

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

ZONING BOARD OF APPEALS WEDNESDAY

October 4, 2023, @ 6:30 P.M.

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@ypsitownship.org or 734-544-4000 ext. 1.

1. Call Meeting to Order
2. Roll Call – Determination of a quorum
3. Approval of Agenda
4. Approval of the September 06, 2023, Regular Meeting Minutes
5. Old Business
6. Public Hearing

Applicant: Bryan & Arwen Mosher
Location: 2627 Southlawn Street, Ypsilanti, MI 48197
Parcel ID: K-11-06-379-007
Request: Article 4 – Sec. 406. – R-1 to R-5 One-Family Residential Districts:
Request for variance to the rear yard setback requirements.

Applicant: Jochen Willig
Location: 7909 Lake Crest Drive, Ypsilanti, MI 48197
Parcel ID: K-11-21-186-208
Request: Article 14 – Sec. 1401. – Natural Feature Setback: Request for
variance to the natural feature setback requirements.

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 and public
8. Any other business that may come before the Zoning Board of Appeals
9. Adjournment

(THERE IS NO WORK SESSION)

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
Wednesday, September 6, 2023
6:30 p.m.**

COMMISSIONERS PRESENT

Marsha Kraycir (Chair)
Elizabeth El-Assadi (Vice Chair)
Stan Eldridge
Brad Hine
Gloria Peterson

COMMISSIONERS ABSENT

David Marshall (Alt)
Edward Burnett
Jeff Kerner (Alt)

MANAGEMENT PRESENT

Jason Iacoangeli, Planning Director
Fletcher Reyher, Planning and Development Coordinator

i. CALL TO ORDER/ESTABLISH QUORUM

MOTION: Ms. Kraycir called the meeting to order at 6:30 p.m. Ms. Kraycir completed the roll call and confirmed a quorum was established.

ii. APPROVAL OF AGENDA

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

iii. APPROVAL OF JULY 12, 2023, MEETING MINUTES

MOTION: Ms. Kraycir **MOVED** to approve July 12, 2023, Regular Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Hine and **PASSED** by unanimous consent.

iv. OLD BUSINESS

- **Applicant:** The Lamkin Group, LLC.
Location: 1155 E. Forest Avenue, Ypsilanti, MI 48198

Parcel ID: K-11-03-400-033

Request: Article 4 – Sec. 407.3 Dimensional Requirements: Request for variance to the building setback requirements.

Mr. Iacoangeli informed the Commission that the Old Business was tabled from the July 12, 2023, meeting. The Zoning Board of Appeals would have to make a motion to take this item off the table for further discussion.

MOTION: Mr. Hine **MOVED** to approve of removing the old business item from the table. The **MOTION** was **SECONDED** by Ms. El-Assadi and **PASSED** by unanimous consent.

Mr. Iacoangeli stated that the variance requested is for an office building to be built on a parcel that's zoned as RM-LD (Multiple-family low-density residential district). The applicant is requesting a side yard setback variance to erect an office building for the apartment complex. The property currently has an existing single-family home that is proposed to be demolished to become an office building for the apartments.

The Planning Commission has reviewed the office building through the site planning process and has granted it preliminary site plan approval contingent on the Zoning Board of Appeals approving the setback variance that's being requested.

The setbacks in the low-density multiple-family district are 30 feet. The applicant can achieve that setback on the western side of the property (Rosewood Street) with 38.2 feet from the edge of the property to its closest point of the building. Meanwhile, on the property's east side, the applicant proposes a 10-foot setback at its closest point to the property line. The home that was previously there has been consistent with the other houses on Forest Avenue. The Planning Commission's view on removing the house, which is non-conforming with the zoning on the parcel, and replacing it with a newer office building, would bring the multiple-family development more into conformance.

At the July meeting, during the public hearing, the residents shared their concerns about the increment of traffic as this office will not only facilitate this apartment complex but all the Paschall apartments on Forest Avenue and for other properties at different locations. The Planning Commission has requested the applicant to reappear to the ZBA with more information on the traffic concerns and how they would mitigate it.

Mr. Iacoangeli informed the Commission that the applicant is requesting a side yard setback variance of approximately 20 feet for the eastern side of the property to erect a new office building. All other setbacks have been met.

Ms. El-Assadi requested clarification on upgrading the existing house on the property that can be utilized as an office building for payments instead of building a new one. Mr. Iacoangeli stated that the existing house is in bad condition, and one of the reasons for

moving forward with the office project is that the house has been slowly deteriorating over the years. During rental housing inspections, there has been an increase in issues that need to be addressed, along with an increase in cost. Mr. Iacoangeli stated that there is a possibility of renovating the house into an office. But there is a legal non-conforming since it is two story (problems with the building code). This option can be considered and tabled.

The applicant (Mr. Race Lamkin) stated the reason for requesting the variance is because the old office cannot be used any longer. An office on site will be convenient for the residents and tenants of Paschall apartments since all the neighborhoods are in the same block, right next to each other along East Forest.

Mr. Lamkin shared with the ZBA some numbers that would answer the concerns that the residents of Forest brought to the last Zoning Board of Appeals meeting.

- There are 251 total Units.
- Currently, 89 residents (35%) are paying bills/rent online.
- 42 (16%) residents are paying by mail or direct deposit.
- 52% of the current residents don't go to the office to pay their rent.
- Current projections indicate the numbers have been elevating to 75% by the year end of 2024 to using online or alternative payment methods versus going to the office.
- The office is open three days a week (Tuesday, Wednesday, and Thursday), and the office hours are from 9 am to 4:30 pm. Maintenance is on-call 24/7.
- For all tenants, the maintenance crew is on-site Monday through Friday (9:00 am – 5:00 pm).
- The office is not open for five days for traffic concerns and will not add traffic to the existing traffic on Forest Avenue.
- The applicant has taken steps to alleviate some of the neighbors' concerns and to have a discussion with them. The applicant has ordered and installed caution signage at all the entrances and exits on Forest Avenue.
- A mailer was sent to all residents demanding that they slow down and come to a complete stop. If not, legal action will be taken against them.
- Residents have been requested to trim bushes and hedges along East Forest to create a clear line of sight.

Mr. Lamkin stated that the complaint from the public about no playground or area for children to play in was untrue since there is a playground at the back of Browning Court of about five acres of green space for the residents to enjoy.

The 251 units exclude the Michigan property, and there would be none from the Michigan property for making payments.

Ms. Peterson inquired about the legal action mentioned in the flyers to the residents; Mr. Lamkin stated that they could request Washtenaw County Sheriff to put an extra patrol at the cross sections. If people are speeding through the parking lot there, the management can take action that could violate their lease.

Mr. Eldridge stated that the County Sheriff would not have an extra patrol for private property/citizen unless it is requested through the townships, and it is for a public roadway.

Mr. Eldridge inquired about the termination of the lease due to violation; Gary Bourgueil (property manager) stated that the lease states rules, code of conduct and speed limits within the complex.

Action Item: Mr. Eldridge requested Gary Bourgueil (property manager) to submit a copy of the lease document to Mr. Iacoangeli.

THE SESSION WAS OPENED FOR PUBLIC COMMENT: NO COMMENTS

MOTION: Mr. Eldridge made a **MOTION** to approve the variance request at 1155 E. Forest Ave. to the setback requirements of Section 407 of the township zoning ordinance for the construction of a new apartment office building within the building envelope as shown on the site plan dated 05-24-2023 with the following notes:

- The authorizing of the requested 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;
- It has been determined and agreed that the subject parcel has exceptional conditions requiring the setback variance.

This motion is further made with the following conditions:

- The applicant shall obtain Final Site Plan and Detailed Engineering Approval; and shall obtain all outside agency permits for the construction of the apartment office.

The **MOTION** was **SECONDED** by Ms. El-Assadi.

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

v. **PUBLIC HEARING**

- **Applicant:** Ted Ferenczy
Location: 1319 Davis Street, Ypsilanti, MI 48198

Parcel ID: K-11-10-407-035

Request: Article 8 – Sec. 802. Accessory Buildings and Accessory Uses:

Request for Variance to the accessory building setback requirements.

Mr. Iacoangeli presented the Commission with a request from Ted Ferenczy for variance to the setback requirements of Article 8 – Sec. 802. – Accessory building and accessory uses: Request for Variance to the accessory building setback requirements.

Mr. Iacoangeli presented the major components of the staff report:

- The applicant has an accessory structure constructed on the property without the proper building permits, and the existing garage was added to it with an additional bay.
- The accessory structure portion of the township zoning ordinance requires that a garage or an accessory building have a minimum five-foot setback from the property line.
- The new garage addition that was constructed is three feet six inches, the closest point to the neighboring property.
- The property owner is trying to seek relief for the building addition and allow it to remain at three feet six inches from the property line and not five feet as required per the ordinance.

Mr. Iacoangeli stated that some of the applicable information is that a permit wasn't pulled for the addition to the setback requirements and has not been met. After a conversation with the building department, once they reviewed the building, it was constructed out of a non-combustible material that would permit it to be built on a property line. If the ordinance has approved it because the material that the addition was constructed out of is fire-rated, not as per zoning ordinance, but per the building code would permit it to be built on a property line.

The Planning Department has certain conditions if the ZBA decides to allow the garage to remain:

- The roof shingles for the garage should be replaced so that they all are consistent and match.

- The applicant paints the entire building and the garage door to match the color.

Ms. Peterson inquired about what would happen to the existing garage if the motion failed to pass; Mr. Iacoangeli stated that a denial would be an addition in violation of the ordinance. The ZBA can condition the denial with a removal time or date. The applicant is allowed to appeal the Zoning Board of Appeals decision, and they would be allowed 30 days to appeal the decision to circuit court.

Ms. Peterson clarified that the additional building is about one foot six inches close to the setback; Mr. Iacoangeli clarified it.

Ms. El-Assadi clarified that the additional building was built with no permit from the Township, and there is enough room for it to have been built on the other side; Mr. Iacoangeli stated that there would not have been an issue with the side yard setback if the addition was placed on the other side.

The Board discussed this with Mr. Iacoangeli.

Ms. Peterson inquired if this issue presented was self-created; Mr. Iacoangeli stated yes.

Walter Hamilton (Applicant: Ted Ferenczy Lawyer) informed the Board that he was legally representing the applicant since he is absent as he is embarrassed to have created the issue. Mr. Hamilton stated that the applicant had made a mistake in constructing a building without a permit and did not understand that a permit was necessary for the addition to an accessory structure. The applicant is a licensed residential builder and was careful to comply with the Construction Code. When the applicant was informed to have a building permit, he didn't hesitate to go and apply for one and submitted the appropriate papers. The applicant was not allowed to do so because it violates not the building code but the zoning ordinance.

The only option is to require the applicant to demolish the structure he built or permit him to encroach on these zoning setback requirements by 18 inches. Mr. Hamilton stated that the applicant is looking for an act of grace that would require him to make some cosmetic improvements to the building. Mr. Hamilton stated that the applicant and his neighbors would lose property value with the tearing down.

Ms. El-Assadi stated that ZBA has made people bring down fences or cut down on bushes because they did not fit the code. It is not about giving grace, but it is important to follow the rules. This would create a precedent in the future.

Ms. Peterson inquired about the neighbors losing property value; Mr. Hamilton stated that the property is visible from the street and has an overall effect of either enhancing or creating a detriment for everyone who wants property there. Ms. Peterson stated that the applicant for different color shingles of the extension showed no consideration for enhancement of the property value.

Ms. Peterson inquired about the hardship for removing the bay on the far left and building another bay on the far right, which would follow the zoning ordinance; Mr. Hamilton had no answer.

Mr. Iacoangeli stated that the Planning Department cannot compel the applicant to build another addition on the other side. Currently, the discussion is to grant a variance for the setback or have it removed.

Public Hearing opened at 7:15 PM

Hearing No Public Comments.

Public Hearing closed at 7:15 PM

Ms. El-Assadi informed the Commission and Planning Department that it was an option for the future if the applicant plans on building a bay on the other side, and Ms. El-Assadi stated and clarified that it is not an expectation.

MOTION: Ms. El-Assadi made a **MOTION** to deny the variance request at 1319 Davis Street to the setback requirements of Section 802 of the Township Zoning Ordinance for the construction of a detached garage addition within the building envelope as shown on the plot plan dated October 10, 2022, with the following conditions:

- The applicant shall demolish the constructed detached garage addition within sixty (60) days of the conclusion of this meeting.
- The applicant shall obtain all necessary permits before the demolition of the Building.
- For all of the reasons that were cited in the building planning department's report.

The **MOTION** was **SECONDED** by Mr. Eldridge.

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

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

- A. **PLANNING DEPARTMENT REPORT** – Mr. Iacoangeli informed the Commission that the planning department has two applications for October. Mr. Iacoangeli requested a meeting for October 4, 2023.
- B. **CORRESPONDENCE RECEIVED** – None
- C. **ZONING BOARD OF APPEALS MEMBERS** – None
- D. **MEMBERS OF THE AUDIENCE AND PUBLIC** – None

vii. **OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD OF APPEALS**

None

viii. **ADJOURNMENT**

MOTION: Ms. Kraycir **MOVED** to adjourn at 7:21 p.m. The **MOTION** was **SECONDED** by Mr. Eldridge and **PASSED** by unanimous consent.

Respectfully submitted by Minutes Services.



Zoning Board of Appeals Staff Report

October 04, 2023

RE: 2627 Southlawn Street – Parcel K-11-06-379-007

Applicant:

Bryan & Arwen Mosher
2627 Southlawn Street
Ypsilanti, MI 48197

Variance Request:

Request for variance to the setback requirements of Article 4 – Sec. 406. – R-1 to R-5 One-Family Residential Districts: of the Township Zoning Ordinance for the construction of a home addition.

