



City of Plymouth Zoning Board of Appeals

Regular Meeting Agenda

Thursday, August 6, 2026 – 7:00 p.m.
City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234

<https://us02web.zoom.us/j/85336628923>

Passcode:344986

Webinar ID: 853 3662 8923

- 1) CALL TO ORDER
 - a) Roll Call
- 2) CITIZEN COMMENTS
- 3) APPROVAL OF THE MINUTES
 - a) Approval of June 4, 2026 regular meeting minutes
- 4) APPROVAL OF THE AGENDA
- 5) OLD BUSINESS
 - None.
- 6) NEW BUSINESS
 - a) **Z 26-07, 954 Penniman:** Rachel Kus, the owner, is requesting a non-use variance to construct fence exceeding 30 inches in height in the required front yard. The property is zoned R-1, Single-Family Residential.
 - b) **Z 26-08 774 Sheldon:** Plymouth Community Arts Council, the owner, is requesting a non-use variance to construct a ground sign that exceeds the maximum height and area. The property is zoned R-1, Single-Family Residential.
 - c) **Z 26-09 1332 Sheridan:** Brady Burns, the owner, is requesting a non-use variance to construct an attached garage and stairs in the rear yard setback. The property is zoned R-1, Single-Family Residential.
 - d) **Z 26-10 758 N Holbrook:** Scott Robbins, the owner, is requesting a non-use variance to increase the maximum lot coverage to 35 percent. The property is zoned RT-1, Two-Family Residential.
 - e) **Z 26-11 1325 W Ann Arbor Trail:** Jason Lewarne, the applicant, is requesting a non-use variance to construct a circular driveway with two curb cuts. The property is zoned R-1, Single-Family Residential District.
- 7) BOARD MEMBER COMMENTS
- 8) REPORTS AND CORRESPONDENCE
- 9) ADJOURNMENT

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues regarding items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

"The government in this community is small and accessible to all concerned."

-Plymouth Mayor Joe Bida November



**City of Plymouth
Zoning Board of Appeals
Regular Meeting Minutes
Thursday, June 4, 2026 - 7:00 p.m.**

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

Chair Rebecca Smith called the meeting to order at 7:00 p.m.

Present: Chair Smith, Vice Chair Jim Burrows, Members Mike Devine, Robert Mengel, and alternate Zach Funk

Absent: Member Jeff Boyle

Also present: Planning and Community Development Director Greta Bolhuis and Community Development Coordinator Haley Hall

2. CITIZENS COMMENTS

There were no citizen comments.

3. APPROVAL OF THE MEETING MINUTES

Burrows offered a motion, seconded by Mengel, to approve minutes of the May 7, 2026 meeting.

There was a roll call vote.

YES: Mengel, Devine, Burrows, Funk, and Smith
MOTION PASSED UNANIMOUSLY

4. APPROVAL OF THE AGENDA

Mengel offered a motion, seconded by Funk, to approve the agenda for the June 4, 2026 meeting.

There was a roll call vote.

YES: Mengel, Devine, Burrows, Funk, and Smith
MOTION PASSED UNANIMOUSLY

5. OLD BUSINESS

None.

6. NEW BUSINESS

- a) **Z 26-06 954 Penniman:** Rachen Kus, the owner, is requesting a non-use variance to construct a pool in the required front yard. The property is zoned R-1, Single-Family Residential.

Rachel Kus presented her variance request, explaining that her property was formed by combining two lots — 954 Penniman and 901 Church Street. The proposed pool would be located on the former 901 Church Street property. The area intended for the pool is legally classified as a front yard, requiring a variance despite the location functioning as a backyard.

Board Member Discussion

Devine expressed concern about the pool's proximity to the neighboring property to the west and suggested shifting the pool towards the east to provide an additional buffer. Ms. Kus noted that the western neighbor has a driveway along that side of the property which serves as a buffer.

Motion

Mengel offered a motion, seconded by Burrows, to approve the variance request to construct a pool in the required front yard.

Condition

The pool is constructed with the setbacks as drawn.

Findings of Fact

Swimming pools are a permitted accessory use in R-1, there is no practical location where a pool can be built legally on the property, and the property is unique in the fact that it's a through lot, which presents a rare circumstance for the area perceived to be a backyard is legally a front yard.

There was a roll call vote.

YES: Mengel, Devine, Burrows, Funk, and Smith

MOTION PASSED UNANIMOUSLY

8. BOARD MEMBER COMMENTS

None.

9. REPORTS AND CORRESPONDENCE

Director Bolhuis noted that the next meeting is scheduled for July 2, and asked members to notify her in advance if they would be unavailable due to the holiday weekend so that the meeting could be rescheduled if necessary.

10. ADJOURNMENT

Smith offered a motion, seconded by Burrows, to adjourn the meeting at 7:11 p.m.

There was a roll call vote.

YES: Mengel, Devine, Burrows, Funk, and Smith

MOTION PASSED UNANIMOUSLY

City of Plymouth
Zoning Board of Appeals Notice
201 S. Main Street Plymouth, Michigan 48170
Website: www.plymouthmi.gov Phone: (734) 453-1234 ext. 232

A regular meeting of the Zoning Board of Appeals will be held on **Thursday, August 6, 2026**,
at 7:00 P.M. at Plymouth City Hall and online via Zoom to consider the following:

Z 26-07 954 Penniman: Rachel Kus, the owner, is requesting a non-use variance to construct a fence exceeding 30 inches in height in the required front yard. The property is zoned R-1, Single-Family Residential District.

Z 26-08 774 Sheldon: Plymouth Community Arts Council, the owner, is requesting a non-use variance to construct a ground sign that exceeds the maximum height and area. The property is zoned R-1, Single-Family Residential District.

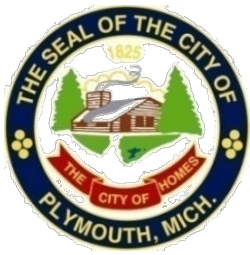
Z 26-09 1332 Sheridan: Brady Burns, the owner, is requesting a non-use variance to construct an attached garage and stairs in the rear yard setback. The property is zoned R-1, Single-Family Residential District.

Z 26-10 758 N Holbrook: Scott Robbins, the owner, is requesting a non-use variance to increase the maximum lot coverage to 35 percent. The property is zoned RT-1, Two-Family Residential District.

Z 26-11 1325 W Ann Arbor Trail: Jason Lewarne, the applicant, is requesting a non-use variance to construct a circular driveway with two curb cuts. The property is zoned R-1, Single-Family Residential District.

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Publish: Wednesday, July 22, 2026



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: June 17, 2026
RE: **Z 26-07 954 Penniman:** Non-Use Variance Request

Rachel Kus, the owner, is requesting a non-use variance to construct a new fence around one of the property's two front yards – the one with frontage on Church St. The property is a through lot with frontage on Penniman Ave and Church St. Previously, the owner requested and received approval of a non-use variance to construct a pool in the front yard on Church St. The owner proposes a 6.5 feet tall fence to surround the new pool. A variance is required to construct a fence of this height because fences in front yards are limited to 30 inches in height. Per Sec. 18-380 (d), "[...] fences or walls placed within a front yard shall not exceed 30 inches in height. [...]"

Sec. 18-337 (a) requires that pools be enclosed and provides other requirements regarding enclosure: "No temporary or permanent pool 18 inches or deeper shall be constructed or maintained unless such swimming pool is entirely enclosed by a building, wall and/or fence. The minimum height of all parts of the fence or wall, including gates, shall be 48 inches measured on the outside of the fence or wall upward from the highest adjacent ground. All gates shall be equipped with a lock and key. Such fence shall be designed and constructed so that the pool is not readily accessible to children by climbing or entering through the fence openings. Fence material shall not contain openings larger than two inches nominal size nor material that provides ready footing for climbing."

There is an existing fence in the same front yard, which the proposed new fence would replace. This fence was installed with a permit in 2017 and is 48 inches tall with openings of about 4 inches. Because the openings are larger than two inches, the existing fence does not meet the requirements for pool enclosure cited above. It was also discovered that the existing fence is in the public right of way. If the variance for the fence were to be approved, the new fence line parallel to Church St cannot be replaced in the same location. Before erecting the fence, the corners of the property should be marked to ensure any new fencing is not installed in the right-of-way. See Sec. 18-378. - Establishing lot lines.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

954 Penniman Avenue Plymouth	6/12/2026
Address of Property	Date of Application
Rachel Kus	Rachel Kus
Applicant Name	Property Owner
954 Penniman Ave	Plymouth MI 48170
Address	City State Zip
[REDACTED]	[REDACTED]
Email	Phone

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

Please be wary of fraudulent wire transfer requests sent from fake City of Plymouth email addresses. Please verify invoices with Community Development Director Greta Bolhuis at (734) 404-8105 before submitting payment. Correspondence from City employees and City officials should end in "plymouthmi.gov".

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

Sec. 18-380 Fences and walls

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: _____

Replace existing perimeter fence + gate with privacy fence including electric gate. Uniqueness of property having

Two front yards. Church St. needs variance because ordinance states a fence over 30" tall in a front yard is not permitted

Current fence is aluminum and 4' high.

Description of Property

Current zoning classification: Single family Residential

Current use of structure(s) on premises: Single family home + detached two story garage

Is it a corner or interior lot? Interior

Size and area of lot: 61.60' x 287.36" x 68.66' x 258.28' area = 17,769 sq ft 0.41 acres

Total square footage of existing main structure(s): 4300 sq ft

Total square footage of accessory structure(s): 936 sq ft 3 car garage

Existing lot coverage (percentage) of all buildings and structures: 29%

Height of existing main and/or accessory structures: Fence 4'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 262' linear footage of privacy fence

Front yard setback after completion (measured from property line): _____

Rear yard setback after completion (measured from property line): _____

Side yard setback after completion (measured from property line): _____

Height of proposed structure: 6'

Lot coverage (percentage) after completion: _____

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): _____

☒ A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

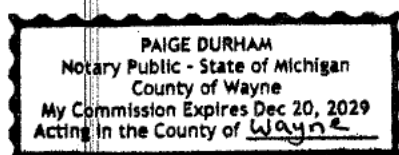
1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.)
Unique property, having two front yards. Ordinance states a fence no higher than 30" in front yard.
Current fence is taller, but is not pool safe.
2. What effect will the variance have on neighboring properties?
Neighboring properties, new fence. Different material, currently has an aluminum fence.
Fence will be constructed on 954 side of property line.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.)
Fence needs to be pool safe
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose?
Fence in a front yard cannot be over 30" per ordinance. Current aluminum fence is 4' but is not pool safe due
To the gap at the top. Proposing a 6' privacy fence + gate in place of existing aluminum fence with gate.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Pheme...
Signature of Property Owner

Rad...
Signature of Applicant

Subscribed and sworn before me this 12th day of June, 20 26



Paige Durham
Notary Public
My Commission expires Dec 20, 2029



Paramount Fence
23975 Research Dr
Farmington Hills, MI 48335

Customer Name: Rachel Kus

Business Name: _____

Phone Number: [REDACTED]

Address: 954 Penniman Ave.
Plymouth

Existing Fence Removal: _____ Core Drill: _____
Linear Ft: Yes Alumn. Quantity: 2

Excavated Soil Placement: Along Fence Line

Fence Material: Newbury

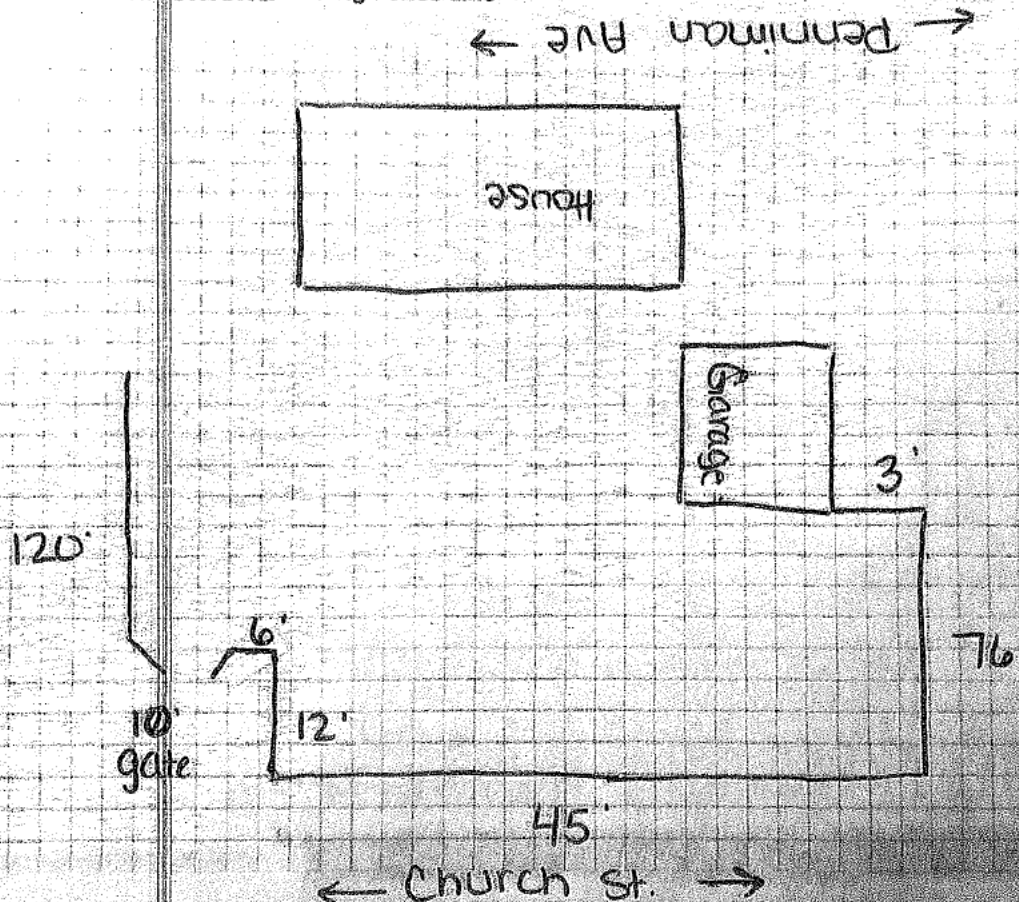
Chain Link: Bottom Rail or Bottom Wire

Fence Color: Weathered Blend

Linear Footage: 262' Height: 6'

Gates: _____ Dog(s): ☒ Yes ☐ No
Single: _____ Site Survey: ☐ Yes ☐ No

Double: 1-10' HOA: ☒ Yes ☐ No



Type of Fence Installation:

Contour To Ground

Level At Top

Notes:

LA500 Double gate opener

I've had the details listed within this form explained to me and agree to the accuracy depicted herein. I have reviewed the scope of work above and the contract terms on reverse and I am ready to proceed with hiring Paramount Fence for this project.

Customer Signature: _____

Date: _____

BUILDING LOCATIONS

CHURCH STREET
(66' WD.)

PENNIMAN AVENUE
(66' WD.)

PROPERTY ZONING
R-1 ONE-FAMILY RESIDENTIAL

NOT TO SCALE

530.55' R
530.35' W

67.68' R&M

102.53' R&M

127.00' R&M

55.15' R&M

61.74'

35' REAR

98.41'

168.72'

6' SIDE

58.30'

34.56'

12.36'

36.99'

25' FRONT

9.76'

157.18'

115.35' R
115.17' M

33.00' R&M

R-1 ONE-FAMILY RESIDENTIAL

39.3' 2 STORY
GARAGE

2ND STORY OVERHANG

24.7'

16.0'

7.0'

17.9'

2.2'

17.6'

2. STORY BRICK/STONE/STUCCO BASEMENT

GLA SURVEYORS & ENGINEERS

PHONE:
FAX:

RYAN KUS
954 PENNIMAN AVE
PLYMOUTH, MI 48170

DATE: 02/23/26
JOB NO.: 3313-008
FILE NO.: 3313-008

SHEET:
3 OF 4

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City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: July 9, 2026
RE: **Z 26-08, 774 Sheldon:** Non-Use Variance Request

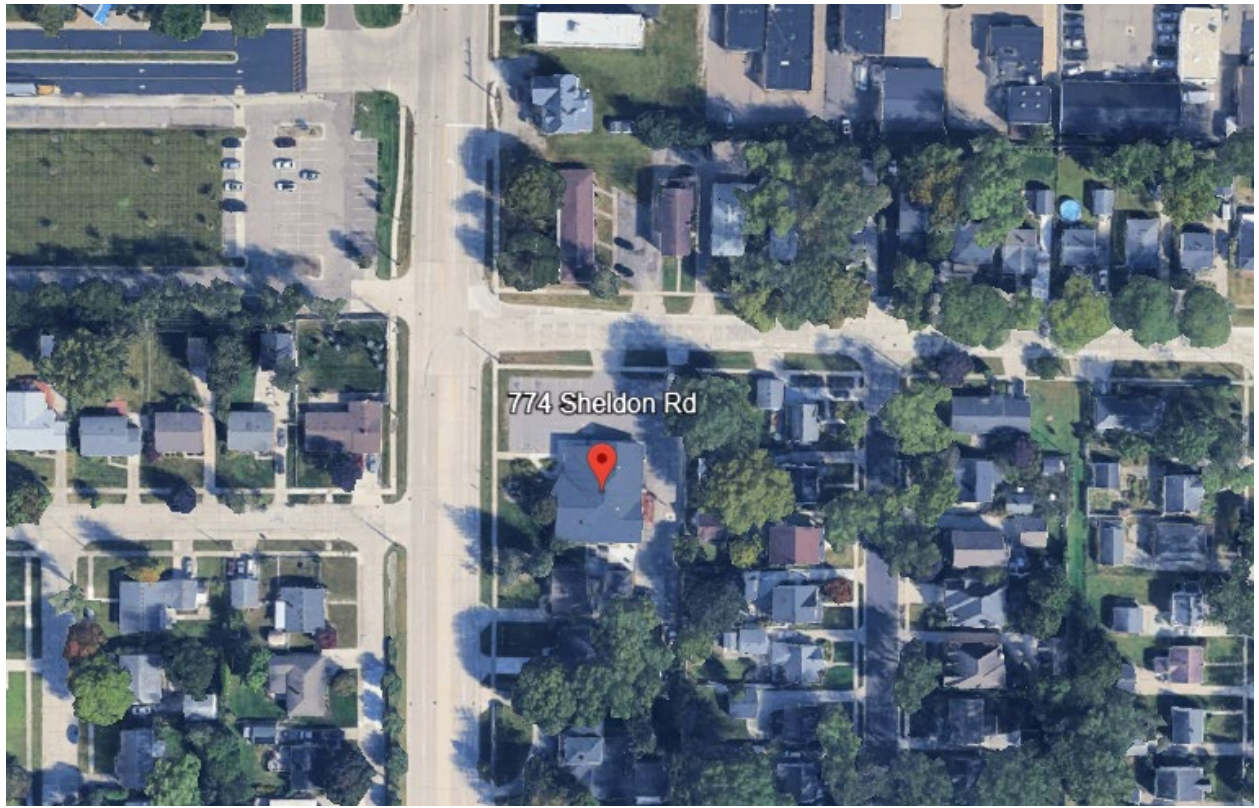
Plymouth Community Arts Council, the owner, is requesting a non-use variance to construct a monument sign that exceeds the maximum height and area. The property is zoned R-1, Single-Family Residential District. The property is 162.09 feet wide by 141 feet deep, totaling 22,854.69 square feet.

In 1991, the ordinance read as follows: "For multiple family or structure(s) other than single or two family dwelling units, one (1) ground sign identifying the name of the structure(s) is permitted. A ground sign shall not exceed twenty-five (25) square feet per side in area, nor exceed two (2) sides and four (4) feet in height. Additional area of one (1) square foot for each one (1) foot of setback from the property line is permitted to a maximum area of thirty-two (32) square feet per side. Additional height of one (1) foot for each one (1) foot of setback from the property line is permitted to a maximum height of eight (8) feet."

In 1998, building permit PB98-0007 was issued for the existing sign. The sign is approximately 4 feet 8 inches tall by 8 feet wide, with a sign face area of approximately 37.36 square feet. The sign is two-sided, with a total sign face area of about 74.67 square feet.

There have been several iterations of the ordinance since 1991. In the current ordinance, sec. 78-225 (g) references that the maximum height is 4 feet and the maximum area per side is 18 square feet for a total of 36 square feet for ground signs in R-1. The proposed sign is 6 feet in height with an area of 30 square feet per side, totaling 60 square feet. The following variances are required: a variance for 2 feet in height, a variance for 12 square feet per side, and a variance for 24 square feet of the total sign area.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

774 Sheldon Road PLYMOUTH 7-1-26

Address of Property

Date of Application

Plymouth Community Arts Council

Applicant Name

Property Owner

774 Sheldon Road PLYMOUTH MI 48170

Address

City

State

Zip

Email

Phone

Three Basic Functions of the ZBA:

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1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

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Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

I (We) hereby appeal to the Zoning Board of Appeals for a variance to:

REPLACE MONUMENT SIGN with a New
Monument sign, New Sign is smaller than existing

Description of Property

Current zoning classification: R-1

Current use of structure(s) on premises: MONUMENT SIGN

Is it a corner or interior lot? CORNER

Size and area of lot:

Total square footage of existing main structure(s): Current Monument Sign = 37.3 sq Ft.

