The meeting was called to order at 6:04 p.m. by Chairman Jachym.

MEMBERS PRESENT: Robert Doroshewitz  
                    Mike Carlin  
                    Robert Harris  
                    Harry Jachym

MEMBERS ABSENT: Ray Sturdy, Excused

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – August 6, 2015

Moved by Mr. Harris and supported by Mr. Carlin to approve the minutes of the regular meeting of August 6, 2015 as written. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Application No. 1535- Frank Mastroianni  
9116 Northern  
Plymouth MI 48170

Location – 9116 Northern  
Plymouth MI 48170

Tax I.D. #78-059-03-0150-000  

R-1 Zoning District

RE: Zoning Ordinance No. 99, Article 20 Sec 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area (as amended 10/25/07) & Article XXVII Nonconforming Lots or Parcels of Record in the R-1 District, Sec 27.1 (1) (2) (3). (as amended March 3, 2015).
### CHARTER TOWNSHIP OF PLYMOUTH
### ZONING BOARD OF APPEALS MINUTES
### REGULAR MEETING
### THURSDAY, SEPTEMBER 3, 2015

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Side Yard Abutting a Street</th>
<th>Proposed Side Yard Abutting a Street</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1535</td>
<td>Ordinance 99, Article XX, Sec 20.1</td>
<td>9116 Northern</td>
<td>Twenty-five (25) Feet</td>
<td>Eleven Feet (11) Feet</td>
<td>Fourteen (14) Feet</td>
</tr>
</tbody>
</table>

<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>1535</td>
<td>Ordinance 99, Article XX, Sec 20.1</td>
<td>9116 Northern</td>
<td>Fifty (50) Feet</td>
<td>Forty Feet (40) Feet</td>
<td>Ten (10) Feet</td>
</tr>
</tbody>
</table>

The applicant is requesting two variances:

1. The applicant is an R-1 zoning district and is requesting two variances. This is an existing non-conforming parcel asking to be able to construct a new home with an attached garage that is aesthetically pleasing to the neighborhood.
   - First variance is for a proposed side yard abutting a street of 11 feet whereas 25 feet is required. Variance requested is 14 feet.
   - Second variance is for a proposed rear yard of 40 feet whereas 50 feet is required. Variance requested is 10 feet.

Mr. Frank Mastroianni addressed the Board and answered questions about the proposed construction of a new home on the empty lot. He indicated there are many non-conforming homes in the area.

It was noted there were no letters, pro or con, received in conjunction with the project and no one in the audience was present regarding the application. It was also noted that the front property line setback was some distance from the road and the new home would be an asset to the community.

Moved by Mr. Doroshewitz and supported by Mr. Harris to approve the proposed 11-ft. side yard abutting a street (a 14-ft. variance) and the 40-ft. rear yard setback (a 10-ft. variance) as requested in Application 1535, Frank Mastroianni, at 9116 Northern. Ayes all on a roll call vote.

**Application No. 1536**

Edward Rinke  
11453 Waverly  
Plymouth MI 48170

**Location**  
11453 Waverly  
Plymouth MI 48170

Tax I.D. #78-060-03-0007-000  
R-1 Zoning District
RE: Zoning Ordinance No. 99, Article 20 Sec 20.1 Height, Area, Lot Coverage, Yard Requirements and Floor Area (as amended 10/25/07) & Article XXVII Nonconforming Lots or Parcels of Record in the R-1 District, Sec 27.1 (1) (2) (3). (as amended March 3, 2015).

<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>1536</td>
<td>Ordinance Article XX, Sec 20.1</td>
<td>11453 Waverly</td>
<td>Fifty (50) Feet</td>
<td>Forty Two (42) Feet</td>
<td>Eight (8) Feet</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

The applicant is in an R-1 zoning district and is requesting one variance to construct an addition in the rear yard with as set back of 42 feet whereas 50 feet is required. Variance requested is eight (8) feet.

Mr. Joe Phillips, representing Mr. and Mrs. Rinke, addressed the Board and answered questions regarding the proposed addition to their home.

The Board determined the project meets the complete schedule of regulations; and no communications pro or con are on file, although neighbors on both sides gave verbal approval to the homeowner.

Moved by Mr. Harris and supported by Mr. Doroshewitz to grant the 42-ft. rear yard setback, in lieu of 50 feet, requested in Application 1536, Edward Rinke at 11453 Waverly. Ayes all on a roll call vote.

Application No. 1537- Nicholas Rowe
9110 Morrison
Plymouth MI 48170

Location – 9110 Morrison
Plymouth MI 48170

Tax I.D. #78-061-03-0106-001
R-1 Zoning District

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>1537</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>9110 Morrison</td>
<td>Four (4) foot</td>
<td>Six (6) Foot</td>
<td>Two (2) Feet</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

The applicant is in an R-1 zoning district and is requesting one variance to allow a six (6) foot vinyl fence around the rear yard whereas a four (4) foot fence height is the maximum allowed due to his large dog (Malamute) being able to jump the fence and escape the yard. The variance requested is two (2) feet of fence height.

Applicant Nicholas Rowe addressed the Board and answered questions regarding the replacement of an existing fence with a 6-ft. fence on the corner lot. He indicated his neighbors to the side and rear have no issues with the proposed fence installation. Only a 4-ft. and 6-ft. stretch will be seen from the property line.

Board members found the application met all the criteria of the Zoning Ordinance.

Moved by Mr. Carlin and supported by Mr. Harris to approve the 2-ft. fence height variance requested in Application 1537, Nicholas Rowe at 9110 Morrison. Ayes all on a roll call vote.

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

Respectfully submitted,

Harry Jachym, Chairman
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)