

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

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

September 2, 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, SEPTEMBER 2, 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 AUGUST 5, 2020 REGULAR MEETING MINUTES.
4. APPROVAL OF AGENDA
5. PUBLIC HEARING
 - A. **VARIANCE – ROBERT C. CLARK, ANN ARBOR SUNROOM KITCHEN AND BATH LLC. – 7520 NATALIE DRIVE** – TO CONSIDER A REQUEST FOR A VARIANCE FROM ZONING ORDINANCE SECTION 2000.K.2., SCHEDULE LIMITING HEIGHT, BULK, DENSITY AND AREA BY ZONING DISTRICT, RESIDENTIAL DISTRICTS, TO REDUCE THE REQUIRED REAR YARD SETBACK FOR AN ENCLOSED DECK FOR A SITE ZONED PD, PLANNED DEVELOPMENT LOCATED AT 7520 NATALIE DRIVE, PARCEL K-11-34-110-092
 - B. **VARIANCE – STEVEN NIKKEL, ORCHARD CONSTRUCTION, INC. – 5180 PARK RIDGE DRIVE** – TO CONSIDER A REQUEST FOR A VARIANCE FROM ZONING ORDINANCE SECTION 2103, ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES, FOR A SITE ZONED R-1 SINGLE FAMILY RESIDENTIAL, LOCATED AT 5180 PARK RIDGE DRIVE, PARCEL K-11-31-300-046.
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)

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 AUGUST 5, 2020 REGULAR MEETING**

Chair Marsha Kraycir called the regular meeting to order at 6:30 pm via Zoom due to COVID-19.

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 MARCH 4, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Smith, supported by Commissioner McGovern to approve the minutes from March 4, 2020. The motion carried unanimously.

4. APPROVAL OF THE AGENDA

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

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.**

Charlotte Wilson, Planning and Development Coordinator, said the applicant requested a two-foot variance to build a detached garage on an existing foundation at 1273 Fall River Road. The required setback for detached structures is five feet from the side and rear property lines, but the applicant proposed a setback of three feet from the side property line. In 2010, there was a detached garage on the existing foundation with a side yard setback of three feet. The detached garage is no longer there, but the foundation remains. The subject parcel and surrounding parcels are single family homes zoned R-5 with a Neighborhood Preservation future land use designation.

Chair Kraycir asked if the setback request is greater than the setback of the original detached garage that existed in 2010.

Ms. Wilson said the proposed detached garage would be built on the original foundation of the detached garage from 2010. If the variance is granted, the detached garage would be built like the original with a three foot side setback. Two years ago, the Ypsilanti Township Board of Trustees, at the recommendation of the Planning Commission, amended Section 2103, Accessory Buildings and Accessory Uses. The required side setback changed from three feet to five feet. The R-5 zoning district has the narrowest minimum lot size requirement at fifty feet. She said the Map Washtenaw aerial from 2010 and 2015 in the staff report shows many detached garages near the side property line.

She said this variance would meet the neighborhood characteristics.

The public hearing opened at 6:41pm

No persons wished to speak.

The public hearing closed at 6:42pm

Chair Kraycir asked the applicant how they would be harmed if the variance was not granted.

Alexander Berry-Santoro, Staff Attorney at Babut Law Offices, PLLC (700 Towner Street Ypsilanti, MI 48198) representing the applicant Mr. William C. Babut, Esq. representing the property owner, Gary Henning, was present. He said there was an existing structure on the foundation in 2010. He said if the variance is not granted they would need to shift the garage towards the other side property line by two feet. He said the concrete foundation would still remain within three feet of the property line. He said without the variance, the construction costs would be higher to change the foundation and the property owner could not enjoy the property in the same manner that others in the area can. He said according to the aerial photographs from 2010 and 2015, the next door neighbor appears to have an identical home and detached garage. He said the side setback requirement is to prevent a fire from an out lot building spreading to adjacent buildings. He said the proposed building is steel and there is a low likelihood of harm due to fire spread since the building will not be built with wood.

Commissioner El-Assadi asked if they would build on the existing slab.

Mr. Berry-Santoro said yes. He said Mr. Henning's garage collapsed and he wishes to rebuild and use it for storage and small repairs.

A motion was made by Commissioner Wilson, Jr., supported by Commissioner El-Assadi to approve the variance request.

Chair Kraycir amended the motion 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

Commissioner Wilson, Jr. approved the amendment, supported by Commissioner El-Assadi.

The motion carried as follows:

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

6. OLD BUSINESS

None

7. NEW BUSINESS

None

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

None

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 6:49 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 – 7520 Natalie Drive
ZBA 2020-07**

August 19, 2020

CASE

The applicant is requesting consideration of a variance from Zoning Ordinance Section 2000.k.2. Schedule Limiting Height, Bulk, Density and Area by Zoning District, Residential Districts, to reduce the required rear yard setback for an enclosed deck for a site zoned PD, Planned Development, located at 7520 Natalie Drive, parcel K-11-34-110-092.

APPLICANT

Robert C. Clark
6055 Jackson Road, Suite #1
Ann Arbor, MI 48103

LOCATION AND SUMMARY OF REQUEST

The 0.165 acre subject property is located north of Martz Road and west of Tuttle Hill Road on Natalie Drive. In the variance request dated August 10, 2020, the applicant proposed an enclosed deck that will exceed the required rear setback by eleven (11) feet.

CROSS REFERENCES

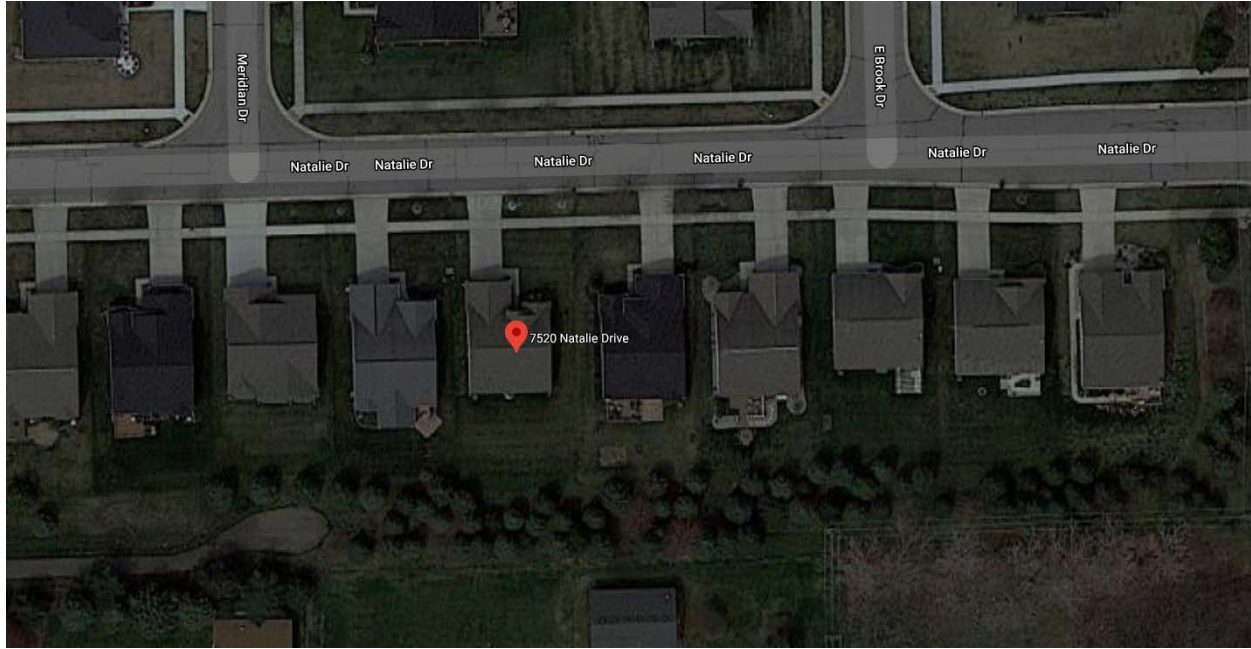
Township Zoning Ordinance – Section 2000 (Schedule of Regulations)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph(s) – 7520 Natalie Drive

***Not to scale*



Aerial Photograph(s) – 7520 Natalie Drive
***Not to scale*



SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned PD-25, Creekside Village South, and is master planned Open Space Rural Residential and Cluster Development.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Single Family Home	PD-25	Open Space Rural Residential and Cluster Development
South	Single Family Home	R-3	Open Space Rural Residential and Cluster Development
East	Single Family Home	PD-25	Open Space Rural Residential and Cluster Development
West	Single Family Home	PD-25	Open Space Rural Residential and Cluster Development

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

The required rear setback for is 35 feet. Open decks may project up to 30% into the required rear yard, or 10.5 feet. However, the proposed deck is enclosed and needs to meet the full 35-foot setback. The proposed enclosed deck projects 11 feet into the required rear yard. If the Zoning Board of Appeals chooses to approve this request, the applicant will need to obtain a building permit.