Total square footage of accessory structure(s):

Existing lot coverage (percentage) of all buildings and structures:

Height of existing main and/or accessory structures:

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: square footage of Sign Face: 30:

Front yard setback after completion (measured from property line):

Rear yard setback after completion (measured from property line):

Side yard setback after completion (measured from property line):

Height of proposed structure: 6 FT SIGN FACE

Lot coverage (percentage) after completion:

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4):

☐ A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) Proposed sign is the same height and square footage (of visibility) as the current sign (current is 6' tall and 7' wide) Sheldon Road is a busy street, so maximum visibility - or equal - is optimal.
2. What effect will the variance have on neighboring properties? None
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) The proposed sign is equal in height to the existing sign with a 42 square foot presence that includes empty space at the bottom. A smaller sign would make it hard to find our building.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The non-profit business location is often challenging for guests to find as our Sheldon Road address does not indicate our Junction Street property drive entry.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Mary Lisa Howard for the PCAC
Signature of Property Owner

Mary Lisa Howard
Signature of Applicant

Subscribed and sworn before me this 15th day of JULY, 2026

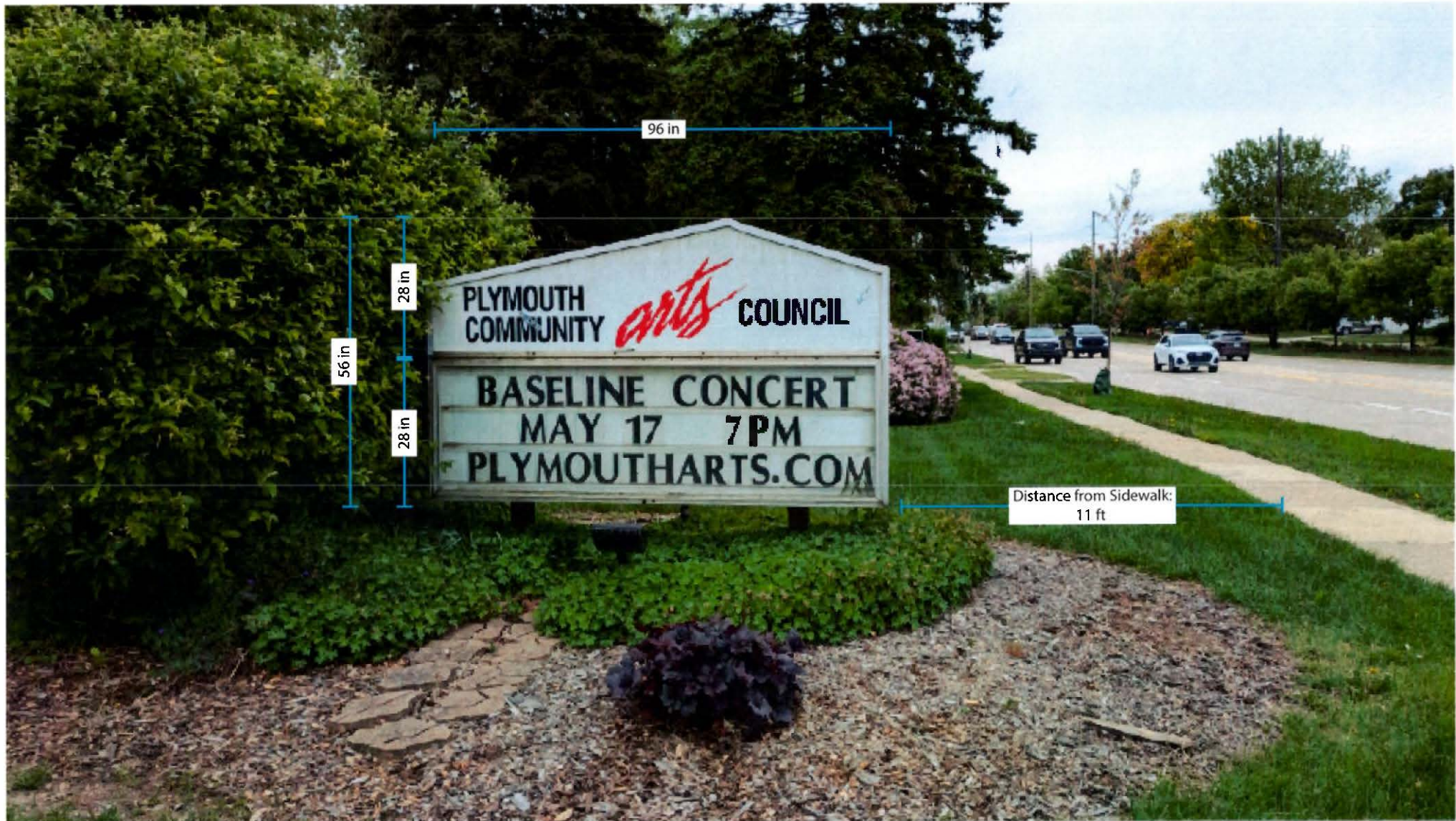
DONALD C WILLIAMS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 09-04-2031
Acting in the County of WAYNE

Donald C Williams
Notary Public
My Commission expires 9-4-2031

Plymouth Community Arts Council
774 Sheldon Rd, Plymouth, MI 48170

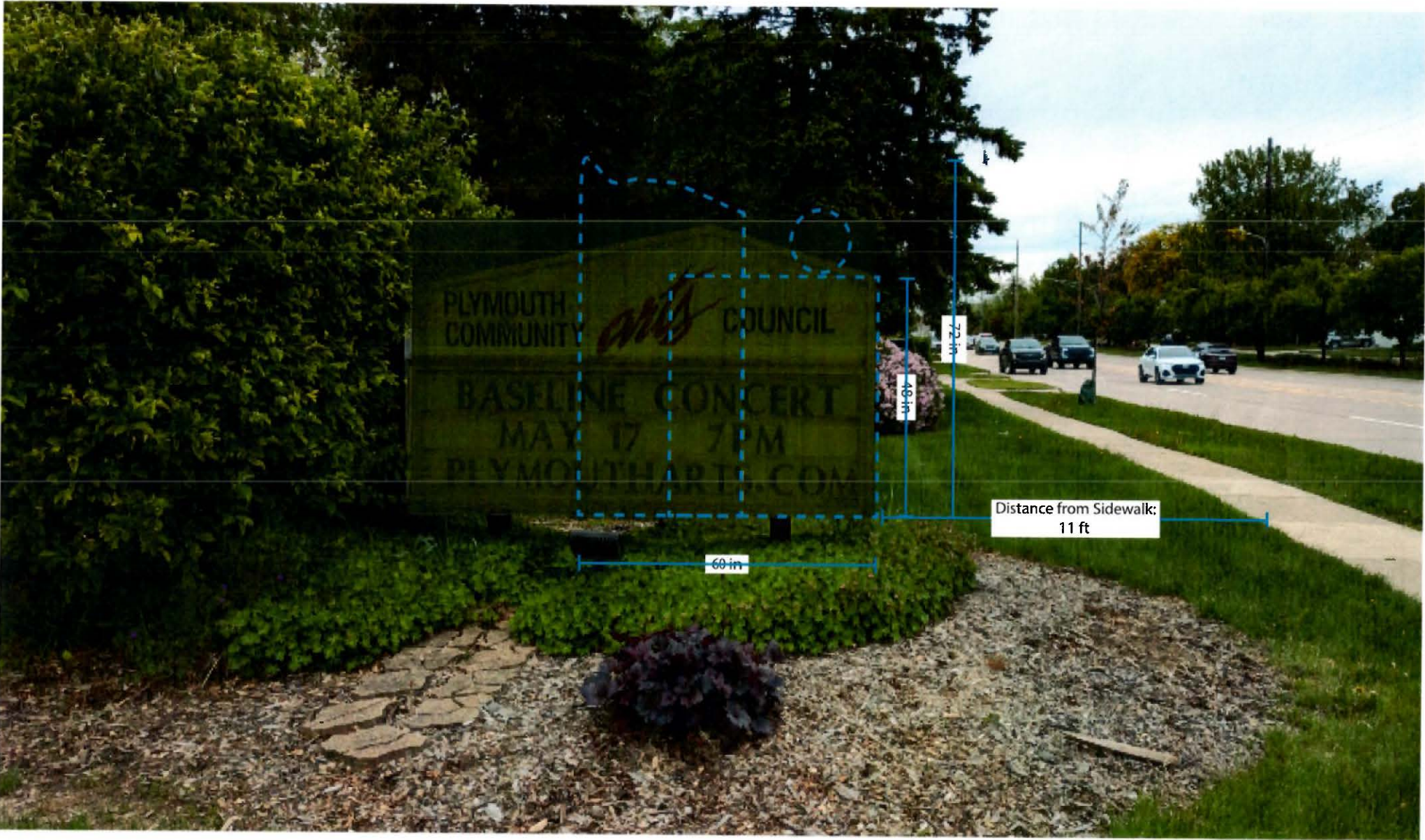
EXISTING SIGN

Existing Sign Location Distance From Sidewalk: 11 ft
Total square footage of Sign Face: 30 sq. ft.



Plymouth Community Arts Council
774 Sheldon Rd, Plymouth, MI 48170

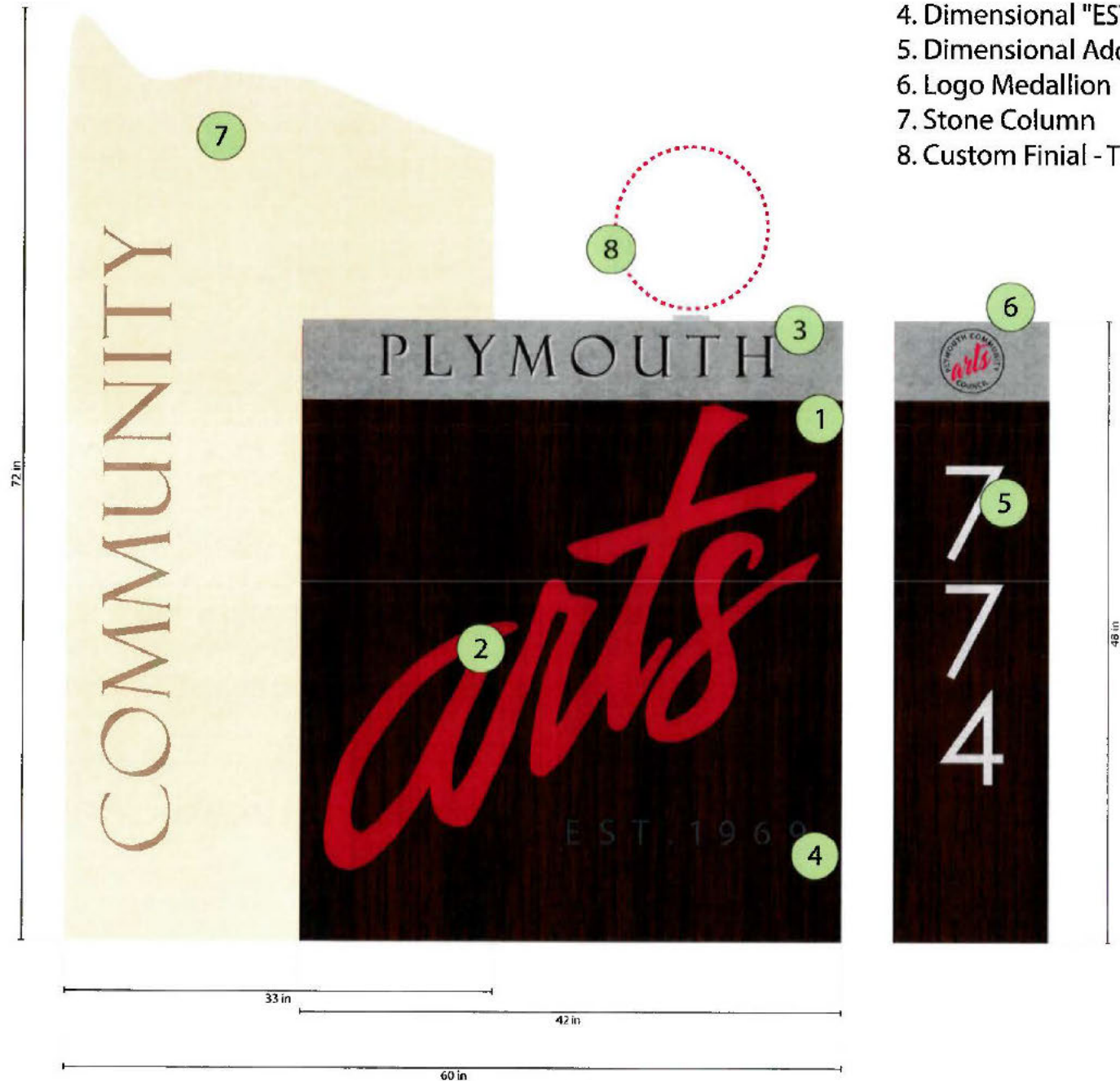
Existing Sign Location Distance From Sidewalk: 11 ft
Total square footage of Sign Face: 30 sq. ft.



Plymouth Community Arts Council
774 Sheldon Rd, Plymouth, MI 48170

Total square footage of Sign Face: 30 sq. ft.

1. Sign Cabinet with Wood face
2. Dimensional "Arts" Lettering
3. Metal Trim with Engraved Lettering
4. Dimensional "EST. 1969"
5. Dimensional Address Digits
6. Logo Medallion
7. Stone Column
8. Custom Finial - TBD



Pearl Haze Stone



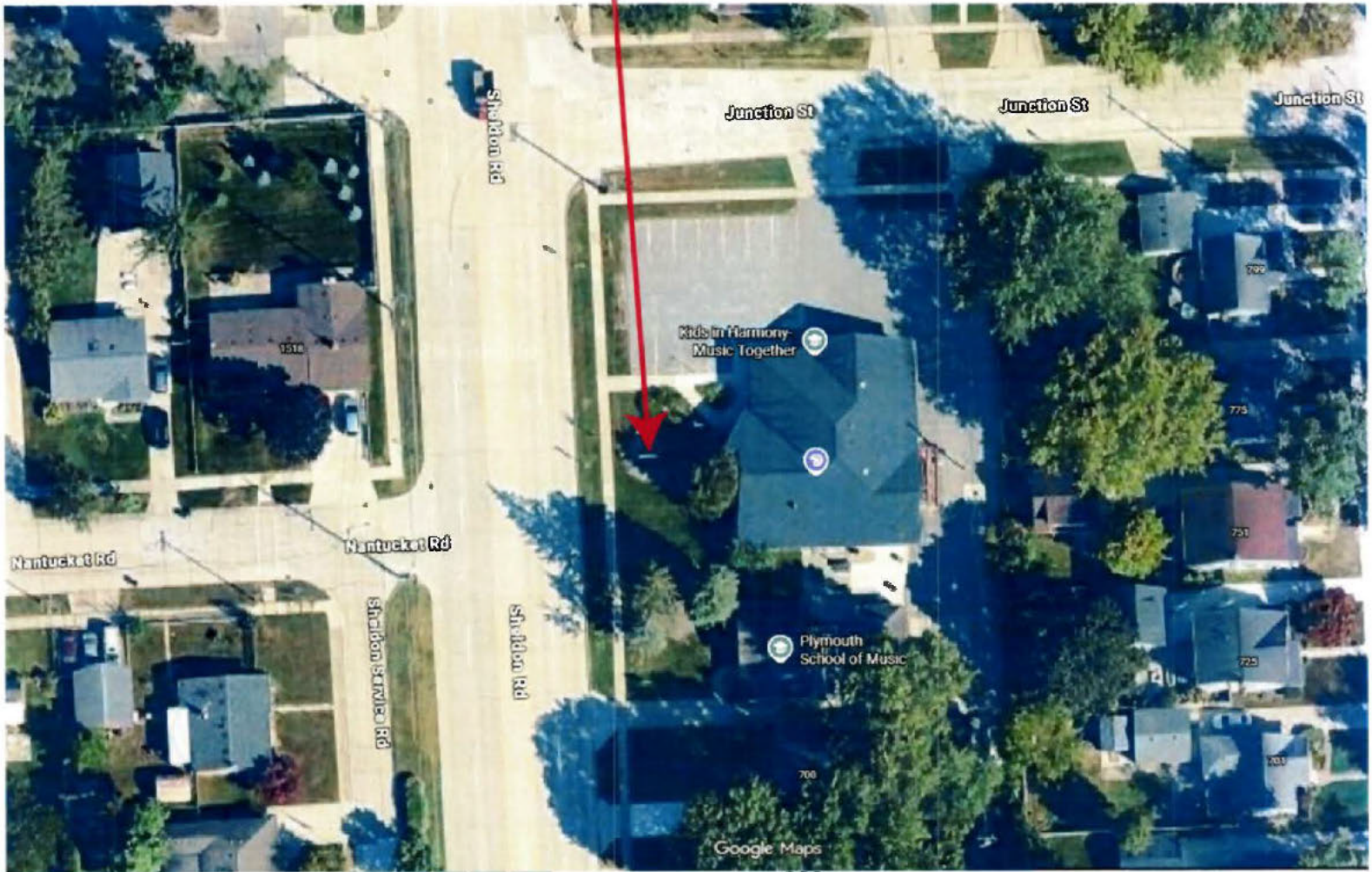
SW 2823
Rockwood Clay
80%



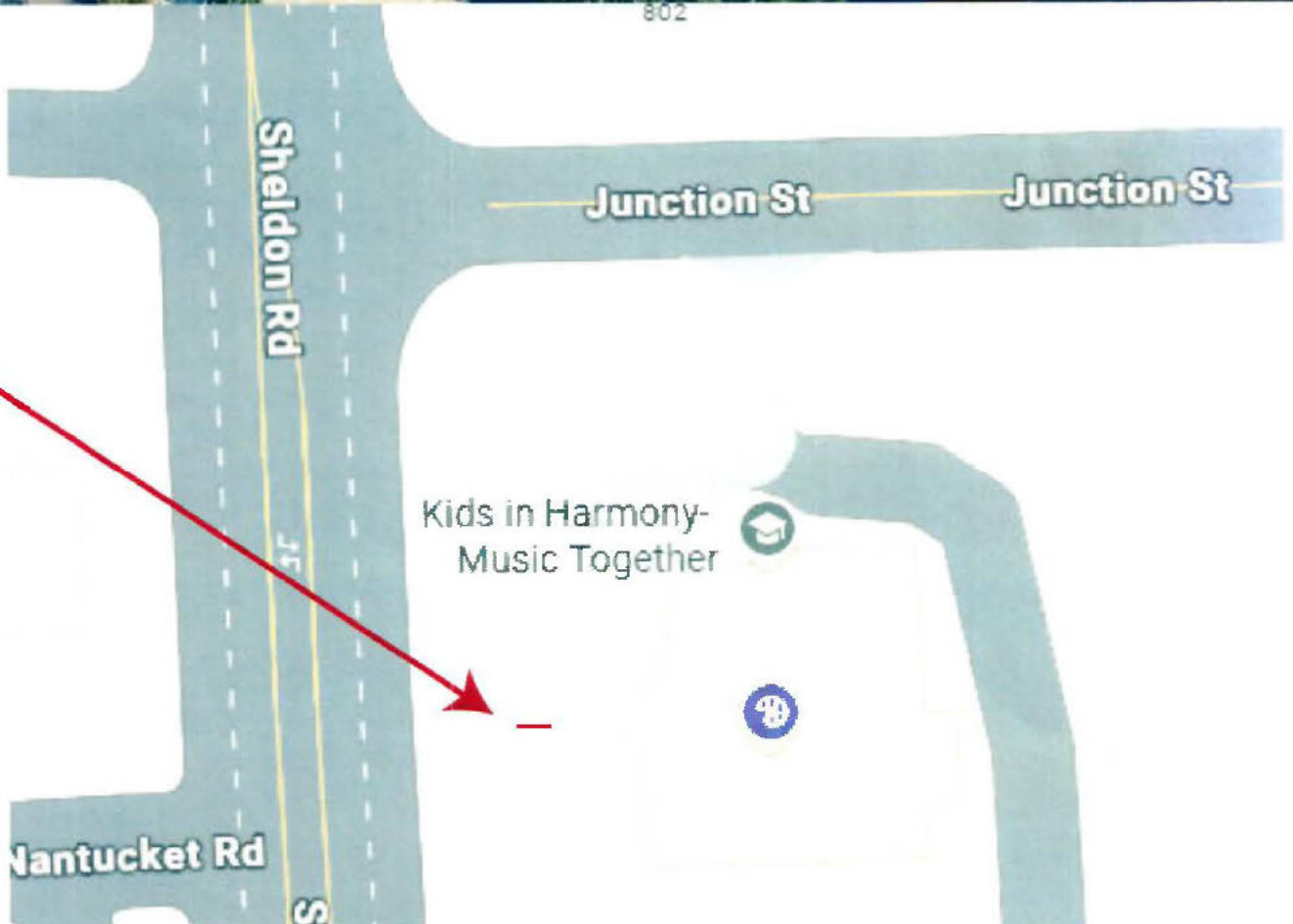
1985 200

Plymouth Community Arts Council
774 Sheldon Rd, Plymouth, MI 48170

Existing Sign Location Distance From Sidewalk: 11 ft
Total square footage of Sign Face: 30 sq. ft.



