

**Township Supervisor**  
Brenda L. Stumbo  
**Township Clerk**  
Debbie Swanson  
**Township Treasurer**  
Stan Eldridge



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

**Trustees**  
John Newman II  
Gloria Peterson  
Karen Lovejoy Roe  
LaResha Thornton

**ZONING BOARD OF APPEALS**  
**Regular Meeting Agenda**  
**Wednesday September 3, 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.info@ypsitownship.org](mailto:planning.info@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 August 6, 2025, Regular Meeting Minutes
5. Public Hearing

Applicant: Family Life Services of Washtenaw County  
Location: 840 Maus Avenue, Ypsilanti, MI 48198  
Parcel ID: K-11-10-386-036  
Request: Article 13 – Sec. 1305.2B., Fences and Walls: Commercial, Office, or Form-Based District: Request for variance to locate a 6-foot-tall privacy fence in the front yard.

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, August 6, 2025**  
**6:30 pm**

**COMMISSIONERS PRESENT**

Elizabeth El-Assadi  
Stan Eldridge  
Edward Burnett  
David Marshell  
Ericka Vonyea

**STAFF AND CONSULTANTS**

Mark Yandrick – Planning Director  
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. Burnett and **PASSED** by unanimous consent.

- **APPROVAL OF JULY 2, 2025, REGULAR MEETING MINUTES**

**MOTION:** Ms. Vonyea **MOVED** to approve July 2, 2025, Regular Meeting Minutes as presented. The **MOTION** was **SECONDED** by Mr. Eldridge and **PASSED** by unanimous consent.

- **PUBLIC HEARING**

**Applicant:** Zippy Auto Wash

**Location:** 1822 W Michigan Avenue, Ypsilanti, MI 48197

**Parcel ID:** K-11-39-252-022

**Request: Article 5 – Sec. 503.4, Building Form A.2: Request for variance to locate the building further back on the site than the required 10-foot build-to-line along E. Ellsworth Rd.**

**Article 5 – Sec. 503.4, Building Form A.2: Request to locate parking within the front yard along E. Ellsworth Rd.**

**Article 13 – Sec. 1302.2.C: Request to locate a trash receptacle screen in the E. Ellsworth front yard of the site, and adjacent to a street.**

Sally Elmiger (Planning Consultant - Carlisle Wortman) informed the Zoning Board that the applicant has proposed to redevelop an existing auto wash with a new auto wash. The proposal is to change the location of the building.

Following are the variances:

- **Building cannot meet the 10-foot building two line along Ellsworth and Michigan Avenue at the same time:** Ms. Elmiger stated that the applicant is locating the building on the 10-foot “build-to-line” along Michigan Ave., vs. Ellsworth. In reviewing the site plan, CWA opinion is that W. Michigan Ave. is the dominant corridor, based on the Township’s Master Plan and descriptions of this corridor. Therefore, the recommendation is for the building to be placed on the W. Michigan Ave. build-to-line.
- **Location of parking and dumpster at the front yard:** Ms. Elmiger shared that according to the zoning ordinance, a front yard is any land that is located between a street right of way and the face of a building. Due to the unusual shape of the lot and two front yards, the car park must be located in a front yard, as there is no other place to put it. Since the building must be located on the build-to-line, any property behind the building (due to Ellsworth) is considered a front yard. Again, the shape of the lot creates two front yards, creating practical difficulty for parking at the front yard. This also creates difficulty for the location of the dumpster.
- Ms. Elmiger informed the ZBA that the variances are needed for the Ellsworth side, with the location of the parking and the trash receptacle at Ellsworth

front yard. CWA recommends that granting of the three variances will preserve the property rights of the owner. The proposed project will redevelop an underutilized property along one of the Township's main corridors. The redevelopment into a viable business will benefit adjacent property owners. The constructed part of this project is located away from the residential properties to the west, preserving significant existing vegetation that can help screen the nearby homes from the activity, noise, and lights of this proposal. The hours of operation for this use are 7am-8pm (Monday– Saturday); and 8am-8-pm (Sunday) which limits activity on the site and impacts adjacent neighbors.

