

CHARTER TOWNSHIP
OF YPSILANTI
ZONING BOARD OF APPEALS

MARSHA KRAYCIR, CHAIR
ELIZABETH EL-ASSADI, VICE CHAIR
MORGAN MCGOVERN
GAGE SMITH
JIMMIE WILSON
GARRET WOOD-STERNBURGH – ALT
EDWARD BURNETT – ALT

MARCH 3, 2021

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, MARCH 03, 2021
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 DECEMBER 2, 2020 REGULAR MEETING MINUTES.
4. APPROVAL OF AGENDA
5. OLD BUSINESS
 - 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. PUBLIC HEARING
 - A. APPLICANT: Christina Petrarca, 45282 Gerald Ct. Canton MI 48188
VARIANCE LOCATION: **8067 Lake Crest Drive, Ypsilanti MI 48197**
PARCEL: **K-11-22-250-043**
VARIANCE REQUEST: To consider a request for a variance from zoning ordinance Article XX Section 2000 Schedule of Regulations for property zoned R-4 Single Family Residential for the construction of a new single-family home.
 - B. APPLICANT: Richard Tapper – Phantom Fireworks
VARIANCE LOCATION: **3020 Washtenaw Ave**
PARCEL: **K-11-06-325-031**
VARIANCE REQUEST: To consider a temporary use permit for the outdoor storage and sale of fireworks from June 24, 2021 to July 4, 2021 for a site zoned B-3, General Business, located at 3020 Washtenaw Ave. The request also includes a 16'x5' banner attached to the tent.
 - C. APPLICANT: Richard Tapper – Phantom Fireworks
VARIANCE LOCATION: **2299 Ellsworth Road**
PARCEL: **K-11-18-100-003**
VARIANCE REQUEST: To consider a temporary use permit for the outdoor storage and sale of fireworks from June 24, 2021 to July 4, 2021 for a site zoned B-3, General Business, located at 2299 Ellsworth Road. The request also includes a 16'x5' banner attached to the tent.

7. OTHER 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

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Charter Township of Ypsilanti
Public Meeting Notice
Zoning Board of Appeals Regular Meeting
MARCH 3rd, 2020 6:30pm**

PLEASE TAKE NOTICE that the Charter Township of Ypsilanti Zoning Board of Appeals will hold a Regular Meeting scheduled for MARCH 3rd, 2020 at 6:30pm. This meeting will be conducted virtually (online and/or by phone), due to health concerns surrounding Coronavirus/COVID-19 pursuant to the State of Michigan Open Meetings Act.

Public comment will be handled by the “Raise Hand” method as instructed below within Participant Controls.

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.

Meeting Information:

You are invited to a Zoom webinar.

When: Mar 3, 2021 06:30 PM Eastern Time (US and Canada)

Topic: ZBA - March 3, 2021

Please click the link below to join the webinar:

<https://ytown.zoom.us/j/96235103420?pwd=S3Bkblp5bkVaM0xuZEZzYU1wVktiUT09>

Passcode: 874386

Or iPhone one-tap :

US: +13126266799,,96235103420# or +19292056099,,96235103420#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Webinar ID: 962 3510 3420

International numbers available: <https://ytown.zoom.us/j/96235103420>

Zoom Instructions for Participants

To join the conference by phone:

1. On your phone, dial the teleconferencing number provided above.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.

Before a videoconference:

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. Details, phone numbers, and links to videoconference or conference call is provided below. The details include a link to “Join via computer” as well as phone numbers for a conference call option. It will also include the 9-digit Meeting ID.

To join the videoconference:

1. At the start time of your meeting, enter the link to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your audio at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without the link by going to join.zoom.us on any browser and entering the Meeting ID provided.

If you are having trouble hearing the meeting, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number.
2. Enter the Meeting ID number (also provided above) when prompted using your touch- tone (DTMF) keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2- digit participant ID to be associated with your computer.

Participant controls in the lower left corner of the Zoom screen:



Using the icons in the lower left corner of the Zoom screen, you can:

- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand during Call to the Public
- Change your screen name that is seen in the participant list and video window
- Share your screen

Somewhere (usually upper right corner on your computer screen) on your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants.

If you have any further questions or concerns, please email or call the Planning Department at planning@ytown.org or 734-485-3943.

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
MINUTES OF THE DECEMBER 3, 2020 REGULAR MEETING**

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

Commissioners Present: Chair Marsha Kraycir and Commissioners Elizabeth El-Assadi, Jimmie Wilson Jr.

Absent: Gage Smith and Morgan McGovern

Others in Attendance: Dennis McLain, Township Attorney; Jason Iacoangeli, Planning Director; John Douglas Dillon, Township Resident

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF THE SEPTEMBER 2, 2020 REGULAR MEETING MINUTES

A motion was made by Commissioner El-Assadi, supported by Commissioner Wilson to approve the minutes of the September 2, 2020 Regular Meeting. The motion carried unanimously.

4. APPROVAL OF AGENDA

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

5. PUBLIC HEARINGS AND PLAN REVIEW

- 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.**

Jason Iacoangeli, Planning Director; stated that the Property Owner of the above listed properties is asking for relief from the Accessory Structure and Use ordinance in order to erect a pole barn on his property at 7808, 7836, 7864, and 7892 Hitchingham. There are four parcels that are roughly 1.5 acres each. He is looking to erect a 30x50 pole barn on the

property. The Property Owner stated that the property will not perk. And therefore, will not accommodate a conventional septic field for a home and there are no public utilities available that are of a reasonable cost to provide sewage to these lots, rendering the lots unbuildable for a home. In order to have an accessory structure you have to have a primary structure, in this case a single family home. 1.5 acres is required for a pole barn so some of the properties will have to be combined in order to meet the size requirement. All adjacent zoning districts are R3 except for across the street is zoned for planned development, a subdivision neighborhood.

The PO is requesting a variance in order to erect a pole barn without a primary structure on the property in order to get some sort of use because again there's no utilities and he states that the health department has told him that the property will not allow for any septic system not allowing them to be buildable lots for a single family home.

Chair Kraycir asked how far is the pole barn from the residential development? Mr. Iacoangeli replied that there has been a plot plan provided with setbacks.

Township Attorney, Dennis McLain asked can the lots be combined? Mr. Iacoangeli stated we need to discuss in this meeting the requirement of combining of some of the lots.

Commissioner El-Assadi asked how four parcels won't perk but next door will? Mr. Iacoangeli stated evidence needs to be provided by the PO that the land won't perk.

Chair Kraycir asked Mr. Iacoangeli if he could define perk. Mr. Iacoangeli stated that it is a test that is done using a backhoe where a septic co that is licensed comes out and digs into the ground and tests the soil suitability to find out whether or not it will handle the affluent from a house, waste water and sewage. If the ground will handle allowing those liquid or fluids to percolate through the ground into the ground water table. Some soil materials allow for it and others, like clay, do not. There are cases where a certain property will not accommodate a septic system and there is no sewer available at the street.

Discussion followed regarding the combination of parcels and then the future of perhaps re-splitting the parcels.

Mr. Dillon stated that the land is dead land. He has a letter from the sanitarian for Washtenaw County stating there is 1.5 ft of sand 2 ft is needed. He had the property split into four parcels in the hope of building four homes. He would like to combine all four parcels and his plan is to put the pole barn on the most feasible portion of the land, so as to not cause drainage issues. Mr. Dillon intends to build a barn that satisfies all of the Township requirements. He does not plan to run a business out of it, his plan is only to use it as personal storage. Mr. Dillon states that he cannot build a house on the parcel and he cannot sell it because it cannot be built on, so he is just trying to get some use out of the property that he pays taxes on.

Township Attorney, Dennis McLain asked Mr. Iacoangeli, what is your opinion as the Planning Director, of putting a barn on a property without a primary residence to go with it? Mr. Iacoangeli's concern is not the structure but the future of it. If the pole barn will give Mr. Dillon some relief and some use of the property, I can see that being feasible. He'd request a removal agreement, if Mr. Dillon ever was to sell the property, he should be required to remove the structure. We don't want the accessory building to be sold to someone who we don't know what they are going to use it for. We know what Mr. Dillon intends to use it for, to store personal affects. Township Attorney, McLain stated, any kind of removal agreement can be extremely difficult to enforce.

Commissioner El-Assadi stated that combining and re-splitting lots could cause an assessing issue.

A motion was made by Commissioner Wilson to deny the request, there was no support.

A motion was made by Commissioner El-Assadi to table the request for further research, supported by Commissioner Wilson

Kraycir: Yes Wilson: Yes El-Assadi: 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

Mr. Dillon asked if a garage could be built on the property instead of a pole barn, so at a later time a house could be built. He was unaware that the land would not perk.

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

None

10. ADJOURNMENT

None

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

The meeting was adjourned at approximately 7:23pm

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 Parcels K-11-32-400-012 thru 015

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, 7808 Hitchingham Road, parcel K-11-32-400-015, 7892 Hitchingham Road, K-11-32-400-012 and 7864 Hitchingham Road, parcel K-11-32-400-013.