Existing Sign
Location





45050 Mast St., Plymouth, MI 48170

Authorization to install signs on private property

Graph-X Signs and Araneae, Inc. have my permission to pull permits and install the signs as described below at the location described below.

Owner of Building or Land Plymouth Community Arts Council - nonprofit
M. Lisa Howard, Executive Director

Address of Owner 774 N. Sheldon Road, Plymouth, MI
48170

Phone Number [REDACTED]

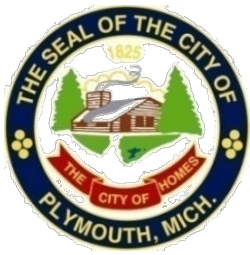
Email [REDACTED]

Signature of Property Owner or Representative M. Lisa Howard

Date 6/16/2020

Address of Sign Location 774 N. Sheldon Road, Plymouth MI 48170

Description of signs to be installed Monument Sign (west side of property)



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

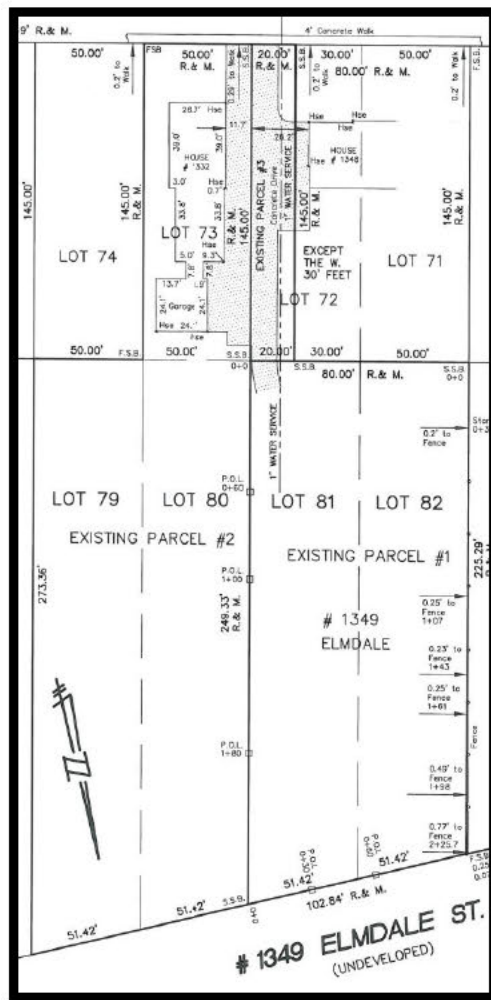
TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: July 13, 2026
RE: **Z 26-09, 1332 Sheridan:** Non-Use Variance Request

Brady Burns, the owner, is requesting a non-use variance to construct a garage and stairs in the rear yard setback. The property is zoned R-1, Single-Family Residential District. The property has a variable width of 60 feet and a variable depth of 166.81, totaling approximately 9,790.5 square feet.

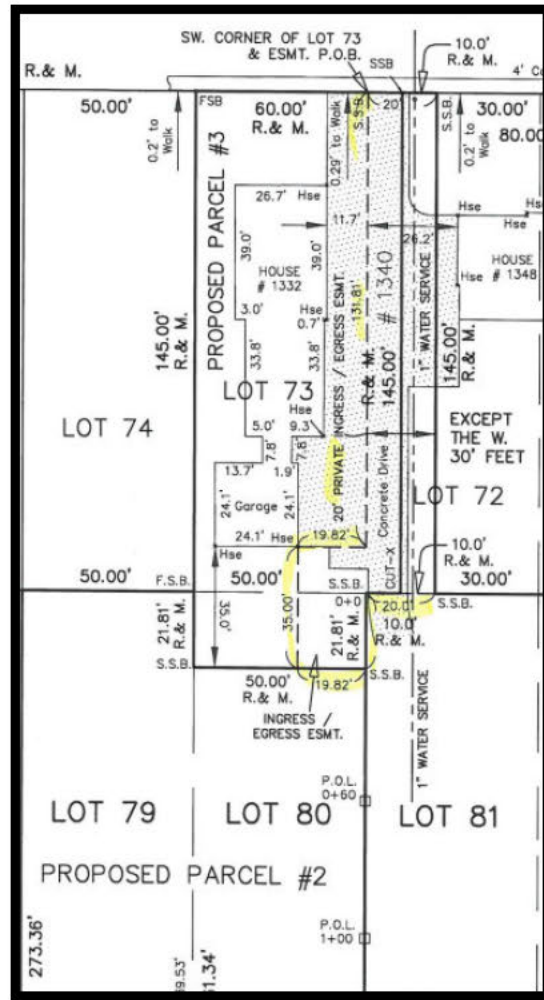
In 2024, the properties comprising 1349 Elmdale and 1332 Sheridan were reconfigured. Previously, 1332 Sheridan was comprised of lots 73, 79, and 80 of the Elm Heights Subdivision. After the reconfiguration, 1332 Sheridan now comprises lot 73, the east 10 feet of lot 72 and the southerly 21.81 feet of lot 80. A condition of the reconfiguration was that the house and attached garage at 1332 Sheridan must comply with the minimum 35-foot rear yard setback, which resulted in a portion of lot 80 being retained.

See the attached surveys on following page.

Previous:



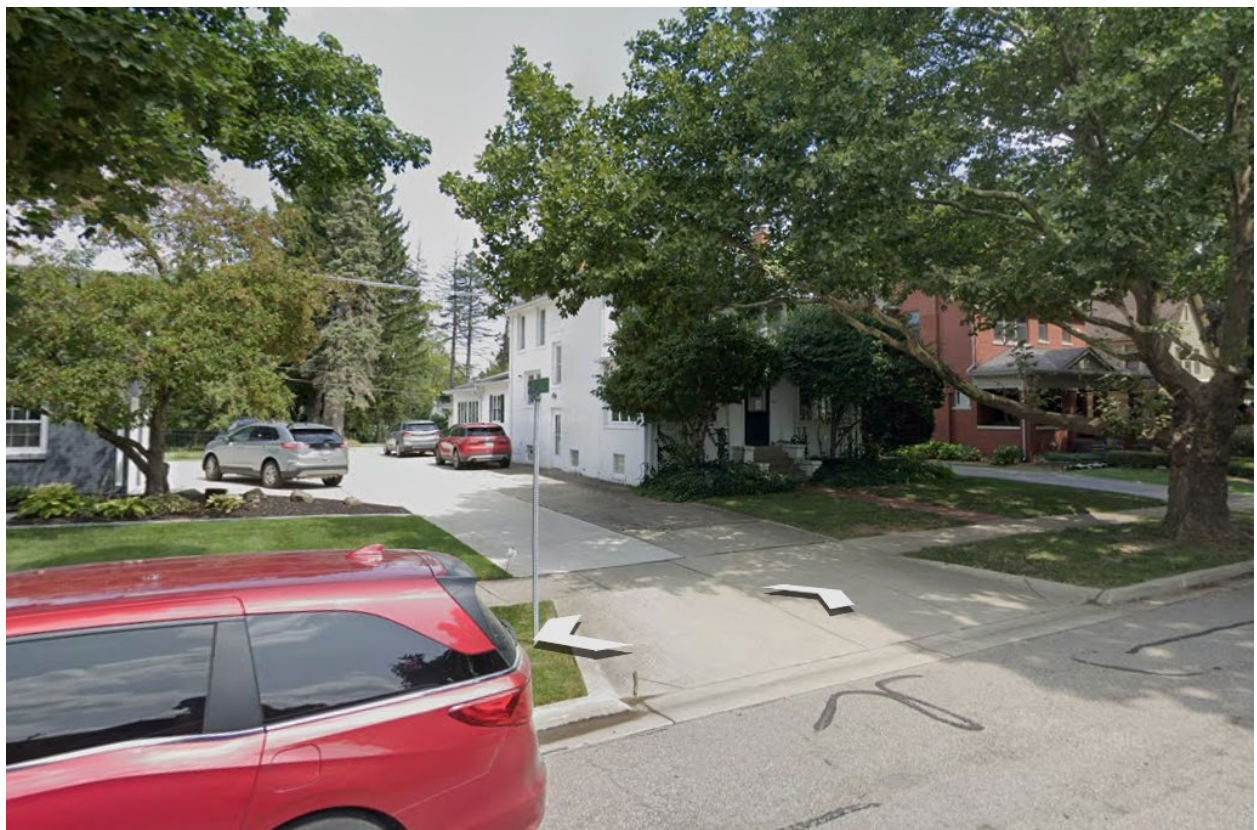
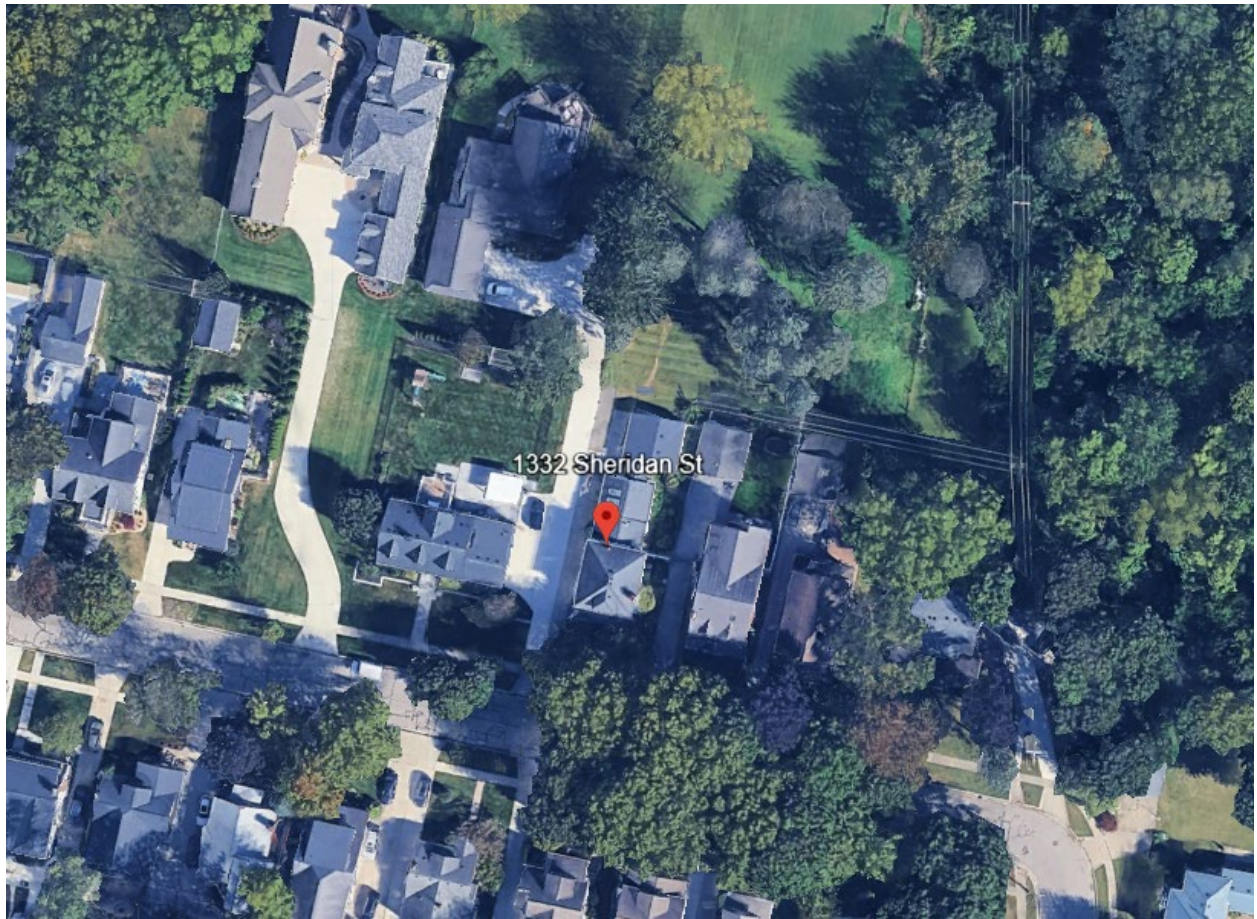
Current:



Sec. 78-190 references that the minimum rear yard setback is 35 feet. The proposed rear yard setback is 33.6 feet to the edge of the attached garage. A variance of 1.4 feet is required.

Please note that the Building Official has confirmed that the stairs are required for ingress/egress and their location in the rear yard setback does not require a variance.

Should you have any questions, please contact me directly.



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DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

1332 Sheridan St

7/10/2026

Address of Property

Date of Application

Brady Burns

Brady Burns

Applicant Name

Property Owner

1332 Sheridan St

Plymouth

MI 48170

Address

City

State Zip

[REDACTED]

[REDACTED]

Email

Phone

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$300.00 for single family projects or \$550.00 for multi-family and non-residential. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:
ARTICLE XVII. - SCHEDULE OF REGULATIONS- Sec. 78-190. specifically Rear Setback

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: Allow the garage to
built 1ft 4in into the setback. As well as exterior stairs from the garage roof deck to be an additional 7ft 10in into the setback.
A total of 9ft 2 in. will be used.

Description of Property
Current zoning classification: R1 - single family residence
Current use of structure(s) on premises: R1 - single family residence
Is it a corner or interior lot? interior
Size and area of lot: .23 acres / 9790.50 sf
Total square footage of existing main structure(s): 2467.37 sf
Total square footage of accessory structure(s): 0
Existing lot coverage (percentage) of all buildings and structures: 25%
Height of existing main and/or accessory structures: 25ft

Description of Proposed Structures
Dimensions and area of structure or addition to be constructed: 3887.2 sf (total structure)
Front yard setback after completion (measured from property line): 25ft
Rear yard setback after completion (measured from property line): 33.625ft
Side yard setback after completion (measured from property line): 24ft & 6ft
Height of proposed structure: 25ft
Lot coverage (percentage) after completion: 26%
Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): .4

☐ A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) the property was previously re
see attached
2. What effect will the variance have on neighboring properties? None-The rear lot was separate
and recently combined with the adjacent lot. There is no structure located behind
the property with an additional 227.52ft to the rear of that lot.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) No- The location
of the home on the lot only allows for a small patio on the east side of the house that is always shaded.
The west side of the property is an easement, no other ability to have outdoor space attached to the
homes living space.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The setback limitations were used when creating the lot to maximize the rear lot. Consideration
should have been taken for the amount of land that was also being used as an easement for the two neighboring
properties. The entire west side of the property, which is 14.8% of the lot, is not available for my use.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Brady Burns
Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this 10th day of July, 2026

Roger Letourneau

Notary Public

My Commission expires 04-18-2030

1332 Sheridan St – Burns Residence

1. The requested rear yard setback variance of 1'-4 1/2" represents the minimum relief necessary to allow for the reasonable use and redevelopment of this residential property for the garage build, and 7'-10" for exterior deck stairs.

The hardship is a direct result of the property's unique configuration, which was created through a previous lot split and survey adjustment. During that process, the adjoining property owner acquired the rear parcels and configured the new property lines to maximize the size of their lot. As a result, this property was left with the minimum allowable lot depth while also retaining a driveway and access easement benefiting both the rear parcel and the adjacent property.

Approximately 14.8% of the property is encumbered by a recorded access easement, permanently limiting the owner's ability to utilize a significant portion of the site for residential improvements. This reduction in usable land area creates an exceptional condition that is not generally shared by neighboring residential properties. The proposed addition has been carefully designed to minimize the requested variance, comply with the floor area ratio, lot coverage, and the 1'-4 1/2" encroachment for the garage is the smallest amount of relief necessary to achieve a functional residential layout while working within the lot's unique constraints. The height of the floor in the home requires a staircase in the garage and accommodating the stairs in the existing layout isn't possible. The requested variance will not adversely impact neighboring properties, public safety, or the character of the neighborhood. Instead, it will allow for the reasonable use of the property while eliminating an existing nonconforming structure and improving the overall site. The hardship results from the property's unusual physical characteristics and prior land division, not the actions of the current property owner.

Google Maps



Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 50 ft



Help us improve Google Maps



No thanks

Show question

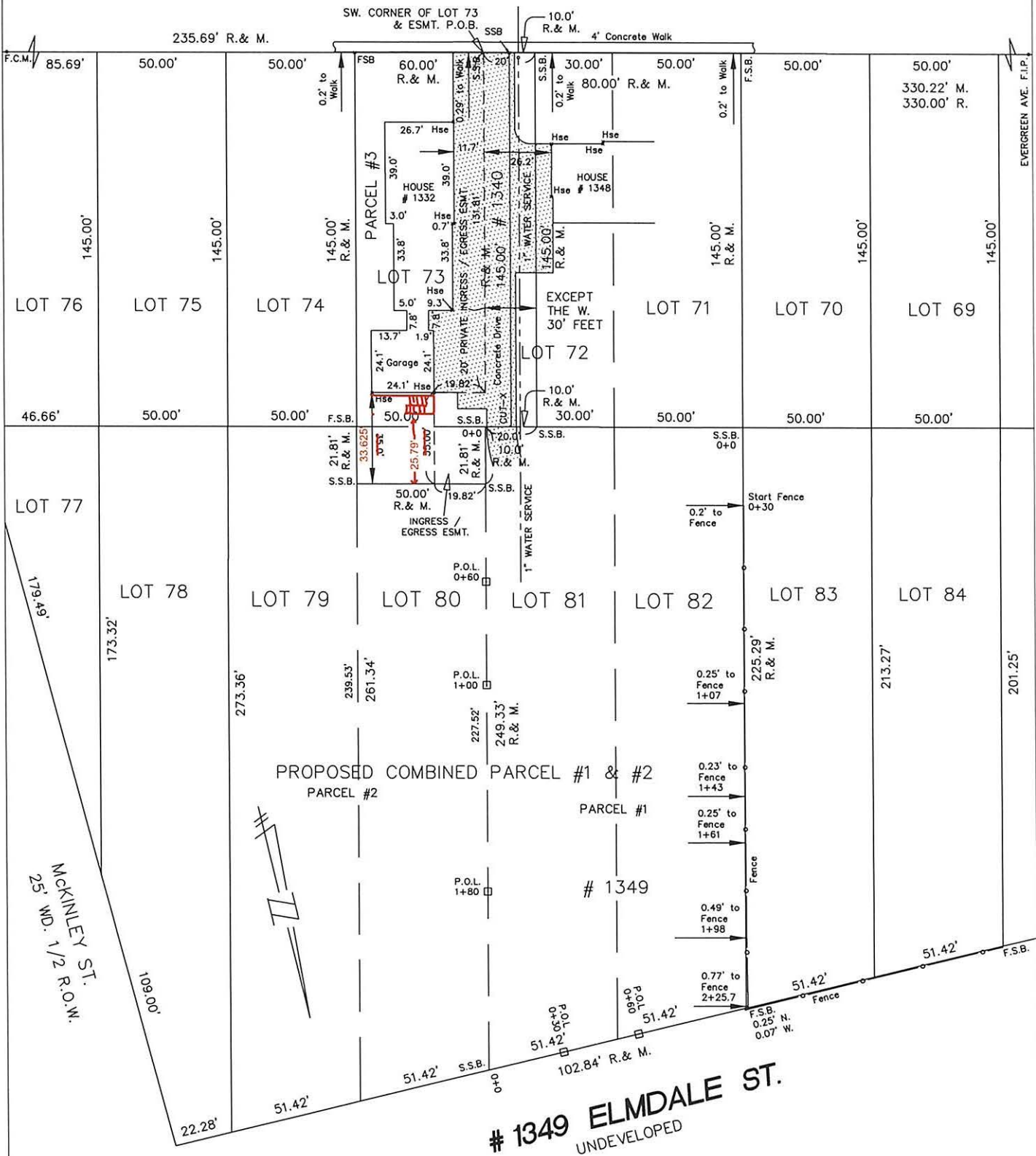
By continuing, you agree Google uses your answers, [account](#) & [system info](#) to improve services, per our [Privacy](#) & [Terms](#).

LOTS 81, 82 & PART OF LOT 72 "ELM HEIGHTS SUBDIVISION"

OF PART OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 27, TOWN 1 SOUTH, RANGE 8 EAST, CITY OF PLYMOUTH, WAYNE COUNTY, MICHIGAN, AS RECORDED IN LIBER 32 OF PLATS, PAGE 90 OF WAYNE COUNTY RECORDS

SHERIDAN AVE.

60' WD. R.O.W.



