



ZONING BOARD OF APPEALS
Regular Meeting Agenda
Wednesday May 6, 2026
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. Approval of Agenda
4. Approval of December 3, 2025, Regular Meeting Minutes
5. Public Hearing

Item A:

Applicant: Brian Burkett – Aspire Architecture (Douglass Lampe)

Location: 1680 Grove Road, Ypsilanti, MI 48198

Parcel ID: K-11-14-300-006

Case Number: PZA26-0001

Request: Articles 4, 14, and 16 for the following five (5) variances;

1. Height Variance (29.4')
2. Number of stories (3)
3. Expansion of a nonconformity (principal structure within 100' of Ford Lake/Natural Feature Setback)
4. New Accessory structure building within 100' of Ford Lake/Natural Feature Setback
5. Patio Expansion including grading into the 50' no disturbance setback and within the 100' from Ford Lake/Natural Feature Setback

Item B:

Applicant: 136 Group LLC (Camelot Apartments)

Location: 2982 Washtenaw Avenue, Ypsilanti, MI 48197

Parcel ID: K-11-06-325-003

Case Number: PZA26 -0002

Request: Article 15 – Sec. 1506.A.1, Request for Ground Sign on a parcel less than 50' in width.

6. Open discussion for issues not on the agenda
 - a. Planning Department report – 2025 annual Zoning Board of Appeals Report
 - b. Correspondence received

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

- 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, December 03, 2025
6:30 pm**

COMMISSIONERS PRESENT

Elizabeth El-Assadi
Stan Eldridge
Edward Burnett
David Marshall

STAFF AND CONSULTANTS

Mark Yandrick – Planning Director

• **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 quorum is established.

At 6:35, Zoning Board Appeal Member Mr. Edward Burnett arrived at the meeting.

• **OFFICIAL COMMUNICATION**

None reported

• **APPROVAL OF AGENDA**

MOTION: Mr. Eldridge **MOVED** to approve the agenda. The **MOTION** was **SECOND** by Mr. Marshall and **PASSED** by unanimous consent.

• **APPROVAL OF THE OCTOBER 1ST, 2025 REGULAR MEETING MINUTES AND OCTOBER 15TH, 2025 SPECIAL MEETING MINUTES**

MOTION: Mr. Eldridge **MOVED** to approve the agenda. The **MOTION** was **SECOND** by Mr. Marshall and **PASSED** by unanimous consent.

- **PUBLIC HEARINGS**

None to Report

- **OLD BUSINESS**

- None to Report

- **NEW BUSINESS**

A. ADOPTION OF REGULAR ZONING BOARD OF APPEALS MEETING DATES FOR THE 2026 CALENDAR YEAR

MOTION: Mr. Eldridge **MOVED** to adopt the regular meeting dates for the 2026 Calendar Year.

WHEREAS section 2A of the adopted by-laws states that the Commission shall hold regular meetings on the first Wednesday of each month and other meetings as necessary, and

WHEREAS the Michigan Zoning Enabling Act requires the Zoning Board of Appeals adopt by resolution its meeting schedule, and

WHEREAS the adopted by-laws require the Board to adopt by resolution the time and place of such meetings and minimum required application deadlines,

NOW THEREFORE, BE IT RESOLVED that the attached schedule of dates and times by adopted for the Charter Township of Ypsilanti Zoning Board of Appeals for the 2026 Calendar Year. Including the movement of January 14th to January 13th.

The **MOTION** was **SECONDED** by Mr. Marshall and **PASSED** by unanimous consent.

- **DISCUSSION FOR ISSUES NOT ON AGENDA**

- **PLANNING DEPARTMENT REPORT**

Mr. Yandrick informed that the Planning Department will start a new process of hosting Pre-application meetings for ZBA applicants to address procedure and application reviews.

Mr. Yandrick informed the scheduled Joint Training with the Planning Commission and Zoning Board of Appeals the following weeks being held in January 2026.

- **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 6:36 p.m. The **MOTION** was **SECOND** ED by Mr. B **PASSED** y unanimous consent.

Respectfully submitted by Minutes Services

Township Supervisor
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Township Clerk
Debbie Swanson
Township Treasurer
Stan Eldridge



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Date: May 1, 2026

Variance/ZBA Review (ZBA26-0001)
For
Ypsilanti Township, Michigan

Applicant:	Brian Burkett, Aspire Architecture
Property Owner:	Doug Lampe
Address:	1680 Grove Road, Ypsilanti, MI 48197
Parcel:	K-11-14-300-006
Proposal:	House, Patio and Pool House Addition/Remodel
Application Date:	February 4, 2026
Zoning:	R-3, One-Family Residential
Action Requested:	Five (5) Variance Requests: <ol style="list-style-type: none">1. Height Variance – 29.4'2. # of Stories (3)3. Expansion of a nonconformity (principal structure within 100' Ford Lake setback)4. New Pool Building within the 100' lake setback5. Patio Expansion and Retaining Wall Replacement into the 50' no disturbance setback

PROJECT AND SITE DESCRIPTION

The applicant is proposing to remodel, redesign and expand the home and adjacent pool area. This includes expanding the garage, expanding the third story of the house and construction of a new deck and 2-story pool house attached to the principal building.

This house is located on Grove Road and along Ford Lake. The home was constructed in the 1966 and is located adjacent to a former Henry Ford property and home, which is on the property to east of this location.

The homeowner shared they have lived here since 2003 and improvements have been made throughout the years to the property, with the most substantial being between 2010-2015.

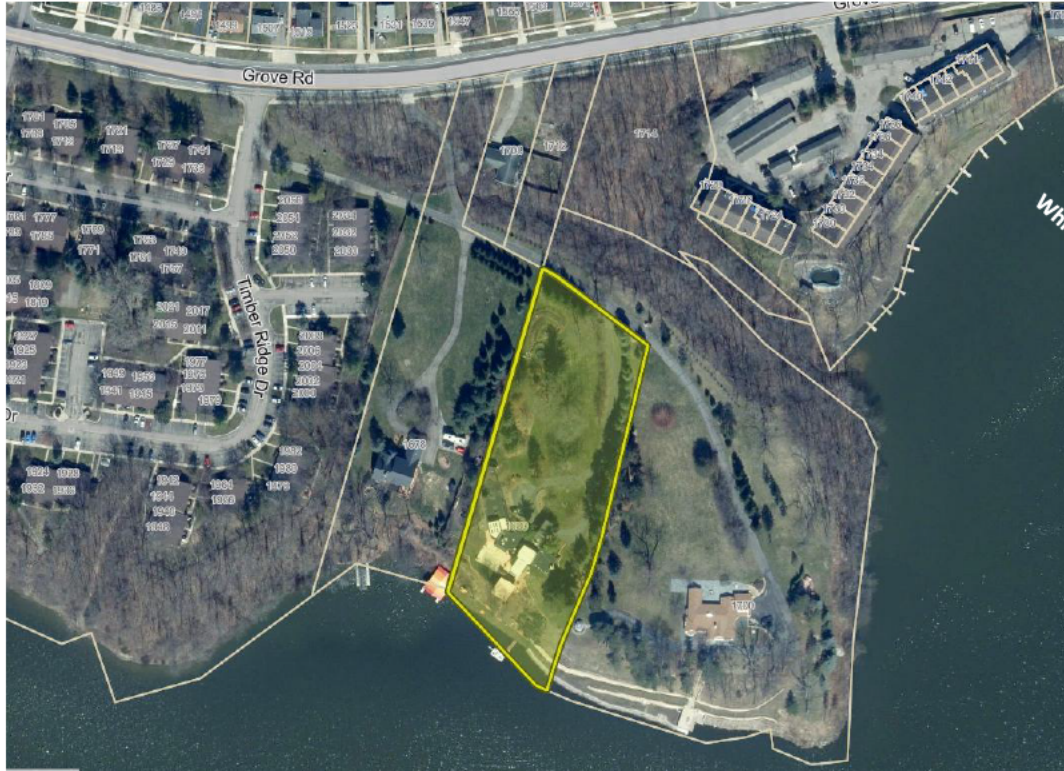
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Figure 1: Subject Site



Source: MapWashtenaw (Captured March 2024)

Figure 2: Subject Site (Zoomed In)



Source: MapWashtenaw (Captured March 2024)

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Figure 3: Historical View of Subject Site (Prior to Improvements under Previous Code)



Source: MapWashtenaw (Captured March 2024)

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Figure 4: Zoning Map

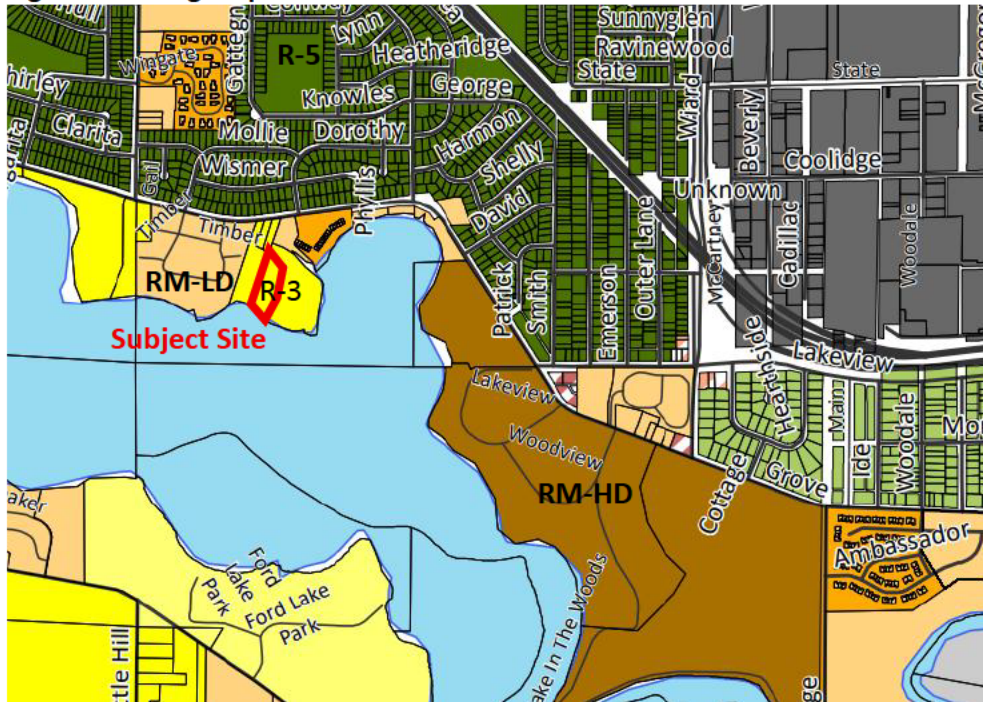


Figure 5. View from Front of House (See Applicant's Submission for More Property Photos)



Source: Staff Photo, April 17, 2026



Figure 3: View of Property Across Ford Lake



Source: Staff Photo, April 30, 2026

Size of Subject Site: 2.53 acres

Current Use of Subject Site: Single-Family Residential

Table 1: Adjacent Zoning and Existing Land Uses

Direction	Zoning	Use
North	R-3, One-Family	Single-Family Home
South	No Zoning	Ford Lake
East	R-3, One-Family	Single-Family Home
West	R-3, One-Family	Single-Family Home

Variance Requests	Requirement	Code	Request
1. Height	25'	Zoning 406	29.4'
2. # of Stories	2	Zoning 406	3
3. Expansion of a nonconformity (principal structure within 100' Ford Lake setback)	100' of Ford Lake	Zoning 1404	88.53'
4. New Pool Building within the 100' Ford Lake/Natural Feature Setback	100' of Ford Lake	Zoning 1404	59.19'
5. A fifty (50) foot non-disturbance setback (See Note Next Page)	50' of Ford Lake	Zoning 1404	TBD by Applicant



Note about Variance #5:

The proposal does not include built infrastructure within the 50' setback, however there is a proposal to remove a retaining wall within this no disturbance setback, which will cause some regrading. Additionally, with the construction of the new retaining wall, and patio, while both are approximately 51' away may require a construction, digging and/staging area or regrading within the 50' no disturbance setback. Staff had a conversation with the applicant and they will be prepared to address this at the ZBA meeting, and how far into the no-disturbance setback do they need to complete construction, if and only if required variances are approved.

Note about zoning code updates with previous improvements to the site:

The zoning code has not changed for this property for maximum height, number stories or 50 foot undisturbed open space, however the requirements in the new zoning code adopted in 2022 restricts buildings and construction within 100' of natural features (Ford Lake in this case), which are variances #3 and #4

Variance Standards

The standards for a Dimensional Variance request come from Section 1704 (D) of the Township Zoning Code.

D. Findings. 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. 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.*

Variance #1 (Height): The proposed modification to a pitched roof as opposed to the current flat roof may be seen as necessary to maintain the structural integrity of the home with heavy snow and rains.



Variance #2 (# of Stories): The existing nonconformity remains, but staff concludes there's no exceptional circumstance with the property that restricts the home from keeping to the zoning code requirement.

Variance #3 (Expanding House within 100' of setback): Staff concludes that the existing home's location, which at one time was conforming to the zoning code, could not be expanded without encroaching into the setback.

Variance #4 (Pool/Accessory Building within 100' of setback) Staff concludes that the existing pool and building location, which at one time was conforming to the zoning code, could not be added without encroaching into the setback.

Variance #5 (50' No Disturbance Setback) Staff notes that some of the grading in this requested variance is required by the steep slope between the pool area (and proposed patio) and the lakebed below, which is approximately 20' difference in elevation that may be considered to meet this criteria.

(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;

Variance #1 (Height): The proposed modification to a pitched roof as opposed to the current flat roof may be seen as necessary to maintain the structural integrity of the home with heavy snow and rains. This pitched roof is typical for most homes in the Township.

Variance #2 (# of Stories): The existing nonconformity remains, but staff concludes there's not a necessity to expand the third story for the preservation and enjoy of a substantial property right by properties in the R-3 district.

Variance #3 (Expanding House within 100' of setback): Staff concludes that the existing home's location, which at one time was conforming to the zoning code, could not be expanded without encroaching into the setback.

Variance #4 (Pool/Accessory Building within 100' of setback) Staff concludes that the existing pool and building location, which at one time was conforming to the zoning code, could not be added without encroaching into the setback.

Variance #5 (50' No Disturbance Setback): Staff notes that some of the grading in this requested variance is required by the steep slope between the pool area (and proposed patio) and the lake-bed below, which is approximately 20; in elevation that may seen to meet this criteria. The ZBA should evaluate if the added removal and work to construct a patio and pool house is substantial property right possessed by others along Ford Lake.

(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;

Regarding all five (5) requested variances, this house cannot be viewed by Grove Road. When staff looked at Ford Lake from Ford Lake Park (across the lake from



the subject property), the view is flanked by multi-family residential complexes that are denser in dwelling units and taller building heights than this property, including Oakwood Park Apartments and The Lakeshore Apartments. This expansion would unlikely modify or significantly disturb the surrounding area more than the existing developments.

(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

Variance #1 (Height): The proposed modification to a pitched roof as opposed to the current flat roof may be seen as necessary to maintain the structural integrity of the home with heavy snow and rains rather than a self-creation.

Variance #2 - #5: There are not unique circumstances with this property where the resulting need is not self-created.

(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.

Variance #1 (Height): The proposed modification to a pitched roof as opposed to the current flat roof may be seen as the minimum necessary to fix any potential issue with snow and rain collecting on the roof and affecting the long term condition of the roof and structure.

Variance #2 - #5: Staff concludes these variance requests are not the minimum necessary as building expansions outside of the setbacks and requirements could be achieved for reasonable use of the property.

SUGGESTED MOTIONS

Special Land Use

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.

Five (5) Variance Requests:

1. Height Variance – 29.4'

Postpone:

"I move to postpone the variance request to permit a building height of 29.4' in height, in order for/to _____"



Approve:

"I move to approve the variance request to permit a 29.4-foot-tall building on a lot while Sec. 406, Dimensional Requirements of the Zoning Ordinance requires a maximum height of 25'. The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal meets all the criteria, as the following practical difficulties have been noted:

1. The proposed modification to a pitched roof as opposed to the current flat roof may be seen as necessary to maintain the structural integrity of the home with heavy snow and rains.
2. The third story 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;
3. Authorizing of the requested variance will not be a substantial detriment to adjacent properties, given that the existing nearby multi-family residential developments are taller than the proposed residence.
4. The site's shape and building location was not created by the applicant or previous property owners.
5. The proposed modification to a pitched roof as opposed to the current flat roof may be seen as the minimum necessary to fix any potential issue with snow and rain collecting on the roof and affected the long term condition of the roof and structure.

Denial:

"I move to deny the variance request to permit a 29.4-foot-tall building on a lot while Sec. 406, Dimensional Requirements of the Zoning Ordinance requires a maximum height of 25'. The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal does not meet all the criteria, due to the following reason(s):

1. _____
2. _____
"

2. # of Stories (3)

Postpone:

"I move to postpone the variance request to permit three (3) stories in height in order for/to _____."

Approve:

"I move to approve the variance request to permit three (3) stories on a lot while Sec. 406, Dimensional Requirements of the Zoning Ordinance requires a maximum of two stories.