- Ms. Elmiger stated that granting the variances will establish a use that is consistent with the vision in the master plan for West Michigan Avenue. The master plan calls for a mix of uses along this corridor, which consist of residential, commercial, office and employment opportunities. Zippy Auto Wash will be able to accomplish those things. The plan states that the intent of this designation is to improve the function, investment, value and esthetics of this corridor, and redeveloping the site will achieve these goals.
- The applicant, nor his predecessors, created the unusual shape of this site, which creates the need for the requested variances.

The Zoning Board Commissioners went into discussion.

- Commissioner Burnett inquired about the rebuilding of the old site; Greg O'Brien (Engineer for Zippy Car Wash) informed the ZBA that the existing building is not in a good condition for usage, and it needs to be redeveloped. The proposal is to build a 4,900 Sq Ft automated tunnel auto wash with two pay terminals and 12 vacuum stations/parking spaces. The parking lot will also offer 5 employee parking spaces.

## **PUBLIC HEARING OPENED AT 6:43 PM**

Resident John (1974 Ellsworth) stated that he has lived north of the property since 1983. One of the requirements for the buildings is to be part of the neighborhood, but it wasn't accomplished; the building is being built on a wetland.

## **PUBLIC HEARING CLOSED AT 6:45 PM**

Ms. Elmiger informed the public that the provisions of the previous zoning ordinance would not match the current ordinance. The land surveys do not show a wetland.

The applicant stated that the building is located on a detention basin (they do receive water on a regular basis); the site would maintain the natural features towards the west, and the addition of landscaping towards the north (providing screening for the site).

**MOTION:** Mr. Eldridge **MOVED** to approve the following variance requests from the Township Zoning Ordinance, at 1822 W. Michigan Avenue, Ypsilanti, MI 48197, Parcel K-11-39-252-022:

1. From Article 5 – Sec. 503.4, Building Form A.2 to locate the building further back on the site than the required 10-foot build-to-line along E. Ellsworth Rd.
2. From Article 5 – Sec. 503.4, Building Form A.2 to locate parking within the front yard along E. Ellsworth Rd.
3. From Article XIII – Sec. 1302.2.C to locate a trash receptacle screen in the E. Ellsworth front yard of the site, and adjacent to a street as shown on the plans submitted with the Zoning Board of Appeals Packet dated June 2, 2025. Granting the requested variances meet 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:
  - a. The applicant has demonstrated the presence of extraordinary circumstances applying to the property that prevent compliance with the setback and locational zoning requirements. The unusual shape of the property, and the fact that the shape creates two front yards, are conditions that are atypical of other corner lots within the zoning district.
  - b. The request is necessary for the preservation of a substantial property right. Any redevelopment of the property would require variances, given the odd shape and two front yards. The variances will allow development to proceed and preserve the property rights that others in the zoning district possess.
  - c. The proposed development will create a viable business on an underutilized property, benefiting adjacent property owners. The plan will preserve significant vegetation between the business and neighboring residential properties, helping to screen activity, noise and light. Lastly, the proposal will help to improve the character of both corridors with an attractive building and significant landscaping.

- d. The need for the variance is not self-created, as the applicant did not create the odd shaped lot or two front yards.
- e. The variance requested is the minimum necessary to redevelop the property into a viable business at this location.

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

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

- None to Report.

- **MEMBERS OF THE AUDIENCE/PUBLIC**

- None to Report.

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

- None to Report.

- **ADJOURNMENT**

**MOTION:** Mr. Eldridge **MOVED** to adjourn at 6:54 p.m. The **MOTION** was **SECONDED** by Mr. Burnett and **PASSED** by unanimous consent.

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Respectfully submitted by Minutes Services



**Carlisle | Wortman**  
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: August 20, 2025

**Zoning Board of Appeals – Variance Analysis  
For  
Ypsilanti Township, Michigan**

<b>Applicant:</b>	Family Live Services of Washtenaw County Represented by Yarimar Cherney
<b>Project Name:</b>	Fence Height in the Front Yard Variance Request
<b>Plan Date:</b>	April 4, 2025
<b>Location:</b>	840 Maus Avenue
<b>Zoning:</b>	NC, Neighborhood Corridor - Site Type A - Form Based District
<b>Action Requested:</b>	The applicant is requesting the following variance:  1. Article 13 – Sec. 1305.2B., Fences and Walls: Commercial, Office, or Form-Based District: Request for variance to locate a 6-foot-tall privacy fence in the front yard.

