



# City of Plymouth Zoning Board of Appeals

## Regular Meeting Agenda

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

City of Plymouth  
201 S. Main  
Plymouth, Michigan 48170

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

<https://us02web.zoom.us/j/84886708794>

Passcode: 209101

Webinar ID: 848 8670 8794

- 1) CALL TO ORDER
  - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
  - a) Approval of June 5, 2025, regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
- 6) NEW BUSINESS
  - a) **Z 25-05, 261 S Main:** Steve and Renee Alexandrowski, the owners, are requesting a non-use variance to locate a ground sign closer than five feet from the front property line. The property is zoned B-2, Central Business District.
  - b) **Z 25-06, 1405 Goldsmith:** Ross Owens, the applicant, is requesting a non-use variance to locate a fence in the front yard. The property is zoned I-1, Light Industrial.
- 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](mailto: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, 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

*“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, June 5, 2025 - 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**

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

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

Excused: Members Robert Mengel and Rebecca Smith

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 Devine, to approve the minutes of the January 2, 2025 meeting.

There was a roll call vote.

In the roll call vote, Pappas abstained, but Members Devine, Burrows, and Chair Elliott voted in favor.

MOTION PASSED

**4. APPROVAL OF THE AGENDA**

Burrows offered a motion, seconded by Devine, to approve the agenda for the June 5, 2025 meeting.

There was a roll call vote.

In the roll call vote, Devine, Pappas, Burrows, and Chair Elliott all voted in favor.

MOTION PASSED UNANIMOUSLY

**6. OLD BUSINESS**

There was no old business.

**7. NEW BUSINESS**

- a. **Z 25-02, 324 Auburn:** Vincent and Lauren Acquista, the owners, are requesting a non-use variance to construct a second story addition in the side yard setback. The property is zoned R-1, Single-Family Residential.

Dillion Fagan from DJ Maltese explained the request. He stated they intend to build a second story addition in the side yard setback on top of the existing first floor. They aim to construct this addition 4.2 feet from the property line, requiring a 1.8-foot variance. The owners planned to retain the existing house footprint. The owners said a previous variance had been granted for a rear addition.

***Board Member Discussion***

Devine questioned the need for a variance on the large lot. He asked Bolhuis if a variance had been previously granted.

The owners provided documentation of a 1995 variance approval for the side yard setback related to a prior rear addition.

The board stopped their discussion of **Z25-02, 324 Auburn** to allow Bolhuis to review the information presented.

- b. **Z 25-03, 443 N Harvey:** Martha Beitner-Miller, the applicant, is requesting a non-use variance to split an existing lot into two lots that are less than the required 60-foot minimum width and less than the required 7,200 sq ft lot area. The property is zoned R-1, Single-Family Residential.

Kevin Miller, the applicant's husband, presented the request. He explained the property was originally two 50-foot lots platted in 1901. The current owners wanted to return the property to its original state of two 50-foot lots to allow for two houses to be built.

***Citizen Comments***

There were no citizen comments.

***Board Member Discussion***

The group expressed concerns about granting the variance without a clear hardship. They noted that financial reasons could not be considered and that similar requests had been denied in the past.

***Motion***

Devine offered a motion, seconded by Burrows, to deny **Z 25-03, 443 N Harvey** based on there being no findings of fact.

***Findings of Fact***

There was no findings of fact.

There was a roll call vote.

YES: Devine, Pappas, Burrows, Elliott

MOTION PASSED UNANIMOUSLY

- a. **CONTINUATION Z 25-02, 324 Auburn:** Vincent and Lauren Acquista, the owners, are requesting a non-use variance to construct a second story addition in the side yard setback. The property is zoned R-1, Single-Family Residential.

Bolhuis explained that she reviewed the 1995 variance site plan and meeting minutes and found that the side yard setback variance only applied to the rear addition, not the entire side of the home.

***Board Member Discussion***

The board discussed the proposed project scope. The applicant stated that a new second floor would be framed over the existing first floor footprint.

It was confirmed that a variance was required for the second story because the 1995 variance did not include the original portion of the home.

***Citizen Comments***

There were no citizen comments.

***Motion***

Devine offered a motion, seconded by Burrows, to approve **Z 25-02 for 324 Auburn** to allow a variance of 1.8 feet for the side yard setback along the north side of the property. The variance is conditioned to only apply to the existing footprint of the current home.

***Findings of Fact***

There is an existing variance from 1995 that allows for a second story to be constructed over the rear addition and that the existing north wall is an existing nonconformity.

There was a roll call vote.

YES: Devine, Pappas, Burrows, Elliott

MOTION PASSED UNANIMOUSLY

- c. **Z 25-04, 529 Kellogg:** James and Susan Murphy, the owners, are requesting non-use variances to construct an addition in the required side yard setback that exceeds the required floor area ratio. The property is zoned R-1, Single-Family Residential.

Ryan Kratz, the architect, presented the request. He explained the need for an additional bedroom and the constraints of the existing house layout and lot size.

***Citizen Comments***

There were no citizen comments.

***Board Member Discussion***

The board discussed the unique aspects of the property, including its small size and existing nonconforming setbacks. They considered two separate variances - one for the floor area ratio and one for the side yard setback.

***Motion***

Elliott offered a motion, seconded by Burrows, to approve a floor area ratio variance of 0.024 for **Z25-04, 529 Kellogg**.

***Findings of Fact***

The property in question has a very small house on a very small lot, which is substantially smaller than a typical city lot, less than half the size of the required minimum lot area. Because of this, even a very modest addition results in a large change in the FAR calculation.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

***Motion***

Devine offered a motion, seconded by Burrows, to approve a variance of no more than 5.25 feet at the northeast corner of the existing home at **Z 25-04, 529 Kellogg** with the following conditions:

- No window openings occur for the second floor addition along the north elevation
- The variance shall follow the existing footprint of the home as indicated on the site plan prepared by Ambit that was submitted with the package.

