

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

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

October 6, 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, October 6, 2021
6:30 P.M.

1. CALL MEETING TO ORDER
2. ROLL CALL – DETERMINATION OF A QUORUM
3. APPROVAL OF AGENDA
4. APPROVAL OF THE SEPTEMBER 1, 2021 REGULAR MEETING MINUTES.
5. **PUBLIC HEARING**
 - A. APPLICANT: Latoria Wilkerson
LOCATION: **1234 Ruth Ave., Ypsilanti MI 48198**
PARCEL: **K-11-15-160-026**
REQUEST: To consider a fence variance request subject to Section 2114 – Fences and Walls, on a parcel zoned R-5 – One Family Residential.
6. OLD BUSINESS
 - A. APPLICANT: Angela Hoops - Cossey
LOCATION: **7690 Oxford Ct., Ypsilanti MI 48197**
PARCEL: **K-11-33-310-427**
REQUEST: To consider a fence variance request subject to Section 2114 – Fences and Walls, on a parcel zoned PD – Planned Development.
7. OPEN DISCUSSION FOR ISSUES NOT ON THE AGENDA
 - A. PLANNING DEPARTMENT REPORT
 - B. CORRESPONDENCE RECEIVED
 - C. ZONING BOARD OF APPEALS MEMBERS
 - D. MEMBERS OF THE AUDIENCE/PUBLIC
8. ANY OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD
9. ADJOURNMENT

(THERE IS NO WORK SESSION)

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.

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
Wednesday, September 1, 2021
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi, Vice-Chair
Morgan McGovern, Commissioner
Gage Smith, Commissioner
Jimmie Wilson, Commissioner
Edward Burnett, Alternate

COMMISSIONERS ABSENT

Marsha Kraycir, Chair
Garret Wood-Sternburgh, Alternate

MANAGEMENT PRESENT

Jason Iacoangeli, Planning Director
Belinda Kingsley, Planning & Development

OTHERS IN ATTENDANCE

John Gauthier
Frank Jarvis
Eric Alcock

I. CALL TO ORDER/ESTABLISH QUORUM

MOTION: Ms. El-Assadi called the meeting to order at 6:39 pm for the zoning Board of Appeals.

II. APPROVAL OF AGENDA

MOTION: Mr. Smith **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Mr. Wilson and **PASSED** by unanimous consent.

III. APPROVAL OF AUGUST MEETING MINUTES

MOTION: Mr. Smith **MOVED** to approve the previous Board Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Wilson and **PASSED** by unanimous consent.

IV. PUBLIC HEARING

APPLICANT: Jennifer Glover and Jeff Glover

LOCATION: 57 Jerome Ave, Ypsilanti MI 48198

PARCEL: K-11-02-383-011

REQUEST: To consider an accessory use variance request subject to section 2103 - Accessory buildings and Accessory use, on a parcel zoned R-5 – One Family Residence.

Jason Iacoangeli presented the Staff Report. He stated that the applicant would like to seek variance for the location of a private swimming pool, which is considered an accessory use under section 2103.

The property is at 57 Jerome. It is a 50-foot-wide lot that is 135 feet in depth. It is bounded in the north by Whitman St and on the South by E Michigan Ave.

Jason Iacoangeli illustrates, the portions of the ordinance that the applicant is following and those sections of the ordinance that require a variance.

Private pools shall be permitted as an accessory use within a rear yard only - **This condition has been met by the applicant.**

There needs to be a minimum distance of not less than 10 feet between the adjoining property line or alley or right of way and the outside of the pool, wall side yard setbacks shall apply to side yards of greater than 10 Feet- **This condition is not currently being met because the pool is located 3 feet from the property line on the north side of the property.**

There should be not less than four feet between the outside pool wall and any built building located on the same lot-**This condition is not being met as the pools is located closer than four feet to the garage.**

No swimming pool should be located less than 35 feet from any front lot line -**This item is being currently met as the pool is 35 feet from the front property line.**

Swimming pools should be located closer than one foot from any recorded easement-**This is not applicable as there is no or recorded easements near this property.**

Protection of the public.

All yards containing swimming pools must be completely enclosed by a fence not less than four feet in height.

The gates shall be of a self-closing and latching type with a latch on the inside of the gate not readily available to children to open gates.

The gate should be securely locked when the pool is not in use for extended periods however, the entire premises of the resident are enclosed and ladder that can be raised when not in use. According to the Michigan Building Code, this condition has been met by the applicant.

All electrical installations or wiring in connection with the swimming pool shall conform to the National Electric code. If a service, drop conductors or other utility wires cross under or over a proposed pool area, the applicant shall make satisfactory arrangements. **REQUIREMENT OF ELECTRICAL PERMITS FOR THE INSTALLATION OF ELECTRONICS/PUMP BY THE APPLICANT.**

With the utility involved for relocation, no portion of a swimming pool or associated structure shall be permitted to encroach upon an easement right of way which has been granted for public utility use- **This condition was not met.**

Ms. El-Assadi asked about the running of the utility lines. Mr. Iacoangeli stated that there is a power line that runs along the back of the property, but it does not run overhead of the pool. He also mentions that the staff report is deceiving because the power lines really look front and center, but they are not actually as close as they appear.