**PROJECT DESCRIPTION**

The applicant is proposing to erect a six-foot-tall privacy fence in the front yard along the east property line, separating their lot from the residential neighbor. They are also proposing to erect a 4- to six-foot-tall fence along the south (rear) property line. The applicant is proposing the six-foot-tall fence in the front yard to block the residential neighbor's free artistic expression through more than 3 toilets displayed in the front yard and 4 toilets displayed in the back yard from view of their parking lot.

An aerial photo of the subject site is provided in Figure 1. below:

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*  
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*  
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*  
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

August 20, 2025

**Figure 1: Subject Site**



Source: MapWashtenaw (Captured April 2024)

#### **APPEAL AND DEMONSTRATION OF PRACTICAL DIFFICULTY**

The Zoning Board of Appeals must use the following factors to determine if the variance requests constitute a practical difficulty, in accordance with Section 1704(2)(D). This section of our review will evaluate the requested variances and provide comments following each factor.

***(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. Exceptional or extraordinary circumstances or conditions include but may not be limited to:***

- a. exceptional narrowness, shallowness, or shape of a specific property;***
- b. exceptional topographic conditions;***
- c. any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or,***
- d. development characteristics of land immediately adjoining the property in question that creates an exceptional constraint.***

CWA Comment: The application materials do not illustrate any exceptional characteristics, such as the subject site's narrowness, shallowness, shape or topographic conditions. The reason for the six-foot-tall fence in the front yard is to block the neighbor's artistic expression from their customer's use of the parking lot. The land itself does not pose any practical difficulty for the applicant's reasonable use of the subject site.

August 20, 2025

- (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;***

CWA Comment: The purpose of zoning is to protect the health, safety and welfare of the community. In our view, it is not clear how the fence will help to protect the health, safety and welfare of the community. While the applicant's memo states that there isn't enough room to install landscaping, the existing parking lot has approximately 31 spaces. The Zoning Ordinance would only require approximately 24 parking spaces for this building. Therefore, removing some pavement on the east side and installing narrow evergreen trees will accomplish the desired effect without a variance. The Board Members and applicant may want to discuss this option.

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

CWA Comment: One intent of the Form-Based Code is to regulate the urban form and character of development to promote pedestrian amenities and connections with attractive streetscapes and pedestrian spaces. In our opinion, a six-foot-tall privacy fence is contrary to these goals, and is a barrier, rather than a connection, between properties.

In the Master Plan, a design concept presented for the Neighborhood Corridor areas is to create an appropriate transition of intensity of uses and scale to adjacent single-family neighborhoods. In our opinion, the fence does not provide an appropriate transition; however, a landscape screen is a softer approach that would be appropriate.

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

CWA Comment: The applicant, nor their predecessors, created the issue with the neighbor.

- (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.***

CWA Comment: As mentioned above, the applicant could modify the parking lot slightly, and install a landscape screen. In our opinion, a landscape screen would be in keeping with the intent of the Master Plan and the Form-Based Code to create inviting pedestrian streetscapes and gradual transitions between land uses.

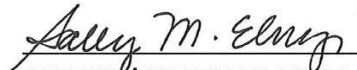
August 20, 2025

## RECOMMENDATIONS

While we appreciate the situation, the proposal does not meet all the criteria for a variance. The Board Members and applicant may want to discuss the idea of a landscape screen. Also, there may be other options outside of zoning that could possibly resolve the issue.

In our opinion, the proposal does not meet all the criteria for the requested variance. If the Zoning Board of Appeals agrees with this analysis, we would recommend denying the variance request.

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CARLISLE/WORTMAN ASSOC., INC.  
Sally M. Elmiger, AICP, LEED AP  
Principal

## Draft Motions

The following draft 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 motion or any conditions suggested herein, as deemed appropriate.

### Postpone:

I move to postpone the following variance requests from the Township Zoning Ordinance, at 840 Maus Avenue, Ypsilanti, MI 48198, Parcel K-11-10-386-036:

1. Article 13 – Sec. 1305.2B., Fences and Walls: Commercial, Office, or Form-Based District: Request for variance to locate a 6-foot-tall privacy fence in the front yard.

as shown on the plans submitted with the Zoning Board of Appeals Packet dated June 2, 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 that reflects those comments.

