



**ZONING BOARD OF APPEALS**  
**Special Meeting Agenda**  
**Wednesday October 15th, 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. Official Communications
4. Approval of Agenda
5. Public Hearing
6. Old Business (Public Hearing already held, item tabled previously)
  - A. 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)**



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

**To:** Ypsilanti Township Zoning Board of Appeals  
**From:** Sally M. Elmiger, AICP  
**Date:** October 9, 2025  
**Re:** 6070 S. Miami Variance Request – Follow Up

The property owners of 6070 S. Miami St. came before the Zoning Board of Appeals (ZBA) on October 1, 2025, proposing to extend an existing, attached carport structure into the required side yard and side setback of this site, closer to the property line than permitted. They have designed the extended carport to accommodate a barrier-free ramp to a side door of the house, a parked vehicle with doors open, and clearance between the vehicle doors and ramp. The purpose of extending the carport is to provide a covered ramp into the house so the resident can move from the car to the house out of the weather.

At the October 1 meeting, the ZBA requested that the property owner meet with the Planning Director and consultant to further discuss options that were raised at the meeting, and reduce or eliminate the need for a variance. Staff met with the property owners and their builder, who submitted a revised proposal.

The original proposal extended the carport north by six-feet, locating the carport 0.7 feet from the north, side property line. The minimum required side yard setback is 5.0 feet in this zoning district. The new proposal extends the carport by five-feet, locating the carport 1.7 feet from the property line. The table below illustrates both proposals and the variances needed for each.

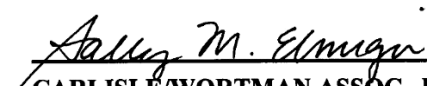
	Side Yard Setback Variance (Min. Required = 5 feet)	"Total of Two" Side Setback Variance (Min. Required = 16 feet)
Original Proposal	4.3 feet	8.9 feet
Revised Proposal	3.3 feet	7.9 feet
<b>DIFFERENCE</b>	<b>- 1.0 foot</b>	<b>- 1.0 foot</b>

The new proposal reduces the needed variances by 1-foot. Note that even if the carport met the 5-foot minimum setback, a variance is still needed due to the fact that the "total of two" side setbacks would not meet the minimum 16-foot requirement.

The applicant is returning to the ZBA for further consideration at the Special Meeting scheduled for this proposal.

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*

Please don't hesitate to contact me with any questions.

  
\_\_\_\_\_  
**CARLISLE/WORTMAN ASSOC., INC.**  
Sally M. Elmiger

**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: 6070 S Miami St. Parcel ID #: K-11-27-102-21 Zoning R4  
Lot Number: R3901 Subdivision: Spruce Falls

**III. APPLICANT INFORMATION**

**Applicant:** Johnita Porter Phone: [REDACTED]  
Address: 6070 S. Miami St. City: [REDACTED] State: [REDACTED] Zip: 48197  
Fax: n/a Email: [REDACTED]  
**Property Owner:** [REDACTED] Phone: [REDACTED]  
Address: same as above City: [REDACTED] State: [REDACTED] Zip: [REDACTED]  
Fax: [REDACTED] Email: [REDACTED]

**IV. COST AND FEES**

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

**V. APPLICANT SIGNATURE**

The undersigned Johnita Porter represents Johnita Porter :  
Applicant Property Owner

1. That Johnita Porter is/are the owner(s) of lot(s)            located in the Spruce Falls  
Property Owner Lot Subdivision  
Subdivision, Ypsilanti Township, Michigan, otherwise known as 6070 S. Miami St. and the property is  
Address  
zoned R4  
Zoning District
2. That the petitioner hereby request variance under Section 1704 Article SVII of the Ypsilanti Township  
Variance/Temporary Use Section Article  
/Regular Meeting  
Zoning Ordinance.
3. The petitioner further state that JP 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] Johnita Porter 4/28/25  
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"/> 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](mailto: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



