

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS MINUTES
REGULAR MEETING
THURSDAY, NOVEMBER 5, 2009**

Meeting called to order at 6:02 p.m. by Chairman Levensgood.

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

MEMBERS ABSENT: Robert Doroshewitz

OTHERS PRESENT: Ted Kloc, Building Inspector
Alice Geletzke, Recording Secretary
7 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – October 1, 2009.

Moved by Mr. Jachym, supported by Mr. Zdanek, to approve the minutes of the regular meeting of October 1, 2009 as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1468- Pine Building Co Inc
31811 Middlebelt Rd # 201
Farmington Hills MI 48334**

**Location – 14730 Farmbrook (Lot 478)
Plymouth MI 48170**

Tax I.D. #78-017-07-0478-000

RE: Zoning Ordinance No. 99, Article 20, Sec 20.1, Height, Area, Lot Coverage, Yard Requirements and Floor Area, Sec 20.2 (bb) Notes to Schedule of Regulations

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| <u>Variance No.</u> | <u>Zoning Ordinance Section/Standard</u> | <u>Location</u> | <u>Required Rear Yard Setback</u> | <u>Proposed Rear Yard Setback</u> | <u>Variance Required</u> |
|---------------------|--|------------------------------------|-----------------------------------|-----------------------------------|--------------------------|
| 1468 | Ordinance 99, Article XX, Sec 20.1 & 20.2 (bb) | 14730 Farmbrook (Laundry Addition) | Fifty Feet (50) | Forty Feet (43) | Ten (7) Feet |
| | Ordinance 99, Article XX, Sec 20.1 & 20.2 (bb) | 14730 Farmbrook (Bedroom Addition) | Fifty Feet (50) | Forty Feet (41.4) | Ten Feet (8.6) |

The applicant is requesting two variances:

- The applicant is in an R-1 zoning district and is proposing two rear additions to the existing home. To complicate the matter, it appears the existing rear of the home is already encroaching into the rear yard by an undisclosed amount along with it being a corner lot.

The first addition is a laundry room (12.4 x 8.5) and the second is a master bedroom (17 x 25.2). The minimum required rear yard setback is fifty (50) feet; the laundry room proposed addition would create a rear yard setback of forty (43) feet, encroaching into the required rear yard setback by seven (7) feet. The bedroom proposed addition would create a rear yard setback of forty one point four (41.4) feet, encroaching into the required rear yard setback by eight point six (8.6) feet. The applicant is asking for a rear yard setback *variance of 7 feet and 8.6 feet.*

Mr. Joseph Aiello and Mr. Zach Ostroff, both of Pine Building, addressed the Board and answered questions. The additions of a laundry room and first floor bedroom are to make the home more livable and accessible for the long-time homeowner who suffers from arthritis. In the materials submitted with the application, applicants detailed the nature of the practical difficulties and exceptional circumstances associated with this property.

A communication was received from all four neighbors who border the property indicating they have no objection to the changes.

Mr. Jachym noted that the proposed changes simply added to the structure what would normally have been constructed in the first place.

Ms. Deborah McMillan, a member of the Lakepointe Homeowners Association, asked if the changes would exceed the lot coverage. It was determined that the coverage is below the 25% requirement.

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Moved by Mr. Sturdy, supported by Mr. Jachym, to approve the variance for the addition of a laundry room requested in Part A of Application 1468 at 14730 Farmbrook for the reason that the requirements in Section 31.11 of the Zoning Ordinance have been satisfied and the proposed addition would be consistent and compatible with other houses in the immediate area. Ayes all.

Moved by Mr. Sturdy, supported by Mr. Jachym, to approve the variance for the addition of a master bedroom requested in Part B of Application 1468 at 14730 Farmbrook for the reason that the criteria set forth in Section 31.11 of the Zoning Ordinance have been met and the proposed addition would not have an adverse affect on adjoining properties. Ayes all.

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

Chairman Levensgood adjourned the meeting at 6:24 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)-