***Findings of Fact***

The existing location of the house leaves limited opportunity for expansion, the existing floor plans of the house are limited in bedroom space, and the unique character of the parcel itself.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

**8. BOARD MEMBER COMMENTS**

Devine suggested asking the Planning Commission to review the lot split ordinance, particularly in the context of neighborhoods with predominantly 50-foot lots. The board discussed the potential benefits of allowing such splits in certain contexts and the need for a more flexible approach based on neighborhood character.

Chair Elliott noted they would like to get the vacant alternate position on the board resolved.

City Commissioner Moroz, liaison to the ZBA, expressed willingness to bring the board's interest in this matter to the City Commission for further consideration.

**9. REPORTS AND CORRESPONDENCE**

Bolhuis stated the July meeting is scheduled for the 3rd and asked if there were any scheduling conflicts due to the holiday. The Board was available to meet as scheduled.

**10. ADJOURNMENT**

Burrows offered a motion, seconded by Pappas, to adjourn the meeting at 7:57 p.m.

There was a roll call vote.

MOTION PASSED UNANIMOUSLY

**City of Plymouth**  
**Zoning Board of Appeals Notice**  
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, August 7, 2025**,  
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

**Z 25-05, 261 S. Main:** Steve and Renee Alexandrowski, the owners, are requesting a non-use variance to locate a ground sign closer than five feet from the front property line. The property is zoned B-2, Central Business District.

**Z 25-06, 1405 Goldsmith:** Ross Owens, the applicant, is requesting a non-use variance to locate a fence in the front yard. The property is zoned I-1, Light Industrial.

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Publish: Wednesday, July 23, 2025



## 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: July 28, 2025  
RE: 261 S. Main, Non-Use Variance Request

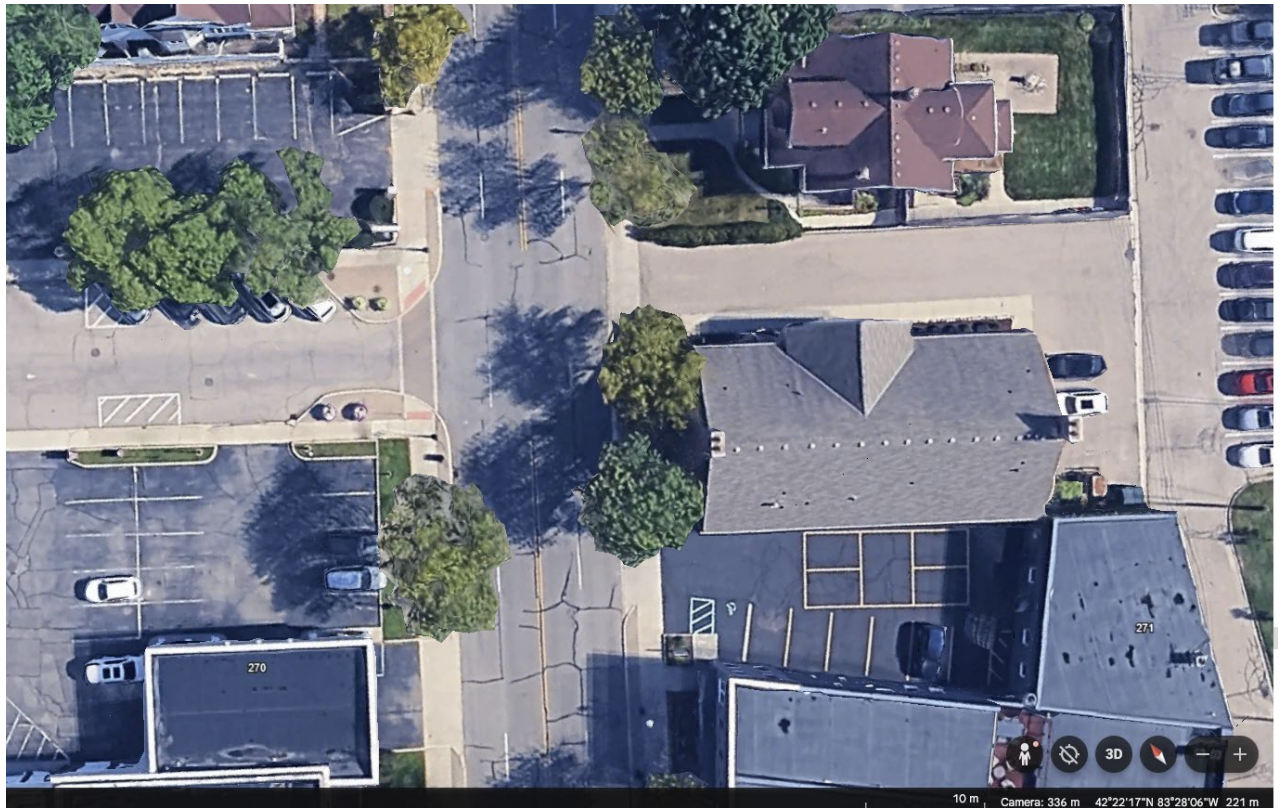
Steve and Renee Alexandrowski, the owners, are requesting a non-use variance to locate a ground sign closer than five feet from the front property line. The property is zoned B-2, Central Business District. The property is approximately 78 feet wide by 130.9 feet deep, totaling approximately 10,210 square feet.

Section 78-225 (g) (1) (b) states "The ground sign shall be set back a minimum of five feet from the road right-of-way[...]". The ground sign is proposed to be set back zero feet from the road right-of-way. A variance of 5 feet is required.

Please note that the front property line is approximately 2 feet off the sidewalk and the sign will not be located in the right-of-way.

Should you have any questions, please contact me directly.







RECEIVED

JUL 15 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](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.

261 S. Main St.

6/23/25

Address of Property

Date of Application

Image 360 - Plymouth

Steve & Renee Alexandrowski

Applicant Name

Property Owner

261 S. Main St

Plymouth

MI 48170

Address

City

State Zip

steve@gemasset.net

734-658-3983

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. 78-225 (g) 1-b

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: \_\_\_\_\_  
Install a sign closer than 5' from the sidewalk, per the city ordinance.

