



**ZONING BOARD OF APPEALS
Regular Meeting Agenda
Wednesday June 4, 2025
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 April 2, 2025, Regular Meeting Minutes

5. Public Hearing

Applicant: Michael Zehnder
Location: 5655 Munger Road, Ypsilanti, MI 48197
Parcel ID: K-11-19-300-040
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
 - 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, April 2, 2025
6:30 p.m.**

COMMISSIONERS PRESENT

Elizabeth El-Assadi
Stan Eldridge
David Marshall
Ericka Vonyea
Edward Burnett (Arrived at 6:32 p.m.)

STAFF AND CONSULTANTS

Sally Elmiger - Carlisle Wortman

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:30 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. Marshall and **PASSED** by unanimous consent.

- **APPROVAL OF FEBRUARY 5 & MARCH 5, 2025, REGULAR MEETING MINUTES**

MOTION: Mr. Eldridge **MOVED** to approve the February 5, 2025 and March 5, 2025 Regular Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Marshall and **PASSED** by unanimous consent.

- **PUBLIC HEARING**

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.

Sally Elmiger (Planning Consultant - Carlisle Wortman) informed the Zoning Board that the applicant attended a Zoning Board of Appeals Meeting on November 06, 2024, and had proposed a 72 sq ft and 11-foot-tall sign. The previously requested sign was considerably larger than what the ordinance would permit. The Zoning Board of Appeals made the decision to postpone the permit and requested the applicant to reduce the height of the proposed sign. The applicant has returned with the revised proposal.

The proposal on November 6, 2024, was 72 sq ft (Sign Square Footage); the revised proposal on February 5, 2025, is 37.5 sq ft.

The proposal on November 6, 2024, was 11 feet tall (Sign Height); the revised proposal on February 5, 2025, is 6 feet tall.

Ms. Elmiger stated that Carlisle Wortman has considered the proposal to meet the criteria in the ordinance and there are several unique circumstances to this property that meet these criteria.

The existing building at 1900 Packard Road accommodates seven individual medical/dental businesses. These factors create challenging conditions to advertise the individual medical/dental businesses on one ground sign. The property is located on a 35mph roadway which makes it difficult for people to read the signs while driving.

The General Manager Michael Zacks (A1 Signs and Graphics) thanked the Zoning Board of Appeals for considering the new proposal with the changes in accordance with the ordinance. Mr. Zacks shared with the Zoning Board of Appeals that the current Sign Square Footage is 72 sq ft and it would be revised to 37.5 sq ft. This would accommodate six tenant panels, and this would permit Dr Siddiqui (building owner) to accommodate the tenants that may be in the plaza at some point in time.

PUBLIC HEARING OPENED AT 6:39 P.M.

No Comments

PUBLIC HEARING CLOSED AT 6:39 P.M.

MOTION: Mr. Elridge **MOVED** 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 a 6-foot tall, 37.5 sq ft ground sign within the building envelope as shown on the plot plan included in the Zoning Board of Appeals Packet dated April 02, 2025 (or as modified at this evening's meeting). Granting of the requested variances meets the criteria for a non-use variance in Section 1704.2(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 on this 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 conditions:

1. The applicant shall obtain the required building permits and applicable trade permits for the construction of the sign.
2. The applicant shall adhere to the electronic changeable message sign ordinance outlined in Article 15 – Sec. 1509.8.

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

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

MOTION PASSED.

Applicant: Charles Paisley of UPH Ypsilanti Property LLC

Location: 1410 S. Huron Street, Ypsilanti, MI 48197

Parcel ID: K-11-38-280-018

Request: Article 5 – Form-Based Districts of the Township Zoning Ordinance to allow the construction of a drive-through restaurant that exceeds the minimum setback (Sec. 503 – Standards) and minimum window transparency limits (Sec. 507 – Design Standards).

Ms. Elmiger informed the Zoning Board of Appeals that the applicant is proposing to develop a Culver’s restaurant with a drive-through. The applicant is requesting three setback variances.

