

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

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

December 2, 2020

Regular Meeting – 6:30 p.m.

**Meeting being held via Zoom. Please go
to www.ytown.org for more information.**

CALL TO ORDER AND ROLL CALL

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

APPROVAL OF AGENDA

1. Commissioners approve current agenda

CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
7200 S. Huron River Drive, Ypsilanti, MI 48197

REGULAR MEETING AGENDA
WEDNESDAY, DECEMBER 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 in compliance with the State of Michigan Open Meetings Act. 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. APPLICANT: John Douglas Dillon, 6641 Hitchingham Road, Ypsilanti MI, 48197
VARIANCE LOCATION: 7808, 7836, 7864, and 7892 Hitchingham
PARCELS: K-11-32-400-015, K-11-32-400-014, K-11-32-400-013, K-11-32-400-012
VARIANCE REQUEST: To consider a request for a variance from zoning ordinance Section 2013 Accessory Buildings and Accessory Uses in order to erect a pole barn on the property.
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

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
MINUTES OF THE SEPTEMBER 2, 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; JoAnn McCollum, Township Resident

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE MEETING MINUTES FROM THE AUGUST 5, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner Wilson, Jr., supported by Commissioner El-Assadi to approve the minutes from August 5, 2020. The motion carried unanimously.

4. APPROVAL OF THE AGENDA

Jason Iacoangeli, Planning Director, said the applicant Robert C. Clark of Ann Arbor Sunroom Kitchen and Bath LLC, withdrew his application for the variance at 7520 Natalie Drive, agenda item 5A, because they were awaiting HOA (home owners' association) approval. He asked for agenda to be amended accordingly.

A motion was made by Commissioner El-Assadi, supported by Commissioner Smith to approve the agenda removing item 5A. The motion carried unanimously.

5. PUBLIC HEARING

- A. 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.**

Charlotte Wilson, Planning and Development Coordinator, said 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. She said Rolling Hills County Park is to the north and east of the subject property while single family homes are to the south and west. She said accessory structures are only permitted in the rear yard and the applicant is proposing two accessory structures in the front yard. She said the home is set further back on the lot and limits where accessory structures may be located. She said the property is at the end of Park Ridge Drive on a cul-de-sac. She said the front yard line follows the curvature of the cul-de-sac and creates an unusually large front yard. She said the structures will not be detrimental to neighboring properties and if the Zoning Board of Appeals chooses to approve this request, the applicant will need to obtain a building permit.

Steven Nikkel, Orchard Construction Inc., said he is the builder for the property owners.

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He said the property owners want to start a hobby farm which will include honey, lavender, herbs, and small fruits. He said the property owners want to put up two buildings to facilitate their operations. He said the structures are set far back on the property, but they need the variances because of where the house sits on the property. He said the one large building is shrouded by natural trees and the south end is corn field and the other two sides are County Park land so there is not much exposure to the neighbors. He said the smaller building on the north end of the property would be for small tools and drying for the lavender and herbs. He said the smaller building is more exposed to the road, but not by much because there are large pine trees.

Chair Kraycir asked if the Zoning Board of Appeals had any questions for the applicant.

Commissioner Jimmie Wilson Jr. asked how big the two structures were.

Mr. Nikkel said the storage barn is 50 feet by 80 feet with a porch on one side. He said the drying barn is 24 feet by 50 feet. He said both the buildings will be built in a decorative manner. He said the front of the large barn will have cedar shakes across the gable and a decorative garage door. He said the porch will have a hip roof and there are two dormers on the building.

Commissioner Wilson Jr. asked if the parcel is 11 acres.

Mr. Nikkel said yes.

Commissioner Wilson Jr. asked how far the proposed structures are from the road.

Mr. Nikkel said the drawing included in the application shows the proposed large barn is 275 feet away from the nearest home but goes through quite a bit of brush. He said the barn on the north end is covered by trees and the exposure is not very much because the property is on the end of a cul-de-sac.

Commissioner Wilson Jr. thanked Mr. Nikkel.

Mr. Nikkel said the property is unique.

Chair Kraycir asked if the buildings will be used for primarily manufacturing of products or customers to come and purchase the products.

Mr. Nikkel said that there will be no onsite sales. He said if the property owners sold anything that would be done through a market or store. He said there would not be any traffic on the site.

