

**CHARTER TOWNSHIP OF YPSILANTI  
ZONING BOARD OF APPEALS  
Wednesday, December 7<sup>th</sup>, 2022  
6:30 p.m.**

**COMMISSIONERS PRESENT**

Elizabeth El-Assadi, Chair  
Jimmie Wilson, Commissioner  
Edward Burnett, Commissioner

**COMMISSIONERS ABSENT**

**MANAGEMENT PRESENT**

Jason Iacoangeli, Planning Director  
Dennis McLain, Township Attorney

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

**MOTION:** Ms. El-Assadi called the meeting to order at 6:30 p.m.

**II. APPROVAL OF AGENDA**

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

**III. APPROVAL OF OCTOBER 5, 2022 MEETING MINUTES**

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

**IV. PUBLIC HEARING**

**APPLICANT:** Keith Sharp

**LOCATION:** 7220 Colchester Lane, Ypsilanti MI 48197

**PARCEL:** K-11-35-114-188

**REQUEST:** Request for variance to the rear yard setback requirement of Section 406 of the Township Zoning Ordinance for an addition to an existing dwelling.

Mr. Iacoangeli presented the request for variance to Section 406 to construct a home addition, or sun room, on the existing home. The property is zoned R3, one-family residential. The home was

constructed in 2014. It sits on a corner lot meaning it has two front-yard setbacks. The applicant submitted plans for the construction of a 224 sq ft sunroom addition which would project into the required backyard setback of 35 ft by 7 ft, 4 inches for 27 ft, 4 inches of setback from the property line. The home also has an easement that runs behind it and adds to the limiting factor in the rear of the yard. The applicant supplied a plot plan illustrating the easement and the 35 ft rear yard setback and the 224 sq ft sunroom addition. There is still a sizeable amount of space to the edge of the property and the applicant was able to maintain the side yard setback and the front yard setback. The way that the house is situated on the lot, there is little space to add an addition or an expansion as other homes could, primarily due to where the house was placed on the lot and that it is a corner lot. To have consistent use as compared to the use of his neighbors, the Planning Department is requesting approval for the variance request.

Mr. Burnett noted that the deck appeared close the property line. Mr. Iacoangeli stated that flat areas are allowed to encroach onto setbacks while actual structures are not. He noted there is a proposed deck addition that would wrap around the sunroom and go up to the easement line, but the deck is in conformance with ordinance standards as they are allowed to encroach into setbacks.

Mr. Wilson stated the parcel appeared to be an odd shape compared to the other homes which is likely why it has these issues.

Mr. Sharp explained that the project would add a sunroom to the rear of the home. When the home was initially built, the sunroom was an option, but they had said no at the time. Now, 7 years later, they know what they want and that is why they would have the sunroom extending out to the back with the deck around it.

Mr. Burnett asked if the deck and sunroom were larger than the builder proposed. Mr. Sharp stated that the sunroom was the same size. He noted the builder didn't offer a deck.

Mr. Wilson asked if he received signatures from their neighbors. Mr. Sharp stated he had gone around and discussed with the neighbors for what they intended and asked the neighbors had issues with the project.

Public hearing was opened at 6:40 p.m.

Mr. Butch Milchavich, 17420 Natalie Drive, asked if letters had been sent to the adjoining houses so they were aware this is going on. Mr. Iacoangeli stated that everyone within 300 ft would get notices in the mail.

Mr. Lennard Hunter, 9671 Fallmalt Drive, stated he had hoped to see an outline of the structure. Mr. Iacoangeli shared the outline of the sunroom. Ms. El-Assadi noted that the images would be shared online in the Board packet with this and all other meetings.

Public hearing was closed at 6:44 p.m.

Ms. El-Assadi stated the sunroom appears to fit all the standards they require and the hardship was placed upon them by the restrictions.

Mr. Wilson stated the builder had already offered it.

**MOTION:** Mr. Wilson **moved** to approve the variance request at 7220 Colchester Lane to the rear yard setback requirements in Section 406 of the Township Zoning Ordinance for construction of a new sunroom addition within the building envelope as shown on the plan dated October 24, 2022 due to the reasons stated on the record as well as comments in the staff report. Mr. Burnett **seconded** the motion. The motion **passed** with unanimous consent.

**V. OPEN DISCUSSION FOR ISSUES NOT ON AGENDA**

**A. PLANNING DEPARTMENT REPORT –**

- a. 2023 Meeting Schedule would be the first Wednesday of every month at 6:30 p.m.

**MOTION:** Mr. Burnett **motioned** to approve the 2023 Meeting Schedule. Mr. Wilson **seconded** the motion. The motion **passed** with unanimous consent.

**B. CORRESPONDENCE RECEIVED – None**

**C. ZONING BOARD OF APPEALS MEMBERS –**

- a. Mr. Wilson shared that the night prior was his last Township Board meeting and this would be his last ZBA meeting.

**D. MEMBERS OF THE AUDIENCE AND PUBLIC – None**

**VI. OTHER BUSINESS**

None to Report.

**VII. ADJOURNMENT**

**MOTION:** Mr. Wilson **MOVED** to adjourn at 6:49 p.m. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

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Respectfully submitted by Minutes Services