The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal meets all the criteria, as the following practical difficulties have been noted:

1. The proposed modification to expand the third story is consistent with the existing number of stories on other parts of the building.
2. The third story 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;
3. Authorizing of the requested variance will not be a substantial detriment to adjacent properties, given that the existing nearby multi-family residential developments are taller than the proposed residence.
4. The site shape and building location was not created by the applicant or previous property owners.
5. The proposed modification to extend the third story to other parts of the building is the minimum variance necessary

Denial:

"I move to deny the variance request to permit three (3) stories on a lot while Sec. 406, Dimensional Requirements of the Zoning Ordinance requires a maximum of two stories. The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal does not meet all the criteria, due to the following reason(s):

1. _____
2. _____"

3. Expansion of a nonconformity (principal structure within 100' Ford Lake setback)

Postpone:

"I move to postpone the variance request to permit the principal building to be expanded into the 100' natural features setback in order for _____."

Approve:

"I move to approve the variance request to permit expansion of the principal building to 88.53' feet from Ford Lake, where Sec. 1404, Natural Features Setback of the Zoning Ordinance requires a maximum building setback of 100 feet. The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal meets all the criteria, as the following practical difficulties have been noted:

1. Because of the 2022 Zoning Code change, the existing principal structure/home is



- already within the 100' Ford Lake (Natural Feature) setback, which is an extenuating circumstance of any modification to the existing building would encroach into the required setback or expand the nonconformity.
2. The principal building expansion within the setback 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;
 3. Authorizing of the requested variance will not be a substantial detriment to adjacent properties.
 4. The building location was not created by the applicant or previous property owners.
 5. The proposed modification to build the principle building extension within the 100' setback is the minimum variance necessary.

Denial:

"I move to deny the variance request to permit expansion of the principal building to 88.53' feet from Ford Lake where, where Sec. 1404, Natural Features Setback of the Zoning Ordinance requires a 100' minimum setback for buildings and structures. The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal does not meet all the criteria, due to the following reason(s):

1. _____
2. _____

4. Construction of the Pool Building within 100' Ford Lake setback.

Postpone:

"I move to postpone the variance request to permit an accessory structure to be located in the 100' natural features setback in order for _____."

Approve:

"I move to approve the variance request to construct the pool building within 59.19' of Ford Lake on a lot while Sec. 1404, Natural Features Setback of the Zoning Ordinance requires a minimum of 100' setback. The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal meets all the criteria, as the following practical difficulties have been noted:

1. The proposed modification to expand the existing building within the setback is consistent with the extenuating stories of the property.
2. The principal building expansion within the setback 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;
3. Authorizing of the requested variance will not be a substantial detriment to



adjacent properties.

4. The site shape and building location was not created by the applicant or previous property owners.
5. The proposed modification to build the principle building extension within the 100' setback proposed is the minimum variance necessary and no variance shall be granted where a different solution not requiring a variance would be possible.

Denial:

"I move to deny the variance request to construct the pool building within 59.19' of Ford Lake while Sec. 1404, Natural Features Setback of the Zoning Ordinance requires a maximum a 100' minimum setback for developments. The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal does not meet all the criteria, due to the following reason(s):

1. _____

2. _____

5. Patio Expansion and retaining wall replacement including regrading and construction will encroach in the 50' no disturbance setback

Postpone:

"I move to postpone the variance request to permit patio expansion, retaining wall replacement, construction and grading in the 50' no disturbance setback along Ford Lake in order for _____."

Approve:

"I move to approve the variance request to permit patio expansion, retaining wall replacement, construction and grading in the 50' non-disturbance setback along Ford Lake while Sec. 1404, Natural Features Setback of the Zoning Ordinance requires a minimum of 50' no disturbance in this area, which includes anything built or graded. The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal meets all the criteria, as the following practical difficulties have been noted:

- a. The proposed modification to expand the patio, replace the retaining wall, and grade within the setback is consistent with the extenuating stories of the property.
- b. The patio expansion, retaining wall replacement and grading within the setback 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;
- c. Authorizing of the requested variance will not be a substantial detriment to

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adjacent properties.

- d. The site shape, location of the patio retaining wall, and topography was not created by the applicant or previous property owners.
- e. The proposed location of the patio, retaining wall and grading within the 50' setback is the minimum variance necessary.

Denial:

"I move to deny the variance request to expansion of the patio, replacement of the retaining wall and grading within the 50' non-disturbance setback along Ford Lake while Sec. 1404, *Natural Features Setback* of the Zoning Ordinance requires a minimum of 50' no disturbance, which includes anything built or graded. The property is located in the R-3 Zoning District at 1680 Grove Rd (K -11-14-300-006), and the proposal does not meet all the criteria, due to the following reason(s):

1. _____

2. _____

Mark Yandrick, AICP, GISP
Planning Director
Ypsilanti Charter Township

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: 1680 Grove Road Parcel ID #: K-11-14-300-006 Zoning R-3
Lot Number: n/a Subdivision: None - Predates subdivision

III. APPLICANT INFORMATION

Applicant: Brian Burkett - Aspire Architecture Phone: [REDACTED]
Address: 3921 Oak Drive City: _____ State: _____ Zip: 48197
Fax: n/a Email: [REDACTED]
Property Owner: _____ Phone: [REDACTED]
Address: 1680 Grove Road City: _____ State: _____ Zip: 48198
Fax: n/a Email: [REDACTED]

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Brian Burkett represents Douglass Lampe :
Applicant Property Owner

1. That Douglass Lampe 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 1680 Grove Road and the property is
Address
zoned R-3
Zoning District
2. That the petitioner hereby request Variance under Section 406 & 1404 Article IV & XIV of the Ypsilanti Township
Variance/Temporary Use Section Article
Zoning Ordinance.
/Regular Meeting
3. The petitioner further state that BB 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).

Brian T. Burkett Brian Burkett 01/16/2026
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.



Designated Agent Approval

Aspire Architecture, LLC

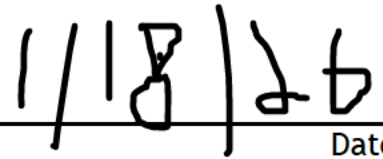
Brian T. Burkett

2026.01.16

As the Owner of the property at 1680 Grove Road, Ypsilanti, MI 48198, I agree to allow Mr. Brian T. Burkett of Aspire Architecture, llc to speak and act as a designated agent on my behalf in matters pertaining to the remodel and addition of my home at the aforementioned address.



Douglass Lampe



Date

Letter of Intent - 1680 Grove Road, Ypsilanti MI 48198

The proposal seeks relief from the maximum height & 3rd level ordinance, and the 100' setback from watercourse (Ford Lake) ordinance.

The proposal has three parts:

1. 3rd level & Sloped Roof-Expand existing 3rd level and transition from flat roofs to sloped roofs to create space that:
 - a. Replaces existing flat roof & its internal drains, with sloped roof capable of solar panel installation.
 - b. Mechanical space for HVAC and solar,
 - c. Bunk-sleeper room,
 - d. Game-play room,
2. Pool & Spa New Structure—Create a new structure, attached to the existing structure, that has:
 - a. Support space for existing swimming pool and hot tub,
 - b. Luxury space for spa-like features,
 - c. Exercise gym in lower-level (walkout).
3. Garage & Living Space Expansion-Expand existing garage and expand existing living space above garage, and transition from flat to sloped roofs, that has:
 - a. Two garage bays, and a mud room with separate entry to an expanded living space above the garage,
 - i. Relocates existing stairs from existing garage into new space, and adds elevator
 - b. “Multigenerational” 2-bedroom living space that is ADA-complaint,
 - i. Preserves the existing connection to existing home
 - c. Flex garage for RV, boat, wood shop, etc

3rd level & Sloped Roof

The existing home has a flat EPDM roof with internal drains. The EPDM roof and internal drains have failed twice in the past, creating 1'-0" deep standing water which caused property damage, and could have been catastrophic if the homeowner had not been home and heard water dripping and urgently responded by going to the roof top with water pumps. The long-term security and value of the home depend on these proactive improvements that ensure a better water-management design and the proposal accomplishes that with the proposed new 3rd floor area and new sloped roof structure. Adding these structural systems will raise the height of the structure 2.65', from the existing height of 26.75' to a height of 29.4'. Per Section 406 of the Zoning Ordinance, the height of the home is limited to 25'.

The owner proposes that a variance from the strict application of the maximum height ordinance is warranted because the exceptional conditions of the property, involving a flat roof with internal drains, creates peculiar or exceptional practical difficulties, or exceptional undue hardship, upon

the owner of such property. A flat roof is itself exceptional in our community; as less than 1% of existing Township homes have flat roofs over the entire primary residence and fewer still with internal drains. Flat roofs, particularly those that do not drain over the wall, create risk for the long-term security of the building. Indeed, this risk has manifested repeatedly at 1680 Grove Road. When the owner purchased the home in 2003, it had disclosed leaks from 6 locations. While the owner has since replaced that flat roof with another membrane, small leaks have continued, including from a drain pipe in the living area (the drain pipes are now 58 years old). Worse, because the flat roof has a parapet, which varies in height (up to 1'-6" tall in places), water does not quickly drain over the walls if the drains are clogged. Instead, if a drain is clogged, the water pools until it can overflow the parapet. On two occasions, the water depth got to roughly 1'-0" deep before the homeowner noticed the ceilings sagging and leaking, and had to urgently respond with roof-top pumps. Such conditions risk the long-term stability of the structure.

In addition, a portion of the existing home has a 3rd level, which was permitted and built in a 2015 renovation. Expanding the existing 3rd level is challenged by Section 406 of the Zoning Ordinance, which limits buildings to 2 levels.

The current proposal is to extend the existing 3rd level across the remaining portion of the main home, not including the area above the conservatory or above the garage. This proposed addition would then also be under a new/sloped roof and designed to integrate with the proposed sloped roof over the existing 3rd level.

Placing a sloped roof only on the existing 3rd level while not expanding the 3rd level to match the height of the existing 3rd level would create water drainage challenges (from the sloped roof of the 3rd level) due to lack of integrated design and wall heights.

The home also suffers from "racking" in wind—the house is very loud in windy conditions and the windows flex, with the door walls unsealing. The retained structural engineer has indicated that this structural condition can be largely remedied with an engineered 3rd level that has sheer mitigation built into the design. Such sheer mitigation cannot be added without the 3rd level addition. In other words, the home needs a stiff box that resists "matchboxing" from wind-sheer, placed on top of the lower levels to keep the house from racking.

The owner proposes that relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this ordinance. The building height variance would not create a detriment to the public good because the portion of the building that would have a height variance is far from neighbors and would neither cast a shadow on neighboring homes nor inhibit their views of the natural amenities of the neighborhood. The home is not visible from the road (it is located off a private drive) and a 3rd level would not create a "fit" problem for neighboring homes or otherwise be a substantial detriment to adjacent property, or be harmful to or alter the essential character of the area. A variance would enable the homeowner to make lasting durable improvements to the property and mitigate risk of major water and wind damage.

The homeowner submits that the authorization of such a variance will not materially impair the purposes of this ordinance or the public interest. Indeed, by making structural changes that mitigate against property impairment, the variance will enhance public interest by preventing deterioration and maintaining value.

The homeowner submits that the problem and resulting need for the variance was created by established water drainage challenges and near-catastrophic water damage, and has not been self-created by any action of the applicant or the applicant's predecessors who built in the style and materials of the day under proper permitting.

Pool & Spa New Structure

This proposed addition would serve three functions: support the existing pool with an indoor-outdoor living space with kitchenette, bathroom and changing room, add luxury spa features including steam & sauna, and a home gym in the lower level. This structure would be located within 100' of the watercourse (Ford Lake) and is challenged by Sections 1404.4 (b) & (c) of the Zoning Ordinance.

The owner proposes that a variance from the strict application of this ordinance is warranted because of the exceptional shape of the property, and the exceptional topographic conditions, would result in peculiar or exceptional practical difficulties to the owner. Much of the footprint of the existing 1967 home is within the 100' setback, as is the entire existing in-ground swimming pool (permitted in 2013). The footprint of this proposed swimming pool "support" addition is likewise, and necessarily, within the 100' setback. The 100' setback from watercourse ordinance did not exist when the home was built in 1967, and so the location of the home is not a self-created problem (or a problem created by a predecessor owner).

Further, the shape of the property is exceptional in that the lake shoreline is not a straight line across the property, but has a 90-degree turn inland, where the existing boathouse is located (permitted in 2010, constructed in 2011). A structure that is designed to support the swimming pool must be located adjacent to the pool, or it is not useful. It would therefore be an undue hardship to locate the structure outside the 100' setback because it would not be adjacent to the pool. Further, the structure cannot be moved back even 5' without interfering with the drip-line and roots of a majestic "statement" tree. This tree has extraordinary structure and is cherished by both the homeowner, and the neighbors who see it from their kitchen window. Additional photographs and an artistic drawing are available upon request.

The homeowner submits that authorizing this variance will not be a substantial detriment to adjacent property and is in fact supported by the owners of the adjacent property. Both agree that the structure will provide privacy from the submitting homeowners pool from the neighbors' patio, decks and pool. Both want the structure located where it is designed to provide that privacy and to preserve the "statement" tree. Locating the structure in the proposed location has no negative public interest and indeed is not visible from the road or any other neighbor. Locating the structure as proposed, and the associated need for a variance, is not the result of

self-created problems, because the home and swimming pool were properly located and permitted. This is not a “we got away with it last time, so change the rules for us” situation. The prior development was proper and permitted.

Section 1404(b), which is the “non disturbance” 50’ setback from watercourse, is implicated by removal of an existing retaining wall, which varies in height from 1’ to 5’. This removal is required by the changes to the grading as required by the nature of the proposed addition to achieve proper grading and runoff from the proposed structure. However, this removal will not interfere with shoreline or water quality because there are two more retaining walls downhill. Furthermore, the wall to be removed will otherwise fail soon—it is 30 years old, wood, and leaning. Indeed, the removal of this wall—either by machine or natural failure, is inevitable if the new structure is not created. The new structure, however, obviates the need for the retaining wall because the basement wall would be the slope-change replacement. In that sense, the structure enhances protection of Ford Lake from the alternative.

Additionally, the protection of Ford Lake is and will continue to be of utmost importance in the execution of the project. This is not currently virgin lake frontage, but has been developed already to protect the shoreline from erosion through the addition of the seawall and landscaping. All necessary protections and precautions will be taken during construction and beyond.

Garage & Living Space Expansion

The third part of this proposal does not appear to require a Variance to the Zoning Ordinance. However, it is included in this submission to ensure alignment and awareness of the entire scope of the proposal.

Please reach out with any further questions; we are happy to help in any way we can.

