



ZONING BOARD OF APPEALS
Regular Meeting Agenda
Wednesday November 06, 2024
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 18, 2024, Special Meeting Minutes
5. Public Hearing

Applicant: Ypsilanti Community Utilities Authority
Location: 2777 State Street, Ypsilanti, MI 48198
Parcel ID: K-11-13-283-001
Request: Article 15 – Sec. 1509.3.B: Maximum Height, Maximum Area and Minimum Setback Requirements for Ground Signs: Request for variance to the maximum height and area for a ground sign located in the I-C, Industrial and Commercial Zoning District.

Applicant: A1 Signs and Graphics
Location: 1900 Packard Road, Ypsilanti, MI 48197
Parcel ID: K-11-06-479-007
Request: Article 15 – Sec. 1509.6: Permitted Signs in Form-Based Districts: Request for variance to the height and area of ground sign requirements in form-based districts.

Applicant: John and Robin Eggertsen
Location: 6369 Munger Road, Ypsilanti, MI 48197
Parcel ID: K-11-30-200-039
Request: Article 8 – Sec. 802: Accessory Buildings and Accessory Uses: Request for variance to the frontage requirements for pole barns.

6. Open discussion for issues not on the agenda
 - a. Planning Department report
 - b. Correspondence received.
 - c. Zoning Board of Appeals members

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

- d. Members of the audience and public
7. Any other business that may come before the Zoning Board of Appeals
 8. Adjournment

(THERE IS NO WORK SESSION)

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
Wednesday, September 18, 2024
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi
Stan Eldridge
David Marshall
Edward Burnett

STAFF AND CONSULTANTS

Sally Elmiger, Carlisle Wortman Associates

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:32 p.m. Ms. El-Assadi completed the roll call and confirmed a quorum was established.

- **APPROVAL OF AGENDA**

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

- **APPROVAL OF SEPTEMBER 4, 2024, REGULAR MEETING MINUTES**

MOTION: Mr. Eldridge **MOVED** to approve the September 4, 2024; Regular Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Marshall and **PASSED** by unanimous consent.

- **PUBLIC HEARING**

Applicant: Skilken Gold

Location: 755 S. Hewitt Rd., 2103 and 2059 W. Michigan Avenue, Ypsilanti, MI 48197

Parcel ID: K-11-18-100-019, K-11-39-350-023, and K-11-39-350-022

Request: Article 5 – Sec. 507.E: Transparency Requirements: Request for variances to the transparency requirements on W. Michigan Ave. and S. Hewitt St and East facades in form-based districts.

Ms. Sally Elmiger, Carlisle Wortman Associates (Planning Consultant to Ypsilanti Township) informed the Zoning Board that the applicant had presented a request for variance for the transparency requirements on W. Michigan Ave. and S. Hewitt St in August 2024. The new request is for the East side of the building. The applicant has submitted the revised plans. Ms. Elmiger stated that they reviewed the criteria to decide if the variance has been justified in the zoning ordinance.

Ms. Sally Elmiger shared with the Zoning Board on some of opinions with regards to the criteria's:

- The practical difficulty is that there is no back to this property since the zoning ordinance requires the applicant to put up the building directly next to the street facades. The rear of the building is also a front facade, leading to having four fronts on this building. One of the main concerns of the proposal is the side having the least amount of transparency is facing Michigan Avenue. The new plans show that the Michigan Avenue side still doesn't meet the transparency requirements, the applicant has modified the architecture on this side, and it looks like a front that is facing Michigan Avenue and it does not look like the rear of the building. The applicant has enlarged the windows, which are out of the two feet to eight-foot area, where transparency is calculated; the window sizes are larger, even without a change in the calculation (meets the practical difficulty standard).
- **That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district:** The new redesign of the building meets the intent of the form-based code by presenting fronts of buildings along Michigan Avenue and South Hewitt, which is welcoming to customers and the ability to see the activities in the building. On the South Hewitt side, the applicant has modified the building orientation, so the patio is on South Hewitt creating a welcoming environment for pedestrians. The east facade serves as a second service entrance which would be facing the residential properties. Another benefit of this redesign is the building between the patio and the residences, and the activities on the patio would be less intrusive to the residents that live east of the building.

- **The variance will not be a substantial detriment to adjacent property:** Modifying the patio location would buffer those residences from any activity on the patio.
- **The problem and resulting need for the variance has not been self-created by any action:** The business is needing a back of house on some facade, the difficulty to have four facades that are all fronts that doesn't permit any service activities. The applicant has made efforts to put facades facing the streets and has decorated them.
- **The proposed variance will be the minimum necessary:** Ms. Sally Elmiger informed the Zoning Board that the numbers in her review letter were based on the plans submitted for the recent variance, the applicant had discovered some errors made in those calculations. The variances may be slightly larger in the percentages, but the elevations have not changed.

The applicant David. B Sheetz informed the Zoning Board that they considered the feedback and made changes and was able to accomplish the intent of the code. Sheetz is a family business, started in 1952 in central Pennsylvania. The proposal is for a 3.65-acre site; 6,132 square foot restaurant, convenience store, eight fuel eight fuel stations and landscaping onsite. Mr. Sheetz presented the ZBA with pictures of the changes made; the east side of the building, which is now the South Hewitt side. One of the things considered is moving the patio and bigger windows onto the South Hewitt side, and the bottom elevation would be presented under the South Hewitt side. Other changes were the outdoor patio screening area, big windows on the east side, and Michigan Avenue. Effort was made to increase the visual appeal, and the addition of cupolas. On the east side, an addition of another window to increase the architecture and creating an alternate entrance to the building. Mr. Sheetz informed the ZBA that he is working with the architects on making changes to meet the transparency requirement on the elevation; meet the building code for energy efficiency.

Mr. Sheetz presented some visual glimpse inside of the building; South Hewitt side, (kitchen)/ ice machine (cooler); interior parking lot; restroom.

Mr. Sheetz informed the ZBA on the rectification of the miscalculations.

Ms. Sally Elmiger stated that the fueling canopy side would meet the 30% (no variance required for the fuel canopy side); South Hewitt side, the new percentage is 34.48 (CWA

review shows it at 40.07); the Michigan Avenue side was 8.9 which would be going down to 7 (this is only for the see through windows); East side the percentage is 5.54.

The applicant David. B Sheetz informed the Zoning Board that his attorney (Pat Len) had submitted a revised supplement to the variance application (changes to the elevation) to the staff.

PUBLIC HEARING OPENED AT 6:52 PM

- Darrell Cell (808 Gouchnour) expressed his appreciation for the changes made to South Hewitt side (dead end street). Michigan Avenue has high traffic with a visibility of 7% which is a concern for public safety. Transparency requirement is to be considered. A 24-hour store is vulnerable to crime and certain risks.
- Margaret Cell (808 Gouchnour) inquired on what basis did Sheetz considered the location near the residential area.
- Lewis Frye Jr. (2103 W. Michigan Avenue) stated that he was impressed with the presentation and the improvements made; a good effort to make it work for the township and the community.
- Jan Curry (2080 W. Michigan Avenue) shared her concern that Sheetz is compared to Walmart/ Sams Club that would take over small businesses; disruption of life; traffic concerns. The Township should consider the residents first before making decisions.

PUBLIC HEARING ENDED AT 6:59 PM

The Zoning Board informed the public that they are unaware on how Sheetz selected the location; The township doesn't currently have an Economic Development Director, and Sheetz have found this place on their own. The ZBA has been meeting internally to discuss the ordinances and have had a number of businesses that have chosen not to make concessions to try to adhere to the expected transparency requirements. Appreciation was extended to Sheetz for the efforts made to work with the Township and the attempt to make changes while working with the Planning Department/ Consultants. This business will provide job opportunities to the community. This would also help in the tax base to pay for emergency services (police, fire, EMT).

MOTION: Mr. Eldridge **MOVED** to approve the variance request at 2103 E. Michigan Avenue, 2509 E. Michigan Avenue, and 755 S. Hewitt Road, Ypsilanti, MI 48197,

Parcel K-11-39-350-023, K-11-39-350-022, and K-11-18-100-019 to the transparency requirements outlined in Article 5 –Sec. 503.7 is shown on the site plan included in The Zoning Board of Appeals packet dated September 18, 2024.

- Granting the requested variance meets the criteria for a non-use variance in Section 17, 04 Section D of the zoning ordinance.
- Specifically granting the requested variances based on the fact that there is practical difficulty with the existing ordinance that was not self-created by the applicant.
- It does not present a substantial detriment to adjacent properties.
- Allows the applicant the use and enjoyment of the property as others in that zoning district have with their properties.

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

Ms. Sally Elmiger (CWA) reminded the Board to make a friendly amendment to the Motion stating that the amended site plan considering the new calculation that was presented at the meeting.

The Board agreed to the amendment to the Motion,

Roll Call Vote: Mr. Burnett (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Ms. Elizabeth El-Assadi (Yes).

MOTION PASSED.

• **OPEN DISCUSSION FOR ISSUES NOT ON AGENDA**

• **PLANNING DEPARTMENT REPORT:**

None to Report.

• **CORRESPONDENCE RECEIVED:**

None to Report.

• **ZONING BOARD OF APPEALS MEMBERS:**

Ms. Elizabeth El-Assadi stated that with the increase in transparency issues, it would be recommended to have the Township attorney along with the Planning Department to be present for the meetings.

- **MEMBERS OF THE AUDIENCE/PUBLIC:**

None to Report.

- **OTHER BUSINESS THAT MAY COME BEFORE THE ZONING BOARD**

Ms. Sally Elmiger informed the ZBA of an applicant who is moving closer to a deadline since they were waiting for the school to start before, they conduct a traffic impact study. They may not be able to come to the November ZBA meeting. The request is for a meeting on October 16, 2024.

- **ADJOURNMENT**

MOTION: Mr. Eldridge **MOVED** to adjourn at 7:05 p.m. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

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Respectfully submitted by Minutes Services



Zoning Board of Appeals Staff Report

November 06, 2024

Applicant: Ypsilanti Community Utilities Authority (YCUA)

Location: 2777 State Street, Ypsilanti, MI 48198, Parcel K-11-13-283-001

Zoning: I-C, Industrial and Commercial

Action Requested: Request for variance to the sign requirements of Article 15 – Sec. 1509.3.B

Variance Request:

Request for a variance from the ground sign regulations under Article 15 – Sec. 1509.3.B – Permitted Ground Signs of the Township Zoning Ordinance, to allow the construction of a ground sign that exceeds the permitted height and area size limits.

Location and Summary of Request:

The subject site is a 71-acre parcel located at the intersection of State Street and McGregor Road, zoned I-C (Industrial and Commercial), and home to the Ypsilanti Community Utilities Authority (YCUA). YCUA provides essential water and sanitary sewer services to residents in the surrounding area.

The applicant is requesting a variance from Article 15 – Sec. 1509.3.B of the Township Zoning Ordinance. Specifically, YCUA seeks approval from the Zoning Board of Appeals for a 21-square-foot variance to exceed the 32-square-foot maximum sign area requirement, as well as a 6-inch variance beyond the 6-foot height limit. The proposed ground sign would measure 6.6 feet in height, 6 inches above the allowable height, and encompass 53 square feet in total area, which is 21 square feet more than the permitted maximum.

