



ZONING BOARD OF APPEALS
Regular Meeting Agenda
Wednesday October 1st, 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 or 734-544-4000 ext. 1.

1. Call Meeting to Order
2. Roll Call – Determination of a quorum
3. Official Communications
4. Approval of Agenda
5. Approval of August 6, 2025, Regular Meeting Minutes
6. Public Hearing

Applicant: Antione and Johnita Porter
Location: 6070 S Miami Street, Ypsilanti, MI 48197
Parcel ID: K-11-27-102-021
Request: Article 8– Sec. 802.5., Accessory Buildings and Accessory Uses, and Article 4, Sec.406.3 District Regulation: Request for variances to expand an attached carport in the side yard, and to locate the outer edge of the carport less than required setback to the side property line.

7. Open discussion for issues not on the agenda
 - a. Planning Department report
 - b. Correspondence received
 - c. Zoning Board of Appeals members
 - d. Members of the audience and public
8. Any other business that may come before the Zoning Board of Appeals
9. Adjournment

(THERE IS NO WORK SESSION)

**CHARTER TOWNSHIP OF YPSILANTI
ZONING BOARD OF APPEALS
Wednesday, September 3, 2025
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi
Stan Eldridge
Edward Burnett
David Marshall

STAFF AND CONSULTANTS

Mark Yandrick – Planning Director
Sally Elmiger - Carlisle Wortman
Denny O. McLain - Township Consultant Attorney, McLain & Winters

- **CALL TO ORDER/ESTABLISH QUORUM**

MOTION: Ms. El-Assadi called the meeting to order at 6:31 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:**

Mr. Marshall **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: 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

Sally Elmiger (Planning Consultant - Carlisle Wortman) informed the Zoning Board that the applicant has proposed the fence to screen the property from adjacent properties. While most of the proposed fence, complies with the code, the portion on the eastern side of the property is located in a front yard and requires a variance.

Planning Consultant Elmiger gave a presentation focusing on the variance requests, the standards of approval and if the proposal met the standards. The analysis provide that there wasn't physical hardship and landscaping such as arbor vitae could be planted to provide the same screening and not require a variance.

The applicant, Yarimar Cherney, Executive Director of Family Life Services of Washtenaw County. Ms. Cherney addressed the need for the fence and variance to screen the toilets and blight from the adjacent property. She continued that their clients are often in a vulnerable state and the blight has caused additional emotion strain. Ms. Cherney continued that there is an emergency exit door and sidewalk on the eastern facade, which would be a challenge to install arbor vitae.

The Board asked questions about the status of the emergency exit door and how the suit

PUBLIC HEARING OPENED AT 6:48 PM

One speaker spoke in support of the fence and the organization.

PUBLIC HEARING CLOSED AT 6:50 PM

There was some general discussion from the board.

Board member Eldridge stated that once a decision is made by the ZBA, an applicant cannot come back with a resubmission for 365 days.

MOTION: Mr. Eldridge MOVED to TABLE the variance requests to allow Planning and Building staff to review the site with the applicant and see if any alternatives were available.

Roll Call Vote: Ms. Elizabeth El-Assadi (Yes); Mr. Stan Eldridge (Yes); Mr. David Marshall (Yes); Mr. Burnett (Yes); Motion Passed 4-0.

OPEN DISCUSSION FOR ISSUES NOT ON AGENDA

- **PLANNING DEPARTMENT REPORT**

Planning Director Yandrick explained that Zippy's Car Wash resubmitted plans after they received ZBA variance approvals. The site plan goes before Planning Commission at the September 9 meeting.

- **CORRESPONDENCE RECEIVED** None to Report.
- **ZONING BOARD OF APPEALS MEMBERS** None to Report.
- **MEMBERS OF THE AUDIENCE/PUBLIC** None to Report.

ADJOURNMENT

MOTION: Mr. Eldridge MOVED to adjourn at 7:01 p.m. The MOTION was SECONDED by Mr. Burnett and PASSED by unanimous consent.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: September 25, 2025

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

Applicant:	Antione and Johnita Porter
Project Name:	Carport in Side Yard and Side Setback Variance Request
Plan Date:	August 22, 2025
Location:	6070 S. Miami St., Ypsilanti, Mi 48198
Zoning:	R-4, One-Family Residential District
Action Requested:	The applicant is requesting the following variance: 1. Article VIII – Sec. 802.5 <i>Accessory Buildings and Accessory Uses</i> , and Article IV, Sec. 406.3 <i>District Regulations</i> . Request for variances to expand an attached carport in the side yard, and to locate the outer edge of the carport less than the required setback to the side property line.