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 2000.k.2. Schedule Limiting Height, Bulk, Density and Area by Zoning District, Residential Districts, to reduce the required rear yard setback for an enclosed deck for a site zoned PD, Planned Development, located at 7520 Natalie Drive, parcel K-11-34-110-092, to consider comments presented during this public hearing.”

Approve

“I move to approve the request for a variance from Zoning Ordinance Section 2000.k.2. Schedule Limiting Height, Bulk, Density and Area by Zoning District, Residential Districts, to reduce the required rear yard setback for an enclosed deck for a site zoned PD, Planned Development, located at 7520 Natalie Drive, parcel K-11-34-110-092, with the following condition(s):

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

Denial

“I move to deny the request for a variance from Zoning Ordinance Section 2000.k.2. Schedule Limiting Height, Bulk, Density and Area by Zoning District, Residential Districts, to reduce the required rear yard setback for an enclosed deck for a site zoned PD, Planned Development, located at 7520 Natalie Drive, parcel K-11-34-110-092, 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 _____

AUG 10 2020

Charter Township of Ypsilanti
Office of Community Standards
7200 S. Huron Drive, Ypsilanti, MI 48197
Phone: (734) 485-3943
Website: <https://ytown.org>

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: 7520 Natalie Drive Parcel ID #: K-11- Zoning PD
Lot Number: Unit 92 Subdivision: Creekside Village South Condominium

III. APPLICANT INFORMATION

Applicant: Ann Arbor Sunroom Kitchen & Bath, LLC Phone: 734-769-9700
 Address: 6055 Jackson Rd. STE 1 City: Ann Arbor State: MI Zip: 48103
 Fax: 734-769-7858 Email: sunroomclark@gmail.com

Property Owner: Lillian Lawrence Phone: 734-544-8739
 Address: 7520 Natalie Dr. City: Ypsilanti State: MI Zip: 48197
 Fax: NA Email: NA

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Robert C. Clark represents Lillian Lawrence :

Applicant

Property Owner

1. That _____ is/are the owner(s) of lot(s) _____ located in the _____
Subdivision, Ypsilanti Township, Michigan, otherwise known as 7520 Natalie Dr. and the property is
zoned PD
Subdivision, Ypsilanti Township, Michigan, otherwise known as _____ and the property is
zoned _____
Property Owner Lot Subdivision Address

2. That the petitioner hereby request Variance under Section _____ Article _____ of the Ypsilanti Township
Zoning Ordinance.
Variance/Temporary Use Section Article /Regular Meeting

3. The petitioner further state that R.C. 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).

Robert C Clark
Applicant Signature

Robert C. Clark
Print Name

7-10-2020
Date



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 type="checkbox"/> Fees	<input 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.

GEORGE JEROME & C^A

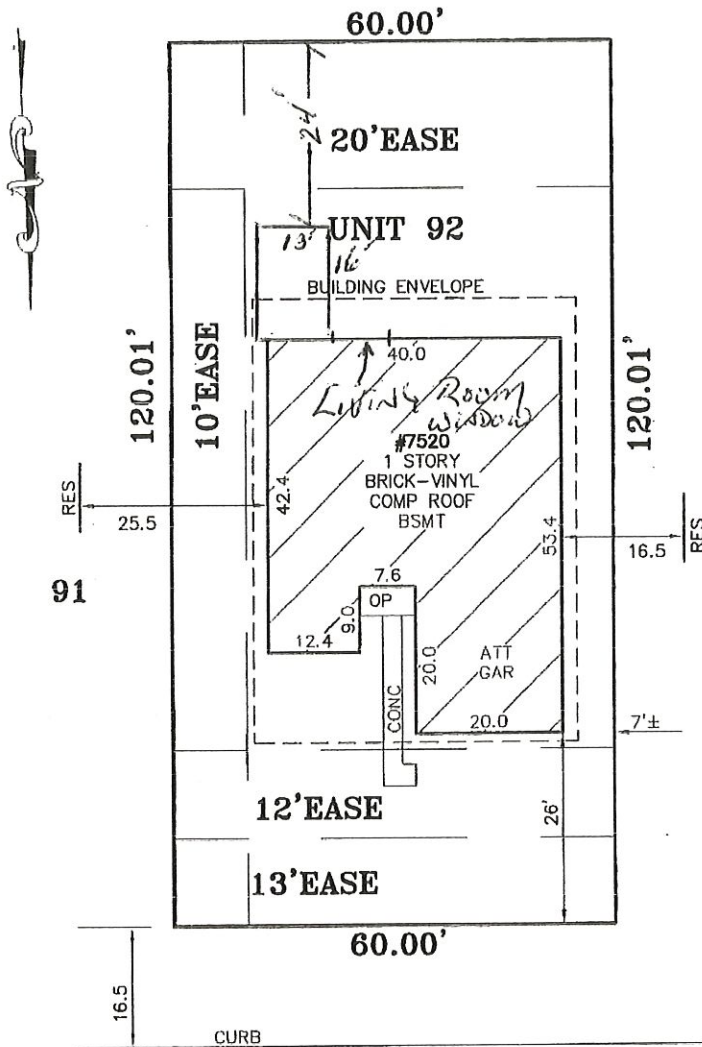


MORTGAGE REPORT for:

PULTE MIDWEST TITLE

CONSULTING MUNICIPAL & CIVIL ENGINEERS • SURVEYORS • 28304 HAYES • ROSEVILLE, MI 48066 • (586)774-3000
 LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

Land situated in the Township of Ypsilanti, Washtenaw County, Michigan, described as follows:
 Unit 92, CREEKSIDE VILLAGE SOUTH CONDOMINIUM, according to the Master Deed recorded in Liber 4475, Page 853, Washtenaw County Records, and designated as Washtenaw County Condominium Subdivision Plan No. 483, together with rights in the general common elements and limited common elements, as set forth in the above described Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.



NATALIE DR.

CERTIFICATE: We hereby certify to: PULTE MIDWEST TITLE
 mortgagee, that we have inspected the above-described property in accordance with the description furnished and confirmed to be correct by mortgagee or mortgagee's title company for the purpose of a new mortgage loan to be made by, LILLIAN LAWRENCE

mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. The location of fences, driveways, other buildings and non-permanent structures shown are only approximate. Any easements shown are either recorded in the subdivision plat or appear in the instrument referenced in the title policy, if both have been furnished to us. This report does not locate or identify the existence or absence of utilities entering into or crossing above or below the property. This report is to be used for mortgage purposes only and not for the purposes of establishing property lines, nor for construction purposes. No property lines were established and no corners were set. This is not an ALTA type survey. This cannot be used for future refinance purposes or transferred to any future property owners. The legal description as furnished does not define the property sufficiently to allow for an accurate location of the buildings or any other structures, driveways, or other buildings.

REVISED _____
 DRAWN BY TML
 SCALE 1"=20'

George C. Jerome
 GEORGE C. JEROME
 PROFESSIONAL LAND SURVEYOR
 NO. 19837

DATED 03-28-08
 JOB NO. 235986



ANN ARBOR SUNROOMS KITCHEN & BATH
6055 JACKSON RD.
ANN ARBOR MI 48103
734-769-9700

7/4/2020

LETTER OF EXPLANATION

Lillian Lawrence
7520 Natalie dr.
Ypsilanti Twsp. MI 48197

We are requesting a Rear Yard Variance of 10'. As you will see in the photo we could only provide a 13' wide room in order to miss the Living Room window and Egress window for the basement. With this said we are requesting approval to build the room 16' in projection. This will give the homeowner a reasonable size room.