Building setback from S. Huron St. – Proposing a 74-foot front-yard setback instead of the 30-foot setback allowed Sec. 503, Building Form B if an outdoor plaza is incorporated into the site design. The required variance dimension is 44 feet.

Parking in front yard along S. Huron St. – Proposing to locate a service lane from the drive-through, and approximately 5 waiting spaces in the front yard along S. Huron, when Sec. 1204 of the ordinance requires that parking and associated maneuvering lanes be in a side or rear yard.

There is deficient glazing on the facade facing S. Huron St. Fifty percent glazing is required on a front building facade that faces a right-of-way, Per Sec. 507 of the ordinance. The proposal offers 41% glazing in this façade, for a needed variance of 9%.

Ms. Elmiger informed the Zoning Board of Appeals that Carlisle Wortman has provided the following analysis:

Granting the front setback variance will allow for the development of this

property. The unusual topography along the west side of S. Huron St., and the location of a new water main easement, create unique challenges when coupled with the requirements of the specific business type (drive-through) proposed for this site. As mentioned under Criterion 1, if the building wall were only as tall as a “first floor,” the proposed windows would exceed the 50% transparency requirement. The proposed design meets the intent of the ordinance by allowing views between the inside diners and the pedestrian activity on the street. Granting this variance will allow for the development of the property, as proposed.

Matt Cole (Roosien and Associates) (Engineer for the proposed restaurant project) informed the Zoning Board of Appeals that the proposed plan is a revised version that meets variance requests (front building setback in compliance with ADA; building height and transparency).

The Board inquired about what was preventing the parking from being in the back as opposed to the front; Mr. Cole stated that the parking spaces are located at the side of the building and Culver’s restaurant usually has a drive-through. After a customer order from the menu with a payment; they are required to move and pull into a space ahead where they would receive their food parcel. This would require extra vehicle use.

PUBLIC HEARING OPENED AT 6:49 P.M.

No Comments

PUBLIC HEARING CLOSED AT 6:49 P.M.

MOTION: Mr. Elridge **MOVED** to approve the variance requests at 1410 S. Huron, Ypsilanti, MI 48197, Parcel K-11-38-280-016 to the requirements of Section 503, Standards; and Section 507, Design standards of the Township Zoning Ordinance for the construction of Culver’s restaurant with drive-through facilities as shown on the plans included in the Zoning Board of Appeals Packet dated April 02, 2025, (or as modified at this evening’s meeting). Granting of the requested variances meets the criteria for a non-use variance in Section 1704.2(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 topography, existing grade of the access road, location of a new 15-foot-wide utility easement along the east side of the site that cannot be encumbered by construction, and the unique design feature of the building.
2. The variances are necessary to allow the development of this property, given the unusual topography, access road, utility easement, and “first-floor” condition of the building.
3. The variances 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 site conditions or building conventions for traditional architecture.
5. The proposed variances are the minimum necessary to allow the development of this property given the unusual site features and traditional building conventions.

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

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

MOTION PASSED.

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

- **PLANNING DEPARTMENT REPORT**

No Report

- **CORRESPONDENCE RECEIVED**

No Report

- **ZONING BOARD OF APPEALS MEMBERS**

No Report

- **MEMBERS OF THE AUDIENCE/PUBLIC**

No Report

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

No Report

- **ADJOURNMENT**

MOTION: Mr. Eldridge **MOVED** to adjourn at 6:52 p.m. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

Respectfully Submitted by Minutes Services LLC

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 Staff Report

May 27, 2025

Applicant: Michael Zehnder

Location: 5655 Munger Road, Ypsilanti, MI, 48197, Parcel K-11-19-300-040

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 2,400 sq. ft. pole barn on a 2.71-acre property with 30-feet of frontage. The Township zoning ordinance requires residential 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 2.71-acre flag-shaped parcel located on Munger Road, north of the intersection with Textile Road. The site is occupied by a single-family home .