PROJECT DESCRIPTION

The applicant is proposing to extend an existing carport structure into the required side yard and side setback of this site, closer to the property line than permitted.

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*

Figure 1: Subject Site - Aerial



Source: Near Map (Captured July 27, 2025)

Figure 2: Subject Site - Streetview



Google Maps

The existing carport is a non-conforming accessory structure for the following reasons:

- 1) Sec. 802 states that accessory buildings or structures shall not be erected in any yard except a rear yard. The location of this accessory structure (carport) was erected in the side yard when the house was built in 1972, making it an existing non-conformity. The proposal expands this non-conformity, which requires a variance.

September 25, 2025

- 2) Sec. 802 requires an accessory building that is attached to the principal building to comply with the provisions of this ordinance (in Sec. 406.3). The R-4 zoning district requires that a structure be setback a minimum of 5-feet from the side property line, and that the total of both side setbacks equals 16 feet.

The existing house and structure meet the minimum 5-foot-side-setback requirement. However, the proposed carport reduces the setback on the north side to 0.7 feet from the north property line, requiring a variance.

The existing house/carport do not meet the 16-foot-total side-setback requirement. The current side setbacks total 13.1 feet (or $6.4' + 6.7' = 13.1'$), creating an existing non-conformity. The proposal expands this non-conformity, as the new carport is 0.7 feet from the north property line, making the new "total" side-yard-seatbacks equal 7.1 feet (or $6.4' + 0.7' = 7.1'$).

- 3) Therefore, the following variances from Sec. 802 are needed to construct the extended carport, as proposed:

Required	Proposed
Accessory Structure Required in Rear Yard	Accessory Structure in Side Yard
Minimum 5-foot Side Yard Setback	0.7 feet side yard setback
Minimum 16-foot Total Side Yard Setbacks (both sides)	7.1 feet total side yard setbacks

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 subject site is rectangular in shape, 0.193 acres in size, with a lot width of 60-feet. All of the other lots within this development are also rectangular in shape, approximately the same size, with a lot width of at least 60-feet. From the street view, it appears that the site is relatively flat, with no exceptional topographic conditions. Unless the applicant can provide additional information about an exceptional characteristic of the land that doesn't generally occur on other like properties, it's not clear that this criteria is met with the current information provided.

(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: This site contains a driveway to a garage in the rear yard. It also offers a carport that is currently approximately 6.7 feet away from the north property line and complies with the required setback. Most homes in this neighborhood have a garage, either attached to the home, or in the rear yard. At least on S. Miami St., there doesn't appear to be any other property that has both a carport and a garage. We don't consider having a carport to be a substantial property right, particularly since this site also has a garage. See our comments under criterion #5 below.

(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: The proposal will place the carport approximately 7.7 feet away from the neighbor's house to the north. We understand that the Building Code requires a minimum 10-foot separation between residential buildings, unless special fire rating construction is used. No information about whether the new carport will meet these construction requirements for fire rating has been provided. See our comments under criterion #5 below.

(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 applicants, nor their predecessors, have created the need for a variance. The reason for the request is to provide cover for the homeowner, who has mobility challenges, to exit their car close to the house's side door entrance.

(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: We have the following questions:

- 1) Has the applicant considered expanding the carport only enough to comply with the 5-foot side-yard setback requirement? This would provide an additional 1.5 feet of covered area to exit the car, for a total width of 12.14 feet. A typical barrier-free parking space is 8-feet-wide, and an access aisle is 5-feet-wide, for a total of 13 feet. If the vehicle entered the carport from the street, the driver would have approximately 4 feet to exit the car and enter the house. Also, Sec. 419. – *Supplemental dimensional regulations applicable to all districts*, allows for an overhanging eave to project into a required side yard by 2" for each one foot of width of such side yard. Therefore, with a 5-foot-wide side yard, the overhang on the carport roof could extend another 10", for a total of 13 feet. This would then provide almost two more feet of covered carport without a variance and would place the carport at least 10 feet away from the neighbor's house.

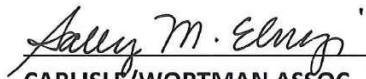
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- 2) Has the applicant considered constructing a breezeway cover from the existing garage to the carport? The garage is a 2-car garage (25-feet wide), which would provide sufficient room to exit a vehicle. We don't believe this alternative would require a variance.

