

**CHARTER TOWNSHIP
OF YPSILANTI
ZONING BOARD OF APPEALS**

**MARSHA KRAYCIR, VICE CHAIR
ELIZABETH EL-ASSADI
MORGAN MCGOVERN
GAGE SMITH
JIMMIE WILSON, JR.**

August 5, 2020

Regular Meeting – 6:30 p.m.

**Ypsilanti Township Civic Center
7200 S. Huron River Drive
Ypsilanti, MI 48197**

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA

WEDNESDAY, AUGUST 5, 2020

6:30 P.M.

Due to the COVID-19 pandemic, Ypsilanti Township will be conducting this public meeting virtually in order to comply with Executive Order 2020-15 (COVID-19) issued by Governor Whitmer. To view and/or participate in the public meeting, please visit www.ytown.org.

To provide input or ask questions regarding business that will be considered at the meeting, please email planning@ytown.org or call 734-485-3943. If you need any assistance due to a disability please contact the Planning Department at least 48 hours in advance of the meeting at planning@ytown.org or 734-485-3943.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE MARCH 4, 2020 REGULAR MEETING MINUTES.
4. APPROVAL OF AGENDA
5. PUBLIC HEARING
 - A. **VARIANCE – WILLIAM C. BABUT – 1273 FALL RIVER ROAD – TO REQUEST A VARIANCE FROM ZONING ORDINANCE SECTION 2103.4, ACCESSORY BUILDINGS AND ACCESSORY USES, TO REDUCE THE REQUIRED SIDE YARD SETBACK FROM 5 FEET TO 3 FEET FOR A DETACHED GARAGE AT 1273 FALL RIVER ROAD FOR A SITE ZONED R-5, ONE-FAMILY RESIDENTIAL, LOCATED AT 1273 FALL RIVER ROAD, PARCEL K-11-03-126-046.**
6. OLD BUSINESS
7. NEW BUSINESS
8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. CORRESPONDENCE RECEIVED
 - B. ZONING BOARD OF APPEALS MEMBERS
 - C. MEMBERS OF THE AUDIENCE
9. ANY OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD
10. ADJOURNMENT

(THERE IS NO WORK SESSION)

7200 S. Huron River Drive • Ypsilanti, MI 48197 • (734) 485-3943



CALL TO ORDER AND ROLL CALL

1. The meeting is called to order by the ZBA chair and roll call is taken.

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
MINUTES OF THE MARCH 4, 2020 REGULAR MEETING**

The regular meeting was called to order by Chair Marsha Kraycir at 6:30 pm in Ypsilanti Township Civic Center Board Room, 7200 S. Huron River Drive, Ypsilanti Township.

Members Present: Chair Marsha Kraycir and Commissioners Elizabeth El-Assadi, Jimmie Wilson, Jr., Morgan McGovern and Gage Smith

Members Absent: None

Others in Attendance: Dennis McLain, Township Attorney; Jason Iacoangeli, Planning Director and Charlotte Wilson, Planning and Development Coordinator

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE MEETING MINUTES FROM THE JANUARY 8, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Smith, supported by Commissioner El-Assadi to approve the minutes from January 8, 2020. The motion carried unanimously.

4. APPROVAL OF THE AGENDA

A motion was made by Chair Kraycir, supported by Commissioner El-Assadi to approve the agenda. The motion carried unanimously.

5. PUBLIC HEARING

- A. VARIANCE – CASSANDRA BARRETT – 9749 TEXTILE ROAD – TO CONSIDER A VARIANCE FROM ZONING ORDINANCE SECTION 2114, FENCES AND WALLS, TO PERMIT THE INSTALLATION OF A 6-FOOT TALL VINYL PRIVACY FENCE IN THE FRONT YARD AT 9749 TEXTILE ROAD FOR A SITE ZONED R-2, ONE-FAMILY RESIDENTIAL, LOCATED AT 9749 TEXTILE ROAD, PARCEL K-11-23-400-041, 9773 TEXTILE ROAD, PARCEL K-11-23-400-010, AND 9729 TEXTILE ROAD, PARCEL K-11-23-400-040.**

Charlotte Wilson, Planning and Development Coordinator, said the applicant was denied a permit on October 18, 2019 and at the January 8, 2020 meeting the applicant withdrew her variance application. On January 21, 2020 the applicant resubmitted the request. The fence is already installed and is 210 feet into the front yard and 12 feet from the eastern property line. There is a 10 foot easement and the fence extends 2 feet away from it. She said the Board could grant a variance based on the criteria set forth in Section 2404. The applicant states the height is necessary for the preservation and enjoyment of the property.