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-2, One-Family Residential, and is master planned SFR-2.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Ford Lake	N/A	N/A
South	Single Family Residential	PD	SFR-4
East	Single Family Residential	R-2	SFR-2
West	Single Family Residential	R-2	SFR-2

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 a exceptional constraint.

Staff comment: The property is exceptionally long and narrow. In addition, the home is closer to the rear or lake side of the property than the front, creating an exceptionally large front yard.

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 fence height variance is necessary for the preservation and enjoyment of a substantial property right as possessed by other properties in the same vicinity. Other homes in the area have accessory structures, such as fences, in the front yard in order to maximize the view of Ford Lake.

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 variance will not be substantially detrimental to the neighboring properties. The fence would not extend into the side or front plane of the neighbor to the east.

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 home was not built by the property owner.

ANALYSIS

Township Zoning Ordinance, Section 2114, states that privacy fences greater than 3.5 feet in height may not be permitted in the front yard. According to Township Zoning Ordinance, Section 201, Definitions, the front yard is, "An open depth of which is the

minimum horizontal distance between the front lot line and the nearest point of the main building.” The main building is the home.

Many homes surrounding Ford Lake treat the defined front yard as a rear yard and vice versa. We hope to explore exceptions for lakefront properties in the future Zoning Ordinance amendments to align with current practice.

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 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, to consider comments presented during this public hearing.”

Approve

“I move to approve 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 9729 Textile Road, parcel K-11-23-400-040, as the following practical difficulties have been noted:

1. The applicant shall obtain the necessary zoning permit from the Office of Community Standards.

Denial

“I move 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 9729 Textile Road, parcel K-11-23-400-040, due to the following reason(s):

Please provide reasons for denial in the motion”

Respectfully Submitted,

Charlotte Wilson

9749 Textile Road – Variance Fence
February 7, 2020

Page 5 of 5

Charlotte Wilson, AICP
Planning & Development Coordinator

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) _____ Lot _____ Subdivision _____
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.

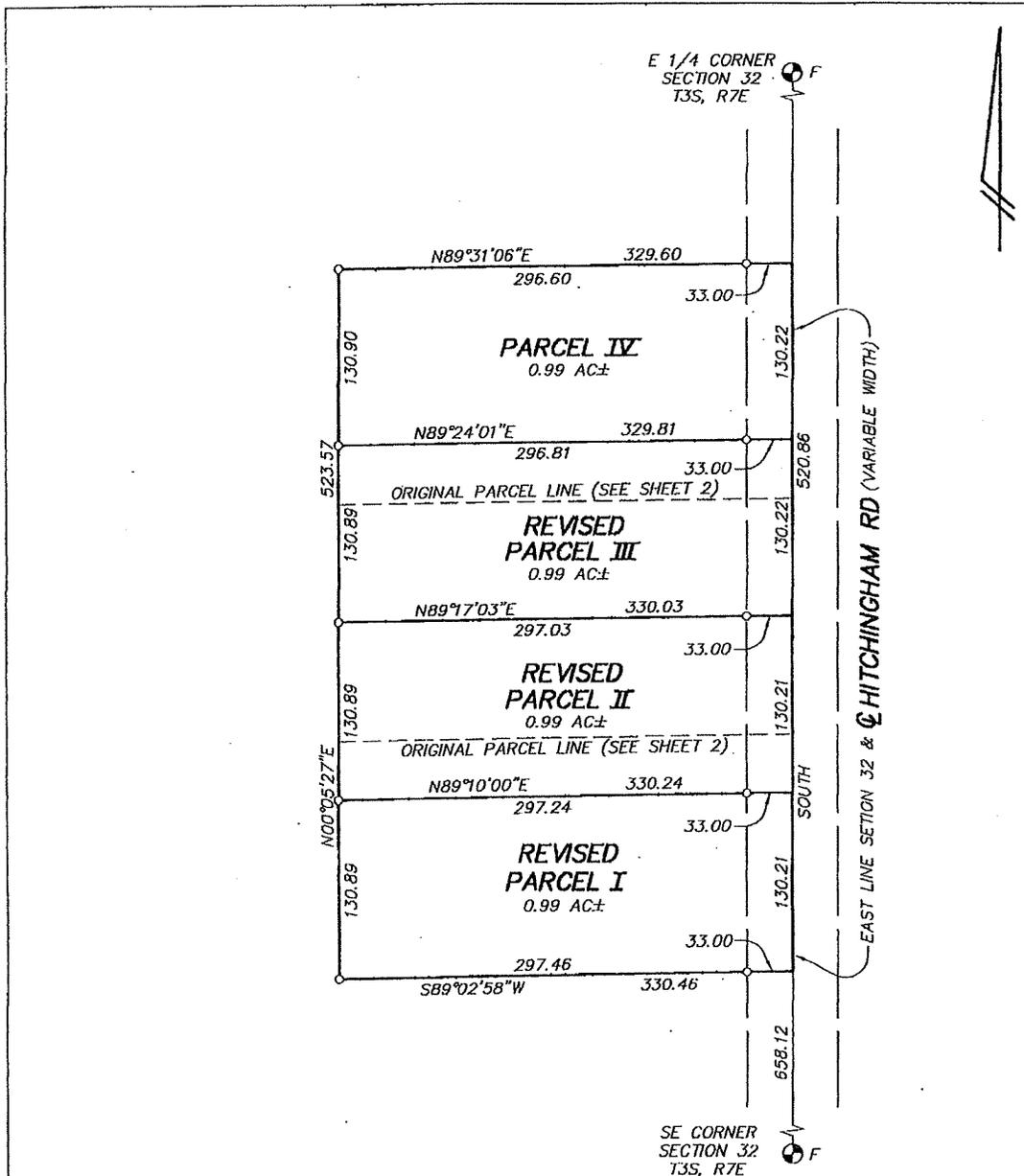
The current Township code requires 5 acres to build a barn/garage, and these four parcels total just under 4 acres, so I am asking for a variance. Please note the location is backed up by a farm field with acreage between the two houses surrounding my property. There are other barns and garages in the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

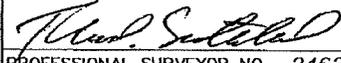
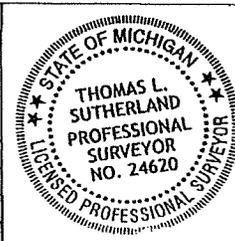
Commencing at the Southeast corner of Section 32, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan; thence NORTH 658.12 feet along the East line of said Section and the centerline of Hitchingham Road to the POINT OF BEGINNING; thence S89°02'58"W 330.46 feet; thence N00°05'27"E 174.52 feet; thence 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.

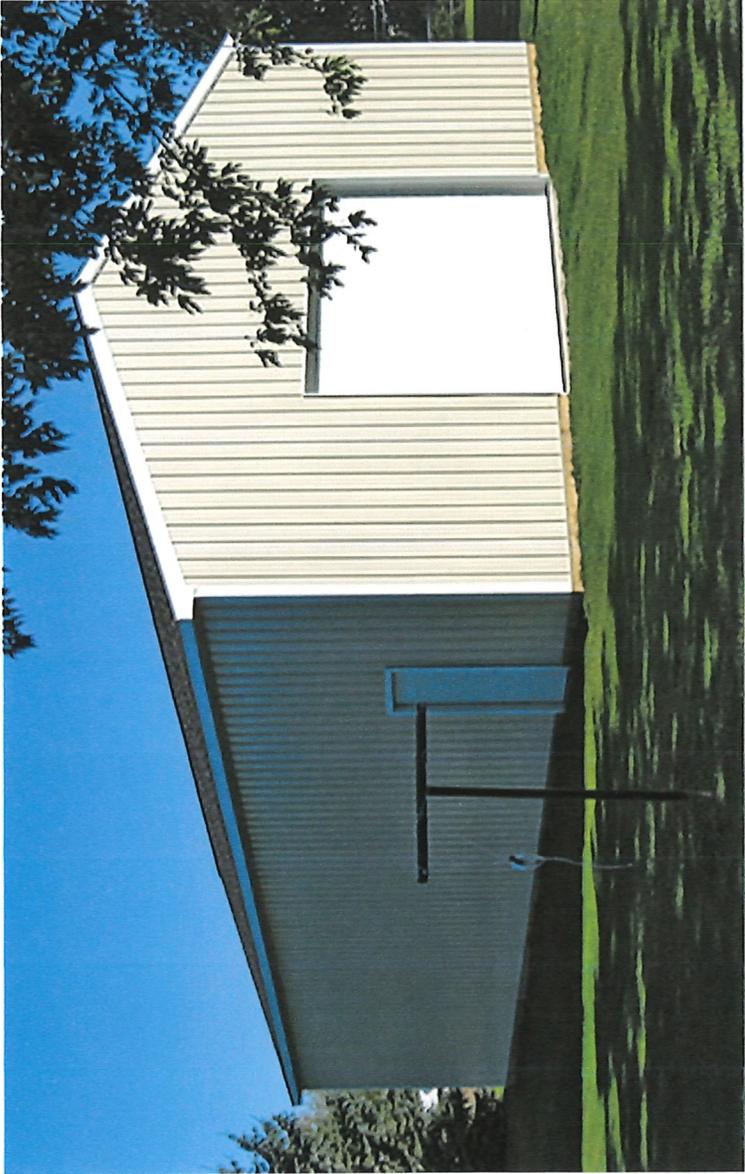
ORIGINAL PARCEL II (K-11-32-400-010)

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.

