



**ZONING BOARD OF APPEALS  
Regular Meeting Agenda  
Wednesday June 3, 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](mailto:planning.info@ypsitownship.org) or 734-544-4000 ext. 1.

1. Call Meeting to Order
2. Roll Call – Determination of a quorum
3. Approval of Agenda
4. Approval of May 6, 2026, Regular Meeting Minutes
5. Public Hearing

Item A:

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
  - b. Correspondence received
  - c. Zoning Board of Appeals members
  - d. Members of the audience and public
7. Any other business that may come before the Zoning Board of Appeals
8. Adjournment

**(THERE IS NO WORK SESSION)**

**CHARTER TOWNSHIP OF YPSILANTI  
ZONING BOARD OF APPEALS**

**Wednesday, May 6, 2026  
6:30 pm**

**COMMISSIONERS PRESENT**

Elizabeth El-Assadi  
Ericka Vonyea  
David Marshall

**STAFF AND CONSULTANTS**

Mark Yandrick, Planning Director

• **CALL TO ORDER/ESTABLISH QUORUM**

**MOTION:** Ms. El-Assadi called the meeting to order at 6:40 pm.

• **APPROVAL OF AGENDA**

**MOTION:** Mr. Marshall **MOVED** to approve the agenda as presented. The **MOTION** was **SECONDED** by Ms. Vonyea and **PASSED** by unanimous consent.

• **APPROVAL OF THE DECEMBER 3, 2025, REGULAR MEETING MINUTES**

**MOTION:** Ms. Vonyea **MOVED** to approve the December 3, 2025, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Marshall and **PASSED** by unanimous consent.

• **PUBLIC HEARINGS**

**Applicant:** Brian Burkett, Aspire Architecture; Douglass Lampe

**Location:** 1680 Grove Road, Ypsilanti, MI 48198

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

**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, and (5) patio expansion including grading into the 50' no disturbance setback and within the 100' from ford lake/natural feature setback

Mr. Mark Yandrick, Planning Director, presented the parcel and noted the historic Henry Ford parcel to the right. The front-street view was presented, and it was noted that the property was not visible from Grove Road. The 2010 photo, before the 100-foot setback, was presented. The adjacent parcels were R3. There were high-density residential units on one side and low-density residential units on the other. Some items were placed in the request column to clarify what is being requested. The height requirement was 25 feet, and the applicant sought a 29.4-foot pitched roof. Parts of the home were currently three stories, but it needed a variance due to the expansion. The existing home was already within the 100-foot setback and was currently 88.53 feet. The principal structure would not move any closer to the setback. The new building would be 59.1 feet tall. There was a 50-foot non-disturbance setback, and the part of the construction that required the variance was the retaining wall and the construction equipment within the setback.

Mr. Yandrick reviewed the five variance requirements, noting that he had separated the five variances and completed a high-level analysis. Given the building's height, a pitched roof seemed to better protect the structure. For the third variance requirement (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), staff did not feel that the expansion would significantly modify or disturb the surrounding area. There were no exceptional circumstances requiring the third-story addition. While there was a nonconformity, there was no need to expand the third story to enjoy the property. Staff did not find unique circumstances where the need was not self-created. Staff also noted that there were still opportunities to build with a smaller footprint or something further away from the 50-foot disturbance. Staff concluded that the existing home could not be expanded in any direction without encroaching on the setback, as it was already within the 100-foot setback. Staff concluded that the existing pool building location could not be added without encroaching on the setback.

In summary, the requested variance was required due to the steep slope. The ZBA needed to evaluate if the addition and construction of the patio and poolhouse was necessary for the preservation and enjoyment of a substantial property right possessed by other properties along Ford Lake. The change was unlikely to be significant or noticeable to nearby properties due to larger parcel sizes and multi-family buildings. There were no unique circumstances found by staff in relation to the 50-foot setback that were not self-created. Staff concluded that the variance requests were not the minimum necessary outside the setbacks, and no disturbance could be achieved for reasonable use of the property. Staff reminded the commissioners that there were five variances, five assessments and five separate motions requested. Site plans were provided in the staff report.

Mr. Marshall (Commissioner) asked about the third point regarding the expansion of a non-conformity. He noted that it was stated that any addition to a non-conforming structure was considered an expansion of the non-conformity and asked whether the proposed addition was within the setback boundary. Staff confirmed that it was not.

