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

MEMBERS PRESENT: Steve Bassett  
                 Mike Carlin  
                 Jack Dempsey  
                 Robert Harris  
                 Ray Sturdy

MEMBERS ABSENT: Harry Jachym, Excused

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – March 2, 2017

Moved by Mr. Carlin and supported by Mr. Sturdy to approve the minutes of the regular meeting of March 2, 2017 as written. Ayes all.

ITEM NO. 2 – New Business

2. New Business:

   Application No. 1550-  
   Representing homeowner: John Adams  
   David Young  
   9168 Marlowe  
   Plymouth, MI 48170

   Location – 9168 Marlowe  
              Plymouth MI 48170

   Tax I.D. #R78-059-03-0344-000  
   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—District, Sec 27.1 (1) (2) (3) (as amended March 3, 2015).
The applicant is requesting one variance:

- The applicant is in an R-1 zoning district and is requesting one variance; this is an existing non-conforming parcel in the Green Meadows Subdivision. The owner is asking to be able to construct a new home that is aesthetically pleasing to the neighborhood. The variance is for a proposed side yard abutting a street of 11 feet whereas 25 feet is required. *Variance requested is 14 feet.*

A representative of property owner David Young cleared up the confusion regarding the property address, indicating there is one home on the property but the property has two tax identification numbers. The corner parcel is the original address and he hopes to be submitting a new address for the second property. He noted his intention to demolish the existing home and have a second lot to build a primary residence on the corner and have the additional lot to build a second home. The home to be demolished is 1500 square feet, to be replaced by a home of 2300-2500 square feet.

The architectural design and location of the new home on the lot was reviewed, and it was noted that a similar variance was granted by the Board on September 3, 2015 for a home two blocks away on 9116 Northern.

A letter from Marian and Steve Spreitzer who live in the neighborhood raised concerns about aesthetics, construction noise in early morning and late evening for six to seven days per week, and damage to roads and surrounding property.

Mr. Sturdy noted that Green Meadows Subdivision was platted in 1926 with lots of 50 ft. or less and questioned how zoning ordinance sideyard setback requirements should apply when the minimum lot width under the current ordinance is now 60 feet. He suggested that street sideyard setbacks of 25 feet in the current ordinance were likely intended to match 25 foot front yard setback requirements on corners where adjacent lots would have houses facing in different directions. In Green Meadows there are no such corners where adjacent lots may have houses facing in different directions. He also provided a diagram indicating that the sideyard setback of the existing home on the property was 15 feet and that current sideyard setbacks for the thirteen homes on either side of Judson Avenue between Marlowe and Sheldon ranged from 27 feet to 6 feet.
He agreed with concerns regarding the construction of new homes in the area that could be considered “oversized” for the area and noted that the City of Plymouth had recently adopted a new measure referred to the “Floor Area Ratio” to control the size of new home construction. In addition to specifying overall lot coverage, this measure considers the total square footage in the home including a second story and attached garage and establishes a maximum floor area ratio of 40%. The home proposed in this application would have a lot coverage of 18.75% which is under the 25% coverage allowed in the Township Ordinance and would have a Floor Area Ratio of 34.9% if the City’s new test were to be applied to this location.

Two residents of Marlowe Street, a mother and daughter, expressed their concerns about losing the character of the neighborhood, perhaps discouraging buyers who find the smaller houses charming.

Moved by Mr. Sturdy and seconded by Mr. Bassett to grant the 14 ft. side yard variance requested in Application 1550 at 9168 Marlowe with a strong direction to the applicant to do whatever possible to minimize construction noise times and damage to surrounding properties.

ROLL CALL: AYES: Sturdy, Bassett, Carlin, Harris
NAYS: Dempsey

Motion carried.

Moved by Mr. Carlin and seconded by Mr. Bassett to adjourn the meeting at 6:39 p.m. Ayes all.

Respectfully submitted,

Raymond O. Sturdy, Jr.

Raymond O. Sturdy, 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)