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

MEETING CALLED TO ORDER AT ____________ BY CHAIRMAN HARRY JACHYM

ROLL CALL: Michael Carlin ______
Bob Doroshewitz ______
Robert Harris ______
Harry Jachym ______
Ray Sturdy, Jr. ______

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – July 2, 2015

Moved by ___________________________ Supported by ___________________________

Action taken ___________________________

ITEM NO. 2 – NEW BUSINESS

Application No. 1530- Raymond Oatman
11825 & 11847 Brownell
Plymouth MI 48170

Location – 11825 & 11847 Brownell
Plymouth MI 48170

Tax I.D. R78-027-01-0104-000 & R78-027-01-0105-000
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>1530</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>11825 &amp; 11847 Brownell</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 on the south property line and east property. This is a unique lot configuration from 1954 where lot 105 (11825) has a home on it and lot 104 (11847) has a home straddling both lots; both lots are owned by the same homeowner. The variance requested is two (2) feet of fence height.

Moved by ____________________________ Supported by ____________________________

Action taken ____________________________

Application No. 1531- Beck Ventures LLC (Brad Emmett)
5225 Sheldon RD
Canton MI 48188

Location – 15100 Beck RD (Holiday Inn Express)
Plymouth MI 48170

Tax I.D. #78-010-99-0019-702
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.2 (e) (1), Sign Regulations, Wall Signs, IND District, Maximum Signable Area

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Signable Area</th>
<th>Proposed Signable Area</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1531</td>
<td>Ordinance 99, Article XXV, Sec 25.9.2 (e) (1)</td>
<td>15100 Beck RD</td>
<td>40% for individual letters, maximum allowed is 90 Square Feet</td>
<td>126 Square Feet of Signable Area</td>
<td>36 Square Feet</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

The applicant is in an IND zoning district and is requesting one variance to allow a wall sign with individual letters totally 126 square feet of area, whereas a total of 90 square feet is allowed. The variance requested is 36 square feet of signable area.

- Signable area: 41’ wide x 10’ long = 410 x 40% = 160
- Maximum the Ordinance allows is 90 square feet
- Requested signable area = 126 square feet
- Overage of signable area for IND is 36 square feet

Moved by ____________________ Supported by ____________________

Action taken ____________________

Application No. 1532- Beck Ventures LLC (Brad Emmett)
5225 Sheldon RD
Canton MI 48188

Location – 15100 Beck RD (Holiday Inn Express) Plymouth MI 48170

Tax I.D. #78-010-99-0019-702
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9.1 (d), Sign Regulations, Ground Signs, Number of Ground Signs

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum allowed Ground Signs</th>
<th>Proposed Ground Signs</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1532</td>
<td>Ordinance 99, Article XXV, Sec 25.9.1 (d)</td>
<td>15100 Beck RD</td>
<td>One</td>
<td>Two</td>
<td>One Ground Sign</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

The applicant is in an IND zoning district and is requesting one variance to allow two ground signs for the development, whereas only one ground sign is allowed per development parcel or premises. The variance requested is one additional ground sign.

Moved by ____________________________ Supported by ____________________________

Action taken ____________________________

Application No. 1533- Donna Dowd
42016 Micol DR
Plymouth MI 48170

Location – 42016 Micol DR
Plymouth MI 48170

Tax I.D. R78-060-01-0045-000
R-1 Zoning District

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

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<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>1533</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>42016 Micol</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 on the east and north side of the backyard, a 6 foot fence already exists on the west side. The reason is due to neighbor harassment. The variance requested is two (2) feet of fence height.

Moved by ____________________________ Supported by ____________________________

Action taken ____________________________
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS AGENDA
THURSDAY, AUGUST 6, 2015
6:00 P.M.

Application No. 1534- Brian Brown
40905 Greystone
Plymouth MI 48170

Location — 40905 Greystone
Plymouth MI 48170

Tax I.D. R78-064-05-0025-000
R-1 Zoning District

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

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</tr>
</thead>
<tbody>
<tr>
<td>1534</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>40905 Greystone</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 wood fence around his property line in the backyard. This home is the first house entering Greystone Subdivision. It sits up to Haggerty Road and has a lot of noise and traffic from Haggerty and those entering the subdivision. The variance requested is two (2) feet of fence height.

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) 354-5211, TDD users: 1-800-649-3777 (Michigan Relay Service)