The meeting was called to order at 6:03 p.m. by Chairman Jachym.

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

**MEMBERS ABSENT:** Jack Dempsey, Excused

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

**ITEM NO. 1 - APPROVAL OF MINUTES**

1. **Regular Meeting – December 1, 2016**

Moved by Mr. Harris and supported by Mr. Carlin to approve the minutes of the regular meeting of December 1, 2016 as written. Ayes all.

**ITEM NO. 2 – New Business**

2. **New Business:**

   Application No. 1549- Home Service Contracting (Frank)
   Representing: Bresson Enterprises LLC
   23221 Argyle
   Novi MI 48374

   Location – 8877 Brookline
   Plymouth MI 48170

Tax I.D. #R78-059-03-0595-002
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).
The applicant is requesting one variance:

- The applicant is in an R-1 zoning district and is requesting one variance. The applicant started construction of a roof over an existing front porch without permits creating a front setback encroachment:
  - The current home is at 24.9 feet, with the uncovered porch being 6.5 Feet in the front yard setback, which is allowed.
  - Constructing a roof over the porch has created an encroachment and requires a front yard setback variance. Variance requested: front yard setback of 6.5 feet.

A representative of Home Services Contracting addressed the Board and answered questions regarding the need for a setback variance because the existing setback is no longer conforming. This was discovered as structural modification was being made to the existing porch.

Mr. Sturdy noted that virtually all the lots in Green Meadows Subdivision became non-conforming when the minimum lot width was increased to 60 feet when the Zoning Ordinance was amended 10-15 years ago. The non-conforming section of the Zoning Ordinance has since been amended to provide for situations where structures on lots in R-1 districts would not be considered non-conforming but would be subject to review of alterations by the Building Department. He indicated in this particular situation, there are exceptional circumstances because there are no sidewalks. Also, if this were a porch without a roof, there would be no issue. He feels that the criteria required by the Zoning Ordinance have been met.

After further discussion by the Board, it was moved by Mr. Sturdy and supported by Mr. Harris to grant the 6.5 ft. inch variance requested in Application No. 1549 at 8877 Brookline. Ayes all on a roll call vote.

Ms. Carol Leroue asked to speak to the Board regarding another matter. On April 7, 2016 the Zoning Board granted a height variance to the applicant for a garage in Application No. 1540. Ms. Laroue stated a concern that the second floor of the garage could become a residence.
Board members advised Ms. Leroue that such a residency if it were to occur would be an ordinance violation and handled by the enforcement department of the Township.

**ITEM NO. 3 – Election of Officers**

Moved by Mr. Jachym and supported by Mr. Sturdy to nominate Mr. Harris as Chairman of the Zoning Board of Appeals. Ayes all.

Moved by Mr. Sturdy and supported by Mr. Harris to nominate Mr. Carlin as Vice-Chairman of the Zoning Board of Appeals. Ayes all.

Moved by Mr. Jachym and supported by Mr. Harris to nominate Mr. Sturdy as Secretary of the Zoning Board of Appeals. Ayes all.

**ADJOURNMENT**

Moved by Mr. Sturdy and seconded by Mr. Carlin to adjourn the meeting at 6:30 p.m. Ayes all.

Respectfully submitted,

**Raymond O. Sturdy, Jr.**

Raymond O. Sturdy, Secretary
Zoning Board of Appeals

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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)