Sincerely,

Douglass Lampe
Homeowner, 1680 Grove Road



Brian Burkett
Aspire Architecture, llc

Proposed Remodel and Additions to the LAMPE RESIDENCE

1680 GROVE ROAD - YPSILANTI, MI 48198
 Drawings for Zoning Review
 Submission Date: 2026.02.27



EXISTING VIEW 1 FROM SOUTHWEST



EXISTING VIEW 1 FROM SOUTHWEST



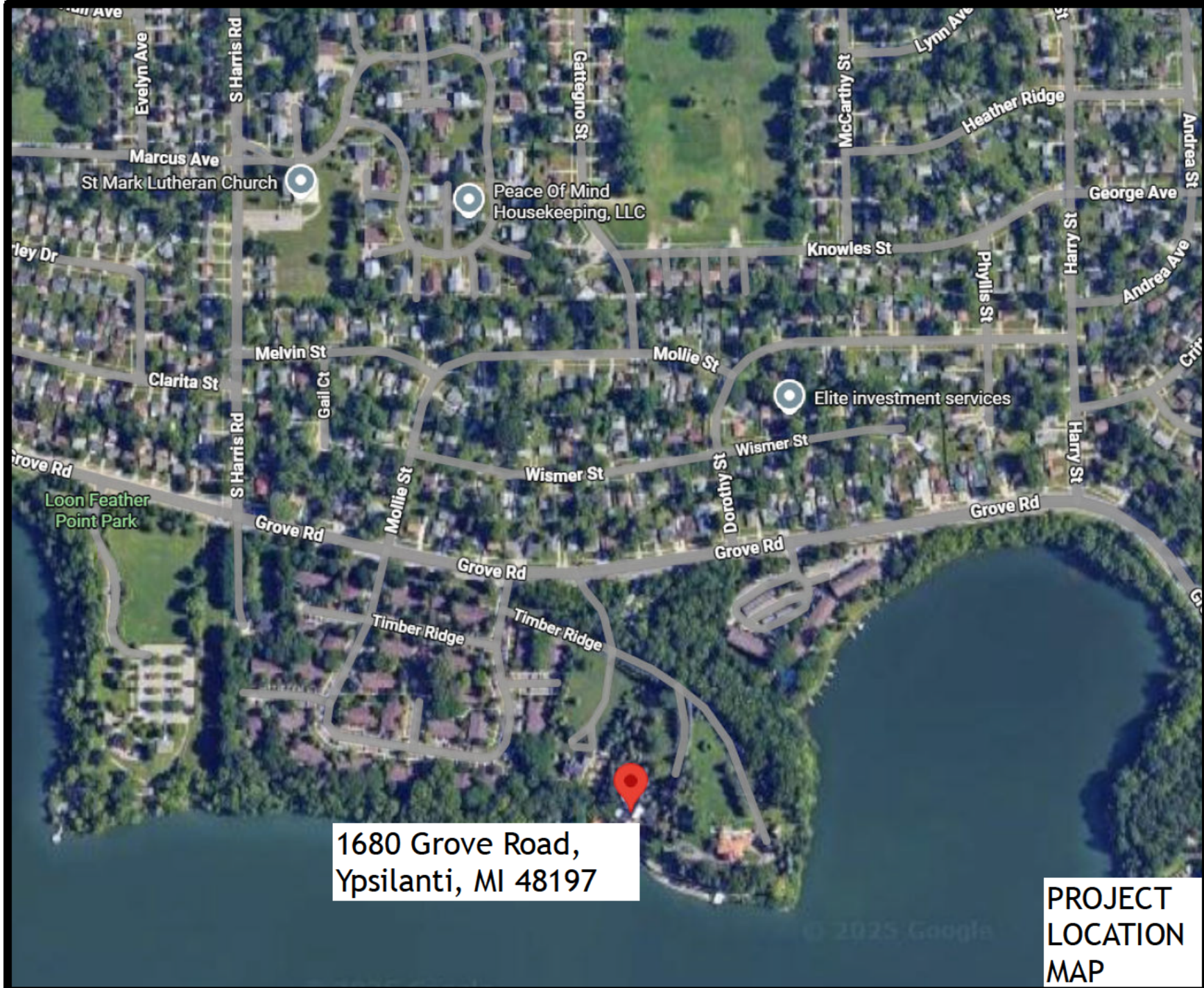
EXISTING VIEW 1 FROM SOUTHWEST



EXISTING SOUTHEAST VIEW



EXISTING TREE AT SOUTHWEST



1680 Grove Road,
 Ypsilanti, MI 48197

PROJECT LOCATION MAP

SHEET INDEX: DESIGN DRAWINGS FOR SITE PLAN REVIEW

- 01 COVER PAGE
- 02 EXISTING SITE PLAN
- 03 EXISTING FIRST FLOOR PLAN
- 04 EXISTING SECOND FLOOR PLAN
- 05 EXISTING THIRD FLOOR/ATTIC FLOOR PLAN
- 06 EXISTING NORTH & EAST EXTERIOR ELEVATION
- 07 EXISTING SOUTH & WEST EXTERIOR ELEVATION
- 08 PROPOSED SITE PLAN
- 09 LOWER LEVEL FLOOR PLAN
- 10 FIRST FLOOR PLAN
- 11 SECOND FLOOR PLAN
- 12 THIRD FLOOR/ATTIC FLOOR PLAN
- 13 NORTH & EAST EXTERIOR ELEVATION
- 14 SOUTH & WEST EXTERIOR ELEVATION

LAMPE RESIDENCE
 PROPOSED ADDITION AND REMODEL
 1680 GROVE ROAD
 YPSILANTI MICHIGAN, 48198
 2404-LAM

PROJECT DESCRIPTION

Scope of the work includes a Main Floor Garage addition, Main Floor Pool House Addition, Second Floor Remodel and Family Suite Addition, and the expansion of the existing Third Floor.

Square Footage Calculations**

	Existing	New	Total
Lower Level:	0 s.f.	1,062 s.f.	1,062 s.f.
Main Floor:	3,513 s.f.	1,776 s.f.	5,289 s.f.
Main Floor (Garage):	1,046 s.f.	2,021 s.f.	3,067 s.f.
Second Floor:	4,366 s.f.	1,760 s.f.	6,126 s.f.
Third Floor	888 s.f.	2,479 s.f.	3,367 s.f.
Gross enclosed floor area:	9,813 s.f.	9,098 s.f.	18,911 s.f.
Exterior Patio:	2,838 s.f.	802 s.f.	3,640 s.f.

** (all area calculations are taken to outside of construction)
 NOTE: ALL PROVIDED INFORMATION IS PRELIMINARY ONLY. THESE DRAWINGS ARE NOT ISSUED FOR CONSTRUCTION.

SHEET TITLE
 COVER PAGE
 PROJECT STATUS: DESIGN DEVELOPMENT
 PRINT DATE: 2/27/2026

PHASE	DATE OF ISSUE
EC	2025.06.16
SD	2025.07.14
DD	2025.08.04
ZONING	2026.02.27
PERMIT	n/a
CD	n/a

SHEET
A.01

PRELIMINARY ORDINANCE RESEARCH

I. Zoning Ordinance

A. Ordinance Jurisdiction

Ypsilanti Charter Township
Article IV - District Regulations
Article XIV - Environmental Standards

B. Zoning Classification

Existing Zoning Classification	Required Occupancy	Existing Occupancy	Proposed Occupancy
✓ R-3	Single family	Single family	no change

C. Lot Parameters

	Required Min.	Existing	Proposed
✓ 1. Lot Area	14,000 S.F.	111,868 S.F.	no change
✓ 2. Lot Width	80'	203.91'	no change

D. Setback Parameters (Principal Use)

	Required Min.	Existing	Proposed
1. Front yard published	25'	329.15'	276.08'
2. Side yard			
✓ min.	5'	36.37'	14.27'
✓ total	16'	76.36'	50.67'
✓ 3. Rear yard	35'	107.11'	67.92'

E. Natural Features Setback Parameters (Principal and Accessory Use)

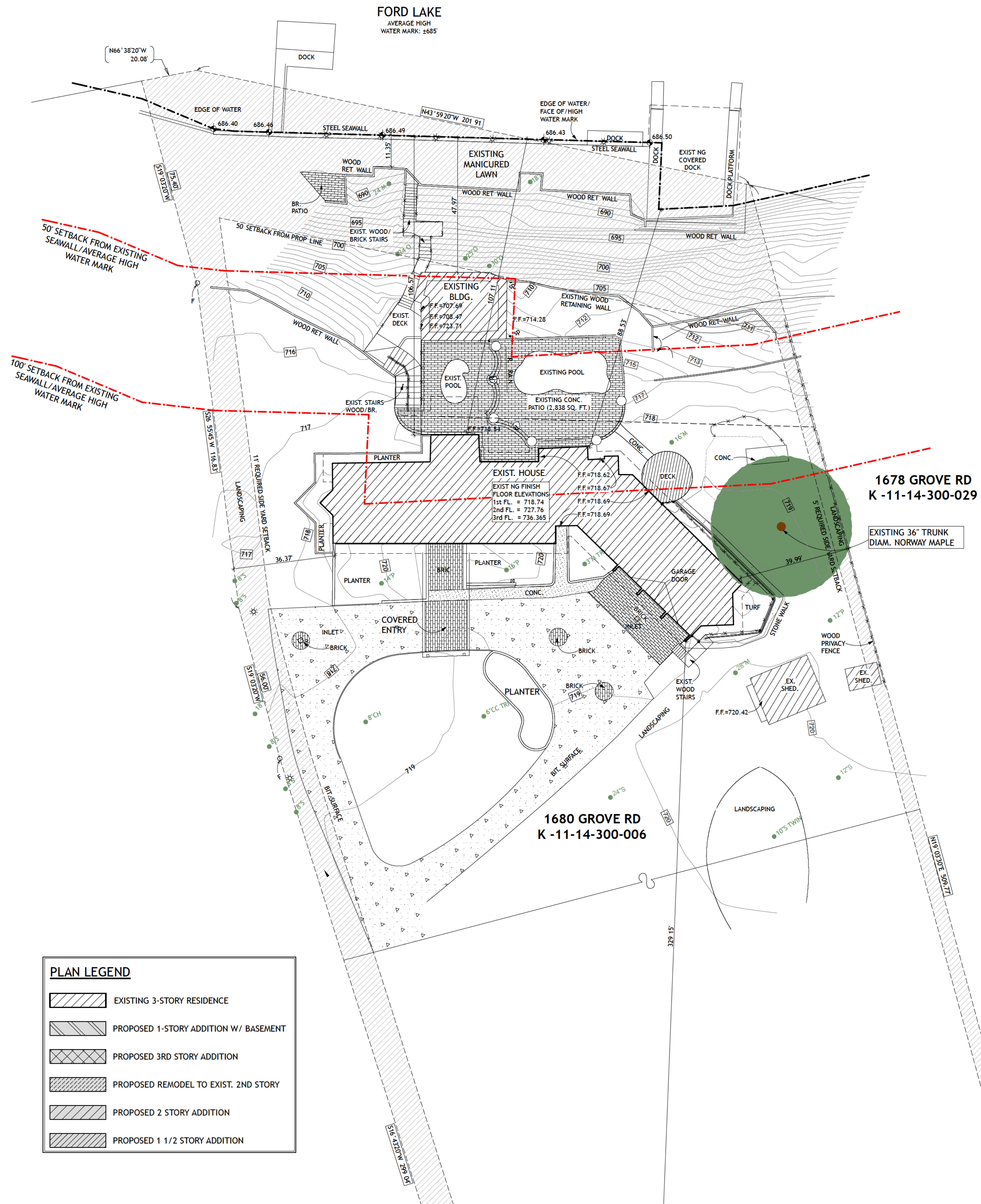
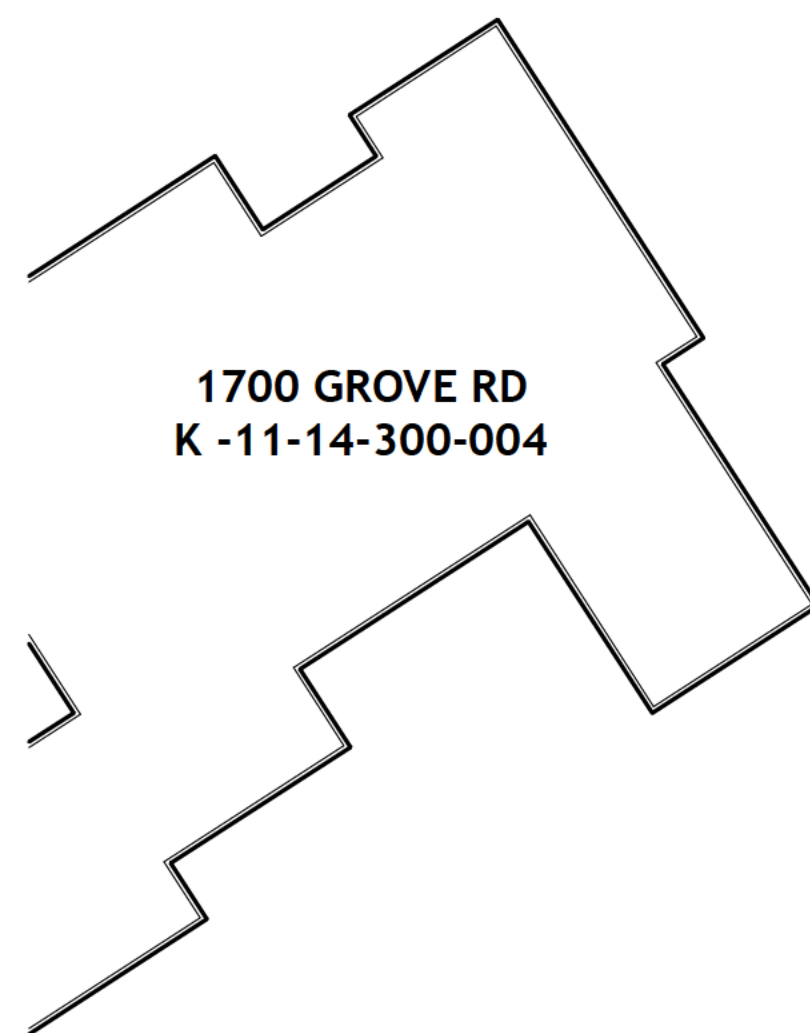
	Required Min.	Existing	Proposed
1. Non-disturbance area			
X All development	50'	11.35'	no change
2. Non-buildable area			
X Principal Residence	100'	88.53'	59.19'
X Accessory Structure	100'	47.97'	no change

F. Area Parameters (Principle Use Component)

	Required	Existing	Proposed
✓ 1. Min Floor Area	720 S.F.	n/a	tbd
✓ 2. Max lot coverage (all buildings)	30%	±5.22%	±8.19%

G. Height Parameters (Principal & Accessory Use Components)

	Required	Existing	Proposed
X 1. Max # of Stories	2	3	No change
X 2. Maximum Height	25'	27.875'	29.4'



PLAN LEGEND

[Hatched Box]	EXISTING 3-STORY RESIDENCE
[Hatched Box]	PROPOSED 1-STORY ADDITION W/ BASEMENT
[Hatched Box]	PROPOSED 3RD STORY ADDITION
[Hatched Box]	PROPOSED REMODEL TO EXIST. 2ND STORY
[Hatched Box]	PROPOSED 2 STORY ADDITION
[Hatched Box]	PROPOSED 1 1/2 STORY ADDITION

PROJECT DESCRIPTION

Scope of the work includes a Main Floor Garage addition, Main Floor Pool House Addition, Second Floor Remodel and Family Suite Addition, and the expansion of the existing Third Floor.

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Exterior Patio:	2,838 s.f.	802 s.f.	3,640 s.f.

REFERENCE NORTH SITE PLAN (EXISTING)
1" = 20'

NOTE: ALL PROVIDED INFORMATION IS PRELIMINARY ONLY. THESE DRAWINGS ARE NOT ISSUED FOR CONSTRUCTION.

PRELIMINARY ORDINANCE RESEARCH

I. Zoning Ordinance

A. Ordinance Jurisdiction

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Article IV - District Regulations
Article XIV - Environmental Standards

B. Zoning Classification

Existing Zoning Classification	Required Occupancy	Existing Occupancy	Proposed Occupancy
√ R-3	Single family	Single family	no change

C. Lot Parameters

	Required Min.	Existing	Proposed
√ 1. Lot Area	14,000 S.F.	111,868 S.F.	no change
√ 2. Lot Width	80'	203.91'	no change

D. Setback Parameters (Principal Use)

	Required Min.	Existing	Proposed
1. Front yard published	25'	329.15'	276.08'
2. Side yard			
√ min.	5'	36.37'	14.27'
√ total	16'	76.36'	50.67'
√ 3. Rear yard	35'	107.11'	67.92'