Cross References:

Article 15 – Sign Requirements
Article 17 – Zoning Board of Appeals



Aerial View – 2777 State Street



Per Sec. 1509.3.B

Maximum Height, Maximum Area and Minimum Setback Requirements for Ground Signs Table 3.B

District	Minimum Setback (ft)	Maximum Area (sq. ft.) per side	Maximum Height	Proposed Area	Proposed Height
I-C Industrial and Commercial	15'	32	6'	53 sq. ft. Variance = 21 sq. ft.	6.6 ft. Variance = 0.5 ft.

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

Street View – 2777 State 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 property at 2777 State Street, Ypsilanti, MI 48198, home to the Ypsilanti Community Utilities Authority (YCUA). As a critical community resource providing water and sanitary sewer services to residents, YCUA's operations require security measures, including fencing around the facility. The current and proposed signs are located behind this necessary fencing, creating visibility challenges that do not apply to other properties in the zoning district. Unlike typical commercial properties, YCUA's essential public utility function mandates heightened security while ensuring that residents can clearly identify the facility.

Additionally, State Street is a busy thoroughfare with significant traffic, making visibility of the sign more challenging. The need for effective communication to drivers, combined with the fence line, creates a unique condition where a larger and taller sign is necessary to achieve visibility while maintaining the security of the site.

- 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 requested variances for a sign that exceeds the height and size limits are necessary to ensure that residents and service users can easily locate the facility and maintain the utilities security.

- 3. That the authorizing of such a 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.**

The character of the area is an industrial setting on a very large, open parcel. In our opinion, a slightly taller, larger sign will not negatively impact the character of the area. A sign with greater visibility will actually support (vs. impair) the purposes of the Ordinance and 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 arises from the organization's critical infrastructure role and the security requirements that necessitate fencing, which obstructs visibility. These conditions are not the result of any action taken by YCUA but are instead driven by the operational need to protect essential services provided to the public.

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 requested 6-inch height increase, and 21-square-foot area increase are the minimum necessary to achieve adequate visibility from State Street, and McGregor Road considering the fencing that must remain in place for security. The proposed sign is designed to balance the need for visibility with the goal of minimizing impact, ensuring that the variance is the least intrusive option while fulfilling its functional 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.

Postpone:

I move to postpone the variance requests at 2777 State Street, Ypsilanti, MI 48198, Parcel K-11-13-283-001 to the sign requirements of Section 1509.3.B of the Township Zoning Ordinance for the construction of a 6.6-foot tall, 53 sq. ft. ground sign behind the existing fence, as shown on the plot plan included in the Zoning Board of Appeals Application dated October 7, 2024. This postponement is to provide the applicant an opportunity to address the comments made at this evening's meeting and return with a revised proposal reflecting those comments.

Approve:

I move to approve the variance requests at 2777 State Street, Ypsilanti, MI 48198, Parcel K-11-13-283-001 to the sign requirements of Section 1509.3.B of the Township Zoning Ordinance for the construction of a 6.6-foot tall, 53 sq. ft. ground sign behind the existing fence, as shown on the plot plan included in the Zoning Board of Appeals Application dated October 7, 2024. Granting of the requested variances meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, the approval is based on the following findings:

1. There are exceptional conditions applying to this property that do not generally apply to other properties in the district, such as YCUA's critical public utility function and the need for security fencing around the property, which obstructs visibility of the sign.
2. The variance will ensure adequate identification of the property for residents and service users, maintaining safe and clear visibility from State Street, given the facility's vital role in the community.
3. The variances will not be a substantial detriment to adjacent properties and will not materially impair the purposes of this ordinance or the public interest. The sign is located behind the fence and will not alter the essential character of the area.
4. The need for the variances is not self-created, as the fence is required for security purposes given the critical infrastructure housed on-site, and this has created visibility challenges for the sign.
5. The proposed variances are the minimum necessary to ensure visibility of the sign while maintaining the security of the facility.

This motion is further made with the following conditions:

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

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



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TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
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Ryan Hunter

Denial:

I move to deny the variance requests at 2777 State Street, Ypsilanti, MI 48198, Parcel K-11-13-283-001 to the sign requirements of Section 1509.3.B of the Township Zoning Ordinance for the construction of a 6.6-foot tall, 53 sq. ft. ground sign behind the existing fence, as shown on the plot plan included in the Zoning Board of Appeals Application dated October 7, 2024, based on the following findings of fact that the requests do not meet the criteria in Section 1704(D) of the Zoning Ordinance. Specifically, the request does not comply with the following criteria: (*ZBA states reasons for denial*).

1. _____

2. _____

Respectfully Submitted,

Fletcher Reyher

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

Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

**ZONING BOARD OF
APPEALS APPLICATION**

I. APPLICATION TYPE

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

II. PROJECT LOCATION

Address: _____ Parcel ID #: K-11- Zoning _____
 Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: _____ Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Fax: _____ Email: _____
Property Owner: _____ Phone: _____
 Address: _____ City: _____ State: _____ Zip: _____
 Fax: _____ Email: _____

IV. COST AND FEES

Total: \$ <u>\$500</u>	Breakdown of fee:	Residential:	\$ 125.00
		Non-residential:	\$ 500.00

V. APPLICANT SIGNATURE

The undersigned _____ represents _____:
Applicant Property Owner

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

 Applicant Signature Print Name Date



Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

Phone: (734) 485-3943

Website: <https://ytown.org>

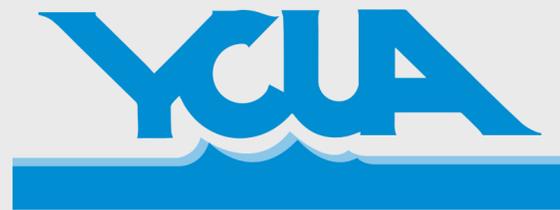
OFFICE USE ONLY

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.

12" Cabinet

140" x 56" x 12" Cabinet - 2 Sided



**WATER RESOURCE
RECOVERY FACILITY**

**Ypsilanti Community Utilities Authority
2777 STATE ST**

56"

80" Overall

24"

142" x 24" x 15" Brick Base

GRADE



Zoning Board of Appeals Staff Report

November 06, 2024

Applicant: A7 Signs & Graphics

Location: 1900 Packard Road, Ypsilanti, MI 48197, Parcel K-11-06-479-007

Zoning: NC, Neighborhood Corridor, with a Site Type A Designation

Action Requested: Request for variance to the sign requirements of Article 15 – Sec. 1509.6

Variance Request:

Request for variance to the ground sign requirements of Article 15 – Sec. 1509.6 – Permitted signs in form-based districts of the Township Zoning Ordinance to construct a ground sign that exceeds the height and size requirements allowed.

Location and Summary of Request:

The subject site is a 0.395-acre parcel, located at the Packard Road and Kewanee Street intersection. The property is zoned NC, Neighborhood Corridor, with a Site Type A Designation. This property is owned by Siddiqui Properties, LLC and is used as a multi-tenant space with medical and dental services.

The applicant is seeking relief from Article 15 – Sec. 1509.6 – Permitted signs in form-based districts. A7 Signs & Graphics are asking the Zoning Board of Appeals to consider granting them a 52 sq. ft. variance, and a 7-foot height variance to the required 20 sq. ft. sign area and 4-foot height requirement.

Staff visited the site on October 14, 2024, and determined that the existing sign is approximately 9-feet tall and 4-feet wide for an area of 36 sq. ft.

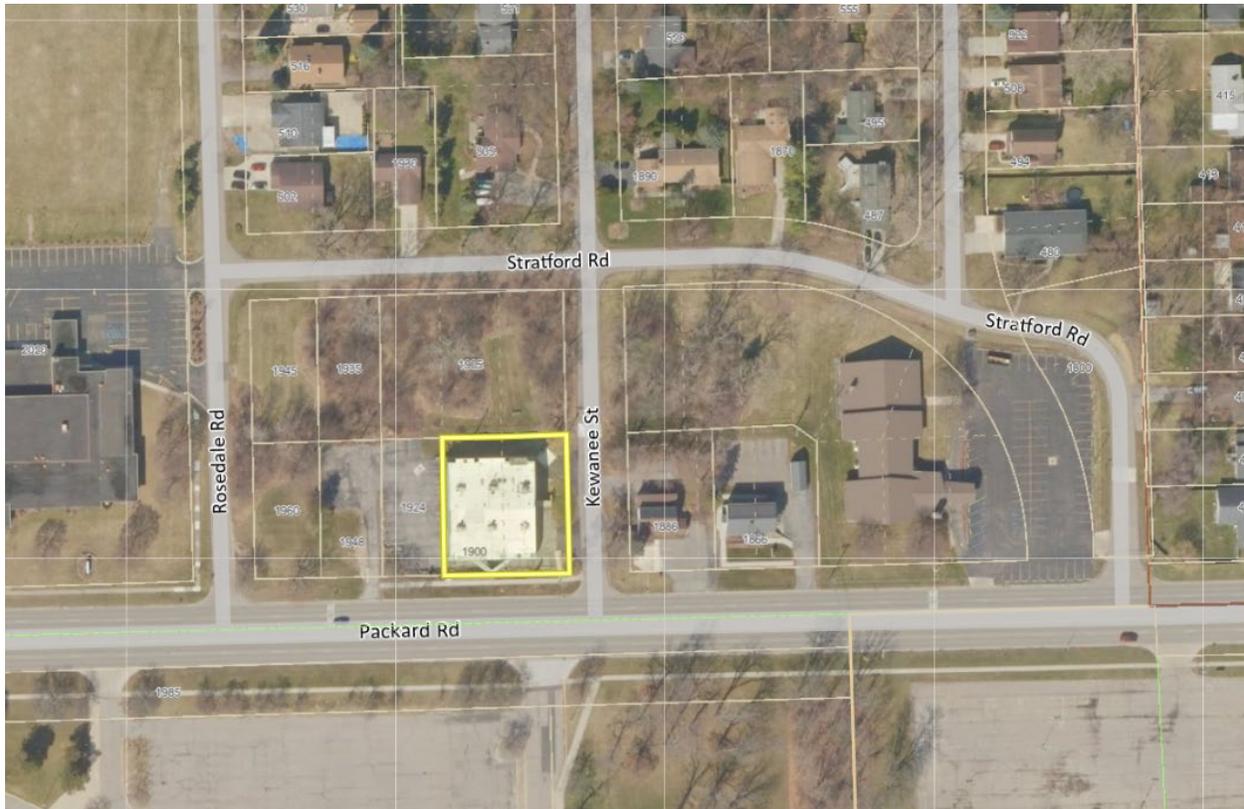
Cross References:

Article 15 – Sign Requirements

Article 17 – Zoning Board of Appeals



Aerial View – 1900 Packard Road



Per Sec. 1509.6

On parcels less than one (1) acre, the maximum size of a ground sign shall not exceed twenty (20) square feet in area. Additionally, on parcels less than one (1) acre, the maximum height of a ground sign shall not exceed six (4) feet in height.