Location and Summary of Request:

The subject site is a 0.170-acre parcel, located in the Westlawn Area, and is zoned R-5 – One-Family Residential. The home was constructed in 1990, and single-family dwellings surround the subject site to the North, West, and East.

The applicant is seeking relief from Article 4 – Sec. 406 setback requirements. Brian and Arwen Mosher are asking the Zoning Board of Appeals to consider granting them a 5' variance to the required 35' rear yard setback requirement of Sec. 406.

Per Sec. 406.3:

“The following dimensional requirements shall apply to the R-1 to R-5 one-family residential districts.”

R-5 Rear Yard Setback	Required	Proposed
	35'	30'

Cross References:

Article 4 – District Regulations
Article 17 – Zoning Board of Appeals

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



**YPSILANTI
TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

Aerial View – 2627 Southlawn Street



Analysis:

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 present 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.**

The front yard setback of 2627 Southlawn and surrounding homes is greater than the required 20' front yard setback in the R-5 One-Family Residential Zoning District. In the case of 2627 Southlawn, the front yard setback is approximately 30' limiting the ability for homeowners in the neighborhood to construct home additions into the rear yard. The Planning Department notes that the applicant can construct a second story home addition and meet the standards of the zoning ordinance.

- 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.**

The proposed home addition encroaches into the rear yard by 14 feet. Reducing the addition to 9 feet to meet the required 35-foot rear yard setback would render the addition useless for a large family. A 14' addition makes the space viable for the family to use. The applicant notes that their family has outgrown their current space and an addition is necessary for the enjoyment of their home.

- 3. That the authorizing of such variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this Ordinance or the public interest.**

Variance relief for this property will not be a substantial detriment to adjacent property, it will not be harmful to, or alter the essential character of the area, and will not impair the purposes of this Ordinance or the public interest.

- 4. The property and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors.**

The need for the variance is not self-created. The way the house and lot are arranged makes additions into the rear yard extremely hard to construct / get approved.

- 5. The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible.**

It is of the Planning Department's opinion that the applicant's proposal is the minimum necessary addition to make it viable.



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 variance request at 2627 Southlawn Street to the setback requirements of Section 406 of the Township Zoning Ordinance for the construction of a home addition within the building envelope as shown on the plot plan dated August 28, 2023.

Approve:

I move to approve the variance request at 2627 Southlawn Street to the setback requirements of Section 406 of the Township Zoning Ordinance for the construction of a home addition within the building envelope as shown on the plot plan dated August 28, 2023.

- The authorizing of the requested 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;
- It has been determined and agreed that the subject parcel has exceptional conditions requiring the setback variance.

This motion is further made with the following conditions:

1. The applicant shall obtain required building permits and applicable trade permits for the construction of the home addition.

Denial:

I move to deny the variance request at 2627 Southlawn Street to the setback requirements of Section 406 of the Township Zoning Ordinance for the construction of a home addition within the building envelope as shown on the plot plan dated August 28, 2023. (ZBA states reasons for denial).

Respectfully Submitted,

Fletcher Reyher
Planning and Development Coordinator
Charter Township of Ypsilanti Planning Department

RECEIVED

BY _____

SEP 06 2023

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

YPSILANTI TOWNSHIP
OCS

I. APPLICATION TYPE

- Variance
- Exceptions and Special Approvals (Includes: Temporary Uses and Structures)
- Administrative Review Appeal

II. PROJECT LOCATION

Address: 2627 Southlawn St., Ypsilanti, MI Parcel ID #: K-11-06-379-007 Zoning R-5
 Lot Number: W43 FT #52, E14 FT #53 Subdivision: Westlawn

III. APPLICANT INFORMATION

Applicant: Bryan & Arwen Mosher Phone: [REDACTED]
 Address: 2627 Southlawn St. City: Ypsilanti State: MI Zip: 48197
 Fax: _____ Email: [REDACTED]
Property Owner: Bryan & Arwen Mosher Phone: [REDACTED]
 Address: 2627 Southlawn St. City: Ypsilanti State: MI Zip: 48197
 Fax: _____ Email: [REDACTED]

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Bryan & Arwen Mosher represents Bryan & Arwen Mosher :
Applicant Property Owner

- That Bryan & Arwen Mosher is/are the owner(s) of lot(s) W43 FT #52, E14 FT #53 located in the Westlawn Subdivision, Ypsilanti Township, Michigan, otherwise known as 2627 Southlawn St., Ypsilanti, MI and the property is zoned R-5
Property Owner Lot Subdivision Address Zoning District
- That the petitioner hereby request VARIANCE under Section 17 Article D of the Ypsilanti Township Zoning Ordinance.
Variance/Temporary Use /Regular Meeting Section Article
- The petitioner further state that Bryan Arwen 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).

Bryan M Mosher
Arwen E Mosher
 Applicant Signature Print Name Date
 Bryan M. Mosher, Arwen E. Mosher 09/05/2023



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.

Zoning Board of Appeals
Ypsilanti Township
7200 S. Huron River Dr.
Ypsilanti, MI 48197

Requested Variance

Parcel ID#: K-11-06-379-007

Legal Description: YP#106-52 W 43 FT LOT 52 & E 14 FT OF LOT 53 WESTLAWN SUB.

Address: 2627 Southlawn St., Ypsilanti MI 48197

A variance of 5'0" is requested from the 35'0" rear yard setback requirements of Section 406 of the Township Zoning Ordinance for the construction of a home addition at 2627 Southlawn. The resulting structure would have a footprint of 2439 square feet on a 7410-square-foot lot, with a resulting 32.5% footprint, less than the 35% allowed by R-5 zoning.

As outlined in more detail below, the 2627 Southlawn property is unique in several ways that make it a good candidate for a variance. The rear yard is not visible to most neighbors, and there is no neighbor directly to the rear. Furthermore, the variance is necessary in order to allow the inhabitants to make full use of their property in a similar manner to their neighbors.

Section 17 D. Findings. *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) *"...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.."*

In the rear, the 2627 Southlawn property abuts a vacant lot that comprises open land with a depth of about 80 feet, and a wooded area on a steep incline with a depth of another 50 feet. While the open land could theoretically be developed in the future, the wooded hill creates a natural barrier. In many residential properties in the township, the backyard directly abuts another backyard, but this property is unlikely ever to do so, due to the nature of the terrain. Therefore, an addition should not negatively affect any neighbors to the rear at any point in the future.

The house is a 1,328-square-foot, 3-bedroom, 2-bath ranch house, inhabited by a family of two adults and five children. Due to the constraints of the local housing market, the family has not

easily been able to find a larger home, and they like their current location and have good relationships with their neighbors. Their children are currently ages 16 through 7, and as they grow, it is vital to add a fourth bedroom and third bathroom to the house in order to accommodate their needs.

(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;

The property directly next door, 2649 Southlawn, has a detached garage that sits considerably farther back on its property than the proposed addition to the 2627 Southlawn property. The proposed addition would be 30 feet from the rear property line, and the garage at 2649 is 20 feet from its rear property line.

(3) That the authorizing of such variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this ordinance or the public interest;

As noted in item (1) above, the property to the rear of 2627 Southlawn is undeveloped and includes a wooded hill. The woods block any view of the addition from the nearby main thoroughfare (Packard Street). Due to the garage at 2649 (noted in item (2) above) and the wooded area that wraps around the east side of the back of the 2605 property (see Exhibit A - Photos 5 & 6), only the direct neighbors at 2605 and 2649 will have any direct view of the addition, and they have both signed in support of the proposal (see Exhibit B).

(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; and

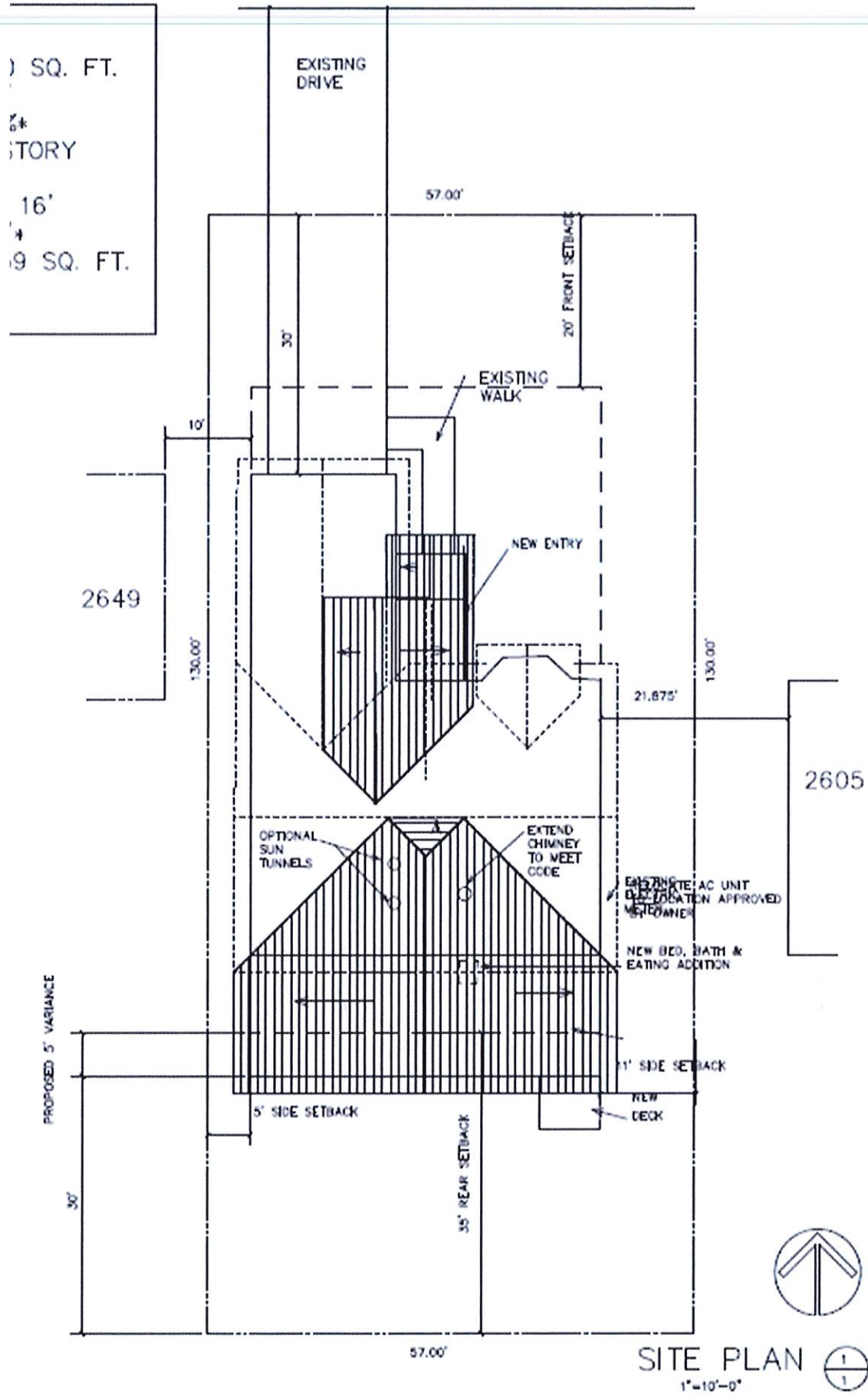
All structures and land on the property remain as they were in 2004, when the property was acquired. Furthermore, the original builder situated the house fairly far back on the property, creating a smaller backyard than necessary. If he had made full use of the front of the property, a variance would not be required.

(5) The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible.

The proposed variance is for a distance of 5'0" only, allowing the addition to extend 14'0" from the back of the house. An addition with a depth of only 9'0" would not enable the creation of a fourth bedroom or third bathroom (necessary as noted in item (1)).