The public hearing opened at 6:51pm

No persons wished to speak.

The public hearing closed at 6:52pm

A motion was made by Commissioner El-Assadi, supported by Commissioner Wilson, Jr. 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 and permits shall be obtain from the Office of Community Standards

The motion carried as follows:

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

6. OLD BUSINESS

Mr. Iacoangeli said there is no old business.

7. NEW BUSINESS

Mr. Iacoangeli said there were inquiries about the October Zoning Board of Appeals meeting but no formal applications have been made. He said Mr. Robert C. Clark's application may move forward to the Zoning Board of Appeals if Mr. Clark receives approval from the HOA.

8. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA

A. CORRESPONDENCE RECEIVED

Mr. Iacoangeli said there were no correspondences received.

B. ZONING BOARD OF APPEALS MEMBERS

None

C. MEMBERS OF THE AUDIENCE

JoAnn McCollum, Township Resident, asked about the February 5th meeting regarding placement of marihuana dispensaries and land use for medical marihuana. She said the uses are being moved to the I-C, Industrial and Commercial, zoning district. She said she lived in West Willow and the I-C area is right across the street. She asked why that was the only location where medical marihuana uses were recommended to be placed. She said there are three places for business including neighborhood, local, and general business. She does not understand why the I-C district is the only place recommended for medical marihuana uses.

Mr. Iacoangeli said the Zoning Board of Appeals is not the regulatory body that made that decision. He said the Planning Commission recommended the changes to the Township Board. He said the Zoning Board of Appeals hears variance requests from residents who believe they have a practical difficulty and need relief from the Zoning Ordinance. He said the Zoning Board of Appeals did not have a part in the recommended medical marihuana ordinance changes. He said that he would need to review the meeting minutes for the February Planning Commission meeting to begin a discussion on what the comments were at that meeting.

Ms. McCollum apologized and she would be at the upcoming Planning Commission meeting.

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

Mr. Iacoangeli said there were inquiries about the October Zoning Board of Appeals meeting but no formal applications have been made.

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

The meeting was adjourned at approximately 6:59 pm

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Zoning Board of Appeals
Staff Report
Variance – Vacant Property at 7836 Hitchingham
Parcel K-11-32-400-012**

November 23, 2020

CASE

The applicant is requesting consideration of a variance from Zoning Ordinance Section 2103, Accessory Buildings and Accessory Uses, to permit the construction of a 30' x 50' detached pole barn type structure at vacant property at 7836 Hitchingham Road for a site zoned R-3, One-Family Residential, located at 7836 Hitchingham Road, parcel K-11-32-400-014.

APPLICANT

John Douglas Dillion
6641 Hitchingham Road
Ypsilanti, MI 48197

LOCATION AND SUMMARY OF REQUEST

The 3.96-acre total acreage consists of four (4) lots. Each lot is .99 acres. The subject properties are located north of Bemis Road on the west side of Hitchingham near the intersection of Hitchingham and Hampton Drive. In the variance request dated November 10th, 2020 the applicant proposed a 30' x 50' pole barn building on the parcel 7836 Hitchingham, K-11-32-400-014.

CROSS REFERENCES

Township Zoning Ordinance – Article II Construction of Language and Definitions
Township Zoning Ordinance – Section 2103 Accessory Building and Accessory Uses
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph(s) – 7808,7836,7864, and 7892 Hitchingham Road

****Not to scale**



SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned R-3, One-Family Residential, and is Master Planned Agricultural Preservation.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Single Family Residential	R-3	Agricultural Preservation
South	Single Family Residential	R-3	Agricultural Preservation
East	Single Family Residential	PD	Open Space / Neighborhood Preservation
West	Single Family Residential	R-3	Agricultural 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.

Staff comment: The four (4) lots are approximately one acre in size and meet the minimum requirements for the R-3 One Family Zoning District. The applicant feels aggrieved as he states that the property does not perk and will not allow for the installation for a conventional septic system. The applicant feels that the sewer connection is cost prohibitive based on the amount of land that could be sold or developed.

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;

Staff comment: The applicant feels that the pole barn would give him use of his property that will not support the construction of a home. The question is whom is the use of the pole barn for? If the variance runs with the land will the applicant simply sell the property to someone who wishes to build a storage barn.