Neighborhood Corridor Sign Requirements	Required	Proposed	Required Variances
Sign Square Footage	20 sq. ft.	72 sq. ft.	52 sq. ft.
Sign Height	4-foot Maximum	11-foot tall	7 feet

Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
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TOWNSHIP**
— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

Street View – 1900 Packard Road (Photos taken on October 14, 2024)





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 existing building at 1900 Packard Road appears to accommodate seven individual medical/dental businesses. Packard Rd. in this location is a 35mph roadway. We consider these factors as creating conditions that make advertising the individual medical/dental businesses on one ground sign so that drivers can locate a particular business challenging.

Additionally, the existing signage requirements of 20 sq. ft. and 4 feet in height do not accommodate the listing of multiple tenants, making it difficult for the businesses on the property to adequately promote themselves to passing traffic. These circumstances create an exceptional condition that justifies the request for a larger sign to meet the needs of both the businesses and the community. Note our comments under the criteria for the minimum variance necessary for reasonable use of the property below.

- 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 current signage limitations do not provide adequate space to list the multiple tenants on one ground sign, which could hinder the visibility and success of these businesses. The inability to install a sign large enough to accommodate multiple tenants could place the applicant at a disadvantage compared to other properties in the vicinity where the current ordinance limitations allow for adequate visibility.

- 3. That the authorizing of such a 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.**

Granting the variances as proposed could negatively impact the overall character of the area, as the other property owners have complied with the ordinance limitations.



However, some additional area/height may be needed to adequately advertise seven businesses at this site. See our comments under criteria 5.

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 challenges stem from the number of individual businesses that occupy the building and the property's location on a 35mph roadway. The applicant did not build the building or create the road's conditions.

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 sign design allocates 50% of the space to one occupant of the building and divides the remaining 50% among the six other occupants of the building. The electronic message center occupies approximately 3.5 feet of the proposed height, and 19.5 sq. ft. of the proposed sign area. If the electronic message center were eliminated, this would reduce the height of the sign to 7.5 ft., reducing the height variance to 3.5 feet. It would also reduce the area of the sign to 52.5 sq ft., reducing the area variance to 32.5 sq. ft. In our opinion, eliminating the electronic message center will still allow the applicant to provide adequate signage for each tenant without being excessive, helping to maintain compatibility with the character of the corridor and nearby properties.



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.

Postpone:

I move to postpone the variance requests at 1900 Packard Road, Ypsilanti, MI 48197, Parcel K-11-06-479-007 to the sign requirements of Section 1506.6 of the Township Zoning Ordinance for the construction of an 11-foot tall, 72 sq. ft. ground sign within the building envelope as shown on the plot plan included in the Zoning Board of Appeals Application dated August 8, 2024, to give the applicant an opportunity to address the comments made at this evening's meeting and return with a revised proposal based on these comments.

Approve:

I move to approve the variance requests at 1900 Packard Road, Ypsilanti, MI 48197, Parcel K-11-06-479-007 to the sign requirements of Section 1506.6 of the Township Zoning Ordinance for the construction of an 11-foot tall (or 7.5-foot-tall), 72 sq. ft. (or 52.5 sq. ft.) ground sign within the building envelope as shown on the plot plan included in the Zoning Board of Appeals Application dated August 8, 2024 (or as modified at this evening's meeting). Granting of the requested variances meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, granting the requested variances is based on the following facts:

1. There are exceptional conditions applying to this property that do not generally apply to other properties in this district, including the multi-tenant nature of the existing building compounded by the location along a 5-lane road with a 35-mph speed limit;
2. The variances are necessary to provide adequate identification for the property's multiple tenants, especially given the high traffic volume and the busy commercial corridor;
3. The variances (as modified) will not be a substantial detriment to adjacent property and will not materially impair the purposes of this ordinance or the public interest;
4. The need for the variances is not self-created, as the applicant did not create the visibility challenges or the multi-tenant nature of the building;
5. The proposed variances (as modified) are the minimum necessary to ensure adequate visibility for the tenants given the site conditions and surrounding context.

This motion is further made with the following condition:

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

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

Denial:

I move to deny the variance requests at 1900 Packard Road, Ypsilanti, MI 48197, Parcel K-11-06-479-007 to the sign requirements of Section 1506.6 of the Township Zoning Ordinance for the construction of an 11-foot tall, 72 sq. ft. ground sign within the building envelope as shown on the plot plan included in the Zoning Board of Appeals Application dated August 8, 2024, based on the following findings of fact that the requests do not meet the criteria in Section 1704(D) of the Zoning Ordinance. Specifically, the request does not comply with the following criteria: *(ZBA states reasons for denial)*

1. _____

2. _____

Respectfully Submitted,

Fletcher Reyher

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

**ZONING BOARD OF
 APPEALS APPLICATION**

I. APPLICATION TYPE

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

II. PROJECT LOCATION

Address: 1900 Packard St Parcel ID #: K-11- Zoning _____
 Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: A1 Signs & Graphics Phone: 313-693-9504
 Address: 8909 Hubbell City: Detroit State: MI Zip: 48228
 Fax: _____ Email: _____
Property Owner: Dr. Siddiqui Phone: 734-516-7857
 Address: 1900 Packard City: Ypsilanti State: MI Zip: 48197
 Fax: _____ Email: _____

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned A1 Signs & Graphics Applicant represents Dr. Siddiqui Property Owner:

1. That Dr. Siddiqui Property Owner is/are the owner(s) of lot(s) _____ located in the _____ Subdivision
 Subdivision, Ypsilanti Township, Michigan, otherwise known as 1900 Packard St Address and the property is
 zoned _____ Zoning District

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

3. The petitioner further state that AK Applicant Initial have/has read and understands the provisions of said zoning ordinance as it
 applies to this petition.

4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

Hasan Applicant Signature Hasan Kattan Print Name 8/8/2024 Date



Subject: Variance Request for Ground Sign at 1900 Packard St

ATTN: Zoning Board of Appeals Members,

I am writing to request a variance for the installation of a ground sign (88 sqft) at 1900 Packard St. The purpose of this sign is to advertise my business and provide directional information to my establishment.

Circumstances of Hardship: Our property faces unique challenges that make strict adherence to the existing zoning regulations impractical. Specify any design adjustments, setbacks, or other modifications to minimize impact sealed drawing with reference to any of these conditions.

Soil Conditions: The condition of the soil has been surveyed by sign company as well as Architectural structural has been submitted for support. (Attached)

Topography: the proposed ground Sign will have features and structural foundation that will be detailed to the natural land and building features that will reduce the commercial viability and the exposure of the community or the business

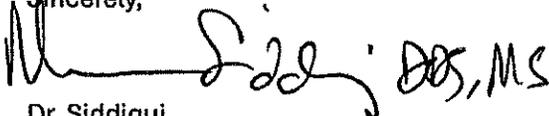
Unique Feature: 1900 Packard Street is located in a unique position we're visible of the sign place or reduce will be limited from the Main Street is due to the nature of how the setback of the building frontage these features are specific to this property and are not common to other commercial properties in the area but I believe will not be a impairment to the community

Financial Hardship: We believe that granting this variance will not substantially detract from the public good. Our proposed sign will enhance visibility for our business without compromising safety or aesthetics. Furthermore, it aligns with the overall intent of the zoning ordinance by promoting economic activity and community engagement.

Conclusion: We respectfully request your consideration of this variance. Our goal is to contribute positively to the community while navigating the unique challenges posed by our property and business.

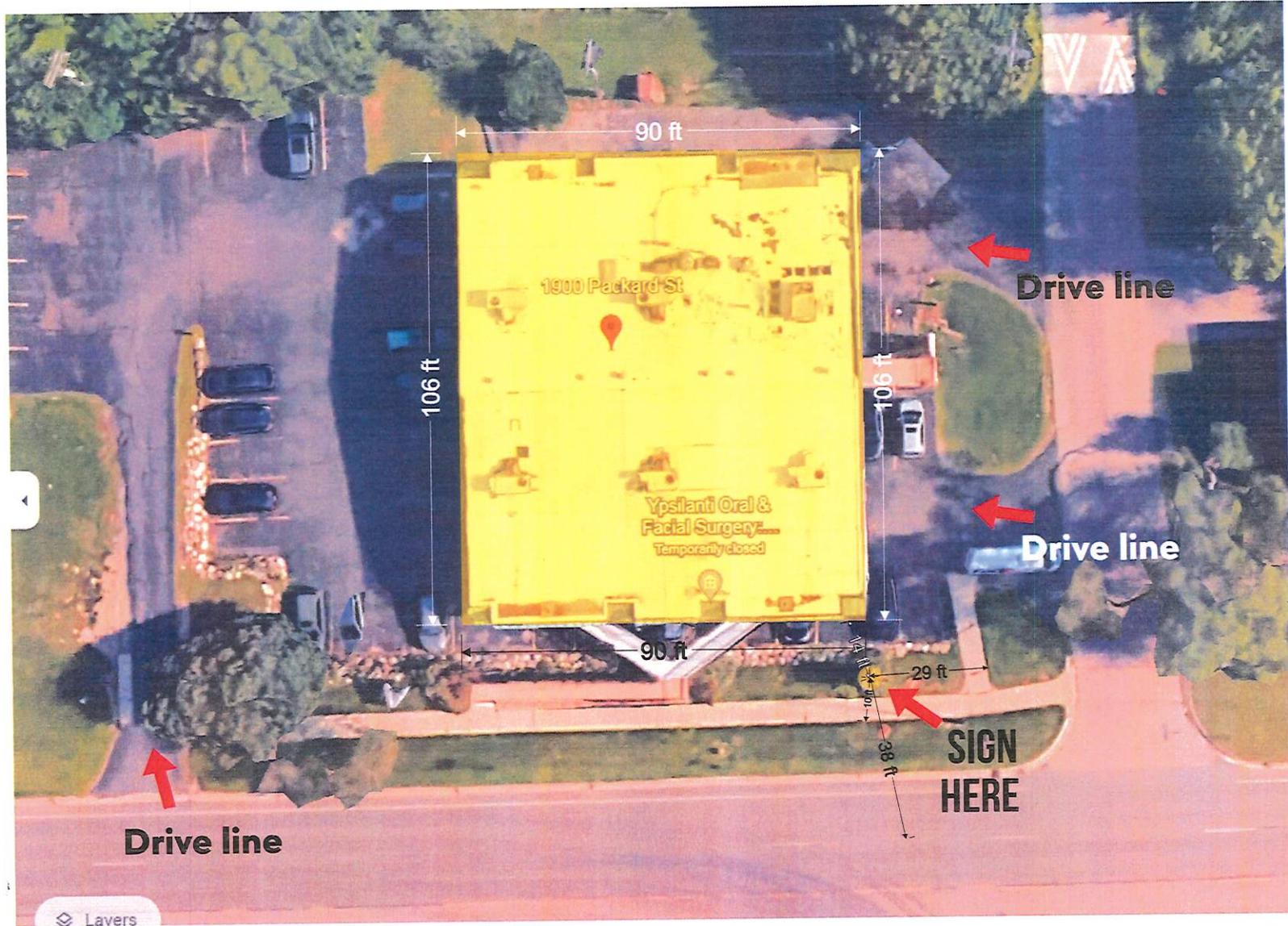
Thank you for your attention to this matter. We appreciate your commitment to fair and thoughtful decision-making.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. Siddiqui', followed by the initials 'DS, MS'.

