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

MEMBERS PRESENT: Timothy Boyd
Michael Carlin
Jack Dempsey
William Pratt
Don Schnettler

MEMBERS ABSENT: None

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

ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – January 4, 2018

Moved by Mr. Pratt and supported by Mr. Schnettler to approve the minutes of the regular meeting of January 4, 2018 as submitted. Ayes all.

ITEM NO. 2 – NEW BUSINESS

Application No. 1565- Erika Koenigsknecht
12357 Wendover DR
Plymouth MI 48170

Location – 42036 Micol DR
Plymouth MI 48170

Tax I.D. #78-060-01-0029-700

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).

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Front Yard Setback</th>
<th>Proposed Front Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1565</td>
<td>Ordinance Article XX, Sec 20.1</td>
<td>42036 Micol</td>
<td>Twenty-five Feet (25’)</td>
<td>Eighteen Feet (18’)</td>
<td>Seven Feet (7’)</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 construct an attached 2 car garage that is 24' x 35′ instead of the 17’ x 35’ that was approved with the new residential construction plans, which is reducing the front yard setback by seven (7′) feet to eighteen feet (18′) whereas twenty five feet (25′) is required. Variance requested is seven (7′) feet.

Ms. Koenigsknecht addressed the Board and answered questions regarding the requested variance. She noted the home to be constructed on the existing basement is on a gravel road, located across the street from an industrial plant. If the attached garage can be placed forward from the setback line, it will create a barrier from the front yard and front porch and make it more visually appealing. The neighbors are in favor of the idea because it provides somewhat of a buffer from the factory for them, also.

Moved by Mr. Pratt and supported by Mr. Boyd to approve the 7 ft. front yard setback variance requested in Application 1565 at 42036 Micol Drive. Ayes all on a roll call vote.

Application No. 1566- Jim Jabara
13013 Pebble Creek
Plymouth MI 48170

Location – 13013 Pebble Creek
Plymouth MI 48170

Tax I.D. #78-038-99-0007-708

R-1-E Zoning District


<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Minimum Side Yard Setback</th>
<th>Proposed Side Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1566</td>
<td>Ordinance 99, Article XX, Sec 20.1</td>
<td>13013 Pebble Creek</td>
<td>Fifteen (15) Feet</td>
<td>Three Feet Nine Inches (3′9″)</td>
<td>Eleven Feet three inches (11′3″)</td>
</tr>
<tr>
<td>Variance No.</td>
<td>Zoning Ordinance Section/Standard</td>
<td>Location</td>
<td>Maximum Detached Garage Height</td>
<td>Proposed Detached Garage Height</td>
<td>Variance Required</td>
</tr>
<tr>
<td>1566</td>
<td>Ordinance 99, Article VI, Sec 6.4 (8) (a) (3)</td>
<td>13013 Pebble Creek</td>
<td>Twelve (12) Feet</td>
<td>Seventeen Feet Nine Inches (17′9″)</td>
<td>Five Feet nine inches (5′9″)</td>
</tr>
</tbody>
</table>
The applicant is requesting two variances:

The applicant is in an R-1-E zoning district and requesting two variances:
1. To construct a detached garage encroaching into the side yard leaving a three foot nine inch (3’9”) setback whereas fifteen feet (15’) is required. Variance requested is eleven feet 3 inches (11’3”).
2. The detached garage height will be seventeen feet nine inches from midgable down (17’9”) feet whereas twelve feet (12’) is allowed. Variance requested is five feet nine inches (5’9”).

Mr. Jabara noted problems with current garage in relationship to a having 5-bedroom house, leaving, in effect, only a two-car garage. The materials will coordinate and the roof pitch is in keeping with the architecture of the house, the reason for the height variance. The next door neighbor (adjacent to the proposed garage) is in support of the project.

Moved by Mr. Pratt and supported by Mr. Schnettler to approve the 11’3” side yard setback variance and the 5’9” detached garage height variance requested in Application 1566 at 13013 Pebble Creek. Ayes all on a roll call vote.

Moved by Mr. Pratt and supported by Mr. Schnettler to adjourn the meeting at 6:32 p.m.

Respectfully submitted,

Timothy Boyd, Secretary
Plymouth Twp. 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)