RECOMMENDATIONS

The applicant should provide any additional information available that describes the unusual condition of this lot to meet the first criterion illustrating exceptional circumstances with this property. Also, the current proposal places the carport closer to the neighbor's house than the required 10-foot separation distance required by the Building Code (without any special construction techniques); however, the applicant may also have additional information in this regard. Lastly, we asked if the applicant has considered alternatives to the proposal (offered above) that would not require a variance and would keep a structure at least 10-feet away from the neighbor's house.

The Zoning Board of Appeals should discuss these issues with the applicant at the upcoming meeting.


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 use, 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 6070 S. Miami St., Ypsilanti, Mi 48198, Parcel K-11-27-102-021:

1. Article VIII – Sec. 802.5 *Accessory Buildings and Accessory Uses*, and Article IV, Sec. 406.3 *District Regulations*. Request for variances to expand an attached carport in the side yard, and to locate the outer edge of the carport less than the required setback to the side property line.

as shown on the plans submitted with the Zoning Board of Appeals Packet dated August 22, 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 6070 S. Miami St., Ypsilanti, Mi 48198, Parcel K-11-27-102-021:

1. Article VIII – Sec. 802.5 *Accessory Buildings and Accessory Uses*, and Article IV, Sec. 406.3 *District Regulations*. Request for variances to expand an attached carport in the side yard, and to locate the outer edge of the carport less than the required setback to the side property line.

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, specifically the circumstance of the subject site is_____.
- B. The request is necessary for the preservation of a substantial property right, which is the ability to access the site via a vehicle.
- C. The extended carport will not create a substantial detriment for adjoining property owners.
- D. The need for the variance is not self-created, as the applicant, nor their predecessors, created the need for additional space to access a vehicle.
- E. The variance requested is the minimum necessary to provide vehicle access.

Deny:

I move to deny the following variance requests from the Township Zoning Ordinance, at 6070 S. Miami St., Ypsilanti, Mi 48198, Parcel K-11-27-102-021:

1. Article VIII – Sec. 802.5 *Accessory Buildings and Accessory Uses*, and Article IV, Sec. 406.3 *District Regulations*. Request for variances to expand an attached carport in the side yard, and to locate the outer edge of the carport less than the required setback to the side property line.

September 25, 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:

- 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 residential properties 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, as the carport as proposed would be located less than 10-feet from the adjoining neighbor.
- 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 reasonably use the property.

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: _____ 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: \$ 125

Breakdown of fee:

Residential: \$ 125.00

Non-residential: \$ 500.00

V. APPLICANT SIGNATURE

The undersigned _____ represents _____:

Applicant

Property Owner

1. 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

2. That the petitioner hereby request _____ under Section _____ Article _____ of the Ypsilanti Township Zoning Ordinance.

Variance/Temporary Use
/Regular Meeting

Section

Article

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

Applicant
Initial

4. 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) 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"/> 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: <input type="checkbox"/> All property lines and dimensions <input type="checkbox"/> All existing and proposed structures and dimensions <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.
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April 29, 2025

Zoning Board of Appeals

Ypsilanti Township
7200 S. Huron River Drive
Ypsilanti, MI 48197

RE: Request for Variance to Expand Carport at 6070 S. Miami St.

Dear Members of the Zoning Board of Appeals,

I am writing to formally request a variance to expand the existing carport at my residence at 6070 S. Miami St. Parcel K-11-27-102-21 in Ypsilanti Township.

Due to permanent physical impairments resulting from a car accident, I rely on assistive devices such as a cane and walker for mobility. As a result, it is medically necessary for me to take the fewest number of steps possible when entering and exiting my home. To address this need, I have already added a door and am in the process of adding an accessible ramp under the carport, which provides a direct and safe entrance to the house.

However, the current dimensions of my driveway do not allow enough clearance under the carport. This makes the ramp entrance functionally inaccessible and exposes me to outdoor elements, which can be hazardous when I am using mobility aids. I am requesting making the driveway four feet wider to accommodate the ramp. This modification would leave approximately 2.6 inches between my property line.*

Expanding the carport will provide weather protection and enable me to exit my vehicle, and utilize the ramp to access my home directly. This modification is not only essential to my daily functioning and personal safety but also aligns with the spirit of accessibility accommodations.

I understand the importance of zoning regulations and have made every effort to design this proposed expansion with minimal impact to surrounding properties. The requested variance is necessary to ensure my home remains safely accessible given my disability related needs.

