Plymouth, MI
(734) 637-6961

POULOS RESIDENCE - ADDITION & ALTERATIONS
120 WILCOX ROAD - PLYMOUTH, MICHIGAN
ARCHITECTURAL SITE PLAN

STATUS:
☒ PRELIM
☐ REVIEW
☐ PERMIT
☐ CONSTR.
☐ REVISED

DATE:
11/13/25

SHEET:
11 of 25100

25100_ZBA_06



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

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: November 24, 2025
RE: Clerical Clarification of August 7, 2025 Meeting Minutes

As you are aware, at the August 7, 2025 Zoning Board of Appeals meeting a variance was granted to install a fence in the front yard of a property zoned Light Industrial. The motion is included below for your information.

Motion

Smith offered a motion, seconded by Pappas, to approve Z 25-06 for a non-use variance to locate a fence in the front yard. The approval is conditioned with the fence having a minimum setback of 55 feet **from the front property line**.

Findings of Fact

The building is located at the back of the lot with minimal distance from the back of the building to the rear yard side setback, the fence does not extend into the setbacks of neighboring buildings, and having the fence is a core function of the business.

There was a roll call vote.

YES: Pappas, Devine, Mengel, Smith and Elliott

MOTION PASSED UNANIMOUSLY

The applicant has since applied for their permit. In reviewing the application, it was discovered that the fence is actually 45 feet from the front property line and 55 feet from the street curbline.

After reviewing the meeting video, the condition was for the fence to have a “minimum setback of 55 feet.” This condition was based on the information provided by the applicant in their submission which states “The proposed fenced in area would exist 55’5” away **from the street**, [...]”.

Staff is requesting that Zoning Board of Appeals clarify the condition in the August 7, 2025 motion.

Should you have any questions, please contact me directly.