SCALE: 1 INCH = 100 FEET		 PROFESSIONAL SURVEYOR NO. 24620
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	
	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>		







© 2011 Washenaw County

8/20/2020

1:800

Geographic Information System

NOTE: Parcels may not be to scale.
 The information contained in this document was prepared by Washenaw County for general informational purposes only and is not intended to be used for any other purpose. The information is provided with the understanding that the user assumes all responsibility for the use. No assurance of legal status of the data is hereby provided.

THIS MAP REPRESENTS PARCELS AS THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHENAW COUNTY LOCALIZATION DEPARTMENT AND CAN BE CONTACTED BY CONTACTING THEM AT 517.423.6800.

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

Zoning Board of Appeals

Staff Report

Variance – Vacant Property at 8067 Lake Crest Drive Parcels K-11-22-250-043

January 26, 2021

CASE

The applicant is requesting consideration of a variance from Zoning Ordinance Article XX Section 2000 Schedule of Regulations for property zoned R-4 Single Family Residential for the construction of a new single-family home. The applicant is asking for consideration with regard to the front yard setback and the side yard setback portion of the Ordinance.

APPLICANT

Christina Petrarca
45282 Gerald Ct.
Canton MI, 48188

LOCATION AND SUMMARY OF REQUEST

The subject property is located on the north side of Lake Crest Drive on Ford Lake. Lake Crest Drive runs along the edge of Ford Lake on a peninsula that is located off of South Huron River Drive. The property is zoned R-4 One Family Residential.

CROSS REFERENCES

Township Zoning Ordinance – Article II Construction of Language and Definitions
Township Zoning Ordinance – Article XX Section 2000 Schedule of Regulations
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph(s) – 8067 Lake Crest Drive

****Not to scale**



SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned R-4, One-Family Residential, and is master planned SFR-2.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Ford Lake	N/A	N/A
South	Single Family Residential	R-4	Neighborhood Preservation (NP)
East	Single Family Residential	R-4	Neighborhood Preservation (NP)
West	Single Family Residential	R-4	Neighborhood Preservation (NP)

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 a exceptional constraint.

Staff comment: The property has extreme topography on the Lake Side of the lot making the rear seventy 70' feet of the lot unsuitable for building. Further, building on extreme slopes leads to additional soil erosion.

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 majority of the homes along Lake Crest Drive along the north side of the road on Ford Lake are built closer to the road to avoid the topography along the lake side.

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 variance will not be substantially detrimental to the neighboring properties. The new home would be placed on the lot in the same manner many of the homes along Lake Crest are located.

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 topography of the lot at 8067 Lake Crest is not a self-created hardship.

ANALYSIS

Township Zoning Ordinance, Section 2000, requires that the Front Yard Setback for homes in the R-4 District be twenty (25') feet. The applicant is seeking a variance in the amount of five (5') feet to place the house setback at twenty (20') feet from the property line. Also, the applicant is seeking a variance to side yard setback. The R-4 Zoning District requires that the side yard setbacks be a minimum of five (5') feet from the property line total of sixteen (16') for the two setbacks. The applicant is asking for a variance to allow for the side yard setback to be 5-10" on the west side and 5-0" on the

east side for a total of 10' feet. This would require a variance in the amount of six (6') feet.

If the Zoning Board of Appeals choose to approve the variances requested the applicant will still be required to pull all necessary permits from the Ypsilanti Township Building Department for the new home construction.

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 8067 Lake Crest Drive for variances from Zoning Ordinance Section 2000, Schedule of Regulations for property zoned R-4 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 2000, Schedule of Regulations, to permit the construction of a new single family home located at 8067 Lake Crest Drive, parcel K-11-22-250-043 for the following variances:

1. Front Yard Setback Variance to allow the building to be located twenty (20') feet from the front yard setback line.
2. Side-Yard Setback to allow the home to be located 5-0" on the west side of the property and 5-0" on the east side of the property for a total of 10-0".

The variances will have the following conditions. The applicant will need to pull all necessary building and trade permits from the Ypsilanti Township Building Department.

Denial

"I move to deny the request for a variance from Zoning Ordinance Section 2000, Schedule of Regulations, to permit the construction of a new single-family home at 8067 Lake Crest Drive, due to the following reason(s):

Please provide reasons for denial in the motion"

Respectfully Submitted,

Jason Iacoangeli

Jason Iacoangeli, AICP
Planning Director

TO: Planning (Belinda)

To Whom It May Concern:

Variance request by Christina Petrarca Re: 8067 Lake Crest Drive, parcel: K-11-22-250-043.

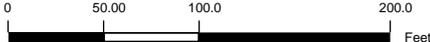
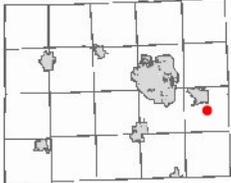
1. That, on or about 1988, I asked Mr. Silverman, who was developing the Lake Crest subdivision, about the intended use of parcel K-11-22-250-043 because I was interested in purchasing a property located at 8048 Lake Crest Drive which was across the street from the property in question. Mr. Silverman related to me that his site planners had made a "sizeable error" in locating the sewer line and street layout on the bend in the street in front of parcel K-11-22-250-043. They had accidentally cut the sewer line and street too close to the cliff and now the property remaining between the street and the cliff edge was "unbuildable." Mr. Silverman further related to me that the property would be used as a park or playground for the subdivision. I explained to Mr. Silverman that I was concerned about my small children falling off of the cliff face. He assured me that he would install a "cyclone" style fence to ensure that no one would fall off the cliff. Mr. Silverman installed the "cyclone" fence shortly after our conversation.
2. That, 33 years hence, someone, in their ultimate real estate wisdom, deemed that the parcel in question was "buildable." The parcel in question is NOT "buildable"
3. That the set back variance necessary to accommodate a single family home without anyone stepping outside of the back door and falling 100 feet to their death would be ridiculously close to the street.
4. That no person voting on this variance should do so without first observing the steepness of the 100-foot drop from the backside of the parcel in person and with their own eyes.
5. That, if the variance is permitted, it would only be permitted if a six foot high fence is installed to surround the entire property, including blocking the short driveway, to prevent any child from wandering into the rear of the property and accidentally falling over the cliff to their death. That the fence cannot be a "cyclone" type fence but must be an aesthetic-looking fence.
6. That granting a variance to Christina Petrarca will de-value my property and will obstruct my view of Ford Lake.
7. That whoever conveyed to Christina Petrarca that the parcel K-11-22-250-043 was a "buildable lot" lied to her.
8. That no further action be taken on this proposal until:
 - First: That all members who will be voting on this variance visibly inspect the parcel in question and the severe drop-off from the parcel to the lake frontage below.
 - Second: That voting "yes" on this variance proposal without first observing with one's own eyes the physical danger that any child living near the parcel will be exposed to would be a dereliction of duty by those members voting in favor of the variance from zoning ordinance Article XX Section 2000 Schedule of Regulations.

Third: That anyone voting "yes" to this zoning variance requested by Christina Petrarca is admitting responsibility and liability to any injury or fatality resulting from any fall from the rear of the parcel known as K-11-22-250-043.

Fourth: That this Board make a determination as to who made the decision that this parcel was "buildable" for a single-family home, what their mathematical criteria was based on and whether or not the person who made this decision was qualified to make such a decision in the first place.

Sincerely, Josephine B. Chinchon, Owner of 8048 Lake Crest Drive, Ypsilanti
Cell: (734) 646-2020

Ford Lake



1: 1,200

1/5/2021



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.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

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: 8067 Lake Crest Dr Parcel ID #: K-11-22-250-043 Zoning Residential
Lot Number: Lot 29 Subdivision: Ford Lake Heights Sub

III. APPLICANT INFORMATION

Applicant: Christina Petrarca Phone: (734)502-5897
Address: 45282 Gerald Ct City: Canton State: MI Zip: 48188
Fax: _____ Email: christinapetrarca@comcast.net
Property Owner: Self Phone: _____
Address: as above City: _____ State: _____ Zip: _____
Fax: _____ Email: as above

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Christina Petrarca represents Self :
Applicant Property Owner

1. That Christina Petrarca is/are the owner(s) of lot(s) Lot 29 located in the Ford Lake Heights
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 8067 Lake Crest Dr and the property is
Address
zoned Residential
Zoning District

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

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


Applicant Signature

Christina Petrarca
Print Name

9/9/2020
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 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.