Zoom-In to show more detail

Southlawn Street



10 SQ. FT.
 1/4 STORY
 16'
 19 SQ. FT.

2649

2605

Sunstructures Architects
 5750 Prospect Hill, Green Lake, MI 49840 (734)398-9950

Sections & Interiors

Additions to:
Mosher Residence
 2627 Southlawn St.
 Ypsilanti, MI

DRAWN : WA/WA	CHECKED : WA
DATE : 2/15/22	
SCALE : 1/4" = 1'-0"	
JOB NO. : 2108	
SHEET	
A-1	



SITE PLAN
 1"=10'-0"



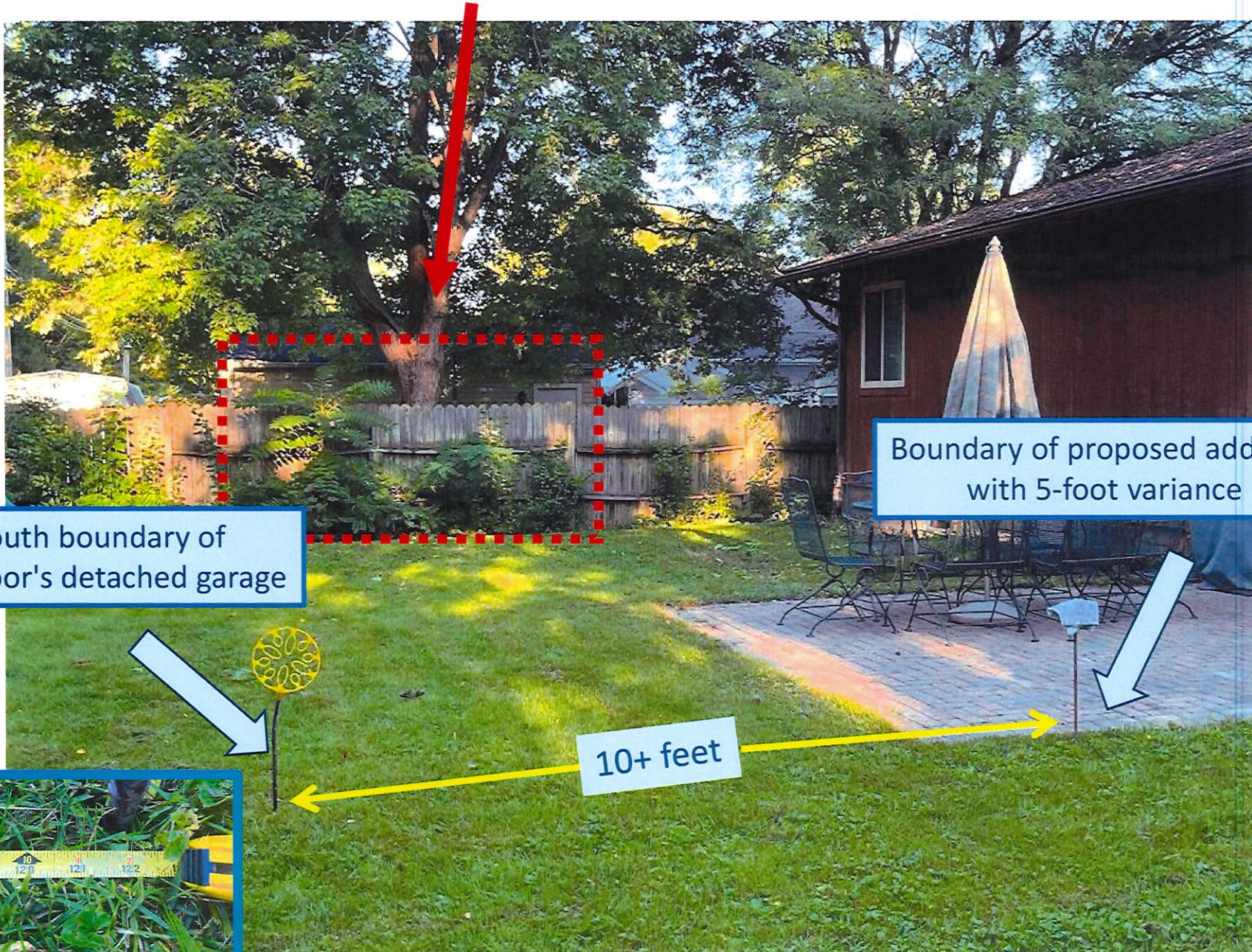
Exhibit A – Photo #2

Red box outlines neighbor's detached garage which with our proposed variance would still extend an additional 10 feet deeper than our addition.



Exhibit A – Photo #3

Red box outlines neighbor's detached garage which with our proposed variance would still extend an additional 10 feet deeper than our addition.



South boundary of neighbor's detached garage

Boundary of proposed addition with 5-foot variance

10+ feet



Exhibit A – Photo #4

View from **South-East** corner of house (2627 Southlawn) looking **South** toward Packard Avenue.

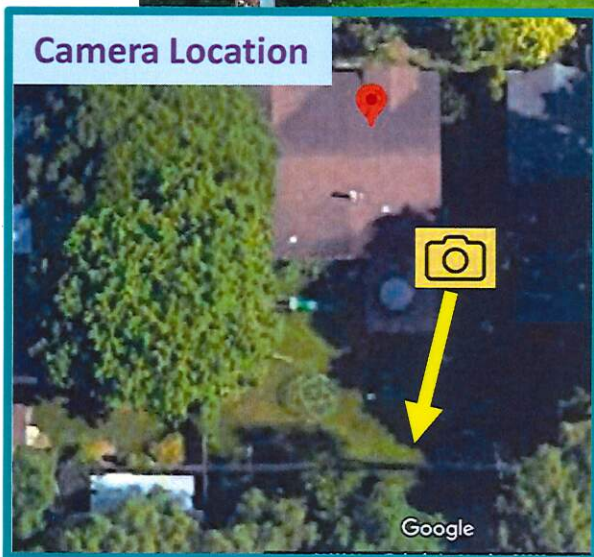


Exhibit A – Photo #5

View from **South-West** corner of house (2627 Southlawn) looking **South** toward Packard Avenue.

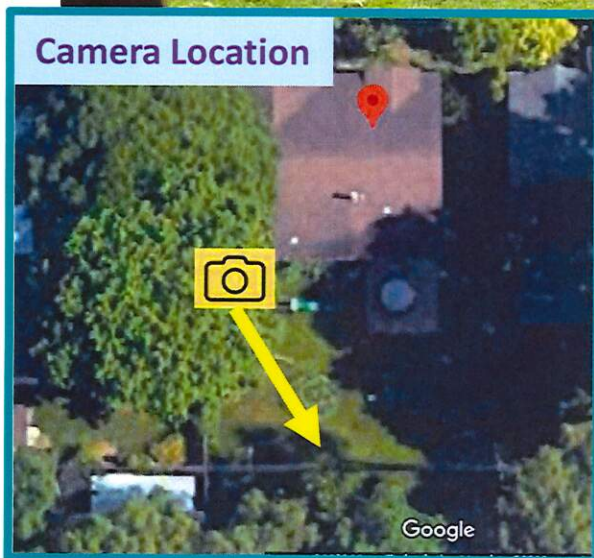


Exhibit A – Photo #6

View from **South-West** corner of house (2627 Southlawn) looking **East** toward 2605 Southlawn.

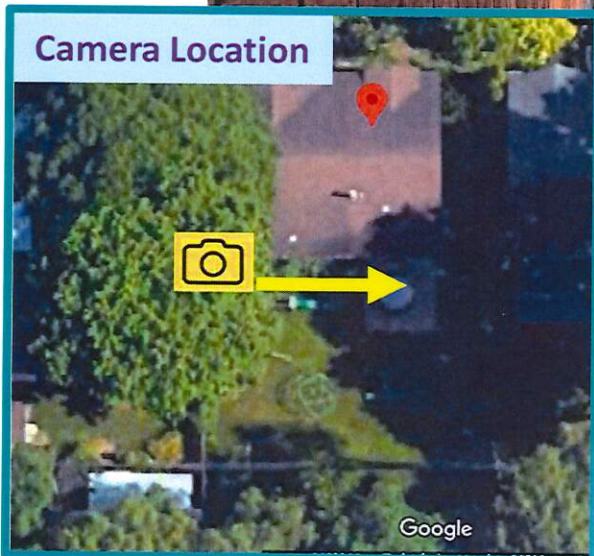


Exhibit A – Photo #7

View from **South** property boundary looking **North** to back of house (2627 Southlawn)



NUMBER	TYPE	MATERIAL	ROUGH DIMENS	COMMENTS
1	Ceiling	PLASTER	2" x 4" joist	
2	Wall	CLASST	2" x 4" joist	
3	Ceiling	PLASTER	2" x 4" joist	
4	Ceiling	PLASTER	2" x 4" joist	
5	Ceiling	PLASTER	2" x 4" joist	
6	Ceiling	PLASTER	2" x 4" joist	
7	Wall	CLASST	2" x 4" joist	
8	Wall	CLASST	2" x 4" joist	
9	Wall	CLASST	2" x 4" joist	
10	Wall	CLASST	2" x 4" joist	
11	Wall	CLASST	2" x 4" joist	
12	Wall	CLASST	2" x 4" joist	
13	Wall	CLASST	2" x 4" joist	
14	Wall	CLASST	2" x 4" joist	
15	Wall	CLASST	2" x 4" joist	
16	Wall	CLASST	2" x 4" joist	
17	Wall	CLASST	2" x 4" joist	
18	Wall	CLASST	2" x 4" joist	
19	Wall	CLASST	2" x 4" joist	
20	Wall	CLASST	2" x 4" joist	

PARCEL # K-11-06-379-007
 LEGAL DESCRIPTION:
 YP# 106-52 W43 FT OF LOT #52
 & E 14 FT OF LOT #53
 WESTLAWN SUBDIVISION

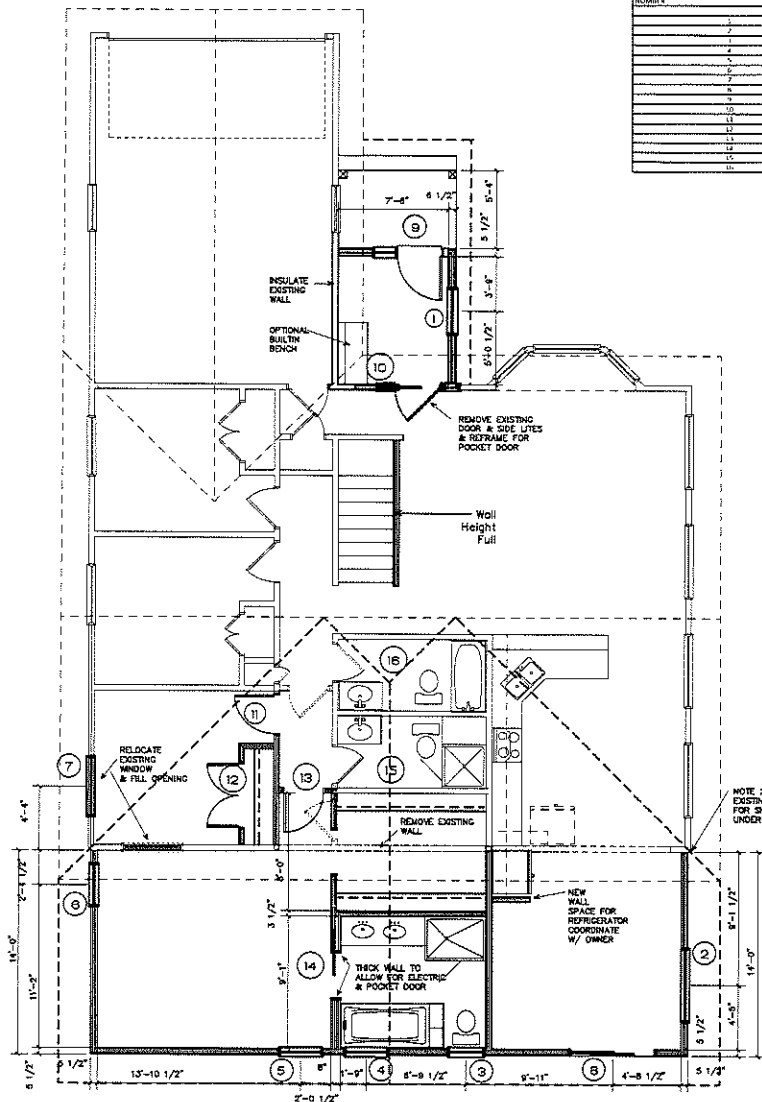
REVISIONS	BY
reference 9/1/23	WA

Sunstructures Architects
 6100 Franklin Rd. West Lake, IL 60075 (708) 439-1800
Sections & Interiors

Additions to:
Mosher Residence
 2627 Southlawn St.
 Ypsilanti, MI

DRAWN: MA/BA
 CHECKED: BA
 DATE: 2/16/23
 SCALE: 1/8" = 1'-0"
 JOB NO.: 2308
 SHEET

A-1



FLOOR PLAN

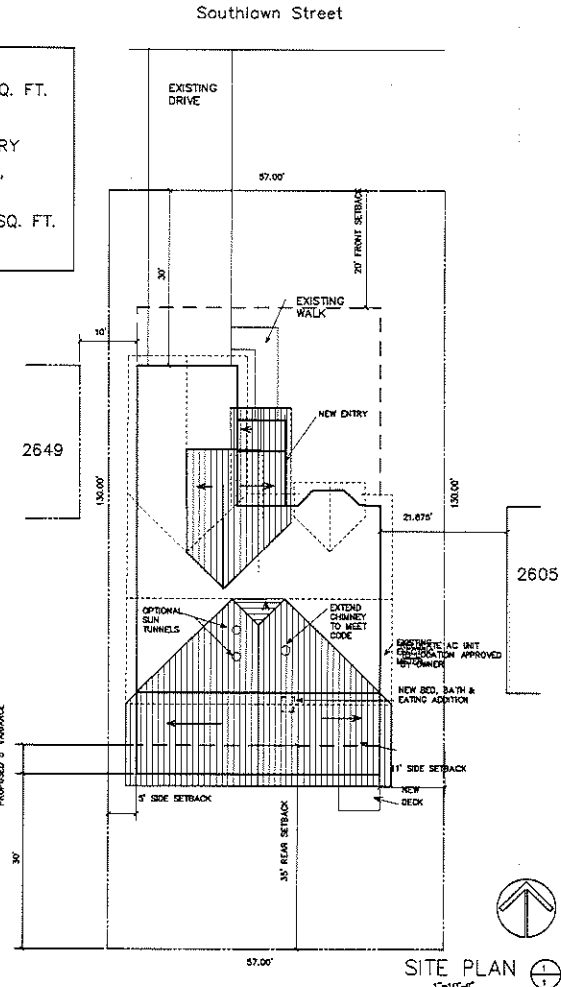
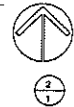
R-5 ZONING
 MIN. LOT SIZE 5,400 7,410 SQ. FT.
 MIN. LOT WIDTH 50 57'
 MAX. LOT COVERAGE 35% 35%*
 MAX. HEIGHT 2 STORY 1 STORY
 FRONT SETBACK 20' 30'
 SIDE SETBACK 5 & 16 5 & 16'
 REAR SETBACK 35' 30'*
 MIN. GROUND FLR 720 2,439 SQ. FT.

