



**City of Plymouth**  
**Zoning Board of Appeals Meeting Minutes**  
201 S. Main Street Plymouth, MI 48170  
Thursday, June 6, 2019, 7:00 PM

**1. CALL TO ORDER**

Chair Giummo called the meeting to order at 7:00 PM.  
The Board said the Pledge of Allegiance.

PRESENT: Ed Krol, Mike Gowen, Mike Devine, Joe Elliott, Kara Giummo  
ABSENT: Jim Burrows

Also present was Assistant Community Development Director Greta Bolhuis and City Commission Liaison Tony Sebastian.

**2. CITIZEN COMMENTS**

None.

**3. APPROVAL OF THE MEETING MINUTES**

A motion was made by Comm. Krol and seconded by Comm. Elliott for approval of the May 2, 2019 meeting minutes as presented.  
MOTION PASSED UNANIMOUSLY

**4. APPROVAL OF THE AGENDA**

A motion was made by Comm. Devine and seconded by Comm. Krol for approval of the agenda as amended, to add Discussion of the July 4 Meeting Date under Reports and Correspondence.  
MOTION PASSED UNANIMOUSLY

**5. OLD BUSINESS**

None.

**6. NEW BUSINESS**

**A) Z19-07: 546 Roe, Non-Use Variance, Rear Yard Setback, Zoned R-1**

Chair Giummo read the administrative review from the city.

Comm. Devine stated that the firm he works for has done business with Mr. Menard in the past, but there is no conflict with this project and agenda item. No motion was made for Comm. Devine to abstain.

Comm. Gowen stated he has done business with Mr. Menard in the past, but there is no conflict with this project and agenda item. No motion was made for Comm. Gowen to abstain.

Ron Meyers, architect and applicant, presented his case. He explained that there is an interior stairway that cannot be moved. Mr. Meyers confirmed that the existing house is not going to be demolished and that they are adding onto the existing home.

## **Citizen Comments**

None.

## **Board Discussion**

Comm. Krol asked about the location of the stair. The applicant explained the stairway is inside the house and that the addition will require a connection to the existing home.

Comm. Elliott asked about the use of the property as single-family residential.

Ms. Bolhuis explained that because it is attached, the structure is a single structure and will be used by and as a single-family home. The ordinance requires single-family occupancy and could not be rented out in the future.

Comm. Gowen asked about egress under the second story deck. The applicant stated there is not ingress/egress into the home under the second story deck.

Chair Giummo asked if the deck could be smaller, which may lessen the variance request.

The Board discussed the setback of the existing home and of the proposed second story deck.

Comm. Devine felt that the existing stair posed a practical difficulty. He felt that conditions should be imposed.

The Board discussed possible conditions.

Comm. Krol asked about the usability of the second story deck.

Comm. Devine asked if the ordinance defined family.

Ms. Bolhuis stated the ordinance defines family as those who cook and live together as a single unit, but that living situations like a sorority or fraternity were not considered "family".

The Board further discussed conditions and agreed that the proposed deck was the least obtrusive connection.

A motion was made by Comm. Elliott, seconded by Comm. Krol, to approve Z19-07 546 Roe with conditions. The variance is for 5.84 feet to allow for a second story deck to be constructed in the rear yard setback. The variance is conditioned to only apply to a second story open deck on the portion of lot 24 with the existing home, the variance does not apply to lot 27. The finding of fact is there is a practical difficulty with the location of the existing home's landing and staircase, the proposed setback of the deck is greater than the existing rear yard setback of the existing home, and that this design is the least obtrusive way to connect the two buildings. MOTION APPROVED 5-0.

## **7. COMMISSIONER COMMENTS**

None.

## **8. REPORTS AND CORRESPONDENCE**

Chair Giummo asked about changing the date of the July 4 ZBA meeting.

The board agreed upon Thursday, July 11.

## **9. ADJOURNMENT**

Hearing no further business, a motion was made by Comm. Elliott, supported by Comm. Gowen to adjourn the meeting at 7:35 PM.

MOTION PASSED UNANIMOUSLY