The Neighbor directly to the west has a addition that projects 14' out from their home so we will be very close to or in line with their room. The room will be built in a way to conform with the architecture of the home and not be obtrusive in any way.





We will stay hopeful for an approval by the board. Prints, mortgage survey and a picture of the back of the home is attached.

We thank the board in advance for their time and attention to this matter.

Sincerely,

Robert Clark/ Four Seasons Sunrooms of A2

LILLIAN LAWRENCE
 7520 NATALIE DR.
 YPSILANTI TWP., MI 48197
 (734) 544-8739

	DESIGN:	APPROVAL	DATE
	SALES REP.:	_____	_____
	SUPERINTENDENT:	_____	_____
	CUSTOMER:	_____	_____
	CUSTOMER:	_____	_____

DATE: 8/6/20
 MODEL: 250 SUN & SHADE CATHEDRAL (12'-10" x 16')

WALL FRAME COLOR: WHITE ALUMINUM INT. & EXT.
 ROOF FRAME COLOR: WHITE ALUMINUM INT., SHINGLED EXT.

FLOOR SYSTEM: 2x10 JOISTS @ 16" O.C., R-30 INSULATION, 5/4" T&G ADVANTECH SUBFLOOR SMARTSIDE UNDERSIDE
 FOUNDATION TYPE: (5) 16"x42" CONCRETE PIERS, (5) 6x6 NOTCHED TREATED POSTS, 2x12 TREATED BEAMS

ROOF SYSTEM: 4-1/4" FOAM INSULATED ROOF PANELS W/ H-BEAMS, WHITE ALUMINUM SKIN INT., OSB EXT. W/ ICE & WATER SHIELD, SHINGLED SKYLIGHTS: NONE

TRANSOMS: (6) 5'x1' GLASS, (2) 6'x1' GLASS, (2) STD. GLASS TRAPEZOIDS- CONSERVAGLASS PLUS COPE TE GLAZING, DOUBLE TEMPERED

WINDOWS: (5) 5'x5' SLIDERS, (2) 6'x5' SLIDERS- CONSERVAGLASS PLUS COPE TE GLAZING, DOUBLE TEMPERED

DOORS: (1) 5' SLIDING DOOR- CONSERVAGLASS PLUS COPE TE GLAZING, DOUBLE TEMPERED

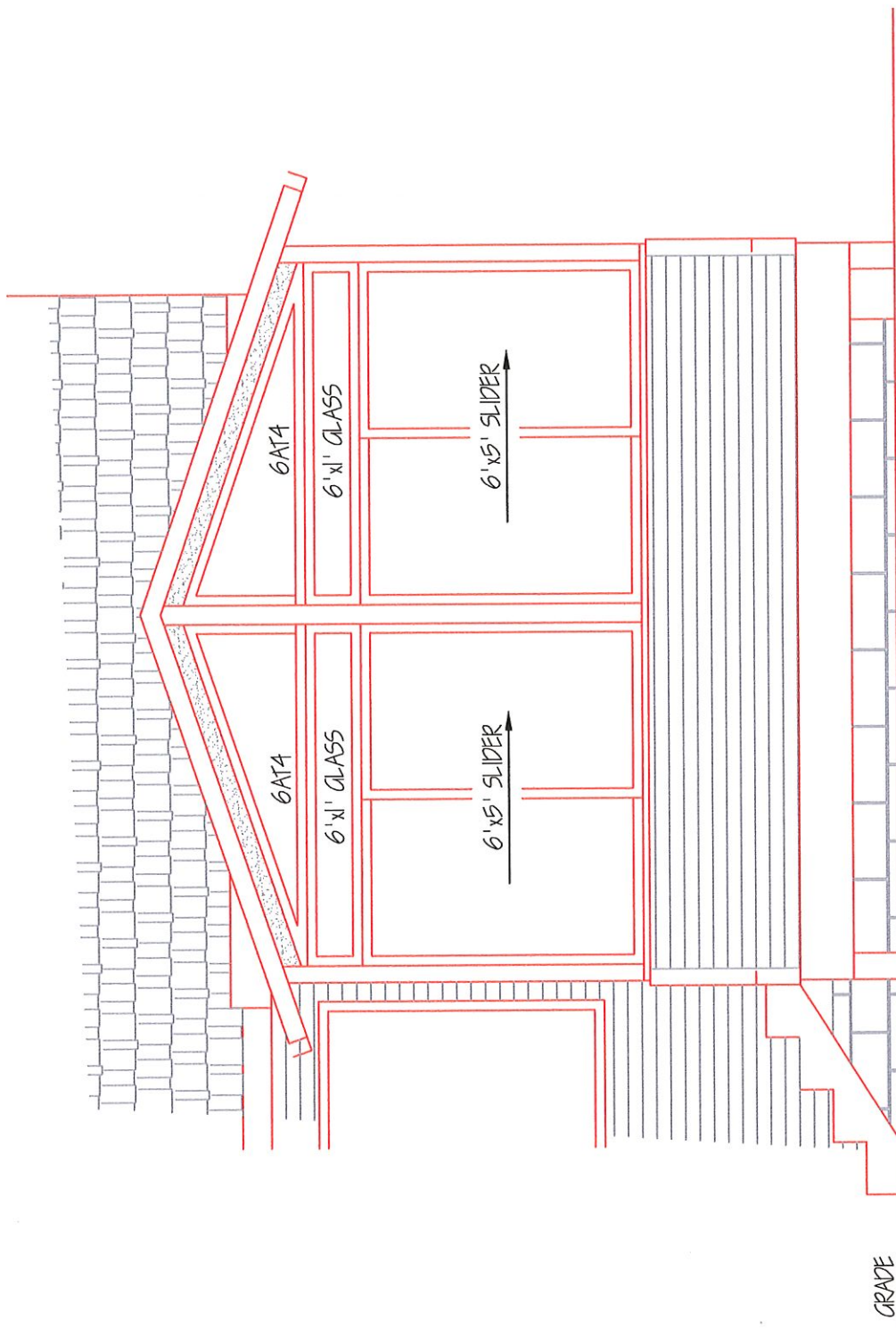
KNEEWALL: 2x6 KNEEWALL @ 16" O.C., R-19 INSULATION, 1/2" OSB SHEATHING W/ TYVEC HOUSE WRAP & VINYL SIDING TO MATCH EXST., DRYWALL & TRIM INT.

FANS & VENTS: (1) CEILING FAN (PROVIDED BY HOMEOWNER)

ELECTRIC: OUTLETS TO COPE, (1) EXT. OUTLET, (1) EXT. LIGHT (PROVIDED BY HOMEOWNER) W/ SWITCH, (1) CEILING FAN (PROVIDED BY HOMEOWNER) W/ SWITCH