I appreciate your consideration of my request and am happy to provide any additional documentation or answer questions you may have.

Sincerely,
Johnita Porter
jpayne1275@yahoo.com
734-829-7728

*All measurements are approximates, to the best of my knowledge.

Property Overview

*To the best of my knowledge, the information below are approximate property estimates.

- **Address:** 6070 S. Miami St, Ypsilanti, MI 48197
- **Parcel ID:** K-11-27-102-021
- **Zoning:** R-1 (Single-Family Residential)
- **Lot Size:** 8,276 sq ft (60 ft x 140 ft)
- **Year Built:** 1972
- **Subdivision:** The Pines
- **Structure:** Single-story ranch, 1427 sq ft
- **Additional Structures:** Detached 2.5-car garage
- **Frontage (South Miami St):** 60 ft
- **Depth (East-West):** 140 ft
- **Total Area:** 8,276 sq ft

2. Existing Structures

- **Primary Residence:** Located approximately 25 ft from the front property line, centered with 10 ft side setbacks.
- **Detached Garage:** Situated at the rear left corner, approximately 5 ft from the rear and side property lines.

3. Lot Area Calculations

- **Building Footprint:** 1427 sq ft
- **Garage:** Approximately 600 sq ft

5. Paved Areas

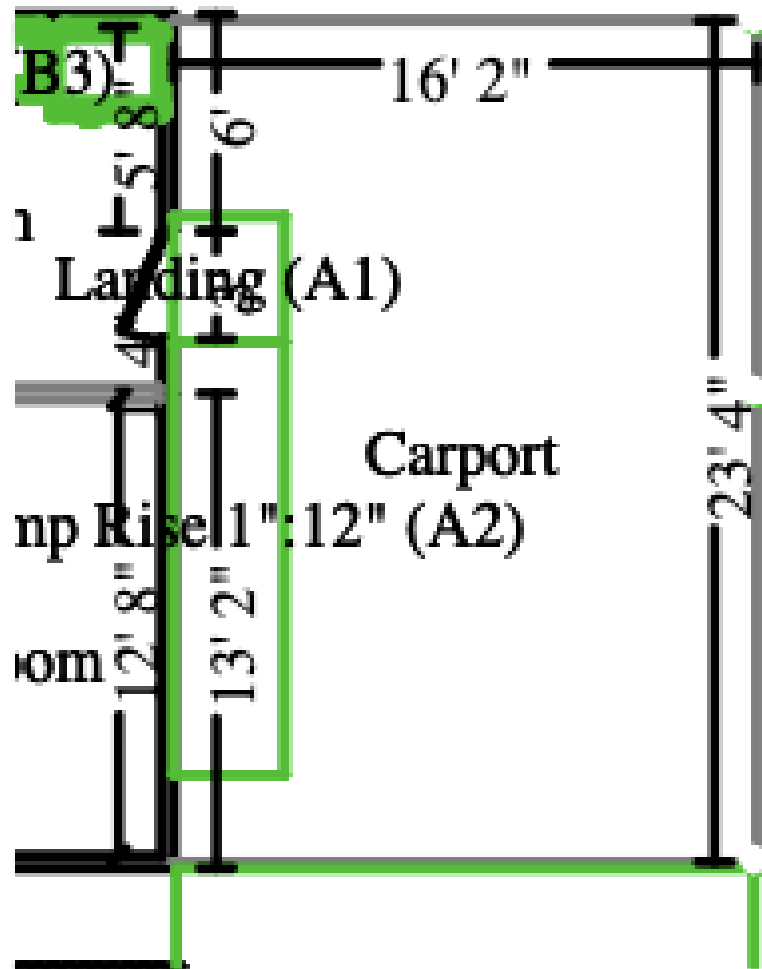
- **Driveway:** Extends from the street to the garage, approximately 10 ft wide.
- **Sidewalk:** Runs parallel to South Miami St, approximately 5 ft wide.
- **Patio:** Located behind the house, adjacent to the backyard.