Chair Kraycir asked for clarification on the easement.

Ms. Wilson said it is 2 feet away from that and the fence would need to stay within the confines of the property.

Commissioner El-Assadi asked if the fence was still installed.

Ms. Wilson stated yes.

Chair Kraycir asked when it was installed.

**Charter Township Of Ypsilanti
ZBA Regular Meeting Minutes
March 4, 2020
Page 2**

Ms. Wilson said to ask the applicant.

Chair Kraycir asked what the maximum front yard fence height was.

Ms. Wilson said 3.5 feet.

Cassandra Barrett, 9749 Textile Road, applicant, said that the neighbor installed a cameras facing her front door and property. She discussed the history with the cameras and the police reports and Township complaints that she filed. She said the police and Township have done nothing and she is being harassed.

Chair Kraycir reminded Ms. Barrett that they were only there to discuss her fence height variance request and not police or litigation events.

Ms. Barrett said she needs the fence because she is being harassed by the neighbor. She continued that the suggestion at the previous meeting of planting shrubs would not work because they were too short.

Chair Kraycir said the Board did not have the power to issue decisions to help protect the applicant. She said they could only decide whether to grant the variance or not.

Commissioner El-Assadi asked if the applicant built the fence without approval.

Ms. Barrett said she did and was told by the fence company that the yard facing the lake is considered the front yard and the yard facing the street would be the backyard.

Commissioner Wilson, Jr. asked why the applicant did not plant shrubs.

Ms. Barrett said because shrubs would be too short and she is worried her neighbor would kill them.

Commissioner El-Assadi asked when the fence was installed.

Ms. Barrett stated a few months ago, possibly December.

Chair Kraycir asked if the cameras were still installed and operational.

Ms. Barrett said they were still installed and the last video her attorney received was dated December 22, 2019.

The public hearing opened at 6:48pm

Beth Clancy, 9795 Textile Road, is a neighbor and confirmed they have security cameras as recommended by the police. She said her husband has a Personal Protection Order against the Barrett's.

Chair Kraycir asked why she was opposed to the fence.

Ms. Clancy said because they did not get a survey or a permit and it blocks the lake view.

Chair Kraycir asked how long the fence was.

Ms. Clancy said 230 feet.

Commissioner El-Assadi reminded those present that the backyard for all lake front properties faces the lake so any owner could install a 6 foot privacy fence and block a neighbor's view.

WC Harrington, neighbor, said he wanted to know what was considered the backyard and said it would become an issue.

Chair Kraycir stated they were only discussing how the fence was harming him.

Mr. Harrington said the fence is not harming him and would not if it was from the back of the house to the lake.

Chair Kraycir asked if was the neighbor that had security cameras pointed at the applicant.

Mr. Harrington stated he was allowed to have cameras on his property. He asked what was considered the back of the house.

Ms. Wilson said from the front of the home to Textile Road was the front yard and the rear of the home towards the lake was the back yard.

Ralph Rove, 9885 Textile Road, asked if the Township owned 6 feet up from the high water line around the lake.

Chair Kraycir said she was not going to answer as that was not what they were there for. She asked how he would be harmed by the height.

Mr. Rove said he would not.

Commissioner Wilson, Jr. said that if the Township did own that portion of land then the applicant would not be allowed to install a fence on it.

The public hearing closed at 6:59pm

A motion was made by Commissioner Wilson, Jr., supported by Commissioner El-Assadi to deny the request for a variance from Zoning Ordinance Section 2114, Fences and Walls, to permit the installation of a 6-foot tall vinyl privacy fence in the front yard at 9749 Textile Road for a site zoned R-2, one-family residential, located at 9749 Textile Road, Parcel K-11-23-400-041, 9773 Textile Road, Parcel K-11-23-400-010, and Parcel K-11-23-400-010, and 9729 Textile Road, Parcel K-11-23-400-040 due to the following reasons:

It does not conform to the normal policies that the Board goes by.

