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

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

MEMBERS ABSENT:  None

OTHERS PRESENT:  Mark Lewis, Chief Building Official  
                  Fred Hofmann, Community Service Director  
                  Alice Geletzke, Recording Secretary  
                  7 members of the public

Mr. Jachym welcomed Mr. Harris to the Board. He was appointed to fill the remainder of the deceased Mr. Levengood's term.

ITEM NO. 1 - APPROVAL OF MINUTES


Moved by Mr. Doroshewitz, supported by Mr. Zdanek, to approve the minutes of the regular meeting of February 3, 2011 as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

1. Application No. 1476-  
   Stuart Steel & Lynn DeGrande  
   11667 Brownell  
   Plymouth MI 48170

   Location –  11667 Brownell (Lot 96)  
                Plymouth MI 48170  

   Tax I.D. #78-27-01-0096-000

RE: Zoning Ordinance No. 99, Article 20, Sec 20.1, Height, Area, Lot Coverage, Yard Requirements and Floor Area
The applicant is requesting one variance:

- The applicant is in an R-1 zoning district and is proposing a 13’ x 6’ front addition to the existing covered porch. The front porch is already encroaching into the required front yard setback and they want to enclose a portion of the porch and turn it into living space. The minimum required front yard setback is twenty-five (25) feet; this proposed addition would create a front yard setback of twenty-three .9 feet, encroaching into the required front yard setback by one .3 (1’3”) foot. The applicant is asking for a front yard setback variance of one .3 (1’ 3”) foot.

Applicants Stuart Steel and Lynn DeGrande and their builder, Dan Ransom, addressed the Board and answered questions.

Neighbors Craig Wickham of 11687 Brownell and Lori Fine of 11655 Brownell indicated they had no objections to the project. A letter of support was presented from Chris Montney, Architect, 11670 Brownell.

The Board found the request met the necessary criteria of the Zoning Ordinance.

Moved by Mr. Sturdy, supported by Mr. Doroshewitz, to grant the 1-ft 3-in. front yard variance requested in Application 1476 at 11667 Brownell, Stuart Steel and Lynn DeGrande. Ayes all.

Mr. Jachym noted that new officers should be elected because of the passing of Mr. Levengood who was the former chairman.

Mr. Jachym was unanimously elected chairman upon Mr. Sturdy's nomination.

Mr. Zdanek was unanimously elected vice-chairman upon Mr. Sturdy's nomination.
Moved by Mr. Sturdy, supported by Mr. Zdanek, to adjourn the meeting at 6:23 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)-