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

Staff comment: The construction of a pole barn that is not expressly used for agricultural purposes or for a primary structure such as a home could lead to the building becoming an attractive nuisance if the pole barn is ever sold to someone who would wish to use it for something other than storage.

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.

Staff comment: The applicant has not caused the land not to perk. However, if the applicant was aware at the time he purchased the property this would not be a

hardship as he was aware of the properties limitations with regard to supporting a home with a septic system.

ANALYSIS

Township Zoning Ordinance, Section 2103, Accessory Buildings sets the standards for pole barns in the Township. The applicant would be required to combine parcels as needed to accommodate a pole barn as it requires a minimum of 1.5 acres to be constructed. Further, as a condition of any variance the new structure should be required to meet all of the setback standards for new construction of a pole barn Section 201, Definitions, Accessory use, or accessory: A use which is clearly incidental to, customarily found in connection with, and located on the same zoning lot, unless otherwise specified, as the principal use to which it is related. This pole barn would not be tied to a primary use which would be a single-family home. The Township discourages the building of garages and pole barns on vacant land by requiring that a home come first.

If the Zoning Board of Appeals chooses to approve this request, the applicant will need to a zoning permit from the Office of Community Standards.

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, to permit the construction of a 30’x 50’ pole barn type structure on the property located at 7836 Hitchingham Road, parcel K-11-32-400-014, zoned R-3, One-Family Residential, 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, to permit the construction of a new 30’x 50’ pole barn or outbuilding structure at 7836 Hitchingham Road, parcel K-11-32-400-014 a parcel zoned R-3 One Family Residential, as the following practical difficulties have been noted:

1. The applicant shall provide a written letter from the Washtenaw County Health Division that the properties in question will not perk or provide for the construction of an on-site sanitary system.
2. The property will be combined with land from the applicant’s adjacent land in order to meet the minimum standard for the construction of a pole barn per Section 2103 Accessory Buildings. This process will be completed with the Ypsilanti Township Assessing Office prior to issuance of a permit.
3. The Pole Barn or outbuilding will meet all of the requirements of Section 2103.

4. The applicant will pull all of the necessary building and trade permits for the structure.

Denial

“I move to deny the request for a variance from Zoning Ordinance Section 2103, Accessory Buildings, to permit the construction of a new 30’x 50’ pole barn or out-building at 7836 Hitchingham Road, parcel K-11-32-400-014, due to the following reason(s):

Please provide reasons for denial in the motion”

Respectfully Submitted,

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director

**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: 7816 - 7888 Hitchingham Parcel ID #: K-11-32-400-101 Zoning _____
 Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: John Douglas Dillon Phone: 734-635-9088
 Address: 6641 Hitchingham Rd City: Ypsilanti State: MI Zip: 48197
 Fax: _____ Email: jdillon490@aol.com
 Property Owner: John & Linda Dillon Phone: 734-635-9088
 Address: 6641 Hitchingham Rd. City: Ypsilanti State: MI Zip: 48197
 Fax: _____ Email: jdillon490@aol.com

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned J.D. Dillon Applicant represents J.D. Dillon Property Owner:

- That J.D. Dillon Property Owner is/are the owner(s) of lot(s) _____ located in the _____ Subdivision, Ypsilanti Township, Michigan, otherwise known as 7816-7888 Hitching Address and the property is zoned R-3 Zoning District
- That the petitioner hereby request VARIANCE under Section 2103 Article 1 of the Ypsilanti Township Zoning Ordinance.
Variance/Temporary Use /Regular Meeting Section Article
- The petitioner further state that J.D. Applicant Initial have/has read and understands the provisions of said zoning ordinance as it applies to this petition.
- That the following is submitted in support of the petition (attach all pertinent data to support the request).

J.D. Dillon
 Applicant Signature

John D. Dillon
 Print Name

Nov-10-2020
 Date

J. Douglas Dillon
6641 Hitchingham Road
Ypsilanti, MI 48197

October 27, 2020

To: Zoning Board of Appeals, Ypsilanti Township, MI 48197
Re: Variance Request for Parcels K-11-32-400-012, K-11-32-400-013, K-11-32-400-014 & K-11-32-400-015

To Whom it May Concern,

I am requesting a variance to build a barn/garage on the four parcels listed above. The four parcels cover almost four acres that does not perk and is not eligible to be used as a building site for a home. Sanitary sewer was approved by YCUA (Ypsilanti Community Utilities Authority), but the cost of at least \$150,000 for that installation plus tap-in fees is well above my means.