The motion carried as follows:

Kraycir: Yes Smith: Yes Wilson, Jr.: Yes El-Assadi: Yes McGovern: Yes

B. TEMPORARY USE PERMIT – RICHARD TAPPER – 3020 WASHTENAW AVENUE TO CONSIDER A TEMPORARY USE PERMIT FOR THE OUTDOOR STORAGE AND SALE OF FIREWORKS FROM JUNE 10, 2020 TO JULY 16, 2020 FOR A SITE ZONED B-3, GENERAL BUSINESS LOCATED AT 3020 WASHTENAW AVENUE, PARCEL K-11-06-325-031.

Ms. Wilson stated the applicant proposed to erect a 40 foot by 40 foot tent for the display and sale of class C fireworks and an 8 foot by 40 foot storage container to store items, both of which would be located in the parking lot. The applicant would like to operate from June 22, 2020 through July 4, 2020 from 10am to 10pm. If approved, she recommended a building permit be obtained prior to occupancy and the applicant post the Township municipal code Section 42-210, Fireworks.

Richard Tapper, Phantom Fireworks, applicant, said they have had this tent location for 7 or 8 years with zero incidents.

The public hearing opened at 7:06pm

No persons wished to speak.

The public hearing closed at 7:06pm

A motion was made by Commissioner McGovern, supported by Commissioner El-Assadi to approve the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business, located at 3020 Washtenaw Avenue, Parcel K-11-06-325-031 with the following conditions:

All necessary building permits shall be obtained by the Office of Community Standards prior to occupying the tent.

The applicant shall post and make available the public municipal code Section 42-210, Fireworks, outlining when fireworks may be discharged within Ypsilanti Township.

The motion carried as follows:

Kraycir: Yes Smith: Yes Wilson, Jr.: Yes El-Assadi: Yes McGovern: Yes

C. TEMPORARY USE PERMIT – RICHARD TAPPER – 2299 ELLSWORTH ROAD TO CONSIDER A TEMPORARY USE PERMIT FOR THE OUTDOOR STORAGE AND SALE OF FIREWORKS FROM JUNE 10, 2020 TO JULY 16, 2020 FOR A SITE ZONED B-3, GENERAL BUSINESS LOCATED AT 2299 ELLSWORTH ROAD, PARCEL K-11-18-100-003.

Ms. Wilson stated the applicant proposed to erect a 40 foot by 40 foot tent for the display and sale of class C fireworks and two 8 foot by 40 foot storage containers to store items, all of which would be located in the parking lot. The applicant would like to operate from June 22, 2020 through July 4, 2020 from 10am to 10pm.

Mr. Tapper stated Section 42-210, Fireworks, is outdated since the State of Michigan changed the law on when people can shoot fireworks. He said the updated law will be posted in the tents.

Ms. Wilson said she knew the Township Board recently adopted a revised version and said she would send Mr. Tapper that. She said she believed it was the same section.

The public hearing opened at 7:10pm

No persons wished to speak.

The public hearing closed at 7:10pm

A motion was made by Commissioner El-Assadi, supported by Commissioner Wilson, Jr. to approve the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2020 to July 16, 2020 for a site zoned B-3, General Business, located at 3020 Washtenaw Avenue, Parcel K-11-06-325-031 with the following conditions:

All necessary building permits shall be obtained by the Office of Community Standards prior to occupying the tent.

The applicant shall post and make available the public municipal code Section 42-210, Fireworks, outlining when fireworks may be discharged within Ypsilanti Township.

The motion carried as follows:

Kraycir: Yes Smith: Yes Wilson, Jr.: Yes El-Assadi: Yes McGovern: Yes

6. OLD BUSINESS

A. None

7. NEW BUSINESS

A. ELECTION OF OFFICERS

Jason Iacoangeli, Planning Director, stated the Board would need to elect a new chair and vice-chair. He said Mr. Wilson, Jr. was not eligible since he is also on the Board. He said Chair Kraycir did a good job at the meeting.

A motion was made by Chair Kraycir, supported by Commissioner Wilson, Jr. to nominate Commissioner El-Assadi as vice-chair.

A motion was made by Commissioner Wilson, Jr., seconded by Commissioner Smith to nominate Chair Kraycir as chair.