E. Natural Features Setback Parameters (Principal and Accessory Use)

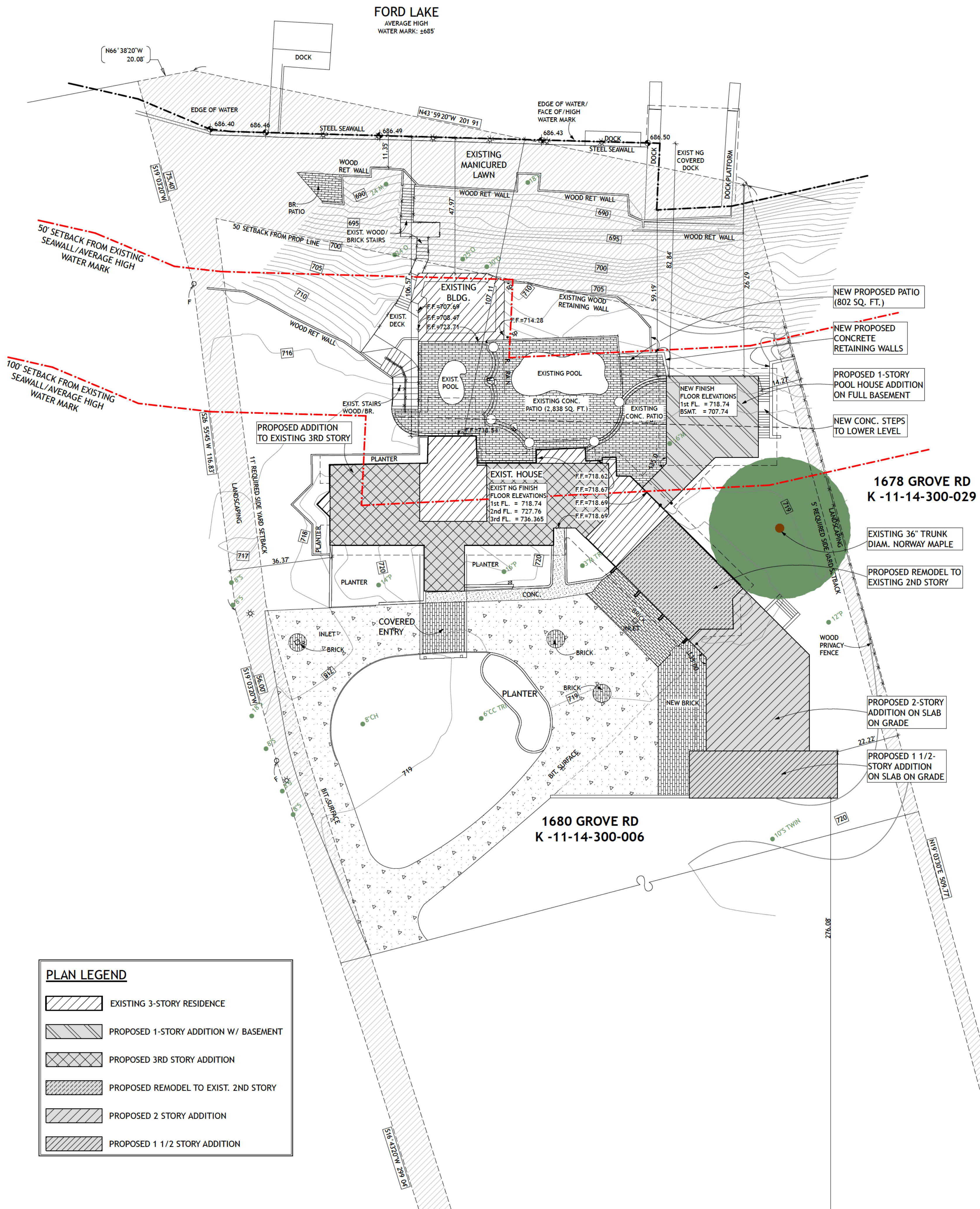
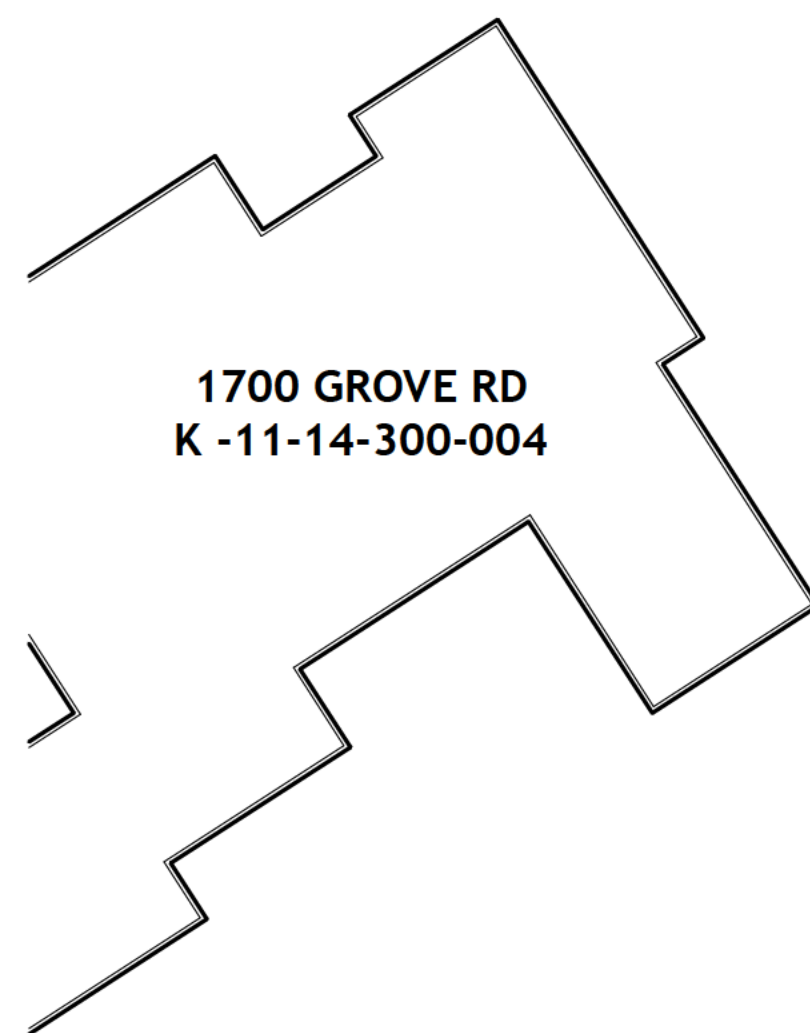
	Required Min.	Existing	Proposed
1. Non-disturbance area			
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F. Area Parameters (Principle Use Component)

	Required	Existing	Proposed
√ 1. Min Floor Area	720 S.F.	n/a	tbd
√ 2. Max lot coverage (all buildings)	30%	±5.22%	±8.19%

G. Height Parameters (Principal & Accessory Use Components)

	Required	Existing	Proposed
X 1. Max # of Stories	2	3	No change
X 2. Maximum Height	25'	27.875'	29.4'



PLAN LEGEND

	EXISTING 3-STORY RESIDENCE
	PROPOSED 1-STORY ADDITION W/ BASEMENT
	PROPOSED 3RD STORY ADDITION
	PROPOSED REMODEL TO EXIST. 2ND STORY
	PROPOSED 2 STORY ADDITION
	PROPOSED 1 1/2 STORY ADDITION

PROJECT DESCRIPTION

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Third Floor:	888 s.f.	2,479 s.f.	3,367 s.f.
Gross enclosed floor area:	9,813 s.f.	9,098 s.f.	18,911 s.f.
Exterior Patio:	2,838 s.f.	802 s.f.	3,640 s.f.

REFERENCE NORTH SITE PLAN - PROPOSED
1" = 20'

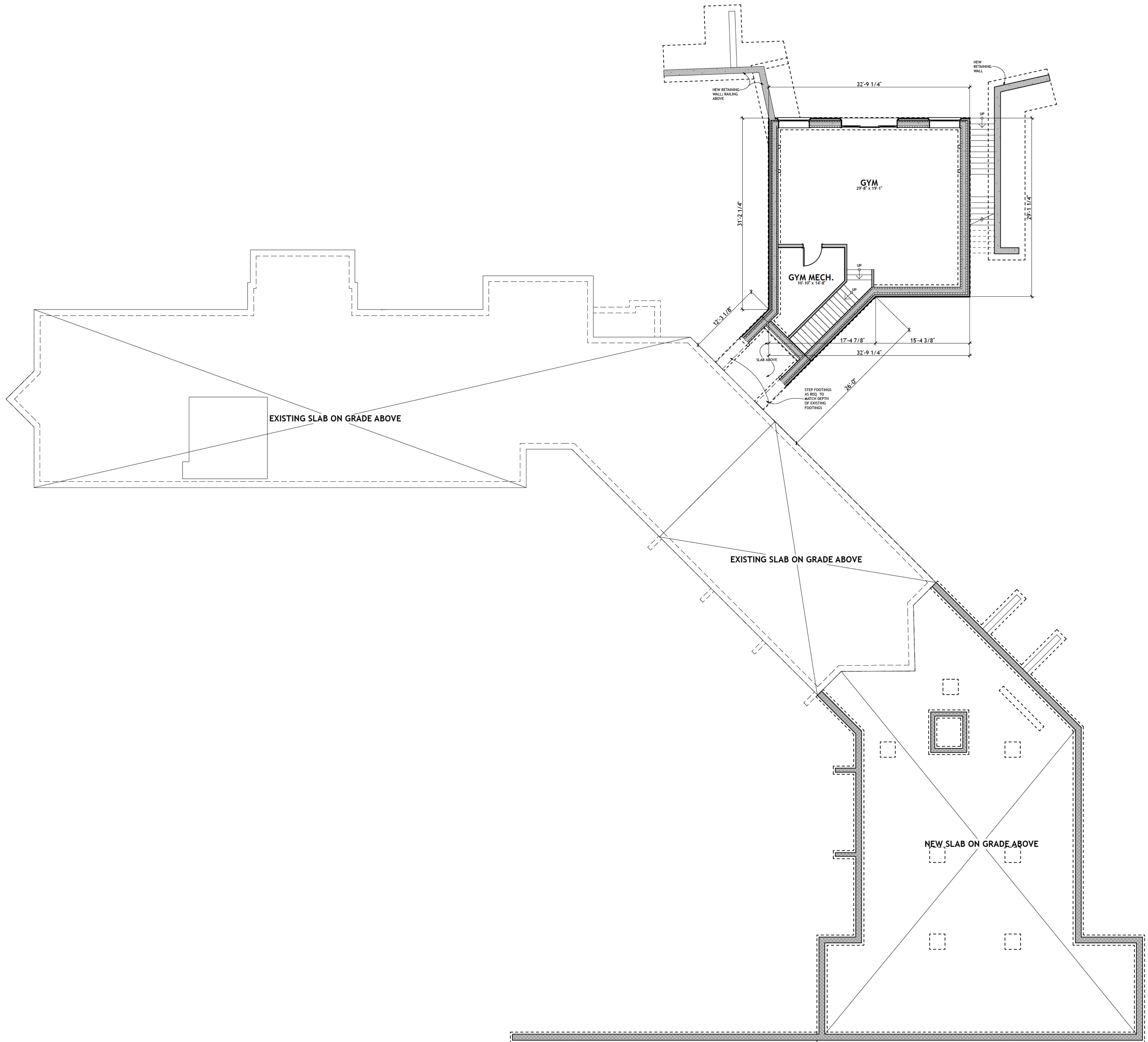
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PHASE	DATE OF ISSUE
EC	2025.06.16
SD	2025.07.14
DD	2025.08.04
ZONING	2026.02.27
PERMIT	n/a
CD	n/a

SHEET

A.03

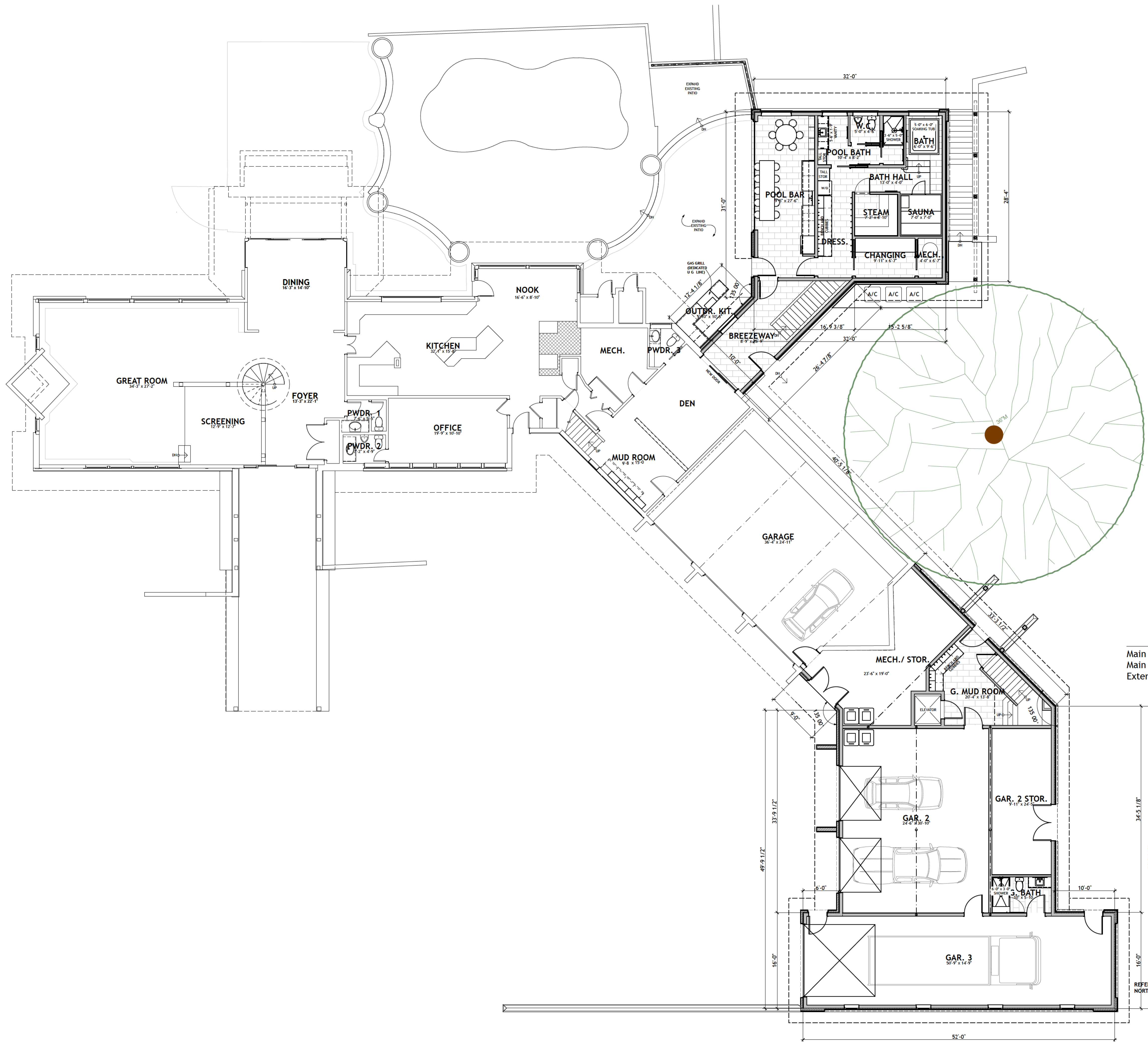
PHASE	DATE OF ISSUE
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SD	2025.07.14
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ZONING	2026.02.27
PERMIT	n/a
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LOWER LEVEL FLOOR PLAN (PROPOSED)
 1/8" = 1'-0"

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DD	2025.08.04
ZONING	2026.02.27
PERMIT	n/a
CD	n/a



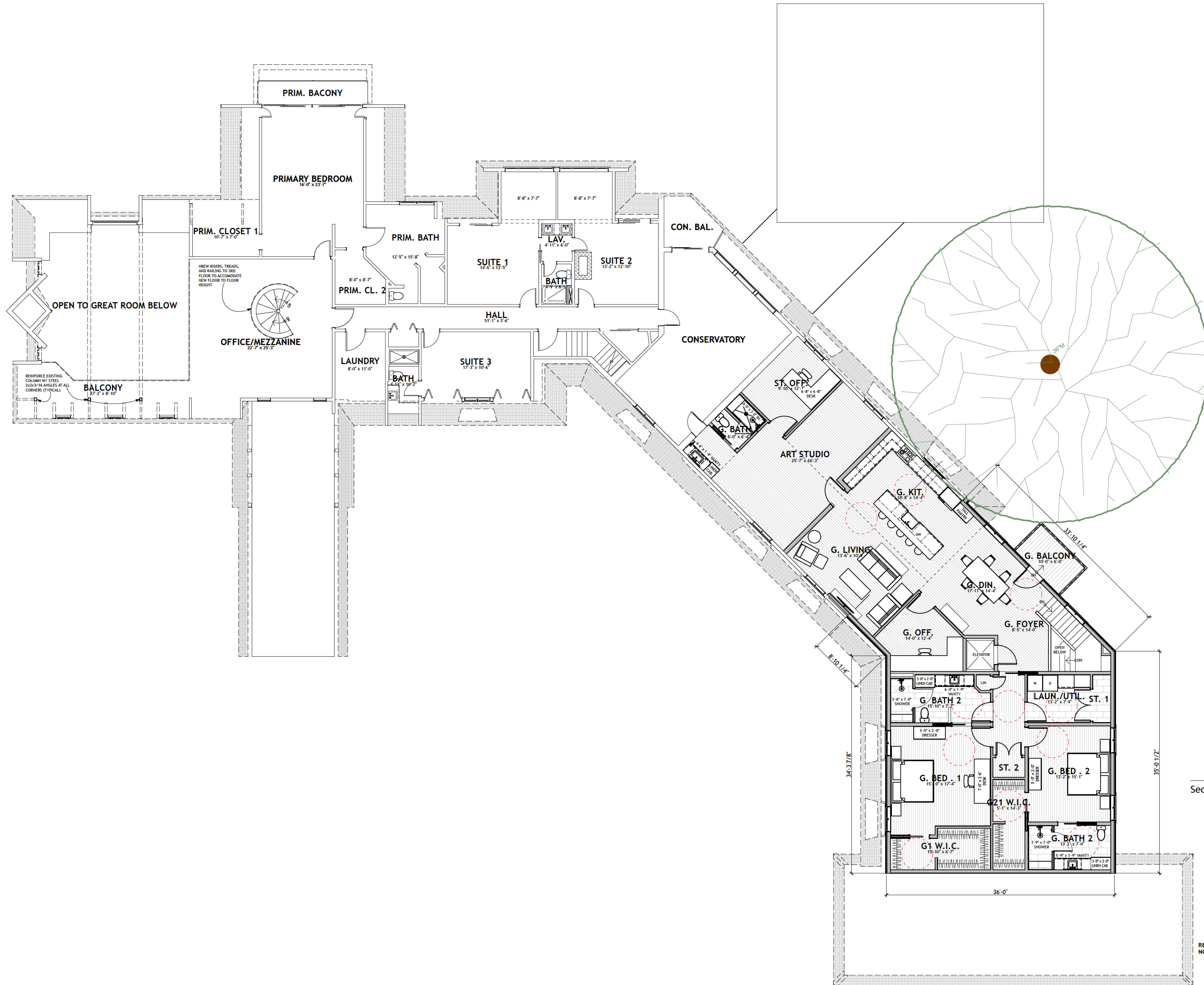
	Existing	New	Total
Main Floor:	3,513 s.f.	1,776 s.f.	5,289 s.f.
Main Floor (Garage):	1,046 s.f.	2,021 s.f.	3,067 s.f.
Exterior Patio:	2,838 s.f.	802 s.f.	3,640 s.f.

- DD PLAN LEGEND
- EXISTING WALL TO BE REMOVED
 - - - EXISTING WALL TO REMAIN
 - ▬ NEW OR MODIFIED EXISTING WALL

REFERENCE NORTH
FIRST FLOOR PLAN (PROPOSED)
 1/8" = 1'-0"

NOTE: ALL PROVIDED INFORMATION IS PRELIMINARY ONLY. THESE DRAWINGS ARE NOT ISSUED FOR CONSTRUCTION.