**Description of Property**

Current zoning classification: B-2 Downtown Historic District

Current use of structure(s) on premises: Business

Is it a corner or interior lot? interior

Size and area of lot: 72' x 125'

Total square footage of existing main structure(s): 88' x 46' = 4048 sf

Total square footage of accessory structure(s): \_\_\_\_\_

Existing lot coverage (percentage) of all buildings and structures: \_\_\_\_\_

Height of existing main and/or accessory structures: 1 story

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: n/a

Front yard setback after completion (measured from property line): n/a

Rear yard setback after completion (measured from property line): n/a

Side yard setback after completion (measured from property line): n/a

Height of proposed structure: n/a

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.)

The difficulty with placing the ground sign 5' back from the sidewalk is that the sign is 4' wide and there and there are only 6' between the sidewalk and the facade of the building. There is not enough room to accommodate the sign.

If we made the sign 1' wide, it would defeat the purpose of having a sign, as it would have little visibility and we'd have to remove landscaping.

2. What effect will the variance have on neighboring properties? none known

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 only 2 location options for signage for this building - a ground sign or wall sign.

The wall sign would not be visible to drivers until they were directly in front of the building.

So, the best option is a ground sign, however as mentioned above, there is only a narrow area of ground in which to place it.

4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? n/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 30th day of June, 20 25



Andrew R. Boschma  
Notary Public

My Commission expires July 4, 2027

ANDREW R. BOSCHMA  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF LIVINGSTON  
MY COMMISSION EXPIRES Jul 4, 2027  
ACTING IN COUNTY OF WAYNE

Effective Date: July 1, 2022



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Job #24814

Post & Panel Sign

ADDRESS:

261 South Main St.

Plymouth, MI 48170



47581 Galleon Dr Plymouth MI 48170  
Ph: 248-435-0944

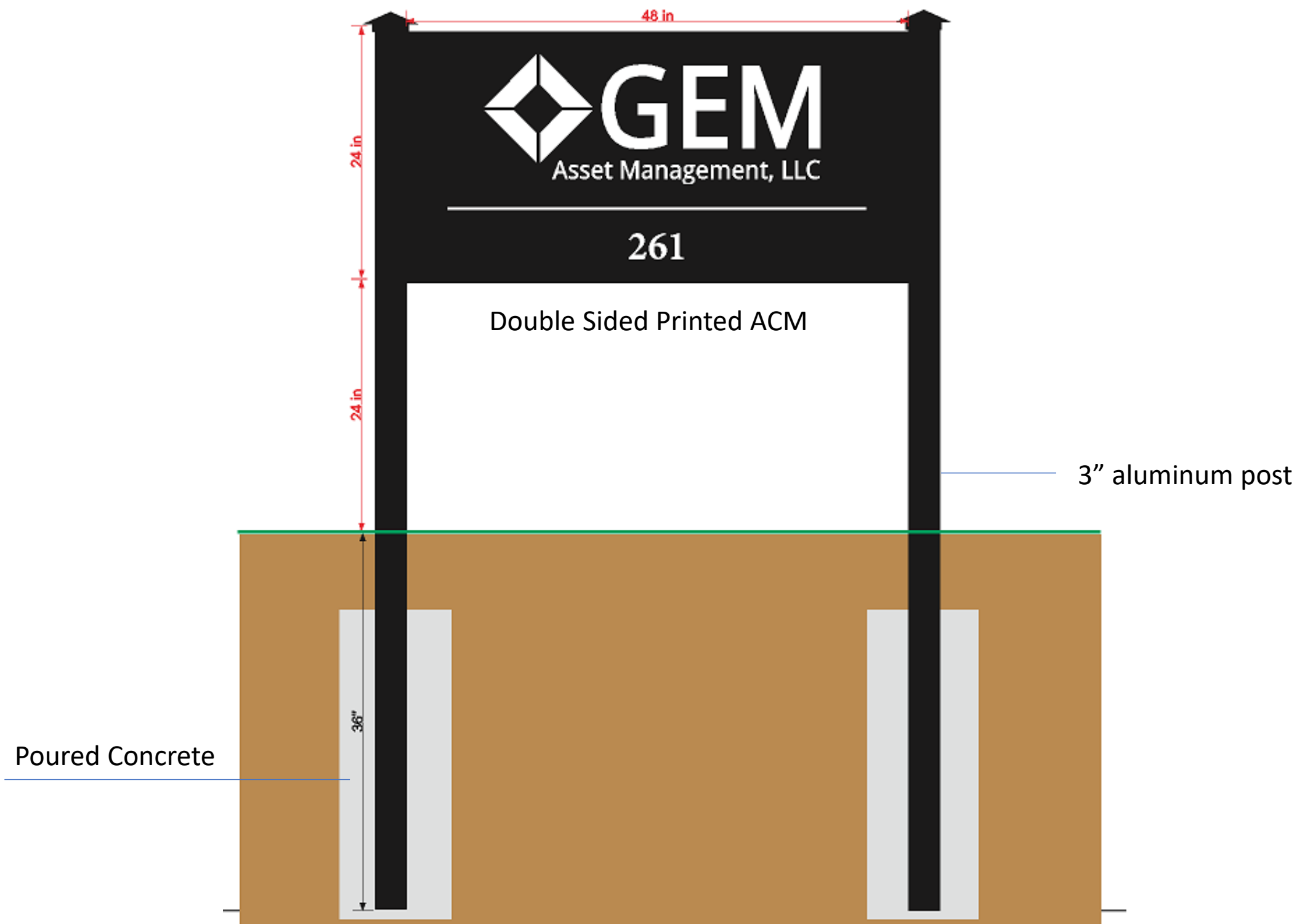
## Job #24814

Client:  
GEM Asset Management Co.