The motions carried as follows:

Kraycir: Yes Smith: Yes Wilson, Jr.: Yes El-Assadi: Yes McGovern: Yes

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

None

B. ZONING BOARD OF APPEALS MEMBERS

None

C. MEMBERS OF THE AUDIENCE

None

9. ANY OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD

Ms. Wilson said they have not received any applications for the April 2020 meeting and the due date is next week.

A motion was made by Commissioner Wilson, Jr. and supported by Commissioner El-Assadi to adjourn the meeting. The motion carried unanimously.

The meeting was adjourned at approximately 7:12 pm

APPROVAL OF AGENDA

1. Commissioners approve current agenda

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Zoning Board of Appeals
Staff Report
Variance – 1273 Fall River Road
ZBA 2020-06**

July 17, 2020

CASE

The applicant is requesting consideration of a variance from Zoning Ordinance Section 2103.4, Accessory Buildings and Accessory Uses, to reduce the required side yard setback from 5 feet to 3 feet for a detached garage at 1273 Fall River Road for a site zoned R-5, One-Family Residential, located at 1273 Fall River Road, parcel K-11-03-126-046.

APPLICANT

William C. Babut
700 Towner Street
Ypsilanti, MI 48198

LOCATION AND SUMMARY OF REQUEST

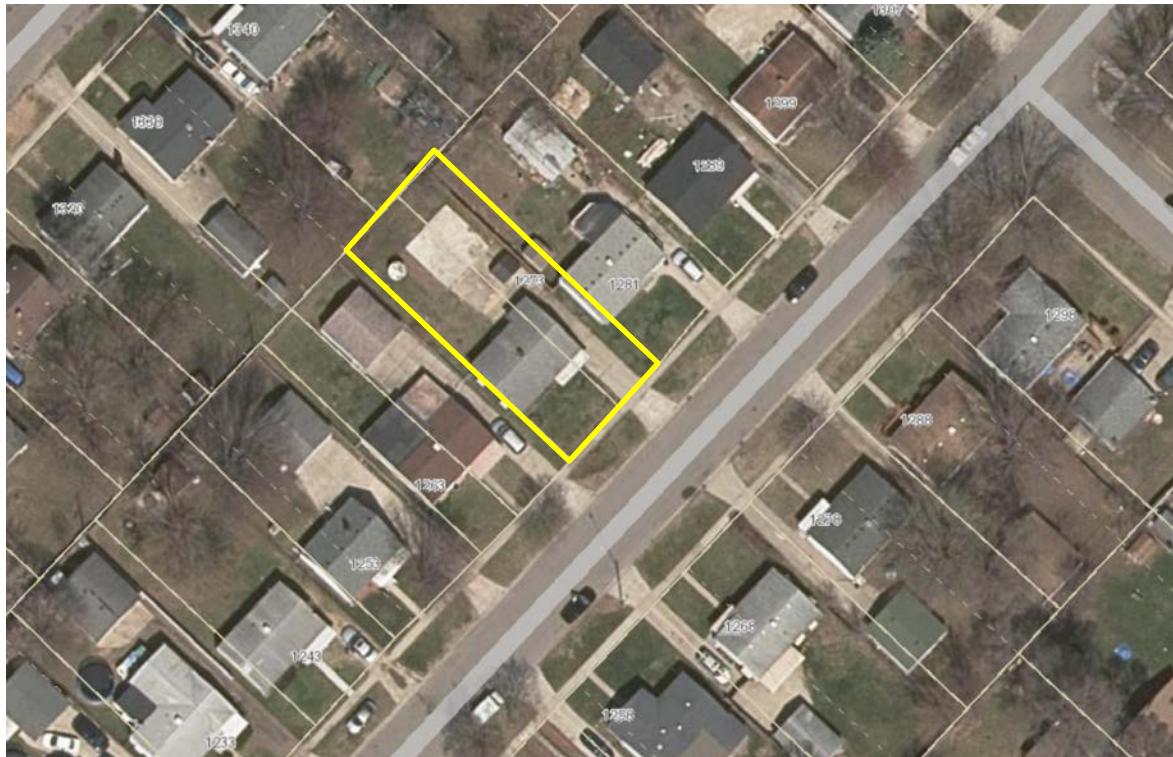
The 0.138 acre subject property is located Fall River Road. In the variance request dated March 9, 2020, the applicant proposed a 3 foot side yard setback to rebuild a garage on an existing slab.