### Approve:

I move to approve the following variance requests from the Township Zoning Ordinance, at 840 Maus Avenue, Ypsilanti, MI 48198, Parcel K-11-10-386-036:

1. Article 13 – Sec. 1305.2B., Fences and Walls: Commercial, Office, or Form-Based District: Request for variance to locate a 6-foot-tall privacy fence in the front yard.

as shown on the plans submitted with the Zoning Board of Appeals Packet dated June 2, 2025. Granting the requested variances 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:

- A. The applicant has demonstrated the presence of extraordinary circumstances applying to the property that prevent compliance with the setback and locational zoning requirements.
- B. The request is necessary for the preservation of a substantial property right.
- C. The proposed development will create a viable business on an underutilized property, benefiting adjacent property owners.
- D. The need for the variance is not self-created, as the applicant, nor their predecessors, created the issue with the neighbor
- E. The variance requested is the minimum necessary to redevelop the property into a viable business at this location.

### Deny:

I move to deny the following variance requests from the Township Zoning Ordinance, at 840 Maus Avenue, Ypsilanti, MI 48198, Parcel K-11-10-386-036:

1. Article 13 – Sec. 1305.2B., Fences and Walls: Commercial, Office, or Form-Based District: Request for variance to locate a 6-foot-tall privacy fence in the front yard.

as shown on the plans submitted with the Zoning Board of Appeals Packet dated June 2, 2025. The requested variances do not meet the criteria for a non-use variance in Section 1704(2)(D) of the Zoning Ordinance. Specifically, the denial is based on the following findings:

August 20, 2025

- A. The applicant has not demonstrated the presence of extraordinary circumstances applying to the property that prevent compliance with the setback and locational requirements. The property conditions are typical of other commercial properties adjacent to residential areas within the zoning district.
- B. The request is not necessary for the preservation of a substantial property right, as other similarly situated properties in the zoning district comply with the ordinance requirements without requiring a variance.
- C. The proposed development will likely result in adverse impacts to the adjacent residential properties, contrary to the purpose of the building, parking, and trash receptacle screen location requirements.
- D. The need for the variance appears to be self-created, as the applicant has not provided a valid justification as to why the plan cannot be modified to comply with the ordinance.
- E. The variance requested does not appear to be the minimum necessary to redevelop the property.

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: 840 Maus Avenue Parcel ID #: K-11- 10-386-036 Zoning NC  
Lot Number: 143, 148, 151 Subdivision: STURTEVANT MANOR SUB NO 1

III. APPLICANT INFORMATION

Applicant: Yarimar Cherney - Family Life Services of Washtenaw County Phone: [REDACTED]  
Address: 840 Maus Avenue City: Ypsilanti State: MI Zip: 48198  
Fax: [REDACTED] Email: [REDACTED]  
Property Owner: Family Life Services of Washtenaw County Phone: [REDACTED]  
Address: 840 Maus Avenue City: Ypsilanti State: MI Zip: 48198  
Fax: [REDACTED] Email: [REDACTED]

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Yarimar Cherney represents Family Life Services of Washtenaw County :  
Applicant Property Owner

1. That Family Life Services of Washtenaw County is/are the owner(s) of lot(s) 143, 148, 151 located in the STURTEVANT MANOR SUB NO 1  
Property Owner Lot Subdivision  
Subdivision , Ypsilanti Township, Michigan, otherwise known as 840 Maus Avenue and the property is  
Address  
zoned NC  
Zoning District
2. That the petitioner hereby request Variance under Section 1305 Article 13 of the Ypsilanti Township  
Variance/Temporary Use Section Article  
/Regular Meeting
3. The petitioner further state that [Signature] 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] Yarimar Cherney 08/01/2025  
Applicant Signature Print Name Date