Project:  
Post and Panel Sign

### Description:

48"x24" sign  
Total: 8 Sq. Ft.  
3"x3"x7' square post  
with post cap



GRAPHICS ARE TO SCALE BUT NOT FULL SCALE

PROOFS SENT BY EMAIL ARE NOT FOR COLOR MATCH

**image360**

47581 Galleon Dr  
Plymouth MI 48170  
Ph: 248-435-0944



North Side Of Sign



South Side Of Sign



**Job #24814**

**Client:**  
**GEM Asset Management Co.**  
**Project:**  
**Post and Panel Sign**

**Description:**

**Proposed Area  
Of Placement**

**PROOFS SENT BY EMAIL ARE NOT FOR  
COLOR MATCH**

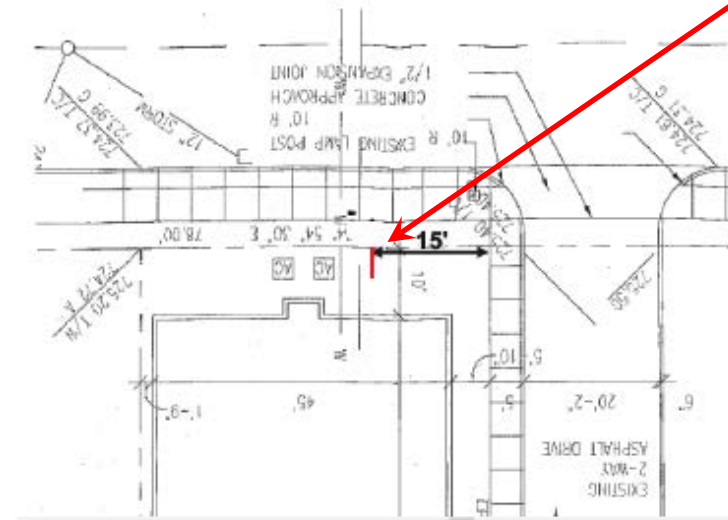
**GRAPHICS ARE TO SCALE BUT NOT FULL SCALE**



## Job #24814

Client:  
GEM Asset Management Co.  
Project:  
Post and Panel Sign

Description:



Location of sign



PROOFS SENT BY EMAIL ARE NOT FOR  
COLOR MATCH

GRAPHICS ARE TO SCALE BUT NOT FULL SCALE

**image360**

47581 Galleon Dr  
Plymouth MI 48170  
Ph: 248-435-0944



## Job #24814

Client:  
GEM Asset Management Co.  
Project:  
Post and Panel Sign

Description:



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GRAPHICS ARE TO SCALE BUT NOT FULL SCALE

image360

47581 Galleon Dr.  
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Ph: 248-435-0944



## 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: July 28, 2025  
RE: 1405 Goldsmith, Non-Use Variance Request

Ross Owens, the applicant, is requesting a non-use variance to locate a fence in the front yard. The property is zoned I-1, Light Industrial. The property is 100 feet wide by 128 feet deep, totaling approximately 12,800 square feet.

Section 78-209 states "Fences shall not be allowed within the front yard of any industry on sites of less than ten acres in size." A variance is required to install a fence within the front yard on a site less than ten acres in size.

Should you have any questions, please contact me directly.





## Table of Contents

<b>DIMENSIONAL (NON-USE) VARIANCE APPLICATION .....</b>	<b>1</b>
Application Page 2.....	2
Application Page 3.....	3
Application Page 3 Responses.....	4
Conclusion Statement .....	5
<b>11 X 17 Documents.....</b>	
Artistic Drawing with Proposed Fence .....	6
Boundary / Lot Survey.....	7
Plot Map.....	8
Proposed Fence Mock-Up Rendering (1) .....	9
Proposed Fence Mock-Up Rendering (2) .....	10
Proposed Fence Set Back From Street—Not Visible From Curb.....	11
Street View Observations of Fences & Gates on Goldsmith.....	12
Street View Observations of Fences & Gates on Goldsmith (cont) .....	13



## 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.

1403 & 1405 Goldsmith Plymouth, MI 48170	7/18/2025
Address of Property	Date of Application
Happy Hounds Dog Daycare & Lodging Goldsmith Property LLC	
Applicant Name	Property Owner
673 S. Main Street	Plymouth MI 48170
Address	City State Zip
DogsRAR@HappyHoundsDayCare.com (248) 755-2992 (313) 573-0171	
Email	Phone

Three Basic Functions of the ZBA:

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2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

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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
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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:**  
**78-209**

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I (We) hereby appeal to the Zoning Board of Appeals for a variance to: \_\_\_\_\_  
Add a 6 foot tall fenced in area, creating a small yard upon the existing parking lot, against the  
front of the building.

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**Description of Property**

Current zoning classification: I-1

Current use of structure(s) on premises: vacant / proposed transfer of Happy Hounds operations

Is it a corner or interior lot? Interior Lot

Size and area of lot: .294 Acres (12,327.48 sqft)

Total square footage of existing main structure(s): 4,000 square feet

Total square footage of accessory structure(s): N/A

Existing [lot coverage](#) (percentage) of all buildings and structures: 32.4%

Height of existing main and/or accessory structures: 10 ft / 1 story height      proposed fence: 6 ft

**Description of Proposed Structures**

Dimensions and area of structure or addition to be constructed: 32' X 30'

Front yard setback after completion (measured from property line): 55' 5"

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

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

Height of proposed structure: 6 ft

Lot coverage (percentage) after completion: 40.2%

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.) See attached page

2. What effect will the variance have on neighboring properties? See attached page

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 attached page

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

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 19<sup>th</sup> day of July, 2025

Michelle Good  
Notary Public  
My Commission expires May 13, 2025





- 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.)**

Currently, Happy Hounds is operating at 673 S Main, where two buildings are connected by a fenced in run where dogs may gain access to fresh air during supervised potty breaks. For over twenty years, surrounded by both residential and business neighbors on Main Street, these activities have never been disruptive or a nuisance to anyone. The practical difficulty of this proposed new business residence is unique in that the building sits at the back of the lot, with more than 50% of the lot coverage in the front. For Happy Hounds, having more than half of the coverage between the building and the street, forfeits valuable, usable property that would be an essential part of our daily operation. There is no other feasible area on the lot that is suitable for a yard than in the front of the building.

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

The proposed fenced in area would exist 55'5" away from the street, 34 feet between the fence and the neighboring building to the east, and more than 34 feet from the wall of the neighboring business to the west. The proposed fenced in area, against the building, would have no impact or obstruct any view. The neighboring wall to the east building is windowless, and the windows of the west neighbor would look on to a well-kept, white privacy fence. Set so far back from the street, the proposed fence would not be visible from the vantage point on the sidewalk from two addresses east of us or the vantage point on the sidewalk three addresses west of us. Additionally, the entirety of the building would stand between the residential area behind the property and where dogs occasionally frequent outdoors in the front of the building within a proposed privacy fence. Happy Hounds is no stranger to residential neighbors. In our 21 years of operation, we lack a single complaint filed against us with the City of Plymouth.

