CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS MINUTES  
REGULAR MEETING  
THURSDAY, JULY 1, 2010

Meeting called to order at 6:04 p.m. by Chairman Levengood.

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

MEMBERS ABSENT: Robert Doroshewitz  
Jim Zdanek

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – June 3, 2010

Moved by Mr. Jachym, supported by Mr. Sturdy, to approve the minutes of the regular meeting of June 3, 2010 as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

1. Application No. 1473- William Pierson  
47248 Beechcrest  
Plymouth, MI 48170

Location – 47248 Beechcrest  
Plymouth, MI 48170

Tax I.D. #78-055-01-0010-000


<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>1473</td>
<td>Ordinance 99, Article VI</td>
<td>47248 Beechcrest</td>
<td>Four (4) feet</td>
<td>Eight feet (8)</td>
<td>Four Feet (4)</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:
1. The applicant is in an R-1-H zoning district and is proposing an eight (8) foot high wooden privacy fence going 186 feet across the back of the lot line. The required maximum height is four (4) feet. The applicant is requesting a variance of four (4) feet in fence height.

Mr. Pierson explained his plans regarding the request for an 8-ft. high privacy fence at the back of his lot line. He said a number of trees were cut down and a great deal of foliage was removed from the utility easement at the rear of his property, thus increasing the lack of privacy from Ann Arbor Road. His lot slopes upward from the street, thereby making a 6-ft. fence inadequate for privacy purposes.

Board members discussed various aspects of the proposal and felt they didn’t meet the zoning ordinance criteria of not being of a general and recurring nature. They felt if this variance is granted, neighbors with yards backing to Ann Arbor Road would be requesting the same variance, giving the area a stockade-like appearance.

Mr. Sturdy suggested applicant consider a 6-ft. privacy screen located a distance back from the property line that would be consistent with ordinance requirements. He suggested the Board might consider the side yard lines to parallel the pie-shaped side lot lines to provide a greater degree of screening in an area not generally visible from the roadway.

Mr. Pierson agreed to investigate other possibilities for privacy screen placement on his property.

Moved by Mr. Jachym, supported by Mr. Sturdy to table Application 1473, the request for a 4-ft. fence height variance at 47248 Beechcrest, for up to 90 days or the October 7, 2010 meeting of the Zoning Board of Appeals. Ayes all.

Mr. Jachym indicated he would attend the Board of Trustees meeting when their request for appointing an alternate member appears on the agenda.

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

Chairman Levengood adjourned the meeting at 6:40 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).