7200 S. Huron River Drive • Ypsilanti, MI 48197 • (734) 544-4000 ext. 1



All Zoning Board of Appeals Applications

<input type="checkbox"/> The application is filled out in its entirety. <input type="checkbox"/> If the applicant is not the property owner, written and signed permission from the property owner is required. <input type="checkbox"/> Fees <input type="checkbox"/> Letter of interest of the applicant in the property	<input type="checkbox"/> Plot plan or lot survey to scale showing the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> All property lines and dimensions</li> <li><input type="checkbox"/> All existing and proposed structures and dimensions</li> <li><input type="checkbox"/> Lot area calculations necessary to show compliance with regulations</li> <li><input type="checkbox"/> Easements and dimensions, if applicable</li> <li><input type="checkbox"/> Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.</li> <li><input type="checkbox"/> Location and dimensions of the nearest structures on adjacent properties.</li> </ul>
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## LETTER OF INTEREST OF THE APPLICANT IN THE PROPERTY

To Whom It May Concern,

This letter is submitted to the Charter Township of Ypsilanti Office of Community Standards to formally request a variance under Section 1305, Article 13 of the Ypsilanti Township Zoning Ordinance as it relates to the Zoning Permit Application dated 7/29/2025 for 840 Maus Avenue, YP# 93-18B LOTS 143,148,151 STURTEVANT MANOR SUB NO 1.

Per Article 17, Section 1704.D the applicant submits that the need for the proposed, solid 6-foot privacy fence North of the existing office building and East of the existing parking lot is to allow the East-adjacent property, 862 Ecorse Rd. Parcel: K -11-10-386-014 YP# 93-23: LOT 156 to exercise free artistic expression through the more than 3 toilets displayed in the front yard and 4 toilets displayed in the back yard, without negatively impacting patients that can clearly view these when entering the medical office at 840 Maus Avenue seeking obstetric and gynecological services. The proposed privacy fence will be an aesthetic benefit to the essential character of the neighborhood, while also not being a substantial detriment to East-adjacent property. The proposed fenced will not impair the purposes of this ordinance nor the public interest, as it will:

- be well outside of the public right-of-way
- end more than 48 feet from the nearest sidewalk
- end more than 52 feet from the nearest road
- not obstruct free and clear vision between the driveway and the sidewalk or road
- not obstruct free and clear vision between the adjacent driveway and the sidewalk or road
- not obstruct the free flow of surface water or damage any marked underground utilities

The space between the paved parking lot and the property line is as narrow as 20 inches. This leaves insufficient room for both a 6-inch fence post and any living fence that might grow to a sufficient height without also creating roots that will damage the recently paved parking lot over time. That side of our paved parking lot allows for unobstructed access to the East entrance to our building during snowier months.

This variance is necessary for the preservation and enjoyment of the property. The applicant also certifies this problem and the need for the variance has **not** been self-created and that any possible different solutions have already been exhausted.

We thank you in advance for your thoughtful consideration.

  
Yarimar Cherney

Family Life Services of Washtenaw County  
734.434.3088 | 840 Maus Ave. Ypsilanti, MI 48198



Family Life Services of Washtenaw County, Inc.  
Board Members 2024-25 Fiscal Year

Daniel Frattarelli	President *	One-year term
Bill Vander Roest	Vice-President-Community Development *	One-year term
Joyce Van Ryn	Vice-President-Development *	One-year term
Dan Lanuti	Secretary *	One-year term
Scott Kline	Treasurer *	One-year term
Dave Brzezinski	Director	One-year term
Deacon Wayne Slomiany	Director	One-year term
Jennifer Harvey	Director	One-year term
Yarimar Cherney	Executive Director	Ex-officio

*\*Denotes the Executive Committee*

Committees of the Board for 2024-25 Fiscal Year

Executive Committee – Daniel Frattarelli -Chair

Finance Committee – Scott Kline – Chair

Medical Services Committee – Dave Brzezinski – Chair-Medical Advisory Council

Development/Fundraising Committee -Joyce Van Ryn

Meeting Schedule 2024-25 Fiscal Year

August 26, 2024 (4 <sup>th</sup> Mon)	Full Board Meeting	IN PERSON
October 28, 2024 (4 <sup>th</sup> Mon)	Full Quarterly Board Meeting	IN PERSON
February 24, 2025 (4 <sup>th</sup> Mon)	Full Quarterly Board Meeting	IN PERSON
June 16, 2025 (3 <sup>rd</sup> Mon)	Annual Meeting	IN PERSON