LOT SURVEY

CLIENT: PETER LUTHER
1340 SHERIDAN / 1349 ELMDALE
PLYMOUTH, MI. 48170

DATE:
1-15-24
JOB NO.:
24-01-018
SCALE:
1"=40'

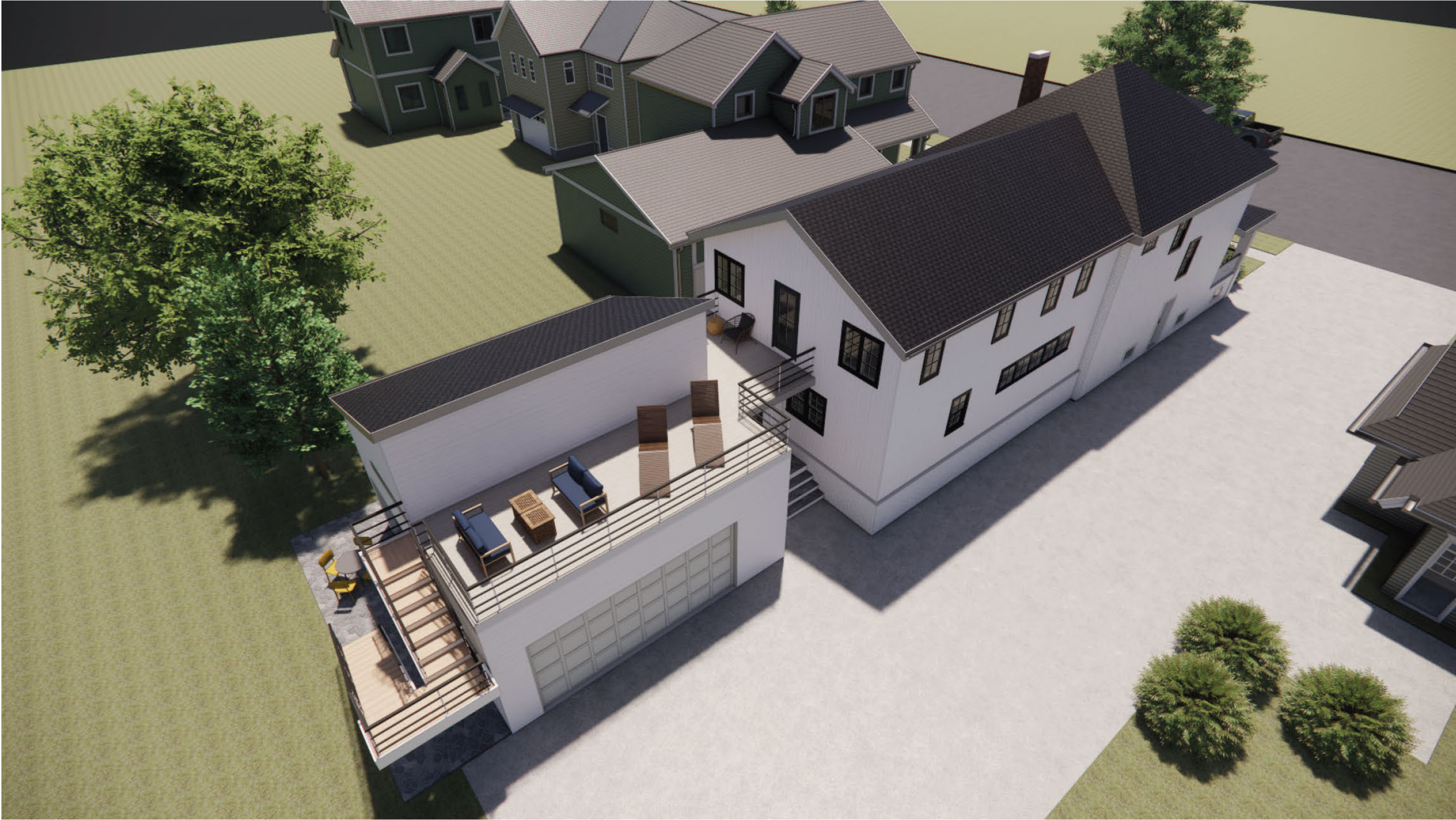
DRAWN BY:
GW
CHECK:
PPP
SHEET:
1 OF 1

LEGEND
R. RECORD DISTANCE
M. MEASURED DISTANCE
F.S.B. FOUND STEEL BAR
F.I.P. FOUND IRON PIPE
S.S.B. SET STEEL BAR
P.O.L. POINT ON LOT LINE (WOOD STAKE)



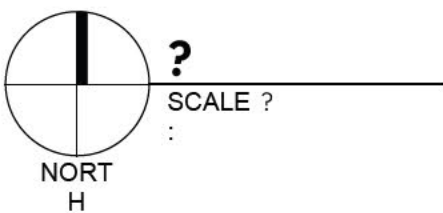
BURNS RESIDENCE

ISSUE FOR: BUILDING PERMITS

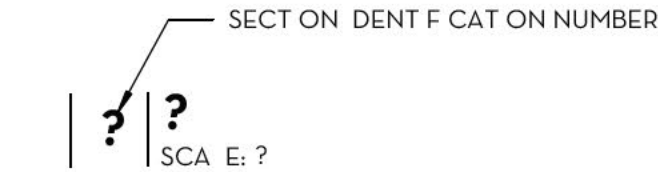


REFERENCE SYMBOLS

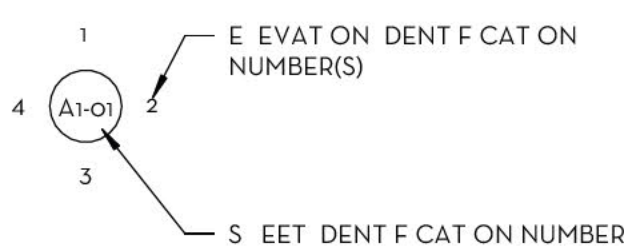
PLAN IDENTIFICATION



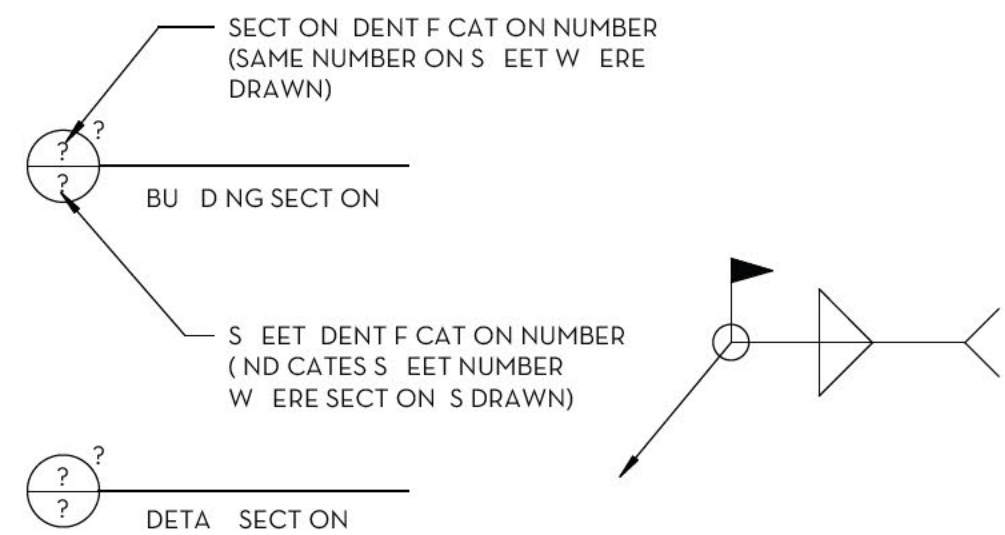
TITLE IDENTIFICATION



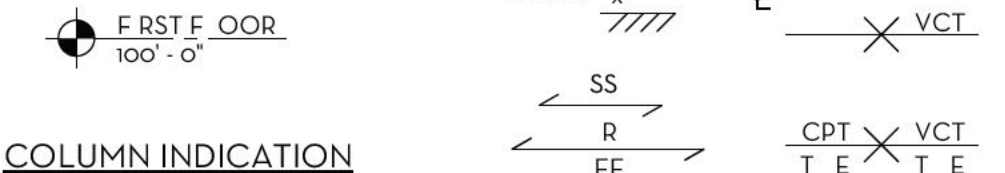
ELEVATION LOCATION IDENTIFICATION



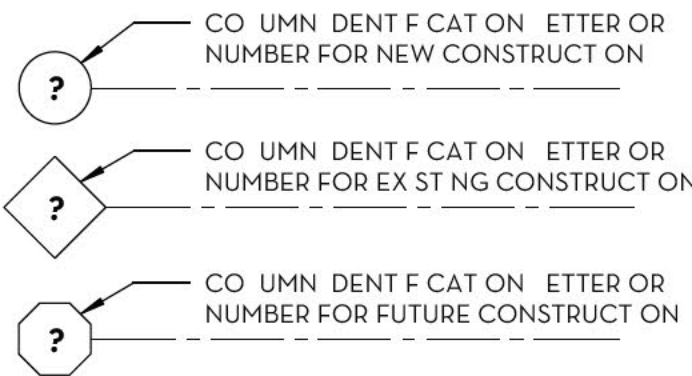
SECTION LOCATION IDENTIFICATION



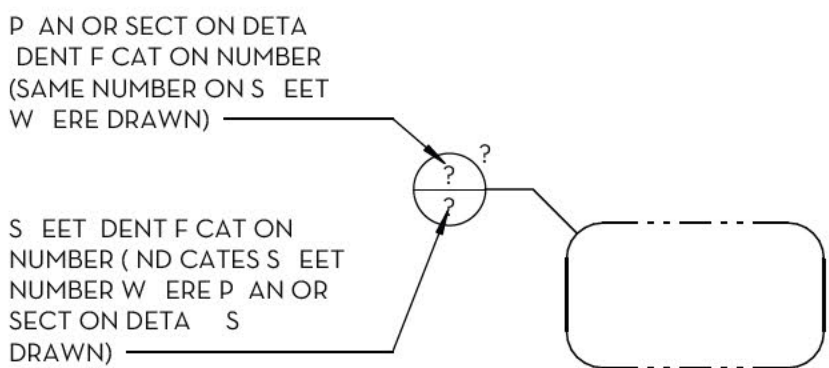
ELEVATION INDICATION



COLUMN INDICATION



DETAIL LOCATION IDENTIFICATION



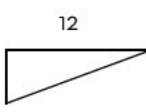
WALL TYPE INDICATION



MATERIAL OR WORK DIVISION INDICATION



ROOF OR RAMP PITCH INDICATION



ROOF OR RAMP SLOPE INDICATION



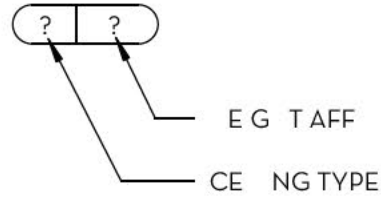
ROOM NAME AND NUMBER INDICATION



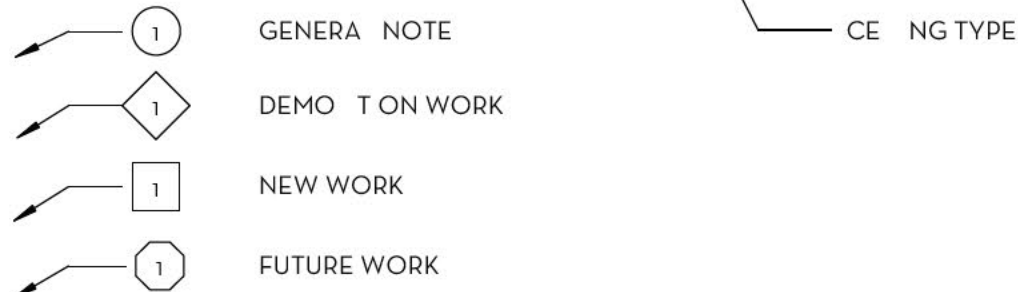
DOOR NUMBER INDICATION



CEILING TYPE INDICATION

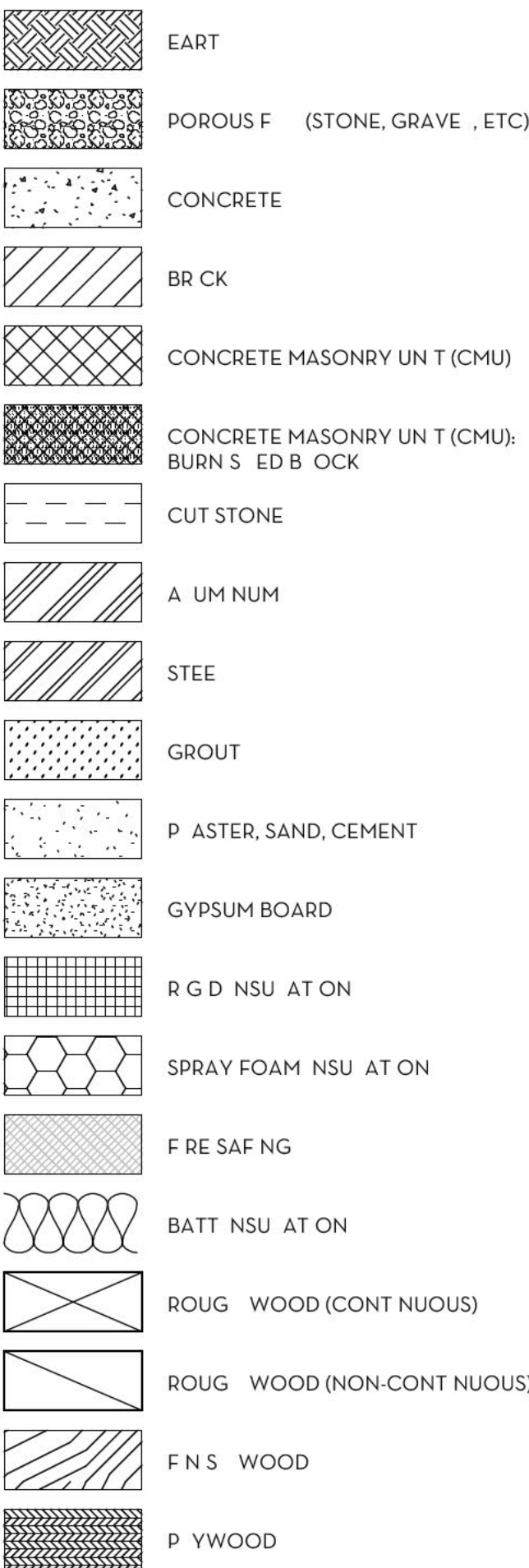


KEYED NOTE SYMBOLS



MATCH LINE - REFER TO SHEET XX-00

MATERIAL PATTERNS



PROJECT DESCRIPTION

THE PROJECT INVOLVES THE RENOVATION AND EXPANSION OF AN EXISTING HOME WITH A NEGATIVE BOROD.

THE KEY COMPONENTS OF THE PROJECT ARE AS FOLLOWS:

NEW CONSTRUCTION

- TWO STORY LIVING SPACE:** TWO-STORY ADDITION ON THE NORTH SIDE OF THE EXISTING HOME. THE RESULTING SAME FOOTPRINT AS THE EXISTING (TO BE DEMOLISHED) STRUCTURE. THE NEW SPACE WILL BE A PRIMARY SUITE ON THE SECOND FLOOR AND A FAMILY ROOM AND GUEST SUITE ON THE MAIN FLOOR.
- GARAGE & ROOF DECK:** A NEW STRUCTURE (SAB ON GRADE) THAT INCLUDES A TWO-CAR GARAGE WITH A ROOF DECK ABOVE. ADDITION TO A SECOND STORY BREEZEWAY THAT CONNECTS TO THE NEW LIVING SPACE.

RENOVATION

- MAIN HOME:** MAIN FLOOR DISRUPTED RESTRICTED TO ONLY WHAT IS NECESSARY TO THE NEW STRUCTURE. EXISTING HOME OBTAINED THE INTRODUCTION OF A RESIDENTIAL OPENING BETWEEN THE TWO AREAS.
- FRONT PORCH:** EXISTING ENCLOSED FRONT PORCH TO BE DEMOLISHED BUT NOW OPEN WITH A RAMPING TSCONCRETE WALKWAY DESIGNED CHARACTER OF THE NEGATIVE BOROD.

THE PROJECT COMBINES THE BEST OF THE EXISTING STRUCTURE WITH NEW CONSTRUCTION TO ACHIEVE A BALANCE BETWEEN MASSING AND MATERIALITY AS REQUIRED BY LOCAL JURISDICTION REGULATIONS.

THE DESIGN FOCUSES ON THE EXPANSION OF FUNCTIONAL SPACES TO SUIT THE GROWING NEEDS OF A FAMILY RESIDENCE, WHILE ALSO MERGING AESTHETICALLY WITH THE SURROUNDING NEGATIVE BOROD.

PROJECT TEAM

OWNER
BRADY & KATE BURNS
(734) 306-1116
BRDYBRNS@OTMA.COM

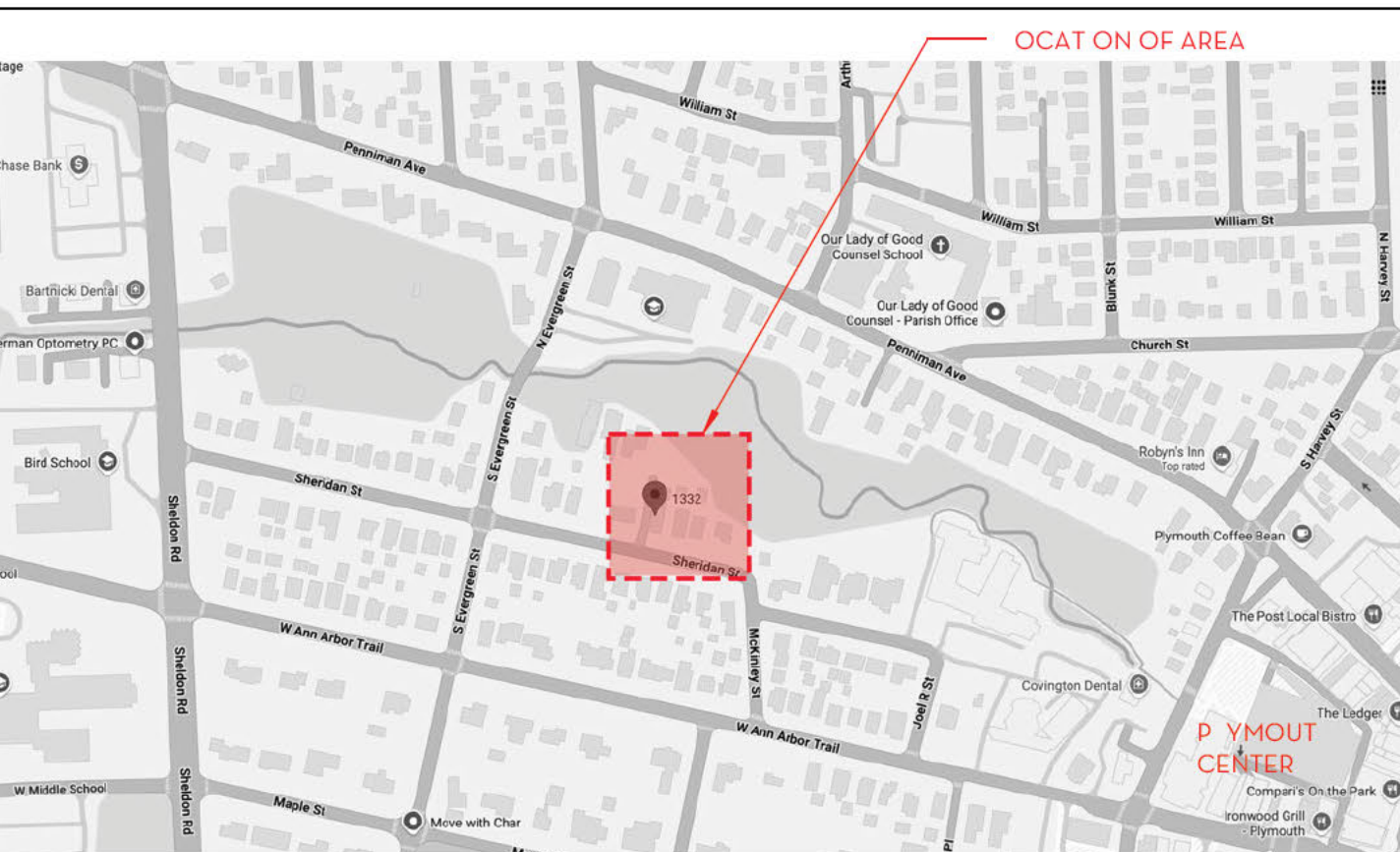
ARCHITECT
FIKA ARCHITECTS P.C.
DAVID MURPHY, AIA
916 FULTON STREET
ANN ARBOR, MI 48104
DAVID@FIKA.COM
(248) 946-1622