Dr. Siddiqui
Property Owner
1900 Packard St
Ypsilanti, MI
734.516.7857

SIGN LOCATION MAP

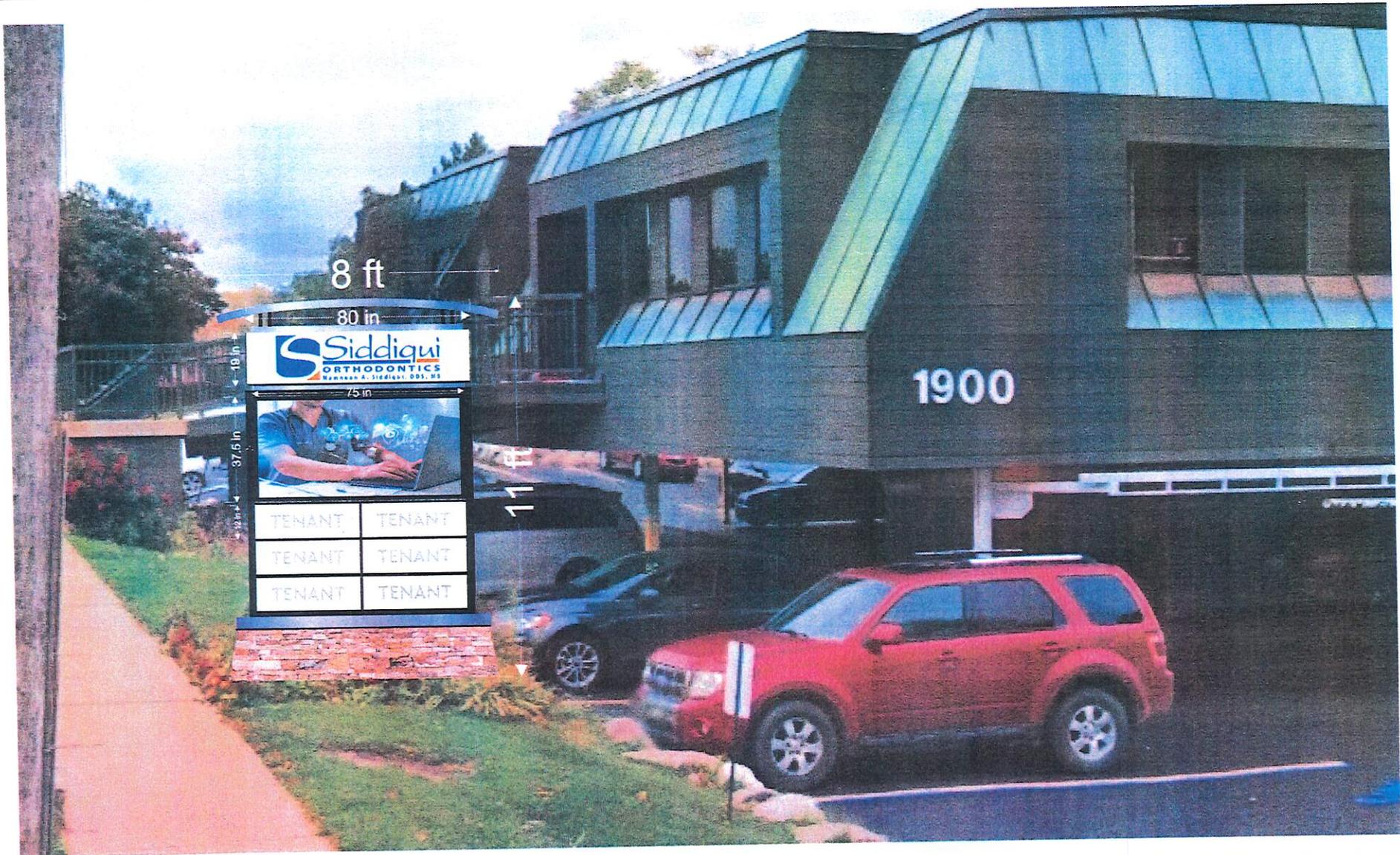


Company Name	Project Name	Project Address	Project Details	Complete By	Customer Approval
	Monument Sign	1900 Packard St, Ypsilanti, MI 48197	New Monument Sign	Drawn By: Eddie Sales Rep: Mike Date: 06 / 20 / 2024	Signature: _____ Date: / / 2024

DISCLAIMER - This drawing is conceptual and was prepared to show approximate location, arrangement, size and color of signage. It is subject to change and not intended to replace the use of construction documents and/or actual field dimensions.


 SIGN(S) TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN(S). SIGN WILL BEAR UL LABEL(S)

SIGN ELEVATIONS



Company Name	Project Name	Project Address	Project Details	Complete By	Customer Approval
	Monument Sign	1900 Packard St, Ypsilanti, MI 48197	New Monument Sign	Drawn By: Eddie Sales Rep: Mike Date: 06 / 20 / 2024	Signature: _____ Date: / / 2024

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PERMISSION LETTER FOR SIGN SERVICE OR INSTALLATION

DATE 8/12/24

AUTHORIZATION OF PROPERTY AFFIDAVIT

I, MAUNOON SIDDIQVI, Siddiqui Orthodontics,
OWNER OF PROPERTY NAME TENANT NAME

OF Siddiqui Properties, LLC
PROPERTY NAME/ PLAZA NAME/ BUSINESS NAME

HAVE LEGAL OWNERSHIP OR HAVE LEASE AGREEMENT AT

1900 Packard Rd. Ypsilanti, MI 48197
FULL PROPERTY ADDRESS

And Give Permission and authorize Universal LED/Ultimate Signs to Survey, Permit, Fabricate and Install Signage to Property Address Listed above.

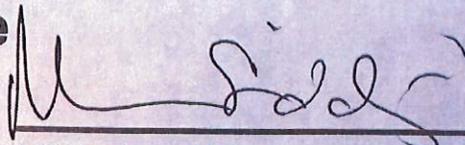
Type of Signs Requested:

Wall Sign Monument Box Sign Awning Other

Hours of Illumination for signage: _____

Maximum Illumination in NIT: _____

Signature

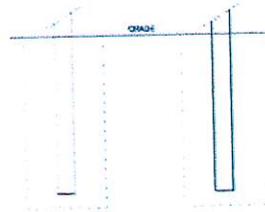
 8/12/24
LANDLORD SIGNATURE DATE

MAUNOON SIDDIQVI 8/12/24
LANDLORD PRINT Name Date



4" x 4" x 0.25" wall, A500 46ksi HSS Steel Column, S=3.9 IN⁴
 5" Sch40 5.563" Dia, 0.258" wall, A53 Steel Pipe Column, S=5 IN⁴

Sign Support Column



Drilled Shaft Foundation

or 3' dia x 4.7' deep
 or 2' dia x 5.6' deep
 or 1' dia x 7.3' deep

2015 INTERNATIONAL BUILDING CODE

ref ASCE7-10

115 Wind Speed, Vult, mph, from ASCE7-10, Figure 26.5

II Risk Category; II, Normal; III, Substantial Hazard; IV, Essential/Critical

C Wind Exposure; C, House size obstructions for 1200ft; D no obstructions

WIND LOAD CALC: ASCE 7-10, Sec. 29.4.1, Solid Freestanding Signs
 Terrain Kzt=1, no hill, ridge, or escarpment >15' high; Directionality Kd=.85; Gust G=.85 rigid structure; Wind Velocity Vasd=sqrt(Vult*2*.6); Kz=2.01*(H/900)^(2/9.5)Exp.C, (700&11.5)Exp.D;
 Qhasd=.00256*Kz*Kzt*Kd*Vasd*2; Pasd=Qhasd*G*Ci; Fseg=Pasd*W*H

89	Wind Speed, Vasd, mph	1.55	Force Coefficient, Cf		
A	B	C	D	E	F
11.0					Sign Segment ID
8.0					Segment Top Above Grade, Top, ft
11.0					Segment Width, W, ft
					Segment Height, H, ft
88					Segment Area, ft ²
0.85					Velocity Pressure Exposure Coeff: Kz
14.7					Velocity Pressure, Qhasd, psf
19.3					Wind Pressure, Pasd, psf
1.7					Segment Force, Fseg, kips
2.7					Load Case 2 Force, F2 = Fseg * 2' W
	7.0 ft OC		Column Spacing		
	1.7 kip		Total Shear at Grade, V = Sum (Fseg)		
1.50	9.3 kip.ft		Total Moment at Grade, M = Sum (Fseg * (Top-H/2))		
	1.2 kip		Column Shear, Vc = V/2-Sum(Fseg*.2*W)/Spacing		
0.11	6.8 kip.ft		Column Moment at Grade, = Sum (Fseg * (Top-H/2))		

- Sign manufacturer/installer's design, detailing, fabrication, and erection shall conform to the following specifications: Building Code, ASTM specifications, ACI-318 for reinforced concrete, American Welding Society Code for Welding in Building Construction, AISC Specification for Design, Fabrication, and Erection of Structural Steel for Buildings.
- Materials of construction: (Unless noted otherwise)
 - Structural steel (angles, shapes, plates, gussets): ASTM A-36, Fy = 36 ksi.
 - HSS round steel tubing: A-500, Grade B, Fy=42ksi; Rectangular: 46ksi.
 - Structural aluminum tubing: 6053, 6061-T6, or equivalent, Fy = 18 ksi at weld.
 - Structural pipe: A-53, Grade B, Type E or S, Fy = 35 ksi.
 - Anchor bolts: ASTM F1554 Grade 36 with heavy hex at bottom, not "L" or "J" bolts.
 - Connection bolts: A-325, snug tight.
 - Rebar: ASTM 615, #6 or larger - Grade 60, #5 or smaller - Grade 40, 3" cover.
 - Concrete: 2500 psi, 28 days.
 - Provide coatings to prevent any possibility of corrosion.
- Welding design and fabrication according to AWS D1.1.
 - AWS certification required for all structural welders.
 - E70XX electrodes for SMAW processes, F7X-EXXX electrodes for SAW processes.
- Embedded column acts as vertical reinforcement for drilled and cube foundations.
- Soil must be verified by sign installer. This design assumes presumptive soil bearing capacity (asd) from 5th Ed FBC, Table 1806.2 (or IBC). Vertical = 1500 psf for Class 5 (claysilt CL,ML,MH,CH), Lateral = 2*150 psf/ft for Class 4 (sand, silty sand, clayey sand, SW,SP,SM,SC,GM,GC), and Lateral Sliding Coeff = .25 for Class 4 soil. Lateral brg is doubled for sign poles per 1806.3.4. If there is a question about soil bearing do a soil test.

