The meeting was called to order at 6:00 p.m. by Chairman Jachym.

MEMBERS PRESENT: Mike Carlin  
Robert Doroshewitz  
Robert Harris  
Harry Jachym  
Ray Sturdy

MEMBERS ABSENT: None

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – December 4, 2014

Moved by Mr. Harris and supported by Mr. Carlin to approve the minutes of the regular meeting of December 4, 2014 as written. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Application No. 1523- Silvio Scappaticci  
51100 N Territorial  
Plymouth MI 48170

Location – 51100 N Territorial  
Plymouth MI 48170

Tax I.D. #78-042-99-000-003

R-1-E Zoning District

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (8) (a) (3) One Family Residential Districts, Accessory Buildings, Detached Garages, Maximum Height

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Detached Garage Height</th>
<th>Proposed Detached Garage Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1523</td>
<td>Ordinance 99, Article VI, Sec 6.4 (8) (a) (3)</td>
<td>51100 N Territorial</td>
<td>Twelve (12) Feet</td>
<td>Nineteen (19) Feet</td>
<td>Seven (7) Feet</td>
</tr>
</tbody>
</table>
The applicant is requesting two variances:

1. The applicant is in an R-1-E zoning district and is requesting two variances to construct a detached garage:
   - First variance; the proposed garage is 19 feet in height; the maximum allowed is 12 feet in height. The variance requested is 7 feet in height.
   - Second variance; the square footage of the residence is 4,270 and the combined square footage of the existing garage and new garage is 4,940. The variance requested is 670 square feet.

The applicant is requesting two variances:

1. The applicant is in an R-1-E zoning district and is requesting two variances to construct a detached garage:
   - First variance; the proposed garage is 19 feet in height; the maximum allowed is 12 feet in height. The variance requested is 7 feet in height.
   - Second variance; the square footage of the residence is 4,270 and the combined square footage of the existing garage and new garage is 4,940. The variance requested is 670 square feet.

Mr. Scappaticci addressed the Board and answered questions regarding the variances requested for his proposed garage which he indicated he wishes to build 98 ft. from the west property line and approximately 80 ft. from the north property line to house his show cars. The increased height and size is requested to allow storing the cars on their trailers for convenience. The neighbors, who are relatives, have no objections and the outside of the building will match the existing garage.

The Board, upon review, found the requests meet the criteria set forth in the Zoning Ordinance, and for the aforesaid reasons it was moved by Mr. Sturdy and supported by Mr. Carlin to grant the 7 ft. height variance and 670 ft. combined square footage variance requested in Application 1523 located at 51100 N. Territorial Road. Ayes all on a roll call vote.

Application No. 1524

Johannes Hauptmann (John)
22753 Nancy Ave
Southfield MI 48033

Location – 9433 Ball St
Plymouth MI 48170

Tax I.D. #78-059-02-0044-000
R-1 Zoning District

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Lot Width 80% of Original</th>
<th>Proposed Lot Width</th>
<th>Variance Required</th>
</tr>
</thead>
</table>
| 1524         | Ordinance 99, Article 28, Sec 28.26 (1) | 9433 Ball ST | Parcel A 104.8 feet
Parcels B 104.8 feet | Parcel A 62 feet
Parcels B 69 feet | Parcel A 42.8 ft
Parcel B 35.8 ft |

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Width of New Lot consistent with the average width of 2 adjacent lots</th>
<th>Proposed Lot Width</th>
<th>Variance Required</th>
</tr>
</thead>
</table>
| 1524         | Ordinance 99, Article 28, Sec 28.26 (1) | 9433 Ball ST | Adjacent Corner lot 106 ft
Parcel A (106 + 69 = 175/2 = 87.5)
Adjacent lot 65.5 ft
Parcel B (62 + 65.5 = 127.5/2 = 63.75) | Parcel A 62 feet
Parcel B 69 feet | Parcel A 25.5 ft
None |

**The applicant is requesting two variances:**

2. The applicant is in an R-1 zoning district and is requesting two variances to complete a subdivision lot split in Palmer’s Acres:
   - First variance; the ordinance requires that no lot shall be split less than 80% of the original lot. The original lot is 131 feet therefore the split would have to be: Parcel A 104.8 and Parcel B 104.8, neither lot can meet this requirement, so the variance requested is Parcel A 42.8 feet and Parcel B 35.8 feet. This split configuration meets the R-1 zoning district lot width requirements.
   - Second variance; the ordinance requires that the new lot must be consistent with the average two adjacent lots this split does not meet this, the adjacent corner lot is 106 feet, the new lot is only 62 feet therefore the variance requested is 25.5 feet in lot width.
Mr. Jachym said that letters have been received from Jana Radtke, Community Development/Planning Director and the Township Engineers which are basically in agreement with the request if the variances are granted by the Zoning Board.

Mr. Hauptmann addressed the Board and answered questions regarding his attempt to create two conforming R-1 lots, similar to the size of many of the existing lots on Ball Street. He hopes to build a two-story 2400 square foot home on Parcel A.

Mr. Sturdy indicated the Planning Commission is considering an amendment to the Zoning Ordinance that effectively addresses a situation that covers much of this area, where the original developmental pattern is one that is not currently used, as noted by Mrs. Radtke.

It was moved by Mr. Carlin and supported by Mr. Harris to grant the proposed lot width variances requested in Application 1524 at 9433 Ball Street, Ayes all on a roll call vote.

Moved by Mr. Sturdy and supported by Mr. Carlin to adjourn the meeting at 6:32 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)