Ms. El-Assadi (Commissioner) asked about the height variance and if it was on the third story. Staff confirmed that it was on the third story. Staff did not provide a formal recommendation but determined that compliance was greater in the first variance than in the second. The existing third stories had flat roofs, but the proposed addition would have a pitched roof, increasing the height. The application of the five standards varied with the number of stories relative to the roof height. The roof pitch would not add area, so a variance from the ZBA would still be needed. Staff noted that there were other improvements to the site that did not require variances.

Brian Burkett, the principal architect of Aspire Architecture, provided information on the house's plan. The property itself was one of three parcels facing south. The parcel's area was eight times the minimum requirement for the zoning classification and twice the minimum width, so the impact on the neighbors was minimal. The unique factors of the mid-century modern house were that it had no basement, had primarily flat roofs throughout the structure, and had steep slate tiles for the majority of the façade. One of the reasons to go higher was to achieve better drainage and less leakage. The roofs were also surrounded by parapets, which contained the water. A series of roof drains backed up consistently, leading to pooling water on the roof. The house was relatively close to the lake, necessitating the fourth variance. The water's edge featured a seawall and a steep drop, and an inlet was created by a dock at the property. Closer to the water, there was an existing building within the 50-foot non-disturbance setback. To

address the issues, the plan was to expand the first floor, add space on the third floor, and create a garage addition.

The height variance requested was due to the sloped roof, which would be 1.5 feet higher than the current roof. The goal was to keep the non-conformance to a minimum. The variance for the third floor was due to wanting to increase the floor area, enjoy the lake views and reinforce the building's structure. The proposed third floor was also due to not being able to expand at the basement level. The existing third floor was 888 square feet, and the new area to add was 2,479 square feet. The third variance, in relation to modifying a pre-existing non-conforming structure, would be necessary for the property, even if there were no third-story expansion. The fourth variance sought concerned the addition within the 100-foot setback. The proposed addition was an accessory function to the existing pool. There was a cabana to the south of the pool, but the addition would serve the pool itself. There was one tree enjoyed by the client and neighbor that was being avoided. The addition would extend 40 feet into the 100-foot setback. The patio was removed in an attempt to be more in accordance with the ordinance. There was a series of retaining walls that went down to the water, but some of them were failing. The goal was to couple the repairs with the current work. The fifth variance requested allowed people to enter the area and complete the work, provided they remained within five feet of the 50-foot setback. Additional floor plans and elevation views were available.

Ms. El-Assadi (Commissioner) asked what square footage would be added by the accessory building and patio. Mr. Burkett reported that the pool house was approximately 1,000 square feet. It was a single-story home with a walkout basement. The patio was moved so that it would not extend into the setback, and it no longer required a variance. Ms. El-Assadi asked for clarification on which retaining wall would be fixed. Mr. Burkett explained that the top one would be removed due to the pool house, and the middle one would be removed as well. They were all made of timber and were leaning outward. Ms. El-Assadi asked for clarification on which tree was trying to be kept, and Mr. Burkett pointed it out in a photograph.

Ms. Vonyea (Commissioner) asked whether the 29.4-foot height was measured from the third floor or from the sloped roof. Mr. Burkett reported that the height was approximately 28 feet, but with the addition, it was 29.4 feet.

Mr. Yandrick stated that the majority of ZBA members had to vote for approval, not only a majority of members present, so all three ZBA Commissioners would have to vote in favor.

Applicant Douglass Lampe provided some additional information. He discussed the house's unique features, including issues with the flat roof and pooling water. He explained that the sloped roof was critical to the building's structure. The sloped roof was intended to preserve long-term integrity and to facilitate water and snow dispersal. The higher level sought was to have a unified structure and to prevent water from pooling. He noted that the mechanical room and closets ate up living space since they had no basement. The house was noisy because it was on top of the hill, and the engineer's solution was to install stiff walls tied together with cabling on the third floor. Mr. Lampe discussed the tree they wanted to keep. Their neighbors supported the planned pool structure to keep the tree and maintain privacy for both parties.

**PUBLIC HEARING OPENED AT 7:25 P.M.**

**PUBLIC HEARING CLOSED AT 7:26 P.M.**

Staff noted that three letters of written support were included in the Board packet.

Mr. Marshall (Commissioner) asked whether a variance would be required if the base-level expansion did not connect to the house. Mr. Yandrick explained that it would likely not require a variance if it were outside the 100-foot setback, as it would not expand the variance. However, the third story could not be expanded without encroaching on the setback.

**MOTION:** Mr. Marshall **MOVED** 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:

- 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 in heavy snow and rain.
- 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.