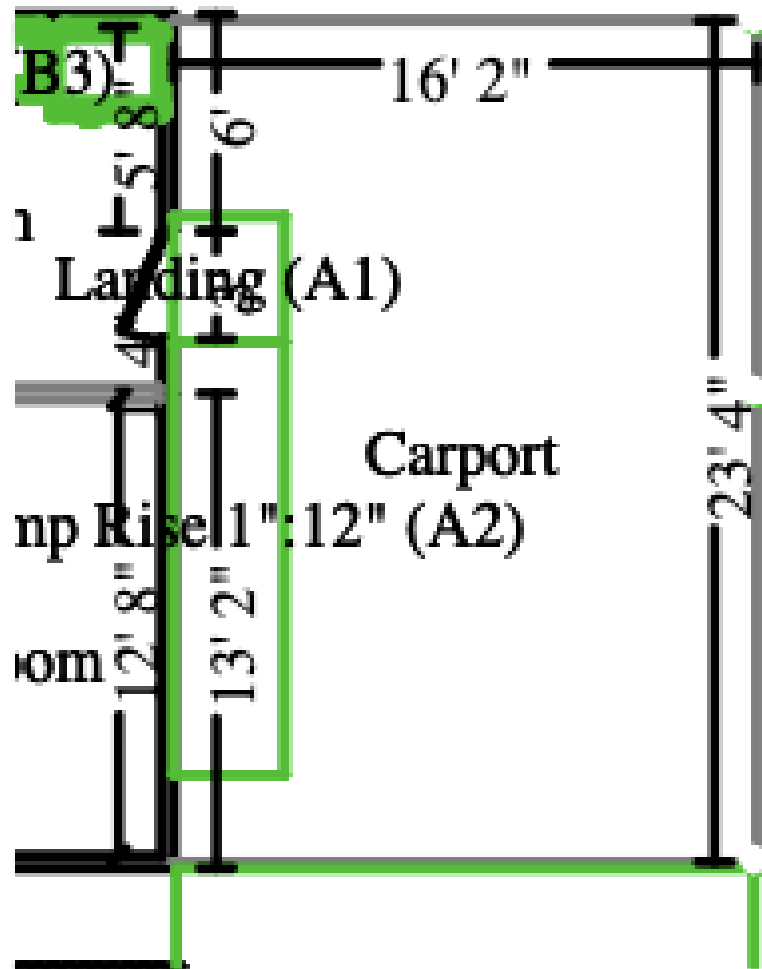
- **Driveway:** Extends from the street to the garage, approximately 10 ft wide.
- **Sidewalk:** Runs parallel to South Miami St, approximately 5 ft wide.
- **Patio:** Located behind the house, adjacent to the backyard.

