

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD APPEALS MEETING
Wednesday, October 5, 2022
6:30 pm**

COMMISSIONERS PRESENT

Edward Burnett
Marsha Kraycir, Chair
Allison El-Assadi

COMMISSIONERS ABSENT

Jimmie Wilson

STAFF AND CONSULTANTS

Jason Iacoangeli, Planning Director
Amy Steffens, Director of Code Compliance

i. CALL TO ORDER/ESTABLISH QUORUM

MOTION: Ms. Kraycir called the meeting to order at 6:30 pm.

ii. APPROVAL OF AGENDA

MOTION: Ms. El-Assadi **MOVED** to approve the presented agenda. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

iii. APPROVAL OF SEPTEMBER 7, 2022, REGULAR MEETING MINUTES

MOTION: Ms. El-Assadi **MOVED** to approve the previous Board Meeting Minutes. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

iv. PUBLIC HEARINGS

ZBA 2022-0008

Applicant: Habitat for Humanity – Huron Valley

Location: 966 N Prospect Road, Ypsilanti, MI 48198

Parcel ID: K-11-03-200-055

Request: Request for a variance to the setback requirements of Section 407 of the township zoning ordinance to construct a new single-family dwelling.

Ms. Steffens addressed the Planning Commission and presented the application for a variance to the setback requirements of Section 407 of the township zoning ordinance to construct a new single-family dwelling on 966 N Prospect Road. Housing subdivisions allow for more setbacks as opposed to the area in question.

As the site was historically zoned for multi-use family dwellings, typically, requirements for a single-family dwelling are not applicable. In exceptional circumstances that apply to this property, a variance is proposed for the property. The applicant prepared a setback that is comparable to neighboring homes. If the setback is taken as zoned, the property is only 50 ft wide which would cause issues with the construction and structure of the building. Applying the R5 ordinance to the property was suggested to address the necessary issues.

Ms. Kraycir requested clarification on why R5 had specifically been requested. Ms. Steffens stated that R5 would address the issue while maintaining the smallest applicable ordinance.

Mr. Alex Lindsey, Habitat for Humanity, was called forward. A single-story, 3-bedroom, 1-bathroom was proposed on the property. Construction was projected for eight months. Mr. Lindsey felt the build could not be completed without the variance as the setbacks would be irreparable harm.

Mr. Burnett asked for specifications on the house. Mr. Lindsey stated it would be more profound than it is wide. A family was not yet identified for the house. The home's appraised value would need to be established before finding a family.

Ms. Kraycir opened for public discussion. Seeing none, public discussion was closed.

MOTION: Ms. El-Assadi **MOVED** to approve the variance request to the setback requirements of Section 407 of the township zoning ordinance for the construction of a new single-family dwelling within the building envelope, as shown on the plan dated August 29, 2022. Conditions being (1) the applicant shall adhere to the requirements of the R5-1 family residential zoning district and (2) the applicant shall obtain all township and outside agency permits prior to construction. The **MOTION** was **SECONDED** by Mr. Burnett.

Roll Call Vote: Mr. Burnett (Yes), Ms. El-Assadi (Yes), Ms. Kraycir (Yes). **MOTION PASSED.**

v. **OPEN DISCUSSION**

1. The Planning Department Report was not given.
2. There was no correspondence received for the November Meeting.
3. There were no requests for the Zoning Board of Appeals.
4. Members of the audience and the public were given time for questions.
 - a. Mr. Burnett noted in the subdivision, there was a single road without a speed bump, and he had recently seen two rollover accidents in that area. It was noted

that if the road were public, it would be the county's responsibility; if it were private, they would have to see whose jurisdiction would be needed.

- b. Ms. Steffens noted there were other properties marked for multi-family use rather than single-family use, which could cause issues in the future. Those areas will be reviewed.

vii. **OTHER BUSINESS**

None to Report.

viii. **ADJOURNMENT**

MOTION: Ms. El-Assadi **MOVED** to adjourn at 6:46 pm. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

Respectfully Submitted by Minutes Services