HEAT: NONE

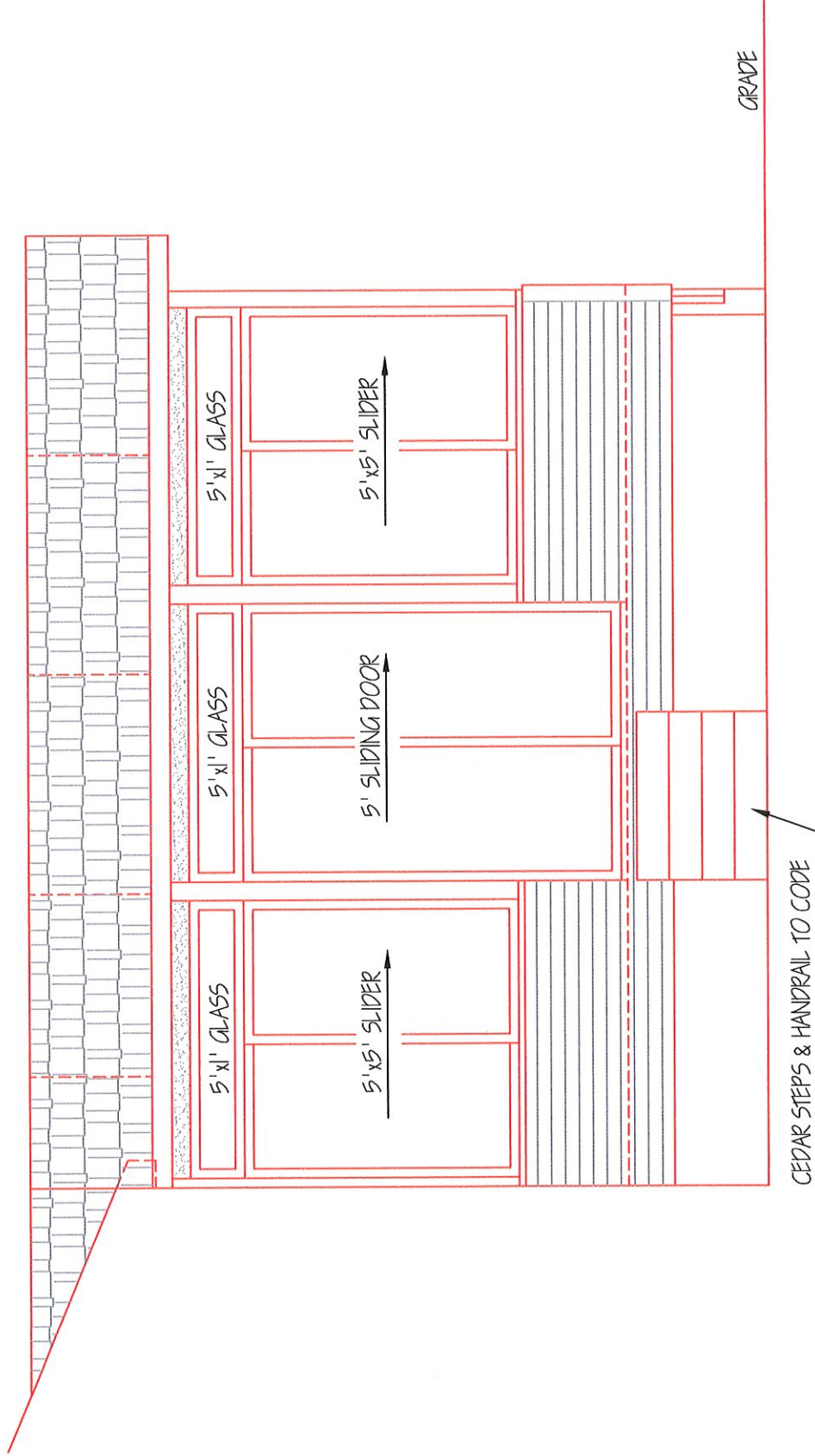
FINISH WORK: CEDAR STEPS & HANDRAIL TO CODE



FRONT ELEVATION - LAWRENCE

SCALE: 1/4" = 1'-0"

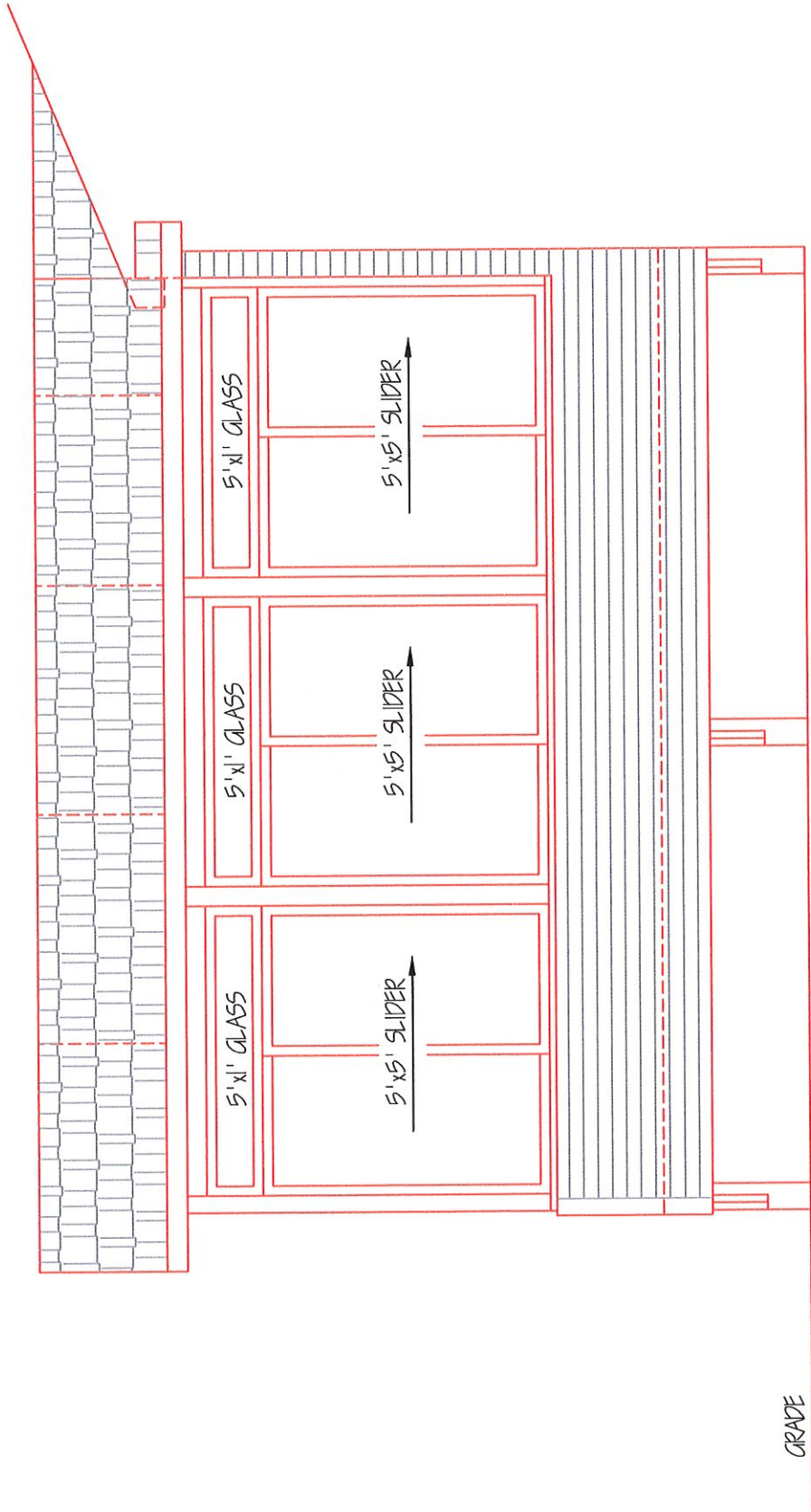
INITIALS



LEFT ELEVATION- LAWRENCE

SCALE: 1/4" = 1'-0"

