The meeting was called to order at 6:02 p.m. by Chairman Jachym.

MEMBERS PRESENT:  
Steven Bassett, Alternate  
Robert Doroshewitz  
Robert Harris  
Harry Jachym  
Ray Sturdy, Jr.

MEMBERS ABSENT:  
Michael Carlin, Excused

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – August 7, 2014

Moved by Mr. Harris and supported by Mr. Doroshewitz to approve the minutes of the regular meeting of August 7, 2014 as written. Ayes all.

ITEM NO. 2 – NEW BUSINESS

1. Application No. 1519-  
BMF Ventures Inc  
Dominic Liburdi  
5870 Glasgow  
Troy MI 48085

Location –  
Gateways of Plymouth (Condominium Project)  
Plymouth MI 48170

Tax I.D. #78-018-05-0000-000  
R-2-A Zoning District

RE: Zoning Ordinance No. 99, Article 20 Sec 20.2 (k) (1) (m) (1)Schedule of Regulations, 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 Side Yard Setback</th>
<th>Proposed Side Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1519</td>
<td>Ordinance 99, Article XX, Sec 20.2 (k)(1)</td>
<td>Gateways of Plymouth (unit 58)</td>
<td>35 Feet</td>
<td>30 Feet</td>
<td>5 Feet</td>
</tr>
</tbody>
</table>
The applicant is requesting three variances:

The applicant is in an R-2-A zoning district and is requesting three variances:

1. Planning Commission reduced the side yard setback from 50 feet to 35 feet. The applicant is requesting an additional 5 feet on the side setback for unit 58. **The variance requested is 5 feet of side yard setback.**

2. The applicant is requesting a reduction in building separation from 20 feet to 17 feet between the following units: 43 & 44, 46 & 47, 49 & 50. **The variance requested is 3 feet between units.**

3. The applicant is requesting a reduction in buffer setback from 60 feet to 55 feet on unit 58. **The variance requested is 5 feet of rear yard setback.**

Mr. Dominic Liburdi of BMF Ventures, Inc. addressed the Board and answered questions regarding the requested variances. Board members also reviewed the plans for the
proposed units with Mr. Liburdi and each of the proposed variances was discussed individually.

A resident of the existing complex was present and was in support of the project. There were no communications or comments received from residents of the adjacent subdivision.

Moved by Mr. Sturdy and supported by Mr. Harris to grant the 5 ft. variance, the first variance requested in Application No. 1519, Gateways of Plymouth Condominium Project, to permit the side yard setback adjacent to Unit 58 to be 30 feet rather than 35 feet. Ayes all on a roll call vote.

After discussion, it was moved by Mr. Harris and supported by Mr. Sturdy to grant the 3-ft. building separation variance, the second variance requested in Application 1519 for the Gateways of Plymouth Condominium Project, allowing the proposed building separation to be 17 feet rather than 20 feet between units 43 & 44; 46 & 47; 49 & 50. Ayes all on a roll call vote.

After further discussion, it was moved by Mr. Sturdy and supported by Mr. Doroshewitz to grant the 5-ft. expressway buffer setback variance requested as the third item in Application 1519, Gateways of Plymouth Condominium Project, allowing the expressway buffer setback to be 55 feet rather than 60 feet for Unit 58. Ayes all on a roll call vote.

ADJOURNMENT

Moved by Mr. Harris and supported by Mr. Doroshewitz to adjourn the meeting at 6:27 p.m. Ayes all.

Respectfully submitted,

Raymond O. Sturdy, Jr.
Zoning Board of Appeals