APPLICANT: Jennifer Glover and Jeff Glover requesting for the variance because they had the pool installed. They were under the assumption that the installer had pulled a permit. They had the tree removed to move the pool. If the pool is put anywhere else in the area that is available, it will not be in compliant with the wires. They have a generator, but with their contractor their understanding was that they were within 4 feet from the garage, which was not true. The applicant did apply for another permit, she also mentions about their neighbor which this process effects, since the pool is 3 feet instead of 10 feet from the property. She mentions that she has a no objection letter from the neighbor if the pool is left where it is. The applicant has a permit to install privacy fence with a self-latching gate, which is going up in a couple of months.

The public hearing was opened at 6:54pm.

Gladys Junko, 51 Jerome Ave has concerns about the tarp that has been used by the neighbor over her kitchen window, which is quite a disturbance. She requests for the tarp to be taken down since that is not considered a privacy fence.

Jennifer Glover the applicant assured her saying that the permit is been received to build a proper fence and it would be up in 2 months.

John Gauthier, 5449 New Meadow Drive questions about the safety of the pool, to which Jason Iacoangeli answered about the safety code and a barrier installed for the safety of the children.

The public hearing was closed at 6:59pm

Ms. El-Assadi requests if there is any comment on the variance are necessary for the preservation enjoyment of the property and she mentions that the variance will be a detriment to adjacent properties. The public shared their view on how different variable should have been considered before the pool was put in place.

The backyard of the property from the rear of the house to the property line is 50 by 50 feet and the size of the pool is 18 by 24 feet. Considering the size, width of the lot, and the fact that all the buildings are pre-existing over 30 years old and you must be 4 feet from the garage, 10 feet from the property lines and it cannot be underneath an overhead power line. After taking in all these factors into account, there is not much room to install a pool.

MOTION: Mr. Smith **MOVED** to approve the request for a variance from zoning ordinance section 2103.14. Pools items AB&F for a site zoned R-5 family residential.

Residential located at 57 Jerome Ave, parcel K-11-02-383-011 have the following practical difficulties which is as follows: This approval is subject to the following conditions.

The applicant shall obtain the necessary building and trade permits from the Office of Community Standards. The **MOTION** was **SECONDED** by Mr. Wilson and **PASSED** by unanimous consent.

V. OLD BUSINESS

Jason Iacoangeli has requested a variance that was tabled at the August meeting to give the planning department the opportunity to meet with the applicant (Aresha Hurst)

LOCATION: 5504 New Meadow Dr., Ypsilanti MI 48198

PARCEL: k-11-22-166-278

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

The planning department has called numerous times trying to set up a meeting to meet on site to evaluate the fence, but Mrs. Hurst has not responded. After several weeks Mrs. Hurst has installed a cargo netting on top of the posts, she was asked to remove that netting with many warnings, but its not be complied with.

Jason Iacoangeli states that the best course of action would be denied this variance as a legal alternative exists which would be to follow the towns zoning ordinance and set the fence back to 25feet. The applicant is requesting for 0 foot setback. Which is not agreeable by the planning department?

This is what the variance would look like if it were granted, with the 25 feet set back, the view would be where the corner is left unobstructed. The fence is moved back to the edge of the house, not the garage. There's still a couple of feet on the, you know, on the good side of the house to store garbage cans or to put a gate. This still provides that front yard that historically has been there so you can see the neighbors.

Jason Iacoangeli suggests alternatives to guard the privacy of Mrs. Hurst property line by stating the Township zoning ordinance regarding landscaping which does not have any height restrictions. Planting a soldier row of arborvitaes along your property line that are 6 foot tall, now that grow to be 15 or 20 feet tall. There is no prohibition in the ordinance that would allow that. The legal alternative would be to install a decorative fence at 4 feet in height, which the ordinance permits and then line that fence with evergreens of arborvitaes or any pine.

The meeting was paused at 7:34pm

The meeting resumed at 7:39pm

Motion: Mr. Wilson **MOVED** the motion put the old business on the agenda. The **MOTION** was **SECONDED** by Mr. Smith and **PASSED** by unanimous consent.

The applicant Shawn and Aerica Hurt 5504 New Meadow, Dr, Ypsilanti, MI is willing to compromise with the front and the rear of defense with the guidance of the Planning and Zoning Department. The house is used for multiple reasons, where it could be a vacation home, it could be an adult group home, the folks are not residing in it full time, and this home is used for family gatherings. Jason Iacoangeli states that there is no practical difficulty or hardship here to allow a 6-foot privacy fence into the front yard for a home that may or may not be used. The applicant can reapply with a substantial change in the application.