* WITH PROPOSED ADDITION

- NOTES: 1) MATCH ALL OVERHEADS, SIDINGS, & TRIM
- 2) ALL FINISHES, MATERIALS, LIGHTS/PLUMBING FIXTURES & CABINETS TO BE CHOSEN BY OWNER.
- 3) SITE VERIFY ALL DIMENSIONS
- 4) ALL WORK TO MEET OR EXCEED THE CURRENT BUILDING CODES
- 5) ALL DIMENSIONS ARE ROUGH FRAME DIMENSIONS

NOTE: 2" OFFSET FROM EXISTING WALL TO ALLOW FOR SHEATHING & 1 1/2" FOAM UNDER SIDING (TIP)

NOTE: SEE SHEET S-1 FOR COLLAR & FRAMING DETAILS TO SUPPORT NEW ROOF



SITE PLAN

Exhibit B - Mosher Variance Application - 2627 Southlawn St., Ypsilanti, MI

Neighbor Statement

I have reviewed the proposal for a zoning variance of 5' from the 35' rear setback for the purposes of constructing an addition to the home. I support this proposal and raise no objections.

Home Owner Name	Address	Date	Signature
<u>Elizabeth A. Gunderson</u>	2605 Southlawn St.	<u>9-17-23</u>	<u>Elizabeth A. Gunderson</u>
<u>Sarah Keywell</u>	2649 Southlawn St.	<u>9-18-23</u>	<u>[Signature]</u>
<u>[Signature]</u>	2649 Southlawn St.	<u>9/18/23</u>	<u>MIKE JEFFRIES</u>



BUILDING PERMIT APPLICATION

CHARTER TOWNSHIP OF YPSILANTI - OFFICE OF COMMUNITY STANDARDS
7200 S. HURON RIVER DR. - YPSILANTI, MI 48197 -- 734.485.3943

For Office Use Only
RECEIVED
BY SW
AUG 28 2023
YPSILANTI TOWNSHIP
OCS

MINIMUM ITEMS NEEDED FOR SUBMITTAL (Office Use Only)

Plot Plan Construction Drawings (2 copies Residential / 3 copies Commercial / 3 copies New Home)
Signed Contract Sketch Plan (signs)

I. JOBSITE INFORMATION

Street Address & Job Location (Street No. & Name) <u>2627 Southlawn st</u>		Name of Owner / Agent / Telephone # <u>Bryan Mosher</u>	
Lot Number	Subdivision <u>Westlawn</u>		
Residential <input checked="" type="checkbox"/>	Homeowner Email Address Required	New <input type="checkbox"/>	Alteration <input checked="" type="checkbox"/>
Commercial <input type="checkbox"/>		Service Only <input type="checkbox"/>	Other <input type="checkbox"/>

II. CONTRACTOR / HOMEOWNER INFORMATION

Name <u>Steve Fritz F&F Contractor inc</u>	Driver's License # <u>F632 777 367 772</u>	Expiration Date <u>5/31/26</u>
Address (Street No. & Name) <u>7496 Kingsley Dr</u>	City <u>Onsted</u>	State <u>MI</u>
Telephone # <u>734-320-6806</u>	Cell # <u>734-320-6806</u>	Contractor License # <u>2101077133</u>
Worker's Comp Ins Carrier <u>Hustings Mutual</u>	MESC Emp # <u>1115800</u>	Federal Employer ID # <u>38-2985014</u>
		Email Address <u>sfritz20717@gmail.com</u>

III. DESIGN PROFESSIONAL (2015 Michigan Building Code - Sec. 108 (A) 1107.3.4)

Where it is required that documents be prepared by a *registered design professional*, the *building official* shall be authorized to require the *owner* or the *owner's* authorized agent to engage and designate on the building permit application a *registered design professional* who shall act as the *registered design professional in a responsible charge*. If the circumstances require, the *owner* or the *owner's* authorized agent shall designate a substitute *registered design professional in responsible charge* who shall perform the duties required of the original *registered design professional in responsible charge*. The *building official* shall be notified in writing by the *owner* or the *owner's* authorized agent if the *registered design professional in responsible charge* is changed or is unable to continue to perform the duties. **The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.**

Registered Design Professional Name (please print) <u>Steve Fritz</u>	Substitute Registered Design Professional Name (please print)
Registered Design Professional Signature / Date <u>Steve Fritz</u>	Substitute Registered Design Professional Signature / Date

IV. COSTS / FEES / PERMITS

STRUCTURAL IMPROVEMENT VALUE	APPLICATION TYPE (Check appropriate box)
Value below is not included in the above cost	New Building <input type="checkbox"/> Demolition <input type="checkbox"/>
A. Electrical \$	Addition <input checked="" type="checkbox"/> Mobile Home Set-up <input type="checkbox"/>
B. Plumbing \$	Deck <input type="checkbox"/> Alteration / Repair <input type="checkbox"/>
C. Heating / AC \$	Window <input type="checkbox"/> Pre-Manufacture <input type="checkbox"/>
D. Other \$	Fence <input type="checkbox"/> Sign <input type="checkbox"/>
TOTAL VALUE: \$	Roof <input type="checkbox"/> Other <input type="checkbox"/>
FEES (office use only)	PROPOSED USE (Check appropriate box)
Permit \$	Residential Use
C of O (temp) \$	One Family <input checked="" type="checkbox"/>
Plan Review \$	Two or More Families (# of units) <input type="checkbox"/>
YCUA Permit #	Transient Hotel / Motel / Dorm (# of units) <input type="checkbox"/>
WCRC Permit #	Garage <input type="checkbox"/> Carport <input type="checkbox"/>
Bike Path \$	Other <input type="checkbox"/>
Number of Sign Faces x \$50 \$	Non-Residential Use
Contractor Registration Fee \$	Church/ Other Religious <input type="checkbox"/> Industrial <input type="checkbox"/>
Administration Fee \$	Hospital / Institutional <input type="checkbox"/> Public Utility <input type="checkbox"/>
Other \$	Stores / Mercantile <input type="checkbox"/> Office/Bank/ Prof. <input type="checkbox"/>
Other \$	School / Library / Other Educational <input type="checkbox"/>
TOTAL FEE: \$	Service Station / Repair Garage <input type="checkbox"/>

V. PROVIDE DETAILED DESCRIPTION

BUILDING: Describe in detail the proposed use of existing and / or new buildings and the work to be performed.
SIGNS: Describe in detail materials, structure, weight, method of attachment, color, sign copy, etc.

*one Family adding on Back of House 14x41'
 Bedroom & Bathroom*

VI. BUILDING CHARACTERISTICS (Check all appropriate boxes)

Principal Type of Frame		Type of Water Supply	
Masonry (wall bearing)	<input type="checkbox"/>	Public or Private Company	<input checked="" type="checkbox"/>
Wood Frame	<input checked="" type="checkbox"/>	Private (septic tank, etc.)	<input type="checkbox"/>
Structural Steel	<input type="checkbox"/>	Dimensions	
Reinforced Concrete	<input type="checkbox"/>	Number of Stories	<i>1</i>
Other	<input type="checkbox"/>	Total sq. ft.. Of Floor Area (based on exterior dimension)	<i>1924</i> <i>with</i> <i>Mezz</i>
Principal Type of Heating		Number of Off-Street Parking Spaces	
Gas	<input checked="" type="checkbox"/>	Enclosed	<input checked="" type="checkbox"/>
Oil	<input type="checkbox"/>	Outdoors	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	Residential Buildings Only	
Coal	<input type="checkbox"/>	Number of Bedrooms	<i>4</i>
Other	<input type="checkbox"/>	Number of Bathrooms	<i>3</i>

VII. SIGN INFORMATION ONLY (Check all appropriate boxes)

Permanent Signs		Temporary Signs	
Ground	<input type="checkbox"/>	Construction	<input type="checkbox"/>
Wall	<input type="checkbox"/>	Special Event	<input type="checkbox"/>
Canopy	<input type="checkbox"/>	Real Estate	<input type="checkbox"/>
Marquee	<input type="checkbox"/>	Sale of Produce	<input type="checkbox"/>
Window	<input type="checkbox"/>	Number of Sign Faces	
Directional	<input type="checkbox"/>	One	<input type="checkbox"/>
Illuminated		Two	<input type="checkbox"/>
No	<input type="checkbox"/>	-- Enclose Fixture Specifications, Lamping Options and Photometric Grid	
Yes	<input type="checkbox"/>		

*Signs shall be designed by a registered design professional, licensed with the State of Michigan. Signs shall be designed in accordance with Appendix H, Section H105 of the Michigan Building Code, 2015

Area of Sign Face: _____ sq. ft. Sign Face Dimensions: _____

Overall Sign: _____ ft. Height to Bottom Edge of Sign Box: _____ ft.


Street Right of Way (ROW) Width: _____ ft. Setback from Property Line / ROW: _____ ft.

Setback from Structures: _____ ft. Depth of Footings: _____ ft.

The Office of Community Standards will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, handicap or political beliefs.

VIII. APPLICANT SIGNATURE

Section 23a of the State Construction Code Act of 1972, 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Signature of Licensee or Homeowner 	Print Name Legibly Steve Fritz
Witness Signature and Title	Date Aug 28, 2023

IX. HOMEOWNER AFFIDAVIT

I hereby certify the work described on this permit application shall be installed **by myself, in my own home**, which I am living in or am about to occupy. All work shall be installed in accordance with the Michigan Building Code and **shall not be enclosed, covered up or put into operation** until it has been **inspected and approved** by the Building Inspector. I will cooperate with the Building Inspector and assume the responsibility to arrange for necessary inspections and also understand that performing construction activities in contradiction to the application language is a violation of STATE law - Public Act 299; Article 24, section 339.2403.

Signature of Homeowner	Print Name Legibly
GENERAL: Work shall not be started until issuance of permit. All installations shall be in conformance with the Michigan Code. No work shall be concealed until it has been inspected. When ready for inspection, call the building department at (734) 485.3943. A minimum of one business day advance notice required. The clerk will need the JOB LOCATION AND PERMIT NUMBER.	Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work has not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

A PERMIT WILL BE CANCELED WHEN NO INSPECTIONS ARE REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CANCELED PERMITS MAY NOT HAVE A 60% REFUND IF INSPECTIONS / SITE VISITS HAVE BEEN MADE OR SIX MONTHS TIME HAS ELAPSED SINCE PERMIT ISSUANCE. PLAN REVIEW FEES ARE NOT REFUNDABLE. RENEWALS OR EXTENSION APPLICATIONS SHALL BE IN WRITING BEFORE THE EXPIRATION DATE HAS OCCURED. A \$50 FEE SHALL BE CHARGED FOR RENEWALS.

OFFICE USE ONLY: BUILDING CODE A) MRC: 2015 B) MBC: 2012

X. PLOT PLAN

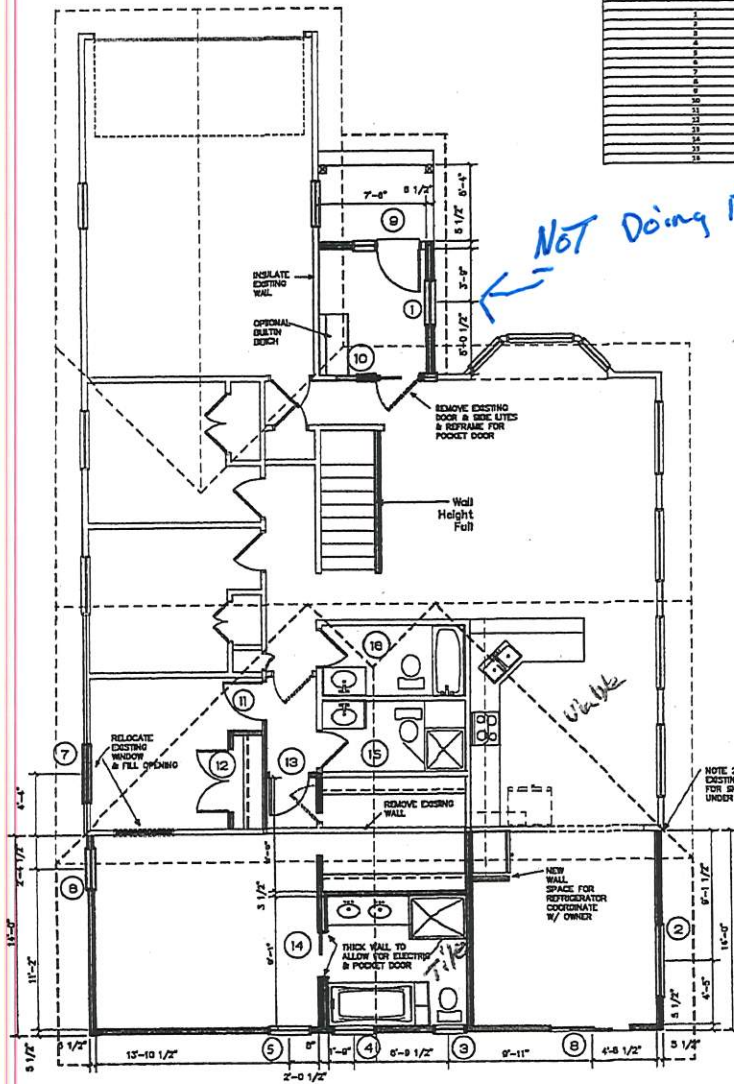
Zoning Classification:		Proposed Use:	
Total Lot Size:			
Total Land Area (sq. ft.)		Environmental Concerns	
Total Allowable coverage:		Wetlands:	
Total Coverage Shown:		Woodlands Protection:	
Setbacks		Soil Erosion:	
- Front:		Drainage:	
- Back:			
- Side:			
- Sign Setback from ROW:			

Planning & Zoning Coordinator Approval	Date
Building Director / Official Approval	Date