To make this a usable property, I would like to build a barn/garage for equipment storage on Parcel 111 (as shown on the attached diagram). It is close to the largest trees on the property, and the setting will be attractive from the road. The rest of the property will be planted in clover for an apiary. The hives will be placed at the edge of the woods by the barn/garage. Please find attached a stock photo of the type of barn/garage I plan to build as a starting point for this conversation. It will have metal siding and a shingled roof, measuring 30' deep and 50' long with 10' high walls and a 4/12 roof. This will keep the overall height of the structure below the township height limits.

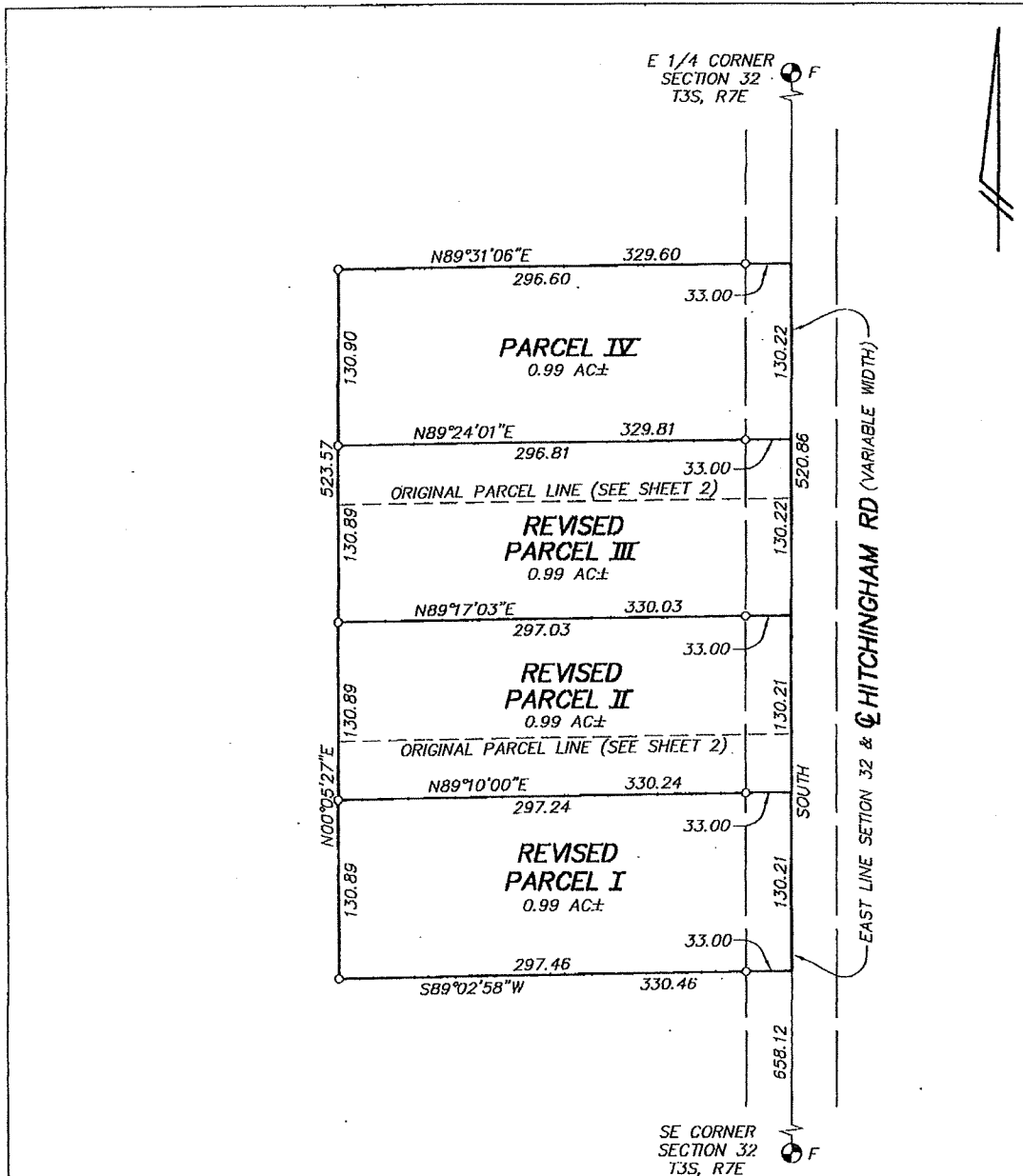
The current Township code requires 5 acres to build a barn/garage, and these four parcels total just under 4 acres, so I am asking for a variance. Please note the location is backed up by a farm field with acreage between the two houses surrounding my property. There are other barns and garages in the area, and this barn/garage will blend into its surroundings.