Proposed Structure Dimensions

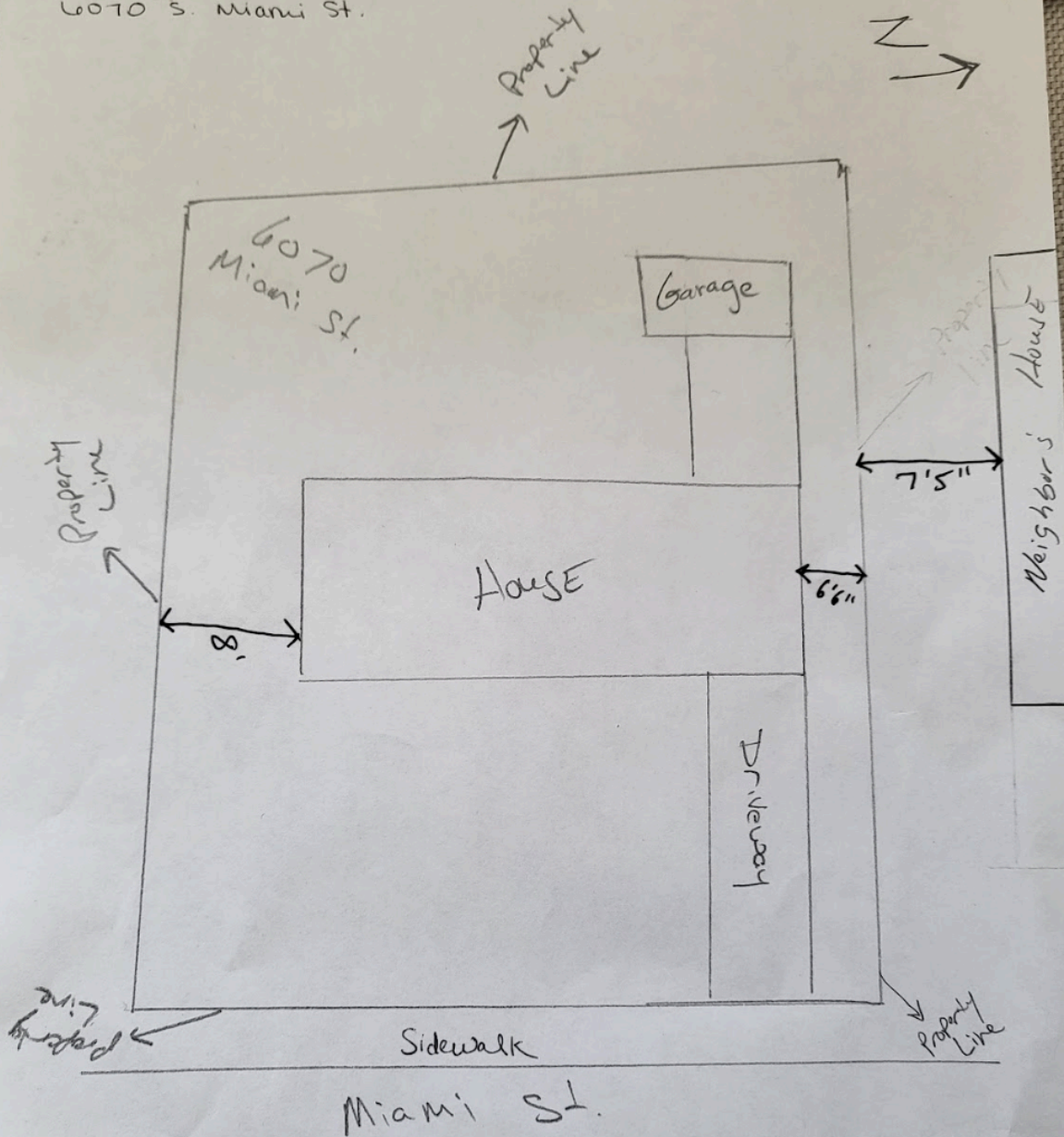
Carport Variance

6070 S. Miami St.

Parcel K-11-27-102-21



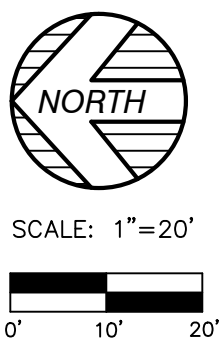
Plot Plan
Carport Variance
6070 S. Miami St.



CERTIFIED SURVEY

PROPERTY DESCRIPTION:

LOT 406, EXCEPT THE SOUTH 25 FEET THEREOF, AND THE SOUTH 40 FEET OF LOT 407; THE PINES SUBDIVISION, OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWN 3 SOUTH, RANGE 7 EAST, YPSILANTI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 8 OF PLATS, PAGE 1, WASHTENAW COUNTY RECORDS.