MOTION: Ms. McGovern **MOVED** to approve the request for variance from zoning Ordinance section 2114 fences and walls to permit the installation of a 6-foot-tall wood privacy fence in the front yard at 5504 New Meadow Drive for a site zoned R4 run residential family parcel K-11-22-166-278

The following practical difficulties have been noted, the practical difficulty is safety.

Draft

The applicant shall obtain the necessary zoning permit from the Office of Community Standards. The applicant shall verify that the fence will be located outside of the Washtenaw County Commission Rd Road right of way. The **MOTION** was **SECONDED** by Mr. Wilson. The **MOTION** was **DENIED** with 2 yay's and 4 nays. Mr. Smith, Mr. Burnett, Ms. El-Assadi opposed.

Action Item: The applicant needs to resubmit to make the changes.

There is no business for October.

VI. ADJOURNMENT

MOTION: Mr. Wilson **MOVED** to adjourn at 8:06 pm. The **MOTION** was **SECONDED** by Mr. Smith and **PASSED** by unanimous consent.

Respectfully submitted by Minutes Services

CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Zoning Board of Appeals
Staff Report
Variance – 1234 Ruth Avenue.
ZBA 2021-10**

September 29, 2021

CASE

The applicant is requesting consideration of a variance from Zoning Ordinance Section 2114, Fences and Walls, to permit the installation of a 6-foot tall wood privacy fence in the required front yard at 1234 Ruth Ave. for a site zoned R-5, One-Family Residential, parcel K-11-15-160-026.

APPLICANT

Latoria Wilkerson
1234 Ruth Ave.
Ypsilanti, MI 48198

LOCATION AND SUMMARY OF REQUEST

The property known as 1234 Ruth Ave. is located on the corner of Ruth and Gault Drive. Because the home is on a corner lot it has two required front yards one on Ruth and one on Gault each with a twenty (20') foot setback requirement. In their variance request dated September 14th, 2021 the applicants are proposing a 6-foot wood fence within the front yard of the property. Privacy fences greater than 3.5 feet are not permitted within the front yard of a residential property.

CROSS REFERENCES

Township Zoning Ordinance – Section 2114 (Fences and Walls)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

Aerial Photograph – 1234 Ruth Ave.

****Not to scale**



SUBJECT SITE ZONING AND COMPREHENSIVE PLAN

The parcel is currently zoned R-5, One-Family Residential, and the future land use is Neighborhood Preservation.

ADJACENT USES, ZONING AND COMPREHENSIVE PLAN

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

VARIANCE DETERMINATION PER SECTION 2404.2.D.

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

1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district. Exceptional or extraordinary circumstances or conditions include but may not be limited to:
 - a. exceptional narrowness, shallowness or shape of a specific property;
 - b. exceptional topographic conditions;
 - c. any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or,
 - d. development characteristics of land immediately adjoining the property in question that creates a exceptional constraint.

*Staff comment: **The home on this lot was placed in such a way that it does not have a backyard. The home is located approximately 7.83 at its closest point to the property line.***

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 addition of a fence would enhance the preservation and enjoyment of the property for the owner by creating a larger yard consistent with other rear yards in the neighborhood.***

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 applicant has supplied a letter from the property owners at 1219 Gault Drive and 2010 Hull Ave .accepting the fence location.***

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 problem and resulting request for the variance is due to the placement of the house on the lot rendering the home without a functional backyard.***

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, and in this situation there are two front yards since the house is located on a corner lot.

If the Zoning Board of Appeals chooses to approve this request, the applicant will be issued 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 privacy fence in the front yard at 1234 Ruth Avenue for a site zoned R-5, One-Family Residential, parcel K-11-15-160-026, 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 privacy fence in the front yard at 1234 Ruth Avenue for a site zoned R-5, One-Family Residential, parcel K-11-15-160-026, as the following practical difficulties have been noted:

1. *“Re-state the practical difficulties as discussed during the hearing”*
2. The applicant shall obtain the necessary zoning permit from the Office of Community Standards. An application has already been submitted.
3. The applicant shall verify that the fence will be located outside of the Washtenaw County Road Commission right-of-way.

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 privacy fence in the front yard at 1234 Ruth Avenue for a site zoned R-4, One-Family Residential, parcel K-11-15-160-026, due to the following reason(s):

“Please provide reasons for denial in the motion”

Respectfully Submitted,

Jason Iacoangeli, AICP
Charter Township of Ypsilanti
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: 1234 Ruth Ave Ypsilanti Parcel ID #: K-11-15-160-026 Zoning R-5
 Lot Number: _____ Subdivision: Gault

III. APPLICANT INFORMATION

Applicant: Latoria Wilkerson Phone: 517-977-2538
 Address: 1234 Ruth Ave Ypsilanti City: MI State: MI Zip: 48198
 Fax: _____ Email: lwilkerson08@yahoo.com
Property Owner: Latoria Wilkerson Phone: 517-977-2538
 Address: 1234 Ruth Ave City: Ypsilanti State: MI Zip: 48198
 Fax: _____ Email: lwilkerson08@yahoo.com