CROSS REFERENCES

Township Zoning Ordinance – Section 2103 (Accessory Buildings and Accessory Uses)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph(s) – 1273 Fall River Road

***Not to scale*



SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned R-5, Single Family Residential, and is master planned Neighborhood Preservation.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Single Family Home	R-5	Neighborhood Preservation
South	Single Family Home	R-5	Neighborhood Preservation
East	Single Family Home	R-5	Neighborhood Preservation
West	Single Family Home	R-5	Neighborhood Preservation

VARIANCE DETERMINATION PER SECTION 2404.2.D.

The Zoning Board of Appeals may grant a dimensional or non-use variance only upon a finding that compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty and unreasonably prevent the use of the property. A finding of practical difficulty shall require demonstration that all the following conditions are met:

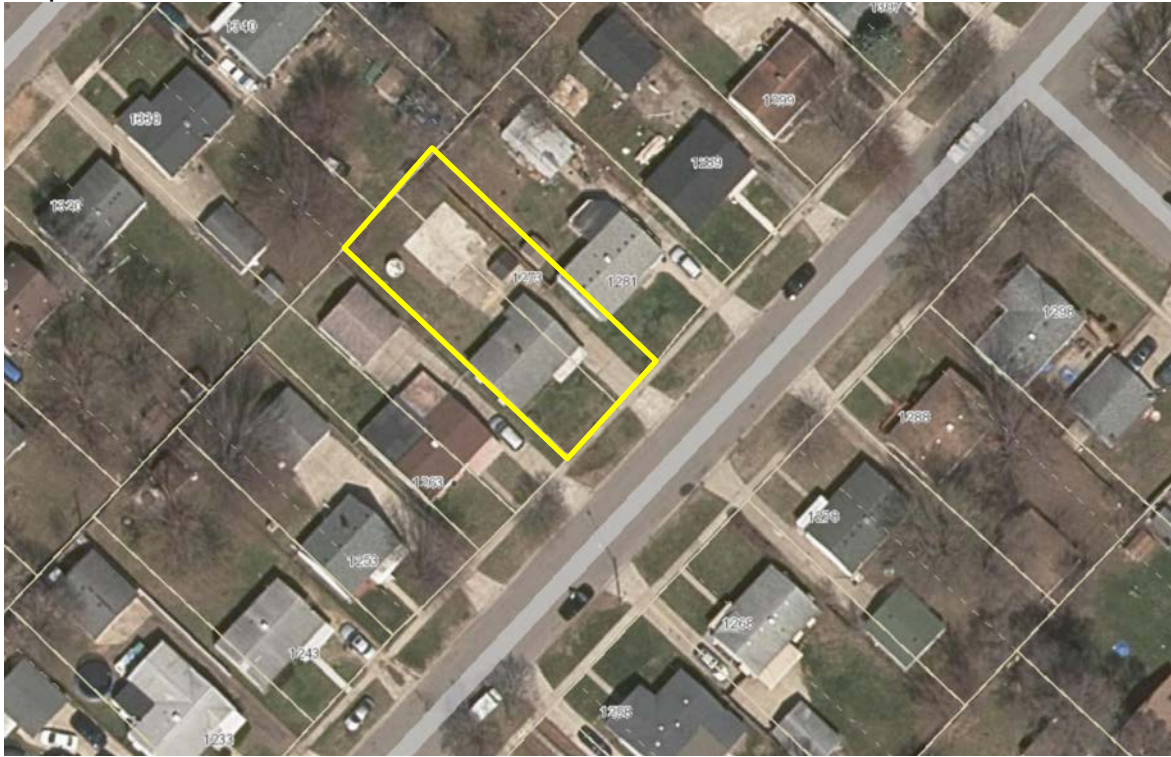
1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district. Exceptional or extraordinary circumstances or conditions include but may not be limited to:
 - a. exceptional narrowness, shallowness or shape of a specific property;
 - b. exceptional topographic conditions;
 - c. any other physical situation on the land, building or structure deemed by the zoning board of appeals to be extraordinary; or,
 - d. development characteristics of land immediately adjoining the property in question that creates an exceptional constraint.
2. That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity;
3. That the authorizing of such variance will not be a substantial detriment to adjacent property and will not materially impair the purposes of this ordinance or the public interest; and
4. The problem and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors.