Cross References:

Article 8 – General Provisions

Article 17 – Zoning Board of Appeals

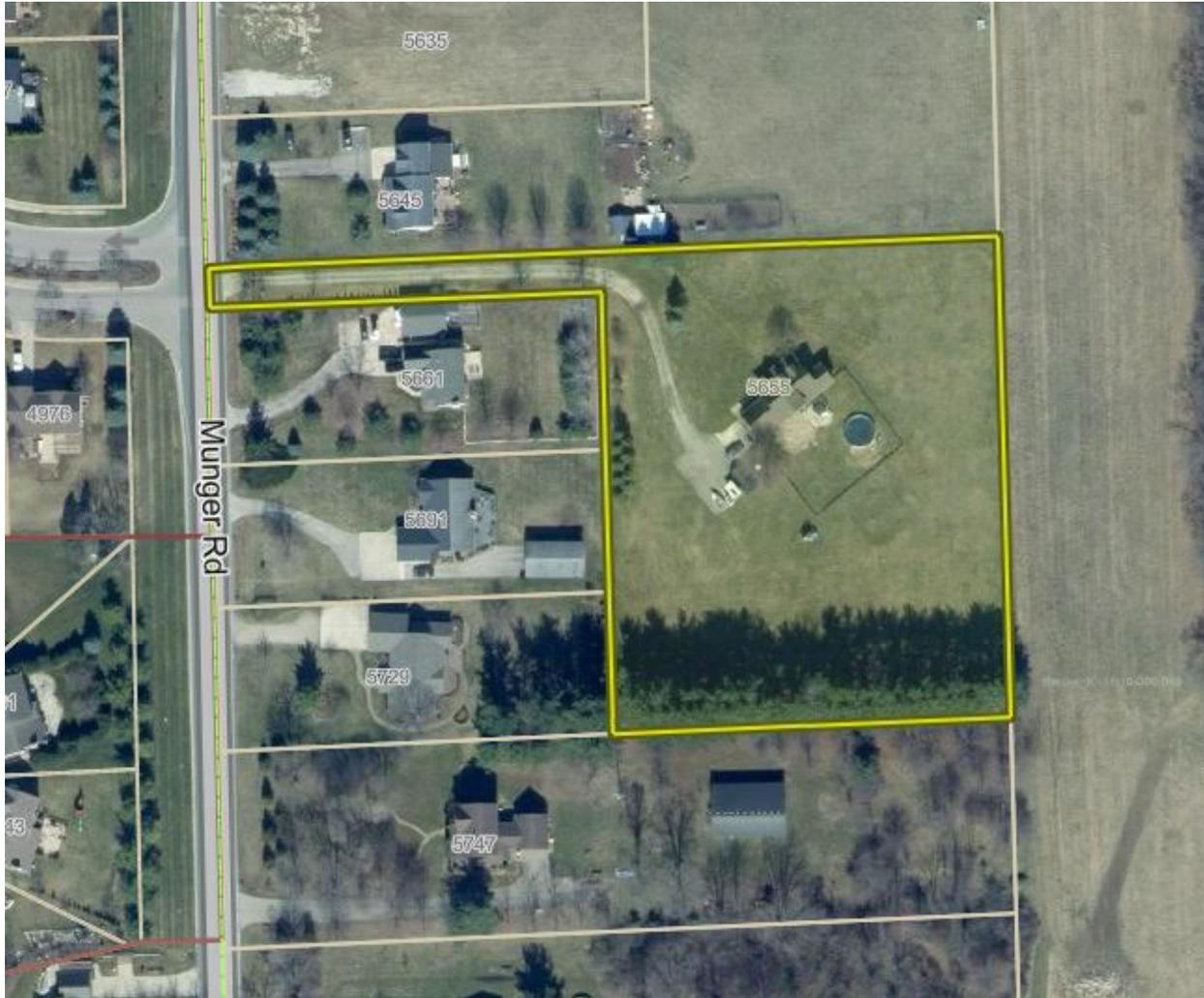
Township Supervisor
 Brenda L. Stumbo
 Township Clerk
 Heather Jarrell Roe
 Township Treasurer
 Stan Eldridge



