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

MEMBERS PRESENT: Robert Doroshewitz  
Robert Harris  
Ray Sturdy, Jr

MEMBERS EXCUSED: Thomas Dueweke  
Harry Jachym

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meetings – July 12, 2012

Moved by Mr. Doroshewitz, supported by Mr. Sturdy, to approve the minutes of the regular meeting of July 12, 2012 as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

1. Application No. 1495-David Fabbri  
9448 Corinne  
Plymouth MI 48170

Location – 9448 Corinne  
Plymouth MI 48170

Tax I.D. #78-059-01-0040-000

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (a) One Family Residential Districts, Fences, maximum height

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Fence Height</th>
<th>Proposed Fence Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1495</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>9448 Corinne</td>
<td>Four (4) foot</td>
<td>18 Feet of Five (5) Foot Fencing</td>
<td>One (1) Foot</td>
</tr>
</tbody>
</table>
The applicant is requesting two variances:

1. The applicant is in an R-1 zoning district and is requesting two variances. The first request is for 18 feet of five (5) foot fencing to run across the driveway. The second request is for 32 feet of six (6) foot fencing to run 18 feet along the side of the driveway to the garage and also nine (9) feet from the corner of the home to the chain link fence. The homeowner is requesting the fencing for privacy and to keep the dogs in the yard. The variance being requested is one (1) foot for the five foot section and two (2) feet for the six foot section of fencing.

Mr. Fabbri explained that his driveway abuts the driveway of his neighbor, and the fence is to increase privacy between them, as well as for safety purposes between neighboring children and dogs.

His neighbor, who was present, supported the fence proposals.

Board members noted that the proposed 6ft. fence section between the driveways would match the 6ft. fence on the neighbor’s north property line and would not protrude beyond the rear of the Applicant’s house. The proposed 5ft. section would be constructed in the form of an attractive picket gate across the driveway. Based on findings that all variance criteria of the Zoning Ordinance were met and an assessment that the fencing, as proposed, would be an asset to the immediate neighborhood, Mr. Sturdy moved to grant the fence height variances requested in Application 1495, David Fabbri at 9448 Corinne. Supported by Mr. Doroshewitz. Ayes all.

2. Application No. 1496-Russell Sale
   11636 Francis
   Plymouth MI 48170

   Location – 11636 Francis
   Plymouth MI 48170

   Tax I.D. #78-056-01-0173-000
RE: Zoning Ordinance No. 99, Article 20 Sec 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area (as amended 10/25/07)

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Rear Yard Setback</th>
<th>Proposed Rear Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1496</td>
<td>Ordinance 99, Article XX, Sec 20.1</td>
<td>11636 Francis</td>
<td>Fifty (50) Feet</td>
<td>Five (5) Feet</td>
<td>Forty Five (45) Feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Side Yard Setback</th>
<th>Proposed Side Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1496</td>
<td>Ordinance 99, Article XX, Sec 20.1</td>
<td>11636 Francis</td>
<td>Eleven (11) Feet</td>
<td>Three (3) Feet Six (6) Inches</td>
<td>Seven (7) Feet Four (4) Inches</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Lot Width</th>
<th>Existing Lot Width</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1496</td>
<td>Ordinance 99, Article XX, Sec 20.1</td>
<td>11636 Francis</td>
<td>Sixty (60) Feet</td>
<td>Fifty (50) Feet</td>
<td>Ten (10) Feet</td>
</tr>
</tbody>
</table>

The applicant is requesting three variances:

2. The applicant is an R-1 zoning district and is requesting three variances. This is an existing non-conforming parcel asking for three variances to bring the home compliant to today’s standards while adding an attached garage and family room.
   - First variance is for the rear yard setback for the attached master bedroom that was converted without permits in April 1983. Thereby creating a five (5) foot rear yard while a fifty (50) foot rear yard is required. Variance requested is forty five (45) feet.
   - Second variance is for the side yard setback for the existing attached master bedroom and the addition of the family room.
Mr. Sale and his builder reviewed with Board members the plans for extensive renovations to the house which had been in foreclosure. These included expansion of the central area of the structure and a new attached garage on the west end of the building. The existing roof would be removed and new trusses and roofing would be constructed over the entire structure. New vinyl siding and stone facing would be installed on the exterior. Existing side yard and rear yard clearances would not be increased.

Two neighbors on either side of Applicant’s property expressed their support for the improvements to the property.

It was noted by the Board that this was a classic area with unique lot arrangements previously approved by the Township as a part of original plat acceptance. They felt that the exceptional nature of the neighborhood warranted special consideration and it was clear that the specific requests met the variance criteria of the Zoning Ordinance. Applicant’s significant renovation plans would substantially improve the property with minimal changes to the existing building footprint. Mr. Sturdy moved to approve the variances requested in Application 1496, Russell Sale at 11636 Francis. Supported by Mr. Doroshewitz. Ayes all.

Moved by Mr. Sturdy, supported by Mr. Doroshewitz, to adjourn the meeting at 6:25 p.m. Ayes all.

Respectfully submitted,

Raymond O. Sturdy, Jr.

Raymond O. Sturdy, Jr., Secretary
Zoning Board of Appeals

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)