OFFICE OF COMMUNITY STANDARDS STAFF COMMENTS

NUMBER	TYPE	MATERIAL	ROUGH OPENING	COMMENTS
1	Ceiling	CEILING	CEILING	CEILING
2	Floor	FLOORING	FLOORING	FLOORING
3	Ceiling	CEILING	CEILING	CEILING
4	Ceiling	CEILING	CEILING	CEILING
5	Ceiling	CEILING	CEILING	CEILING
6	Ceiling	CEILING	CEILING	CEILING
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58	Ceiling	CEILING	CEILING	CEILING
59	Ceiling	CEILING	CEILING	CEILING
60	Ceiling	CEILING	CEILING	CEILING

PARCEL # K-11-06-379-007
 LEGAL DESCRIPTION:
 YP# 106-52 W43 FT OF LOT #52
 & E 14 FT OF LOT #53
 WESTLAWN SUBDIVISION

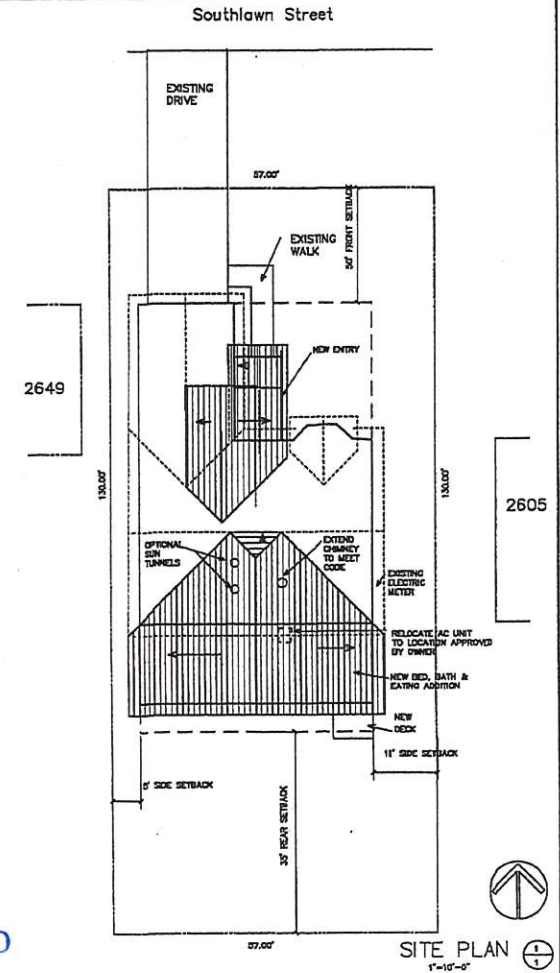


Not Doing Front Porch

NOTES: 1) MATCH ALL OVERLAP, SIDINGS & TRIM
 2) ALL FINISHES, MATERIALS, LIGHTS, PLUMBING
 FIXTURES & CABINETS TO BE CHOSEN BY OWNER.
 3) SITE VERIFY ALL DIMENSIONS.
 4) ALL WORK TO MEET OR EXCEED THE CURRENT
 BUILDING CODES.
 5) ALL DIMENSIONS ARE ROUGH FRAME DIMENSIONS UNLESS
 OTHERWISE NOTED.

NOTE: SEE SHEET S-1
 FOR CEILING & FRAMING
 DETAILS TO SUPPORT
 NEW ROOF

FLOOR PLAN



SITE PLAN

REVISION	BY

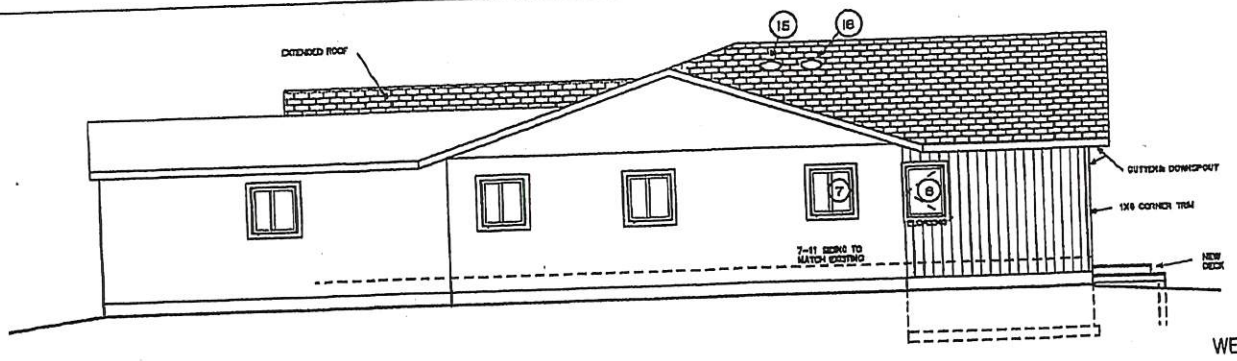
Sunstructures Architects
 6701 Grand Ave. Suite 100, W. Ypsilanti, MI 48198 (734) 481-1888
 Sections & Interiors

Additions to:
Mosher Residence
 2627 Southlawn St.
 Ypsilanti, MI

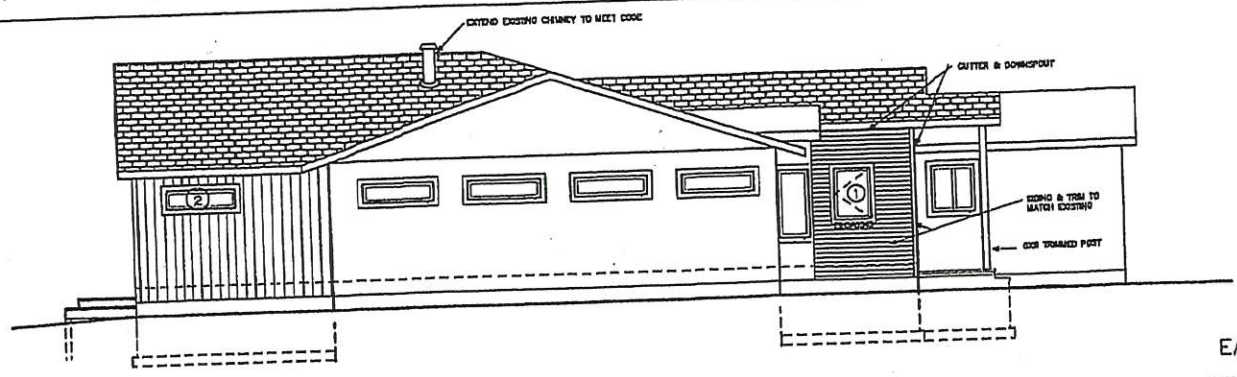
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DATE	2/16/23	SCALE	1/4" = 1'-0"
JOB NO.	2308	SHEET	A-1

RECEIVED BY SW

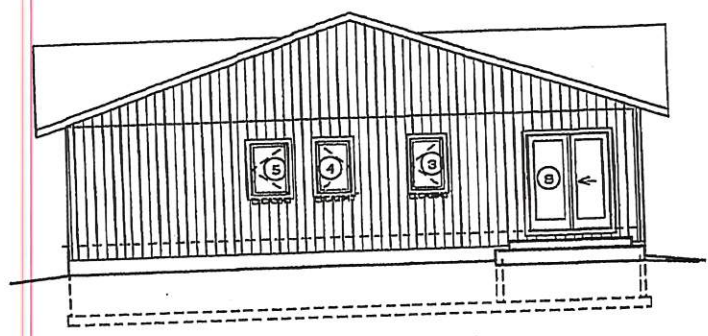
AUG 28 2023
 YPSILANTI TOWNSHIP
 OCS



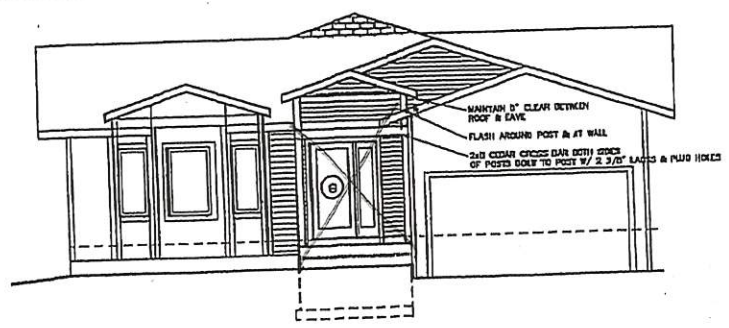
WEST ELEVATION 1/4"=1'-0"



EAST ELEVATION 1/4"=1'-0"



SOUTH ELEVATION 1/4"=1'-0"



NORTH ELEVATION 1/4"=1'-0"

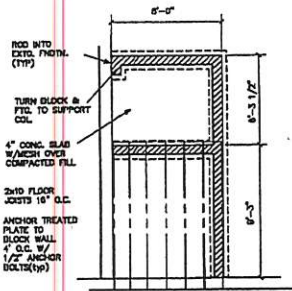
REVISIONS	BY

Sunstructures Architects
2725 Pleasant Hill Road, Suite 100, Southfield, MI 48034
Elevations

Additional to:
Mosher Residence
 2627 Southlawn St.
 Ypsilanti, MI

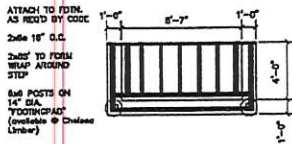
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SA/SEA	SA
DATE:	3/8/23
SCALE:	1/4" = 1'-0"
JOB NO.:	12008
PROJECT:	

A-2



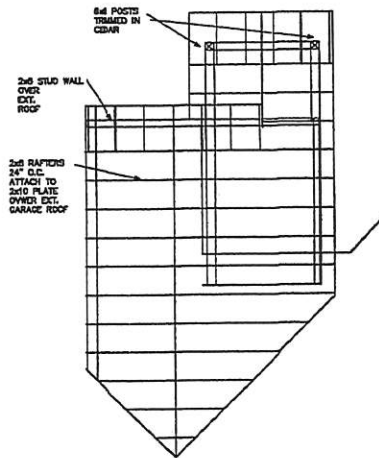
ENTRY FLR. FRAMING PLAN

1/4"=1'-0" (1)



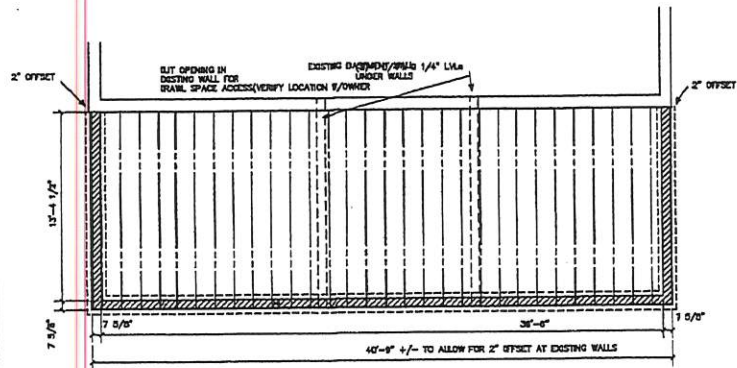
DECK FRAMING PLAN

1/4"=1'-0" (2)



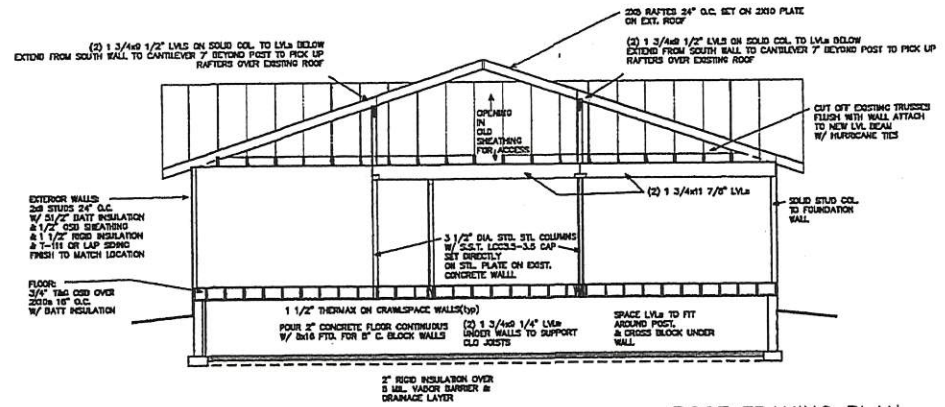
ENTRY ROOF FRAMING PLAN

1/4"=1'-0" (3)



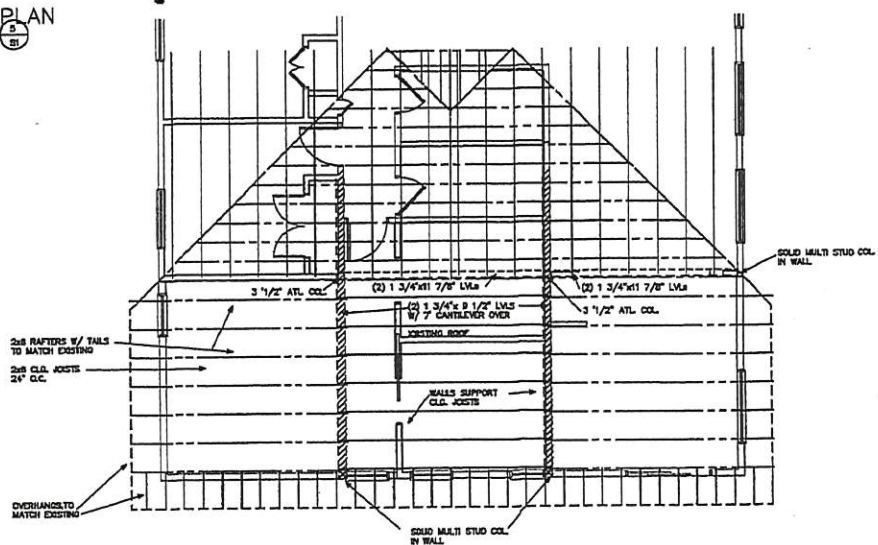
FLOOR FRAMING & FOUNDATION PLAN

1/4"=1'-0" (4)



