ITEM NO. 1 - APPROVAL OF MINUTES

1. Regular Meeting – December 7, 2017

Moved by _____________________________ Supported by ____________________________

Action taken ___________________________________________________________________

ITEM NO. 2 – NEW BUSINESS

Application No. 1562- Brian Jordan
49009 Plum Tree
Plymouth MI 48170

Location – 49009 Plum Tree
Plymouth MI 48170

Tax I.D. #78-050-04-0335-000
R-1-H Zoning District Consent Judgement

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 Rear Yard Setback</th>
<th>Proposed Rear Yard Setback</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1562</td>
<td>Ordinance 99, Article XX, Sec 20.1</td>
<td>49009 Plum Tree DR</td>
<td>Fifty (50) Feet</td>
<td>Forty (40) Feet</td>
<td>Ten Feet (10)</td>
</tr>
</tbody>
</table>
The applicant is requesting one variance:

- The applicant is in an R-1-H (consent judgement) zoning district and is requesting one variance to construct a three season’s room with a 40 foot rear yard setback whereas 50 foot is required. Variance requested is ten (10) feet.

Moved by _____________________________ Supported by _______________________________

Action taken _____________________________________________________________________

Application No. 1563- Kirco Manix
Representing: Oerlikon
101 W Big Beaver
Troy MI 48084

Location – 41144 Concept DR
Plymouth MI 48170

Tax I.D. #78-025-01-0007-000
IND Zoning District

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9 (2) (e) (1) (3), Sign Regulations, Area, Height and Placement Regulation, Brick or Masonry block base.

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Building Facing Freeway</th>
<th>Proposed Building Facing Adjoining Property</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1563</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (2) (e) (3)</td>
<td>41144 Concept DR</td>
<td>Allowed (1) wall sign facing freeway</td>
<td>(1) Wall sign facing adjoining property</td>
<td>Allow (1) wall sign facing adjoining property to be seen from freeway</td>
</tr>
</tbody>
</table>

<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>1563</td>
<td>Ordinance 99, Article XXV, Sec 25.9(2)(e)(1)</td>
<td>41144 Concept DR</td>
<td>(90) Square Feet</td>
<td>(344.25) Square Feet</td>
<td>(254.25) Square feet</td>
</tr>
</tbody>
</table>
The applicant is requesting two variances:

The applicant is requesting two variances to install a wall sign:

1. To install the wall sign on the side of the building that faces the adjoining property but can be seen from I275. The variance requested to be allowed to install the wall sign to be seen from I275.

2. To allow the above wall sign to be 344.25 square feet in order to be seen from I275 whereas 90 square feet is allowed. The variance requested 254.25 square feet of wall sign to face I275.

Moved by _____________________________ Supported by ________________________________

Action taken _______________________________________________________________________

Application No. 1564- First Choice Building
Representing: Heritage Park Apartments
29201 Telegraph RD
Southfield MI 48034

Location – 12811 Heritage
Plymouth MI 48170

Tax I.D. #78-031-01-0186-000
R-2-A Zoning District

RE: Zoning Ordinance No. 99, Article 25, Sec 25.9 (1) (a) (g), Sign Regulations, Area, Height and Placement Regulation, Brick or Masonry block base.

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Required Ground Sign will be monument type</th>
<th>Proposed Ground Sign Modified Monument</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1564</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (a)</td>
<td>12811 Heritage</td>
<td>Monument Type</td>
<td>Between Brick Pillars</td>
<td>Between Brick Pillars</td>
</tr>
</tbody>
</table>
**CHARTER TOWNSHIP OF PLYMOUTH**  
**ZONING BOARD OF APPEALS AGENDA**  
**THURSDAY, JANUARY 4, 2018**  
**6:00 P.M.**

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Sign Area</th>
<th>Proposed Sign Area</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1564</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (a)</td>
<td>12811 Heritage</td>
<td>50 Square Feet</td>
<td>52.5 Square Feet</td>
<td>2.5 Square Feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Height</th>
<th>Proposed Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1564</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (a)</td>
<td>12811 Heritage</td>
<td>4 Feet</td>
<td>5 Feet</td>
<td>1 Foot</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Required Base Material</th>
<th>Proposed Base Material</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1564</td>
<td>Ordinance 99, Article XXV, Sec 25.9 (1) (g)</td>
<td>12811 Heritage</td>
<td>Brick or Masonry</td>
<td>Brick Pillars</td>
<td>Brick Base to Brick Pillars</td>
</tr>
</tbody>
</table>

The applicant is requesting four variances:

The applicant is requesting four variances to install a monument sign at the entrance to Plymouth Heritage Apartments between existing brick pillars:

(1) To install a modified monument sign that has open space between the ground and the bottom of the sign whereas a monument type sign is required.
(2) The sign is 52.5 square feet whereas 50 square feet is allowed
(3) The sign is 5 feet in height whereas 4 feet is allowed
(4) The sign has no brick or masonry base whereas brick or masonry is required.

The variances requested are stated in items 1-4 above.

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) 354-3211, TDD users: 1-800-649-3777 (Michigan Relay Service)