ANALYSIS

Two years ago, the Township Board, at recommendation of the Planning Commission, amended Zoning Ordinance Section 2103, Accessory Buildings and Accessory Uses, to state that no detached accessory building shall be located closer than five feet to any side or rear lot line in accordance with Building Code. Prior to the amendment, the setback was three feet.

The R-5, One-Family, zoning district have the narrowest minimum lot sizes at 50 feet. Washtenaw Concourse is a well-established neighborhood and many parcels have garages that sit less than five feet from, if not on, the property line. The images below displays 1273 Fall River from 2015 and 2010 outlined in yellow and surrounding properties with driveways close, if not on, the property line. As with all maps on MapWashtenaw, the property lines do not line up perfectly with the aerial and the intent is to show the close proximity of houses and driveways.

MapWashtenaw, 2015:



MapWashtenaw, 2010:



Suggested motions: *The following suggested motions and conditions are provided to assist the Zoning Board of Appeals in making a complete and appropriate motion for this application. The ZBA may utilize, add or reject any portion of the suggested motion or any conditions suggested herein, as deemed appropriate.*

Table

“I move to table the request for a variance from Zoning Ordinance Section 2103.4, Accessory Buildings and Accessory Uses, to reduce the required side yard setback from 5 feet to 3 feet for a detached garage for a site zoned R-5, One-Family Residential, located at 1273 Fall River Road, parcel K-11-03-126-046, to consider comments presented during this public hearing.”

Approve

“I move to approve the request for a variance from Zoning Ordinance Section 2103.4, Accessory Buildings and Accessory Uses, to reduce the required side yard setback from 5 feet to 3 feet for a detached garage for a site zoned R-5, One-Family Residential, located at 1273 Fall River Road, parcel K-11-03-126-046, with the following condition(s):

- All necessary building and permits shall be obtain from the Office of Community Standards.

Denial

“I move to deny the request for a variance from Zoning Ordinance Section 2103.4, Accessory Buildings and Accessory Uses, to reduce the required side yard setback from 5 feet to 3 feet for a detached garage for a site zoned R-5, One-Family Residential, located at 1273 Fall River Road, parcel K-11-03-126-046, due to the following reason(s):

Please provide reasons for denial in the motion”

Respectfully Submitted,

Charlotte Wilson

Charlotte Wilson, AICP
Planning & Development Coordinator

RECEIVED
BY CW
MAR 09 2020
YPSILANTI TOWNSHIP
OCS

ZONING BOARD OF APPEALS APPLICATION

I. APPLICATION TYPE

- Variance
- Exceptions and Special Approvals (Includes: Temporary Uses and Structures)
- Administrative Review Appeal

II. PROJECT LOCATION

Address: 1273 Fall River Road Parcel ID #: K-11-03-126-046 Zoning R5 single family
Lot Number: 27 + w 20' of Lot 28 Subdivision: Washtenaw Concourse No. 1

III. APPLICANT INFORMATION

Applicant: William C. Babut Phone: 734.216.9401
Address: 700 Towner Street City: Ypsilanti State: MI Zip: 48198
Fax: 734.485.6251 Email: wbabut@babutlaw.com
Property Owner: Gary Henning Phone: 248.701.8431
Address: 1273 Fall River City: Ypsilanti State: MI Zip: 48198
Fax: _____ Email: _____

IV. COST AND FEES

Total: \$ 125 Breakdown of fee: Residential: \$ 125.00
Non-residential: \$ 500.00

V. APPLICANT SIGNATURE

The undersigned WILLIAM C. BABUT represents GARY HENNING:
Applicant Property Owner

1. That Gary Henning is/are the owner(s) of lot(s) 27 + W 20' of Lot 28 located in the Washtenaw Concourse No. 1 Subdivision, Ypsilanti Township, Michigan, otherwise known as 1273 Fall River and the property is zoned R5 single family Zoning District
2. That the petitioner hereby request 1 variance under Section 2103 Article 4 of the Ypsilanti Township Zoning Ordinance.
Variance/Temporary Use /Regular Meeting Section Article
3. The petitioner further state that WB have/has read and understands the provisions of said zoning ordinance as it applies to this petition.
Applicant Initial
4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