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ZONING	2026.02.27
PERMIT	n/a
CD	n/a



	Existing	New	Total
Second Floor:	4,366 s.f.	1,760 s.f.	6,126 s.f.

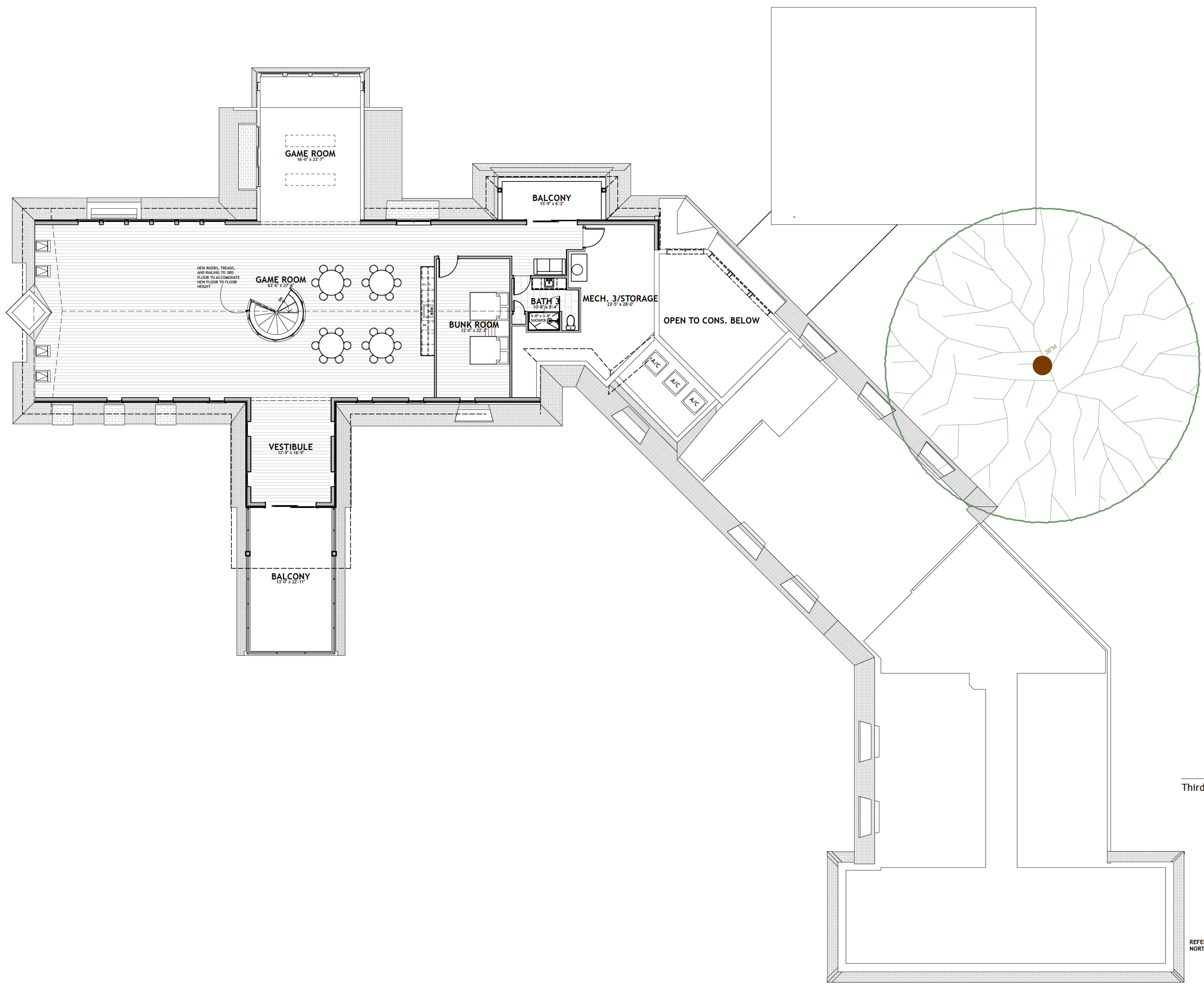
DD PLAN LEGEND

(Solid line)	EXISTING WALL TO BE REMOVED
(Dashed line)	EXISTING WALL TO REMAIN
(Thick solid line)	NEW OR MODIFIED EXISTING WALL

REFERENCE NORTH **SECOND FLOOR PLAN (PROPOSED)**
 1/8" = 1'-0"

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ZONING	2026.02.27
PERMIT	n/a
CD	n/a



	Existing	New	Total
Third Floor	888 s.f.	2,479 s.f.	3,367 s.f.

DD PLAN LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW OR MODIFIED EXISTING WALL

REFERENCE NORTH **THIRD FLOOR PLAN (PROPOSED)**
 1/8" = 1'-0"

NOTE: ALL PROVIDED INFORMATION IS PRELIMINARY ONLY.
 THESE DRAWINGS ARE NOT ISSUED FOR CONSTRUCTION.



1
 A.08 NORTH EXTERIOR ELEVATION (PROPOSED)
 1/8" = 1'-0"

LAMPE RESIDENCE
 PROPOSED ADDITION AND REMODEL
 1680 GROVE ROAD
 YPSILANTI MICHIGAN, 48198
 2404-LAM

SHEET TITLE
**NORTH & EAST EXTERIOR
 ELEVATION**
 PROJECT STATUS: DESIGN DEVELOPMENT
 PRINT DATE: 2/27/2026

PHASE	DATE OF ISSUE
EC	2025.06.16
SD	2025.07.14
DD	2025.08.04
ZONING	2026.02.27
PERMIT	n/a
CD	n/a

SHEET

A.08

NOTE: ALL PROVIDED INFORMATION IS PRELIMINARY ONLY.
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2
 A.08 EAST EXTERIOR ELEVATION (PROPOSED)
 1/8" = 1'-0"



PHASE	DATE OF ISSUE
EC	2025.06.16
SD	2025.07.14
DD	2025.08.04
ZONING	2026.02.27
PERMIT	n/a
CD	n/a



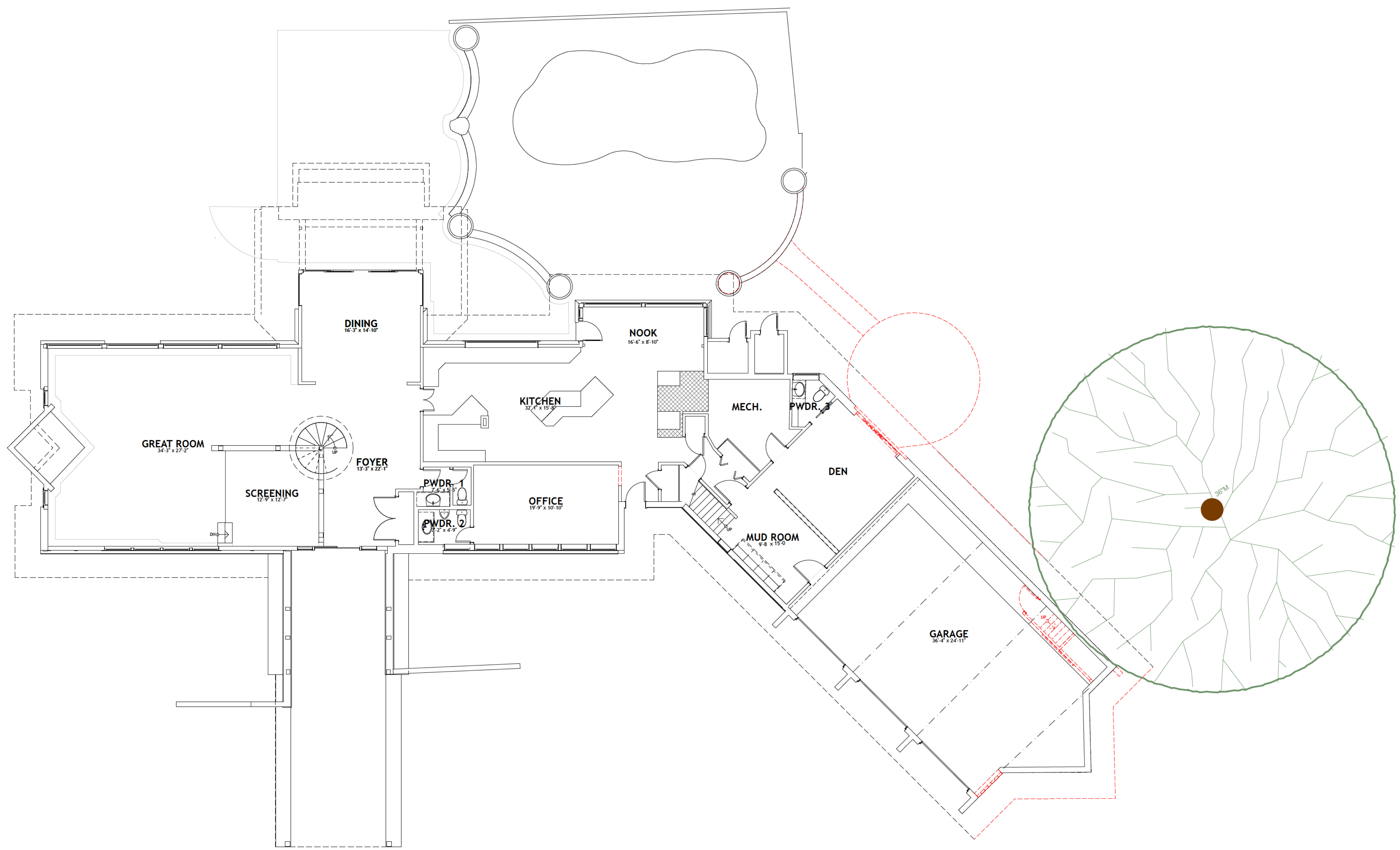
1 SOUTH EXTERIOR ELEVATION (PROPOSED)
 A.09 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION (PROPOSED)
 A.09 1/8" = 1'-0"

NOTE: ALL PROVIDED INFORMATION IS PRELIMINARY ONLY.
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PHASE	DATE OF ISSUE
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PERMIT	n/a
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	Existing	New	Total
Main Floor:	3,513 s.f.	1,776 s.f.	5,289 s.f.
Main Floor (Garage):	1,046 s.f.	2,021 s.f.	3,067 s.f.

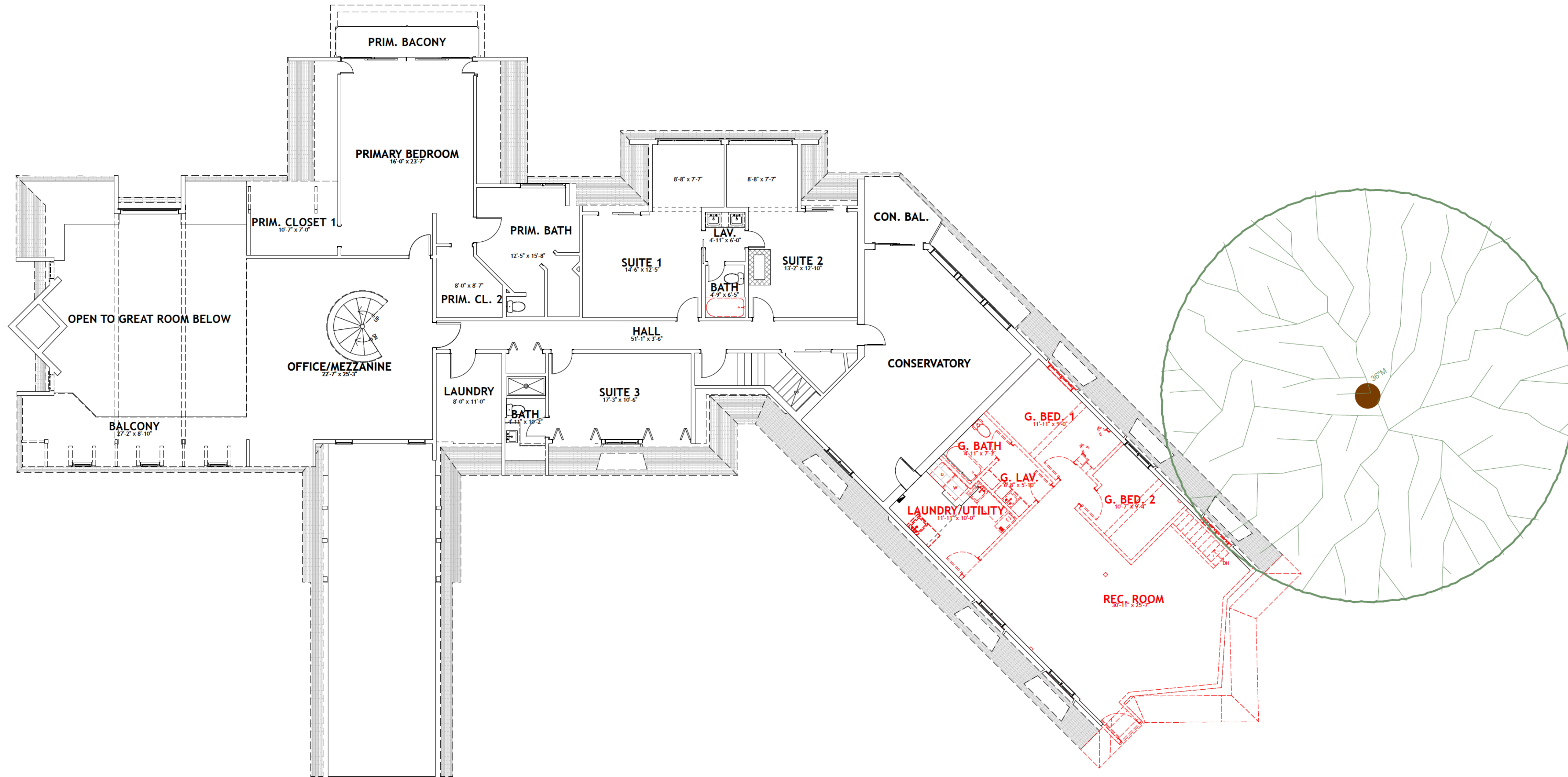
DD PLAN LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW OR MODIFIED EXISTING WALL

REFERENCE NORTH **FIRST FLOOR PLAN (EXISTING)**
 1/8" = 1'-0"

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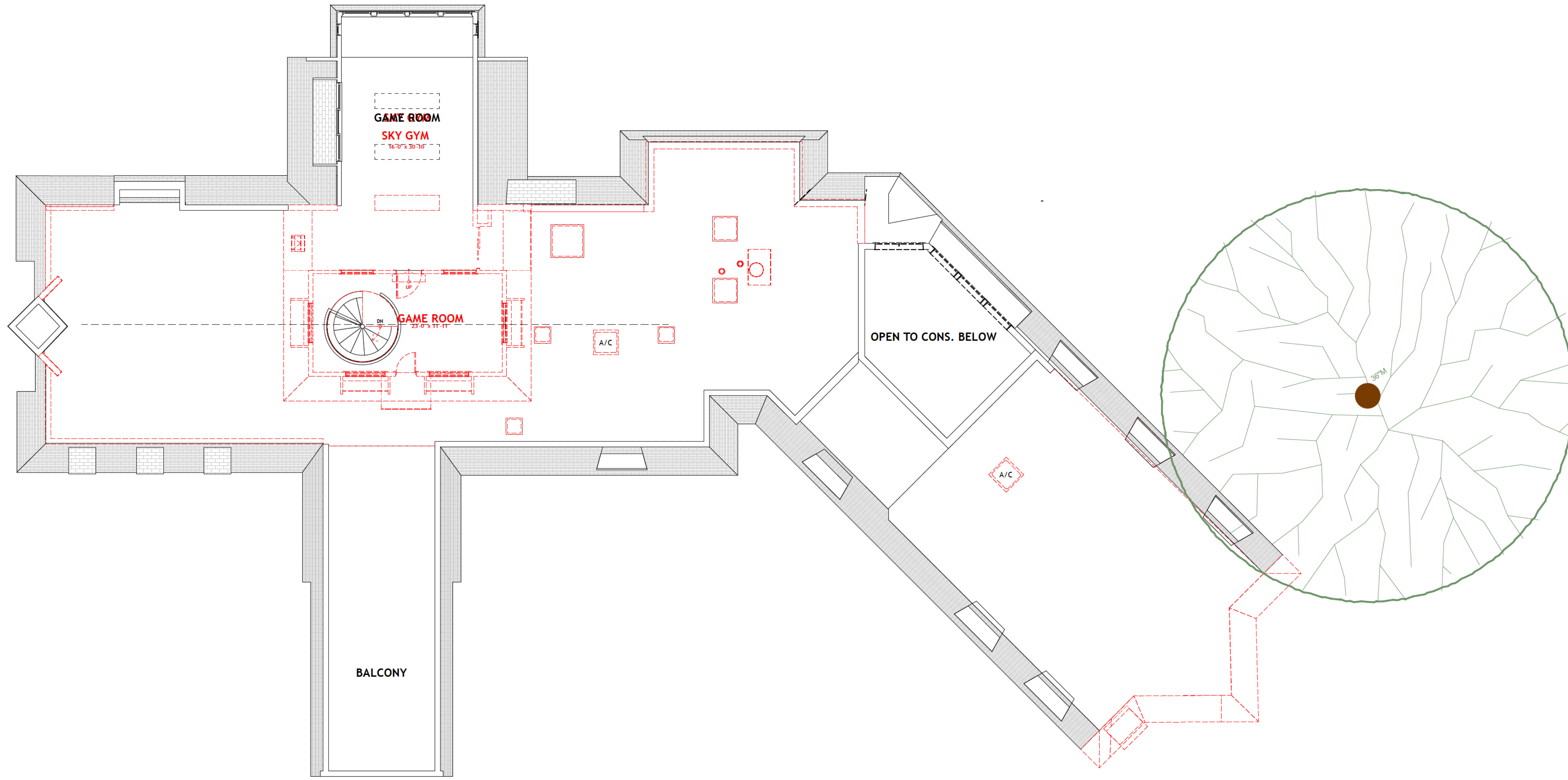
	Existing	New	Total
Second Floor:	4,366 s.f.	1,760 s.f.	6,126 s.f.