Drilled Shaft Foundation

5th Ed FBC, 1807.3.2.1, No lateral constraint at grade

3.0	2.0	1.0	Diameter, b, ft	(or length and width of cube)
4.7	5.5	7.3	Depth, D, ft	D = .5'A[1+1+(4.36*Hcent/A)]*.5)
2.1	2.6	4.0	A	A = 2.34*F(S1*b)
469	550	727	S1	S1 = 2*"Ssand"Div3

AVINASH VEERESHA, PE
 disoswaydesign@gmail.com
 163 SW Midtown Place, Site 103
 Lake City, Florida 32025
 731-468-6615 or 386-754-5419

MIPE6201060322



06-26-24

This seal for structural engineering
 (Foundation & Support Column ONLY)

SCOPE OF WORK: Design sign support column and foundation to meet structural requirements of building code based on stated (not verified) site factors and size & shape based on sign installer's drawing, attached.

By using this engineering the owner, manufacturer, and installer accept responsibility to: Design, build, and install sign cabinet, face, attachment, electrical, etc according to sign code, building code, and UL. Verify site conditions match stated wind speed, risk, exposure, topo, and soil factors.

SIDDIQUI
 ORTHODONTICS

UNIVERSAL LED
 SIGNS & LIGHTINGS

JOB# 24082

MONUMENT SIGN
 2 Columns,
 Embedded in Foundation

1900 Packard ST
 Ypsilanti, MI 48197

Valid for one sign at this location.



Contractor to ensure that the foundation is below frost depth

All foundations: Embed column to 6" from bottom in 2500psi concrete.

SIGN DIMENSION

TOTAL SQFT = 88



Company Name	Project Name	Project Address	Project Details	Complete By	Customer Approval
	Monument Sign	1900 Packard St, Ypsilanti, MI 48197	New Monument Sign	Drawn By: Eddie Sales Rep: Mike Date: 06 / 20 / 2024	Signature: _____ Date: / / 2024

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SIGN SPECIFICATIONS

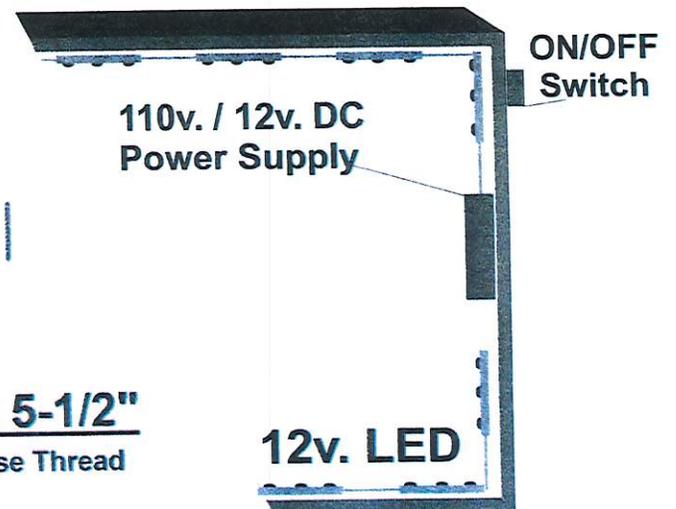
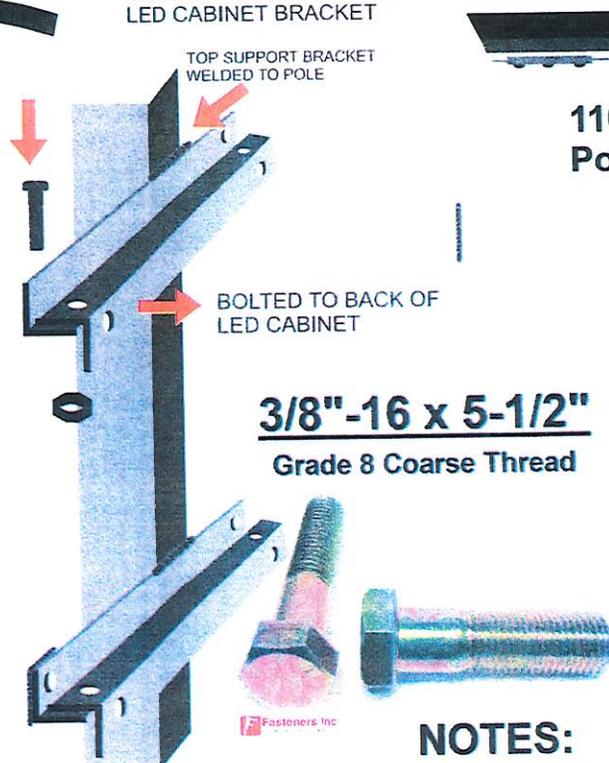


TOP SUPPORT POLE BRACKET
BOLTED TO TOP SUPPORT
LED CABINET BRACKET

TOP SUPPORT BRACKET
WELDED TO POLE

BOLTED TO BACK OF
LED CABINET

3/8"-16 x 5-1/2"
Grade 8 Coarse Thread



- NOTES:**
- Galvanized Steel Frame
 - Aluminum Siding and retainers
 - 3/16" Lexan Faces
 - Internally LIT using 12v. UL approved LED modules
 - UL Approved Power Supply
 - UL Approved ON/OFF Switch

Company Name	Project Name	Project Address	Project Details	Complete By	Customer Approval
	Monument Sign	1900 Packard St, Ypsilanti, MI 48197	New Monument Sign	Drawn By: Eddie Sales Rep: Mike Date: 06 / 20 / 2024	Signature: _____ Date: / / 2024

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SIGN ELEVATIONS

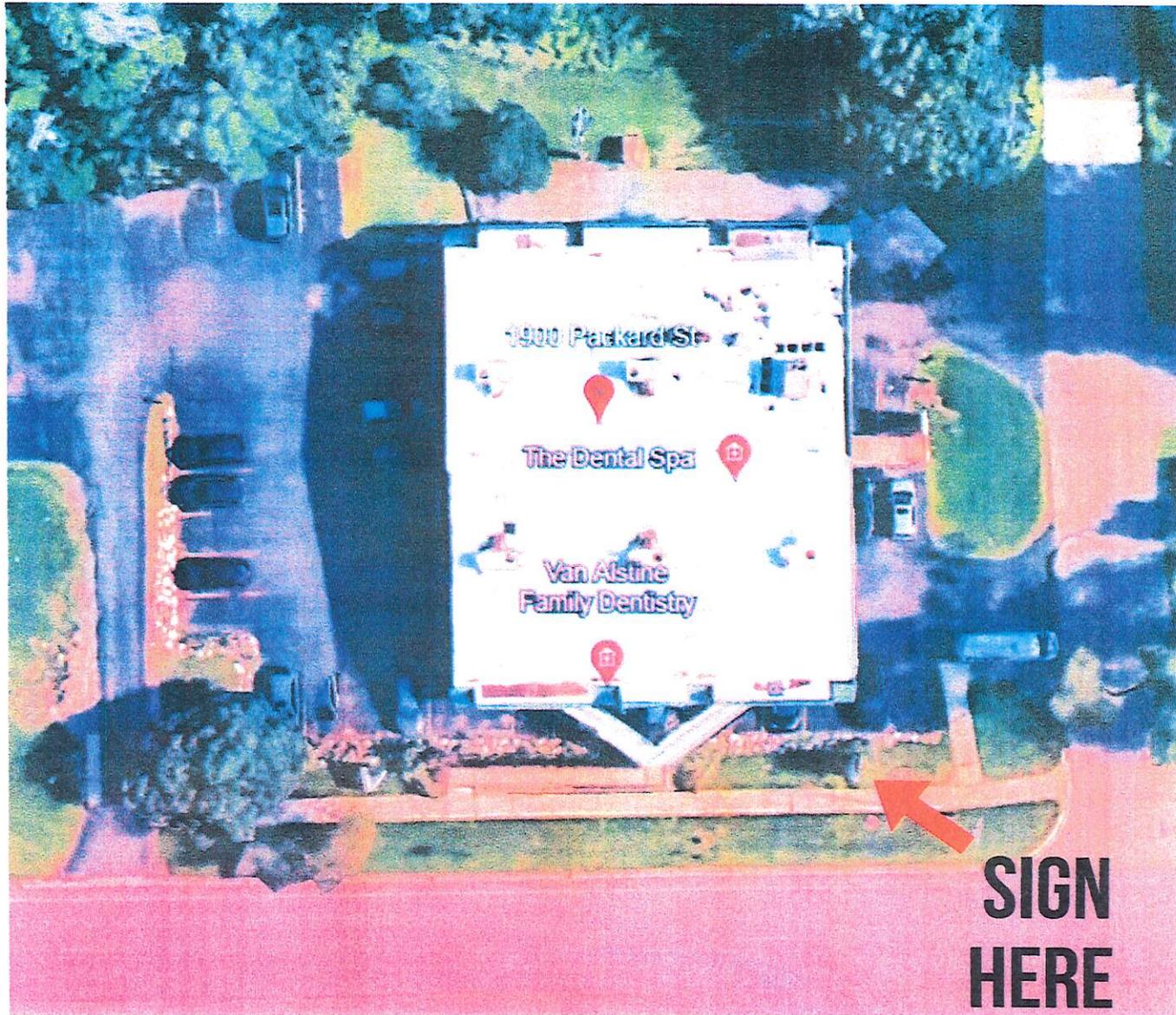


Company Name	Project Name	Project Address	Project Details	Complete By	Customer Approval
	Monument Sign	1900 Packard St, Ypsilanti, MI 48197	New Monument Sign	Drawn By: Eddie Sales Rep: Mike Date: 06 / 20 / 2024	Signature: _____ Date: / / 2024

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SIGN LOCATION MAP



Company Name	Project Name	Project Address	Project Details	Complete By	Customer Approval
 Siddiqui ORTHODONTICS <small>HANNAH A. SIDDQUI, D.D.S., M.S.</small>	Monument Sign	1900 Packard St, Ypsilanti, MI 48197	New Monument Sign	Drawn By: Eddie Sales Rep: Mike Date: 06 / 20 / 2024	Signature: _____ Date: / / 2024

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Subject: Variance Request for Ground Sign at 1900 Packard St

ATTN: Zoning Board of Appeals Members,

I am writing to request a variance for the installation of a ground sign (88 sqft) at 1900 Packard St. The purpose of this sign is to advertise my business and provide directional information to my establishment.

Circumstances of Hardship: Our property faces unique challenges that make strict adherence to the existing zoning regulations impractical. Specify any design adjustments, setbacks, or other modifications to minimize impact sealed drawing with reference to any of these conditions.

Soil Conditions: The condition of the soil has been surveyed by sign company as well as Architectural structural has been submitted for support. (Attached)

Topography: the proposed ground Sign will have features and structural foundation that will be detailed to the natural land and building features that will reduce the commercial viability and the exposure of the community or the business

Unique Feature: 1900 Packard Street is located in a unique position we're visible of the sign place or reduce will be limited from the Main Street is due to the nature of how the setback of the building frontage these features are specific to this property and are not common to other commercial properties in the area but I believe will not be a impairment to the community

Financial Hardship: We believe that granting this variance will not substantially detract from the public good. Our proposed sign will enhance visibility for our business without compromising safety or aesthetics. Furthermore, it aligns with the overall intent of the zoning ordinance by promoting economic activity and community engagement.

