CHARTER TOWNSHIP OF PLYMOUTH  
ZONING BOARD OF APPEALS AGENDA  
THURSDAY, September 6, 2018  
6:00 P.M. 

MEETING CALLED TO ORDER AT ___________ BY CHAIRMAN MICHAEL CARLIN 

ROLL CALL: Timothy Boyd  
Michael Carlin  
Jack Dempsey  
William Pratt  
Don Schnettler  

ITEM NO. 1 - APPROVAL OF MINUTES  
1. Regular Meeting – July 5, 2018  

Moved by __________________________ Supported by __________________________  

Action taken __________________________  

ITEM NO. 2 – NEW BUSINESS  
Application No. 1577- Scott & Jennifer Still  
11200 Terry  
Plymouth MI 48170  

Location – 11200 Terry  
Plymouth MI 48170  

Tax I.D. #78-063-03-0187-000  
R-1 Zoning District  

RE: Zoning Ordinance No. 99, Article 6, Sec 6.4 (f) (1) (a) (c) (2)One Family Residential Districts,  
Fences, maximum height  

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Maximum Fence Height</th>
<th>Proposed Fence Height</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1577</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (a)</td>
<td>11200 Terry</td>
<td>Four (4) foot</td>
<td>Six (6) foot</td>
<td>Two (2) feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>Side Yard Location on Corner Lots</th>
<th>Proposed Side Yard Location</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Variance No.</td>
<td>Zoning Ordinance Section/Standard</td>
<td>Location</td>
<td>45 Degree Angle at Side &amp; Rear Property Intersection</td>
<td>Proposed Side &amp; Rear Yard Intersection</td>
<td>Variance Required</td>
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<tr>
<td>1577</td>
<td>Ordinance 99, Article VI, Sec 6.4 (f) (1) (c)(2)</td>
<td>11200 Terry</td>
<td>45 degree angle and no nearer than 20 feet from back property line and 3 feet off side property line</td>
<td>Installation on both side and rear yard property line</td>
<td>Installation on both side and rear yard property line</td>
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<td></td>
<td>Fence Location to Back Building Line</td>
<td>Proposed Location to back building line</td>
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<td></td>
<td>Location no nearer than back building line</td>
<td>To mid building line</td>
<td>13.4 feet to mid building line</td>
</tr>
</tbody>
</table>

The applicant is requesting four variances:

The applicant is in an R-1 zoning district with a corner lot and is requesting four variances to allow:

1) A six (6) foot fence around the rear yard property line whereas a four (4) foot fence height is the maximum allowed. The variance requested is two (2) feet of fence height.
2) To allow for installation on the corner lot side yard property line whereas a minimum of (3) feet off the property line is required. The variance requested is (3) feet of side yard location.
3) To allow for the rear yard fence location to come within 1 foot of the side lot line and the side lot line to be on the property line meeting the rear corner property intersection, whereas a 45 degree angle is required on corner lots starting at a point not nearer than 20 feet from the rear lot line and 3 foot off the side lot line. The variance requested is side and rear property line intersection be allowed on the property line itself.

4) To allow the fence to come to the back of the garage whereas the fence is only allowed to come to the rear building line on corner lots. The variance requested is to be allowed to come to the back of the garage.

Moved by ___________________________ Supported by ___________________________

Action taken ___________________________

Application No. 1578- Younan & Marine Sabbagh
36312 Grandon
Plymouth MI 48170

Location – 40600 Ann Arbor TR
Plymouth MI 48170

Tax I.D. #78-027-01-0119-000
C-1 Zoning District

RE: Zoning Ordinance No. 99, Article 31, Sec 31.12 Use Variance

<table>
<thead>
<tr>
<th>Variance No.</th>
<th>Zoning Ordinance Section/Standard</th>
<th>Location</th>
<th>C-1 Zoning District Principle Permitted Uses</th>
<th>Use Variance to the C-1 Zoning District</th>
<th>Variance Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>1578</td>
<td>Ordinance 99, Article XXXI, Sec 31.12</td>
<td>40600 Ann Arbor TR</td>
<td>See description below &amp; attached Sec 12.1</td>
<td>Motor vehicle Repair Shop</td>
<td>Use Variance to the C-1 Zoning District</td>
</tr>
</tbody>
</table>