Application for Variance

Address: 8067 Lake Crest Drive
Parcel ID #-11122-250-043,
Lot Number: 29, Ford Lake Heights Subdivision

Applicant: Christina Petrarca,
45282 Gerald Ct., Canton, MI 48188,
email: christinapetrarca@comcast.net

Project Description

Our request was suggested by a Township Official that had knowledge of this specific lot which offers a beautiful lake front view along with significant development constraints. Proposed is a single story house with walkout lower level as shown on the attached site plan and sectional drawings. Our goal is to construct this house and protect the existing slope.

Variance request for reduction in the front setback from 25 feet to 20 feet to allow construction of a home on a by-passed lake front lot overlooking Ford Lake. The proposed plan is to match the lower level to the current steep slope thus minimizing slope erosion and providing structural stabilization for house and slope.

Neighboring houses comply with the 25 feet setback. The house on Lot 31 to the west sets back 26 - feet and the house on Lots 27 and 28 to the east ranges from 27 to 30 feet. Five additional feet of lot width has been acquired from Lot 28 thus providing frontage of 60 feet along the front property line of the new lot 29 and 63 feet of width at the 20 feet setback as requested.

Side yard setbacks of 6 feet minimum with a total of 16 feet for both sides will be maintained.

The structural foot print of the house is 1776 sf including the attached garage. Driveway, access walks and walkout patio adding 1140 sf for a total impervious area of 2915 sf resulting in an impervious factor of 26.5 percent of the 10,988 sf parcel. Storm water from the front portion of the property and roof drains will flow to the street.



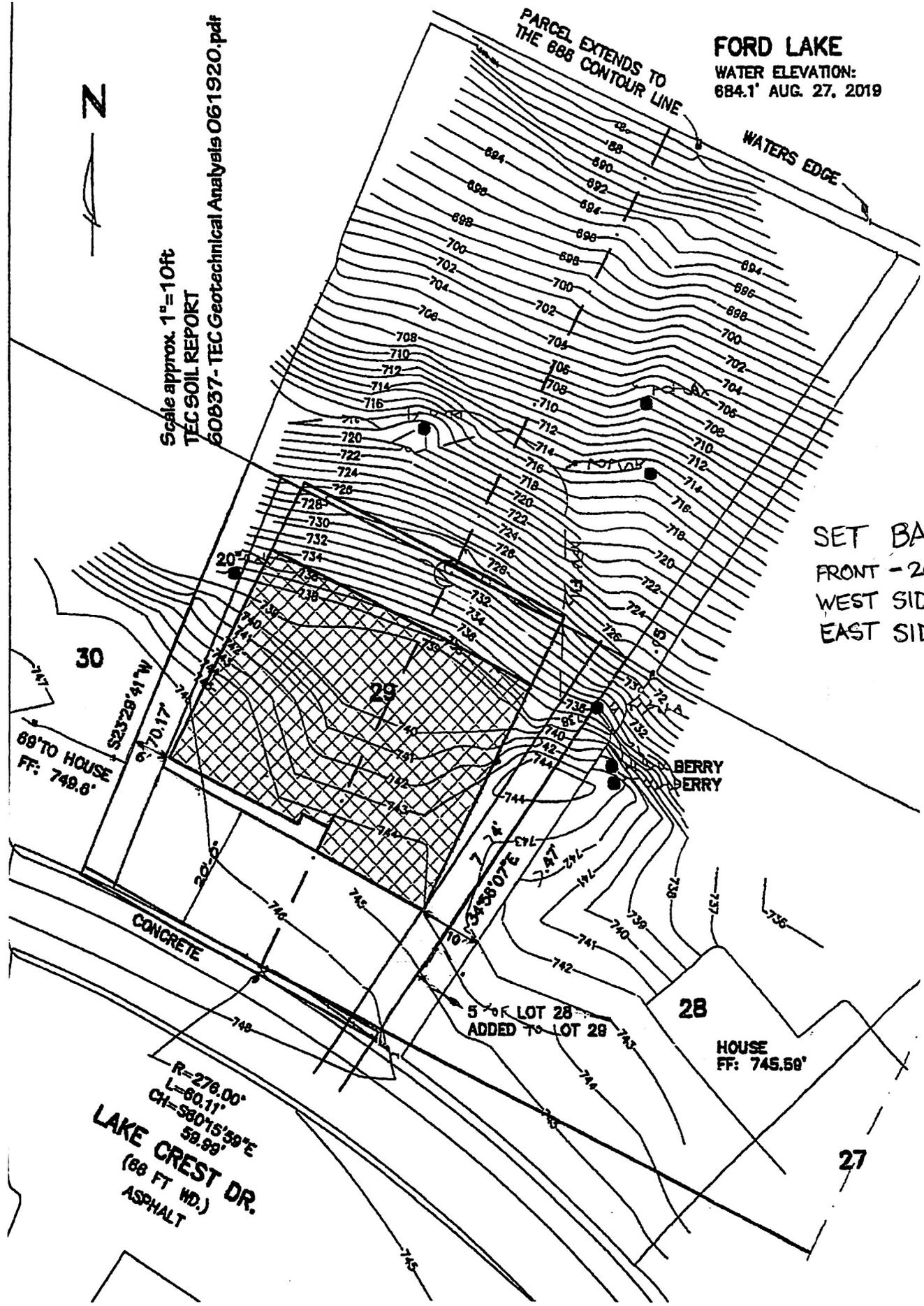
Scale approx. 1"=10ft
 TEC SOIL REPORT
 60837-TEC Geotechnical Analysis 061920.pdf

PARCEL EXTENDS TO
 THE 688 CONTOUR LINE

FORD LAKE
 WATER ELEVATION:
 684.1' AUG. 27, 2019

WATERS EDGE

SET BACKS
 FRONT - 20'
 WEST SIDE - 6'
 EAST SIDE - 10'



30

29

BERRY BERRY

28

HOUSE
 FF: 745.59'

27

R=276.00'
 L=60.17'
 CH=580°15'59"E
 59.89'
 LAKE CREST DR.
 (66 FT WD.)
 ASPHALT

68' TO HOUSE
 FF: 749.6'

CONCRETE

5' x 6' LOT 28
 ADDED TO LOT 29

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

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**Zoning Board of Appeals
Staff Report
Temporary Use Permit – 3020 Washtenaw Avenue
ZBA 2021-03**

CASE

The applicant is requesting a temporary use permit for the temporary outdoor sale of fireworks from June 10, 2021 to July 16, 2021 for a site zoned B-3, General Business located at 3020 Washtenaw Avenue, parcel K-11-06-325-031.

APPLICANT

Mr. Richard Tapper
Phantom Fireworks
7376 Rafford Lane
West Bloomfield, MI 48322

LOCATION AND SUMMARY OF REQUEST

The subject property at 3020 Washtenaw Avenue is located near the intersection of Washtenaw Avenue and Golfside Road. In the request dated February 2, 2021, the applicant has proposed to erect a 40'x40' tent for the display and sale of Class 'C' fireworks. In addition to the sales area, the applicant is proposing the utilization of one 8' x 40' steel pod for the storage of items not on display. This steel pod will also be located within the parking lot area 25' from the tent. Also included in this request is approval of a 16'x5' banner to be placed on the tent.

The lease for the site is from June 10, 2021 to July 16, 2021. The applicant is proposing to operate at this location from June 24, 2021 through July 4, 2021. The proposed operation times are 10:00 a.m. to 10:00 p.m.

CROSS REFERENCES

Township Zoning Ordinance – Section 2404.3 (exceptions and special approvals)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph(s)

3020 Washtenaw Avenue

**Not to scale*



Blue rectangle: 8'x40' steel storage pod

Red square: 40'x40' tent

Access around tent meets fire code minimum of 20'

No buildings within 20' of tent/steel storage pod

No vehicle parking within 10' of tent/steel storage pod

Steel storage pod is at least 25' away from tent

SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned B-3, general business and is master planned urban commercial.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Multiple Family Residential	RM-2	MFR-2
South	Commercial	B-3	General Commercial
East	Commercial	B-3	General Commercial
West	Commercial	B-3	General Commercial

ANALYSIS

In January 2012, the State of Michigan enacted new legislation in relation to the sale of fireworks within the State of Michigan. As part of this new legislation, the local municipality no longer has the authority to inspect or regulate the sale of fireworks within their jurisdiction. All inspections shall be conducted by State inspectors.

With that said, it is of the opinion of staff that the local jurisdiction, particularly in this case the ZBA, has the authority to grant a temporary use permit for the erection of a tent and the outdoor display and storage of goods, or in this case fireworks.

The applicant has proposed to erect a 40' x 40' tent in order to display and sell what is described as Class 'C' fireworks that are permitted by the State of Michigan. In addition to the tent, the applicant has also proposed to have an 8' x 40' storage container to store good when not on display.