I realize you do not know much about me. I have lived in Ypsilanti Township since 1990. I first lived at 6637 Hitchingham Road until February of 1992, then moved to 6641 Hitchingham Road, which is the home I built for my family. I built the three other homes on Shamrock Hill, and one home just south of Shamrock Hill on Hitchingham Road. I have been a residential builder for about 35 years, running my business from my workshop barn/garage at my home. I started beekeeping a few years ago, and am planning to increase my number of hives now that I am mostly retired from building homes. I also own the property at 7172 Hitchingham Road and have a barn on that property as well. That barn is also used to store my equipment.

I appreciate you taking the time to review my request. I will be happy to meet with you to discuss and answer any questions you may have. I will look forward to hearing back from you soon.

Many thanks,

J. Douglas Dillon
6641 Hitchingham Road
Ypsilanti, MI 487197
734-635-9088



CERTIFICATE OF SURVEY

Bearings shown on this survey were determined in the following manner: Bearings are related to existing legal descriptions of original parcels I, II and III of this survey.

I hereby certify that I have surveyed and mapped the land above platted and/or described on April 23, 2019 and that the ratio of closure on the unadjusted field observations of such survey was 1:10,000, and that all of the requirements of P.A. 132, 1970 (as amended by P.A. 280, 1972 and P.A. 24, 1988) have been complied with.

		SCALE: 1 INCH = 100 FEET	
LEGEND F = FOUND IRON MARKER S = SET IRON MARKER		PROFESSIONAL SURVEYOR NO. 24620	
<p>WASHTENAW ENGINEERING COMPANY</p> <p>CIVIL ENGINEERS • PLANNERS SURVEYORS • LANDSCAPE ARCHITECTS 3526 W. LIBERTY RD, SUITE 400 ANN ARBOR, MICHIGAN 48103 TEL. 734-761-8800 FAX. 734-761-9530 weco@wengco.com www.washtenawengineering.com</p>	CLIENT: SUN CATCHER BUILDERS		
	SECTION <u>32</u> TOWN <u>3</u> SOUTH • RANGE <u>7</u> EAST YPSILANTI TOWNSHIP WASHTENAW COUNTY • MICHIGAN		
	DATE <u>4-24-19</u>	REV.	
	DRAWN <u>DJH</u>	JOB <u>32604</u>	
	CHECK <u>TLS</u>	F.B. <u>-</u>	
SHEET <u>1 OF 3</u>	FILE NO. <u>R--10572</u>		

REVISED PARCEL I

Commencing at the Southeast corner of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence NORTH 658.12 feet along the East line of said Section and the centerline of Hitchingham Road to the POINT OF BEGINNING; thence S89°02'58"W 330.46 feet; thence N00°05'27"E 130.89 feet; thence N89°10'00"E 330.24 feet; thence SOUTH 130.21 feet along the East line of said Section and the centerline of Hitchingham Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan and containing 0.99 acres of land, more or less. Being subject to the rights of the public over the Westerly 33 feet of Hitchingham Road. Also being subject to easements and restrictions of record, if any.

REVISED PARCEL II

Commencing at the Southeast corner of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence NORTH 788.33 feet along the East line of said Section and the centerline of Hitchingham Road to the POINT OF BEGINNING; thence S89°10'00"W 330.24 feet; thence N00°05'27"E 130.89 feet; thence N89°17'03"E 330.02 feet; thence SOUTH 130.21 feet along the East line of said Section and the centerline of Hitchingham Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan and containing 0.99 acres of land, more or less. Being subject to the rights of the public over the Westerly 33 feet of Hitchingham Road. Also being subject to easements and restrictions of record, if any.