- 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.)**

The lack of a fenced in yard is not self-imposed. The building is located at the back of the lot, with minimal distance from the back of the building to the rear yard setback. If the building had a central placement on the lot, we would be happy to utilize the rear or the side of the building to create a yard and would be within compliance with the ordinance.

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

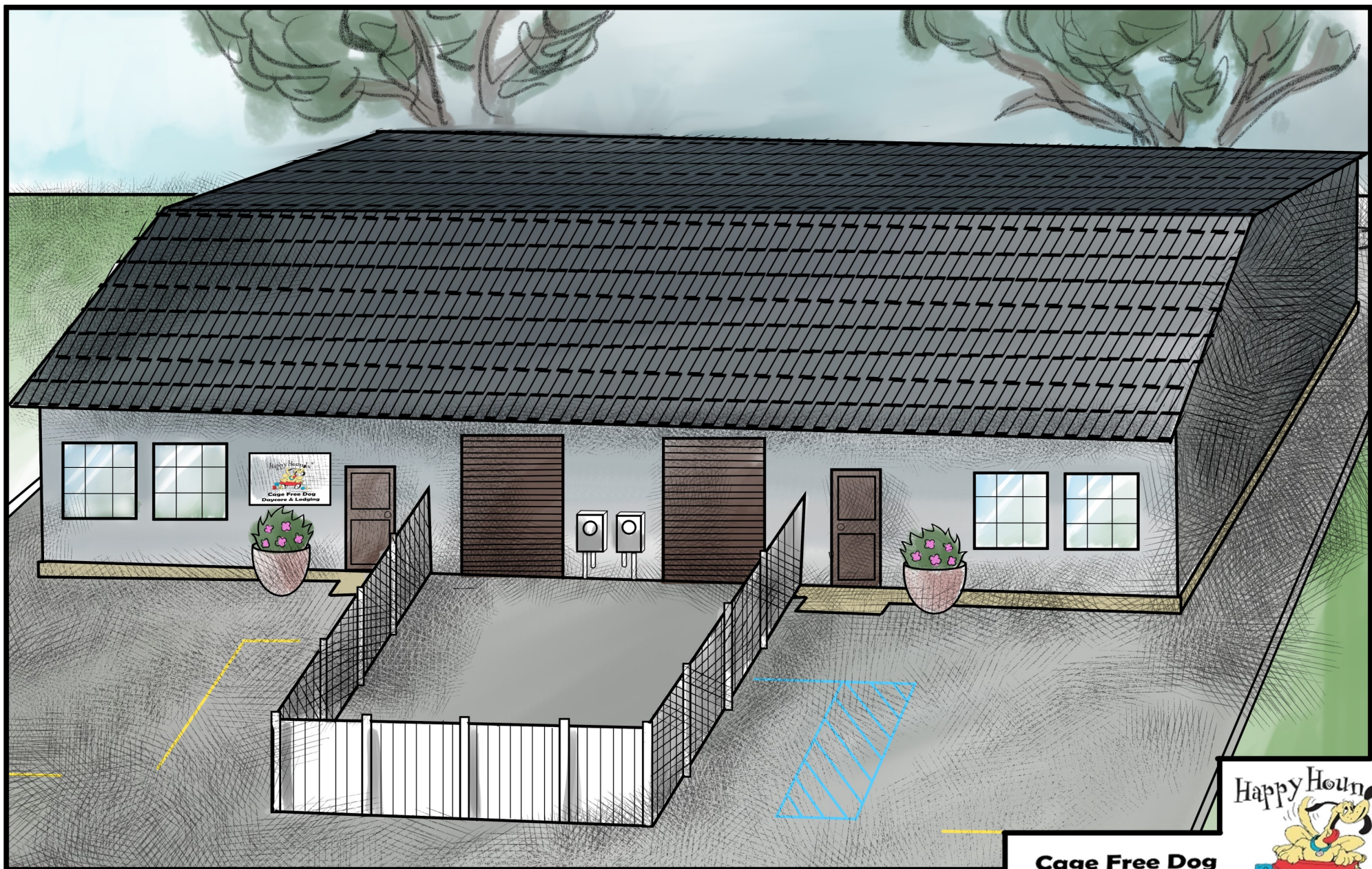
Our existing lot coverage is less than one third of the property. This exception would allow us to maximize use of our land. Happy Hounds has been a business member in the city for more than two decades. Caring for their canine families, we have gained the trust and confidence of the neighborhood, the City of Plymouth, and the surrounding communities. The ordinance restrictions, preventing us from establishing a yard for the dogs of our clients, prohibits Happy Hounds from delivering the same services that have been offered on Main Street. Since we began, Happy Hounds has included a small fenced in area for the dogs of our clients. Founding owner, Nancy Janoch, was granted a yard by Plymouth at the inception of the business. We hope that we can bring this previously established privilege to our clients at the proposed new residence. We would like to continue to offer fresh air and outdoor bathroom breaks, as we currently and do on Main Street without incident. The ordinance restriction prevents Happy Hounds from operating with the same excellence and purpose that Main Street has granted us. Granting us this exception would allow us to continue to offer the same services to clients, in a more efficient location, better suited to care and supervise dogs, while still proudly operating within the City of Plymouth.