PROJECT DESIGNER
VICTORIA JADES GNS.COM
ADAM DOMKA, TS
(248) 302-6790
ADAM@VICTORIAJADES.COM

PROJECT DRAWING INDEX

DRAWING INDEX									
SHEET #	SHEET TITLE	RESPONSIBLE	30% REV EW	40% REV EW	90% REV EW	BUDDING PERMIT	REVISION 1	REVISION 2	
GENERAL INFORMATION									
G-01	COVER SHEET	FIKA ARCHITECTS	•	•	•	•			
G-03	NOTES & SPECIFICATIONS	FIKA ARCHITECTS	•	•	•	•			
STRUCTURAL									
S1-01	FOUNDATION & FIRST FLOOR FRAMING PLAN	FIKA ARCHITECTS			•	•			
S1-02	SECOND FLOOR FRAMING PLAN	FIKA ARCHITECTS			•	•			
ARCHITECTURAL									
AD-01	DEMOLITION PLAN	FIKA ARCHITECTS			•	•			
ASP-01	ARCHITECTURAL STEP PLAN	FIKA ARCHITECTS			•	•			
ARCHITECTURAL									
A1-01	FIRST FLOOR PLAN	FIKA ARCHITECTS	•	•	•	•			
A1-02	ROOF PLAN	FIKA ARCHITECTS	•	•	•	•			
A2-01	EXTERIOR ELEVATIONS	FIKA ARCHITECTS	•	•	•	•			
A2-02	EXTERIOR ELEVATIONS & DETAILS	FIKA ARCHITECTS	•	•	•	•			
A3-01	BUDDING SECTIONS	FIKA ARCHITECTS	•	•	•	•			
A3-03	WALL SECTIONS	FIKA ARCHITECTS	•	•	•	•			

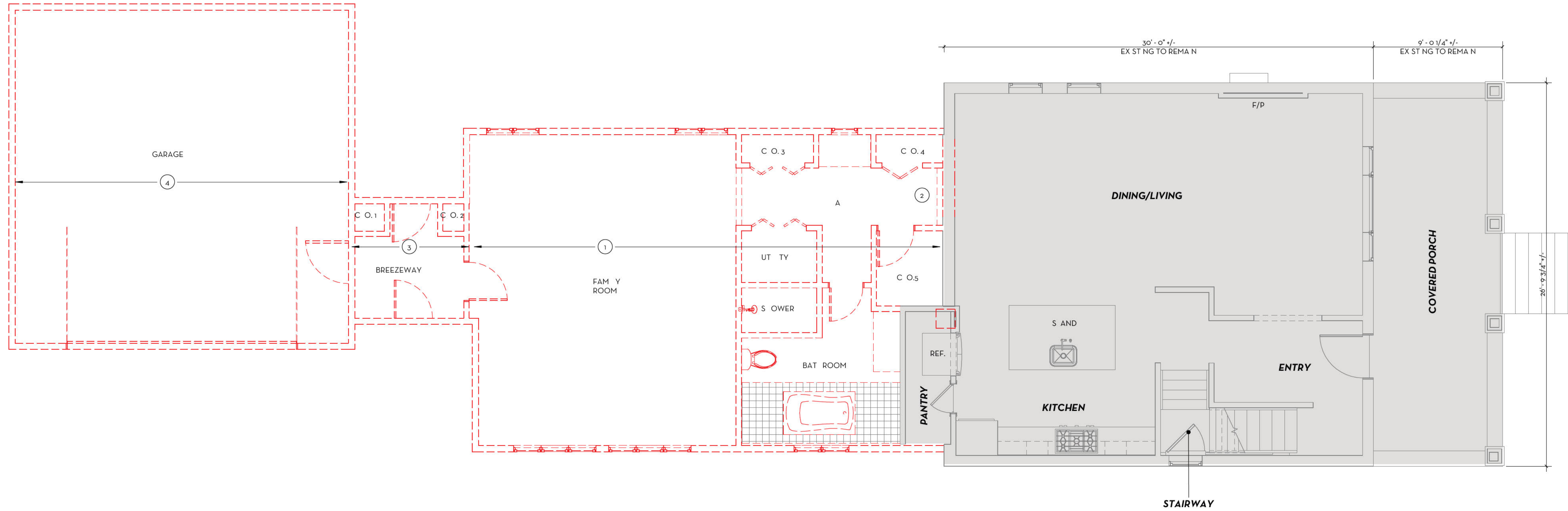
LOCATION MAP



LOCATION MAP
SCALE: NTS

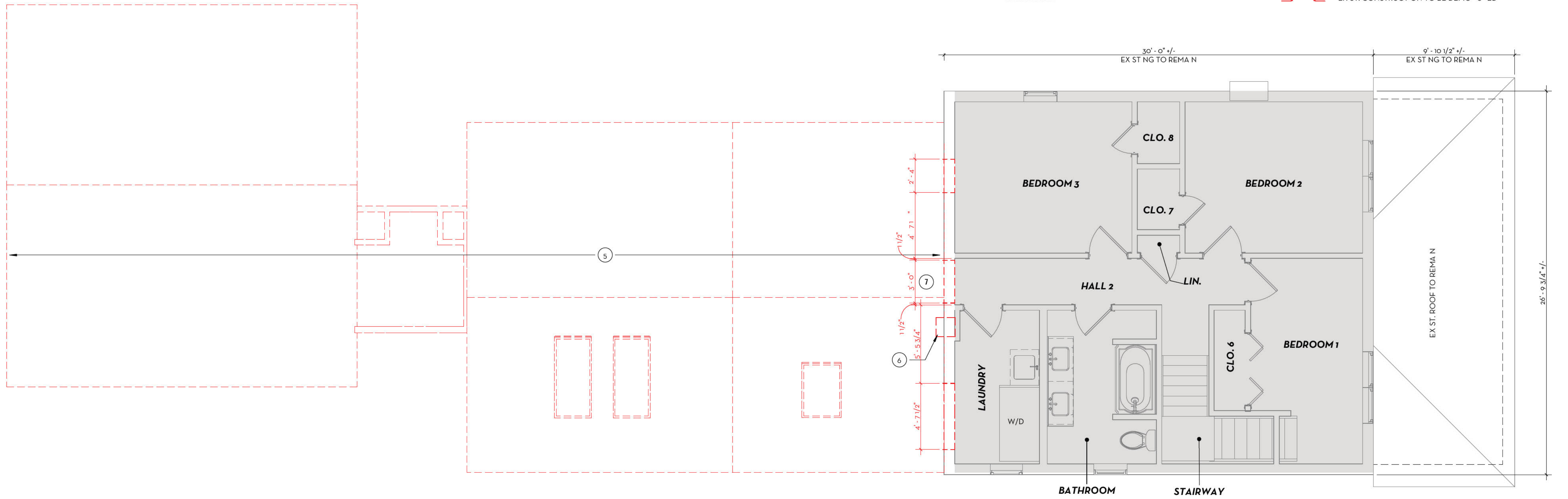
4

 G1-02 S EET NO. DATE: 12/17/2021	NOTES & SPECIFICATIONS	BURNS RESIDENCE 1332 SHERIDAN STREET PLYMOUTH, MI 48170	 VIKTORIJA DESIGN STUDIO	 916 FU ER ST. ANN ARBOR, M 48
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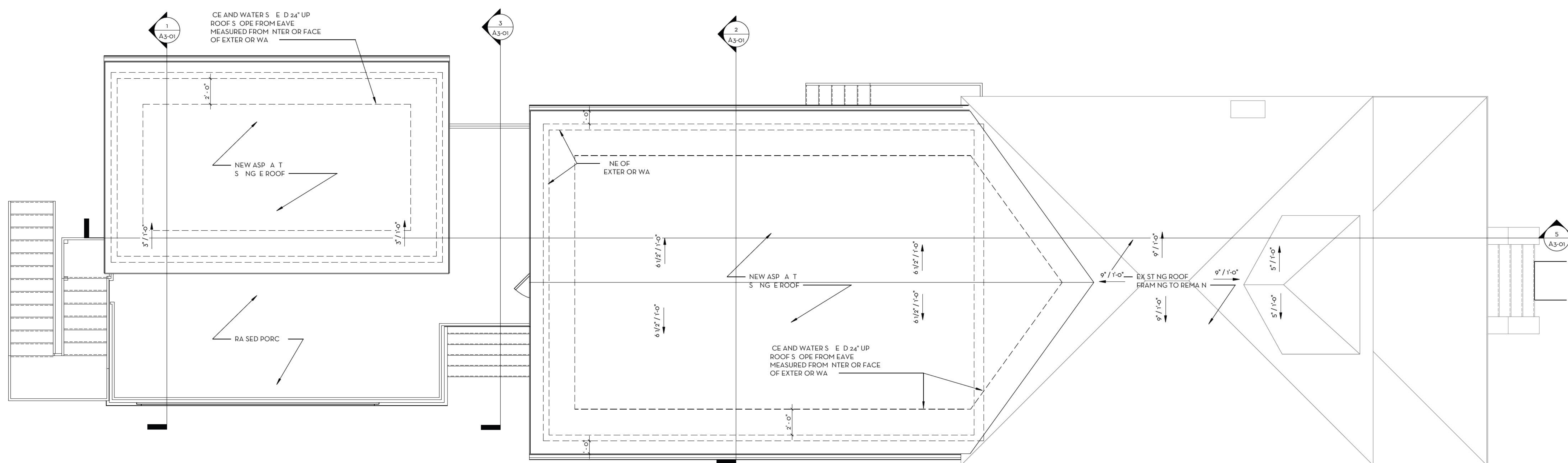


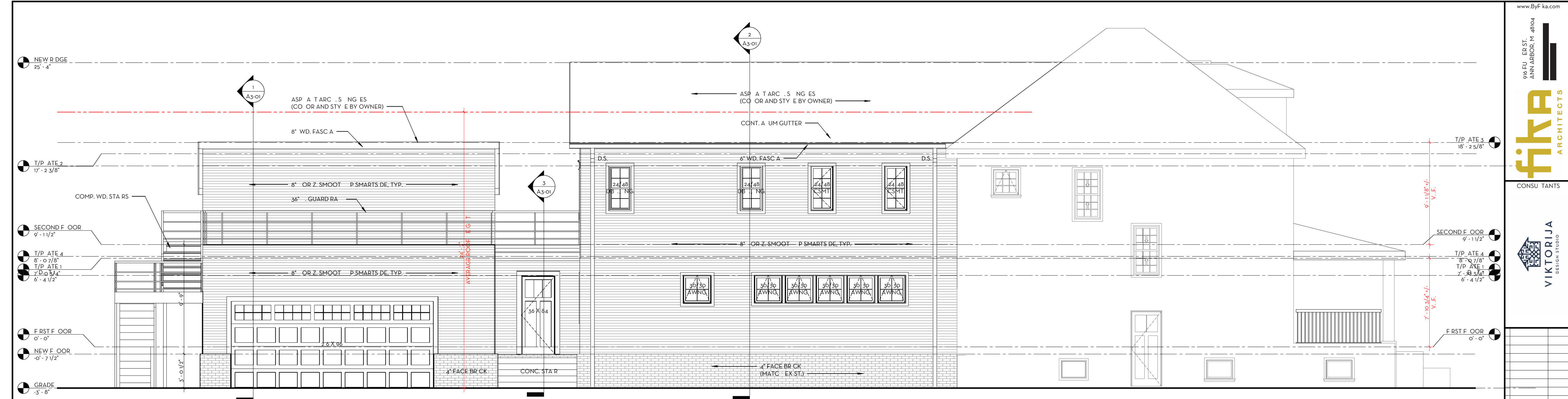
FIRST FLOOR PLAN - DEMOLITION
SCALE 1/4" = 1'-0"
NORTH

- KEYED NOTES - DEMOLITION**
- 1 DEMO S EX ST NG HOUSE DOWN TO FOOT NG NC UD NG WA S, CE NG S P UMB NG F XTURES F OOR JO STS, FOUNDAT ON WA S, AND BR CK, KEEP FOOT NGS N P ACE
 - 2 CUT N NEW OPEN NG, FRAM NG AND EADER S EX ST NG
 - 3 DEMO S EX ST NG BREEZEWAY DOWN TO EX ST NG S AB ON GRADE IN ITS ENTIRETY
 - 4 DEMO S EX ST NG GARAGE NC UD NG, S AB AND FOUNDAT ON N TS ENT RETY
 - 5 DEMO S EX ST NG ROOF, TRUSSES AND CE NG S N T E R ENT RETY
 - 6 DEMO S EX ST NG BR CK C MMENY FROM 2ND F OOR TO ROOF, KEEP BASEMENT AND F RST F OOR NTACT
 - 7 CUT IN NEW OPENING, FLUSH WITH EXISTING CEILING, NO ARCHWAY
- DEMOLITION LEGEND:**
- AREA NOT N CONTRACT
 - AREA OF WORK
 - EX ST. CONSTRUCT ON TO REMA N
 - EX ST. CONSTRUCT ON TO BE DEMO S ED

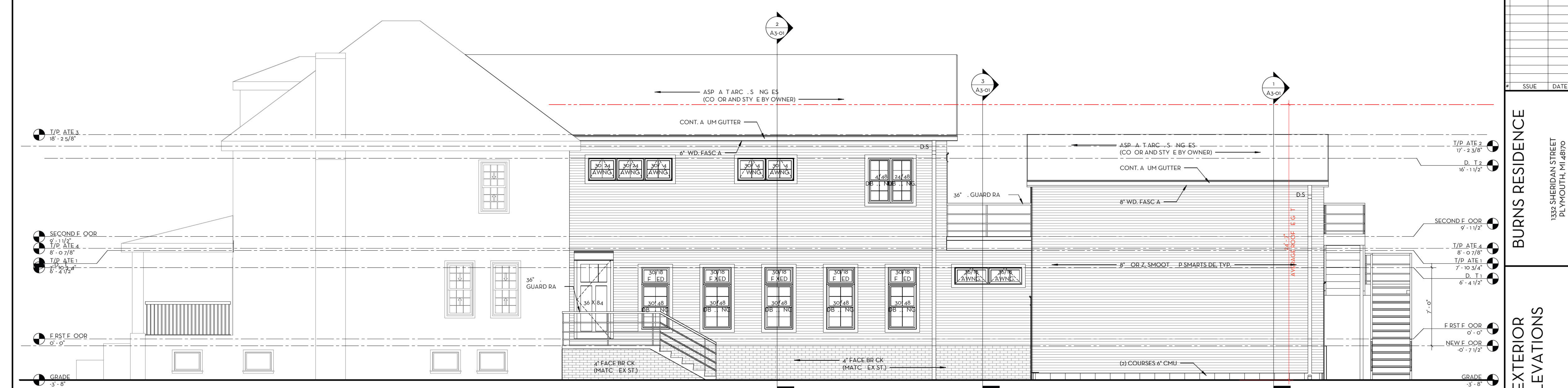


SECOND FLOOR PLAN - DEMOLITION
SCALE 1/4" = 1'-0"
NORTH





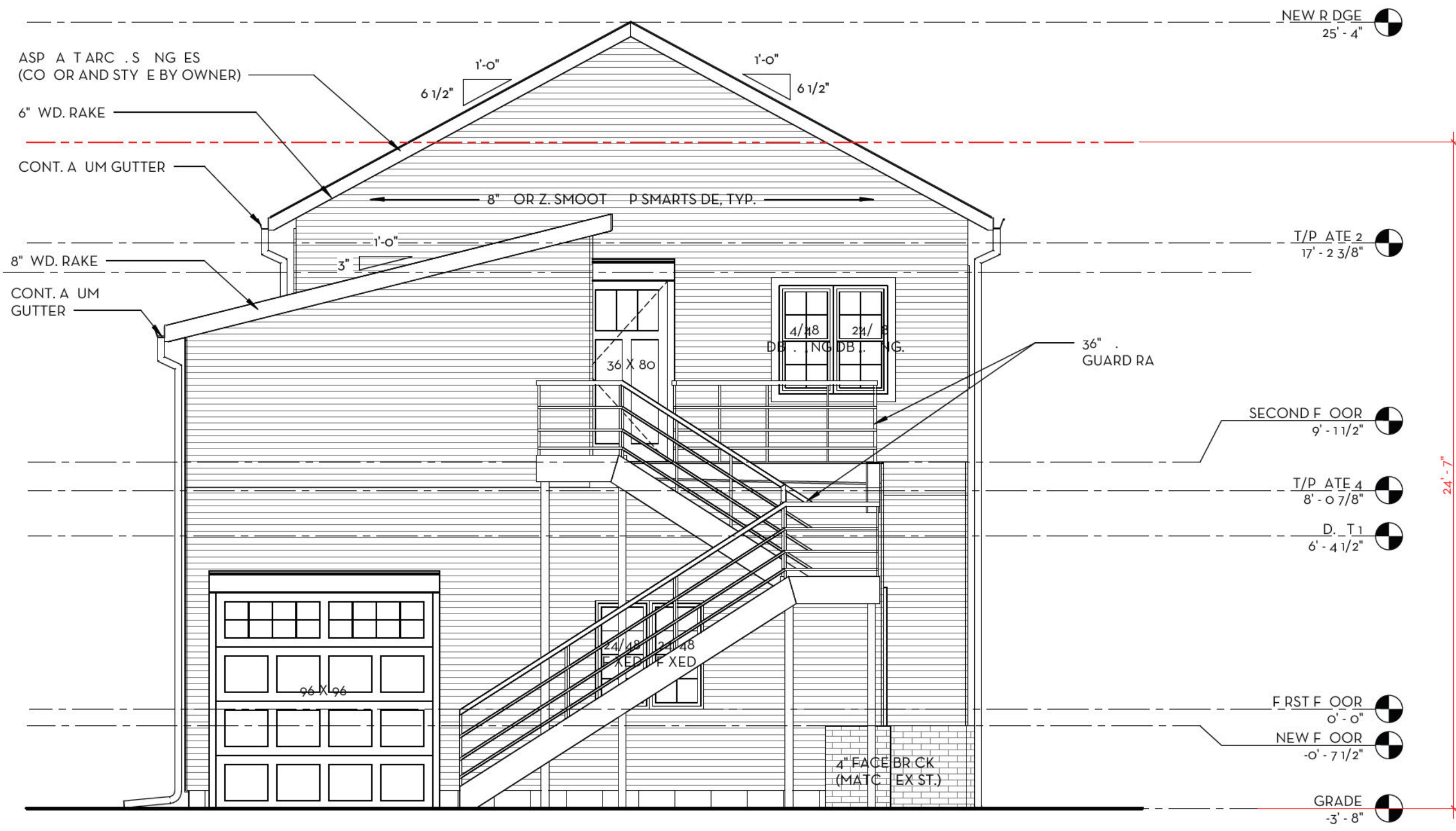
1 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



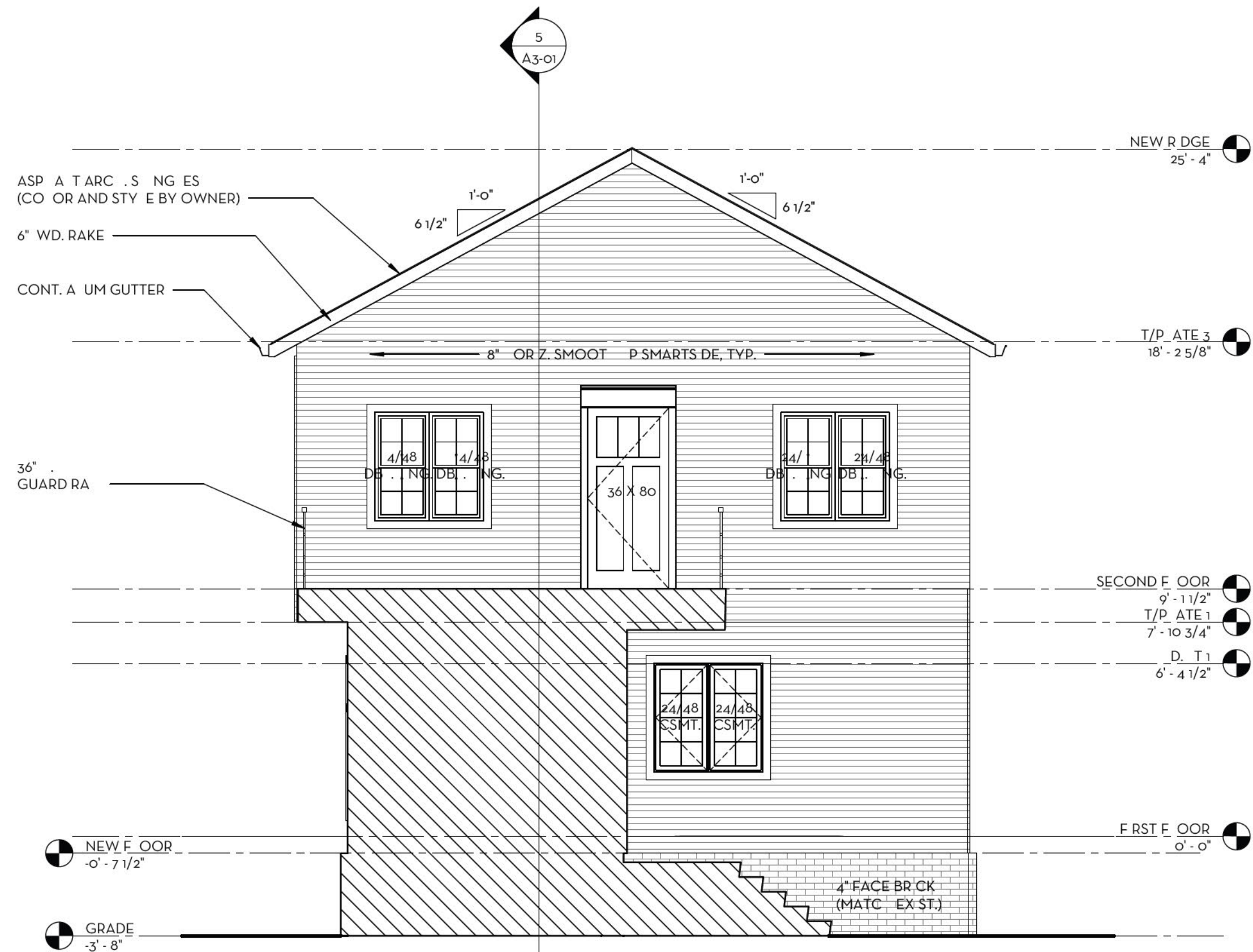
2 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