The applicant has provided this office with a certificate of insurance for which is included for your review

The applicant states that the sales of said fireworks will take place from June 24, 2021 to July 4, 2021. Section 2204.3 permits the ZBA to authorize the requested permit for up to 6 months. The applicant will need to return to and gain authorization from the ZBA annually, should he wish to continue the operation in subsequent years.

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 temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2021 to July 16, 2021 for a site zoned B-3, General Business located at 3020 Washtenaw Avenue, parcel K-11-06-325-031, to consider comments presented during this public hearing.”

Approve

“I move to approve the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2021 to July 16, 2021 for a site zoned B-3, General Business located at 3020 Washtenaw Avenue, parcel K-11-06-325-031, with the following condition(s):

- All necessary building permits shall be obtained from the Office of Community Standards prior to occupying the tent.
- The applicant shall post, and make available to the public, the Township Municipal Code Section 42-210 “Fireworks” outlining when fireworks may be discharged within Ypsilanti Township.

Denial

“I move to deny the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2021 to July 16, 2021 for a site zoned B-3, General Business located at 3020 Washtenaw Avenue, parcel K-11-06-325-031, due to the following reason(s):

-

Respectfully Submitted,

Belinda Kingsley

Belinda Kingsley
Planning & Zoning Coordinator

ZBA 3/3/21 875 pickup

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

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: 3020 Washtenaw Ave. Parcel ID #: K-11-06-325-031 Zoning B-3
 Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: Richard Tapper Phone: 330-559-0776
 Address: 7376 Rafford Lane City: West Bloomfield State: MI Zip: 48322
 Fax: _____ Email: rtapper@fireworks.com
Property Owner: 3020 Washtenaw, LLC Phone: 313-910-8636
 Address: 1 West Jefferson City: Trenton State: MI Zip: 48183
 Fax: _____ Email: hasssaad@crunchannarbor.com

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Richard Tapper represents 3020 Washtenaw, LLC :
Applicant Property Owner

- That 3020 Washtenaw, LLC is/are the owner(s) of lot(s) _____ located in the _____
Property Owner Lot Subdivision
 Subdivision, Ypsilanti Township, Michigan, otherwise known as 3020 Washtenaw Ave. and the property is
Address
 zoned _____
Zoning District
- That the petitioner hereby request Temporary Use under Section _____ Article _____ of the Ypsilanti Township
Variance/Temporary Use Section Article
 Zoning Ordinance.
/Regular Meeting
- The petitioner further state that RT have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
 applies to this petition.
- That the following is submitted in support of the petition (attach all pertinent data to support the request).

Richard Tapper Richard Tapper 2-2-2021
 Applicant Signature Print Name Date



Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

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<input type="checkbox"/> The application is filled out in its entirety.	<input 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.



Property Name: 3020 Washtenaw, LLC
Address: 3020 Washtenaw, Ypsilanti, MI. 48197

Landlord Lease Terms: June 10th, 2021 through July 16th, 2021

Hours of Operation: June 24th 2021 – July 4th 2021 10 am –10 pm

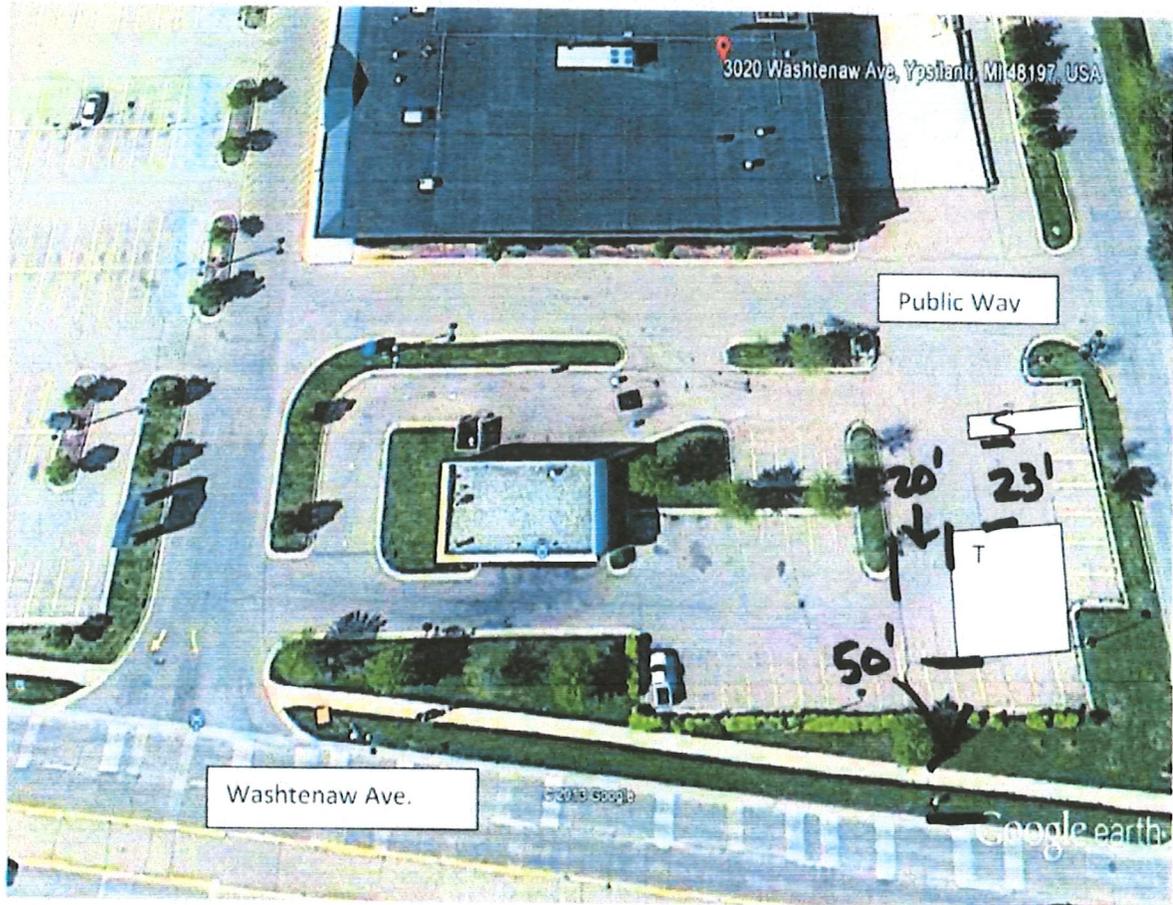
Size of Equipment: Flame Retardant Tent: 40' x 40'
Fire Proof Storage Unit 8' X 40'

Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan.

Insurance: \$10 million dollars in product, personal and property liability.
Participants-2-4 people
We follow NFPA 1123, 1124, and 1125 regulations.

Thank You,
Richard Tapper
State Regional Manager/ Michigan
330-559-0776

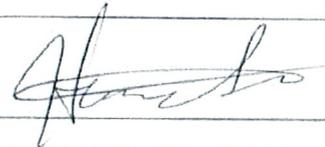
Ypsilanti, 3020 Washtenaw Ave, Ypsilanti, MI. 48197- In Ypsilanti Township- East of Victory Oil Change



T- Tent 40'X40' S- Storage Unit 8'X40' X Generator

There are no gas stations within 50 feet on this property or surrounding properties or propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet. There are public ways within 150 feet of the tent and storage unit.

There are over 24 car spaces available for use.

x  Date 2-20-21

Phantom Fireworks Eastern Region, LLC

2445 Belmont Ave, Youngstown, Ohio 44505
330-746-1064

PROPERTY PERMISSION FORM

The undersigned, owner and/or controlling party, of the property listed below hereby grants permission to Phantom Fireworks Eastern Region, LLC to use the property for the temporary sale of fireworks at the following location:

Name: 3020 Washtenaw, LLC

Parcel No: K-11-06-325-031

Address: 3020 Washtenaw Ave

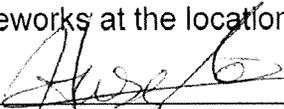
City: Ypsilanti Township

ST: MI

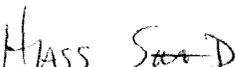
Zip: 48197

County: Washtenaw

This Temporary Use Permission Form is for the purposes of obtaining state and local licenses, permits, and other uses pertinent to the retail sale of Class C state approved fireworks at the location for the 2021 season.