ROOF FRAMING PLAN

1/4"=1'-0" (5)



ROOF FRAMING PLAN

1/4"=1'-0" (6)

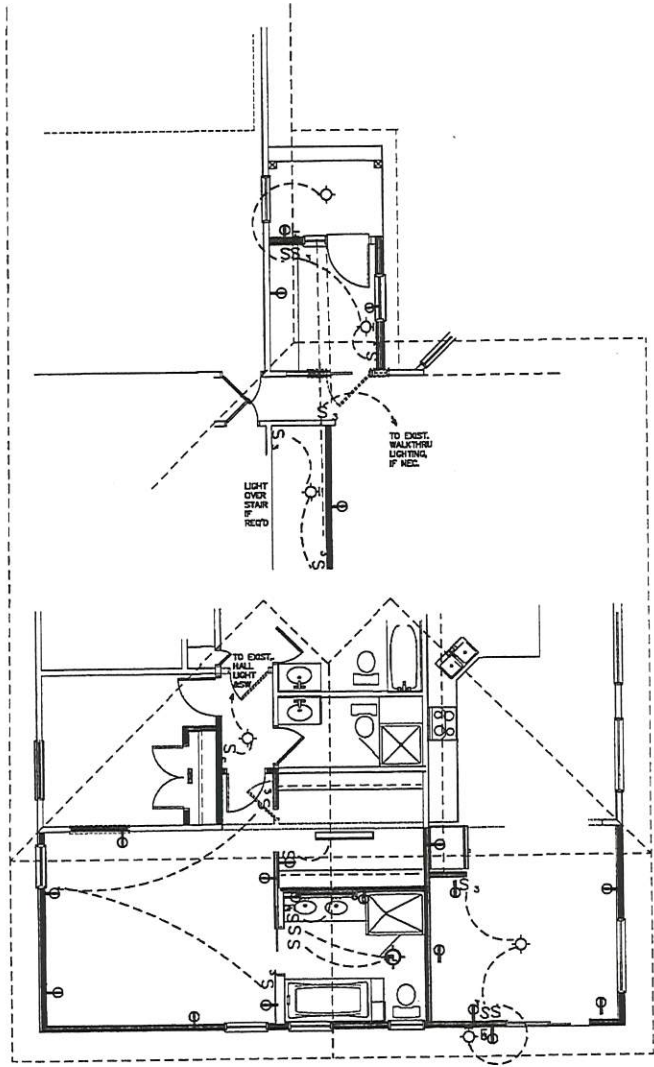
REVISIONS	BY

Sunstructures Architects
 8750 Franklin Rd., Suite 100, Livonia, MI 48150-7700-3800
 Structural plans

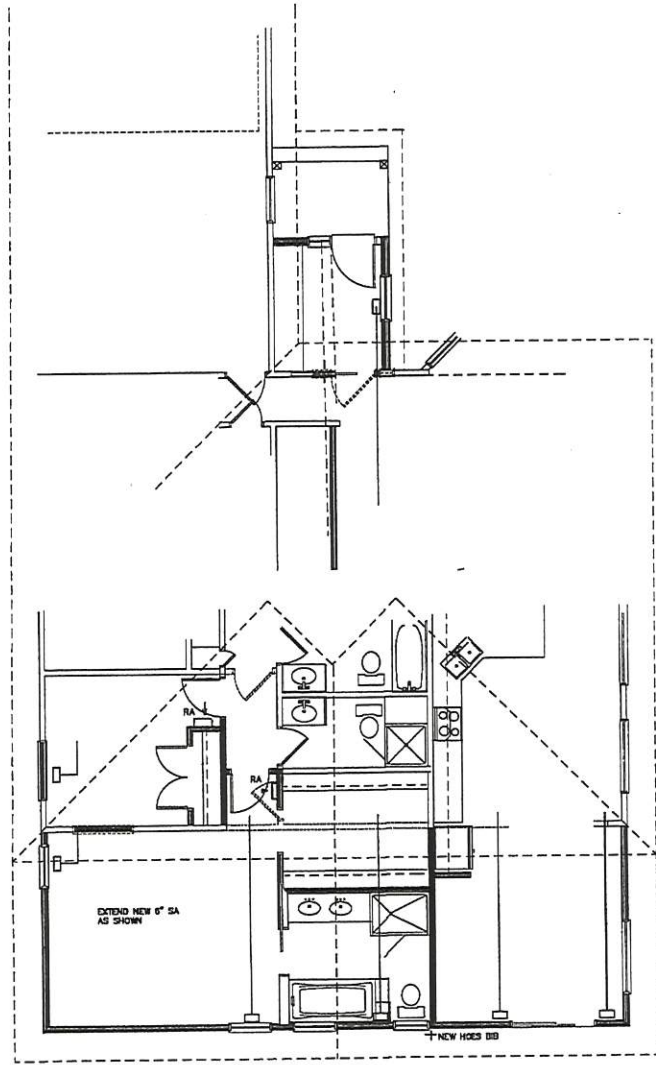
Additions to:
Mosher Residence
 2627 Southlawn St.
 Ypsilanti, MI

DRAWN BY	EA/SA	CHECKED BY	EA
DATE	3/8/22		
SCALE	1/4" = 1'-0"		
JOB NO.	1206		
SHEET			

S-1




ELECTRICAL 1/8"=1'-0" 2



MECHANICAL 1/8"=1'-0" 1

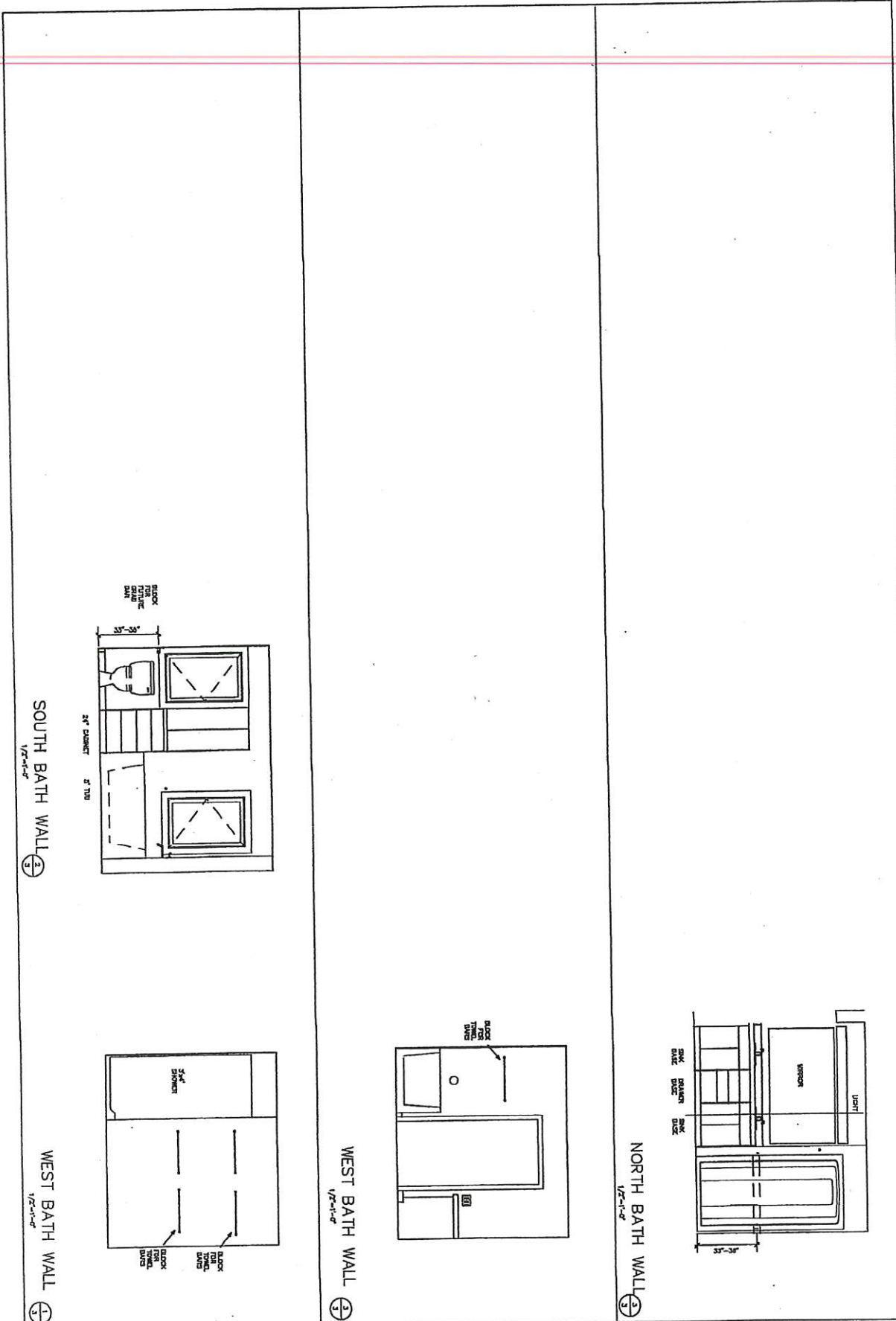
REVISIONS	BY


Sunstructures Architects
2720 Popple Hill Drive, Lakeville, MN 56001 (763) 447-8800
E l e c t r i c a l & M e c h a n i c a l

Additions to:
Mosher Residence
 2627 Southlawn St.
 Ypsilanti, MI


DRAWN: SA/SA	CHECKED: SA
DATE: 2/16/23	SCALE: 1/8" = 1'-0"
JOB NO.: 209	
SHEET	

E & M



NO. 1	DATE	BY	CHKD.
NO. 2	DATE	BY	CHKD.
NO. 3	DATE	BY	CHKD.
NO. 4	DATE	BY	CHKD.
NO. 5	DATE	BY	CHKD.

Additions to:
Mosher Residence
 2621 Southlawn St.
 Ypsilanti, MI


Sunstructures Architects
6700 Popple Hill, Ann Arbor, MI 48106 (734) 991-8800

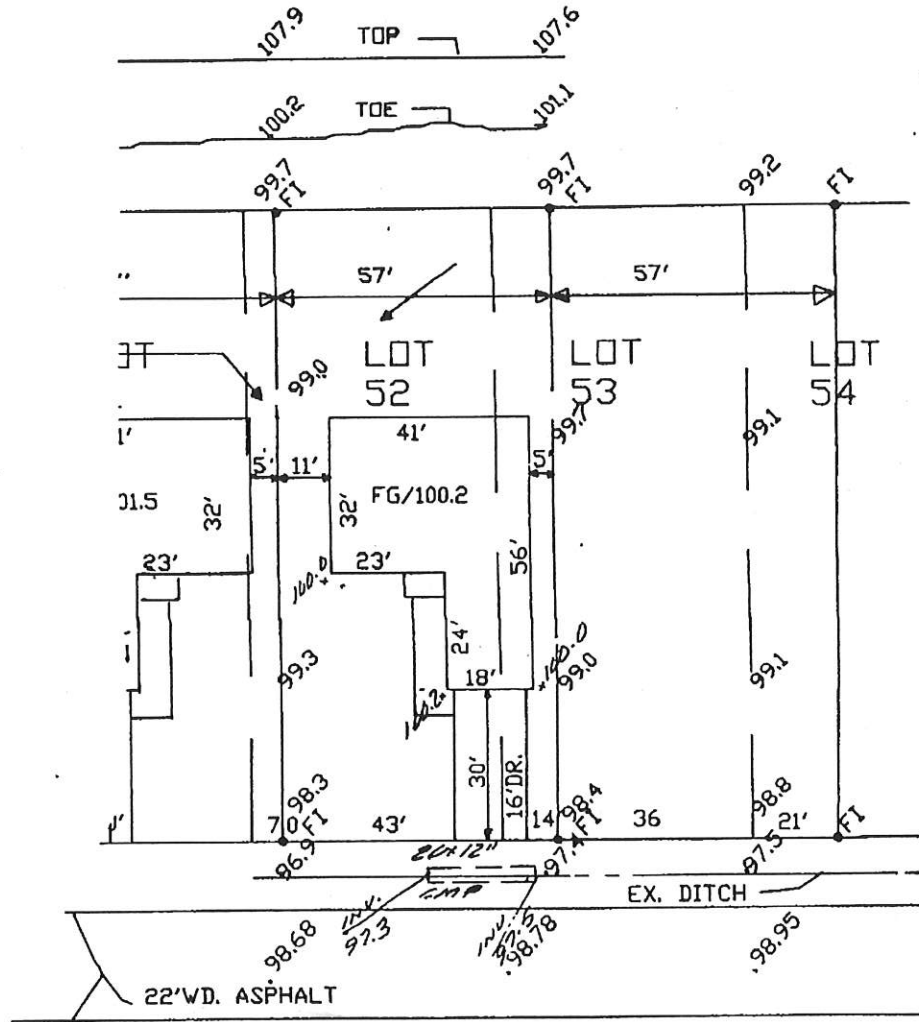
Sections & Interiors

NO. 1	DATE	BY	CHKD.
NO. 2	DATE	BY	CHKD.
NO. 3	DATE	BY	CHKD.
NO. 4	DATE	BY	CHKD.
NO. 5	DATE	BY	CHKD.