DD PLAN LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW OR MODIFIED EXISTING WALL

REFERENCE NORTH **SECOND FLOOR PLAN (EXISTING)**
 1/8" = 1'-0"

NOTE: ALL PROVIDED INFORMATION IS PRELIMINARY ONLY.
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	Existing	New	Total
Third Floor	888 s.f.	2,479 s.f.	3,367 s.f.

DD PLAN LEGEND

	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW OR MODIFIED EXISTING WALL

PHASE	DATE OF ISSUE
EC	2025.06.16
SD	2025.07.14
DD	2025.08.04
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PERMIT	n/a
CD	n/a

REFERENCE NORTH **THIRD FLOOR PLAN (EXISTING)**
 1/8" = 1'-0"

NOTE: ALL PROVIDED INFORMATION IS PRELIMINARY ONLY.
 THESE DRAWINGS ARE NOT ISSUED FOR CONSTRUCTION.



1 D11 NORTH EXTERIOR ELEVATION (EXISTING)
 A.13 1/8" = 1'-0"



2 D12 EAST EXTERIOR ELEVATION (EXISTING)
 A.13 1/8" = 1'-0"

LAMPE RESIDENCE
 PROPOSED ADDITION AND REMODEL
 1680 GROVE ROAD
 YPSILANTI MICHIGAN, 48198
 2404-LAM

SHEET TITLE
 EXISTING NORTH & EAST
 EXTERIOR ELEVATION
 PROJECT STATUS: DESIGN DEVELOPMENT
 PRINT DATE: 2/27/2026

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ZONING	2026.02.27
PERMIT	n/a
CD	n/a

SHEET
A.13

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PERMIT	n/a
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1 SOUTH EXTERIOR ELEVATION (EXISTING)
 A.14 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION (EXISTING)
 A.14 1/8" = 1'-0"

NOTE: ALL PROVIDED INFORMATION IS PRELIMINARY ONLY.
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1680 Grove Rd variance support letter

From Edward Brandt [REDACTED]
Date Mon 3/16/2026 8:59 AM
To Mark Yandrick <myandrick@ypsitownship.org>

You don't often get email from ted.brandt@icloud.com. [Learn why this is important](#)

To: Township Planning Director, Mark Yandrick (myandrick@ypsitownship.org)

I am writing in support of the ordinance variances requested by my neighbor Doug Lampe in his recent submission to the Zoning Board of Appeals, which I have reviewed. I have owned the property to the west, 1678 Grove, since 2013.

Having reviewed the submission, I do not believe that a variance would be a detriment to my property, and will not harm or alter the essential character of the area. I do not believe a variance would impair the public interest.

I encourage the variances as beneficial to my property. Let me explain. The proposed location of the new building (connected to the existing house) is located optimally for my interests because it both avoids encroaching on the existing Maple tree that I celebrate, and creates privacy between the back yard decks/patios of two houses. I understand that the proposed building will be within the 100' setback from the lake. However, moving the building back (to the north, away from the lake) to avoid the 100' setback will be harmful to my interests because it will cause either the removal of, or risk damaging (and eventually killing) the maple tree that I value. The tree is not huge, but the trunk structure is beautiful. The tree is very visible from my home, as my kitchen overlooks the tree. The tree is important to me. I encourage allowing the variance because it acknowledges the tree. Further, the proposed building will block views between the existing pool at 1680 and my back deck and patio. Of course, privacy at pool decks is valued by both the pool owner and neighboring homes. Moving the proposed building back will prevent the building from serving our mutual privacy interests.

I understand that the proposed extension of the existing 3rd level, and converting the existing flat roofs to pitched roofs, will require a variance from both the max height and 3rd level ordinance. Granting these variances will not be a detriment to my property--I do not believe the new structure will even be visible from my home because the new structure will be blocked from view by the existing structure. Also, the distance between the section of the home seeking variances is far from the property line so there is no impact on my property resulting from sun-blocking/shading. I also support the variances because eliminating the flat roof of 1680 mitigates the risk of major water damage, which would negatively impact my property values. I can also confirm that I see Doug Lampe on his existing flat roof clearing the drains commonly, and note the constant presence of ladders. Frankly, the existing flat roof structure does not seem sustainable or safe and I support a variance that enables a sloped roof to be placed over the existing home, including extending the existing 3rd level. Having reviewed the plans, I do not believe the max height & 3rd level variance will be harmful

to or alter the essential character of the area. Indeed, I think it makes the home look finished and more compatible with the character of the area which is almost uniformly pitched roofs. Please contact me with any questions.

V/R

Ted

Edward Brandt
1678 Grove Rd
Ypsilanti, MI 48198

Cell:

Email:

Fw: Lampe home improvement proposal 1680 Grove Rd.

From Mark Yandrick <myandrick@ypsitownship.org>

Date Mon 3/23/2026 1:41 PM

To Lauren Doppke <ldoppke@ypsitownship.org>



Mark Yandrick, AICP, GISP

Planning Director

734.544.3678

7200 S. Huron River Dr.

ypsitownship.org

Where Your Future Grows

From: Agdorny, Steve (S.) [REDACTED]

Sent: Monday, March 23, 2026 1:37 PM

To: Mark Yandrick <myandrick@ypsitownship.org>

Cc: Brenda Stumbo <bstumbo@ypsitownship.org>; doug.lampe [REDACTED]; Steve Agdorny [REDACTED]

Subject: Lampe home improvement proposal 1680 Grove Rd.

Hello Mark,

I would like to share a few positive thoughts regarding the proposed Lampe home improvement project (1680 Grove Rd.). I had the privilege of reviewing the proposed plans this weekend, and I must say I was extremely impressed with both the scope and thoughtfulness of this project. It is beautifully executed, with future proof for elderly inhabitation a great add, but the exterior update is much appreciated for a boost in home appeal. I think this update would be aesthetically beneficial to all those who appreciate and use the lake and find it to be inspiring. An undertaking like this is contagious for other property owners to make improvements to surrounding dwellings which honestly is much needed around the shoreline of Ford Lake. This project should be looked upon as a shining example of what can be accomplished when the homeowner and township departments work together for the greater good. I would strongly encourage all involved to seriously consider allowing the project to move forward by any reasonable means necessary. Thank you for time, and effort in this matter.

Best Regards,

Steve Agdorny

9361 S. Huron River Dr.
[REDACTED]

Fw: Ordinance Variances requested by Doug Lample, 1700 S Grove

From Mark Yandrick <myandrick@ypsitownship.org>

Date Mon 3/23/2026 8:43 AM

To Lauren Doppke <ldoppke@ypsitownship.org>

Please include in record.



Mark Yandrick, AICP, GISP

Planning Director

734.544.3678

7200 S. Huron River Dr.

ypsitownship.org

Where Your Future Grows

From: subbaiah malladi [REDACTED]

Sent: Sunday, March 22, 2026 8:24 PM

To: Mark Yandrick <myandrick@ypsitownship.org>

Cc: Doug Lampe [REDACTED]

Subject: Ordinance Variances requested by Doug Lample, 1700 S Grove

You don't often get email from malladi@gmail.com. [Learn why this is important](#)

Dear Mr Yandrick:

I am writing in support of the ordinance variances requested by my neighbor Doug Lampe in his recent submission to the Zoning Board of Appeals, which I have reviewed. By way of introduction, I have owned the property immediately to the west, 1700 Grove, since 2018.

Having reviewed proposed building plans, I support the building plans. I do not believe a variance, if granted, would impair the public interest.

I understand that the proposed building on the far/west side of 1680 will be within the 100' setback from the lake. This location does not concern me and will not impair my view. I do not believe it will harm or alter the essential character of the area or impair the public interest. The building plans also show the newly proposed building to be set back further than the existing outdoor kitchen building. Having spent time in the existing outdoor kitchen building, I commonly--on dozens of occasions, have heard boaters passing by and complimenting the existing outdoor kitchen building and the great style and mood it brings to the lake.

I understand that the proposed extension of the existing 3rd level, and converting the existing flat roofs to pitched roofs, will require a variance from both the max height and 3rd level ordinance. Granting these variances will not be a detriment to my property--the distance between the section of the home seeking variances is far from the property line so there is no impact on my property resulting from sun-blocking/shading. I believe the proposed plans will enhance the character of the area because they will improve the appearance of 1680, and the sloped roofs will reduce the risk of a substantial impairment to 1680.

With Best Regards,
Subbaiah Malladi Ph.D.

Fw: Support for Variance at 1640 Grove St. Ypsilanti, MI 48198

From Mark Yandrick <myandrick@ypsitownship.org>

Date Fri 5/1/2026 2:44 PM

To Lauren Doppke <ldoppke@ypsitownship.org>

 1 attachment (6 MB)

25.12.12_1680 Grove Road_Ypsi Twp Submission.pdf - Google Drive.mht;

Please include in packet



Mark Yandrick, AICP, GISP

Planning Director

734.544.3678

7200 S. Huron River Dr.

ypsitownship.org

Where Your Future Grows

Are you attending the upcoming [Ecorse Rd Redesign](#) Open House on Monday, May 4, 2026?

From: Mark Snyder <[REDACTED]>

Sent: Tuesday, March 24, 2026 7:18 PM

To: Mark Yandrick <myandrick@ypsitownship.org>

Subject: Support for Variance at 1640 Grove St. Ypsilanti, MI 48198

You don't often get email from [REDACTED] [Learn why this is important](#)

Mr, Yandrick

Subject: Support for Variance Request – Doug Lampe

Address:

1680 Grove St.

Ypsilanti, MI 48198

To the Ypsilanti Township Zoning Board of Appeals,

My name is Mark Snyder, and my wife Tracy and I are residents of Ypsilanti Township located at 8075 Lake Crest Dr. Ypsilanti, MI 48197. As lakefront property owners who have invested significant time and effort into the beautification of our own home and the Ford Lake shoreline, we are writing to express our full and enthusiastic support for the proposed expansion at the residence of our neighbor, Doug Lampe.

In reviewing the standards for relief, we believe the proposed project meets the necessary criteria for approval without detriment to the public good or the character of our neighborhood:

- **Aesthetics and Public Good:** We believe the expansion will be a visual asset to the community. From the perspective of boaters and visitors at Ford Lake Park, this project enhances the lake's skyline. It reflects a high standard of design that fosters a sense of pride among residents and contributes to the overall "beautification" of the township's water frontage.

- **Essential Character of the Area:** The expansion of the existing third story does not alter the character of the area; rather, it provides a sense of architectural completion. The home is already a staple of the neighborhood, and these improvements make the structure look finished and intentional.
- **Impact of the 100' Setback:** Regarding the proposed pool support structure, we believe it is entirely acceptable within the current context. Since the home, the existing outdoor kitchen ("Doug's Dive"), and the pool are already situated within the 100' mark, this addition is a logical continuation of the existing footprint. Because it is set further back than the current outdoor kitchen, it maintains the rhythm of the shoreline without encroaching further or frustrating the intent of the ordinance.

We believe this variance will allow for a high-quality improvement that benefits the aesthetic value of Ford Lake. We respectfully urge the Board to approve this request.

Sincerely,

Mark and Tracy Snyder

Ypsilanti Township Residents



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: May 1, 2026

**Variance Review
For
Ypsilanti Charter Township, Michigan**

Applicant:	Camelot Apartments (136 Group LLC)
Project Name:	Camelot Apartments Sign Variance
Plan Date:	June 3, 2025
Location:	2982 Washtenaw (K-11-06-325-003)
Zoning:	Regional Corridor (RC)
Action Requested:	Sign Variance

PROJECT AND SITE DESCRIPTION

The applicant would like to replace the existing apartment complex ground sign that is in poor condition with a new ground sign. The subject site is located north of Washtenaw Ave., at the end of a long entry drive off this street. The entry drive is approximately 500 feet long. This access is the only vehicular access into the site and the address for the complex is Washtenaw Ave. The site is 6.82-acres in size.

The site is zoned Regional Corridor (RC). In this “form-based” district, Sec. 1500.6 allows each site one ground sign per lot, but the lot must have a minimum 50-foot wide width. “Lot width” is measured at the required front yard setback, which in this district, is 10-feet from the street right-of-way line. In this location, the lot width for this parcel is only 40.23 feet wide. Therefore, to replace the existing sign with a new sign, the applicant will need a variance for insufficient lot width.

An aerial showing the subject site is provided on the next page.

Figure 1. Subject Site



Table 1. Surrounding Property Details:

Direction	Master Plan	Zoning	Use
North	Neighborhood Transition	RM-MD, Multiple Family (Medium Density)	Multi-Family Residential
South	Regional Corridor	RC, Regional Corridor	Commercial
East	Neighborhood Transition	RC, Regional Corridor	Commercial
West	Neighborhood Transition	RC, Regional Corridor	Commercial

Size of Site:

The total area of the subject site is 6.82 acres (297,079 sq/ft).

Current Use of Site:

The site is currently used for Camelot Apartments, Multi-Family Residential.

Proposed Use of Site:

Same use will continue at this site.

Items to be Addressed: None

STANDARDS

The Zoning Board of Appeals may grant a dimensional or non-use variance only upon a finding that compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty and unreasonably present the use of the property. A finding of practical difficulty shall require demonstration that all the following conditions are met:

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

The very long and very narrow access drive from Washtenaw Ave. to the apartment complex creates an exceptional condition that does not apply generally to other properties in this zoning district. Another unusual condition of this property is that the only vehicular access to the apartment complex is from this long, narrow driveway. Therefore, a person looking for the complex can only enter from this drive, and that adequate signage to locate the drive is important for vehicular safety of those slowing down and turning from Washtenaw into the drive. Therefore, we consider this criterion met by the proposal.

- 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.**

All multi-family developments have some type of sign that guides residents and visitors to the buildings. Since this site doesn't have any other vehicular access point, a sign along Washtenaw Ave. is necessary for people to find the complex, particularly since the complex is so far off Washtenaw Ave. and not easily visible from the road. We consider this criterion met.

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

The new sign is replacing an existing sign that is old, and in poor condition. The new sign will be located in the same place as the old sign, and the sign itself will be smaller than the existing sign. It will also be set back far enough so that it is not within the "clear vision zone," or outside of the area needed for drivers to clearly see west-bound traffic on Washtenaw Ave. Note also that the new sign will not be illuminated, eliminating any glare issues for motorists. We don't consider the new sign to be a substantial detriment to adjacent properties and think it meets this criterion.

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 applicant did not create the parcel conditions.

5. **The proposed variance will be the minimum necessary and no variance shall be granted where a different solution not requiring a variance would be possible.**

The variance is only for insufficient lot width, and not for any design choices made by the applicant for the sign area, height, location, or other issues that are under the applicant's control. We consider the proposed variance to be the minimum necessary, and that there is no other solution than a variance to allow this apartment complex to have an identification sign.

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.

Lot Width Variance:

Table:

"I move to postpone the variance request to permit a sign, as presented this evening, on a lot with insufficient lot width of 40.23 feet while Sec. 1500.6, *Permitted Signs in Form-Based Districts*, of the Zoning Ordinance requires a minimum lot width of 50-feet. The property is located in the RC, Regional Corridor District at 2982 Washtenaw Ave. (K-11-06-325-003) in order to consider comments presented during this public hearing."

Approve:

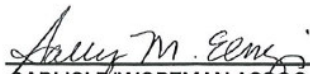
"I move to approve the variance request to permit a sign, as presented this evening, on a lot with insufficient lot width of 40.23 feet while Sec. 1500.6, *Permitted Signs in Form-Based Districts*, of the Zoning Ordinance requires a minimum lot width of 50-feet. The property is located in the RC, Regional Corridor district at 2982 Washtenaw Ave. (K-11-06-325-003), and the proposal meets all the criteria, as the following practical difficulties have been noted:

1. The property has an unusual shape, containing a very long and narrow entry drive from Washtenaw Ave. as its only means of vehicular access. These conditions do not apply generally to other properties in this zoning district.
2. Adequate signage is needed to allow residents and visitors to safely access the driveway, particularly since the buildings are so far from Washtenaw Ave. Signage is a feature of all multi-family developments, and granting the variance will extend this to Camelot Apartments.
3. Authorizing of the requested variance will not be a substantial detriment to adjacent property, as the new sign is replacing an existing, larger sign.
4. The site shape and building location was not created by the applicant.
5. The new sign is in the same location as the old sign, and is smaller, making this the minimum variance necessary to have any signage at the appropriate location on this property."