### Proposed Structure Dimensions

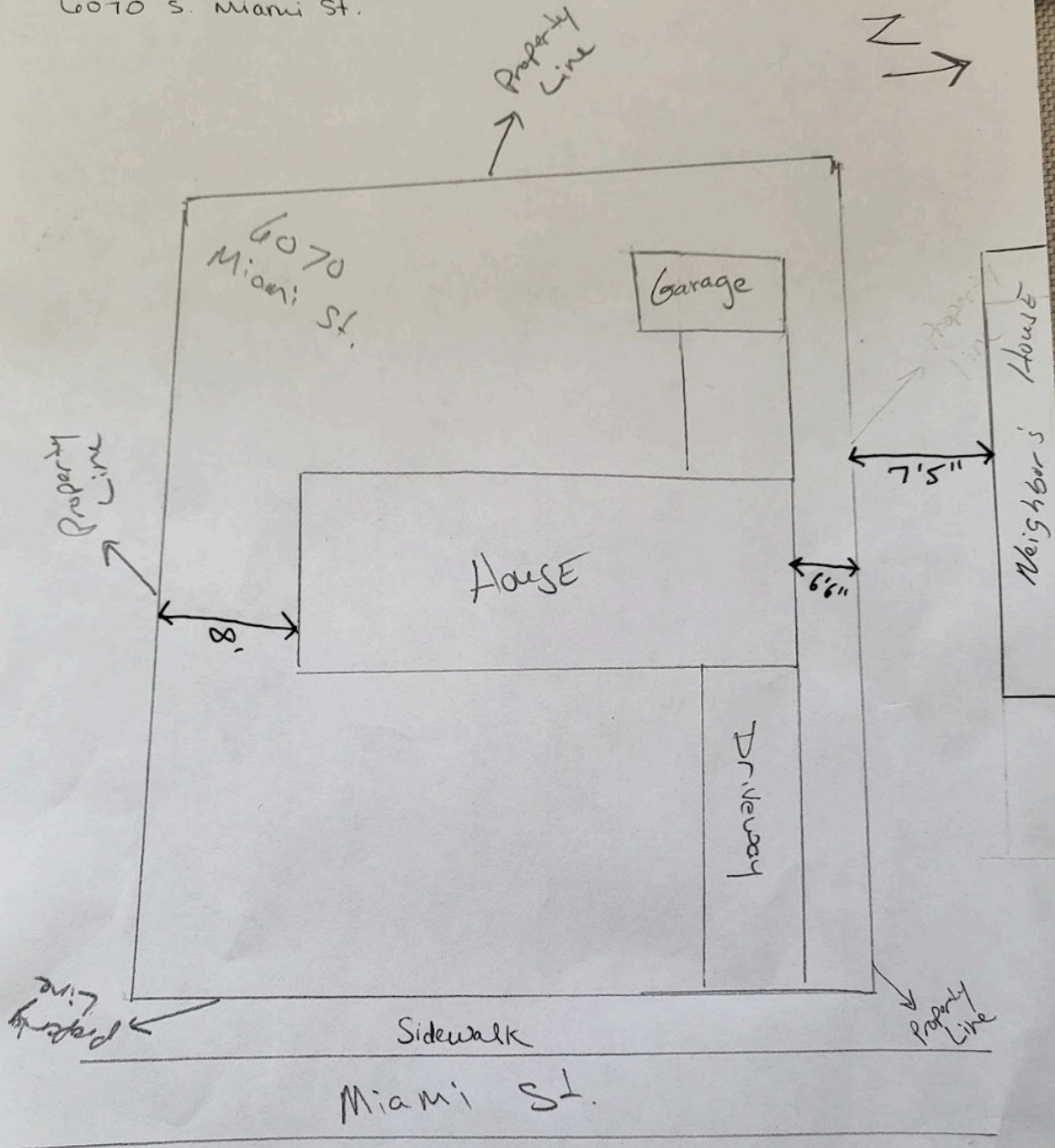
Carport Variance

6070 S. Miami St.

Parcel K-11-27-102-21



Plot Plan  
Carport Variance  
6070 S. Miami St.