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

Trustees
 John Newman II
 Gloria Peterson
 Debbie Swanson
 Ryan Hunter

Aerial View – 5655 Munger Road



Per Sec. 802.12 – Pole Barn Requirements

Requirements:	Acreage (1.5- Acres)	Frontage (150ft)	Rear/Side Setbacks (10ft)	Height (20ft)	Lot Coverage (30%)	Location (Rear Yard)
Provided:	2.71 Acres	30 ft. (Variance Required)	102.5 ft. (Rear Yard) 32.8 ft. (Side Yard)	+/- 19.8 ft.	3.4%	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 prevent the use of the property. A finding of practical difficulty shall require demonstration that all the following conditions are met:

- 1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district.**

The property at 5655 Munger Road is a unique flag-shaped lot with only 30 feet of frontage along Munger Road, and a driveway approximately 300 feet long. The property spans 2.71 acres, exceeding the minimum lot size for a pole barn, but the narrow frontage due to the lot's configuration 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 that have a more conventional frontage/shape.

- 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.**

We don't think that granting this variance will negatively impact adjacent properties or alter the essential character of the area. The proposed pole barn will be over 30 feet from the property line, and approximately 120 feet from the nearest house. The neighbor to the west also has a large structure (either garage or pole barn) on their site in the vicinity of the proposed pole barn. Also, pole barns are consistent with the essential character of this more "rural" part of the Township. Lastly, the proposed pole barn will comply with all other ordinance requirements, including setbacks and height limitations.



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 parcel's flag shape and narrow frontage. These conditions were not created by the applicant but a previous property owner that created the existing shape. 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.

In our opinion, the requested variance is the minimum necessary to allow the applicant to construct the pole barn. It is not possible for the applicant to increase the frontage dimension of this property, 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 5655 Munger Road, Ypsilanti, MI 48197, Parcel K-11-19-300-040 to the frontage requirement of Section 802.12 of the Township Zoning Ordinance for the construction of a pole barn on a lot with 30 feet of frontage, as shown on the plot plan included in the Zoning Board of Appeals Application dated May 05, 2025. 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 5655 Munger Road, Ypsilanti, MI 48197, Parcel K-11-19-300-040 to the frontage requirement of Section 802.12 of the Township Zoning Ordinance for the construction of a pole barn on a lot with 30 feet of frontage, as shown on the plot plan included in the Zoning Board of Appeals Application dated May 05, 2025. Granting of the requested variance meets the criteria for a non-use variance in Section 1704(2)(D) of the Zoning Ordinance. Specifically, the approval is based on the following findings:

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
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Ryan Hunter

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 30 feet of frontage presents 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 similar to other larger, rural residential parcels 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 5655 Munger Road, Ypsilanti, MI 48197, Parcel K-11-19-300-040 to the frontage requirement of Section 802.12 of the Township Zoning Ordinance for the construction of a pole barn on a lot with 30 feet of frontage, as shown on the plot plan included in the Zoning Board of Appeals Application dated May 05, 2025, based on the following findings of fact that the request does not meet the criteria in Section 1704(2)(D) of the Zoning Ordinance. Specifically, the request does not comply with the following criteria: *(ZBA STATES REASONS FOR DENIAL)*.