William C. Babut
Applicant Signature

WILLIAM C. BABUT
Print Name

3/6/20
Date

Gary Henning, property owner

Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

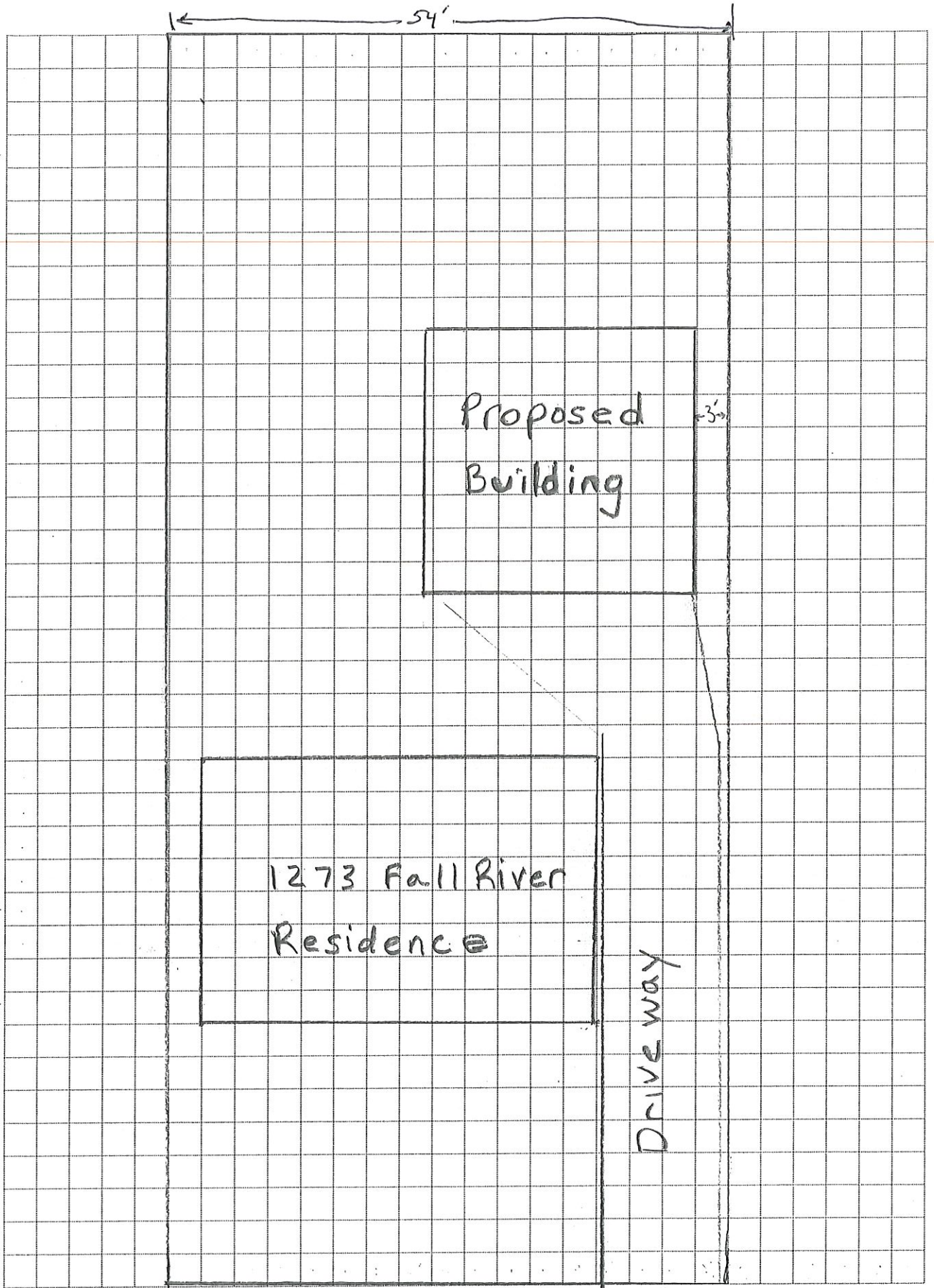
Phone: (734) 485-3943

Website: <https://ytown.org>

OFFICE USE ONLY

All Zoning Board of Appeals Applications

<input checked="" type="checkbox"/> The application is filled out in its entirety.	<input checked="" type="checkbox"/> Plot plan or lot survey to scale showing the following:
<input checked="" type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.	<input checked="" type="checkbox"/> All property lines and dimensions
<input checked="" type="checkbox"/> Fees	<input checked="" type="checkbox"/> All existing and proposed structures and dimensions
<input checked="" type="checkbox"/> Letter of interest of the applicant in the property	<input checked="" type="checkbox"/> Lot area calculations necessary to show compliance with regulations
	<input checked="" type="checkbox"/> Easements and dimensions, if applicable
	<input checked="" type="checkbox"/> Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.
	<input checked="" type="checkbox"/> Location and dimensions of the nearest structures on adjacent properties.



1 square = 3' x 3'

1273 Fall River Rd.

Gary Henning
248-701-8431

BABUT LAW OFFICES, PLLC

Attorneys and Counselors at Law

700 Towner Street, Ypsilanti, MI 48198 - (734) 485-7000 Fax (734) 485-6251

William C. Babut, Esq.

J. Gregory Frye, Esq.

March 9, 2020

Ypsilanti Township ZBA
Office of Community Standards
7200 S. Huron River Drive
Ypsilanti, MI 48198

Re: 1273 Fall River
Tax ID: K-11-03-126-046

Dear Madam or Sir,

Our Office represents Gary Henning in relation to an appeal before the Ypsilanti Township Zoning Board of Appeals. The applicant is requesting the Ypsilanti Township Zoning Board of Appeals to grant a 2' variance in the side lot setback for construction of an accessory structure in the rear of his property built on the concrete slab of a former garage.