## **In Conclusion**

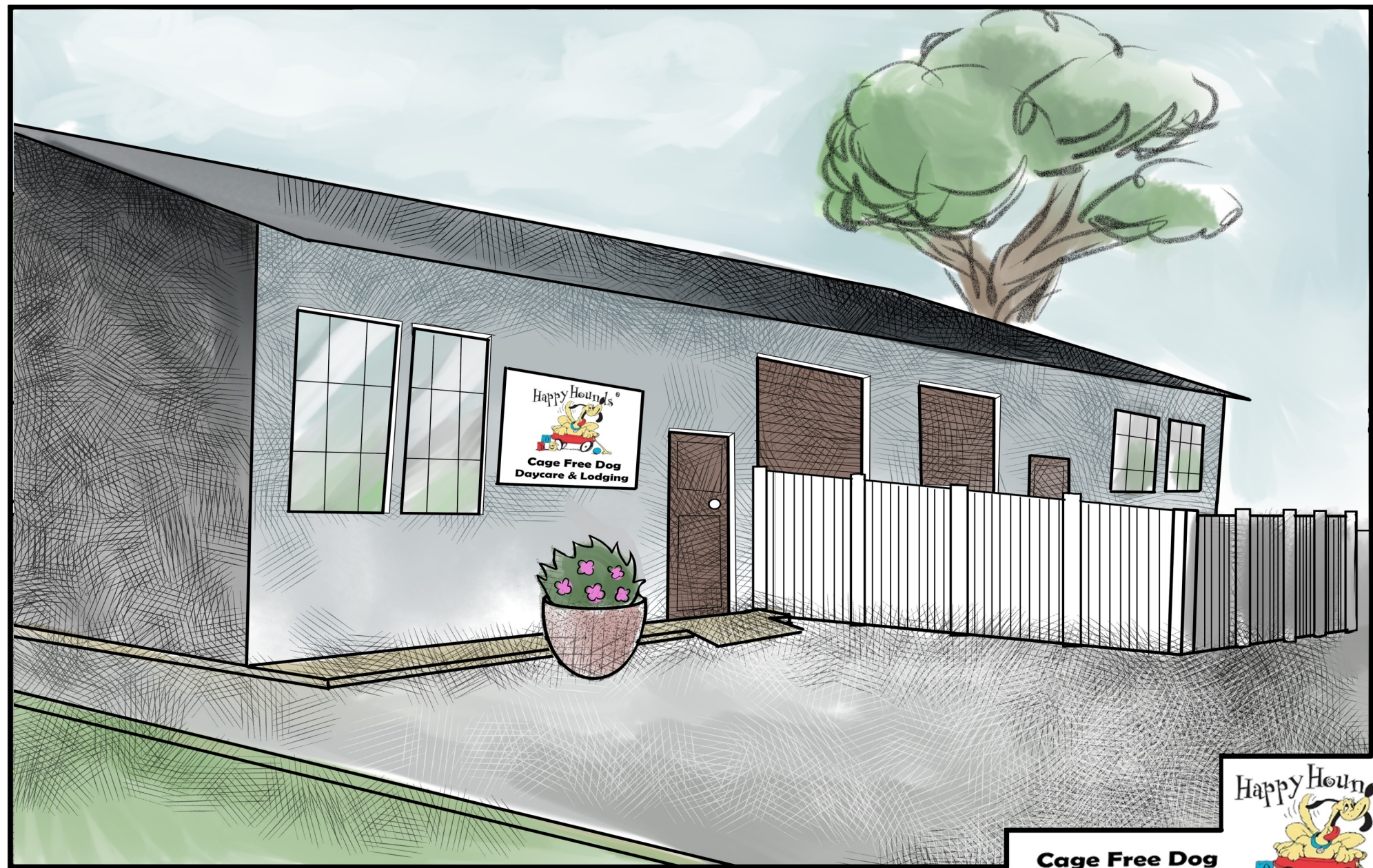
Happy Hounds Dog Daycare and Lodging is distinctive to most pet hotel alternatives. We don't crate dogs. We are a daycare and boarding, and the canines in our care are more than just pets. We know that they are the precious family of our long-established Plymouth clients. Unlike other pet resorts, our operation has maintained a fenced in yard since the inception of our business. There is humanity in this amenity that would break our hearts to part with and leave behind us on Main Street. If anything, this move from the highly populated business traffic on Main Street to the more sparsely occupied street of Goldsmith would be a more appropriate location for our facility. The surroundings of the I-1 District is more conducive to the flow of traffic than within the B-1 District. We take great pride in securing the safety and comfort of the dogs in our pack. Our highly trained staff supervises and protects these animals 24-7-365, as if they were one of our own. You have our assurance that the same level of care, high held standards, and commitment to sanitation and cleanliness, executed on Main Street, would be continued on Goldsmith. Your approval of a fenced in yard, set far from the street at the base of our building, would allow us to make this transition.