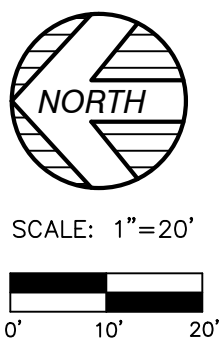
JOB NO.: 25-01441



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

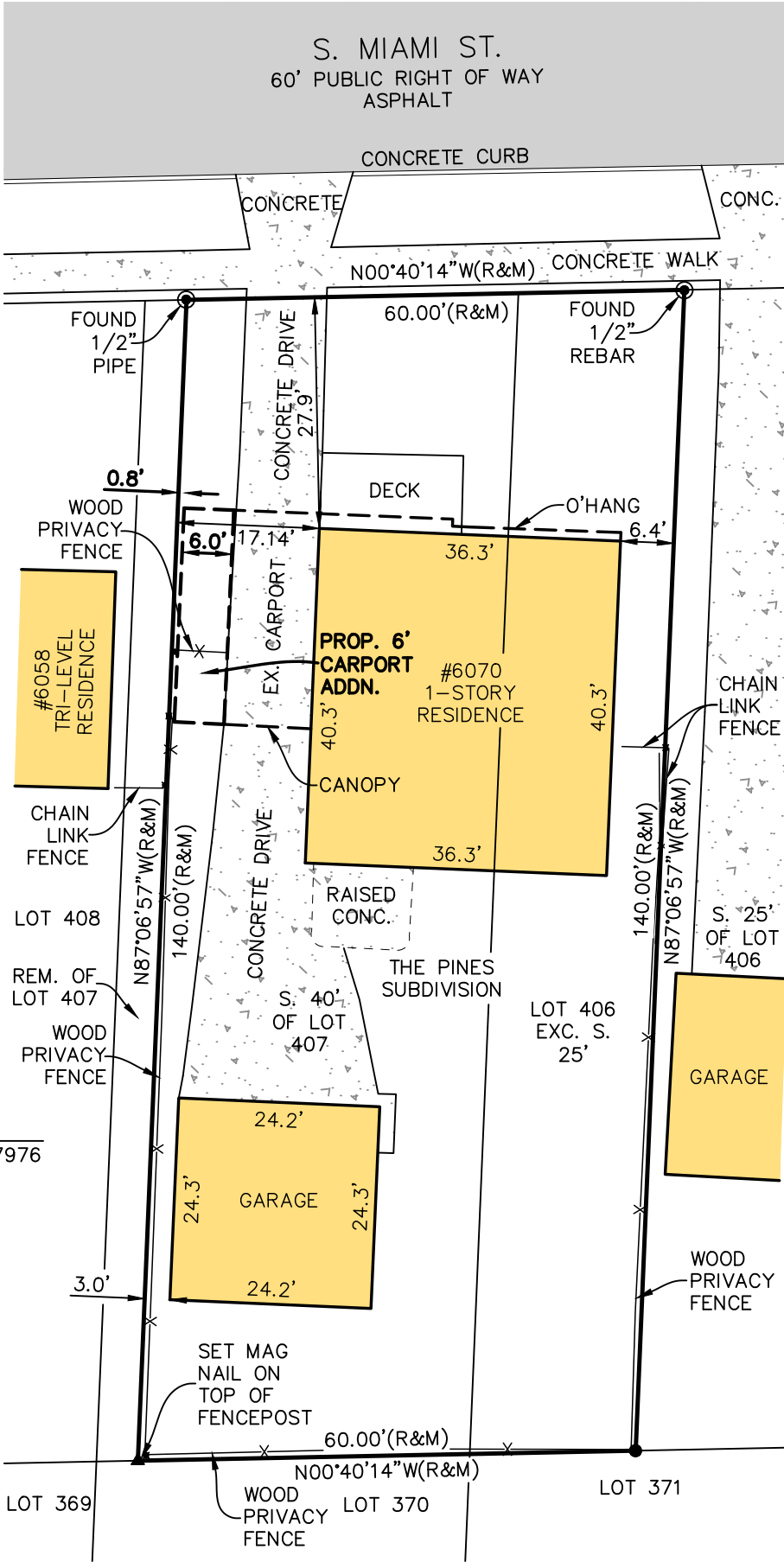
- SET 1/2" REBAR WITH CAP, #47976
- ▲ SET MAGNAIL
- ⦿ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION




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

**PRESENTED AT 10-01-2025  
ZBA MEETING**

5/28/25

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

**RE: Support for Carport Expansion at 6070 S. Miami St.**

Dear Members of the Zoning Board of Appeals,

As neighbors directly across from Antoine and Johnita Porter at 6070 S. Miami St., I am writing to express my full support for their request for a variance to expand the carport at their residence.

I understand that Johnita is requesting this modification to better accommodate physical impairments that limit mobility. The expansion would allow for safer and more direct access into her home, protect her from weather elements, and enhance overall accessibility; particularly when using a cane or walker.

As her neighbor, I believe this is a reasonable and compassionate accommodation that will not negatively impact the character, safety, or aesthetics of our neighborhood. The Porters have shown themselves as thoughtful and responsible community members, and I trust that any modifications will be done with care and respect for surrounding properties.

Please accept this letter as a sincere endorsement of their variance request. I urge you to consider the importance of this accommodation and approve the proposed carport expansion.

Sincerely,

*Christine M. Thomas*  
*Maureen Thomas*

6069 S. Miami St.

5/20/25

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

**RE: Support for Carport Expansion at 6070 S. Miami St.**

Dear Members of the Zoning Board of Appeals,

As a next door neighbor of Antoine and Johnita Porter at 6070 S. Miami St., I am writing to express my full support for their request for a variance to expand the carport at their residence.

I understand that Johnita is requesting this modification to better accommodate physical impairments that limit mobility. The expansion would allow for safer and more direct access into her home, protect her from weather elements, and enhance overall accessibility; particularly when using a cane or walker.

As her neighbor, I believe this is a reasonable and compassionate accommodation that will not negatively impact the character, safety, or aesthetics of our neighborhood. The Porters have shown themselves as thoughtful and responsible community members, and I trust that any modifications will be done with care and respect for surrounding properties.

Please accept this letter as a sincere endorsement of their variance request. I urge you to consider the importance of this accommodation and approve the proposed carport expansion.

Sincerely,



6058 S. Miami St.