Signature



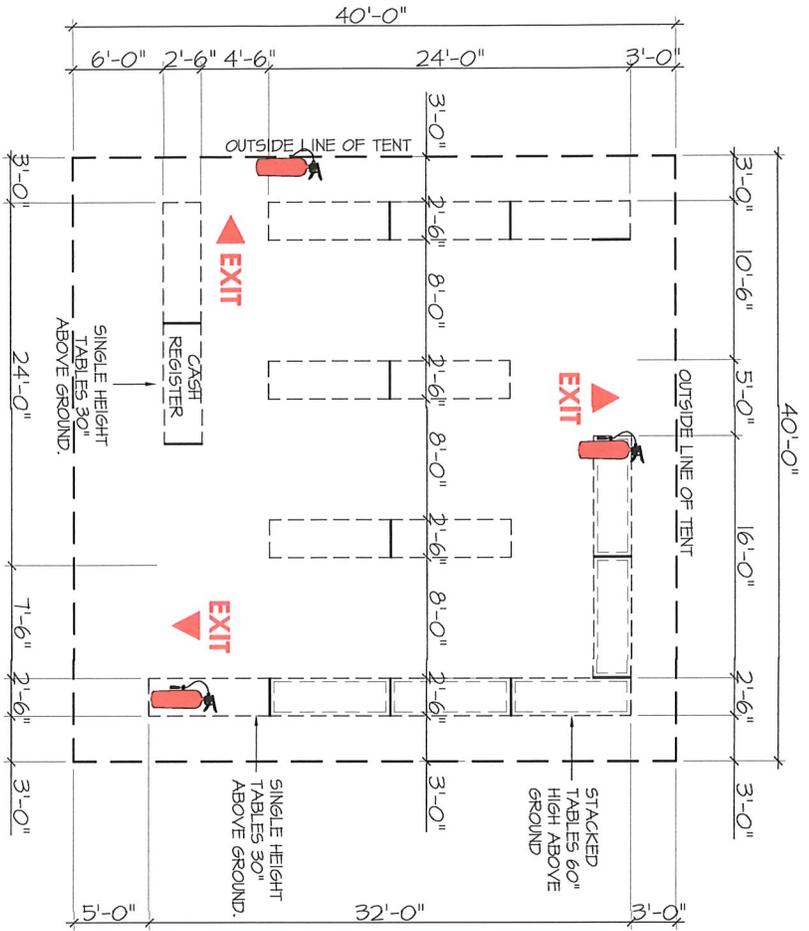
Name- Please Print – Property Owner/Controller of Property



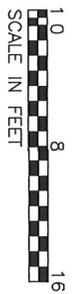
Company/Title



Date



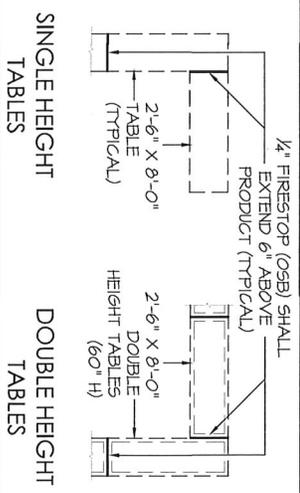
A 40' X 40' TENT LAYOUT AND EVACUATION PLAN
 A-1.04 SCALE : 1/8" = 1'-0"



GENERAL NOTES

- 1) TENT SHALL HAVE (2) TWO FIRE EXTINGUISHERS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE. MAINTAIN A MAXIMUM TRAVEL DISTANCE OF NOT GREATER THAN 35'-0" TO EITHER EXTINGUISHER. PROVIDE (1) ONE 5# ABC CHEMICAL RATED 3A BC AND (1) ONE 2 1/2 GALLON RATED 2A.
- 2) TENT SHALL HAVE (3) THREE EXITS AS SHOWN ON THE FLOOR PLAN DRAWING.
- 3) SINGLE HEIGHT TABLES SHALL BE 30" ABOVE THE GROUND.
- 4) STACKED TABLES SHALL BE 60" ABOVE THE GROUND.
- 5) THE AISLE AND EXIT WIDTHS SHALL BE 48" OR GREATER AS SHOWN ON THE FLOOR PLAN.
- 6) ALL MERCHANDISE SHALL BE SET BACK FROM THE TENT PERIMETER A MINIMUM OF 3'-0".
- 7) WEIGHT OF PRODUCT IS 10400 POUNDS.
- 8) FLAME BREAK LOCATIONS ARE AT 8'-0" INTERVALS AND SHALL EXTEND UP VERTICALLY 6" ABOVE THE PRODUCT. NO FLAME BREAK IS REQUIRED WHEN A 48" OR GREATER SPACE IS BETWEEN TABLES.
- 9) PERCENTAGE OF PRODUCT IS EQUAL OR LESS THAN 40% OF THE FLOOR AREA OF THE TENT.
- 10) PERCENTAGE OF PRODUCT TO FLOOR AREA OF 40 X 40 TENT IS 21.25%.

TYPICAL FIRESTOP DETAIL



REVISION	DATE	DESCRIPTION

CHECKED BY: AAE
 DRAWN BY: JDS
 JOB NO.: 2012-09
 SHEET NO.: A-1.04
 DATE: 05-10-2012

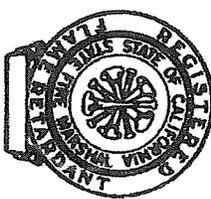


Sign Banner on Tent- Tent is 18' High
16'X5'

Certificate of Flame Resistance

REGISTERED APPLICATION NUMBER

F1214



MANUFACTURERS OF THE FINISHED TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable) and were supplied to:

S & R TENT
30124 CALAHAN

ROSEVILLE

MI

48066

Certification is hereby made that: The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshal Code, equal to exceeds NFPA 701, CPAI 84, ULC 109. The method of the FR chemical application is:

Serial #:	(0001)
Description of item certified:	40 x 40 Party Mate Tent

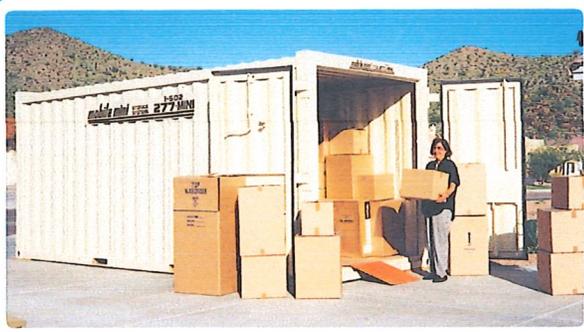
Flame Retardant Process Used Will Not Be Removed By Washing And Is Effective For The Life Of The Fabric

JOHN BOYLE & CO
STATESVILLE, NC
 Name of Applicator of Flame Resistant Finish

Date of Manufacture	4/22/98
Order Number	183683



PORTABLE STORAGE CONTAINERS



- Container delivered to your home or business provides secure & convenient ground level access.
- Units available with shelving and painted light beige for quality appearance.
- All steel containers include your choice of patented door & locking systems.
- Easy opening, waist high, single lever doors on one end, both ends or sides.
- Sizes range from 10' to 40' lengths and 8' or 10' widths.

ANYONE CAN SELL STORAGE - WE SELL SECURE STORAGE!

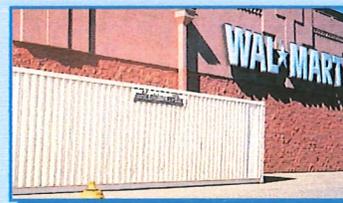
Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock[™].



COMMERCIAL APPLICATIONS

Trusted for Over 25 Years

Ideal for job site, additional warehouse or seasonal storage needs. Mobile Mini's secure containers are available in 100 different sizes and configurations to meet your needs at your location. Our high security containers are used by over 100,000 customers nationwide.



RESIDENTIAL APPLICATIONS

Storage Made Easy

Ideal for home remodels! A Mobile Mini storage container delivered to your home provides easy and convenient, ground-level access and easy opening doors. Our hassle free low cost service allows you to access your belongings anytime at your location and eliminates the need to rent a truck or drive to a self storage facility.



WIDER IS BETTER 10' Wide Storage Units

An exclusive Mobile Mini product, our extra-wide storage units are ideal for palletized storage. 20% more square footage, but 40% more usable space compared to a standard 8' wide unit! Units are 10' wide and available in lengths of 18' or 25'.



DOORS WHERE YOU NEED THEM Maximize your Storage Space

Our standard rental units are equipped with our exclusive high-security doors on one end. We also offer rental units with our doors on both ends or on the sides for efficient storage and convenient side or end access. Side door configurations are available with one to four side double doors. The choice is yours!



CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Zoning Board of Appeals
Staff Report
Temporary Use Permit – 2299 Ellsworth Road
ZBA 2021-02**

CASE

The applicant is requesting a temporary use permit application for the temporary outdoor sale of fireworks from June 24, 2021 to July 4, 2021 for a site zoned B-3, General Business located at 2299 Ellsworth Road, parcel K-11-18-100-003.

APPLICANT

Mr. Richard Tapper
Phantom Fireworks
7376 Rafford Lane
West Bloomfield, MI 48322

LOCATION AND SUMMARY OF REQUEST

The subject property at 2299 Ellsworth Road is located near the intersection of Ellsworth Road and Hewitt Road, and is known as Roundtree Shopping Center. In the request dated January 12, 2021, the applicant has proposed to erect a 40'x40' tent for the display and sale of Class 'C' fireworks. In addition to the sales area, the applicant is proposing the utilization two 8' x 40' steel pods for the storage of items not on display. The steel pods will also be located within the parking lot area 25' from the tent. Also included in this request is approval of a 16'x5' banner to be placed on the tent.