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Latoria Wilkerson represents Latoria Wilkerson :
Applicant Property Owner

- That Latoria Wilkerson is/are the owner(s) of lot(s) _____ located in the Gault Village Subdivision, Ypsilanti Township, Michigan, otherwise known as 1234 Ruth Ave and the property is zoned R-5
Property Owner Lot Subdivision Address
- That the petitioner hereby request _____ under Section _____ Article _____ of the Ypsilanti Township Zoning Ordinance.
Variance/Temporary Use /Regular Meeting Section Article
- The petitioner further state that L have/has read and understands the provisions of said zoning ordinance as it applies to this petition.
Applicant Initial
- That the following is submitted in support of the petition (attach all pertinent data to support the request).

Latoria Wilkerson
 Applicant Signature

Latoria Wilkerson
 Print Name

9/14/2021
 Date

All Zoning Board of Appeals Applications

- | | |
|--|---|
| <ul style="list-style-type: none"><input type="checkbox"/> The application is filled out in its entirety.<input type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.<input type="checkbox"/> Fees<input type="checkbox"/> Letter of interest of the applicant in the property | <ul style="list-style-type: none"><input type="checkbox"/> Plot plan or lot survey to scale showing the following:<ul style="list-style-type: none"><input type="checkbox"/> All property lines and dimensions<input type="checkbox"/> All existing and proposed structures and dimensions<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. |
|--|---|

**PERMISSION GRANTED
BY ADJOINING PROPERTY OWNERS**

Charter Township of Ypsilanti – Office of Community Standards
7200 S. Huron River Drive • Ypsilanti, MI 48197 • (734) 485-3943

I give permission to Jose Hernandez & LaTonia Wilkerson
(NAME OF HOMEOWNER)

residing at 1234 Ruth Ave Ypsilanti, MI to erect a
(ADDRESS OF HOMEOWNER)

- Chain Link Fence
- Privacy Fence (Wood or Vinyl)
- Other _____

[Signature] Robert S Cooper, Jr 8/31/2021
Signature Printed Name Date
1210 Hull Ave Ypsilanti MI 48198
Address

THIS DOCUMENT MUST BE NOTARIZED

State of Michigan }
County of Washtenaw } SS

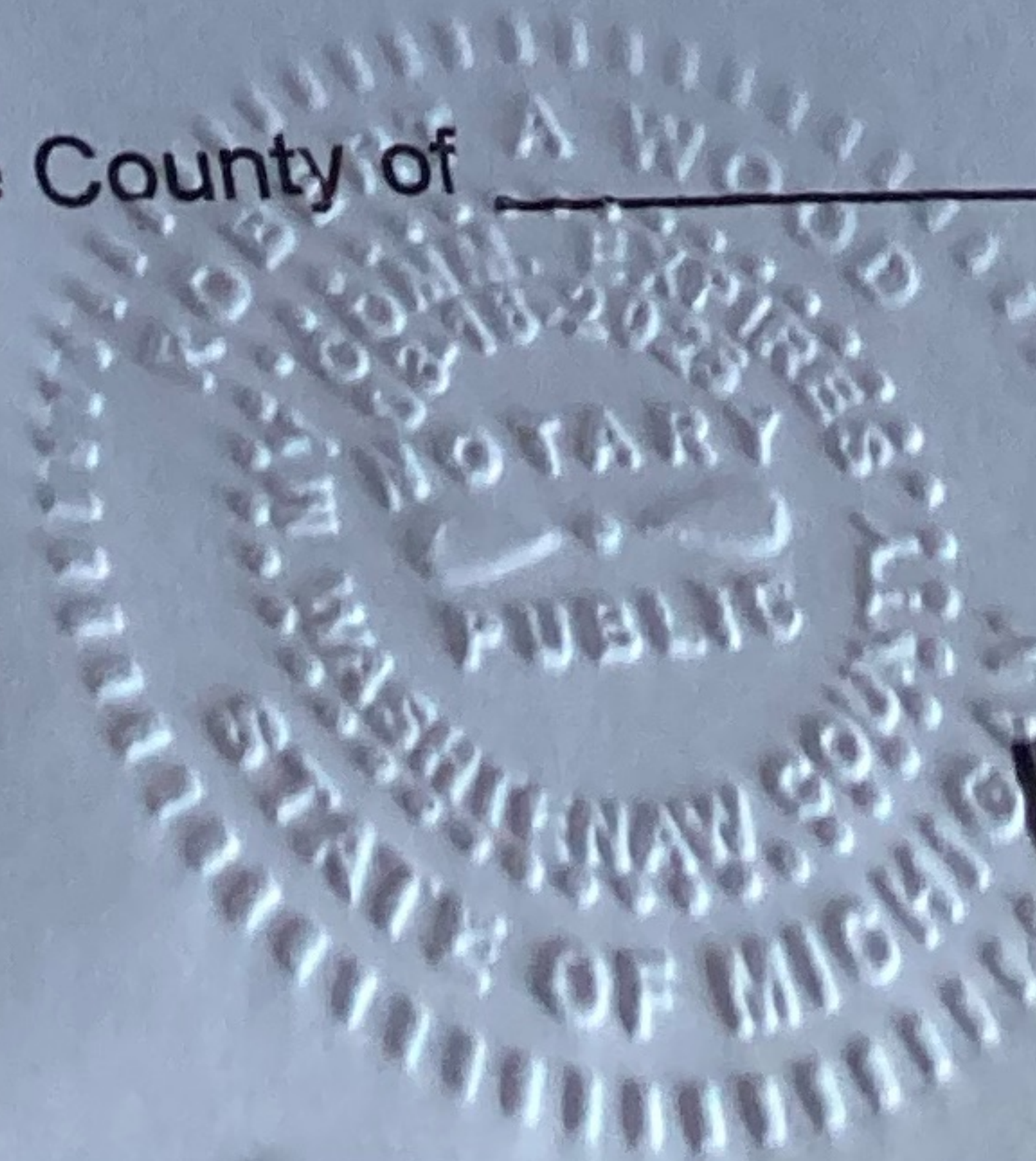
Subscribed and sworn to (or affirmed) before me on the 31 day of August, 2021.