# CERTIFICATE OF SURVEY

## LEGEND

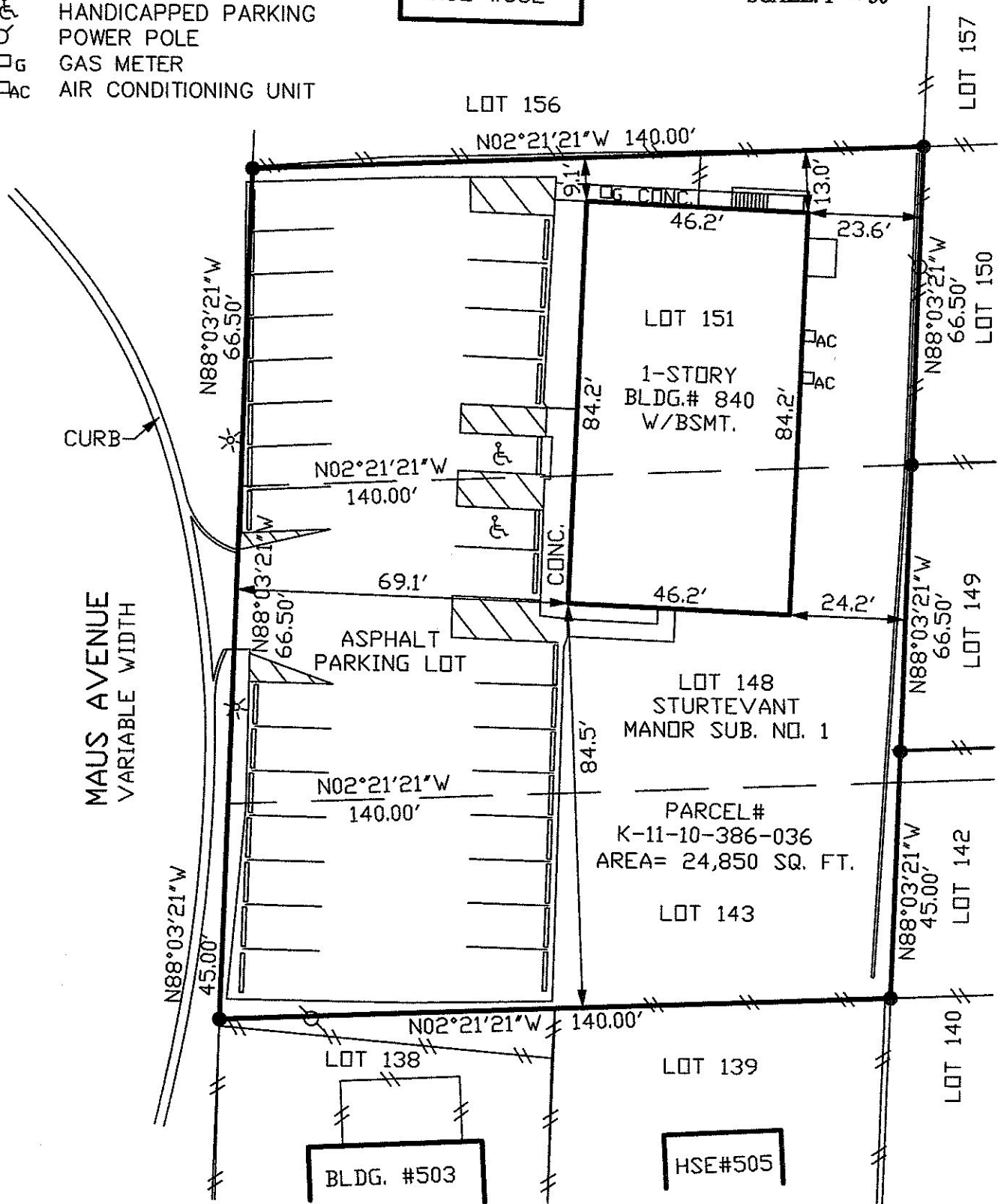
- FENCE
- \* LIGHT POLE
- IRON
- ⊕ HANDICAPPED PARKING
- ⊙ POWER POLE
- <sub>G</sub> GAS METER
- <sub>AC</sub> AIR CONDITIONING UNIT



HSE #862



SCALE: 1" = 30'



### LEGAL DESCRIPTION:

LOTS 143, 148, AND 151 STURTEVANT MANOR SUBDIVISION NO. 1, LOCATED IN THE TOWNSHIP OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN WASHTENAW COUNTY RECORDS.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON APRIL 1, 2025 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/12000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