NOTE:

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

LEGEND

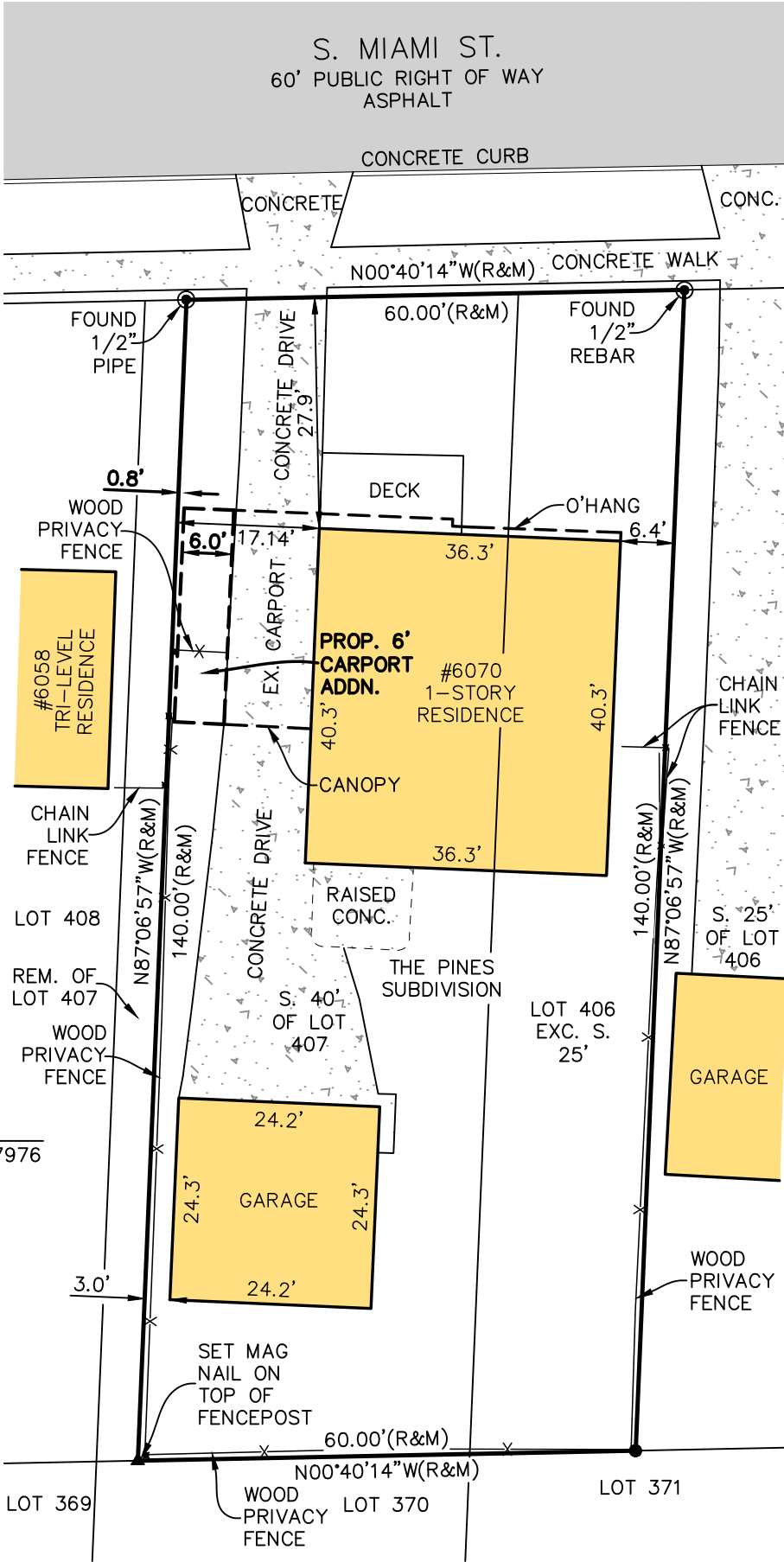
- SET 1/2" REBAR WITH CAP, #47976
- ▲ SET MAGNAIL
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION



I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET, AND THAT THE RELATIVE POSITIONAL PRECISION IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

Anthony T. Sycko, Jr.

ANTHONY T. SYCKO, JR., P.S. NO. 47976



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CERTIFIED TO: KUSTOM RENOVATIONS	
FIELD SURVEY: AG	DATE: AUGUST 08, 2025
DRAWN BY: JDM	SHEET: 1 OF 1
SCALE: 1" = 20'	JOB NO.: 25-01441