by Robert S. Cooper Jr. who personally appeared before me.

[Signature]
Notary Signature

Acting in the County of _____

Commission Expires
ROBERT A WOOD
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 03-18-2025
Acting in the County of Washtenaw



PERMISSION GRANTED BY ADJOINING PROPERTY OWNERS

Charter Township of Ypsilanti – Office of Community Standards
7200 S. Huron River Drive • Ypsilanti, MI 48197 • (734) 485-3943

I give permission to JOSE Hernandez & Latoria Wilkerson
(NAME OF HOMEOWNER)

residing at 1234 Ruth Ave Ypsilanti, MI to erect a
(ADDRESS OF HOMEOWNER)

- Chain Link Fence
- Privacy Fence (Wood or Vinyl)
- Other _____

Crystal Anibu Crystal Anibu 9/1/21
Signature Printed Name Date
1219 Gault Dr Ypsilanti MI 48198
Address

THIS DOCUMENT MUST BE NOTARIZED



State of Michigan }
County of Washtenaw }
SS

Subscribed and sworn to (or affirmed) before me on the 1 day of September, 20 21,
by Crystal Anibu who personally appeared before me.

Carole Woods
Notary Signature

Acting in the County of Washtenaw

12/24/2026
Commission Expires

CAROLE WOODS
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Dec 24, 2026
ACTING IN COUNTY OF washtenaw



CHARTER TOWNSHIP OF YPSILANTI

OFFICE OF COMMUNITY STANDARDS

Building Safety • Planning & Zoning • Ordinance Enforcement

**Zoning Board of Appeals
Staff Report
Variance – 7690 Oxford Court.
ZBA 2021-11**

September 30, 2021

CASE

The applicant is requesting consideration of a variance from Zoning Ordinance Section 2114, Fences and Walls, to permit the installation of a 6-foot tall privacy fence in the required front yard at 7690 Oxford Ct. for a site zoned R-5, Planned Development, parcel K-11-33-310-427.

APPLICANT

Angela Hoops-Cossey
7690 Oxford Ct..
Ypsilanti, MI 48197

LOCATION AND SUMMARY OF REQUEST

The property known as 7690 Oxford Ct. is located on the corner of Oxford Court and Crest Drive. Because the home is on a corner lot it has two required front yards one on Oxford Court and one on Crest Drive each with a twenty-five (25') foot minimum setback requirement. In their variance request dated September 14th, 2021 the applicants are proposing a 6-foot wood shadow box fence within the front yard of the property. Privacy fences greater than 3.5 feet are not permitted within the front yard of a residential property. The exception is if the homes on the adjacent side street do not face the home erecting the fence then a six (6') foot fence can be permitted.

CROSS REFERENCES

Township Zoning Ordinance – Section 2114 (Fences and Walls)
Township Zoning Ordinance – Article XXIV (Board of Zoning Appeals)

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 lot is consistent with other homes in the neighborhood and does not have an exceptional characteristics. The home is placed on the lot consistent with the neighborhood.***

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 variance is not necessary as a privacy fence can be installed at the home that would encapsulate the rear yard.***

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 would not cause a substantial detriment to adjacent property owners.***

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 problem and resulting need for a variance is based on the fence not meeting the location requirement for a six (6') foot privacy fence.***

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, and in this situation there are two front yards since the house is located on a corner lot.