The applicant is requesting one variance:

The applicant is in an C-1 zoning district and is requesting a use variance to the C-1 zoning district to allow a motor vehicle repair shop whereas this type of business is not allowed within the C-1 district. Variance requested a use variance to the C-1 Zoning District.
ARTICLE XII

C-1 NEIGHBORHOOD SHOPPING DISTRICT

PURPOSE

To provide for neighborhood shopping facilities in close proximity to residential areas which satisfies the need for non-durable convenience goods and/or personal services and to encourage the planned concentration of such activities in locations where analysis of the residential population within a one mile radius demonstrates the need for such facilities.

SEC. 12.1 PRINCIPAL PERMITTED USES

No building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Any use permitted in an OS Office Service District, as a principal permitted or special land use, provided such use does not meet the definition of “large scale institutional uses”, unless otherwise indicated in this Article.

2. Retail establishments, whose principal activity is the sale of food and/or drugs in an enclosed building without drive-in or drive-through facilities, such as and limited to:
   (a) Bakeries, limited to retail, on the premises only.
   (b) Candy, confectionery and ice cream stores.
   (c) Delicatessens.
   (d) Drug stores and pharmacies, without drive-in or drive-through facilities.
   (e) Dairy stores, without drive-in or drive-through facilities.
   (f) Food market, grocery stores and meat markets.
   (g) Party stores.
   (h) Tobacco stores.
   (i) Other retail establishments as determined by the Planning Commission to be consistent with the purpose and standards of the C-1 District.

3. Establishments which provide personal services in an enclosed building excluding drive-in or drive-through businesses and not exceeding 10,000 square feet of gross floor area, such as and limited to:
(a) Barber shop or beauty parlor.
(b) Dry cleaning or laundry pick-up shops.
(c) Laundromat.
(d) Rental business with no outside storage or outside display of goods.
(e) Shoe and hat repair.
(f) Tailor shops.
(g) Television, computer, and radio repair shops.
(h) Watch repair shops.

4. Public schools offering courses in general education provided that such facilities do not meet the definition of “large scale institutional use” subject to the following requirements:

(a) All vehicular access to the site shall be from a paved primary or collector road, as classified in the Township Master Plan. The Planning Commission may allow secondary access from local streets.

(b) All schools shall be licensed by the State of Michigan. Documentation shall be provided by the proprietor relative to such facility’s ability to obtain a license.

5. Accessory structures and uses customarily incidental to the above permitted uses, subject to the standards of this Article, including restrictions on accessory warehousing and storage as specified in Section 12.3, Development Requirements.

SEC. 12.2 SPECIAL LAND USES

The following uses shall be considered special land uses in this district and shall be permitted only after review and approval by the Planning Commission in accordance with the procedure and standards as found in Section 2.7 of this Ordinance and further subject to the requirements listed below:

1. Any of the principal permitted uses and related accessory uses listed in Section 12.1 with hours of operation within the time period 12 Midnight to 6:00 A.M.

2. Restaurants, but not including drive-in or drive-through restaurants, or those which provide entertainment or dancing or which sell alcoholic beverages.

3. Public and quasi-public uses intended to serve the neighborhood and immediate vicinity including park and ride facilities, provided that they do not meet the definition of “large scale institutional uses.”
CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS AGENDA
THURSDAY, September 6, 2018
6:00 P.M.

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, 9555 N. Haggerty Rd, Plymouth, Michigan, 48170, (734) 354-3211, TDD users: 1-800-669-3777 (Michigan Relay Service)