Conclusion: We respectfully request your consideration of this variance. Our goal is to contribute positively to the community while navigating the unique challenges posed by our property and business.

Thank you for your attention to this matter. We appreciate your commitment to fair and thoughtful decision-making.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. Siddiqui', followed by the initials 'DS, MS'.

Dr. Siddiqui
Property Owner
1900 Packard St
Ypsilanti, MI
734.516.7857



Zoning Board of Appeals Staff Report

November 06, 2024

Applicant: John and Robin Eggertsen

Location: 6369 Munger Road, Ypsilanti, MI, 48197, Parcel K-11-30-200-039

Zoning: R-1, One-Family Residential

Action Requested: Request for variance to the frontage requirements of Article 8 – Sec. 802.12

Variance Request:

Request for a variance from the road frontage regulations for a pole barn under Article 8 – Sec. 802.12 of the Township Zoning Ordinance, to allow the construction of a 1,200 sq. ft. pole barn on a 12-acre property with 80-feet of frontage. The Township zoning ordinance requires properties to have 150-feet of frontage along a road for the construction of a pole barn.

Location and Summary of Request:

The subject property is a 12-acre flag-shaped parcel located on Munger Road, just south of the intersection with Textile Road. The applicant, John and Robin Eggertsen, are requesting a variance from Article 8, Section 802.12 of the Township Zoning Ordinance. Specifically, they are seeking approval from the Zoning Board of Appeals for a 70-foot variance from the 150-foot road frontage requirement to allow the construction of a pole barn. The property has only 80 feet of frontage due to the “flag” shape of the lot.

Cross References:

Article 8 – General Provisions

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 – 6369 Munger Road



Per Sec. 802.12 – Pole Barn Requirements

Requirements:	Acreege (1.5-Acres)	Frontage (150ft)	Rear/Side Setbacks (10ft)	Height (20ft)	Location (Rear Yard)
Provided:	12.390 Acres	80 ft.	110 Rear Yard 137 Side Yard	+/- 18 ft.	Rear Yard



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 property at 6369 Merritt Road is a unique flag-shaped lot with only 80 feet of frontage along Merritt Road, and a driveway approximately 1,300 feet long. The property spans 12 acres, far exceeding the minimum lot size for a pole barn, but the narrow frontage limits the ability to meet the ordinance's frontage requirement of 150 feet. This configuration is not typical for other residential properties in the zoning district, which generally have greater frontage and rectangular shape. The large acreage and narrow access are extraordinary conditions unique to this parcel.

- 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 is located in the southern portion of the Township, where parcels outside of a subdivision are generally larger in size, creating a more "rural" character. Properties in this part of the Township often have accessory buildings, including pole barns, the requested variance would allow the applicant the same property rights as other properties with more conventional frontages/shapes enjoy.

- 3. That the authorizing of such a 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.**

Granting this variance will not negatively impact adjacent properties or alter the essential character of the area. The proposed pole barn will be in the rear of the property, and will comply with all other ordinance requirements, including setbacks and height limitations. Moreover, due to the 1,300-foot driveway, the pole barn will have minimal visibility from the street and neighboring properties, mitigating any potential visual impact.

- 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 stems from the existing lot configuration, specifically the flag shape and narrow frontage. These conditions were not created by the applicant but are inherent to the property's layout. The driveway and frontage limitations are factors beyond the applicant's control, and without a variance, the applicant would be unable to construct a pole barn despite the large size of the parcel.

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 requested variance is the minimum necessary to allow the applicant to construct the pole barn. The applicant has no other option for increasing the lot frontage, and the narrow frontage is the only impediment to compliance with the ordinance. The variance request does not seek to waive any other requirements, ensuring that the proposal remains the least intrusive solution to the applicant's practical difficulty.

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.

Postpone:

I move to postpone the variance request at 6369 Munger Road, Ypsilanti, MI 48197, Parcel K-11-30-200-039 to the frontage requirement of Section 802.12 of the Township Zoning Ordinance for the construction of a pole barn on a lot with 80 feet of frontage, as shown on the plot plan included in the Zoning Board of Appeals Application dated October 11, 2024. This postponement is to provide the applicant an opportunity to address the comments made at this evening's meeting and return with a revised proposal reflecting those comments.

Approve:

I move to approve the variance request at 6369 Munger Road, Ypsilanti, MI 48197, Parcel K-11-30-200-039 to the frontage requirement of Section 802.12 of the Township Zoning Ordinance for the construction of a pole barn on a lot with 80 feet of frontage, as shown on the plot plan included in the Zoning Board of Appeals Application dated October 11, 2024. Granting of the requested variance meets the criteria for a non-use variance in Section 1704(D) of the Zoning Ordinance. Specifically, the approval is based on the following findings:

1. There are exceptional or extraordinary circumstances applying to this property that do not generally apply to other properties in the district. The flag-shaped lot with only 80 feet of frontage, a 1,300-foot-long driveway, and 12 acres of land present unique challenges that limit development potential under the current ordinance.



2. The variance is necessary for the preservation of a substantial property right, allowing the applicant to construct a pole barn like what is allowed on other properties in the district that meet the frontage requirements.
3. The variance will not be a substantial detriment to adjacent properties and will not materially impair the purposes of the ordinance or the public interest. The pole barn will comply with all other ordinance requirements, including setbacks, height, and location in the rear yard, ensuring it does not alter the essential character of the area.
4. The need for the variance is not self-created, as the narrow frontage and flag-shaped layout of the lot were pre-existing conditions that limit compliance with the frontage requirement.
5. The variance is the minimum necessary to allow the applicant to construct the pole barn on the property while complying with all other zoning requirements.

This motion is further made with the following conditions:

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

Denial:

I move to deny the variance request at 6369 Munger Road, Ypsilanti, MI 48197, Parcel K-11-30-200-039 to the frontage requirement of Section 802.12 of the Township Zoning Ordinance for the construction of a pole barn on a lot with 80 feet of frontage, as shown on the plot plan included in the Zoning Board of Appeals Application dated October 11, 2024, based on the following findings of fact that the request does not meet the criteria in Section 1704(D) of the Zoning Ordinance. Specifically, the request does not comply with the following criteria: *(ZBA states reasons for denial)*.

1. _____
2. _____

Respectfully Submitted,

Fletcher Reyher

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

RECEIVED

OCT 11 2024

ZONING BOARD OF APPEALS APPLICATION

I. APPLICATION TYPE

YPSILANTI TOWNSHIP
OCS

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

II. PROJECT LOCATION

Address: 6369 Munger Road, Ypsilanti, MI 48197 Parcel ID #: K-11-30-200-039 Zoning R-1
Lot Number: N/A Subdivision: N/A

III. APPLICANT INFORMATION

Applicant: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
Fax: _____ Email: _____
Property Owner: John and Robin Eggertsen Phone: 734-846-5584
Address: 6369 Munger Road City: Ypsilanti State: MI Zip: 48197
Fax: _____ Email: john@jhelaw.com

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned John Eggertsen represents Himself and Spouse :
Applicant Property Owner

1. That John and Robin Eggertsen is/are the owner(s) of lot(s) N/A located in the N/A
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 6369 Munger Road, Ypsilanti, MI 48197 and the property is
Address
zoned R-1
Zoning District

2. That the petitioner hereby request Variance under Section 1704.2.D Article 17
Variance/Temporary Use Section Article
Zoning Ordinance.
/Regular Meeting

3. The petitioner further state that JE have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
applies to this petition.

4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

John Eggertsen
Applicant Signature

John Eggertsen
Print Name

10/10/2024
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>

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.



JOHN and ROBIN EGGERTSEN

6369 Munger Road
Ypsilanti, Michigan

JOHN EGGERTSEN
DIRECT DIAL: (734) 846-5584
john@jhelaw.com

To: Ypsilanti Township Zoning Board of Appeals

As owners of our residence at 6369 Munger Road, I and my wife, Robin Eggertsen, hereby request a variance from the requirements of Article 8, Section 802.12 which requires 150 feet of frontage in order to build a pole barn behind our home.

Our home was built in the 1990s on 12 acres and is situated over 1,500 feet from Munger Road. It has an 80-foot-wide paved driveway from Munger Road. Our home (and the proposed pole barn) are not visible from the road nor by our very few neighbors because of trees and distance. We already have two smaller pole barns that were built years ago. We have lived there for over 24 years.

We are desirous of building a new pole barn to store Christmas decorations, outdoor equipment, a gator and outdoor equipment behind our house. The height will be less than the height of our home. The existing pole barns are already filled and too far away from the home for easy access.

We believe the application of the 150-foot frontage requirement of Article 8, Section 802.12 is inappropriate for a number of reasons.

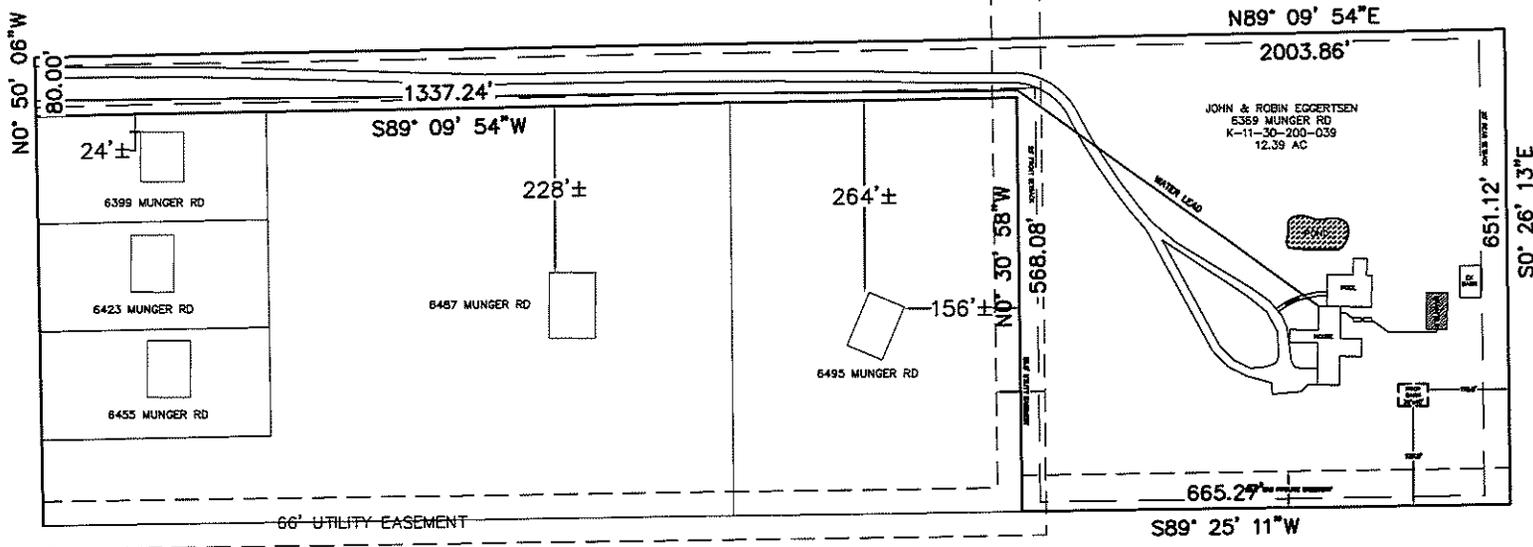
1. Applying a recent zoning change (made around 2020) that requires 150 feet of frontage for new lots should not be applicable to our property that pre-dates that zoning changes by decades. The apparent purpose of the 150-foot requirement is to match to the lot size requirements in the zoning ordinance. Obviously, it should not apply to a property that has been set far from the road for about 30 years and already has two out-buildings that cannot be seen from the road (see attached).
2. Applying the 150-foot requirement imposes an unreasonable hardship in limiting our use of our property, a recognized reason for a variance under Article 17.1704.2.D. The purpose of the rule and public interest would not be served by slavishly applying a rule that clearly has no reasonable application to our project. See Article 17.1702.2.D.3.
3. It has been suggested that if we built a garage that the 150-foot requirement would not apply. This simply demonstrates the unreasonableness of applying it to a pole barn. Not only would it substantially increase the cost of the project, a garage would not adequately serve the storage purpose that we intend for the pole barn.