1. _____
2. _____

Respectfully Submitted,

Lauren Doppke

Lauren Doppke
Staff Planner
Charter Township of Ypsilanti Planning Department

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>

**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: 5655 MUNGER RD Parcel ID #: K-11-1930040 Zoning R1
 Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: MICHAEL D. ZEHNDER Phone: 734 854-2148
 Address: 5655 MUNGER RD City: YPSICANTI State: MI Zip: 48197
 Fax: _____ Email: mike.zehnder@e-gmail.com
 Property Owner: SAME 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 MICHAEL ZEHNDER represents MICHAEL ZEHNDER
Applicant Property Owner

1. That MICHAEL ZEHNDER 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 5655 MUNGER RD and the property is
Address
 zoned R-1
Zoning District

2. That the petitioner hereby request Variance under Section 802 Article VIII of the Ypsilanti Township
Variance/Temporary Use Section Article
 Zoning Ordinance.
/Regular Meeting

3. The petitioner further state that MZ 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).

[Signature] MICHAEL ZEHNDER 5/2/25
 Applicant 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>

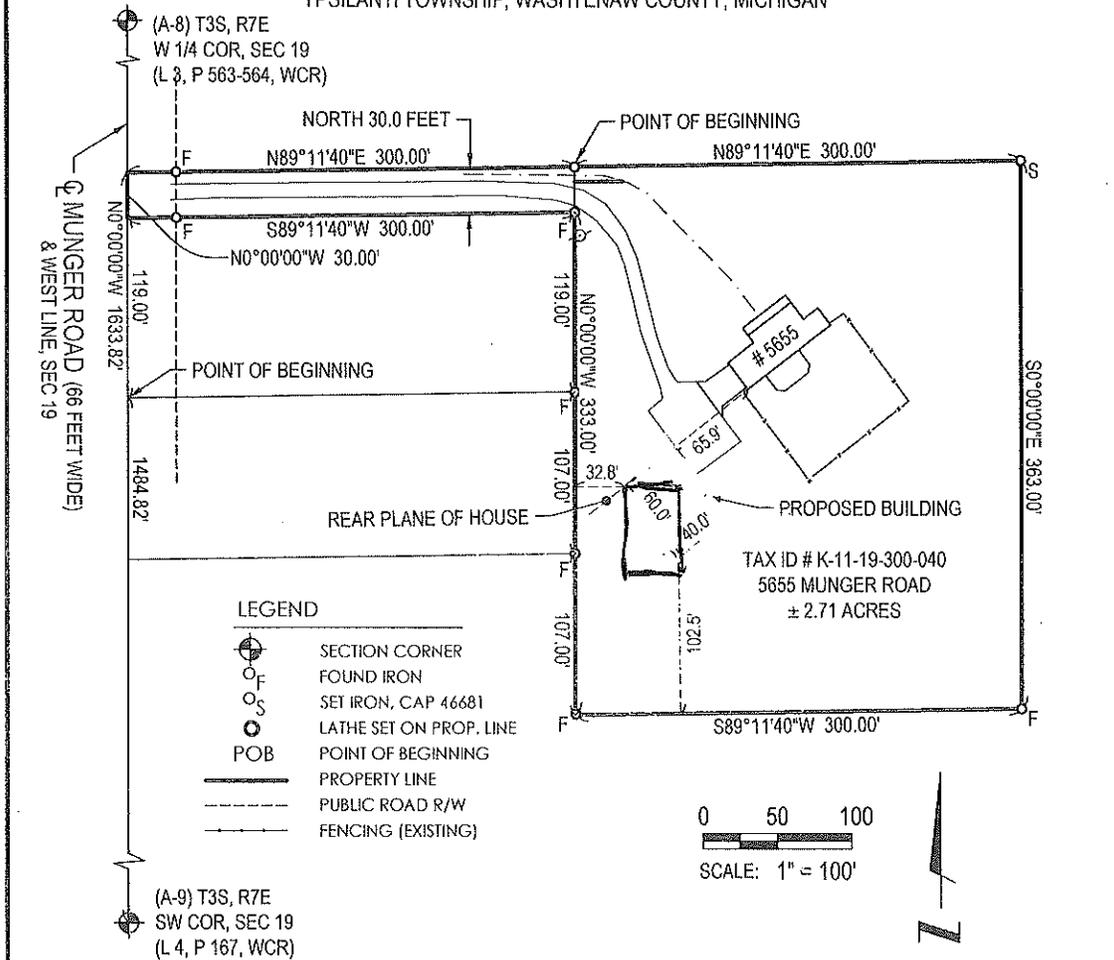
OFFICE USE ONLY

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.