The lease for the site is from June 10, 2021 to July 16, 2021. The applicant is proposing to operate at this location from June 24, 2021 through July 4, 2021. The proposed operation times are 10:00 a.m. to 10:00 p.m.

CROSS REFERENCES

Township Zoning Ordinance – Section 2404.3 (exceptions and special approvals)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph(s)

2299 Ellsworth Road

**Not to scale*



Blue rectangles: 8'x40' steel storage pods

Red square: 40'x40' tent

No buildings within 20' of tent/steel storage pod

No vehicle parking within 10' of tent/steel storage pod

Steel storage pod is at least 25' away from tent

SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned B-3, general business and is master planned general commercial.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

Direction	Use	Zoning	Future Land Use Designation
North	Commercial	B-3	General Commercial
South	Commercial	B-3	General Commercial
East	Commercial	B-3	General Commercial
West	Commercial	B-3	General Commercial

ANALYSIS

In January 2012, the State of Michigan enacted new legislation in relation to the sale of fireworks within the State of Michigan. As part of this new legislation, the local municipality no longer has the authority to inspect or regulate the sale of fireworks within their jurisdiction. All inspections shall be conducted by State inspectors.

With that said, it is the opinion of staff that the local jurisdiction, particularly in this case the ZBA, has the authority to grant a temporary use permit for the erection of a tent and the outdoor display and storage of goods, or in this case fireworks.

The applicant has proposed to erect a 40' x 40' tent in order to display and sell what is described as Class 'C' fireworks that are permitted by the State of Michigan. In addition to the tent, the applicant has also proposed to have an 8' x 40' storage containers to store good when not on display.

The applicant has provided this office with a certificate of insurance which is included for your review.

The applicant states that the sale of said fireworks will take place from June 24, 2021 to July 4, 2021. Section 2204.3 permits the ZBA to authorize the requested permit for up to 6 months. The applicant will need to return to and gain authorization from the ZBA annually, should he wish to continue the operation in subsequent years.

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 temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2021 to July 16, 2021 for a site zoned B-3, General Business located at 2299 Ellsworth Road, parcel K-11-18-100-003, to consider comments presented during this public hearing.”

Approve

“I move to approve the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2021 to July 16, 2021 for a site zoned B-3, General Business located at 2299 Ellsworth Road, parcel K-11-18-100-003, with the following condition(s):

- All necessary building permits shall be obtained from the Office of Community Standards prior to occupying the tent.
- The applicant shall post, and make available to the public, the Township Municipal Code Section 42-210 “Fireworks” outlining when fireworks may be discharged within Ypsilanti Township.

Denial

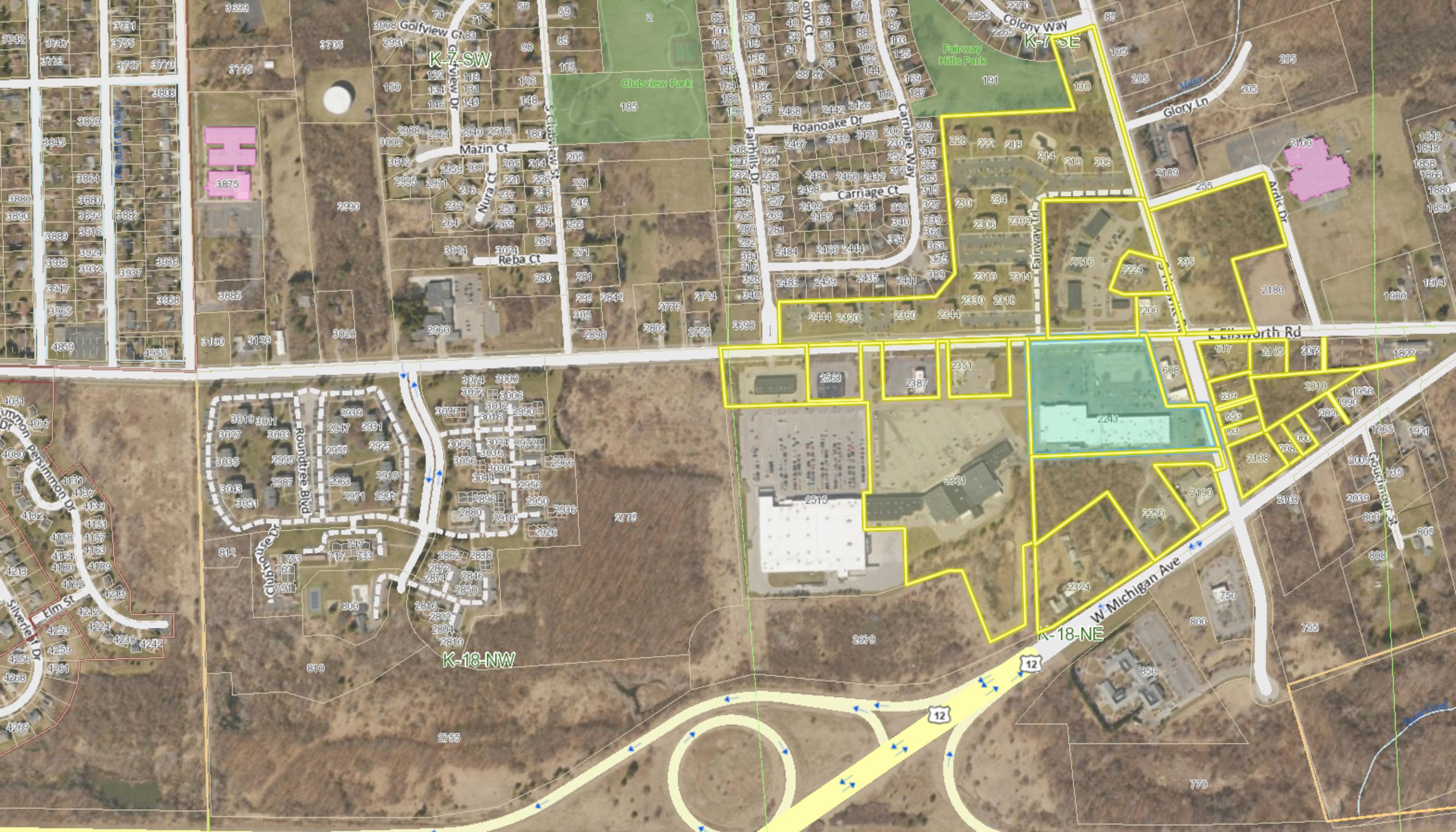
“I move to deny the temporary use permit application for the temporary outdoor sale of fireworks from June 10, 2021 to July 16, 2021 for a site zoned B-3, General Business located at 2299 Ellsworth Road, parcel K-11-18-100-003, due to the following reason(s):

-

Respectfully Submitted,

Belinda Kingsley

Belinda Kingsley
Planning & Zoning Coordinator



K-7-SW

K-7-SE

K-18-NW

K-18-NE

12

12



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: 2203-2299 Ellsworth Parcel ID #: K-11- Zoning _____
Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: Richard Tapper Phone: 330.559.0776
Address: 7376 Rafford Lane City: West Bloomfield State: MI Zip: 48322
Fax: _____ Email: rtapper@fireworks.com
Property Owner: Sam Ramadian/ Triple Crown Management Company Phone: 859.393.6203
Address: P.O. Box 3185 City: Fairview Heights State: IL Zip: 62208
Fax: _____ Email: sa.triplecrown@yahoo.com

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Richard Tapper represents Triple Crown Mgt/Sam Ramadian :
Applicant Property Owner

- That Triple Crown Mgt/ Sam Ramadian is/are the owner(s) of lot(s) _____ located in the _____
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 2203-2299 Ellsworth and the property is
Address
zoned _____
Zoning District
- That the petitioner hereby request Temporary use under Section _____ Article _____ of the Ypsilanti Township
Variance/Temporary Use Section Article
/Regular Meeting
Zoning Ordinance.
- The petitioner further state that RT have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
applies to this petition.
- That the following is submitted in support of the petition (attach all pertinent data to support the request).

Richard Tapper
Applicant Signature

Richard Tapper
Print Name

1/12/2021
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 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.



Property Name: Ypsilanti Roundtree

Address: 2203-2299 Ellsworth Road, Ypsilanti, MI. 48197

Landlord Lease Terms: June 10th, 2021 through July 16th, 2021

Hours of Operation: June 24th 2021 – July 4th 2021 10 am –10 pm

Size of Equipment: Flame Retardant Tent: 40' x 40'

Fire Proof Storage Unit 8'X 40'

Use Clause: The retail sale of consumer sparklers, novelties, and Class C fireworks as permitted by the state of Michigan.

Insurance: \$10 million dollars in product, personal and property liability.

Participants-2-4 people

We follow NFPA 1123, 1124, and 1125 regulations.