Artistic Drawing with Proposed Fence



Cage Free Dog  
Daycare & Lodging



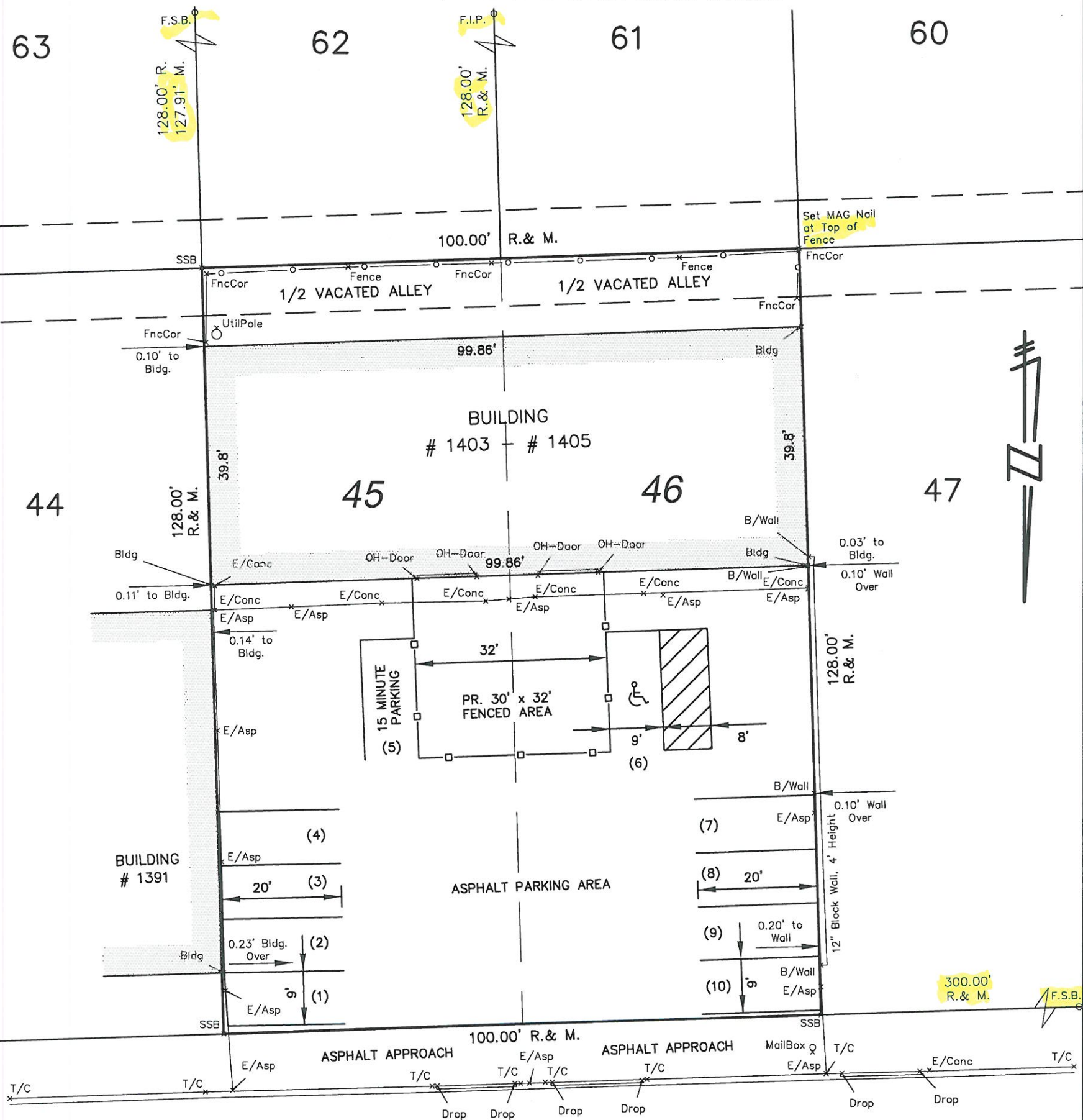
Cage Free Dog  
Daycare & Lodging





LOT 45 & 46 & NORTH 1/2 VACATED ALLEY "AUBURN ADDITION TO PLYMOUTH HEIGHTS"

ON SECTIONS 22 & 27, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS  
RECORDED IN LIBER 31 OF PLATS, PAGE 58 OF WAYNE COUNTY RECORDS



**GOLDSMITH AVE.**

50 FT. WIDE RIGHT-OF-WAY




**PROPOSED PARKING**

**LOT SURVEY**

CLIENT: DOGS RAR LLC  
673 S. MAIN ST.  
PLYMOUTH, MI. 48170

LEGEND	
R.	RECORD DISTANCE
M.	MEASURED DISTANCE
SSB	SET STEEL BAR

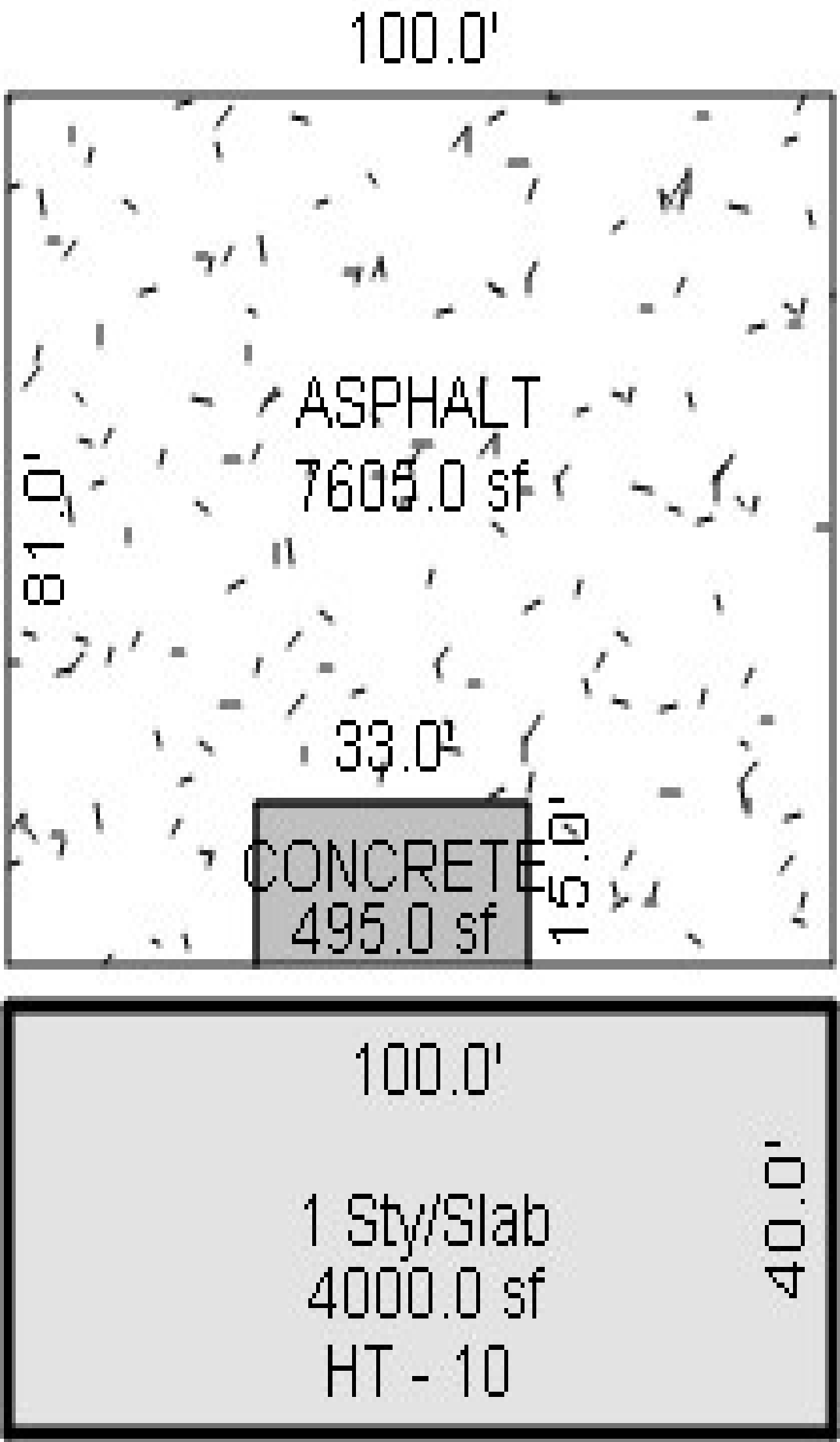
DATE:	7-16-25
JOB NO.:	25-07-001
SCALE:	1"=20'



land surveyors, inc.

