

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS AGENDA
THURSDAY, April 1, 2010
6:00 P.M.**

MEETING CALLED TO ORDER AT _____ BY CHAIRMAN GENE LEVENGOOD

ROLL CALL: Bob Doroshewitz _____
 Harry Jachym _____
 Gene Levengood _____
 Ray Sturdy, Jr. _____
 Jim Zdanek _____

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – December 3, 2009.

Moved by _____ Supported by _____

Action taken _____

ITEM NO. 2 – NEW BUSINESS

**1. Application No. 1470- Liberty Hill Housing Corporation
 35425 Michigan Ave
 Wayne MI 48184**

**Location – Vacant Lot (West of Beck Rd between Powell & North
 Territorial)
 Plymouth MI 48170**

Tax I.D. #78-040-99-0008-000

RE: Zoning Ordinance No. 99, Article 20, Sec 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area

<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Minimum Lot Area</u>	<u>Proposed Minimum Lot Area</u>	<u>Variance Required</u>
1470	Ordinance 99, Article XX, Sec 20.1	78-040-99-0008-000	43,560 S.F	13,555 S.F.	30,005 S.F.

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<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Minimum Lot Width</u>	<u>Proposed Minimum Lot Width</u>	<u>Variance Required</u>
1470	Ordinance 99, Article XX, Sec 20.1	78-040-99-0008-000	150 Feet	74.5 Feet	75.5 Feet
<u>Variance No.</u>	<u>Zoning Ordinance Section/Standard</u>	<u>Location</u>	<u>Maximum Allowable Lot Coverage</u>	<u>Proposed Minimum Lot Coverage</u>	<u>Variance Required</u>
1470	Ordinance 99, Article XX, Sec 20.1	78-040-99-0008-000	15%	17%	2%

The applicant is requesting three variances:

The applicant is in an R-1-E zoning district and is requesting three variances. This is a pre-existing lot that does not meet the current zoning requirements to build a single family residential home. He needs the following:

- A minimum lot area of 1 acre (43,560 SF) is required; the existing lot area is 13,550 SF.
- A minimum lot width of 150 feet is required; the existing lot is 74.5 feet wide.
- Allowable lot coverage is 15%, the proposed site design requires 17% lot coverage.

Moved by _____ Supported by _____

Action taken _____

ITEM NO. 3 – Election of Officers

Gene Levensgood as Chairman
 Jim Zdanek as Vice Chairman
 Ray Sturdy as Secretary
 Robert Doroshewitz
 Harry Jachym

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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 Supervisor's Office, Charter Township of Plymouth, 9955 N. Haggerty Rd, Plymouth, Michigan, 48170, (734) 354-3211, TDD users: 1-800-649-3777 (Michigan Relay Service)