Meeting called to order at 5:01 p.m. by Chairman Levengood.

MEMBERS PRESENT:
Harry Jachym  
Gene Levengood  
Ray Sturdy, Jr.

MEMBERS ABSENT:
Bob Doroshewitz, Excused  
Jim Zdanek, Excused

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

ITEM NO. 1 - APPROVAL OF MINUTES
1. Regular Meeting - April 7, 2005

Moved by Mr. Jachym, supported by Mr. Sturdy, to approve the minutes of the Regular Meeting of April 7, 2005, as presented.

Ayes all.

ITEM NO. 2 - NEW BUSINESS
1. Application No. 1392 - Champion Window Co.  
2434 Pontiac Rd  
Auburn Hills, MI 48326

Location - Lyle & Gertrude Horsell  
46289 Westbriar Ct  
Plymouth, MI 48170  
Tax I.D. #78056-01-0111-000


The applicant is requesting one variance:

1. The existing residential property has a rear yard setback of approximately fifty (50) feet. With the proposed residential dwelling addition, the rear yard setback would be thirty five (35) feet. The applicant is requesting a rear yard variance of fifteen (15) feet.

Mr. Ken Olderman of Champion Window Company addressed the Board and answered questions.

Mr. Sturdy reviewed the request for compliance with the seven different requirements listed in the Zoning Ordinance which must be met before variances can be granted.

The Board felt all seven requirements were met. The lot was encumbered on three sides with easements, there were no objections from neighbors, and there were extraordinary circumstances because the lot was across from school property which was on the other side of a township boundary road. The Board also determined the usual 40-ft. limitation was not applicable at this location because of the RUD character of the subdivision.

Moved by Mr. Jachym, supported by Mr. Levengood, to grant the 15-ft. variance requested in Application 1392 for 46289 Westbriar Court in light of the matters discussed regarding the property.

Ayes all.

2. Application No. 1393 - Robert W. Kwasny
The applicant is requesting one variance:

1. The existing residential property zoned R-1-E, has a minimum lot width of one hundred fifty (150) feet. With the proposed property split and potential re-zoning, the minimum lot width would be one hundred thirty eight point nine (138.9) feet wide. The applicant is requesting a minimum lot width variance of eleven point one (11.1) feet.

Mr. Robert Kwasny addressed the Board and answered questions. He indicated he purchased the parcel in the 1970's prior to the requirements for 150 ft. lot width.

Building Official Lewis indicated the lots meet the square footage and depth requirements and there are other lots in the area that are less then 150 ft. in width.

Moved by Mr. Sturdy, supported by Mr. Jachym, to grant the 11.1 ft. per lot variance requested in Application 1393, Robert W. Kwasny, enabling the salability of two lots at 138.9 ft. in width.

Ayes all.

3. Application No. 1394- Tim & Kathy Yerdon
   11439 Eastside Dr.
   Plymouth, MI 48170

   Location - Tim & Kathy Yerdon
   11439 Eastside Dr
   Plymouth, MI 48170
   Tax I.D. #78060-01-0043-000

RE: Zoning Ordinance No 99, Article 20.1, Schedule of Regulations Amendments: R-1-E, R-1-H, R-1-S, R-1. One Family Residential Districts Sec. 20.1, minimum side yard setback - 5 feet; maximum lot coverage in percent - 7%; maximum building height - 12 feet.

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Side Yard Setback</th>
<th>Requested Side Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ord. 99, Article XX, Sec. 20.1 (cc)</td>
<td>11439 Eastside Dr</td>
<td>Five (5) feet</td>
<td>One (1) foot, ten (10) inches</td>
<td>Three (3) feet, two (2) inches</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Allowed Lot Coverage (in percent)</th>
<th>Requested Lot Coverage (in percent)</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Ord. 99, Article XX, Sec. 20.1 (cc)</td>
<td>11439 Eastside Dr</td>
<td>Seven percent (7%)</td>
<td>Ten point seven percent (10.7%)</td>
<td>Three point seven percent (3.7%)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Allowed Building Height</th>
<th>Requested Building Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Ord. 99, Article XX, Sec. 20.1</td>
<td>11439 Eastside Dr</td>
<td>Twelve (12) feet</td>
<td>Twelve point one (12.1) feet</td>
<td>One tenth of a foot (.1)</td>
</tr>
</tbody>
</table>

The applicant is requesting three variances:

1. The existing detached garage has a side yard setback of one (1) foot, eight (8) inches. With the
proposed new detached garage, the side yard setback would be one (1) foot, ten (10) inches. The applicant is requesting a side yard variance of three (3) feet, two (2) inches.

2. The current maximum lot coverage for accessory structures is seven percent (7%) of the total lot size. With the proposed new detached garage, the lot coverage would exceed this required minimum. The applicant is requesting a lot coverage variance of three point seven percent (3.7%) in total lot coverage.

3. The current maximum height for accessory structures is twelve (12) feet. With the proposed new detached garage, the height for this accessory structure would exceed this required maximum. The applicant is requesting a height variance of one tenth of a foot (.1).

Mr. and Mrs. Yerdon addressed the Board and answered questions. They noted other houses in the neighborhood were non-conforming with regard to side yard and setback requirements.

The Board felt the requests met the criteria of the Zoning Ordinance.

Moved by Mr. Sturdy, supported by Mr. Jachym, to grant the following three variances requested in Application 1394 at 11439 Eastside Drive: 3 ft. 2 in. variance in side yard setback, 3.7% variance in maximum allowed lot coverage, and .1 ft. variance in maximum allowed building height.

Ayes all.

4. Application No. 1395- Steve Hodges
9485 Marilyn
Plymouth, MI 48170

Location - Steve Hodges
9485 Marilyn
Plymouth, MI 48170
Tax I.D. #78065-01-0025-000


<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Allowed Maximum Fence Height</th>
<th>Proposed Maximum Fence Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ord. 99, Article VI</td>
<td>9485 Marilyn</td>
<td>4 feet</td>
<td>6 feet</td>
<td>2 feet</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

1. The existing residential property has an existing six (6) foot high fence. The applicant is proposing to replace the fence with a new six (6) foot high fence on the lot line. The applicant is requesting a two (2) foot variance in fence height.

Mr. and Mrs. Steve Hodges addressed the Board and answered questions. They indicated the current 6-ft. fence has been in existence for approximately 30 years.

The Board felt the request met Zoning Ordinance criteria.

Moved by Mr. Jachym, supported by Mr. Sturdy, to grant the 2-ft. fence height variance requested in Application 1395 at 9485 Marilyn, with fence color as discussed.

Ayes all.

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

Meeting adjourned at 5:47 p.m.

Respectfully submitted,

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, 42350 Ann Arbor Road, Plymouth, Michigan, 48170, (734) 453-3202, TDD users: 1-800-649-3777 (Michigan Relay Service).