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

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

MEMBERS ABSENT: None

OTHERS PRESENT: Alice Geletzke, Recording Secretary
4 members of the public

ITEM NO. 1 - APPROVAL OF MINUTES


Moved by Mr. Harris and supported by Mr. Carlin to approve the minutes of the regular meeting of March 3, 2016 as presented. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Application No. 1540- Wolfgang Greil
9229 S. Main ST
Plymouth MI 48170

Location – 9229 S Main ST
Plymouth MI 48170

Tax I.D. #78-059-02-0009-312

R-1 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>1540</td>
<td>Ordinance 99, Article VI, Sec 6.4 (8) (a) (3)</td>
<td>9229 S Main</td>
<td>Twelve (12) Feet</td>
<td>Nineteen Feet 6 inches (19.6)</td>
<td>Seven feet &amp; six inches (7.6)</td>
</tr>
</tbody>
</table>
The applicant is requesting two variances:

1. The applicant is in an R-1 zoning district and is requesting two variances to construct a detached garage:
   - The proposed garage is 19.6 feet in height; the maximum allowed is 12 feet in height. The applicant needs more storage. The variance requested is 7.9 feet in height.
   - The proposed garage is a two story structure, the ordinance only allows for a 1 story detached structure; the variance requested is 1 story.

Mrs. Greil addressed the Board and answered questions. She indicated this new structure would replace an existing garage, and would provide increased storage in the second story of the garage for furniture and garden pots. The proposed garage is designed to keep the roof pitch and façade matching the existing house. Also planned is a small attachment on the side for a greenhouse-type area for over-wintering plants. There are also plans for heating the garage and providing water.

Board members discussed their concerns about the possibility of either now or in the future turning the second story into living quarters, especially with providing heat and water. Four letters of support were received from neighbors directly to the north and south and two who were located directly behind the proposed structure. It was noted there were other two-story garages in the neighborhood. It was also noted that the four existing homes immediately surrounding the proposed location were all 28 to 32 feet in height.

Mrs. Carol Leroue of 9254 Ball Street expressed her objections, and presented signatures of another neighbor on Ball Street with unspecified objections. Mrs. Laroue was concerned about the windows at the back of the garage and didn’t really have a conception of how high it will be. She also expressed concerns with the neighborhood becoming more than one-family residential should someone else establish a residence in the garage storage area.

After due consideration, Mr. Sturdy moved to approve the two variances requested in Application 1540 subject to the conditions that the use of the structure be strictly limited to parking and storage and that no water services or sewer services be extended to the proposed garage structure. Also prohibited would be any portable heating devices.
After further discussion on the nature and location of the greenhouse area on the first floor and providing a cold water line just to that area, Mr. Sturdy withdrew the motion and introduced a modified motion, supported by Mr. Carlin that, based on findings that the each of the specific criteria in the Zoning Ordinance have been met and that the proposed construction matching the architecture of the existing residence would be consistent with the purposes of the zoning ordinance, the requested variances in Application 1540 of seven feet, six inches in height and two stories, rather than one story at 9229 S. Main Street be approved, subject to the express conditions that the building be used only for vehicle and household storage purposes, that no portable heating units be permitted, and that any water that might be run to the building be limited to cold water to a first floor sink in the greenhouse area in the northeast corner of the structure. Ayes all on a roll call vote.

ITEM NO. 3 – OLD BUSINESS

Mr. Sturdy noted that an issue had arisen regarding a set of variances that had been granted by the Board in December, 2012 in Application 1502. It seems that the original owner no longer plans to build the structure original proposed but, instead, plans to sell the property to another who would erect a residence on the site similar in nature to that initially proposed. The question is whether the original approvals would stand or whether there would have to be a new application.

Mr. John Hauptmann, a local builder, and the prospective buyer addressed the Board and answered questions. They indicated that the home they propose to build fits within the envelope of all the variances granted. Moreover, the architectural features of the home they propose to build would be substantially similar to those in the original proposal.

After discussion there was a consensus among Board members that as no additional variances would be requested, and the new home would be substantially similar to that originally proposed, a rehearing and appearance by the new owner would be unnecessary.

Moved by Mr. Harris and supported by Mr. Doroshewitz to adjourn the meeting at 7 p.m. Ayes all.

Respectfully submitted,

**Raymond O. Sturdy, Jr.**

Raymond O. Sturdy, Jr. Secretary
Zoning Board of Appeals