If the Zoning Board of Appeals chooses to approve this request, the applicant will be issued 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 privacy fence in the front yard at 7690 Oxford Ct. for a site zoned PD, Planned Development, parcel K-11-33-310-427, 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 privacy fence in the front yard at 7690 Oxford Ct. for a site zoned PD, Planned Development, parcel K-11-33-310-427, as the following practical difficulties have been noted:

1. *“Re-state the practical difficulties as discussed during the hearing”*
2. The applicant shall obtain the necessary zoning permit from the Office of Community Standards. An application has already been submitted.
3. The applicant shall verify that the fence will be located outside of the Washtenaw County Road Commission right-of-way.

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 privacy fence in the front yard at 7690 Oxford Ct. for a site zoned PD, Planned Development, parcel K-11-33-310-427, due to the following reason(s):

“Please provide reasons for denial in the motion”

Respectfully Submitted,
Jason Iacoangeli, AICP
Charter Township of Ypsilanti
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: 7690 Oxford Ct. Parcel ID #: K-11-33-310-427 Zoning Fence
Lot Number: 427 Subdivision: Greene Farms

III. APPLICANT INFORMATION

Applicant: Angela Hoops-Cossey, Dave Cossey Phone: 734-812-8097
Address: 7690 Oxford Ct. City: Ypsilanti State: MI Zip: 48197
Fax: _____ Email: Ang92Hoops@comcast.net
Property Owner: Angela Hoops-Cossey Phone: 734-812-8097
Address: 7690 Oxford Ct. City: Ypsilanti State: MI Zip: 48197
Fax: _____ Email: Ang92Hoops@comcast.net

IV. COST AND FEES

Total: \$ 125.00

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

V. APPLICANT SIGNATURE

The undersigned Angela Hoops-Cossey represents Angela Hoops-Cossey :
Applicant Property Owner

- That Angela Hoops-Cossey is/are the owner(s) of lot(s) 427 located in the Greene Farms
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 7690 Oxford Ct. Ypsilanti, MI 48197 and the property is
Address
zoned Residential
Zoning District
- That the petitioner hereby request Variance under Section 2114 Article XXI of the Ypsilanti Township
Variance/Temporary Use Section Article
Zoning Ordinance.
/Regular Meeting
- The petitioner further state that AHC 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).

Angela Hoops-Cossey
Applicant Signature

Angela Hoops-Cossey
Print Name

09/14/2021
Date

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.

6997

7003

7015

7027

7039

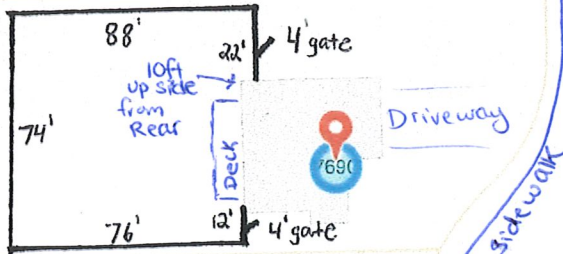
7051

CREST DR.

sidewalk 25' from house

HITCHINGHAM RD.

HOA
BURM



Driveway

Oxford Ct

7691

7706

7722

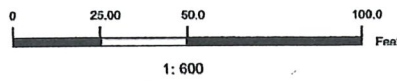
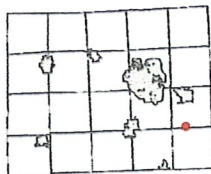
7738

7739

7690 Oxford Ct

AACF-Jim Skochelak

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8/4/2021

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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.

RECEIVED
BY _____

SEP 09 2021

ZONING PERMIT APPLICATION

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

YPSILANTI TOWNSHIP
OCS

I. PROJECT LOCATION

Address: 7690 Oxford Ct. City: Ypsilanti State: MI Zip: 48197
Parcel ID #: K-11-33-310-427 Zoning _____ Lot Number: _____ Subdivision: _____

II. APPLICANT INFORMATION

Property Owner: Angela Hoops-Cossey Phone: _____
Address: 7690 Oxford Ct. City: Ypsilanti State: MI Zip: 48197
Fax: _____ Email: ang92hoops@comcast.net

Contractor / Engin

Address: _____ ALL ARBOR CUSTOM FENCE Phone: _____
5591 N. Maple Rd., Saline MI 48176 ty: _____ State: _____ Zip: _____
Fax: _____
License Number: 734.477.0323
allarborcustomfence@gmail.com

III. FEES

Total: \$ 50.00 Breakdown of fee: Non-refundable: \$ 50.00

IV. APPLICATION TYPE (Smooth side of fence must face out – unless shadow box fence)

Fence

Will fence be on property line?

No

Yes: If yes, a certified property survey OR written, notarized consent form from adjacent neighbors.

Driveway

Shed

Other

Building

Describe in detail the proposed work to be performed:

Install 272' of 6' high dogear picket shadowbox fence.
Treated wood - MATERIAL; Includes two 4' wide gates.
100% Opacity

V. APPLICANT SIGNATURE

Beth Skochelak Beth Skochelak 8-15-21
Applicant Signature Print Name Date

Copy of signed contract attached.

