

**CHARTER TOWNSHIP OF YPSILANTI  
ZONING BOARD OF APPEALS  
Virtual meeting via Tele-Conference - Zoom  
Wednesday, June 2, 2021  
6:30 pm**

The Charter Township of Ypsilanti Zoning Board of Appeals Virtual meeting was held via conference call-in (Zoom) due to the Covid-19 pandemic to comply in compliance with the state of Michigan Open Meetings Act.

**COMMISSIONERS PRESENT**

Marsha Kraycir, Chair  
Elizabeth El-Assadi, Vice-Chair  
Morgan McGovern, Commissioner  
Gage Smith, Commissioner  
Jimmie Wilson, Commissioner  
Garret Wood-Sternburgh, Alternate  
Edward Burnett, Alternate

**COMMISSIONERS ABSENT**

None

**MANAGEMENT PRESENT**

Jason Iacoangeli, Planning Director  
Belinda Kingsley, Planning & Development  
Dolly Sharma, Recording Secretary, Minutes Services LLC

**OTHERS IN ATTENDANCE**

Heather Jarrell Roe  
Michele Myers

**I. CALL TO ORDER/ESTABLISH QUORUM**

**MOTION:** Ms. Kraycir called the meeting to order at 6:30 pm, noting that a quorum had been met with five members present.

**II. APPROVAL OF AGENDA**

**MOTION:** Ms. El-Assadi **MOVED** to approve the June2, 2021 Agenda as presented. The **MOTION** was **SECONDED** by Mr. Wilson and **PASSED** by unanimous consent.

**III. APPROVAL OF MAY MEETING MINUTES**

**MOTION:** Ms. El-Assadi **MOVED** to approve the May 19, 2021 Board Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Wilson and **PASSED** by unanimous consent.

**IV. PUBLIC HEARING**

**APPLICANT: Michele L Myers**

**LOCATION: 1636 Bailey St., Ypsilanti MI 48198**

**PARCEL: k-11-02-308-020**

**REQUEST: To consider a fence variance request subject to section 2114 – Fences and Walls, on a parcel zoned R-5 – One Family Residential.**

Ms. Kingsley stated that it is located at south west of Bailey Street and Jerome Avenue. There is a long narrow yard essentially no back yard. The neighbor on the west has a fence that will align with hers. The owner has requested variance under section 2114 article 3c of the Ypsilanti Township Zoning Ordinance. The applicant is proposing a -6 foot wood fence within the front yard of the property. Ordinance does allow a fence in the front yard if the house across the street does not face the front yard on a corner lot, however this is not a corner lot.

Ms. El-Assadi inquired about the picture that was emailed of the fence; the height and location of the fence. Ms. Kingsley responded that the picture seemed to show that there was a four foot high fence that existed in the past. The owner is requesting a six foot tall fence.

Ms. Kraycir inquired if the Staff made a comment that there is a fence that lined up with neighbor's fence. The height is different from the neighbor's fence.

Ms. Kraycir asked if Ms. Myers can state the reason for application request of the fence. Ms. Myers directed them to the form of intent for installation of fence. She further stated that Privacy fencing is approved beyond the west of the drive way. She pointed out the there's a hilly slope on the other end and her daughter who is in wheel chair cannot move the wheel chair from the slope. She will also be adding a three and a half foot wide wood picket mainly for the privacy. The fence can allow her daughter and her service animal to have some playtime in that area. The gate at the Jerome Street side of the house will have a privacy fence of the south side of the house. Ms. Kraycir inquired the reason for six foot fence instead of three and half foot. Ms. Myers responded that it will give confidence to her to leave her daughter and unleashed service dog to play in the yard without her.

Mr. Iacoangeli inquired about the distance between rear back yard and the neighbor's fence. Ms. Myers stated that it is about five feet.

The Public Hearing was opened at 7:00 p.m. Seeing no one from the public wishing to speak, the Public Hearing was closed at approximately 7:01 p.m.

Ms. El-Assadi stated that the application has met the requirements. The property condition is shallow and narrow and has two front yards. The variance is for the preservation of the enjoyment of their yard, and will allow her to ensure safety for her daughter and service animal and would not be detrimental to the neighbors, as they already have the six foot fence so that will be cohesive.

**MOTION:** Ms. McGovern **MOVED** to approve the request with a variance from the zoning ordinance section 2114, Fences and Walls to permit the installation of the 6 foot tall wood privacy fence in the front yard of 1636 Bailey St, for a site zone R-5 one family residential Parcel k-11-02-308-020 as a following practical difficulty have been noted by Staff and as Ms. El-Assadi stated previously. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

Ms. Myers was notified that the variance was approved. Ms. Myers thanked everyone.

**V. OLD BUSINESS**

- None.

**VI. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA**

Ms. Kingsley updated that there will potentially be two new issues added to the July agenda. Mr. Smith will not be present in the July meeting.

**VII. COMMITTEE REPORTS**

Planning Department Report

None.

Correspondence Received

Ms. Kingsley stated that she has not received any correspondence.

**VIII. ANY OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD**

Mr. Iacoangeli reminded that the issues might be added in the July meeting.

**IX. ADJOURNMENT**

**MOTION:** Ms. El-Assadi **MOVED** to adjourn at 7:06 pm. The **MOTION** was **SECONDED** by Ms. McGovern and **PASSED** by unanimous consent.

---

Respectfully Submitted by: Minutes Services