691 WING STREET  
Plymouth, Mi. 48170  
ph. 800.221.5263  
ph. 734.455.5501  
fax 877.837.5267  
www.ambitsurveyors.com

DRAWN BY:	GW
CHECK:	PPP
SHEET:	1 OF 1







**EXISTING VIEW**



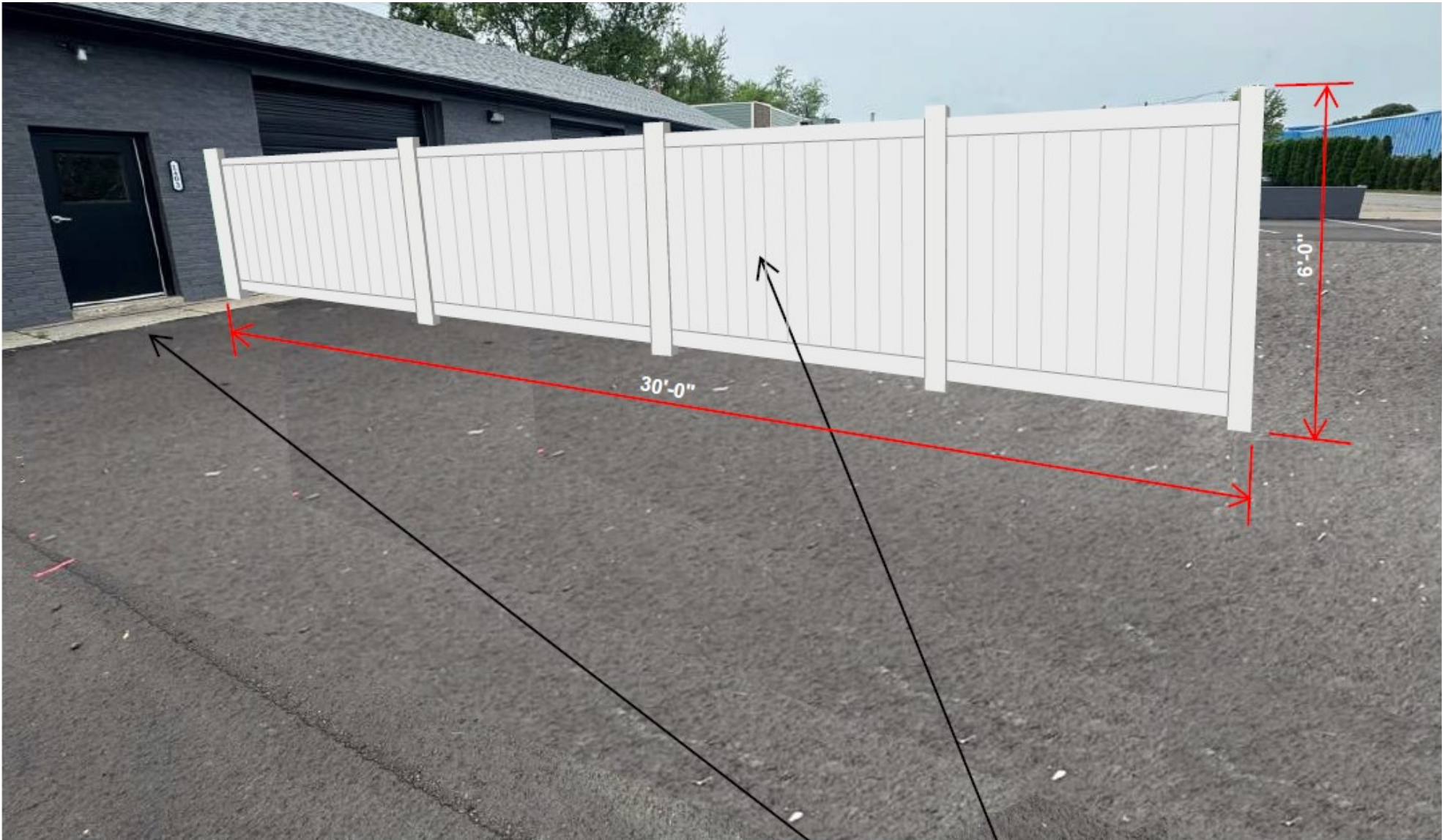
**FENCE MOCK-UP RENDERING VIEW 1**

**PROPOSED FENCE:  
STANDARD WHITE VINYL  
FENCE SYSTEM**





**EXISTING VIEW**



**FENCE MOCK-UP RENDERING VIEW 2**

**PROPOSED FENCE:  
STANDARD WHITE VINYL  
FENCE SYSTEM**

**CUSTOMER ENTRY DOOR**



**Proposed Fence Set Back From Street—Not Visible From Curb**



**Viewpoint from west of 1471 Goldsmith**



**Viewpoint from west of 1425 Goldsmith**



**Viewpoint from east of 1391 Goldsmith**



**Viewpoint from 1371 Goldsmith**



Street View Observations of Fences & Gates on Goldsmith



1270 Goldsmith



1231 Goldsmith (View from HVA)



1328 Goldsmith



1231 Goldsmith (View from Lena St.)



**Street View Observations of Fences & Gates on Goldsmith**



**1231 Goldsmith (View from Goldsmith & Lena Intersection)**



**1341 Goldsmith (View from Lena St.)**



**1381 / 1391 Goldsmith**



**1371 Goldsmith**