All Zoning Permit applications	
<input type="checkbox"/> The application is filled out in its entirety and includes the signature of the applicant and, if different than the applicant, the property owner.	<input type="checkbox"/> Plot plan or lot survey showing the following:
<input type="checkbox"/> If work will be completed by the homeowner, a Homeowner Affidavit form is required.	<input type="checkbox"/> All property lines and dimensions
<input type="checkbox"/> Fees	<input type="checkbox"/> Existing buildings/fences/driveways and dimensions
	<input type="checkbox"/> Proposed buildings/fences/driveways and dimensions
	<input type="checkbox"/> Easements and dimensions, if applicable
Fence application	
<input type="checkbox"/> Smooth side of fence must face out – unless shadow box fence	<input type="checkbox"/> Yes or no box checked on question "Will the fence be installed on property line?"
<input type="checkbox"/> Height of fence	<input type="checkbox"/> If yes, a certified property survey OR written, notarized consent form from adjacent neighbors.
<input type="checkbox"/> Fence material and type	
<input type="checkbox"/> Detailed sketch of fence (to scale).	
Driveway application	
<input type="checkbox"/> The surfacing of the proposed driveway	
Shed application (100 square feet – 200 square feet)	
<input type="checkbox"/> Dimensions of shed	<input type="checkbox"/> Distances from each wall of the shed to the nearest property line
<input type="checkbox"/> Square footage of shed	<input type="checkbox"/> Materials to be stored in shed
<input type="checkbox"/> Distances between shed and all buildings on the parcel	

Zoning district: _____ Proposed use: _____

Lot dimensions (WxD): _____ Lot area (sq. ft.): _____

Maximum allowable coverage (sq. ft.): _____ Total coverage shown (sq. ft.): _____

Setbacks: Front: _____ Back: _____ Side: _____ Side: _____ Total sides: _____

Height: _____

Environmental

Wetlands: _____

Soil erosion: _____

Woodlands protection: _____

Drainage: _____

Additional approvals needed:

WCDC: _____ Received: _____

WCRC: _____ Received: _____

Fire Department: _____

Approved Denied

 Approved or denied by planning/zoning

 Date

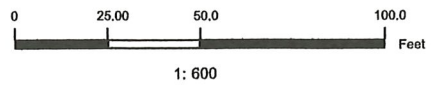
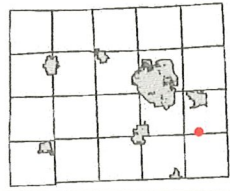
Planning/zoning comments:



7690 Oxford Court

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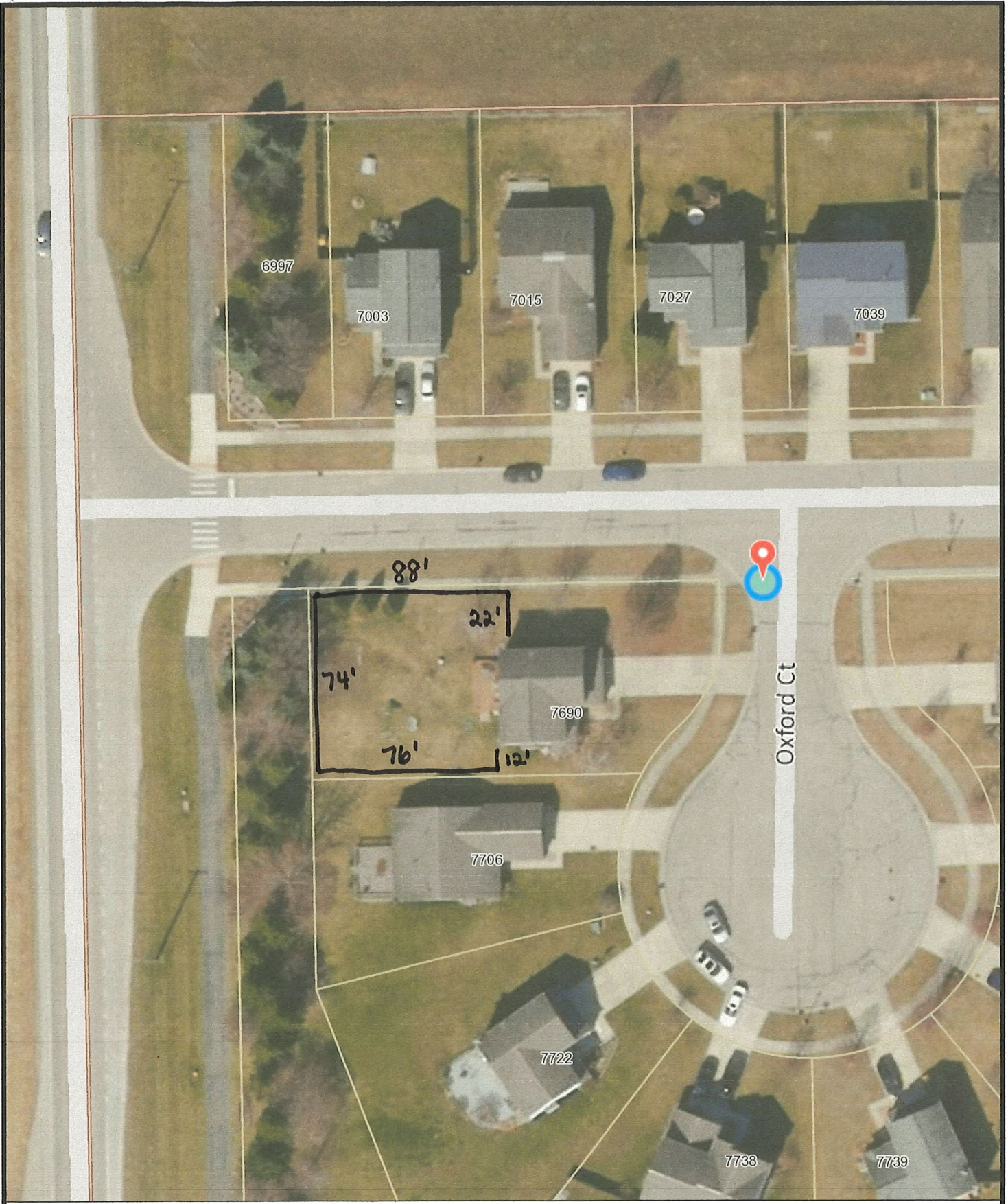
7/20/2021