CERTIFIED SURVEY

PART OF THE SOUTHWEST 1/4 OF SECTION 19, T3S, R7E,
YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN



PARENT PARCEL LEGAL DESCRIPTION: (WD, L 4347, P 729, Wash. Co. Rec.)

Land situated in the Township of Ypsilanti, Washtenaw County, Michigan, to-wit:

A parcel of land in the SW 1/4 of Section 19, T3S, R7E, Ypsilanti Township, Washtenaw County, Michigan, said parcel is further described as follows: Commencing at the Southwest corner of Section 19; thence due North along the West line of Section 19, 1633.82 feet; thence North 89°11'40" E 300.00 feet to the PLACE OF BEGINNING; thence continuing North 89°11'40" East 300.00 feet; thence due South 363.00 feet; thence South 89°11'40" West 300.00 feet; thence due North 363.00 feet to the Place of Beginning;

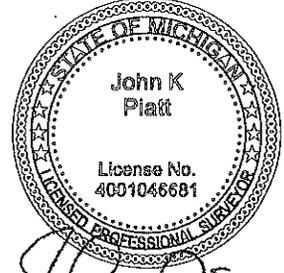
ALSO, The North 30 feet of the following described parcel: Commencing at the Southwest corner of said Section 19; thence due North along the West line of said Section 19, 1484.82 feet to the PLACE OF BEGINNING; thence continuing due North along said West line 149.00 feet; thence North 89°11'40" East 300.00 feet; thence due South 149.00 feet; thence South 89°11'40" West 300.00 feet to the Place of Beginning.

BASIS OF BEARING:

Bearings are based upon Geodetic North.

CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED, AND OR DESCRIBED, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT:	ZEHNDER		
Survey of ± 2.71 Acres in the SW 1/4 of Section 19, T3S, R7E, Ypsilanti Twp, Washtenaw Co, Michigan			
SCALE:	1" = 100'	JOB NO.	2025-0310
DATE:	04/09/2025	SHEET:	1 OF 1
		20624 Waterloo Road Chelsea, MI 48118 (734) 730 - 8570 piattlandsurveying.com	

Mike and Allison Zehnder
5655 Munger Road
Ypsilanti, MI 48197

To: Ypsilanti Township Zoning Board of Appeals

As owners of our residence at 5655 Munger Road, we 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 2003 on almost three acres. It sits off of Munger Road behind other residences and is not easily visible from Munger, as the driveway to our home is long and curves behind the other homes.

We recently moved to Munger Road from Ann Arbor. Our children are grown and on their own now, and we are loving the quiet of the country environment. We are looking forward to having gardens (vegetables and flowers) and embracing the country lifestyle in our retirement years. Mike grew up in the Ypsilanti area, and is thrilled to be back in his old "stomping grounds".

In order to have the gardens we would like, we will need to acquire equipment (tractor, etc.) necessary. We've recently purchased a large zero turn mower and large snow blower to help maintain the property. These items take up the entire current attached garage and allow no room for a car. I (Mike) also enjoy woodworking and pottery, and look forward to having a small studio in which to enjoy these hobbies. Building a pole barn on the property would allow us to accomplish our goals.

Our understanding is that a similar property along this same road was issued a variance for a pole barn on a flag shaped lot like ours very recently. Two of the reasons they stated were:

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. We believe it should not apply to a property that has been set far from the road for over 20 years.
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 applying a rule that clearly has no reasonable application to our project. See Article 17.1702.2.D.3.

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

Mike and Allison Zehnder
5655 Munger Road
Ypsilanti, MI 48197

Elevation Views