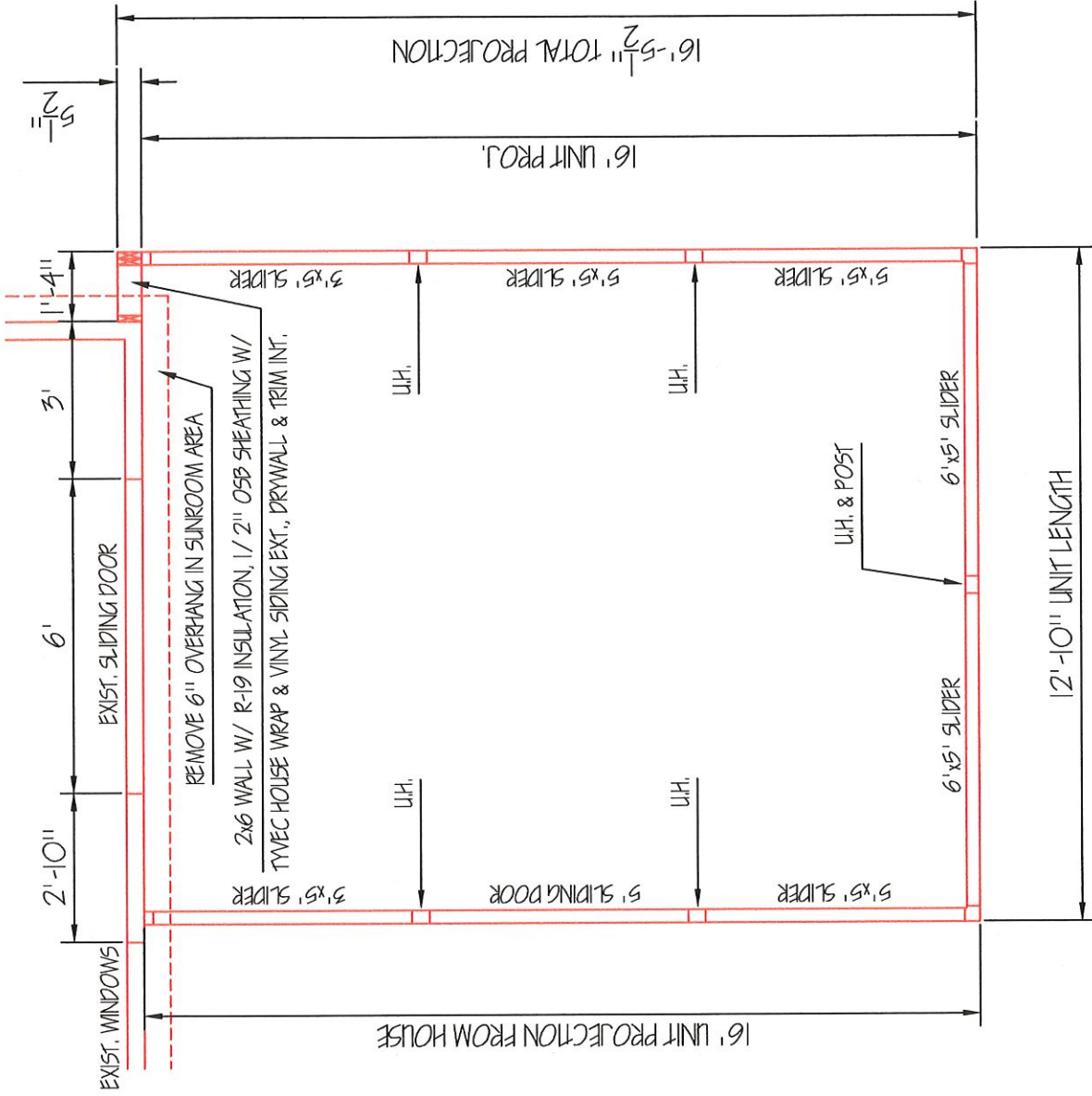
INITIALS



RIGHT ELEVATION - LAWRENCE

SCALE: 1/4" = 1'-0"

INITIALS

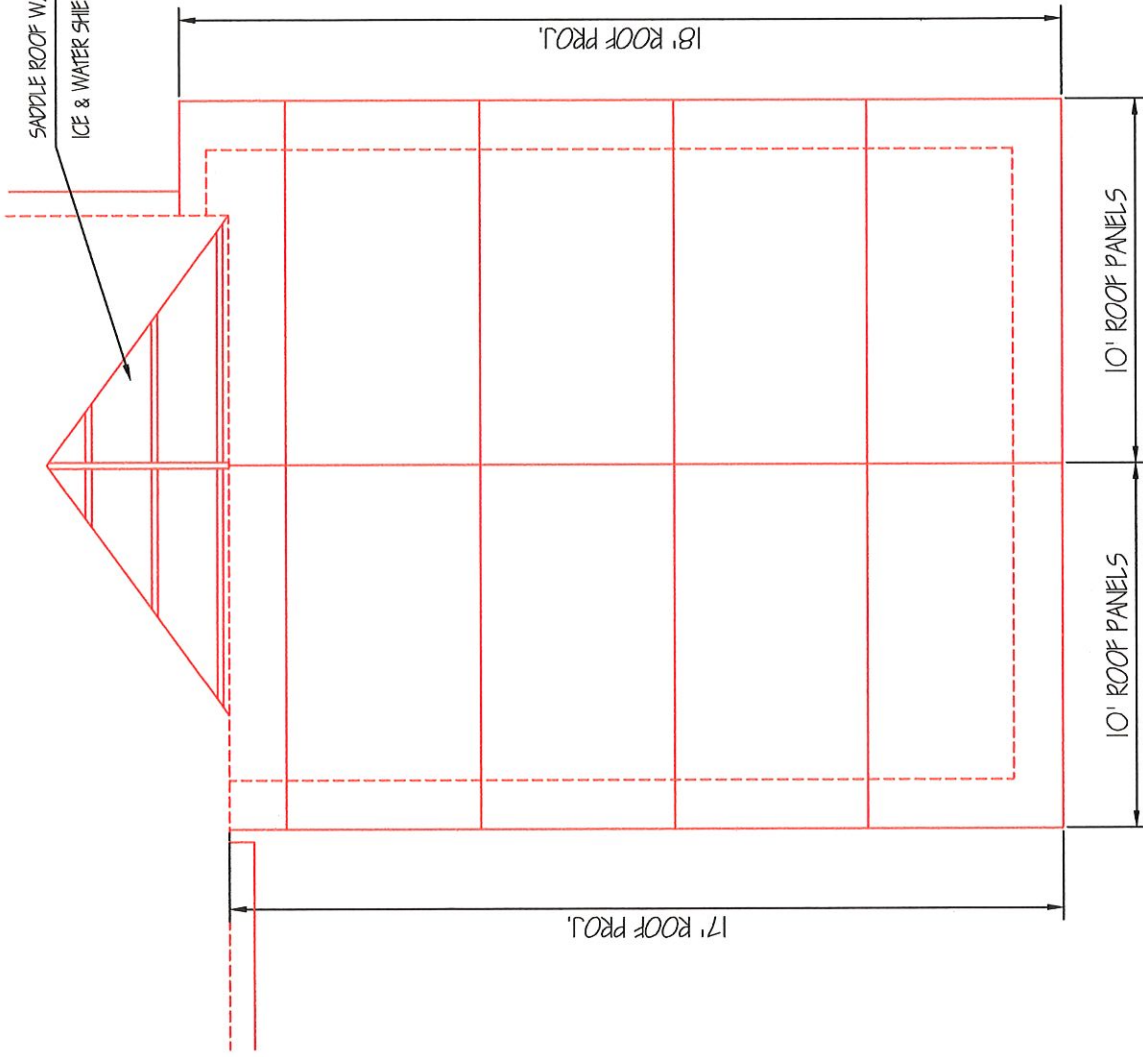


FLOOR PLAN - LAWRENCE

SCALE: 1/4" = 1'-0"