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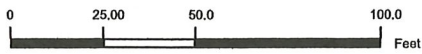
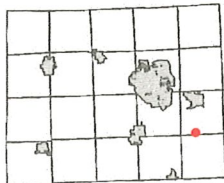
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7690 Oxford Court

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1: 600

7/20/2021



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Hoops - Coss,ey
Sample picture
of fence being
installed.

ALL ARBOR CUSTOM FENCE
5591 N. Maple Rd., Saline MI 48176
734.477.0323
allarborcustomfence@gmail.com

Your Proposal has been Approved!



5591 North Maple Road • Saline, MI 48176 • Phone: 734.477.0323

Hoops-Cossey, Angela
734-812-8097

7690 Oxford Ct.
Ypsilanti, MI 48197

Print-date: 9-9-2021

Hello - Thank you for using All Arbor Custom Fence for your upcoming project!

Attached is your contract which can be signed electronically. **To view the document please click on VIEW DOCUMENT.**

You will be receiving a separate email with a link for an online payment for the 50% deposit for your project. The online payment can be done through checking or credit. Please let us know if you'd like to pay by credit card and we can turn that option on. There is a 3% fee for credit transactions.

We will keep you updated on the timeline. If you have any questions please respond by emailing allarbortcustomfence@gmail.com. Thank you.

We look forward to working with you!

All Arbor Custom Fence

Price Breakdown

Title	Code	Description	Qty / Unit	Unit Price	Price
CONTRACT for Hoops-Cossey	2067 - 6' Shadowbox Wood Fence	OPTION 2: Install 272' of 6' high dog ear picket shadowbox fence using treated wood. This includes two 4' wide gates. 4x4 posts set in cement 2x4 rails 1x6 dog ear pickets * Permit and Miss DIG included	1	15,150.00	\$15,150.00

Total Price: \$15,150.00

- All Arbor Custom Fence agrees to furnish materials and/or labor for project noted for amount stated below and will guaranty all labor furnished on stated project and agrees to remedy any defects in workmanship for a period of 2 years from date of completion. Materials for same project are subject to Manufacturers Warranty.
- Customer/Owner to establish lot lines and location of project. Under no circumstances does All Arbor Custom Fence assume any responsibility concerning property lines or in anyway guaranty their accuracy. If property lines cannot be


located it is recommended that the Owner have the property surveyed.

- All Arbor Custom Fence shall not be liable for delay caused by strikes, weather conditions, material delay or any other cause beyond our control.
- All Arbor Custom Fence will assume responsibility for underground public utilities located and marked but in no way assumes responsibility for unmarked lines such as Sprinkler Systems or privately ran utility lines. Nor will All Arbor Custom Fence be held liable for damaged utility lines due to customer requiring excavation in marked utility areas. Additional charges may result from excavation near underground utilities or obstructions such as tree roots, foundation, large rock and/or boulders.
- Any variation from the original plan shall be considered a "Change Order" and may be subject to additional charges.
- To confirm this project a 50% deposit is due upon signing of the contract.
- The full amount of this contract plus additional charges, if applicable is due upon completion of contracted work and receipt of invoice.
- All Arbor Custom Fence is fully licensed and insured.



Signature

Approved by:

 Hoops-Cossey, Angela

Date:

8-9-2021 12:16 PM