The granting of such variance would not be a substantial detriment to adjacent properties and would not materially impair the purposes of the ordinance or the public interest. The current foundation for the proposed accessory structure is similar to several other properties in the area because the foundation for the former garage is like others in the neighborhood that were constructed prior to the change in the zoning ordinance requiring a 5' side lot setback instead of 3' as the subject property.

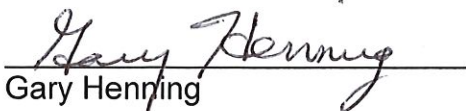
Further for the reasons stated above, the need for the variance is not been self-created by any action of the applicant.


Sincerely,



William C. Babut, Esq.

Approved:


Gary Henning


KIMBERLY D. JUSTICE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires April 24, 2022
Acting in the County of Washtenaw

BABUT LAW OFFICES, PLLC

Attorneys and Counselors at Law

700 Towner Street, Ypsilanti, MI 48198 - (734) 485-7000 Fax (734) 485-6251

William C. Babut, Esq.
J. Gregory Frye, Esq.

March 9, 2020

Ypsilanti Township ZBA
Office of Community Standards
7200 S. Huron River Drive
Ypsilanti, MI 48198

Re: 1273 Fall River
Tax ID: K-11-03-126-046

Dear Madam or Sir,

Our Office represents Gary Henning in relation to an appeal before the Ypsilanti Township Zoning Board of Appeals. The undersigned, Gary Henning hereby authorizes William C. Babut, counsel for Gary Henning to appear on his behalf before the Ypsilanti Township Zoning Board of Appeals for purposes of requesting a 2' variance in the side lot setback for construction of an accessory structure in the rear of his property built on the concrete slab of a former garage.

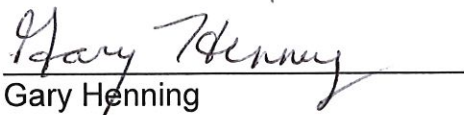
If you have any questions, please contact Mr. Henning at 248.651.7517.

Sincerely,




William C. Babut, Esq.

Approved:



Gary Henning

Enclosures



KIMBERLY D. JUSTICE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires April 24, 2022
Acting in the County of Washtenaw

NEW BUSINESS

A. NONE

OPEN DISCUSSION

- a. Correspondence Received- None
- b. ZBA Members
- c. Members of the audience

PLANNING COMMISSION REPRESENTATIVE REPORT

THERE IS NO WRITTEN REPORT

TOWNSHIP BOARD REPRESENTATIVE REPORT

THERE IS NO WRITTEN REPORT

TOWNSHIP ATTORNEY REPORT

THERE IS NO WRITTEN REPORT

OTHER BUSINESS

1. Any other business that may come before the Zoning Board