Thank You,

Richard Tapper

State Regional Manager/ Michigan

330-559-0776

Ypsilanti-2203-2299 Ellsworth Road, Ypsilanti, MI. 48197- Roundtree Plaza in Ypsilanti Township



T-Frame Tent 40'X40' S- 2-Storage Units 8'X40' - X Generator
248 Parking spaces, 227 Parking Spaces Available on Asphalt. There is no parking within 10 feet of the tent.

There are no gas stations, propane stations, flammable gas bulk dispenser, etc on this property or surrounding properties within 300 feet.

There are public ways within 150 feet of the tent and storage unit.

x *[Signature]* Date 9/24/2020

Phantom Fireworks Eastern Region, LLC

2445 Belmont Ave., Youngstown, OH 44505
330-746-1064

PROPERTY PERMISSION FORM

The undersigned, owner and/or controlling party, of the property listed below hereby grants permission to Phantom Fireworks Eastern Region, LLC to use the property for the temporary sale of fireworks at the following location:

Name: Roundtree Shopping Center

Address: 2203-2299 Ellsworth Road

City: Ypsilanti

ST: MI.

Zip: 48197

County: Washtenaw

This Temporary Use Permission Form is for the purposes of obtaining state and local licenses, permits, and other uses pertinent to the retail sale of Class C state approved fireworks at the location for the 2021 season.



Signature

Sam Ramadan- President

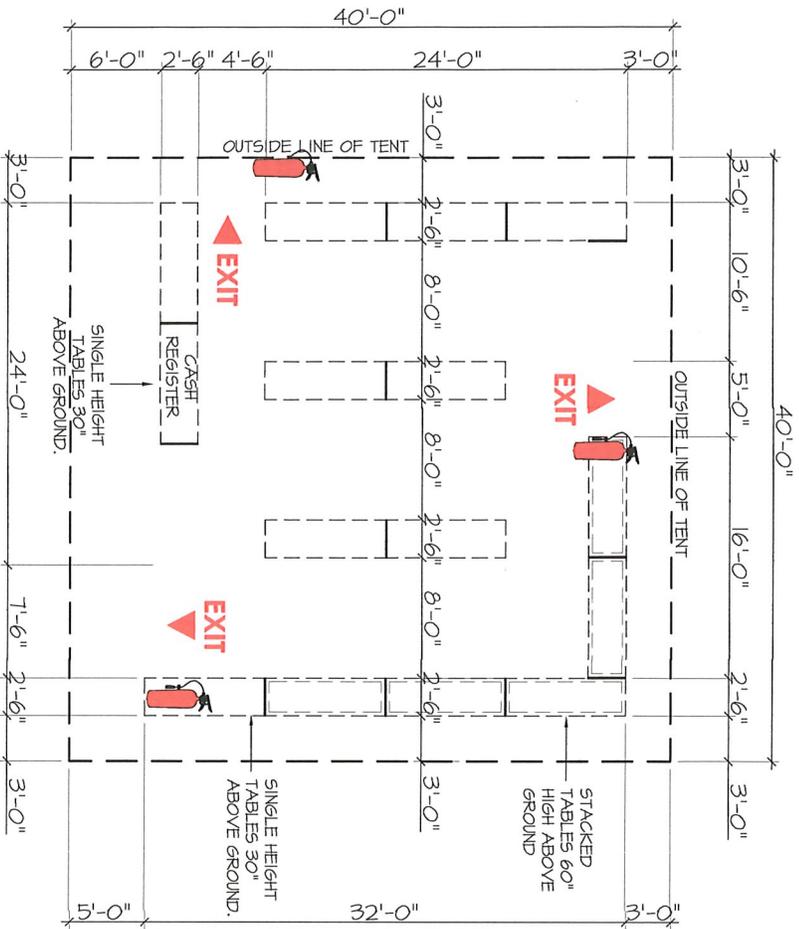
Name- Please Print – Property Owner/Controller of Property

Triple Crown Management Corp

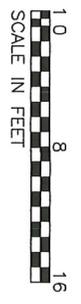
Company/Title

9/24/2020

Date



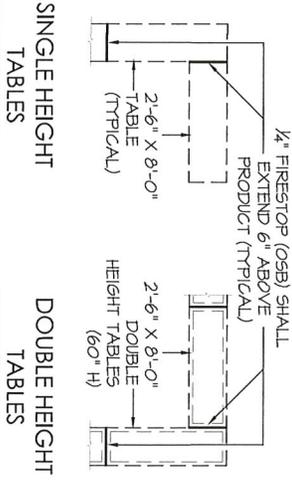
A 40' X 40' TENT LAYOUT AND EVACUATION PLAN
 A-1.04 SCALE: 1/8" = 1'-0"



GENERAL NOTES

- 1) TENT SHALL HAVE (2) TWO FIRE EXTINGUISHERS LOCATED ON OPPOSITE SIDES OF THE STRUCTURE. MAINTAIN A MAXIMUM TRAVEL DISTANCE OF NOT GREATER THAN 35'-0" TO EITHER EXTINGUISHER. PROVIDE (1) ONE 5# ABC CHEMICAL RATED 3A BC AND (1) ONE 2 1/2 GALLON RATED 2A.
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- 3) SINGLE HEIGHT TABLES SHALL BE 30" ABOVE THE GROUND.
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- 6) ALL MERCHANDISE SHALL BE SET BACK FROM THE TENT PERIMETER A MINIMUM OF 3'-0".
- 7) WEIGHT OF PRODUCT IS 10,400 POUNDS.
- 8) FLAME BREAK LOCATIONS ARE AT 8'-0" INTERVALS AND SHALL EXTEND UP VERTICALLY 6" ABOVE THE PRODUCT. NO FLAME BREAK IS REQUIRED WHEN A 48" OR GREATER SPACE IS BETWEEN TABLES.
- 9) PERCENTAGE OF PRODUCT IS EQUAL OR LESS THAN 40% OF THE FLOOR AREA OF THE TENT.
- 10) PERCENTAGE OF PRODUCT TO FLOOR AREA OF 40 X 40 TENT IS 21.25%.

TYPICAL FIRESTOP DETAIL



REVISION	DATE	DESCRIPTION

CHECKED BY: ANE
 DRAWN BY: JDS
 JOB NO.: 2002-09
A-1.04
 SHEET NO. 1
 DATE: 05-10-2012



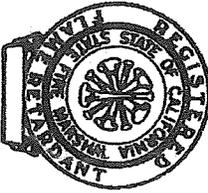
Sign Banner on Tent- Tent is 18' High
16'X5'

IMPORTANT DOCUMENT

Certificate of Flame Resistance

REGISTERED
APPLICATION
NUMBER

F121.4



MANUFACTURERS OF THE FINISHED
TENT PRODUCTS DESCRIBED HEREIN

This is to certify that the materials described have been flame-retardant treated (or are inherently nonflammable) and were supplied to:

S & R TENT
30124 CALAHAN

ROSEVILLE

MI

48066

Certification is hereby made that:
The articles described on this Certificate have been treated with a flame-retardant approved chemical and that the application of said chemical was done in conformance with California Fire Marshal Code, equal to exceeds NFPA 701, CPAI 84, ULC 109.
The method of the FR chemical application is:

Serial #: (0001)

Description of item certified:
40 x 40 Party Mate Tent

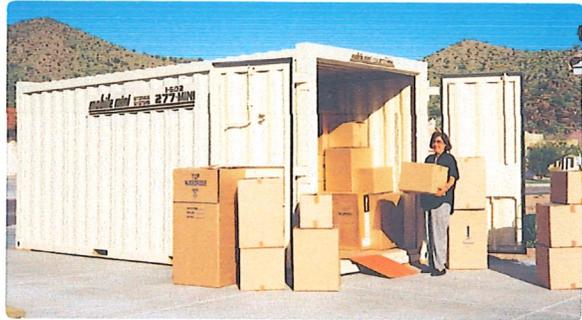
**Flame Retardant Process Used Will Not Be Removed By
Washing And Is Effective For The Life Of The Fabric**

JOHN BOYLE & CO
STATESVILLE, NC
Name of Applicator of Flame Resistant Finish

Date of Manufacture
4/22/98
Order Number
183683



PORTABLE STORAGE CONTAINERS



- Container delivered to your home or business provides secure & convenient ground level access.
- Units available with shelving and painted light beige for quality appearance.
- All steel containers include your choice of patented door & locking systems.
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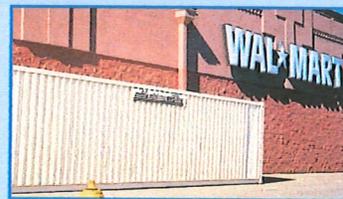
ANYONE CAN SELL STORAGE - WE SELL SECURE STORAGE!

Our patented high security locking system includes three solid interior locking bars, padlock pocket and concealed lever lock. It also utilizes Mobile Mini's exclusive high security ContainerGuard Lock™.



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