We appreciate the ZBA's time and attention to this matter and await your prompt approval of our variance request.

John and Robin Eggertsen
6369 Munger Road
Ypsilanti, Michigan 48197



SCALE: 1"=250'



DATE: 11 OCTOBER 2024
SHT. 1

EGGERTSEN RESIDENCE
PROPOSED BARN
6369 MUNGER RD.
YPSILANTI TWP



760 WOODLAND DR EAST SUITE 2
SALINE, MICHIGAN 48176
PHONE: (734) 944-2020
FAX: (734) 866-3824

MAX LOT COVERAGE - 30%
LOT SIZE - 539,573 SF
EX LOT COVERAGE - 8,798 SF (16%)
PROP LOT COVERAGE - 10,398 SF (19%)



SCALE: 1"=100'

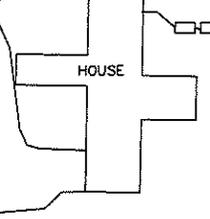
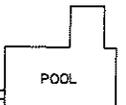
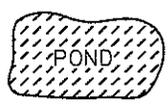
N89° 09' 54"E
2003.86'

JOHN & ROBIN EGGERTSEN
6369 MUNGER RD
K-11-30-200-039
12.39 AC

35' REAR SETBACK

651.12'
S0° 26' 13"E

WATER LEAD



137.0'

110.0'

50.0' GAS PIPELINE EASEMENT

665.27'
S89° 25' 11"W

25' FRONT SETBACK

568.08'
W.89° 30' 03".0N

66.0' UTILITY EASEMENT

DATE:
11 OCTOBER 2024

SHT. 2

EGGERTSEN RESIDENCE
PROPOSED BARN
6369 MUNGER RD.
YPSILANTI TWP



760 WOODLAND DR EAST SUITE 2
SALINE, MICHIGAN 48176
PHONE: (734) 944-2020
FAX: (734) 868-3824



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
MM
OCT 07 2024
 YPSILANTI TOWNSHIP

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 OCS

Street Address & Job Location (Street No. & Name) 6369 Munger Rd		Name of Owner / Agent / Telephone # John & Robin Eggertsen 6369 Munger Rd	
Lot Number	Subdivision Parcel # K-11-30-200-039 Ypsilanti, MI 48197		
Residential <input checked="" type="checkbox"/>	Homeowner Email Address Required john.ejhelaw.com	New <input type="checkbox"/>	Alteration <input type="checkbox"/>
Commercial <input type="checkbox"/>		Service Only <input type="checkbox"/>	Other <input type="checkbox"/>

II. CONTRACTOR / HOMEOWNER INFORMATION

Name John Eggertsen	Driver's License #	Expiration Date	
Address (Street No. & Name) 6369 Munger Rd	City Ypsilanti	State MI	Zip 48197
Telephone # 734-846-5584	Cell #	Contractor License #	
Worker's Comp Ins Carrier	MESC Emp #	Federal Employer ID #	Email Address

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)	Substitute Registered Design Professional Name (please print)
Registered Design Professional Signature / Date	Substitute Registered Design Professional Signature / Date

IV. COSTS / FEES / PERMITS

STRUCTURAL IMPROVEMENT VALUE	APPLICATION TYPE (Check appropriate box)
\$ 80,000.00	
Value below is not included in the above cost	<input checked="" type="checkbox"/> New Building
A. Electrical \$	<input type="checkbox"/> Demolition
B. Plumbing \$	<input type="checkbox"/> Addition
C. Heating / AC \$	<input type="checkbox"/> Deck
D. Other \$	<input type="checkbox"/> Mobile Home Set-up
TOTAL VALUE: \$	<input type="checkbox"/> Alteration / Repair
	<input type="checkbox"/> Window
	<input type="checkbox"/> Pre-Manufacture
	<input type="checkbox"/> Fence
	<input type="checkbox"/> Sign
	<input type="checkbox"/> Roof
	<input type="checkbox"/> Other
FEES (office use only)	PROPOSED USE (Check appropriate box)
Permit \$	<input checked="" type="checkbox"/> Residential Use
C of O (temp) \$	<input type="checkbox"/> One Family
Plan Review \$	<input type="checkbox"/> Two or More Families (# of units)
YCUA Permit #	<input type="checkbox"/> Transient Hotel / Motel / Dorm (# of units)
WCRC Permit #	<input type="checkbox"/> Garage
Bike Path \$	<input type="checkbox"/> Carport
Number of Sign Faces x \$50 \$	<input checked="" type="checkbox"/> Other Pole Barn
Contractor Registration Fee \$	<input type="checkbox"/> Non-Residential Use
Administration Fee \$	<input type="checkbox"/> Church / Other Religious
Other \$	<input type="checkbox"/> Industrial
Other \$	<input type="checkbox"/> Hospital / Institutional
	<input type="checkbox"/> Public Utility
	<input type="checkbox"/> Stores / Mercantile
	<input type="checkbox"/> Office / Bank / Prof.
	<input type="checkbox"/> School / Library / Other Educational
TOTAL FEE: \$	<input type="checkbox"/> Service Station / Repair Garage

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.

Building a 30x40 Pole Barn, concrete floor.

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 type="checkbox"/>	<input type="checkbox"/>
Wood Frame	<input checked="" type="checkbox"/>		Private (septic tank, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
Structural Steel	<input checked="" type="checkbox"/>		Dimensions		
Reinforced Concrete	<input type="checkbox"/>		Number of Stories	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>		Total sq. ft.. Of Floor Area (based on exterior dimension)	<input type="checkbox"/>	<input type="checkbox"/>
Principal Type of Heating		Number of Off-Street Parking Spaces			
Gas	<input type="checkbox"/>	Enclosed	<input type="checkbox"/>	<input type="checkbox"/>	
Oil	<input type="checkbox"/>	Outdoors	<input type="checkbox"/>	<input type="checkbox"/>	
Electricity	<input type="checkbox"/>	Residential Buildings Only			
Coal	<input type="checkbox"/>	Number of Bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	Number of Bathrooms	<input type="checkbox"/>	<input type="checkbox"/>	

VII. SIGN INFORMATION ONLY (Check all appropriate boxes)

Permanent Signs			Temporary Signs		
Ground	<input type="checkbox"/>		Construction	<input type="checkbox"/>	<input type="checkbox"/>
Wall	<input type="checkbox"/>		Special Event	<input type="checkbox"/>	<input type="checkbox"/>
Canopy	<input type="checkbox"/>		Real Estate	<input type="checkbox"/>	<input type="checkbox"/>
Marquee	<input type="checkbox"/>		Sale of Produce	<input type="checkbox"/>	<input type="checkbox"/>
Window	<input type="checkbox"/>		Number of Sign Faces		
Directional	<input type="checkbox"/>	One	<input type="checkbox"/>	<input type="checkbox"/>	
Illuminated		Two	<input type="checkbox"/>	<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.

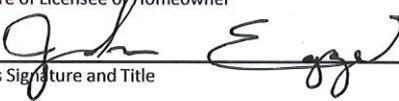
Street Right of Way (ROW) Width: _____ ft. Setback from Property Line / ROW: _____ ft.

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.

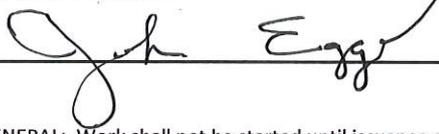
VIII. APPLICANT SIGNATURE

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 John Eggertson
Witness Signature and Title	Date

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.

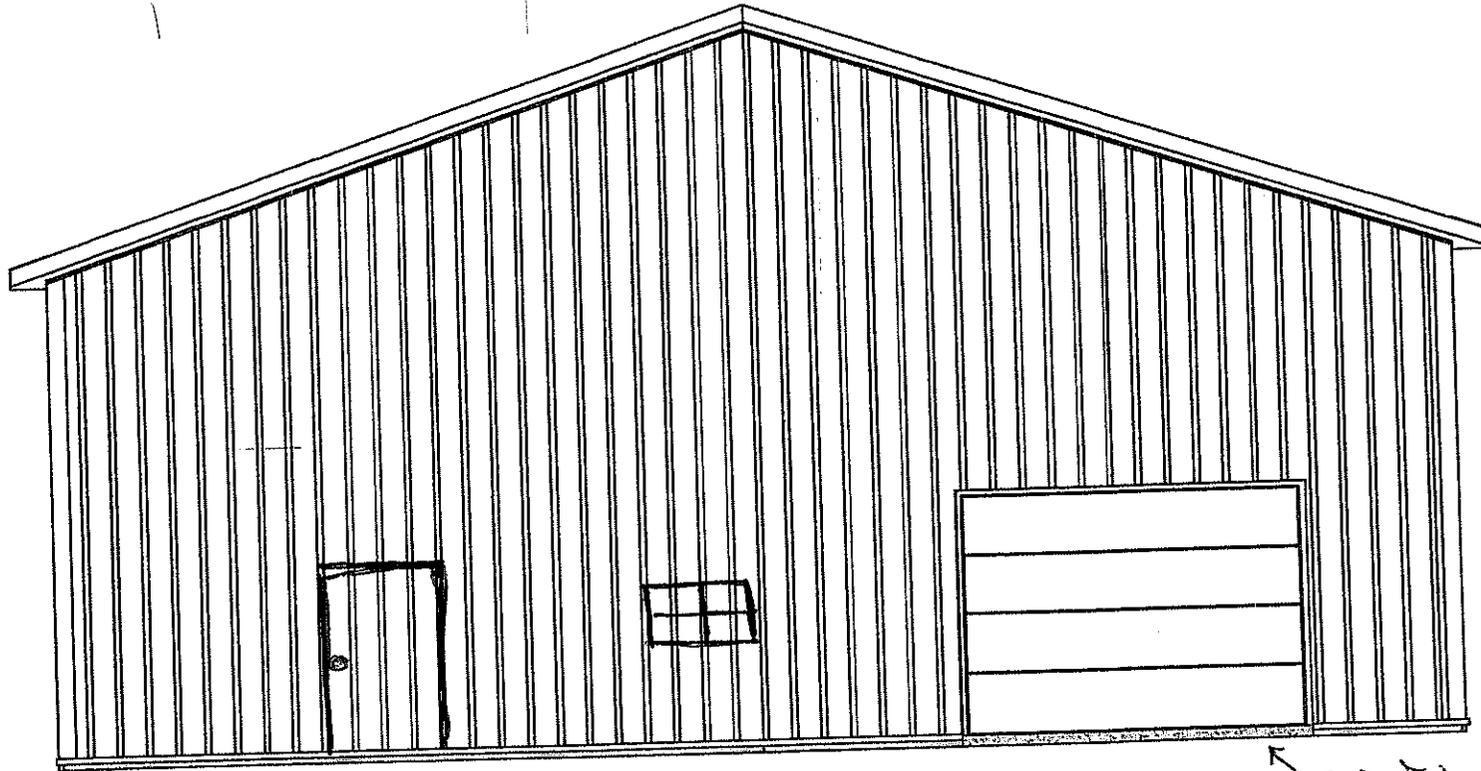
Signature of Homeowner 	Print Name Legibly John Eggertson
GENERAL: Work shall not be started until issuance of permit. All installations shall be in conformance with the Michigan Code. No work shall be concealed until it has been inspected. When ready for inspection, call the building department at (734) 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.