### AMERICAN LANDMARK SURVEY P.L.C.

SURVEY OF LOTS 143, 148, & 151 STURTEVANT MANOR SUB. NO. 1, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN.  
CLIENT: FAMILY LIFE SERVICES

DATE: 4/08/2025  
DRAWN BY: GFD  
SCALE: 1" = 30'  
SHEET 1 OF 1  
JOB# 25102

*Gerald F. Deslover*  
GERALD F. DESLOOVER  
PROFESSIONAL SURVEYOR  
NO. 45166  
P.O. BOX 130043  
ANN ARBOR, MI 48113  
734-677-7000



I. PROJECT LOCATION  
Address: 840 Maus Avenue City: Ypsilanti Township State: MI Zip: 48198  
Parcel ID #: K-11-10-386-036 Zoning: NC Lot Number: 143, 148, 151 Subdivision: STURTEVANT MANOR SUB NO 1

II. APPLICANT INFORMATION  
Property Owner: Family Life Services of Washtenaw County Phone: [REDACTED]  
Address: 840 Maus Avenue City: Ypsilanti State: MI Zip: 48198  
Fax: [REDACTED] Email: [REDACTED]  
Contractor / Engineer: TBD Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
License Number: \_\_\_\_\_

III. FEES  
Total: \$ \_\_\_\_\_ Breakdown of fee: Non-refundable: \$ 50.00

IV. APPLICATION TYPE (Smooth side of fence must face out – unless shadow box fence)  
☒ Fence  
Will fence be on property line?  
☒ No  
☐ Yes: If yes, a certified property survey OR written, notarized consent form from adjacent neighbors.  
☐ Driveway  
☐ Shed  
☐ Other  
☐ Building  
Describe in detail the proposed work to be performed: Replace pallet/wood fence along South property line with a solid 4 to 6 foot vinyl or composite fence. Replace a chain-link fence along East property line with a solid 6 foot vinyl or composite fence for privacy purposes. The fence will ensure access to the utility pole near the Southeast corner of the property and be built North of the utility pole in the Southwest corner.

V. APPLICANT SIGNATURE  
Yarimar Cherney - Executive Director 07/29/2025  
Applicant Signature Print Name Date

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

Homeowner Signature Print Name Date



Charter Township of Ypsilanti

Office of Community Standards

7200 S. Huron Drive, Ypsilanti, MI 48197

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

Website: https://ypsitownship.org

All Zoning Permit applications

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

☐ Plot plan or lot survey showing the following:
 

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

Fence application

☐ Smooth side of fence must face out – unless shadow box fence
 ☐ Height of fence
 ☐ Fence material and type
 ☐ Detailed sketch of fence (to scale).

☐ Yes or no box checked on question "Will the fence be installed on property line?"
 ☐ If yes, a certified property survey **OR** written, notarized consent form from adjacent neighbors.

Driveway application

☐ The surfacing of the proposed driveway

Shed application (100 square feet – 200 square feet)

☐ Dimensions of shed
 ☐ Square footage of shed
 ☐ Distances between shed and all buildings on the parcel

☐ Distances from each wall of the shed to the nearest property line
 ☐ Materials to be stored in shed

Zoning district:
Proposed use:

Lot dimensions (WxD):
Lot area (sq. ft.):

Maximum allowable coverage (sq. ft.):
Total coverage shown (sq. ft.):

Setbacks: Front:
Back:
Side:
Side:
Total sides:

Height:

Environmental

Wetlands:

Soil erosion:

Woodlands protection:

Drainage:

Additional approvals needed:

WCDC:
Received:

WCRC:
Received:

Fire Department:

☐ Approved
☐ Denied

Planning/zoning comments:



# 840 MAUS AVENUE FENCE PERMIT APPLICATION 7.2025

with proposed privacy fence

- existing chainlink fence
- utility pole
- proposed 4' or 6' solid vinyl or composite privacy fence
- proposed 6' solid vinyl or composite privacy fence



# 840 MAUS AVENUE FENCE PERMIT APPLICATION 7.2025

current fencing

- existing chainlink fence
- utility pole
- existing approximately 41" wooden fence