A-3


GRADING CERTIFICATE

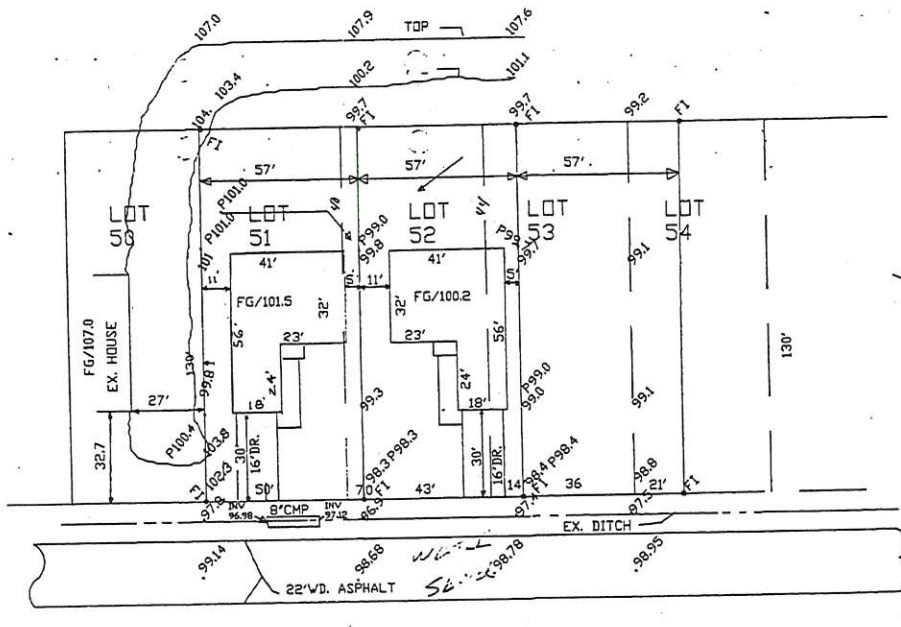
The West 43 feet of Lot 52 and the East 14 feet of Lot 53,
 "Westlawn Subdivision", as recorded in Liber 6 of Plats,
 Page 40, Washtenaw County Records, Ypsilanti Township.



● SPIKE IN P.P.
 ELEV 100.00 SOUTHLAWN 50'WD.

GRADING CERTIFICATE: We certify that on date indicated we surveyed elevations on this property and found the elevations to be as shown.

	LEGEND FI = Found Iron SI = Set Iron Fence ———— Set Wood ———— Hub ————		CLIENT: <u>LE CLAIR</u> JDB #90-041 1"=30' DATE 7-27-90 SCALE DWG. BY SHEET 1 OF 1	
	E.P. KUBISKE & ASSOCIATES, INC. 1430 E. MICHIGAN AVE. YPSILANTI, MICHIGAN 48198-5906 (313) 481-1322		John S. Blanchard RLS. 2744 [Signature]	



• SPIKE IN P.P.
ELEV
100.00

SOUTHAWN 50'WD.

EX. GRADE 95.4
PROP. GRADE 98.6

TYPICAL BASEMENT
F.G. - Finish Grade 101.5
F.F. - Finish Floor 104.0
B.F. - Basement Floor 95.0

Legal Description

Parcel No. 1

All of Lot 51 and the East 7 feet of Lot 52, "Westlawn Subdivision" as recorded in Liber 6 of Plats, Page 40, Washtenaw County Records, Ypsilanti Township.

Parcel No. 2

The West 43 feet of Lot 52 and the East 14 feet of Lot 53, "Westlawn Subdivision", as Recorded in Liber 6 of Plats, Page 40, Washtenaw County Records, Ypsilanti Township.



NO.	DATE	REVISION	BY
PLOT PLAN LOTS 51-52-53 WESTLAWN SUB			PROJECT NO. 90-041 SCALE 1" = 30' DATE 3-6-90 DRAWN BY J.S.B. CHECKED BY
YPSILANTI TWP.			MICH.
E. P. KUBISKE & ASSOCIATES, INC. 40 Ypsi Court YPSILANTI, MICHIGAN 48198 (313) 481-1322			
			SHEET NO. 1 OF 2 SHTS



Zoning Board of Appeals Staff Report

October 04, 2023

RE: 7909 Lake Crest Drive – Parcel K-11-21-186-208

Applicant:

Jochen Willig
7909 Lake Crest Drive
Ypsilanti, MI 48197

Variance Request:

Request for variance to the setback requirements of Article 14 – Sec. 1404. – Natural Features Setbacks of the Township Zoning Ordinance for the construction of a shed that will not meet the fifty (50') foot non-disturbance setback from the ordinary high-water mark.

Location and Summary of Request:

The subject site is a 0.164-acre parcel, located in the Ford Lake Height neighborhood, and is zoned R-4 – One-Family Residential. The home was constructed in 1992. The surrounding zoning is R-4 – One Family Residential and neighborhood is built out.

Township Planning Department has the following historical information to share with the Zoning Board of Appeals to better inform their understanding and ultimate decision:

- On April 14, 2022, Mr. Willig submitted a Zoning Permit Application to construct two (2) sheds on the property at 7909 Lake Crest Drive. One shed was to be located at the top of the lake bluff near the home and the other was to be located at the bottom of the bluff near the lake and the homeowner's dock. (Application and Plans Attached)
- The permit was disapproved in April by Township staff as the shed closest to the lake was located inside a hundred-year flood plain.
- Mr. Willig was instructed by the Township to commission a survey that would demonstrate that the shed was not located in the flood plain and that the condition would be met.
- Mr. Willig then provided FEMA with the survey materials for the property and has the flood plain designation removed on April 22, 2022. (See attached)

- Mr. Willig proceeded to construct the approved shed located closest to the home per the approved Zoning permit, the shed received final approval on January 17, 2023.
- Mr. Willig went on to perform rear yard landscaping in Spring of 2023 that included providing retaining walls for the slope in the rear of the home based on the original permits approval including area were the lake front shed was proposed.
- On July 24, 2023 Mr. Willig submitted a Zoning permit application to construct the lake front shed based on his original permit of 2022.
- Staff reviewed the new shed permit as identified that the shed does not meet the Natural Features Setback for fifty (50') feet from bodies of water.
- Based on the landscaping work that was completed based on the original review the Mr. Willig does not have a flat area at or beyond the fifty (50') foot mark to place the shed.

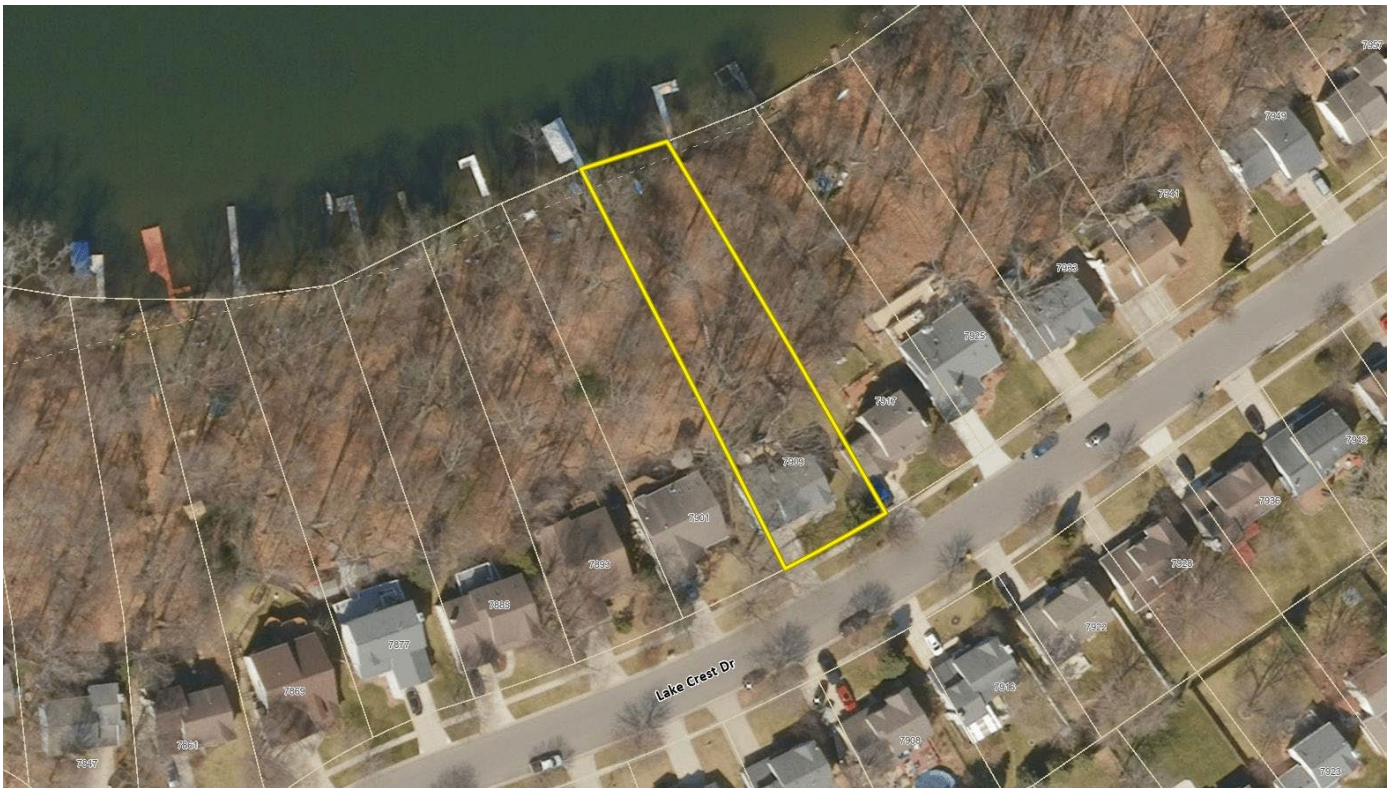
The applicant is seeking relief from Article 14 – Sec. 1404 Natural Features Setback to allow a shed to be erected twenty (20') feet from the ordinary high-water mark for a variance of thirty (30') feet from the ordinary high-water mark.

Per Sec. 1404.4.B:

A fifty (50) foot non-disturbance setback from the ordinary high-water mark of any lake, pond, river, or stream, including, but not limited to the Huron River, Paint Creek, and their tributaries.

Natural Features Setback	Required	Proposed
	50' Feet	20' Feet

Aerial View – 7909 Lake Crest Drive



Cross References:

Article 14 – Environmental Standards

Article 17 – Zoning Board of Appeals

Analysis:

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 present 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.**

There are exceptional or extraordinary circumstances applying to this property. The property is located on a bluff that overlooks Ford Lake. The home sits at an approximate elevation of 742 feet and the lake is at an approximate elevation of 688. The property slopes 54' feet from the home to the water's edge.

- 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.**

The applicant has one shed (11x17) and two car garage (20' x 19') on the property.

- 3. That the authorizing of such variance will not be a substantial detriment to adjacent property, will not be harmful to or alter the essential character of the area, and will not materially impair the purposes of this Ordinance or the public interest.**

Variance relief for this property will not be a substantial detriment to adjacent property, will it be harmful to or alter the essential character of the area, and will not impair the purposes of this Ordinance or the public interest. Homes located on this stretch of Lake Crest sit on average 40' to 50' feet above the lake.

- 4. The property and resulting need for the variance has not been self-created by any action of the applicant or the applicant's predecessors.**

The applicant did not create the slope of the property. Alterations to the yard were also made based on past approval for a shed that caused the property owner to place retaining / boulder walls in the area that would otherwise be required to meet the setbacks.

5. The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible.

It is of the Planning Department's opinion that no other location is now reasonable at the rear of the property to locate a second shed based on the topography and work that was done to add retaining walls. However, other non-building type storage options could be available that would serve the same purpose.

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 variance request at 7909 Lake Crest Drive to the setback requirements of Section 1404 of the Township Zoning Ordinance for the construction of a shed on the property.

Approve:

I move to approve the variance to the Natural Features Setback in the amount of thirty (30') feet to allow the construction of a 16' x 12' shed at 7909 Lake Crest Drive to provide:

- 1) The shed shall not have a permanent foundation and must be able to be moved or removed from the property without significant disturbance to the surrounding area.
- 2) The homeowner will provide due care when constructing the shed and will not disturb the lakes edge or utilize any heavy equipment during the shed's construction.

Denial:

I move to deny the variance request at 7909 Lake Crest Drive for a variance request from Section 1404 of the Township Zoning Ordinance for the construction of a shed that would be constructed within the fifty (50') foot natural features setback.

Respectfully Submitted,

Jason Iacoangeli, AICP
Planning Director
Ypsilanti Township

RECEIVED

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

BY _____

SEP 06 2023

ZONING BOARD OF APPEALS APPLICATION

YPSILANTI TOWNSHIP

OCS

I. APPLICATION TYPE

- Variance
- Exceptions and Special Approvals (Includes: Temporary Uses and Structures)
- Administrative Review Appeal

II. PROJECT LOCATION

Address: 7909 Lake Crest Dr. Parcel ID #: K-11- 21-186-208 Zoning _____
 Lot Number: 208 Subdivision: Ford Lake Heights

III. APPLICANT INFORMATION

Applicant: Jochen Willig Phone: [REDACTED]
 Address: 7909 Lake Crest Dr. City: Ypsilanti State: MI Zip: 48197
 Fax: _____ Email: [REDACTED]
 Property Owner: same as Applicant Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Fax: _____ Email: _____

IV. COST AND FEES

Total: \$ 125 Breakdown of fee: Residential: \$ 125.00
 Non-residential: \$ 500.00

V. APPLICANT SIGNATURE

The undersigned Jochen Willig represents Jochen Willig :
Applicant Property Owner

- That Jochen Willig is/are the owner(s) of lot(s) 208 located in the Ford Lake Heights Subdivision, Ypsilanti Township, Michigan, otherwise known as 7909 Lake Crest Dr. and the property is zoned R 182 Z
- That the petitioner hereby request Variance under Section 47 Article 33 of the Ypsilanti Township Zoning Ordinance.
Variance/Temporary Use /Regular Meeting Section Article
- The petitioner further state that JW 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).