WEST SIDE-GABLE SIDE 1 ELEVATION

Construction
Maestro[®]
Estimating Software
Pool Barns, Garages & Decks



1
Window
3x5

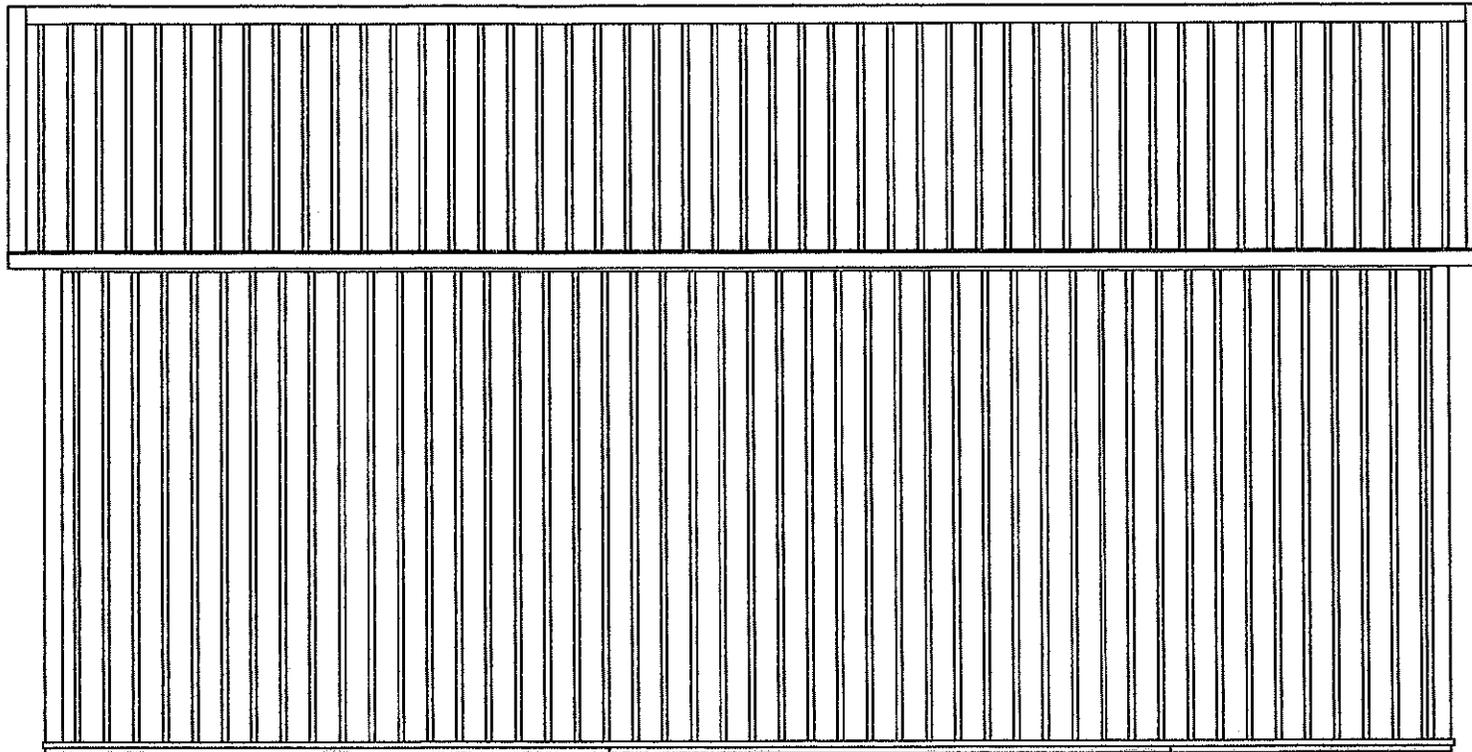
10 ft

OSAVMOSAVMOSAVM
HXPESHXPESHXPESH
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NORTH SIDE-EAVE SIDE 2 ELEVATION

Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks

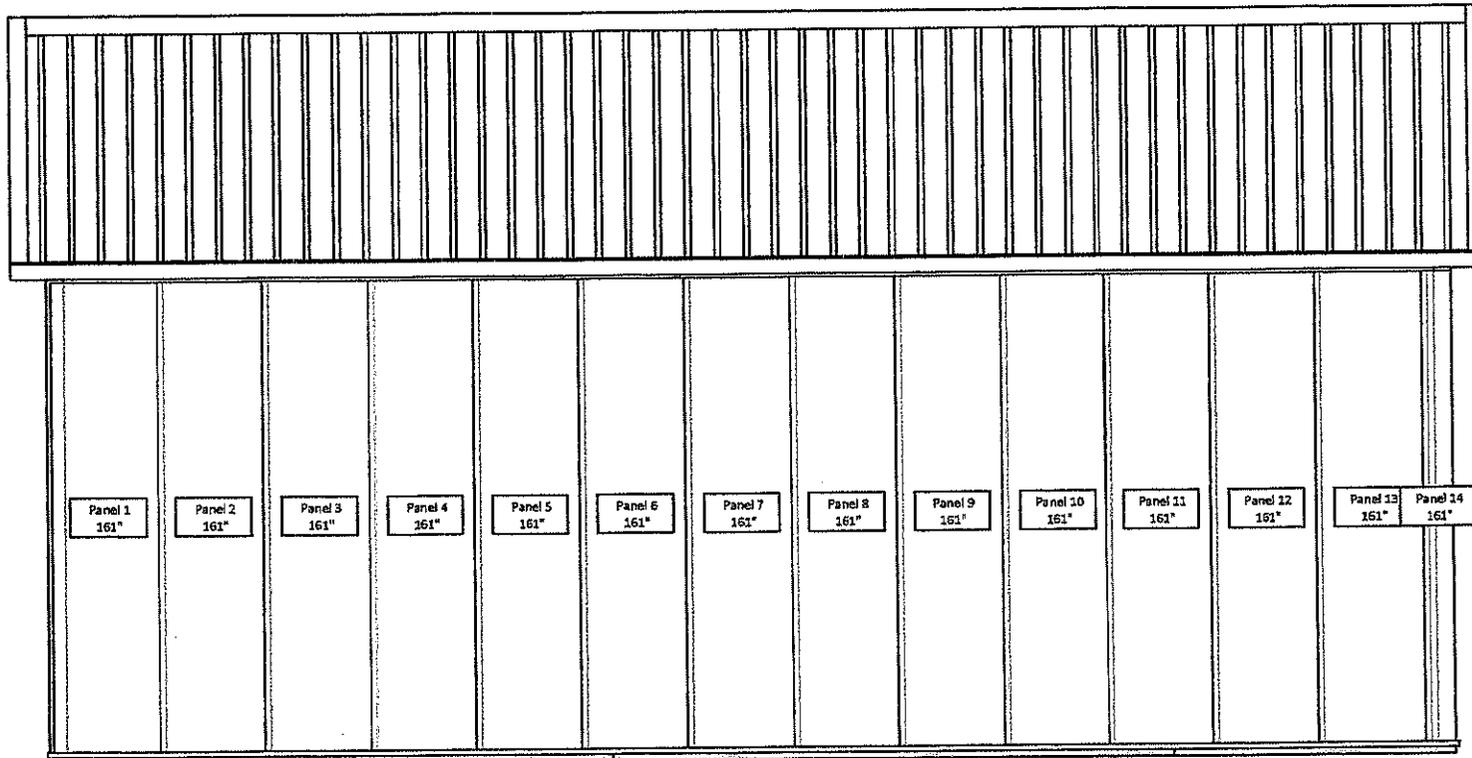


OSAVMOSAVMOSAVMC
HAXEHHAXEHHAXEHH
CUBMOSAVMOSAVMC
HAXEHHAXEHHAXEHH
OSAVMOSAVMOSAVMC
HAXEHHAXEHHAXEHH
OSAVMOSAVMOSAVMC



NORTH SIDE-EAVE SIDE 2 STEEL WALL LAYOUT

Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks



Shift the vertical starting point of the first panel to 1 1/2 in. from the outside corner of the building so there is no panel rib & steel corner trim conflict at the other end. The rib spacing will also be balanced.

OSAVMCS
H4XE-H4XE-H4XE
OSAVMCS Number
H4XE-H4XE-H4XE
OSAVMCSAVMCSA
H4XE-H4XE-H4XE
OSAVMCSAVMCSAVMCS



NORTH SIDE-EAVE SIDE 2 ROOF PLYWOOD LAYOUT

27 in. X 3	27 in. X 8	27 in. X 7			
4.02 X 5	4 X 8	4 X 8	4 X 8	4 X 8	4.02 X 5
3.99 X 3.017854	4 X 8	4 X 8	4 X 8	4 X 8	3.99 X 6.582146
4.02 X 5	4 X 8	4 X 8	4 X 8	4 X 8	4.02 X 5
3.99 X 3.017854	4 X 8	4 X 8	4 X 8	4 X 8	3.99 X 6.582146
4.02 X 5	4 X 8	4 X 8	4 X 8	4 X 8	4.02 X 5

Top row of plywood is 27 in. wide

35 sheets

AVMCSAVMCSAVMCSAVM
 XE=HXPXE=HXPXE=HXPXE
 VBMCSAVMCSAVMCSAVM
 XE=HXPXE=HXPXE=HXPXE
 SVMCSAVMCSAVMCSAVM
 XE=HXPXE=HXPXE=HXPXE
 VBMCSAVMCSAVMCSAVM

