

**CHARTER TOWNSHIP OF PLYMOUTH
ZONING BOARD OF APPEALS
THURSDAY, APRIL 2, 2020
6:00 P.M.**

PLEASE NOTE that the Zoning Board of Appeals will hold its Regular Meeting on Thursday, April 2, 2020 commencing at 6:00 p.m., to consider:

1. Application 1597 (tabled from 9/5/19), R78-005-99-0009-301, 15075 Beck RD, IND zoning district is requesting two variances:
 - To be allowed to have the signable area for a monument sign to be 65 square feet whereas 60 square feet is allowed with a distance from the road of 22 feet with a road frontage of over 200 feet. *Variance requested is an additional 5 square feet of sign area.*
 - To be allowed to have the height of the monument sign to be 12 feet whereas 10 feet is allowed with a distance of 22 feet from the road with over 200 feet of road frontage. *Variance requested is 2 additional feet in height.*
2. Application 1600, (March 2020 Canceled meeting) R78-026-99-002-705, 41100 Plymouth RD, IND zoning district is requesting one variance:
 - To allow a second wall sign on the same façade without a second means of public ingress/egress. *Variance requested is 1 additional wall sign.*
3. Application 1601, R78-056-01-0174-000, 46226 Forestwood Dr., R-1-S zoning district is requesting one variance:
 - To construct a 13'x19' sunroom that would reduce the rear yard setback to 43' feet whereas 50' feet is required. Variance Requested is 7' feet.
4. Application 1602, R78-024-99-049-000, 39411 Schoolcraft, IND zoning district is requesting nine variances:
 - The applicant does not have a building on site, so he has used the 7'x12' (84 square foot) dumpster wall for his wall sign (aka mural). The mural painting is 63.6 square feet whereas the maximum signable area is 30% or 25.2 square feet. *The one variance requested is 38.4 square feet of signable area.*
 - Banner signs shall be temporary, not to exceed 72 hours and not to exceed 4 times per year. The applicant has no place on the property where a monument sign can be constructed so the banner has been installed on the 4' aluminum fence. *The three variance requests are: (1) to be allowed the banner to stay attached to the fence permanently hence (2) exceeding the 72 hours and (3) more than the 4 times per year.*
 - The string lights (Christmas lights) attached to the top of the 4' fence around the property are prohibited to highlight architectural features. *The one variance requested is to allow string lights (Christmas lights) to be used as an architectural feature.*
 - All exterior lighting shall be directed downward and shielded; if not the lighting is prohibited. The applicant has the rope lighting (Christmas lights) and festoon lighting (string lights) both of which are not shielded or directed downward. *The two variance requests are: (1) to allow both the rope & string lights be allowed to stay permanently even though (2) they are not shielded or downward directed.*
 - The waste water receptacle is a free-standing tank sitting on the court pavement whereas the ordinance states it is prohibited to be in an open lot and should be enclosed within a structure. *The two variances requested are: (1) to allow the waste water tank to remain free standing with (2) no enclosure.*

The meeting will be held at Plymouth Township Hall, 9955 N. Haggerty Road in the Town Hall Meeting Room.