J.W.M. Applicant Signature Jochen Willig Print Name 08-27-2023 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 checked="" type="checkbox"/> The application is filled out in its entirety.	<input checked="" type="checkbox"/> Plot plan or lot survey to scale showing the following:
<input checked="" type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required.	<input checked="" type="checkbox"/> All property lines and dimensions
<input checked="" type="checkbox"/> Fees	<input checked="" 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.

ZONING PERMIT APPLICATION

07-13-23

I. PROJECT LOCATION

Address: 7909 Lake Crest Dr. City: Ypsilanti State: MI Zip: 48197
Parcel ID #: K-11-21-186-208 Zoning _____ Lot Number: 208 Subdivision: Ford Lake Heights

II. APPLICANT INFORMATION

Property Owner: Jochen & Brittany Willig Phone: [REDACTED]
Address: 7909 Lake Crest Drive City: Ypsilanti State: MI Zip: 48197
Fax: _____ Email: [REDACTED]
Contractor / Engineer: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
Fax: _____ Email: _____
License Number: _____

III. FEES

Total: \$ _____ 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 a shed 12x16 in the rear yard
Shed maintains 5 ft setback from property boundaries and 20 ft setback from
water edge (Ford lake). Added LOMA 22-05-1967A to application, plot survey

V. APPLICANT SIGNATURE

J. Willig Jochen Willig 07-24-23
Applicant Signature Print Name Date

VI. HOMEOWNER AFFIDAVIT

I hereby certify the work described on this permit application shall be installed **by myself, at my own home**, which I am living or about to occupy. I will cooperate with the Township and assume the responsibility to arrange for necessary inspections.

J. Willig Jochen Willig 07-24-23
Homeowner Signature Print Name Date



Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 544-4000 ext. #1

Website: <https://ypsitownship.org>

All Zoning Permit applications

- The application is filled out in its entirety and includes the signature of the applicant and, if different than the applicant, the property owner.
- If work will be completed by the homeowner, a Homeowner Affidavit form is required.
- Fees

Plot plan or lot survey showing the following:

- All property lines and dimensions
- Existing buildings/fences/driveways and dimensions
- Proposed buildings/fences/driveways and dimensions
- Easements and dimensions, if applicable

Fence application

- Smooth side of fence must face out – unless shadow box fence
- Height of fence
- Fence material and type
- Detailed sketch of fence (to scale).
- Yes or no box checked on question "Will the fence be installed on property line?"
- If yes, a certified property survey **OR** written, notarized consent form from adjacent neighbors.

Driveway application

- The surfacing of the proposed driveway

Shed application (100 square feet – 200 square feet)

- Dimensions of shed
- Square footage of shed
- Distances between shed and all buildings on the parcel
- Distances from each wall of the shed to the nearest property line
- Materials to be stored in shed

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: _____

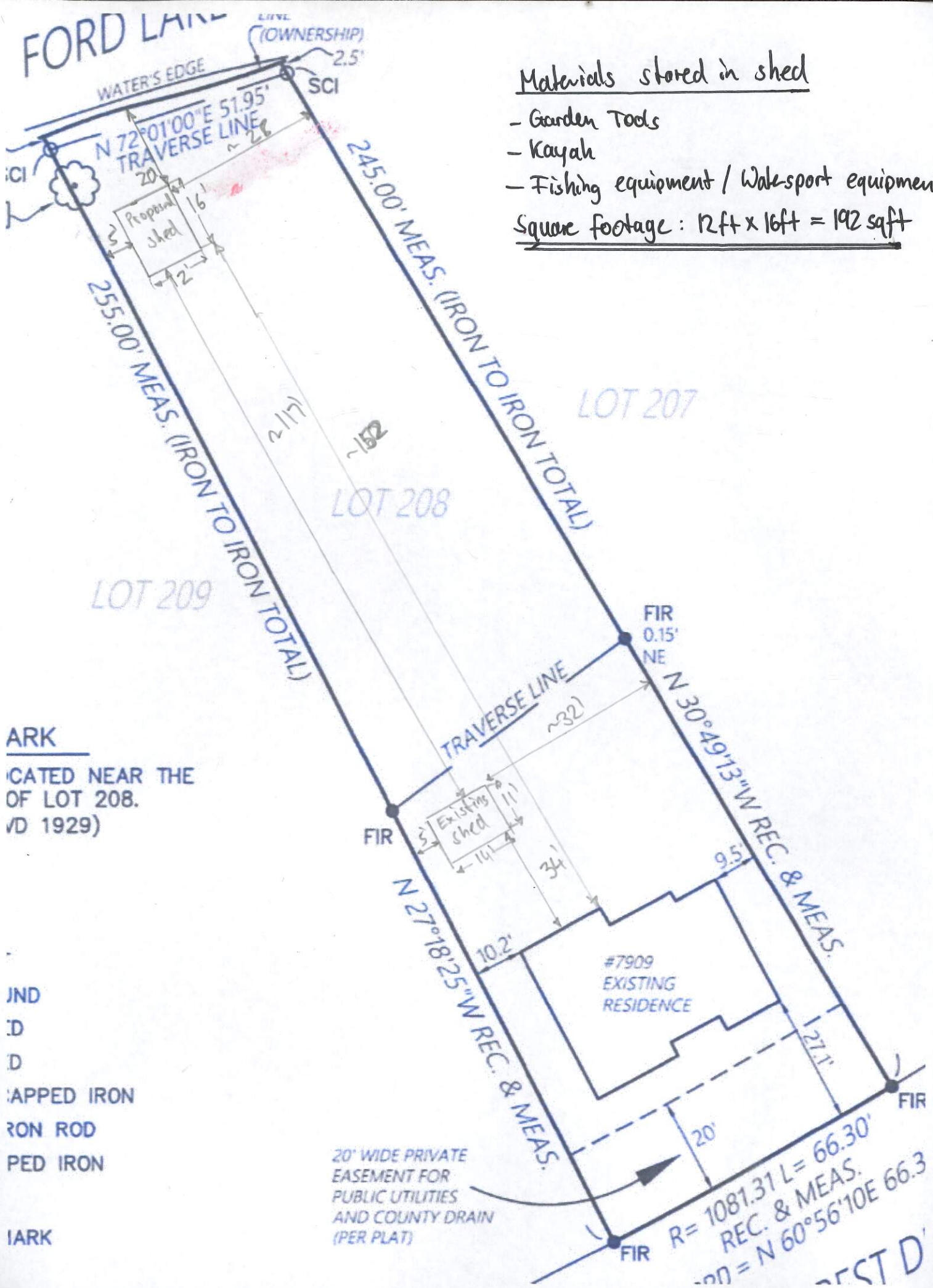
Approved Denied

Approved or denied by planning/zoning _____ Date _____

Planning/zoning comments:



FORD LAKE



Materials stored in shed

- Garden Tools
 - Kayak
 - Fishing equipment / Watersport equipment
- Square footage: 12ft x 16ft = 192 sqft

ARK

LOCATED NEAR THE
 OF LOT 208.
 (D 1929)

JND
 ID
 D
 MAPPED IRON
 IRON ROD
 PED IRON

MARK

20' WIDE PRIVATE
 EASEMENT FOR
 PUBLIC UTILITIES
 AND COUNTY DRAIN
 (PER PLAT)

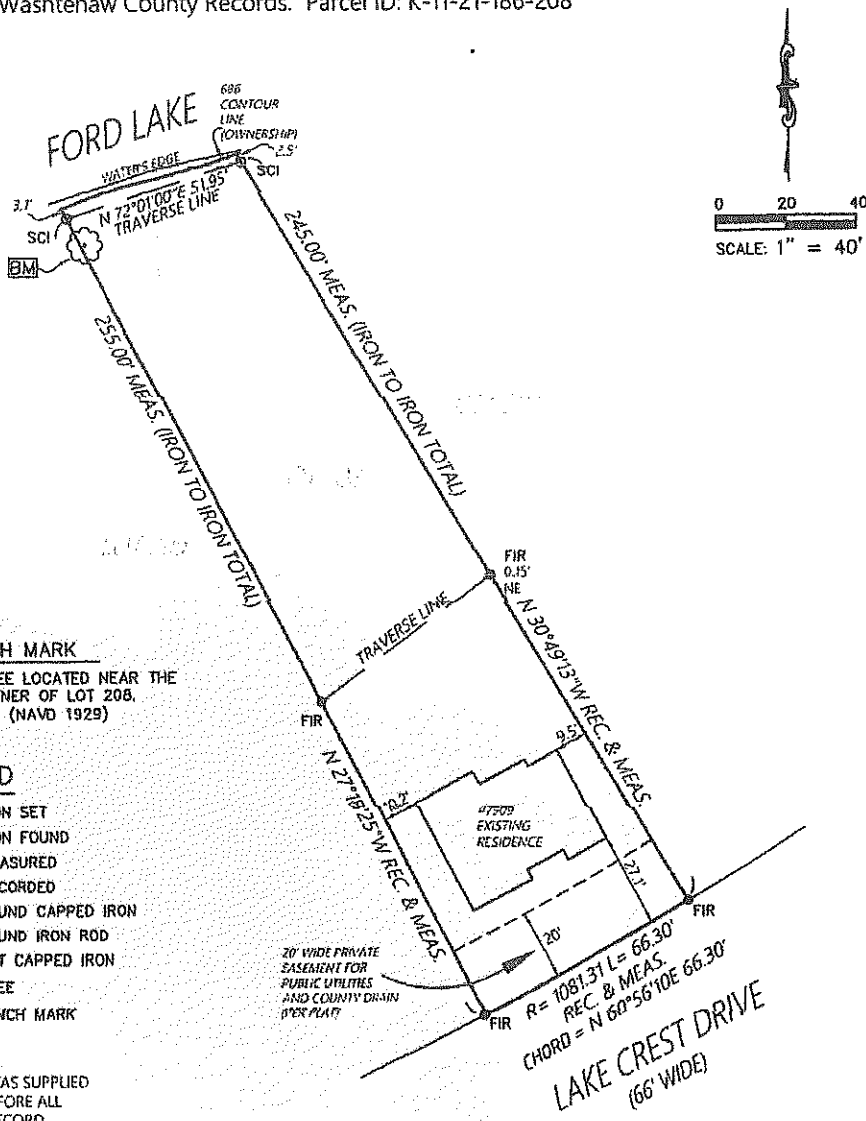
R = 1081.37 L = 66.30'
 REC. & MEAS.
 = N 60°56'10E 66.3

SKETCH OF SURVEY

Prepared For: Joe Willig

Legal Description:

Lot 208 of FORD LAKE HEIGHTS NO. 4, a subdivision of part of the Northeast 1/4 of Section 21, T. 3 S., R. 7 E., Washtenaw County, Michigan as recorded in Washtenaw County Records. Parcel ID: K-11-21-186-208



SITE BENCH MARK

MAIL IN OAK TREE LOCATED NEAR THE NORTHWEST CORNER OF LOT 208.
ELEV. = 689.96' (NAVD 1929)

LEGEND

- - IRON SET
- - IRON FOUND
- MEAS. - MEASURED
- REC. - RECORDED
- FCI - FOUND CAPPED IRON
- FIR - FOUND IRON ROD
- SCI - SET CAPPED IRON
- 🌳 - TREE
- BM - BENCH MARK

NOTES:
NO TITLEWORK WAS SUPPLIED BY CLIENT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

BEARING BASIS:
MELD BEARING BASIS
AS PER PLAT OF RECORD.

AS PER PLAT-THE OWNERSHIP OF LOT 208 DOES NOT EXTEND TO WATER'S EDGE, THEREFORE, OWNERSHIP ENDS AT THE 686' CONTOUR LINE (AS SHOWN).

I hereby certify only to the parties hereon, that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set as noted hereon, permanent markers at the exterior corners of said lot and that all visible encroachments of a permanent nature upon said lot, are as shown on this survey. Said lot subject to all easements and restrictions of record.

Karol L. Grove
KAROL L. GROVE
LICENSED PROFESSIONAL SURVEYOR #39075

ALPINE Land Surveying, Inc.		1100 HIGHLAND ROAD, SUITE #100 HARTLAND, MICHIGAN, 48353 PHONE: 810-207-8050	
		FIELD: KG DRAWN: DJS CHECKED: KG REVISED:	DATE: 12-23-2020 JOB NO: 20-5076 SHEET: 1 OF 1



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner *decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year.* The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CHARTER TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN	Lot 208, Ford Lake Heights No. 4, as shown on the Plat recorded as Document No. 061466 in Liber 28, Pages 39 through 42, in the Office of the Register of Deeds, Washtenaw County, Michigan
	COMMUNITY NO: 260542	
AFFECTED MAP PANEL	NUMBER: 26161C0430E DATE: 4/3/2012	
FLOODING SOURCE: FORD LAKE; HURON RIVER		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 42.214185, -83.604063 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
208	-	Ford Lake Heights No. 4	7909 Lake Crest Drive	Property	X (shaded)	--	--	686.0 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Property Removal:

The following considerations may or may not apply to the determination for your Property:

STUDY UNDERWAY - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

EXTRATERRITORIAL JURISDICTION - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

GREAT LAKES - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

STATE AND LOCAL CONSIDERATIONS - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

COASTAL BARRIER RESOURCE SYSTEM - Based upon information provided to FEMA by the U.S. Fish and Wildlife Service (USFWS), the subject property may be within a System Unit or an Otherwise Protected Area (OPA) of the John H. Chafee Coastal Barrier Resource System (CBRS). Federal flood insurance is generally not available within the CBRS for new construction or substantial improvements occurring after the flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases). Other federal expenditures and financial assistance (including certain types of disaster assistance) are also restricted within System Units of the CBRS. The USFWS is the authoritative source for information regarding the CBRS. Additional information, including the CBRS Mapper, can be found on the USFWS website at: <https://www.fws.gov/cbra>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration