ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – December 4, 2014

Moved by _____________________________ Supported by ____________________________

Action taken ___________________________________________________________________

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:

- 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.

Moved by _____________________________Supported by ______________________________

Action taken ________________________________________________________________

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
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS AGENDA
THURSDAY, JANUARY 8, 2015
6:00 P.M.


<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>
<tbody>
<tr>
<td>1524</td>
<td>Ordinance 99, Article 28, Sec 28.26 (1)</td>
<td>9433 Ball ST</td>
<td>Parcel A 104.8 feet</td>
<td>Parcel A 62 feet</td>
<td>Parcel A 42.8 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Parcel B 104.8 feet</td>
<td>Parcel B 69 feet</td>
<td>Parcel B 35.8 ft</td>
</tr>
</tbody>
</table>

<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>
<tbody>
<tr>
<td>1524</td>
<td>Ordinance 99, Article 28, Sec 28.26 (1)</td>
<td>9433 Ball ST</td>
<td>Adjacent Corner lot 106 ft Parcel A (106 + 69 = 175/2 = 87.5)</td>
<td>Parcel A 62 feet</td>
<td>Parcel A 25.5 ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Adjacent lot 65.5 ft Parcel B (62 + 65.5 = 127.5/2 = 63.75)</td>
<td>Parcel B 69 feet</td>
<td>None</td>
</tr>
</tbody>
</table>

The applicant is requesting two variances:

- 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.

Moved by _____________________________ Supported by ______________________________

Action taken ___________________________________________________________________

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)