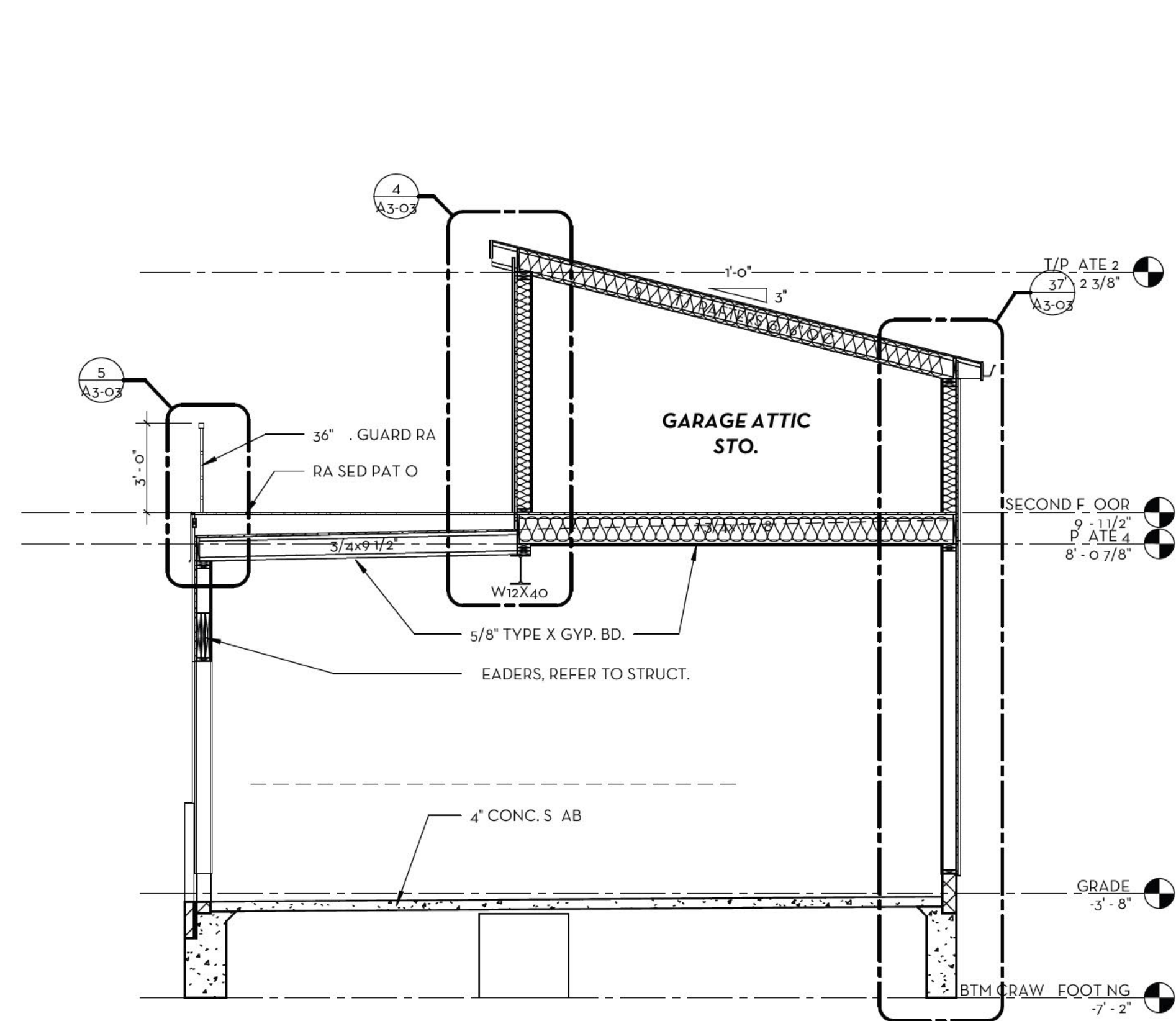
1 | SOUTH EXTERIOR ELEVATION
SCA E: 1/4" = 1'-0"



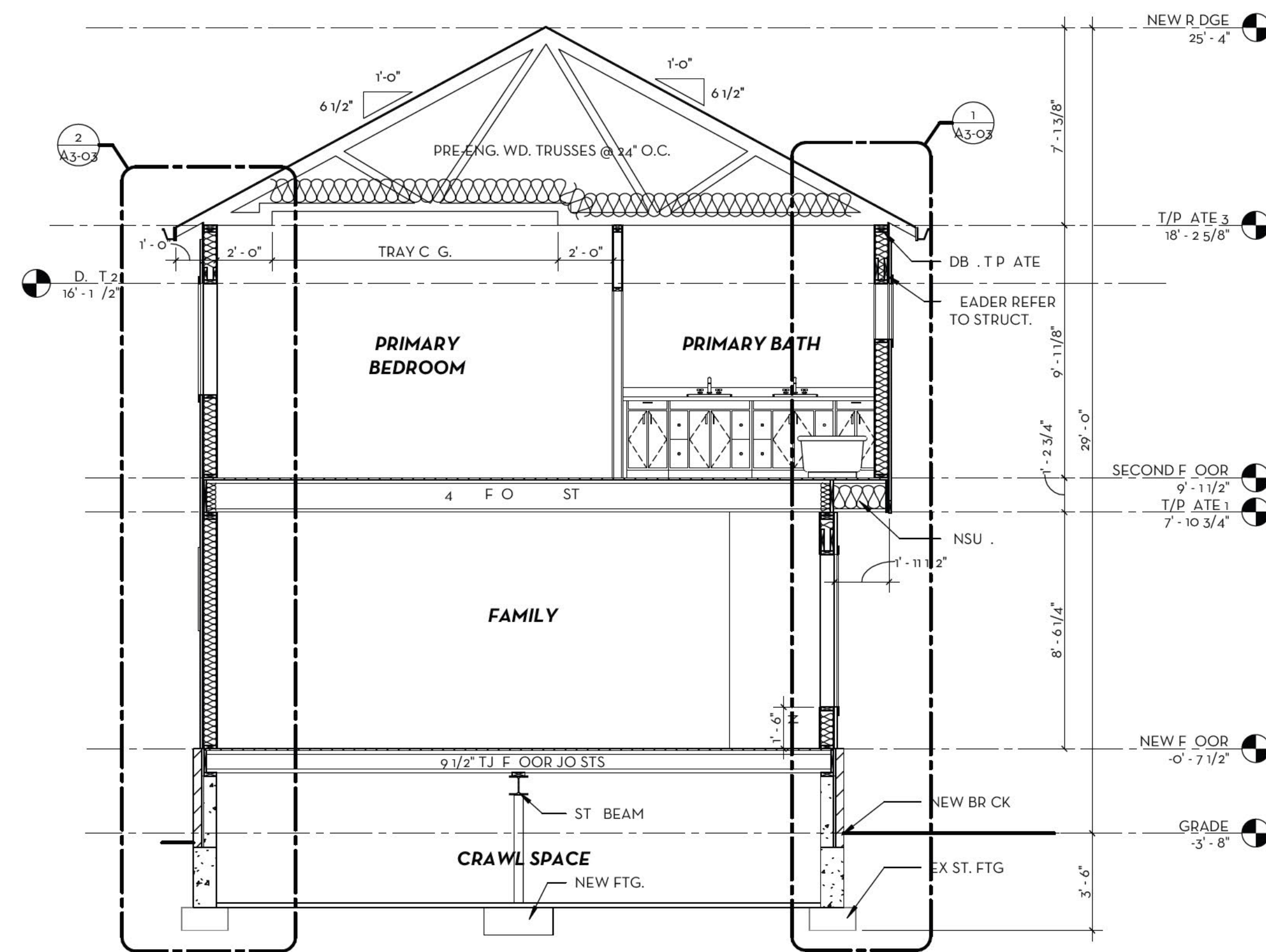
2 | NORTH EXTERIOR ELEVATION
SCA E: 1/4" = 1'-0"



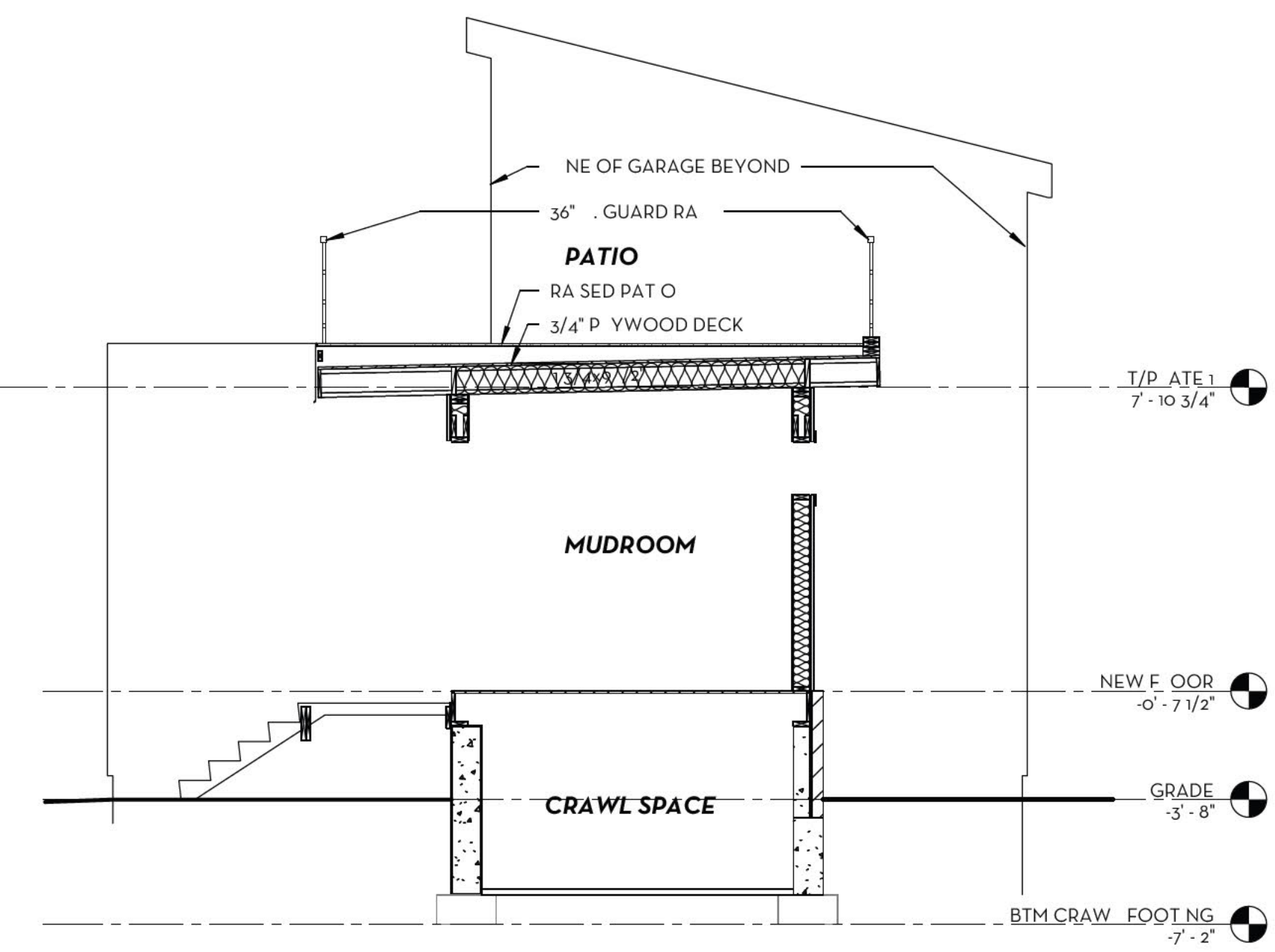
4 | PARTIAL NORTH ELEVATION
SCA E: 1/4" = 1'-0"



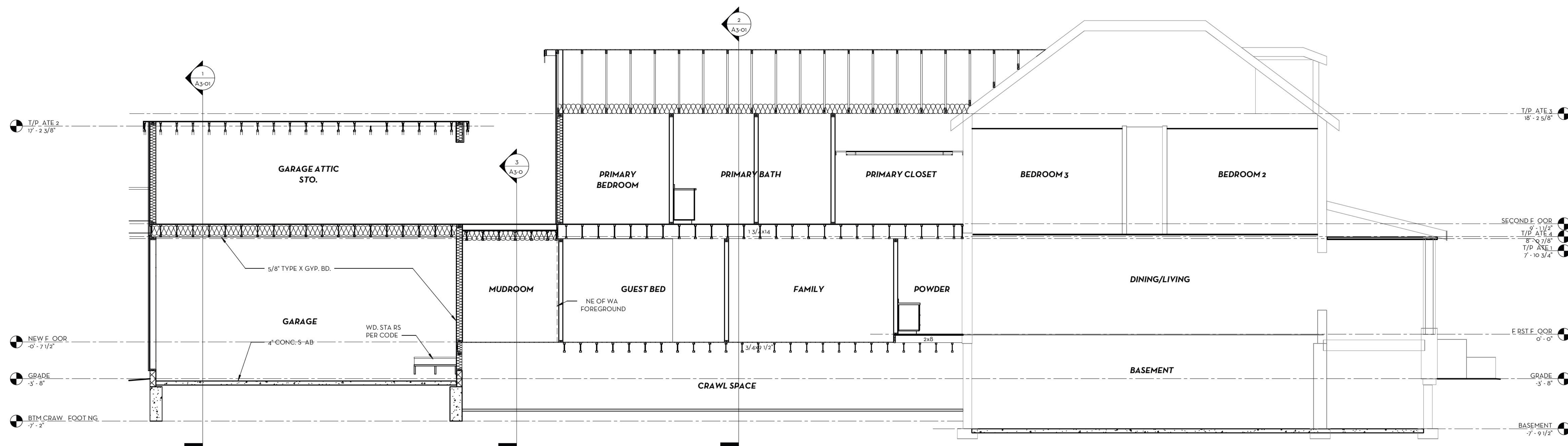
7 BUILDING SECTION 5
SCA E: 1/4" = 1'-0"



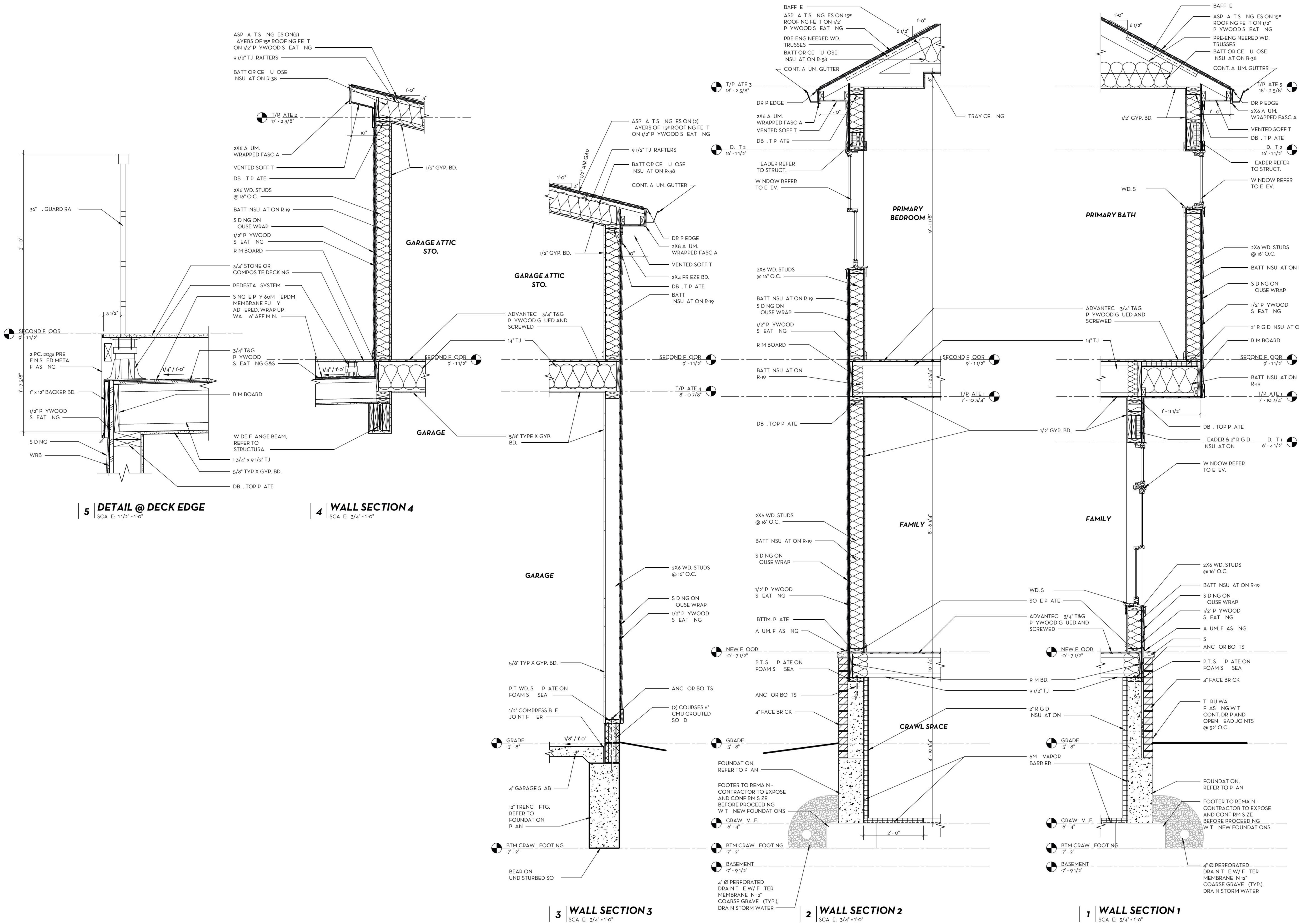
2 BUILDING SECTION 2
SCA E: 1/4" = 1'-0"



3 BUILDING SECTION 7
SCA E: 1/4" = 1'-0"



5 BUILDING SECTION 8
SCA E: 1/4" = 1'-0"





City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

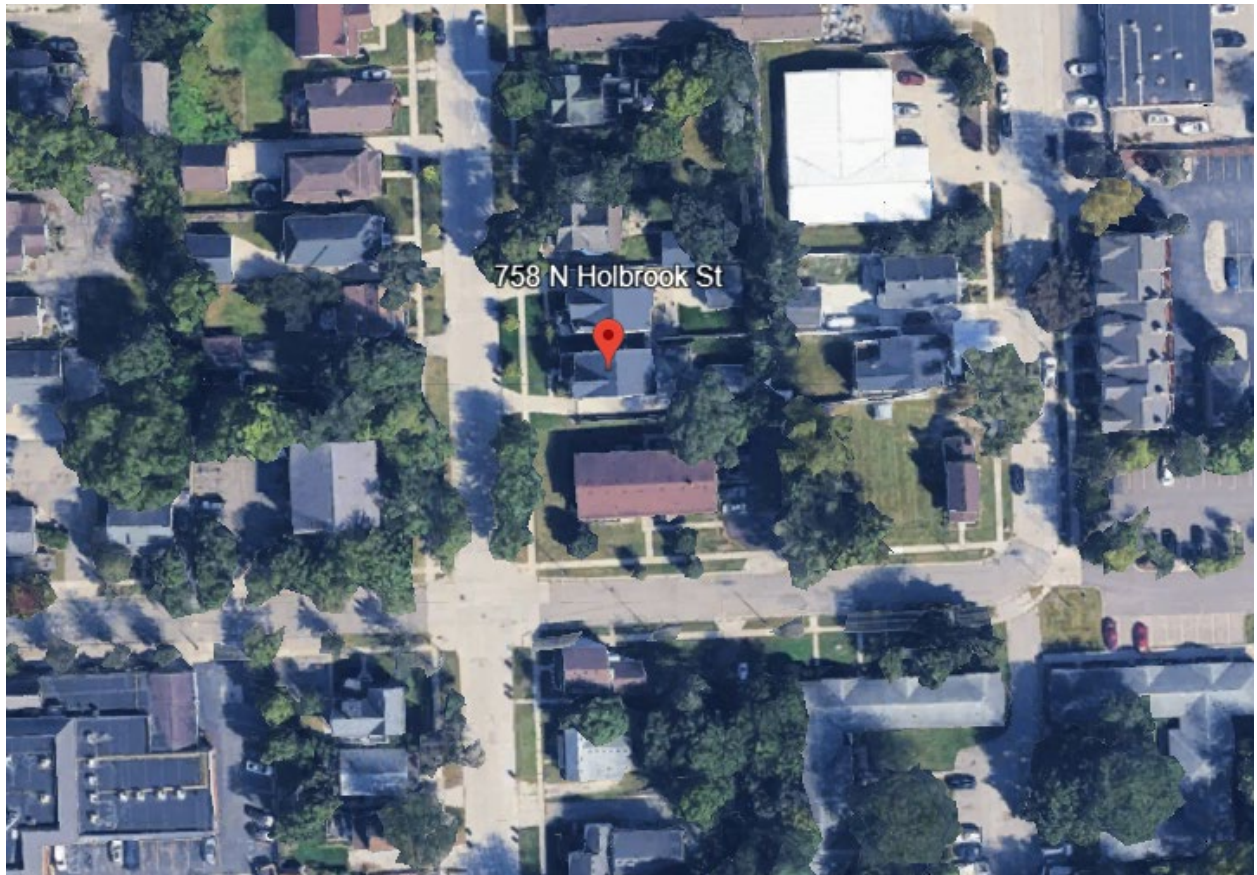
www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: July 13, 2026
RE: **Z 26-10, 758 N Holbrook:** Non-Use Variance Request

Scott Robbins, the owner, is requesting a non-use variance to exceed the maximum lot coverage to build a shed. The property is zoned RT-1, Two-Family Residential District. The property is 41.24 feet wide and 132 feet deep, totaling 5,443.68 square feet.