Denial:

"I move to deny the variance request to permit a sign, as presented this evening, on a lot with insufficient lot width of 40.23 feet while Sec. 1500.6, *Permitted Signs in Form-Based Districts*, of the Zoning Ordinance requires a minimum lot width of 50-feet. The property is located in the RC, Regional Corridor district at 2982 Washtenaw Ave. (K-11-06-325-003), and the proposal does not meet all the criteria, due to the following reason(s):

1. _____
2. _____"



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

ZONING BOARD OF APPEALS APPLICATION

RECEIVED

BY _____

JAN 21 2025

YPSILANTI TOWNSHIP
000

I. APPLICATION TYPE

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

II. PROJECT LOCATION

Address: 2982 Washtenaw Avenue Parcel ID #: K-11-06-325-003 Zoning RC
Lot Number: _____ Subdivision: _____

III. APPLICANT INFORMATION

Applicant: 136 Group LLC (Camelot Apartments) Phone: [REDACTED]
Address: 6960 Orchard Lake Road, Suite 206 City: West Bloomfield State: MI Zip: 48332
Fax: _____ Email: [REDACTED]
Property Owner: 136 Group LLC (Camelot Apartments) Phone: [REDACTED]
Address: 6960 Orchard Lake Road, Suite 206 City: West Bloomfield State: MI Zip: 48332
Fax: _____ Email: [REDACTED]

IV. COST AND FEES

Total: \$500.00

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

V. APPLICANT SIGNATURE

The undersigned 136 Group LLC (Camelot Apartments) represents 136 Group LLC (Camelot Apartments);
Applicant Property Owner

- That 136 Group LLC (Camelot Apartments) is/are the owner(s) of lot(s) _____ located in the _____
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 2982 Washtenaw Avenue and the property is
Address
zoned RC
Zoning District
- That the petitioner hereby request Variance under Section 15 Article 11-12 of the Ypsilanti Township
Variance/Temporary Use Section Article
/Regular Meeting
Zoning Ordinance.
- The petitioner further state that JK have/has read and understands the provisions of said zoning ordinance as it
Applicant Initial
applies to this petition.
- That the following is submitted in support of the petition (attach all pertinent data to support the request).

Jonathan Kuish

Applicant Signature

Jonathan Kuish on behalf of 136 Group LLC (Camelot Apartments)

Print Name

December 18, 2025

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.



136 Group LLC
6960 Orchard Lake Road, Ste 206
West Bloomfield, MI 48322

March 17, 2026

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

Re: Letter of Interest regarding the Variance Application for a replacement sign for the property located at 2982 Washtenaw Avenue, Ypsilanti Township, Michigan 48197, and as more commonly known as Camelot Apartments (the "Property")

Dear Members of the Ypsilanti Charter Township Board of Zoning Appeals,

136 Group LLC is the owner of the Property. We are writing to request a variance for the installation of a new ground sign which will replace the existing ground sign at the Property. The existing ground sign is dilapidated and is in need of replacement. The new sign will enhance the Property and will aid existing and prospective tenants, visitors, and, most critically, emergency vehicles and first responders in efficiently identifying and locating the Property.

Article 17, Section 1704.2(D) of the Zoning Ordinance of Ypsilanti Charter Township (the "Zoning Ordinance") authorizes the Board of Zoning Appeals to grant a dimensional or non-use variance in cases where 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 requires demonstration that the following conditions are met. We believe they are met for the following reasons:

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.**

Although Article XV, Section 1506.A1(a) of the Zoning Ordinance permits ground signs only on lots as at least fifty (50) feet in width, the Property's exceptionally long and narrow access drive creates a practical difficulty in complying with this requirement. The unique configuration makes a ground sign essential to ensure that the Property can be readily located, especially in the event of an emergency, without imposing a detriment to the surrounding area.

- 2. That a variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same zoning district and in the vicinity.**

The requested sign variance is necessary to preserve and allow the reasonable enjoyment of a substantial property right that is commonly possessed by other properties within the RC Zoning District and surrounding vicinity. Comparable properties in the area benefit from signage of similar size, height, and visibility, which enables effective identification, wayfinding, and communication with the public.

Due to the Property's setback and visibility constraints, strict enforcement of the existing sign regulations would place the Property at a practical disadvantage compared to nearby properties. Granting this variance would allow the Property to function on equal footing with others in the district, without conferring a special privilege, but rather ensuring consistency and fairness in the enjoyment of customary signage rights already exercised by neighboring properties.

- 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.**

The proposed replacement sign will match the existing sign in size and location. The current sign is not a substantial detriment to adjacent properties, does not harm or alter the essential character of the areas, and does not materially interfere with the purposes of the Zoning Ordinance or the public interest. The new sign will likewise avoid any detriment, preserve the character of the areas, support the objectives of the Zoning Ordinance, and provide an aesthetic enhancement that contributes positively to the overall appearance of the Property and surrounding neighborhood.

- 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.**

At the time of installation, the original sign was lawfully established in compliance with the Zoning Ordinance then in effect. Subsequent amendments to the Zoning Ordinance modified the sign regulations applicable to the Property. As a result, any replacement of the existing sign is now subject to the current ordinance requirements. The resulting practical difficulty necessitating the requested variance was not self-created by the applicant or any predecessor in interest but instead is directly attributable to

post-installation changes in the Zoning Ordinance. Strict application of the current sign regulations would impose a practical difficulty by preventing a reasonable replacement of a lawfully established sign condition, while offering no corresponding public benefit.

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.**

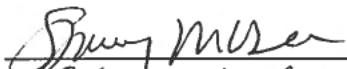
Representatives of Camelot Apartments including legal counsel, have been in ongoing correspondence with Ypsilanti Township officials since July 2025 in an effort to identify a compliant alternative that would allow replacement of the existing sign without the need for a variance. After evaluating potential options, the Planning Director advised on November 25, 2025, that a variance application would be most suitable for this sign replacement situation.

Accordingly, the requested variance represents the minimum relief necessary to permit reasonable replacement of the sign and granting it would not provide relief where a reasonable, variance-free alternative exists, as no such alternative has been identified through consultation with Township staff.

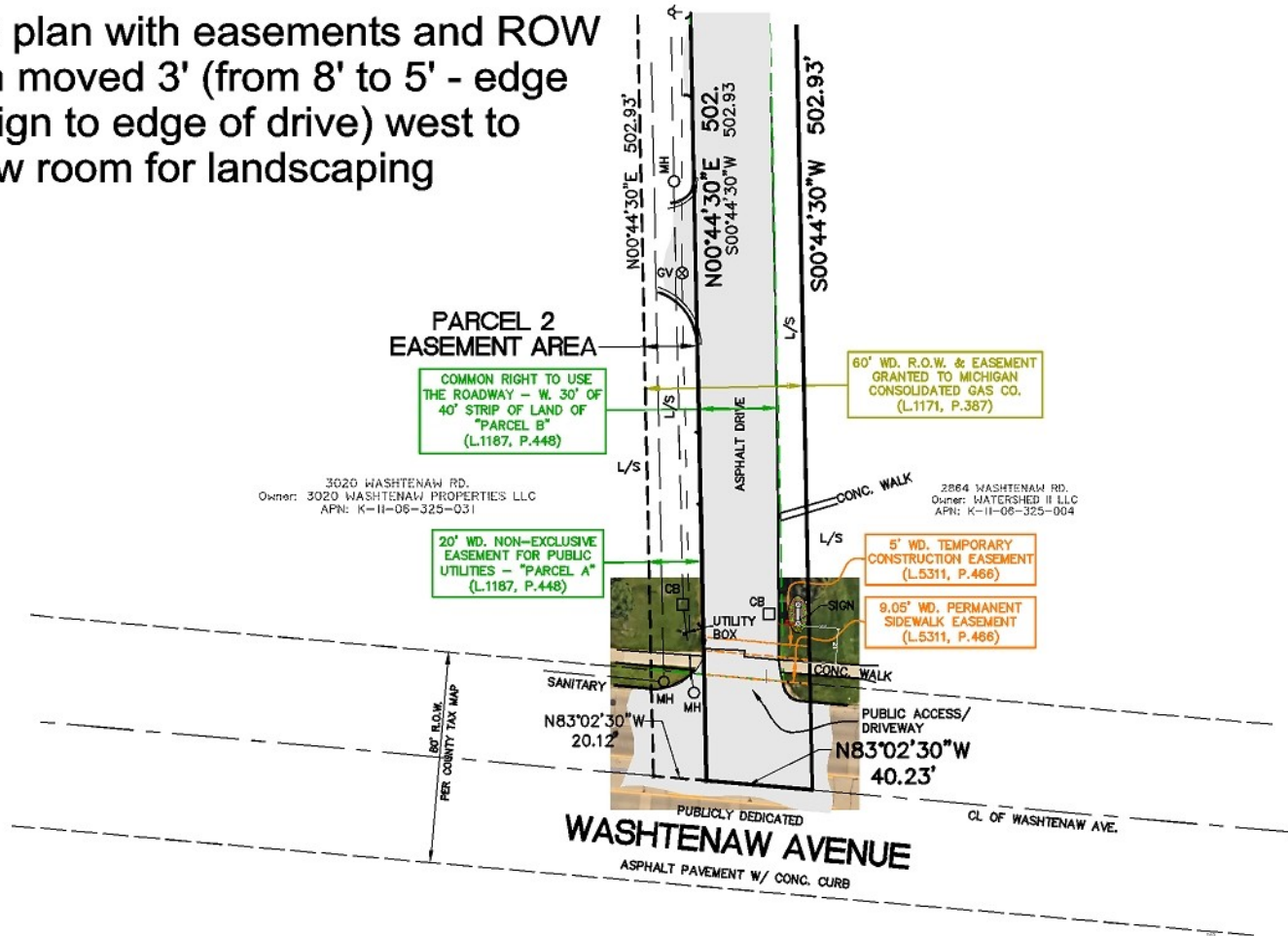
Based on the reasons set forth herein, we respectfully request that the Board of Zoning Appeals grant the proposed variance for the new sign at the Property. We appreciate you taking the time to review and consider this variance application.

Sincerely,

136 Group LLC

By: 
Name: Stacey McGee
Its: member

Description: Site plan with easements and ROW sign moved 3' (from 8' to 5' - edge of sign to edge of drive) west to allow room for landscaping

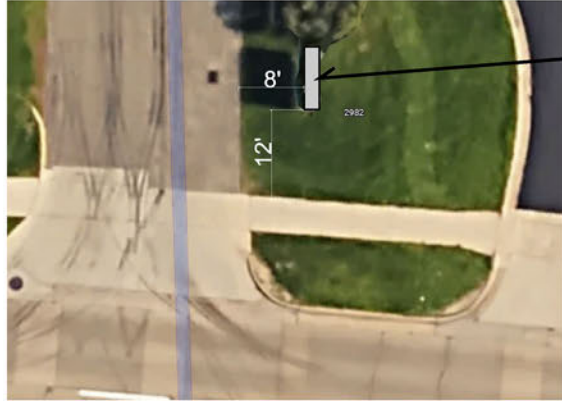


10099 BERGIN ROAD
BUILDING D
HOWELL, MI 48843
(P): 810.632.0562
(F): 810.632.0562
E-MAIL: INFO@FIVESTARSIGNSMI.COM
WEB: WWW.FIVESTARSIGNSMI.COM



Date: 06.03.25		Location: 2982 Washtenaw Ave, Ypsilanti, MI 48197	
Job Name: Cormorant - Camelot Monument			
Approved by:		Production Code:	
Approved:	Approved as noted:	P.O.#	

Description: Install Location



Current sign

Replacement sign will be installed in the same location



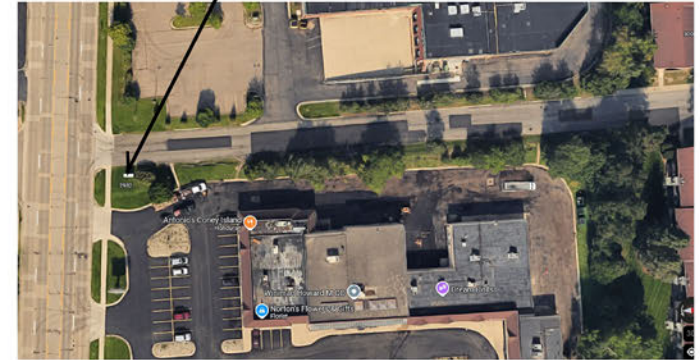
This monument will replace the current sign pictured at the left



Notes:

Current sign cabinet to be removed and replaced with a new foam monument.
 The new sign is to be installed in the same location as the existing sign.
 Setback 12' from the sidewalk and 8' from the entrance drive

Sign location



10099 BERGIN ROAD
 BUILDING D
 HOWELL, MI 48843
 (P): 810.632.0562
 (F): 810.632.0562



E-MAIL: INFO@FIVESTARSIGNSMI.COM
 WEB: WWW.FIVESTARSIGNSMI.COM

Date: 06.03.25

Location: 2982 Washtenaw Ave, Ypsilanti, MI 48197

Job Name: Cormorant - Camelot Monument

Approved by:

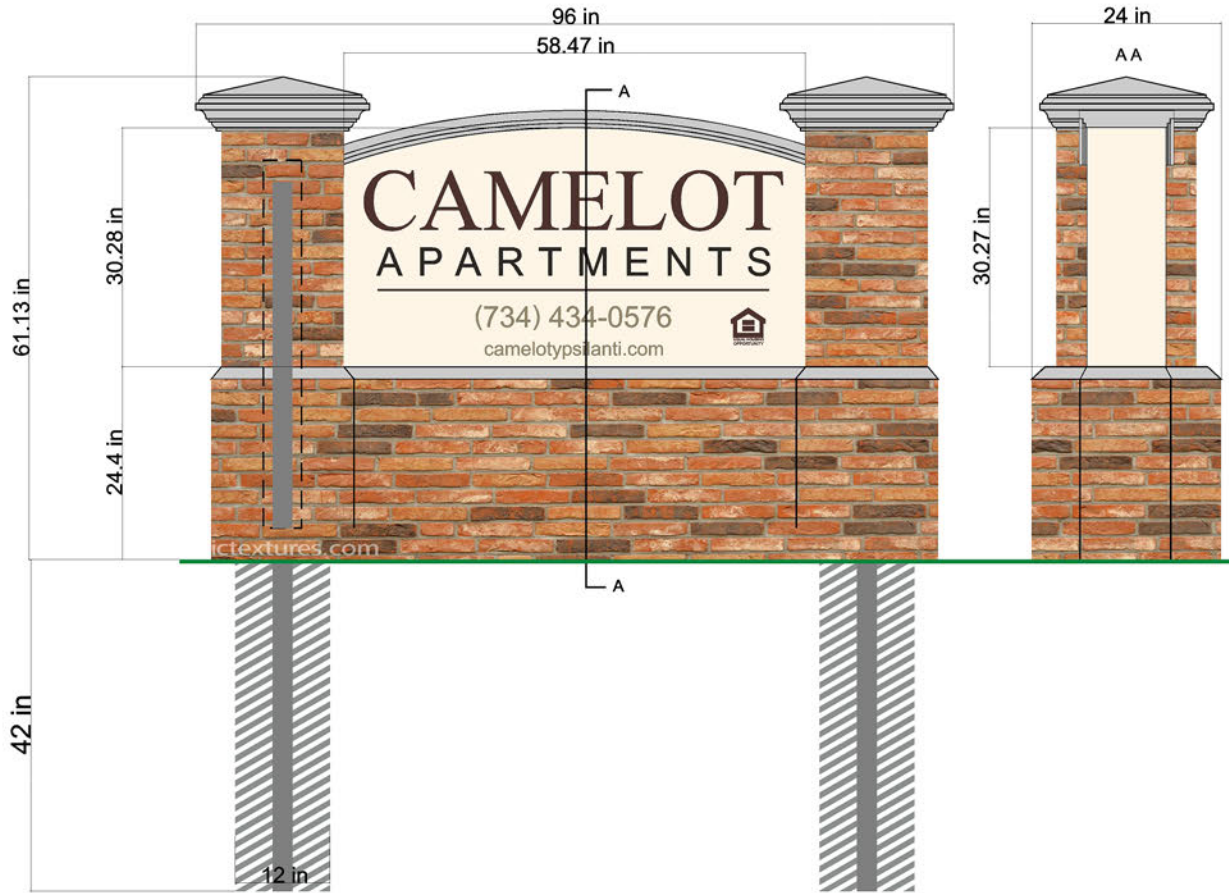
Production Code:

Approved:

Approved as noted:

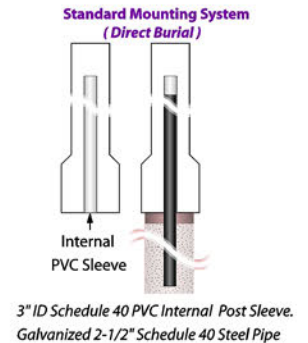
P.O.#

Description: Camelot replacement monument



Notes:

Current sign cabinet to be removed and replaced with a new foam monument.
 Foam is sealed with a polyurea coating and painted.
 Monument has pvc tubes built in the side pillars which accept galvanized pipe. The pipe is secured with foam filler and set with concrete in the footings.
 The sign is not illuminated.
 The new sign will be installed in the same location as the existing sign.