INITIALS

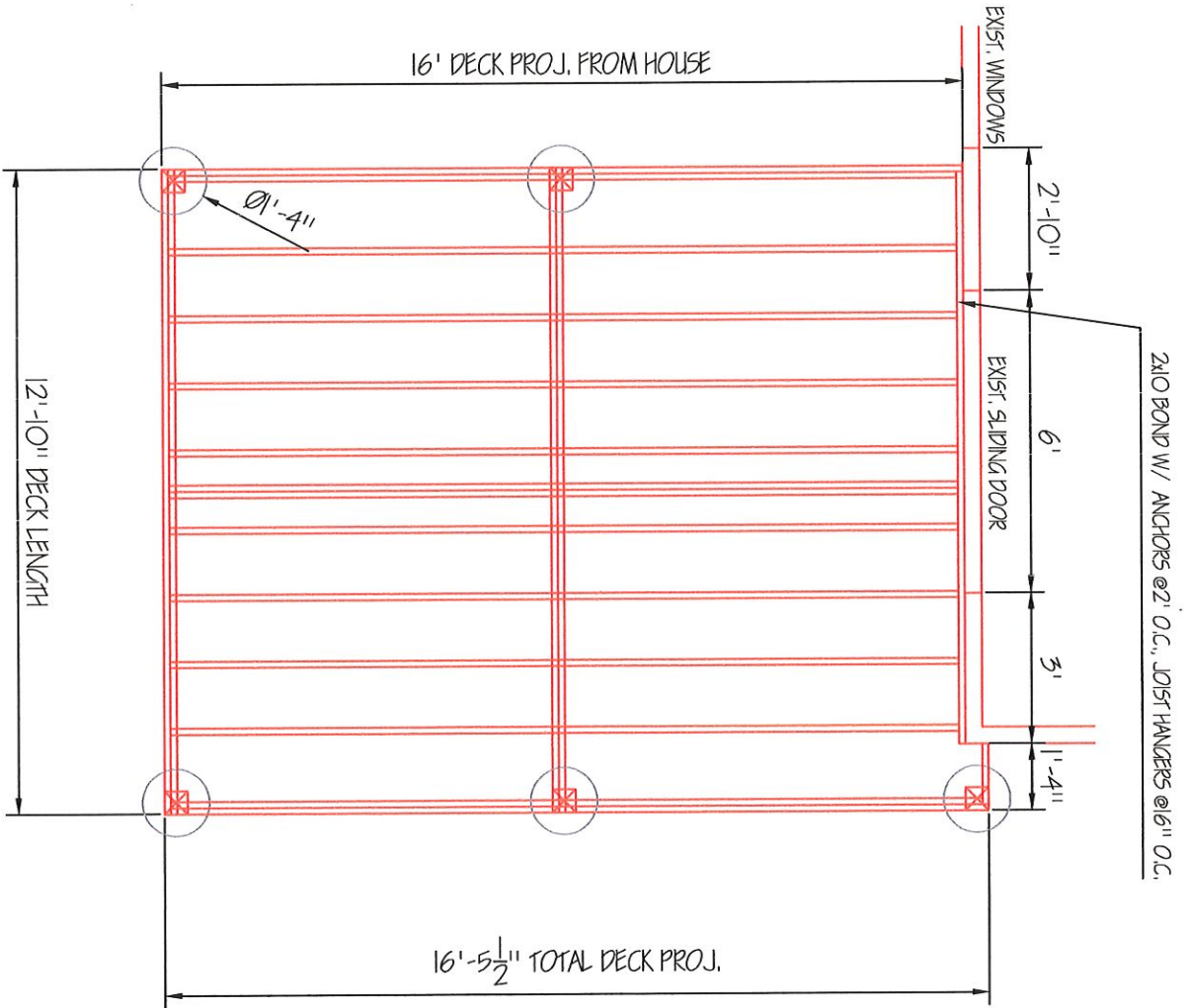
SADDLE ROOF W/ MIN. 2x6 RAFTERS @ 16" O.C., 1/2" SHEATHING,
 ICE & WATER SHIELD ENTIRE AREA, SHINGLES TO MATCH EXIST. AS CLOSE AS POSSIBLE



ROOF PLAN-LAWRENCE

SCALE: 1/4" = 1'-0"

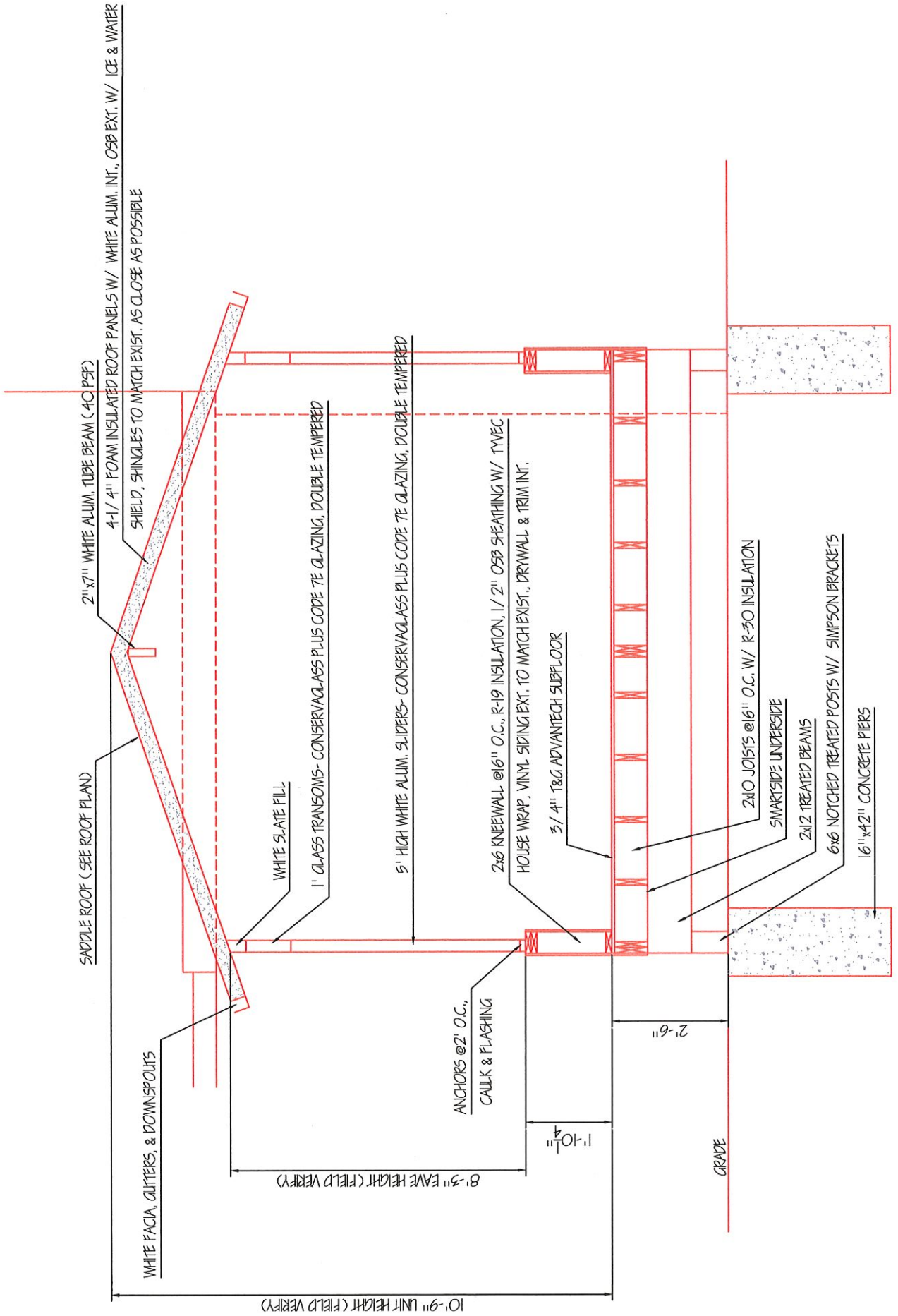
INITIALS



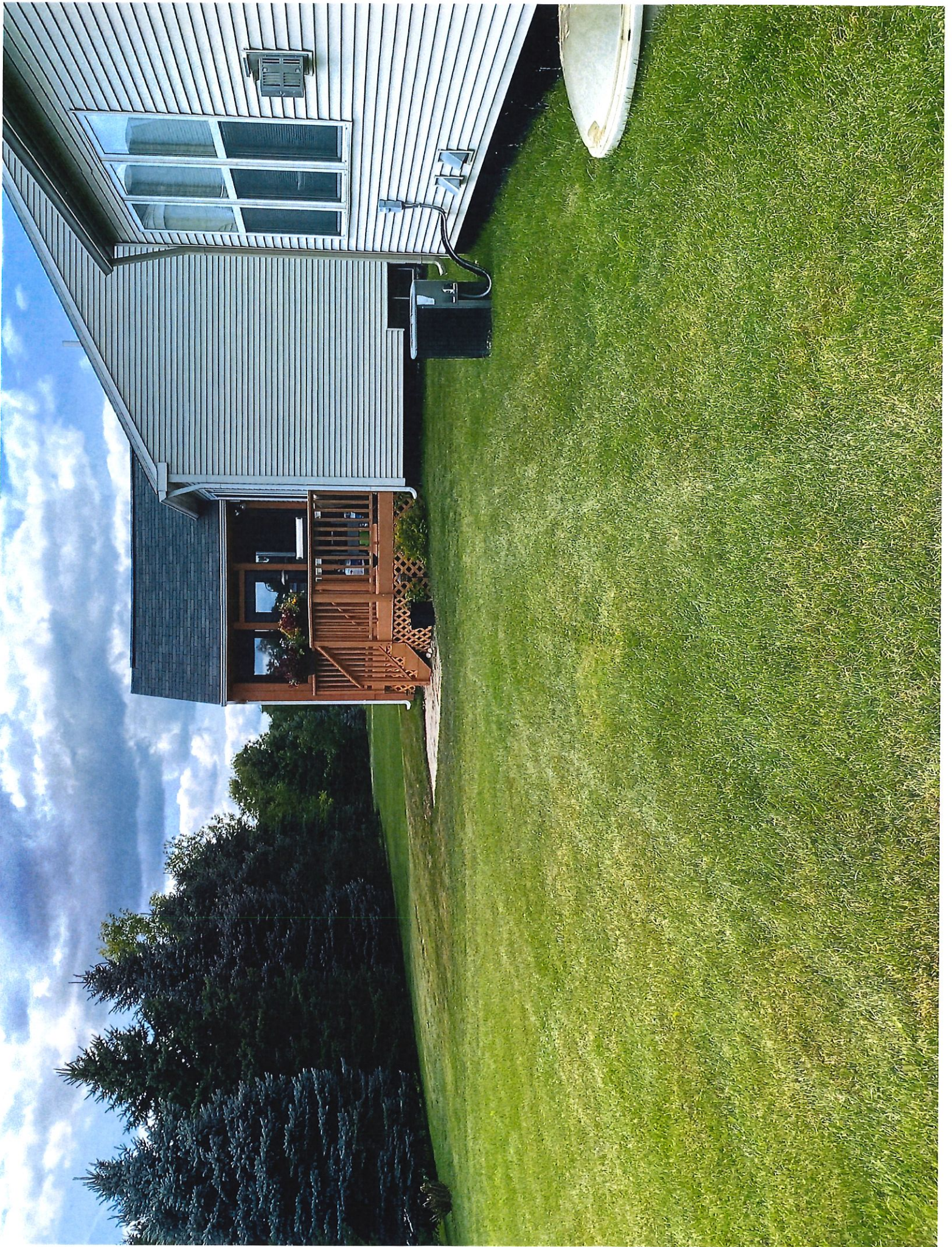
INITIALS

FOUNDATION PLAN - LAWRENCE

SCALE: 1/4" = 1'-0"







CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Zoning Board of Appeals
Staff Report
Variance – 5180 Park Ridge Drive
ZBA 2020-08**

August 19, 2020

CASE

The applicant is requesting consideration of a variance from Zoning Ordinance Section 2103, Accessory Buildings and Accessory Structures, for a site zoned R-1 Single Family Residential, located at 5180 Park Ridge Drive, Parcel K-11-31-300-046.

APPLICANT

Steven Nikkel
73261 Fulton
Armada, MI 48005

LOCATION AND SUMMARY OF REQUEST

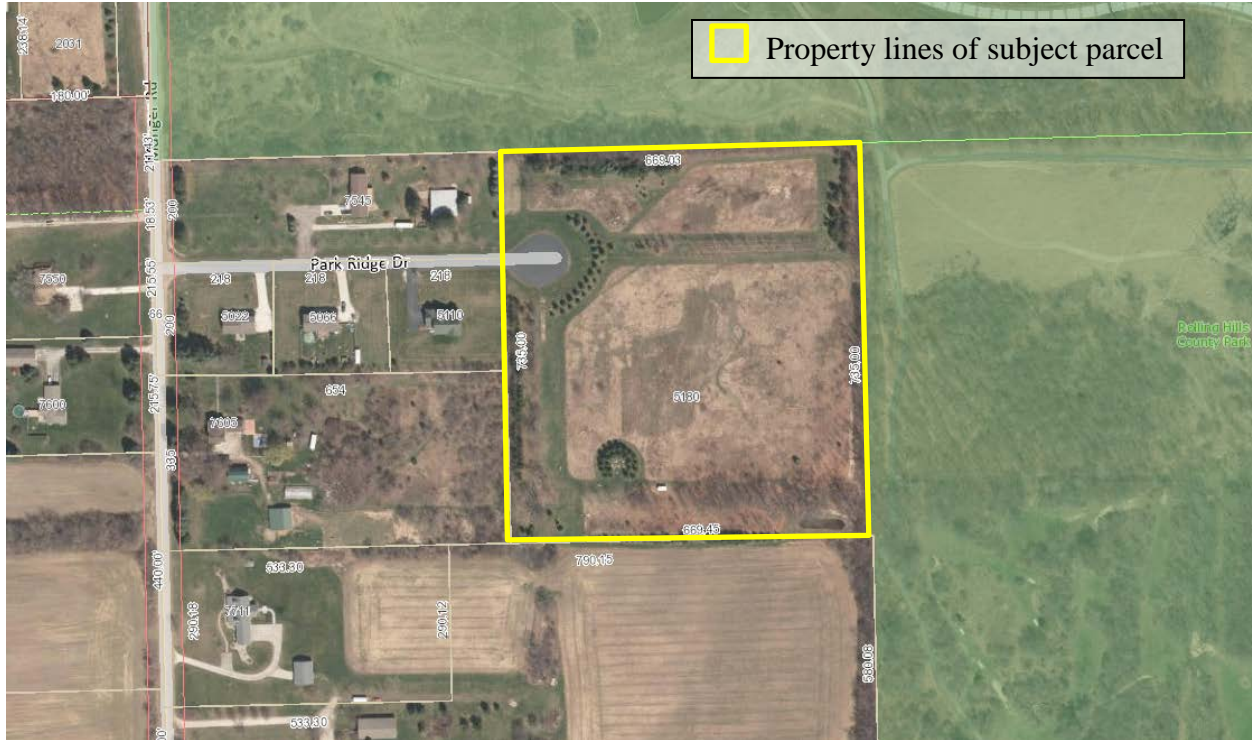
The 11.292 acre subject property is located east of Munger Road at the end of Park Ridge Drive. In the variance request dated August 11, 2020, the applicant is proposing two accessory structures within the front yard.

CROSS REFERENCES

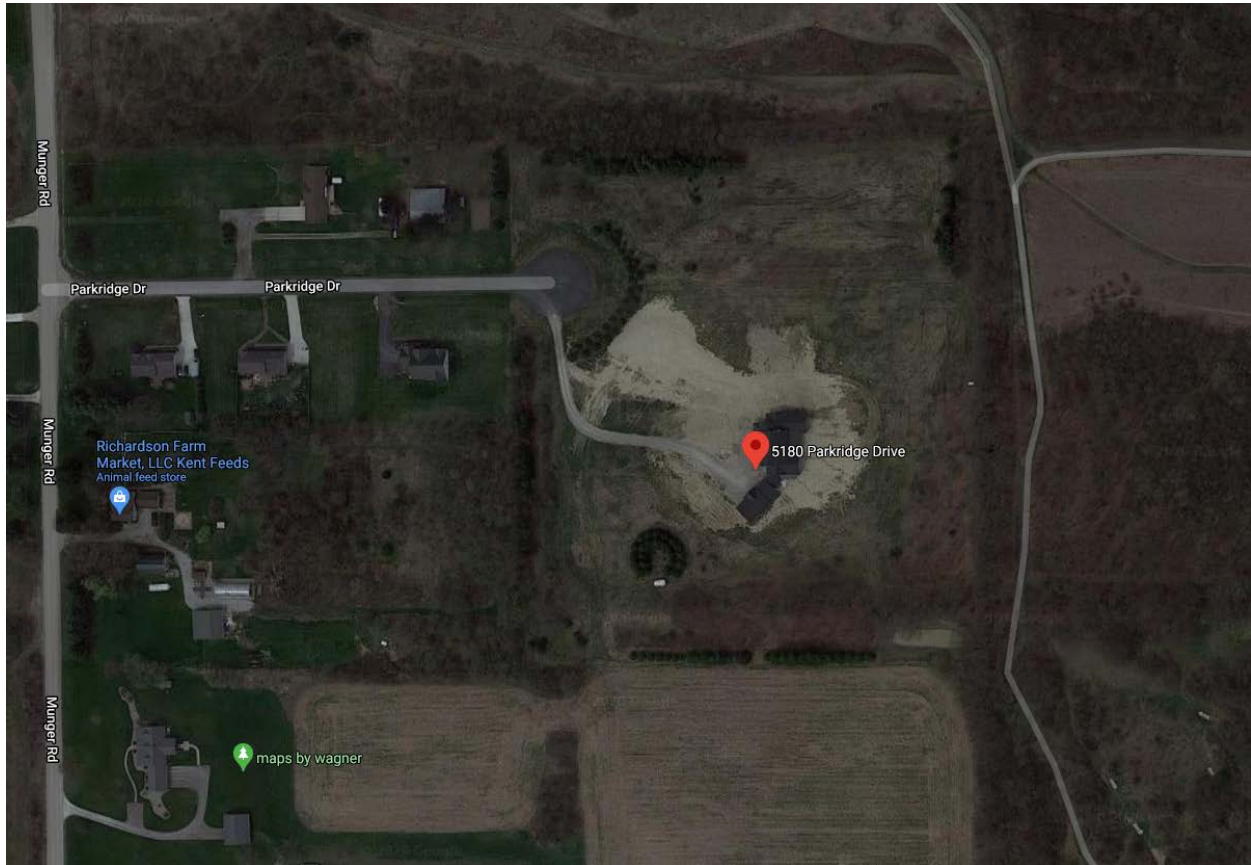
Township Zoning Ordinance – Section 2103 (Accessory Buildings and Accessory Uses)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph(s) – 5180 Park Ridge Drive

***Not to scale*



Aerial Photograph(s) – 5180 Park Ridge Drive
 **Not to scale



SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned R-1, Single Family Residential, and is master planned Open Space Rural Residential and Cluster Development.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Rolling Hills County Park	R-1	Open Space Rural Residential and Cluster Development
South	Single Family Home	R-1	Open Space Rural Residential and Cluster Development
East	Rolling Hills County Park	R-1	Open Space Rural Residential and Cluster Development
West	Single Family Home	R-1	Open Space Rural Residential and Cluster Development

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

Accessory structures are only permitted in the rear yard. The applicant is proposing two accessory structures in the front yard. The home is set further back on the lot and limits where accessory structures may be located. In addition, the property is at the end of Park Ridge Drive on a cul-de-sac. The front yard line follows the curvature of the cul-de-sac and creates an unusually large front yard. The structures will not be detrimental to neighboring properties. If the Zoning Board of Appeals chooses to approve this request, the applicant will need to obtain a building permit.

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, Accessory Buildings and Accessory Structures, for two accessory structures within the front yard at a site zoned R-1 Single Family Residential, located at 5180 Park Ridge Drive, Parcel K-11-31-300-046, to consider comments presented during this public hearing.”

Approve

“I move to approve the request for a variance from Zoning Ordinance Section 2103, Accessory Buildings and Accessory Structures, for two accessory structures within the front yard at a site zoned R-1 Single Family Residential, located at 5180 Park Ridge Drive, Parcel K-11-31-300-046, with the following condition(s):

- All necessary building 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, Accessory Buildings and Accessory Structures, for two accessory structures within the front yard at a site zoned R-1 Single Family Residential, located at 5180 Park Ridge Drive, Parcel K-11-31-300-046, 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 _____

AUG 11 2020

ZONING BOARD OF
APPEALS APPLICATION

YPSILANTI TOWNSHIP
OCS

I. APPLICATION TYPE

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

II. PROJECT LOCATION

Address: 5180 PARKRIDGE DR Parcel ID #: K-11-31-300-046 Zoning R-1
Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

STEVEN NIKKEL
Applicant: ORCHARD CONSTRUCTION, INC. Phone: 810-343-5058
Address: 73201 FULTON City: ARMADIA State: MI Zip: 48005
Fax: 810-784-8151 Email: STEVEN @ POST-FRAME.COM
Property Owner: VICTOR SMOLYANOV Phone: 734-645-2666
Address: 5180 PARKRIDGE DR. City: YPSILANTI State: MI Zip: 48197
Fax: _____ Email: VICTOR @ VICTORS ROOFING.COM

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned STEVEN NIKKEL represents VICTOR SMOLYANOV
Applicant Property Owner

1. That VICTOR SMOLYANOV is/are the owner(s) of lot(s) N/A located in the N/A
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 5180 PARKRIDGE DR. and the property is
Address
zoned R-1
Zoning District
2. That the petitioner hereby request Variance/Temporary Use under Section 03 Article 21 of the Ypsilanti Township
/Regular Meeting Section Article
Zoning Ordinance.
3. The petitioner further state that [Signature] have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
applies to this petition.
4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

[Signature] Applicant Signature STEVEN S. NIKKEL Print Name 8-10-2020 Date

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 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 type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.	<input type="checkbox"/> All property lines and dimensions
<input type="checkbox"/> Fees	<input type="checkbox"/> All existing and proposed structures and dimensions
<input type="checkbox"/> Letter of interest of the applicant in the property	<input type="checkbox"/> Lot area calculations necessary to show compliance with regulations
	<input type="checkbox"/> Easements and dimensions, if applicable
	<input type="checkbox"/> Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.
	<input type="checkbox"/> Location and dimensions of the nearest structures on adjacent properties.

ORCHARD CONSTRUCTION, INC.

POST FRAME

73261 S. Fulton, Armada, Michigan 48005
586-784-5454, 586-784-8151 fax
www.post-frame.com

August 13, 2020

Mr. Jason Iacoangeli, Planning Director
Charter Township of Ypsilanti
7200 Huron River Dr.
Ypsilanti, Mi. 48197

RE: 5180 Park Ridge Drive

Dear Mr. Iacoangeli:

We are requesting variances to place two separate pole barns on the above noted property. The owner's, Victor and Lilly Smolyanov have combined both lots with a total of over 11 acres with the intention of operating a farm business that would include honey, lavender and herbs at this time. The overall plan for the property is for it to become a country estate. There will be no onsite sales. The lot is at the end of a cul-de-sac with the north and east lot lines abutting a county park. The exposure to the west includes the neighbor at 5110, the cul-de-sac and the neighbor at 7545. There are many large pine trees that shield the property from the neighbors and roadway. The residence is located at the southeast end of the property and placed on an angle to the cul-de-sac with a long winding drive. The property is unique. The proposed large equipment storage barn located at the southwest end of the property would be located no closer than 275' from the nearest home and completely shielded with natural trees located on the owner's property. Although not exactly behind the house, it is to the very rear of the property. The herb barn is proposed to be located at the north end of the property, 115' from the lot line with the county park and 325' from the nearest home to the west. It would house farm tools, drying racks, miscellaneous small tools for gardening with a porch to sit under. Landscaping is proposed to create gardens to the south of the herb barn. The location for the herb barn is shielded with pine trees to the west.

The owner's have invested heavily on the property and new home with the intent of increasing their investment in the community. The exterior appearance of the pole barns will be decorative and not

ordinary. The overall sizes of the two structures will not inhibit the scope of lot coverage. Thank you for your considerations.

Steven J. Nikkel, President

Orchard Construction, Inc.

County Park

Rolling Hills
County Park

County Park

K-31-SW

7545

5110

5180

325'

300'

275'

400'



1: 2,400

8/11/2020



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

8/11/2020

To Ypsilanti Charter Township;

I, Victor Smolyanov, authorize Steve Nikkel from Orchard Construction to work with the Ypsilanti Township on the variance for 2 buildings that we are planning on putting up at 5180 Parkridge Drive, Ypsilanti, MI 48197.

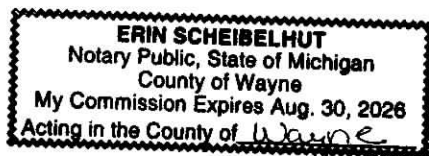
If there are any questions or concerns that Steve cannot answer, please feel free to contact me at 734.645.2666.

Respectfully,



Victor Smolyanov
5180 Parkridge Drive
Ypsilanti, MI 48197

Erin Scheibelhut 8/11/2020



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