REVISED PARCEL III

Commencing at the Southeast corner of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence NORTH 918.54 feet along the East line of said Section and the centerline of Hitchingham Road to the POINT OF BEGINNING; thence S89°17'03"W 330.02 feet; thence N00°05'27"E 130.89 feet; thence N89°24'01"E 329.81 feet; thence SOUTH 130.22 feet along the East line of said Section and the centerline of Hitchingham Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan and containing 0.99 acres of land, more or less. Being subject to the rights of the public over the Westerly 33 feet of Hitchingham Road. Also being subject to easements and restrictions of record, if any.

PARCEL IV

Commencing at the Southeast corner of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence NORTH 1048.76 feet along the East line of said Section and the centerline of Hitchingham Road to the POINT OF BEGINNING; thence S89°24'01"W 329.81 feet; thence N00°05'27"E 130.90 feet; thence N89°31'06"E 329.60 feet; thence SOUTH 130.22 feet along the East line of said Section and the centerline of Hitchingham Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan and containing 0.99 acres of land, more or less. Being subject to the rights of the public over the Westerly 33 feet of Hitchingham Road. Also being subject to easements and restrictions of record, if any.

ORIGINAL PARCEL I (K-11-32-400-009)

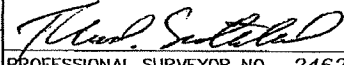

Commencing at the Southeast corner of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence NORTH 658.12 feet along the East line of said Section and the centerline of Hitchingham Road to the POINT OF BEGINNING; thence S89°02'58"W 330.46 feet; thence N00°05'27"E 174.52 feet; thence N89°12'17"E 330.17 feet; thence SOUTH 173.62 feet along the East line of said Section and the centerline of Hitchingham Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan and containing 1.32 acres of land, more or less. Being subject to the rights of the public over the Westerly 33 feet of Hitchingham Road. Also being subject to easements and restrictions of record, if any.

ORIGINAL PARCEL II (K-11-32-400-010)

Commencing at the Southeast corner of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence NORTH 831.74 feet along the East line of said Section and the centerline of Hitchingham Road to the POINT OF BEGINNING; thence S89°12'17"W 330.17 feet; thence N00°05'27"E 174.52 feet; thence N89°21'37"E 329.89 feet; thence SOUTH 173.62 feet along the East line of said Section and the centerline of Hitchingham Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan and containing 1.32 acres of land, more or less. Being subject to the rights of the public over the Westerly 33 feet of Hitchingham Road. Also being subject to easements and restrictions of record, if any.

ORIGINAL PARCEL III (K-11-32-400-011)

Commencing at the Southeast corner of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence NORTH 1005.36 feet along the East line of said Section and the centerline of Hitchingham Road to the POINT OF BEGINNING; thence S89°21'37"W 329.89 feet; thence N00°05'27"E 174.53 feet; thence N89°31'06"E 329.60 feet; thence SOUTH 173.62 feet along the East line of said Section and the centerline of Hitchingham Road to the Point of Beginning. Being a part of the Southeast 1/4 of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan and containing 1.32 acres of land, more or less. Being subject to the rights of the public over the Westerly 33 feet of Hitchingham Road. Also being subject to easements and restrictions of record, if any.

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LEGEND F = FOUND IRON MARKER S = SET IRON MARKER		
 WASHTENAW ENGINEERING COMPANY CIVIL ENGINEERS * PLANNERS SURVEYORS * LANDSCAPE ARCHITECTS 3526 W. LIBERTY RD, SUITE 400 ANN ARBOR, MICHIGAN 48103 TEL. 734-761-8800 FAX. 734-761-9530 wasco@wengco.com www.washtenawengineering.com	CLIENT: SUN CATCHER BUILDERS	
	TOWN <u>3</u> SECTION <u>32</u> SOUTH * RANGE <u>7</u> EAST YPSILANTI TOWNSHIP WASHTENAW COUNTY * MICHIGAN	
	DATE <u>4-24-19</u>	REV.
	DRAWN <u>DJH</u>	JOB <u>32604</u>
	CHECK <u>TLS</u>	F.B. <u>-</u>
	SHEET <u>3</u> OF <u>3</u>	FILE NO. <u>R-10572</u>







OPEN DISCUSSION

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

OTHER BUSINESS

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