

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, JANUARY 8, 2009**

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

MEMBERS PRESENT: Gene Levensgood
Harry Jachym
Ray Sturdy, Jr.
Robert Doroshewitz
Jim Zdanek

MEMBERS ABSENT: None

OTHERS PRESENT: Mark Lewis, Chief Building Official
Alice Geletzke, Recording Secretary
13 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – September 4, 2008.

Moved by Mr. Doroshewitz, supported by Mr. Jachym, to approve the minutes of the regular meeting of September 4, 2008, as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1463- Trowbridge Homes
2617 Beacon Hill
Auburn Hills, MI 48326**

**Location – Andover Lakes (Lot 36)
13320 Karl Dr
Plymouth, MI 48170**

Tax I.D. #78-042-04-0036-000

RE: Zoning Ordinance No. 99, Article 22.10, Single Family Cluster Housing Amendments General Conditions.

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Required Distance Between Homes</u>	<u>Proposed Distance Between Homes</u>	<u>Variance Required</u>
1463	Ordinance 99, Article XXII, Sec 10	13320 Karl DR	Sixteen (16) Feet	Twelve (12) Feet Seven (7) inches	Three (3) Feet Three (3) inches

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The applicant is requesting the following variance:

- Approval was granted by the Planning Commission and Township Board of Trustees for the original Cluster Housing Option in an R-1-H zoning district allowing a distance between homes of sixteen (16) feet between each residence. With the proposed new residential dwelling, the distance between lot 35 & 36 would be twelve (12) feet seven (7) inches. The applicant is *requesting a distance between dwellings on lot 35 & 36 a variance of three (3) feet three (3) inches.*

Mr. Anthony Randazzo of Trowbridge Homes presented plans for the proposed new residential dwelling and explained that the need for the variance was because one of the neighboring houses was accidentally moved too close to the lot lines by an earlier builder. The 16 ft. sideyard requirements should have been 5 ft. and 11 ft. for that lot but instead was built with only a 5 ft. setback on each side, resulting in a smaller building envelope for the remaining lot, thus causing a hardship. Soil conditions also present a significant problem in the area and generally necessitate a rectangular house shape at that location because structural pier and beam foundations must be installed underneath the basement footings.

The following residents from the immediate area addressed the Board: Melissa Lang of Lot 38; Bob St. Germaine and his wife, Emma Hung, of Lot 36 which is immediately adjacent; and Ivan Martinez, the current homeowner association president. They discussed concerns they were having with their properties relating to basement floor cracks, sewer backfill issues and road paving deficiencies. Ms. Hung was concerned about how her deck privacy might be affected by the neighboring construction, but was satisfied with the variance proposal so long as any deck or other building extension would be required to be located within the normal building setback envelope.

The Board reviewed each of the requirements of the zoning ordinance regarding variances, and felt they were met by the information presented, with extenuating circumstances caused by lot shapes and existing house locations.

Moved by Mr. Sturdy, supported by Mr. Jachym, to permit the distance between homes to be reduced to 12 ft. 7 in. only at the rear of the home, as requested in Application No. 1463, Trowbridge Homes, for Lot 36, Andover Lakes, at 13320 Karl Drive, that the home be constructed in a similar manner to the lot layout grading plan that was submitted by the Applicant, and specifically that the variance be limited only to the home as shown on the lot layout grading plan and that any additions to the home in the nature of a deck, etc., would have to stay within the confines of the normal setback building envelope. Ayes all.

The Board then considered the election of officers for the coming year.

Mr. Levengood was nominated as Chairman by Mr. Sturdy.

Mr. Sturdy was nominated as Secretary by Mr. Levengood.

Mr. Jachym was nominated as Vice-chairman by Mr. Doroshewitz.

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The above officers were elected unanimously.

Moved by Mr. Sturdy, supported by Mr. Jachym, to adjourn the meeting. Ayes all.

Chairman Levensgood adjourned the meeting at 7:07 p.m.

Respectfully submitted,

Raymond O. Sturdy, Jr.

Raymond O. Sturdy, Jr., Secretary
Zoning Board of Appeals

**NOTE: Upon granting a zoning variance, a building permit is required.
If denied, the applicant may appeal to Circuit Court.**

The Charter Township of Plymouth will provide necessary reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon two weeks notice to the Charter Township of Plymouth. Individuals with disabilities requiring auxiliary aids or services should contact the Charter Township of Plymouth by writing or calling the Human Resource Office, Charter Township of Plymouth, 9955 N. Haggerty Road, Plymouth, Michigan, 48170, (734) 453-3202, TDD users: 1-800-649-3777 (Michigan Relay Service)-