10099 BERGIN ROAD
 BUILDING D
 HOWELL, MI 48843
 (P): 810.632.0562
 (F): 810.632.0562
 E-MAIL: INFO@FIVESTARSIGNSMI.COM
 WEB: WWW.FIVESTARSIGNSMI.COM



Date: 06.03.25

Location: 2982 Washtenaw Ave,
 Ypsilanti, MI 48197

Job Name: Cormorant - Camelot Monument

Approved by:

Production Code:

Approved:

Approved as noted:

P.O.#

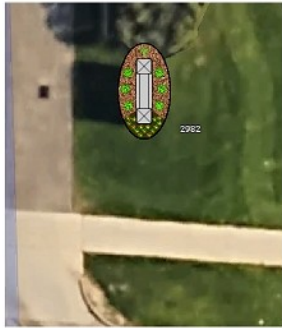
Description: Landscaping



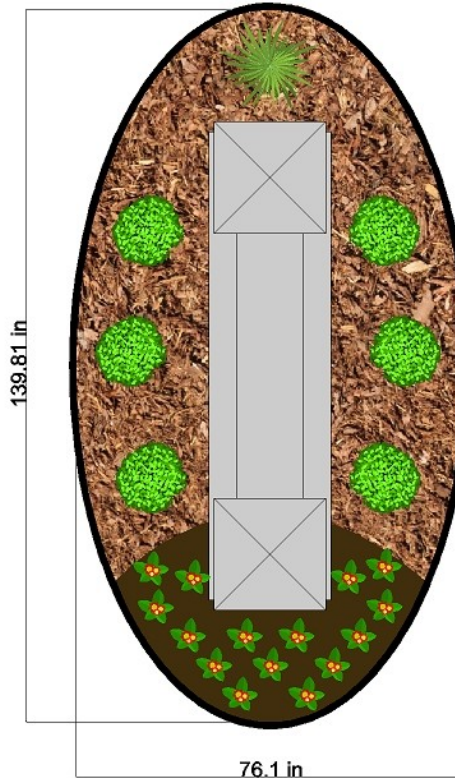
variegated grass

boxwood

begonia or similar flower



75 sqft
landscape
bed around
the monument



Notes:

Approximately 75 SQFT of landscaping

10099 BERGIN ROAD
BUILDING D
HOWELL, MI 48843
(P): 810.632.0562
(F): 810.632.0562
E-MAIL: INFO@FIVESTARSIGNSMI.COM
WEB: WWW.FIVESTARSIGNSMI.COM



Date: 06.03.25

Location: 2982 Washtenaw Ave,
Ypsilanti, MI 48197

Job Name: Cormorant - Camelot Monument

Approved by:

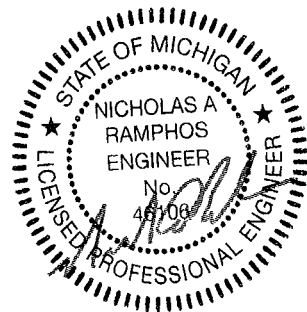
Production Code:

Approved:

Approved as noted:

P.O.#

**SIGN COMPANY
Five Star Signs
SIGN PROJECT:
Cormorant Camelot**



JUN 18 2025

NICHOLAS A. RAMPHOS, P.E.
PO BOX 8018
CANTON, OH. 44711
C. (330) 495-2311
O. (330) 455-0793

JOB NUMBER
25174

WIND LOADS

Sign Company *Five Star Signs*
 Job Name *Cormorant Camelot*
 Job Number *25174*

Note # 1 Basic Wind Speed is the 3 second gust @ 33 ft.above ground, exposure

Basic Wind Speed= 115 mph
 Exposure= c flat terrain, generally open for 1/2 mile.
 Cq= 1.2 signs, flagpoles and lightpoles

Note #4 Cq= Pressure Coefficient

Calculation of Design Wind Pressures

Height (ft):	(qs)	(G)	(Cf)	= Wind Pressure	Kz
15	24.5	0.85	1.2	25.0 psf	0.85
20	25.9	0.85	1.2	26.4 psf	0.9
25	27.1	0.85	1.2	27.6 psf	0.94
30	28.2	0.85	1.2	28.8 psf	0.98
40	29.9	0.85	1.2	30.5 psf	1.04
60	38.3	0.85	1.2	39.0 psf	1.09
80	41.0	0.85	1.2	41.8 psf	1.13
100	34.8	0.85	1.2	35.5 psf	1.17
120	35.7	0.85	1.2	36.4 psf	1.21
160	36.3	0.85	1.2	37.0 psf	1.24
200	37.7	0.85	1.2	38.5 psf	1.26
300	24.5	0.85	1.2	25.0 psf	1.31
400	24.5	0.85	1.2	25.0 psf	

Note # 5 Design Wind Pressu

Seismic Load Comparison

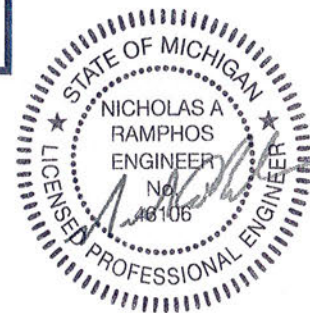
Seismic Zone= 1
 Z= 0.1
 I= 1.0 standard structures
 Cp= 2.0
 Wp= 15.0 psf, typical sign box with structure
 Fp= (Z)(I)(Cp)(Wp)= 2.3 psf **Design Base Shear**

Note: Less than wind pressure above, so seismic not a factor and wind governs calculations

Note # 2 Signs use a Wind Importance Factor, (Iw) of 1.0

Note # 3 Not Applicable

Seismic Use Group
 Spectral response coefficients Sds = .17 Sd1 = .04
 Site class D
 Basic seismic force resisting system from Table 1617.6 #7



STEEL COLUMN DESIGN

Sign Company *Five Star Signs* Job Number:
Job Name Cormorant Camelot 25174

Areas Subject to Wind Forces

Description	Height (ft)	Width (ft)	Area (sqft)	Centroid (ft)	Wind (psf)
1) columns	5.00	8.00	40.00	2.5	25.0
2) bottom sign					
3)					
4)					
5)					
6)					
7)					
8)					

Calculation of Design Forces at Critical Heights

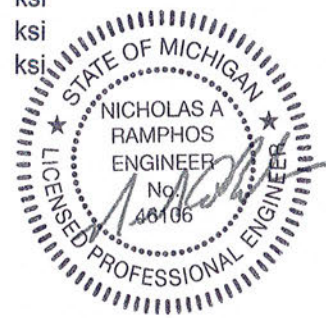
y (ft)	M (#')	V (#)	y (ft)	M (#')	V (#)
@ grade	2,500	1,000	20.63		
9.40			72.50		
20.00			72.50		

Column Support Design Table

# of Cols	Column Type (P, TS)	Column Size	Length (ft)	Start Elev (ft)	End Elev (ft)	Sleeve Depth (in)	S act (in^3)	fb (ksi)
2	P	2.5 OK 3"(.216)	8.50	3.50	5.00	N/A	1.72	8.7
	ts	#VALUE!	4.00	8.50	12.50	#VALUE!	#VALUE!	#VALUE!
	p	#DIV/0!	9.33	11.30	20.63	#DIV/0!	#DIV/0!	#DIV/0!
		FALSE		72.50	72.50		FALSE	#DIV/0!
		FALSE		72.50	72.50		FALSE	#DIV/0!
		FALSE		72.50	72.50		FALSE	#DIV/0!

Allowable Bending Stresses

Column Type	Column Size	Criteria	Stress increase factor=	1.00
P	3"(.216)	d/t <3300/Fy	so... Fb= 0.66Fy=	23.1 ksi
ts	#VALUE!	b/t #VALUE!	so... Fb= #VALUE!	#VALUE! ksi
p	#DIV/0!	d/t #DIV/0!	so... Fb= #DIV/0!	#DIV/0! ksi
	FALSE	help #N/A	so... Fb= #N/A	#N/A ksi
	FALSE	help #N/A	so... Fb= #N/A	#N/A ksi
	FALSE	help #N/A	so... Fb= #N/A	#N/A ksi



LATERAL BEARING PIER AND CAISSON FOOTINGS

Sign Company *Five Star Signs*
Job Name *Cormorant Camelot*

Job Number:
25174

# Footings=	2		Moment/Footing, M=	1,250	lb-ft
Pass lat soil res, q=	150	psf	Composite Centroid, h=	2.50	ft
			Equiv Concentrated Load, P= M/h=	500	lb



Rectangular Pier

Width, W= 9.0 ft, parallel to sign face
 Length, L= 2.0 ft, perpendicular to sign face
 Depth, D= $(A/2)(1 + \text{SQR}(1 + (4.36h)/A))=$ 3.2 ft

$S1 = (2)(q)(D/3) = 330$ psf
 $b = \text{Sqrt}(W^2 + L^2) = 9.2$ ft
 $A = (2.34)(P) / (S1)(b) = 1.4$

Round Caisson

Diameter, b= 1.00 ft, round augered hole
 Depth, D= $(A/2)(1 + \text{SQR}(1 + (4.36h)/A))=$ 4.33 ft 42" OK

$S1 = (q)(2)(D/3) = 440$ psf
 $A = (2.34 P) / (S1)(b) = 2.66$

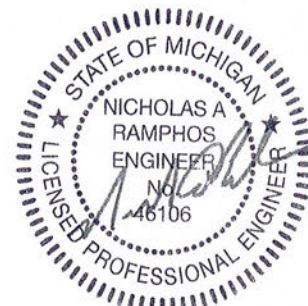
Foundation Bearing Check

Allowable Bearing Pressure=	1,500	psf			
	<i>Square</i>		<i>Round</i>		
Sign Wt=	1,100	lb	Sign Wt=	200	lb
Base Wt=	8,738	lb	Base Wt=	510	lb
Area=	18.0	sq ft	Area=	0.8	sq ft
q max=	547	psf, soil	q max=	904	psf, soil
	OK, with depth increase			OK, with depth increase	

Concrete Volume

Outside Width of Column= 3.5 in
 Depth of Column in Footing= 3.5 ft

Volume of Concrete per Footing= 0.1 cubic yards (+-)
 Total Order Volume of Concrete= 0.1 cubic yards (+-)

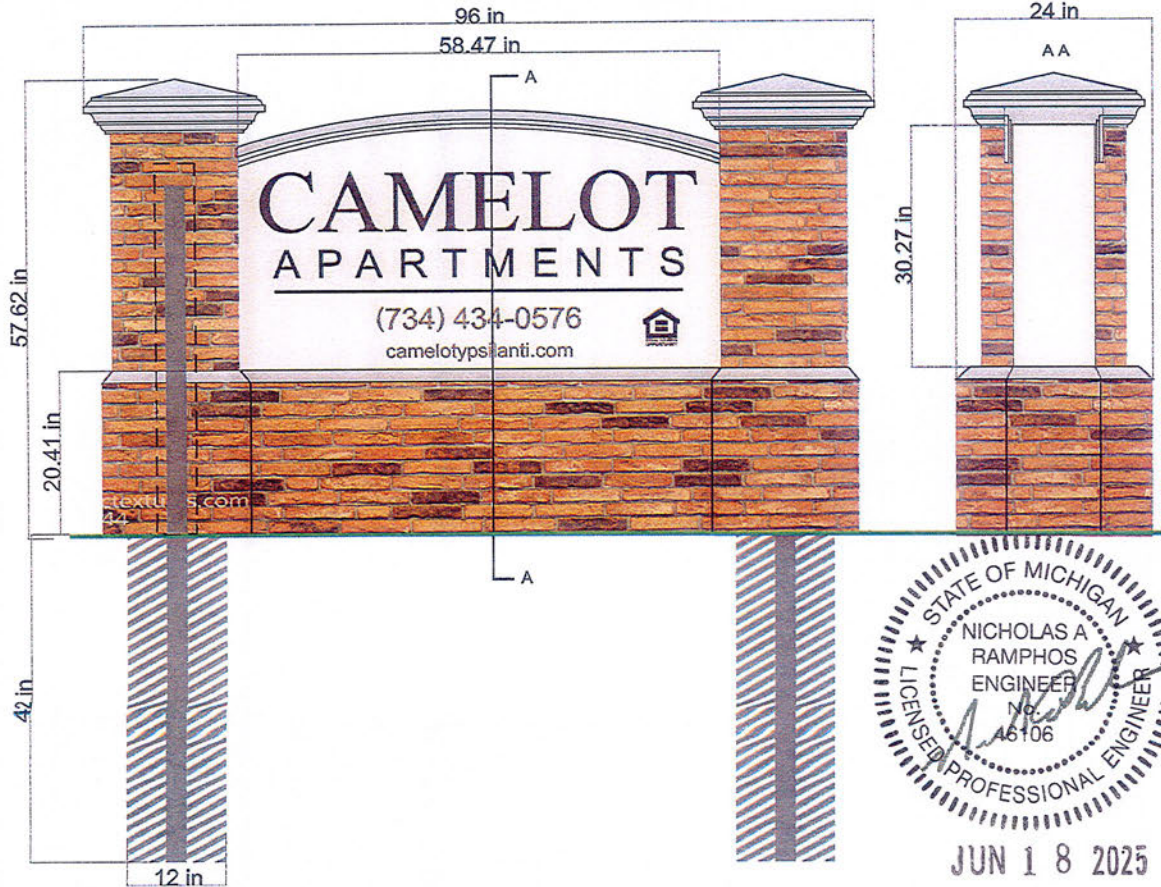


JUN 18 2025

Customer: Cormorant

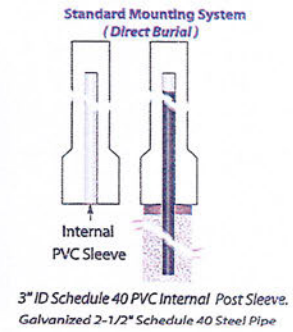
Job # Camelot Monument

Description: Camelot replacement monument



Notes:

Current sign cabinet to be removed and replaced with a new foam monument.
 Foam is sealed with a polyurea coating and painted.
 Monument has pvc tubes built in the side pillars which accept galvanized pipe. The pipe is secured with foam filler and set with concrete in the footings.
 The sign is not illuminated.
 The new sign will be installed in the same location as the existing sign.



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 (F): 810.632.0562
 E-MAIL: INFO@FIVESTARSIGNSMI.COM
 WEB: WWW.FIVESTARSIGNSMI.COM

**FIVE STAR
 SIGNS^{INC}**

Date: 06.03.25	Location: 2982 Washtenaw Ave, Ypsilanti, MI 48197
Job Name: Cormorant - Camelot Monument	
Approved by:	Production Code:
Approved: Approved as noted:	P.O.#

International Dr

International Dr

2964 2962 2960 2958

2954 2952 2950 2948

2940 2938 2936 2934

2970

2994

2930

2974

2982

2990

2928

2926

2850

284

3100

3000 3002 3004 3006

2902 2904 2906 2908 2910

2920

2918

2916

3020

2864

3066

2854



Washtenaw Ave



100 ft

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 Annual Report Calendar Year 2025

Pursuant to Section 19(2) of the Michigan Planning Enabling Act, PA 33 of 2008, the Township Planning Commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body related to planning and development.

The following information has been compiled with as a roster of Planning Commission members' attendance and a summary of items presented to and acted upon by the Planning Commission.

Action Items: Overall, the Commission held 9 meetings and considered 11 action items in 2025. This report includes a breakdown of each meeting by date, applicant, action requested, and action taken.

Upcoming items:

None to report currently.

Date	Applicant	Proposed Location	Request	Outcome/Action
8-Jan	No meeting	-	-	-
5-Feb	Bank of America	2250 W Michigan Ave.	Variance - Lighting	Postpone
5-Mar	A1 Signs and Graphics	1900 Packard Rd.	Variance - Signage	Removed
2-Apr	A1 Signs and Graphics	1900 Packard Rd.	Variance - Signage	Approved
	UPH Ypsilanti Property LLC	1410 S Huron St.	Variance - Setback/Window Transparency	Approved
7-May	No meeting	-	-	-
4-Jun	Michael Zehnder	5655 Munger Rd.	Variance - Frontage Requirement	Approved
2-Jul	Bank of America	2250 W Michigan Ave.	Variance - Lighting	Approved
6-Aug	Zippy Auto Wash	1822 W Michigan Ave.	Variance - setbacks, parking location, and trash locaiton	Approved
3-Sep	Family Life Services of Washtenaw County	840 Maus Ave.	Variance - fence location	Tabled
1-Oct	Antione and Johnita Porter	6070 S Miami St.	Variance - Setback	Postpone
15-Oct	Antione and Johnita Porter	6070 S Miami St.	Variance - Setback	Approved
5-Nov	No meeting	-	-	-
3-Dec	Staff	N/A	Adoption of 2026 Calander Year	Approved