Sec. 78-190 references that the maximum lot coverage for RT-1 is 30 percent. The owner is requesting the maximum lot coverage match R-1, Single Family Residential which is 35 percent. A variance of 5 percent is required.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

758 North Holbrook	July 13, 2026	
Address of Property	Date of Application	
Scott M. Robbins	Scott M. Robbins & Rachel L. Kraft	
Applicant Name	Property Owner	
758 North Holbrook	Plymouth	Michigan 48170
Address	City	State Zip
[REDACTED]	[REDACTED]	
Email	Phone	

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

Please be wary of fraudulent wire transfer requests sent from fake City of Plymouth email addresses. Please verify invoices with Community Development Director Greta Bolhuis at (734) 404-8105 before submitting payment. Correspondence from City employees and City officials should end in "plymouthmi.gov".

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:

Article XVII. - Schedule of Regulations, Sec. 78-190. - Limiting height, bulk, density and area by zoning district

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: increase the maximum % lot area covered by all buildings from 30% to 35%, consistent with one-family residential property, to allow for the construction of a storage shed behind the garage. The proposed project exceeds the current 30% limit by 58.41 sq. ft (1.07%).
We are trying to use and enjoy our property as any other single family home in the City of Plymouth.

Description of Property

Current zoning classification: RT-1 Two-Family Residential

Current use of structure(s) on premises: Single family home, primary residence.

Is it a corner or interior lot? Interior lot

Size and area of lot: Approximately 41.25' x 132', 5,443 sq. ft.

Total square footage of existing main structure(s): 1,205.31 sq. ft.

Total square footage of accessory structure(s): 390 sq. ft.

Existing lot coverage (percentage) of all buildings and structures: 29.3%

Height of existing main and/or accessory structures: Main Structure: n/a, Accessory Structure: 15' (approx.)

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: 16' x 6', 96 sq. ft.

Front yard setback after completion (measured from property line): n/a

Rear yard setback after completion (measured from property line): 6' 0"

Side yard setback after completion (measured from property line): 7' 1"

Height of proposed structure: 8' 10"

Lot coverage (percentage) after completion: 31.07%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): n/a

☒ A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.) My property is zoned RT-1, generally for two-family homes, but my main structure is a single-family home, normally zoned R-1, which would allow for 35% lot coverage. Because my property is zoned RT-1, I am limited to only 30% lot coverage. The developer who split the lot and built two single family homes never changed its zoning classification.
2. What effect will the variance have on neighboring properties? The variance will have no effect on any neighboring properties. The proposed shed is to be placed along the back of the garage, out of view of all neighbors. Please see attached diagram and proposed AI generated visualization.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.) At the time we purchased the home, we did not have children. As they have grown we have used the available space of our small garage as efficiently as possible, but it cannot accommodate any additional space. The family's need for bicycles has led to this need which cannot be reasonably (or safely) solved in any other way. A small shed will permit us to solve this problem.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The property is zoned RT-1 based on the previous structure that stood on the property. The developer who purchased the lot split it and built two single-family homes, one of which being the subject of this variance application. This home is used as one-family residential (R-1) property and a primary residence. All other R-1 properties in the City enjoy the ability to use 35% of lot area for buildings.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

[Signature]
Signature of Property Owner

[Signature]
Signature of Applicant

Subscribed and sworn before me this 13th day of July, 2026



[Signature]
KATHRYN D. SEARLE Notary Public

My Commission expires 05/01/2027

KATHRYN D. SEARLE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES May 1, 2027
ACTING IN COUNTY OF OAKLAND

Effective Date: July 1, 2025

PLOT PLAN

LEGAL DESCRIPTION:

SOUTH 1/2 OF LOT 456 OF
ASSESSOR'S PLYMOUTH PLAT NO.
15, PART OF BRADNER AND
HOLBROOK'S SUBD'N. LYING IN
SECTION 26 AND OF PART OF
THE W. 1/2 OF THE N.E. 1/4 OF
SECTION 26, TOWN 1 SOUTH,
RANGE 8 EAST, CITY OF
PLYMOUTH, WAYNE COUNTY,
MICHIGAN, AS RECORDED IN LIBER
66 OF PLATS ON PAGE 81,
WAYNE COUNTY RECORDS.

LEGEND:

EX FENCE
EX. STORM SEWER
EX. SANITARY SEWER
EX. WATER MAIN
EX. OVERHEAD WIRE

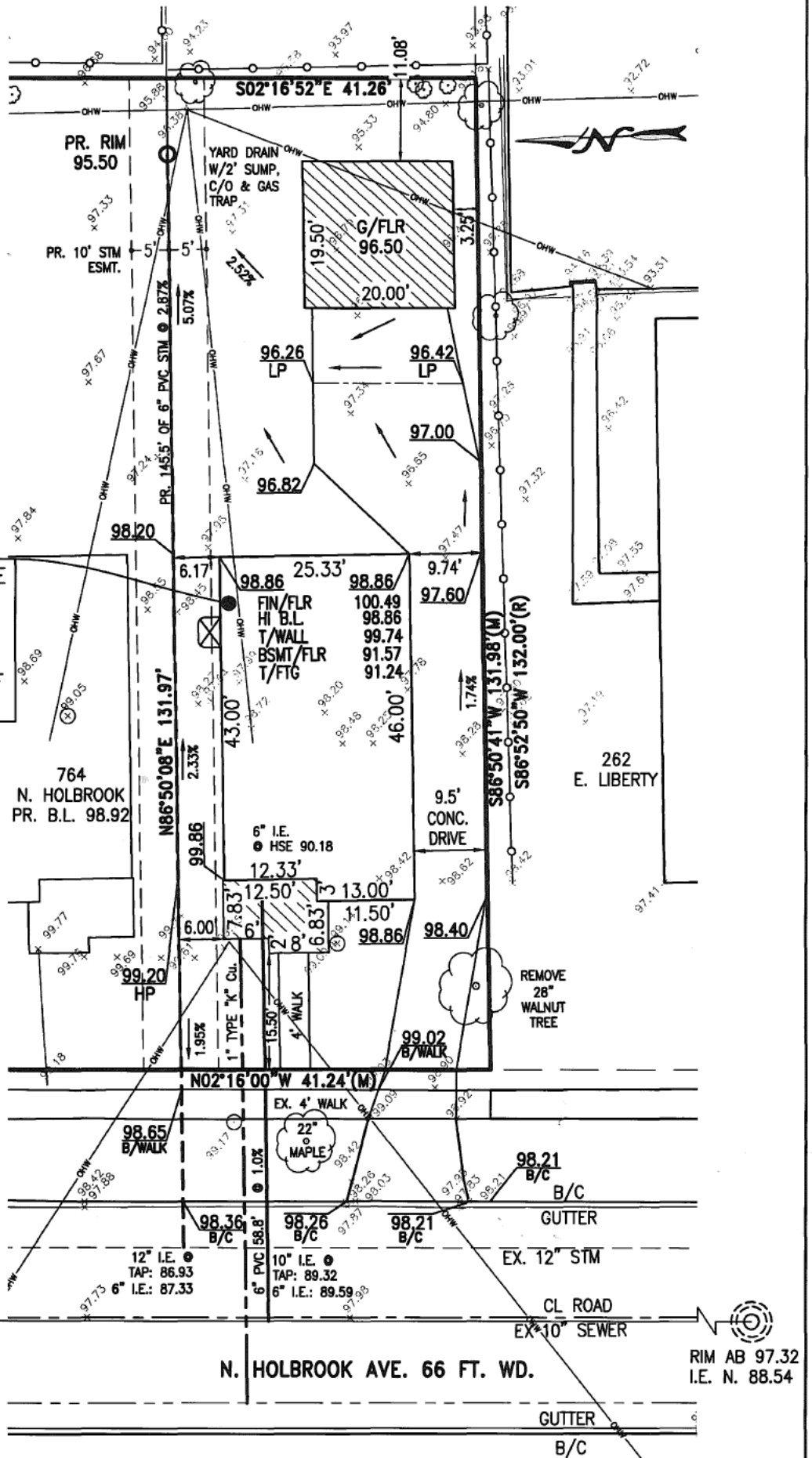
UNEXCAVATED

PROP. GRADE 00.00
EXIST. GRADE 00.00

758 N. HOLBROOK AVE
8'-6" BASEMENT
W/ EGRESS
LOT AREA 5,443 SF
HOUSE AREA 1,519 SF
COVERAGE 27.9%

BENCHMARK

HYDRANT ARROW
N.W. CORNER OF N.
HOLBROOK & E. LIBERTY ST
ELEVATION: 100.00



P.P. DATE: 05-26-16**

G.C. DATE:

SCALE: 1" = 20'

SURVEY NO.: ADB

2016.04 - 758

PREPARED FOR:

LIONGOLD HOMES, LLC

**6-6-16: REV GARAGE
LOCATION PER CITY

ENGINEERS & SURVEYORS

MLP
AND ASSOCIATES, INC.

MICHAEL L. PRIEST & ASSOC., INC.
40655 KOPPERNICK ROAD
CANTON, MICHIGAN 48187

1082 S. MAIN STREET
PLYMOUTH, MI 48170

By: Registered Professional Engineer

PLOT PLAN

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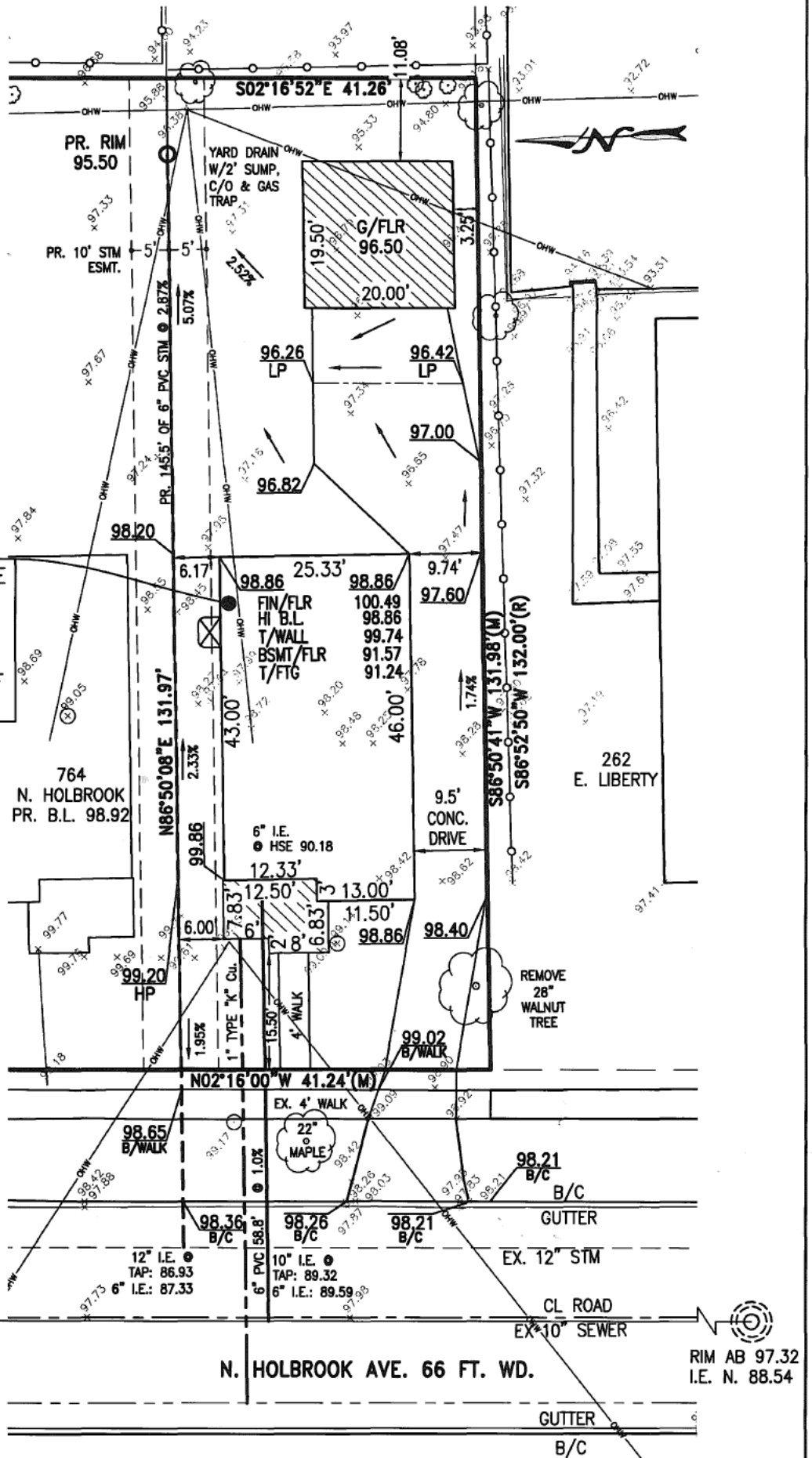
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CANTON, MICHIGAN 48187

1082 S. MAIN STREET
PLYMOUTH, MI 48170

By: Registered Professional Engineer



QUOTE

Q-3613277

PAGE 1 OF 1

QUOTE NUMBER Q-3613277

SALES LOCATION LIVONIA | #490 | [REDACTED]

DATE June 15, 2026

STORE/FACTORY LIVONIA | #490 | [REDACTED]

CUSTOMER Scott Robbins
[REDACTED]PREPARED BY Adam Hartson
[REDACTED]SHIPPING ADDRESS 758 North Holbrook St
Plymouth, MI 48170

DESCRIPTION	PRICE	QTY	PROMO	TOTAL
Weathered Wood Natural Shadow	\$0.00	107	\$0.00	\$0.00
Permit Services	\$350.00	1	\$0.00	\$350.00
Premier Lean-To 6 x 16	\$4,699.00	1	\$400.00	\$4,299.00
Roof - 4/12 Roof Pitch Upgrade	\$1.00	107	\$0.00	\$107.00
Delivery Fee	\$99.00	1	\$0.00	\$99.00
Engineering Fees	\$1.50	96	\$0.00	\$144.00
16"x8" Wall Vent - White	\$23.00	2	\$0.00	\$46.00
Upgrade - 4' x 6'2" Single Shed Door	\$299.00	1	\$0.00	\$299.00
House Wrap	\$0.40	312	\$0.00	\$124.80
Paint - Delicate White	\$0.00	1	\$0.00	\$0.00
Paint - Southern Breeze	\$0.00	1	\$0.00	\$0.00
Estimated Concrete Cost	\$0.00	1	\$0.00	\$0.00
Credit for Removal of Default Door	(\$299.00)	1	\$0.00	(\$299.00)
Paint - Dover Gray	\$0.00	312	\$0.00	\$0.00
Full Service Paint Application	\$588.00	1	\$0.00	\$588.00
Accent Paint Color	\$50.00	1	\$0.00	\$50.00
Upgrade - 3' x 6' Double Shed Door (6')	\$499.00	1	\$0.00	\$499.00
Shed Light	\$119.99	1	\$0.00	\$119.99

SUBTOTAL \$6,826.79

DISCOUNT \$400.00

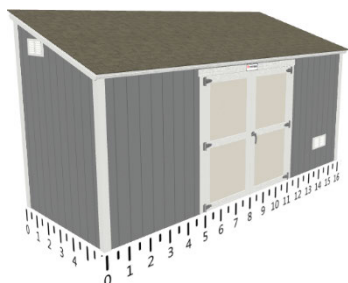
ESTIMATED TAX \$0.00

TOTAL \$6,426.79

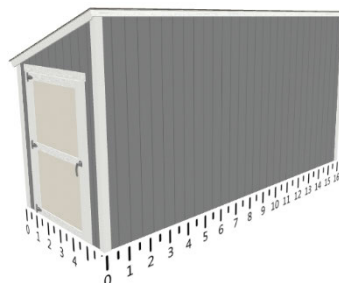
The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



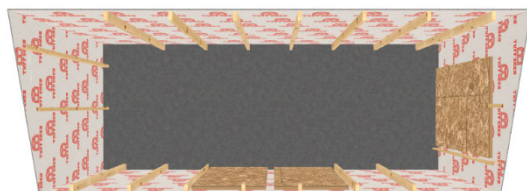
Scott Robbins
758 North Holbrook St
Plymouth MI 48170
Q-3613277



Wall D



Wall C



Wall A

Wall B

Base Details/Permit Details

Building Size & Style

Premier Lean-To - 6' wide by 16' long

Paint Selection

Base: Dover Gray, Trim: Delicate White,
Accent (Doors): Southern Breeze

Roof Selection

Weathered Wood Natural Shadow
Shingle

Drip Edge

White

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

3' x 6' Double Shed Door (6')
4' x 6'2" Single Shed Door, Left Hinge
Placement

Walls

312 Sq Ft House Wrap

Roof

107 Sq Ft Roof - 4/12 Roof Pitch
Upgrade

Floor and Foundation

96 Sq Ft No Floor

Interior

Shed Light

Vents

2 Ea 16"x8" Wall Vent - White

Concrete Foundation

Concrete Partner: Tuff Shed
Status: Ready to Schedule Onsite Visit

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?

Yes

Is there a power outlet within 100 feet of installation location?

Yes

The building location must be level to properly install the building. How level is the install location?

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

Will there be 18" of unobstructed workspace around the perimeter of all four walls?

Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?

Yes

Substrate Shed will be installed on?

Concrete without Shed Floor



I, Kimberly Blair, am a neighbor

of Scott Robbins and Rachel Kraft of 758 North Holbrook.

My address is 769 York St.

Scott and Rachel have shared their plans to build a 16ft. x
6ft. storage shed along the back of their garage and I have no
objection to that project. I support their request for a
dimensional non-use variance.

7 Jul 2026
Date

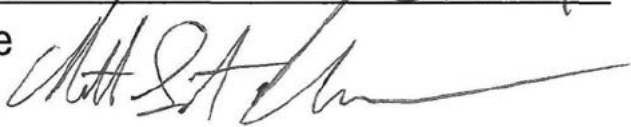
Kimberly f Blair
Name

I, Matt Santa Barbara, am a neighbor
of Scott Robbins and Rachel Kraft of 758 North Holbrook.

My address is 764 N Holbrook St.

Scott and Rachel have shared their plans to build a 16ft. x
6ft. storage shed along the back of their garage and I have no
objection to that project. I support their request for a
dimensional non-use variance.

7/7/26
Date

Matthew Santa Barbara
Name 

I, Mary Schmidt, am a neighbor
of Scott Robbins and Rachel Kraft of 758 North Holbrook.

My address is 764 N. Holbrook St.

Scott and Rachel have shared their plans to build a 16ft. x
6ft. storage shed along the back of their garage and I have no
objection to that project. I support their request for a
dimensional non-use variance.

7/7/26
Date

Mary Schmidt
Name

I, Joanne Sawicki, am a neighbor
of Scott Robbins and Rachel Kraft of 758 North Holbrook.

My address is 743 York St. Plymouth, MI 48170

Scott and Rachel have shared their plans to build a 16ft. x
6ft. storage shed along the back of their garage and I have no
objection to that project. I support their request for a
dimensional non-use variance.

7/7/2020
Date

Joanne Saw
Name

Legacy Equities LLC
31150 Northwestern Highway, Suite 100
Farmington Hills, MI 48334



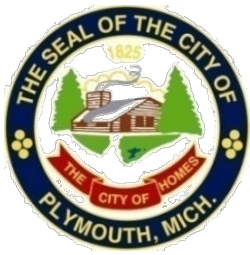
On behalf of Legacy Equities LLC, owner of the apartment building located at 241 E. Liberty, which neighbors the property owned by Scott Robbins and Rachel Kraft at 758 North Holbrook, we are writing to confirm that we have no objection to their request for a dimensional non-use variance.

Scott and Rachel have shared their plans to construct a 16 ft. x 6 ft. storage shed along the rear of their garage. Based on the information provided to us, Legacy Equities LLC has no objection to the proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'JG' followed by a stylized flourish.

Josh Goldberg
Chief Financial Officer | Attorney at Law
Legacy Equities LLC



City of Plymouth Zoning Board of Appeals Memorandum

City of Plymouth
201 S. Main
Plymouth, Michigan 48170

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

TO: Zoning Board of Appeals Commissioners
FROM: Greta Bolhuis, Planning & Community Development Director
DATE: July 29, 2026
RE: **Z 26-11, 1325 W Ann Arbor Trail: Non-Use Variance Request**

Jason Lewarne, the applicant, is requesting a non-use variance to construct a circular driveway with two curb cuts. The property is zoned R-1, Single-Family Residential District. The property is 80 feet wide and 200 feet deep, totaling 16,000 square feet.

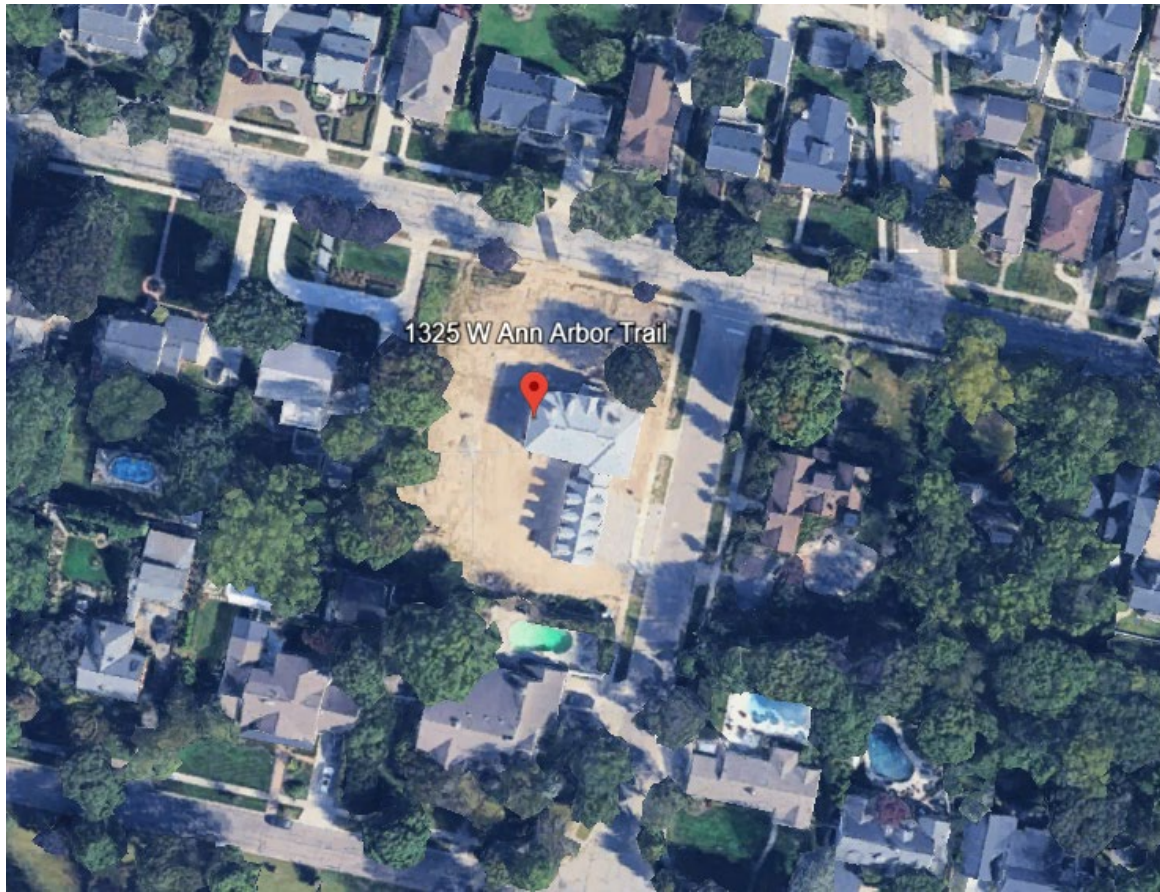
The “impervious surface ordinance”, which went into effect in January 2023, was created to provide some limits on driveways and to require landscaping in specific areas. The adopted ordinance requires single-family residential properties to have a minimum of 35% of the lot as qualified landscape area, and a minimum of 60% of the front yard area must also be landscaped. Additional requirements of the “impervious surface ordinance” include a minimum driveway width of 9 feet, a maximum driveway size of 24 feet at the property line, one driveway permitted per lot, and one curb cut permitted per lot.

Sec. 78-273(a)(4) states that “one driveway is allowed per lot and one curb cut is allowed per driveway. A second curb cut is permitted only if connected to a public alley.” A variance is required for the second curb cut.

The building permit for the new construction was issued in April 2025.

In the initial review of the application, staff identified the drawings were drawn on an old version of the plot plan. We asked the applicant to resubmit their drawings on the approved version. We have included both versions for your information because there is pertinent information on the original submission.

Should you have any questions, please contact me directly.





DIMENSIONAL (NON-USE) VARIANCE APPLICATION

Community Development Department

201 S. Main Street Plymouth, MI 48170 Ph. 734-453-1234 ext. 232

Website: www.plymouthmi.gov

Type of Variance Request: DIMENSIONAL – Common regulations subject to dimensional (non-use) variance requests: setbacks, signs, height, parking regulations, lot coverage, and bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

1325 Ann Arbor Trail	7-14-2026	
Address of Property	Date of Application	
Jason Lewarne	Jeff Horton & Linda Jones	
Applicant Name	Property Owner	
298 W Pearl St	Plymouth	MI 48170
Address	City	State Zip
[REDACTED]	[REDACTED]	
Email	Phone	

Three Basic Functions of the ZBA:

1. Interpreting the zoning ordinance (text and map) and nonconforming situations.
2. Deciding appeals on administrative decisions, special land uses, or PUDs.
3. Granting variance requests.

Standards for Dimensional (Non-Use) Variance: [Click here to see full ordinance language.](#)

1. Ordinance unreasonably prevents the owner from using the property for what it is zoned
2. Variance will do substantial justice to the applicant, and the surrounding community
3. Problem is due to the unique circumstances of the property
4. Problem is not self-created

A quorum (3 members) is required for approval of all non-use variance requests.

The Zoning Board of Appeals meets the first Thursday of each month at 7:00PM. The completed application and necessary/applicable plans must be filed with a fee of \$350.00 for single family residential projects or \$600.00 for all other uses. A fee of \$350.00 is applicable for ordinance interpretation only. Visit the City's website for submittal deadlines and meeting dates: [Zoning Board of Appeals](#). Submit ten (10) hardcopies of the application and plans including but not limited to survey, plot map, building plans, and photos. One complete digital set of application materials shall be submitted on a flash drive or emailed to plans@plymouthmi.gov (maximum file size is 100 MB).

The Zoning Board of Appeals will not accept incomplete applications. Signature of property owner and applicant, as well as notarization is required for every application. There are notaries located in City Hall. The Community Development Department has the right to remove an item from the agenda due to incompleteness.

Article and Section of the Zoning Ordinance for which an appeal or variance is being requested:
Article XXII, Section 78-273(a)(4) (Residential Driveways)

I (We) hereby appeal to the Zoning Board of Appeals for a variance to: permit a second
curb cut / circular driveway in the front yard.

Description of Property

Current zoning classification: R-1

Current use of structure(s) on premises: Single family home w/ attached garage

Is it a corner or interior lot? Interior

Size and area of lot: 80' x 200' - 0.367 acres

Total square footage of existing main structure(s): 6,057 sqft

Total square footage of accessory structure(s): N/A

Existing lot coverage (percentage) of all buildings and structures: 27.4%

Height of existing main and/or accessory structures: 26'

Description of Proposed Structures

Dimensions and area of structure or addition to be constructed: See drawing ~1,850 sq ft

Front yard setback after completion (measured from property line): 60.6'

Rear yard setback after completion (measured from property line): 35'

Side yard setback after completion (measured from property line): 6'

Height of proposed structure: N/A

Lot coverage (percentage) after completion: 27.4%

Residential Only: Floor Area Ratio (FAR) after completion (shall not exceed 0.4): 37.8%

☒ A scaled drawing or boundary survey depicting the above information.

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

1. What are the practical difficulties preventing compliance with the ordinance? Are these practical difficulties an exception or unique to the property compared to other properties in the City? (NOTE: The ZBA cannot grant a variance because it is inconvenient or more expensive to build to ordinance or solely to satisfy aesthetic concerns.)
We're asking for this mainly for safety. Ann Arbor Trail is a busy, road, and right now the driveway is a single straight shot — so backing out means backing directly into traffic. A circular driveway lets us pull out facing forward instead.
2. What effect will the variance have on neighboring properties? The main concern would be drainage since more pavement means more runoff. We'll handle that in the landscape/grading plan so water stays on our lot and doesn't run onto neighbors' and we're still keeping well over 60% of the front yard as landscape, so most of it stays permeable either way.
3. Is the practical difficulty which prevents you from complying with the ordinance self-imposed? How did the practical difficulty come about? (NOTE: The ZBA has generally found that purely aesthetic consideration and self-created hardships are unacceptable grounds for a variance.)
The ordinance required us to put the garage in the back of the house rather than facing the street, and Ann Arbor Trail is a busy road. Together, that leaves us without a way to turn around and exit facing forward on a standard driveway for cars parked in the driveway.
4. Why do the ordinance restrictions unreasonably prevent the owner from using the property for a permitted purpose? The rule doesn't stop us from living there, but it does force us to back straight onto a busy road every time we leave. A second curb cut gives us, and our friends and family, a safe way to exit the property.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:

Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this

14th

day of

July

, 20 26



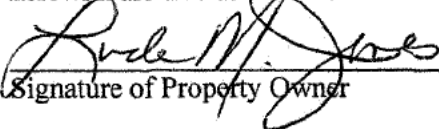
Notary Public
My Commission expires

9/28/2029

Please answer all the following questions as they relate to the dimensional variance, use additional sheets as necessary:

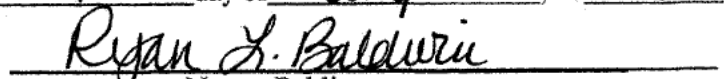
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I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct:


Signature of Property Owner

Signature of Applicant

Subscribed and sworn before me this 14th day of July, 20 26


Notary Public
My Commission expires 3.17.2030

Date	10 May 2018
Source	286-018-001
Count	1" - 20"
County	AAH
Operator	JGE
Owner	2-000-1

confirm minimum setbacks
with municipality

Zoning:
R-1 Single Family Residential

Setbacks:

Front - 60.6'
Side - 6'
Side total - 12'
Rear - 35'

*Check title policy for subdivision
deed restrictions that may affect
setback requirements.*

Setback information on houses
within 200' - on Ann Arbor Trail

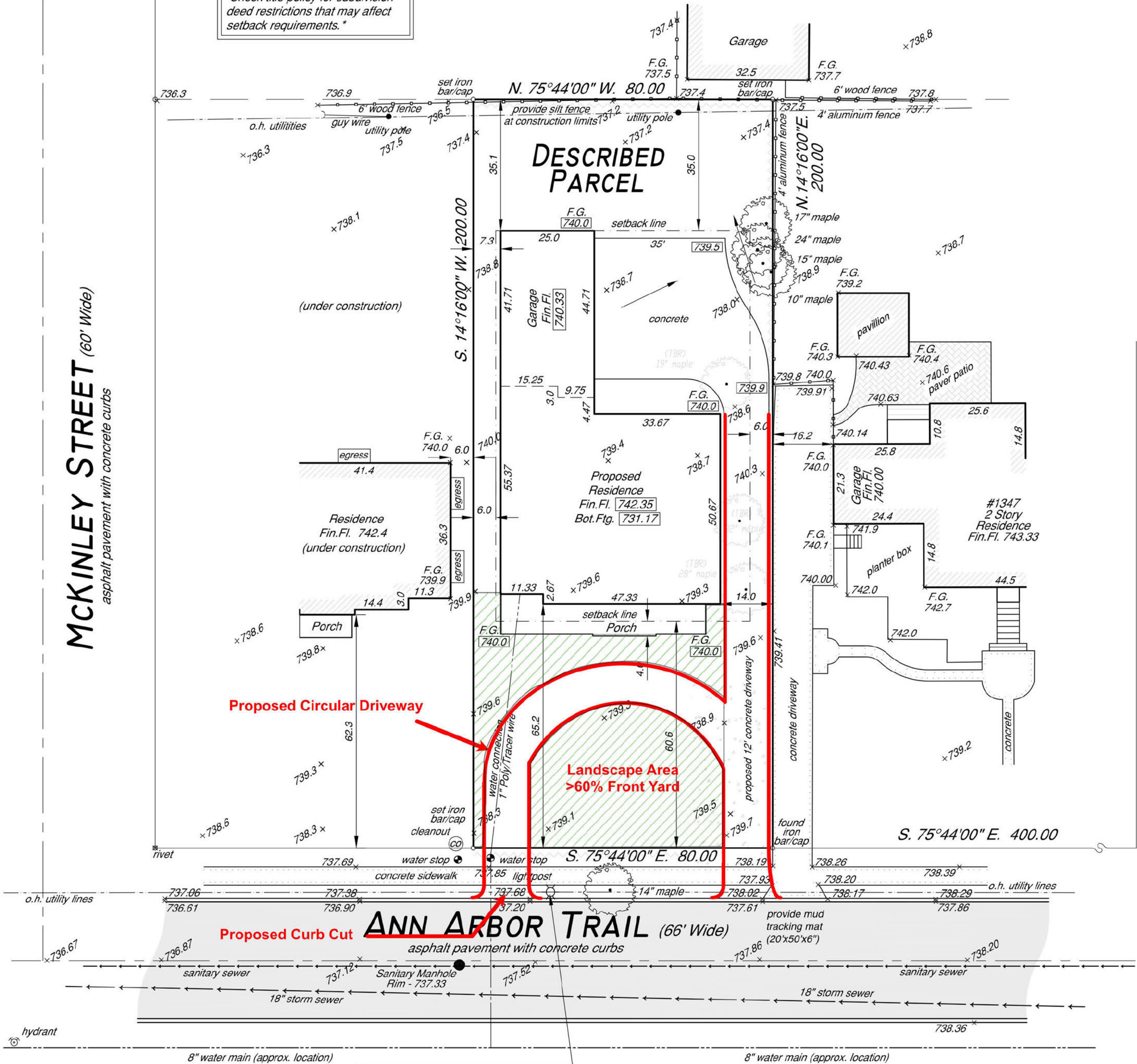
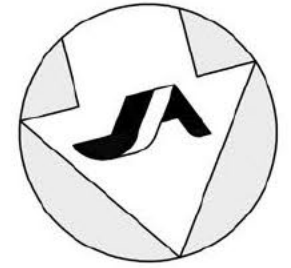
Address	Setback
#1311	62.3
#1347	69.6
#1365	70.0
Average	67.3
90% of Average	60.6

May be used for Porch Setback

Setback information on houses
within 200' - on Ann Arbor Trail

Address	Setback
#1311	56.3
#1347	65.4
#1365	70.0
Average	63.9
90% of Average	57.5

Not to be used for Porch Setback



Note:
Provide new sanitary
connection as directed by
the City of Plymouth.

NAVD88 BENCHMARK
MAG NAIL IN SOUTH FACE
OF LIGHT POLE
ELEVATION = 738.20

LEGEND

- 000.00 = Existing elevation
- 000.00 = Proposed elevation
- = Drainage course
- = Silt fence
- F.G. = Finish Grade
- = Existing contour
- (TBR) = To Be Removed

Note:
The Builder is responsible for resolving any
drainage problems on adjacent properties
that are the result of construction activities.



LEGAL DESCRIPTION:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27
TOWN 1 SOUTH, RANGE 8 EAST, DESCRIBED AS:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ANN ARBOR
TRAIL DISTANT SOUTH 75°44'00" EAST, 400.00 FEET FROM THE
INTERSECTION OF SAID SOUTHERLY LINE AND THE EASTERLY LINE OF
EVERGREEN AVE. (FORMERLY GARFIELD), AND PROCEEDING THENCE
SOUTH 75°44'00" EAST ALONG SAID SOUTHERLY LINE 80.00 FEET;
THENCE SOUTH 14°16'00" WEST, 200.00 FEET; THENCE NORTH
75°44'00" WEST 80.00 FEET; THENCE NORTH 14°16'00" EAST, 200.00
FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 16,000
SQUARE FEET OR 0.367 ACRES.



PLOT PLAN

Prepared For: Augusta Homes
298 W. Pearl
Plymouth, MI 48170

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170

by: *[Signature]*

Date
13 Mar 2025
Job no.
25-03-004
Scale
1" = 20'
Drawn
AAH
Checked
JGE
Sheet
1 OF 1

Fw: Greta, I am writing in support of the proposed circular driveway with two curb cuts at 1325 W. Ann Arbor Trail.

From Bolhuis, Greta <gbolhuis@plymouthmi.gov>

Date Thu 7/30/2026 4:47 PM

To Hall, Haley <hhall@plymouthmi.gov>

From: Scott Lorenz [REDACTED]

Sent: Thursday, July 30, 2026 4:42 PM

To: Bolhuis, Greta <gbolhuis@plymouthmi.gov>

Subject: Greta, I am writing in support of the proposed circular driveway with two curb cuts at 1325 W. Ann Arbor Trail.

Dear Greta,

I am writing in support of the proposed circular driveway with two curb cuts at 1325 W. Ann Arbor Trail.

As a resident on McKinley and Maple, just around the corner from this property, I can personally attest to the traffic challenges along Ann Arbor Trail. It is not uncommon for traffic to back up from Sheldon Road all the way to McKinley, particularly during busy periods. Under these conditions, backing out of a driveway can be difficult and, at times, unsafe.

The proposed circular driveway appears to be a practical solution that would improve traffic flow and safety for residents and visitors to the property. In addition, similar driveway configurations already exist in the neighborhood, so it seems consistent with the character and appearance of the surrounding area.

Thank you for your consideration of this matter and for your service to our community.

Sincerely,

Scott Lorenz
1310 Maple Street
[REDACTED]

****CAUTION:** This email originated from outside of your organization. Use caution when clicking on links or opening attachments. Contact the sender by phone to validate the contents.**

Fw: Zoning Variance Appeal Z 26-11

From Bolhuis, Greta <gbolhuis@plymouthmi.gov>

Date Thu 7/30/2026 4:50 PM

To Hall, Haley <hhall@plymouthmi.gov>

From: Andrew Zazula [REDACTED]

Sent: Wednesday, July 29, 2026 5:18 PM

To: Bolhuis, Greta <gbolhuis@plymouthmi.gov>

Subject: Zoning Variance Appeal Z 26-11

Hello,

I am writing in response to zoning variance request **Z 26-11** for the property located at **1325 W. Ann Arbor Trail**. As a longtime resident of Plymouth, and specifically of W. Ann Arbor Trail, I have concerns about the Appeals Board granting this variance.

My first concern is the continued loss of green space throughout our city. The removal of mature trees and the construction of increasingly larger homes have significantly reduced the amount of lawn and natural landscape in many neighborhoods. I believe that comparing an aerial view of Plymouth from ten years ago with one today would reveal a troubling trend of fewer legacy trees and substantially smaller green spaces. While I certainly do not begrudge property owners for improving their property to meet their needs, I do take exception to requests for variances that seek to circumvent ordinances established only after careful consideration and public debate.

My second concern is the impact on the character and appearance of our neighborhoods. Plymouth has long been known for its tree-lined streets and well-maintained yards. The addition of circular driveways transforms front yards into expansive concrete surfaces that resemble parking lots rather than residential landscapes, diminishing the beauty and charm that have long defined our community. I have not heard any positive feedback from residents and visitors regarding the circular driveways that were installed before the current ordinance was adopted. Actually all comments have been negative in nature due to the size of the properties.

Several years ago, the City adopted a zoning ordinance prohibiting the installation of additional circular driveways. That ordinance was enacted because of concerns

that allowing them would encourage similar requests throughout the community, gradually changing the character of our neighborhoods. If the property in question were situated on several acres, a circular driveway might appear appropriate and proportional. However, on an 80-foot-wide lot, a circular driveway is visually overwhelming and more closely resembles a parking lot than a residential driveway.

The property owner built this home with full knowledge that the City's ordinance prohibited a circular driveway. Granting a variance under these circumstances would undermine the purpose of the ordinance and set an unfortunate precedent for future requests.

For these reasons, I respectfully ask the Appeals Board to deny the requested variance and uphold the ordinance in order to preserve the character, appearance, and appeal of our neighborhoods.

Thank you for your time and consideration.

Respectfully submitted,

Andrew Zazula

1365 W. Ann Arbor Trail

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