- Authorizing 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.
- The site's shape and building location were not created by the applicant or previous property owners.
- 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 affect the long-term condition of the roof and structure.

The **MOTION** was **SECONDED** by Ms. Vonyea.

Roll Call Vote: Ms. Elizabeth El-Assadi (Yes); Mr. David Marshall (Yes); Ms. Erica Vonyea (Yes).

**MOTION PASSED.**

Ms. El-Assadi (Commissioner) asked what would occur if all three Commissioners did not vote in favor of an item. Staff explained that the portion would fail rather than going to the next meeting, and the applicant could not seek the same variance for 365 days.

Mr. Marshall (Commissioner) commented that other areas on the property could be developed.

Ms. El-Assadi (Commissioner) commented that the only item that met the variance requirement was that it did not constitute a substantial detriment to nearby properties. She asked if a postponement would offer the applicants the ability to come back with a new plan. Staff confirmed this was correct. Ms. El-Assadi (Commissioner) asked the applicant if he would prefer a postponement. The applicant confirmed that they would prefer to postpone.

**MOTION:** Mr. Marshall **MOVED** to postpone the variance request to permit three (3) stories in height to give the applicant opportunity to revise the plan, finding that the current plan does not meet the need for enjoyment of a substantial property right possessed by other priorities in the same zoning district.

The **MOTION** was **SECONDED** by Ms. Vonyea.

Roll Call Vote: Ms. Elizabeth El-Assadi (Yes); Mr. David Marshall (Yes); Ms. Erica Vonyea (Yes).

**MOTION PASSED.**

**MOTION:** Mr. Marshall **MOVED** 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:

- 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.
- 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.
- Authorizing of the requested variance will not be a substantial detriment to adjacent properties.
- The building location was not created by the applicant or previous property owners.
- The proposed modification to build the principle building extension within the 100' setback is the minimum variance necessary.

The **MOTION** was **NOT SECONDED** and **FAILED**.

Mr. Marshall commented that he struggled to reach a yes on the remaining motions.

Ms. El-Assadi stated that she would prefer to postpone the remaining items and return with more ideas in the future.

Staff noted that the remaining three variances could be postponed in a single motion.

**MOTION:** Mr. Marshall **MOVED** to postpone the variance request to permit the principal building to be expanded into the 100' natural features setback, as well as to postpone the variance request to permit patio expansion, retaining wall replacement, construction and grading in the 50' no disturbance setback along Ford Lake to allow

the applicant to revise their plan, and to postpone the variance request to permit an accessory structure to be located in the 100' natural features setback.

The **MOTION** was **SECONDED** by Ms. Vonyea.

Roll Call Vote: Ms. Elizabeth El-Assadi (Yes); Mr. David Marshall (Yes); Ms. Erica Vonyea (Yes).

**MOTION PASSED.**

Ms. El-Assadi asked the applicant to work with Staff.

**Applicant:** 136 Group LLC (Camelot Apartments)

**Location:** 2982 Washtenaw, Ypsilanti, MI 48198

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

**Request:** Article 15 – Sec. 1506.A.1, Request For Ground Sign On A Parcel Than 50' In Width.

Mr. Yandrick reported that the applicant requested to postpone to the June meeting. The public hearing will have to be advertised again for the June meeting.

**MOTION:** Ms. Vonyea **MOVED** to postpone the variance request to permit a sign as requested for the lot with insufficient lot width of 48-23 feet, while Section 1506.A.1 requires a minimum lot width of 50 feet. The property is located within the regional corridor district at 2982 Washtenaw Avenue, K-11-06-325-003, to consider comments presented during the public hearing.

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

Roll Call Vote: Ms. Elizabeth El-Assadi (Yes); Mr. David Marshall (Yes); Ms. Erica Vonyea (Yes).

**MOTION PASSED.**

- **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**
- **PLANNING DEPARTMENT REPORT – 2025 ANNUAL ZONING BOARD OF APPEALS REPORT**

Staff noted that a report was included in the last two pages of the Board packet to recap the year. There were no other updates.

- **CORRESPONDENCE RECEIVED**

None to Report.

- **ZONING BOARD OF APPEALS MEMBERS**

None to Report.

- **MEMBERS OF THE AUDIENCE/PUBLIC**

The applicant thanked the Commissioners for their time.

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

None to Report

- **ADJOURNMENT**

**MOTION:** Mr. Marshall **MOVED** to adjourn at 7:47 p.m. The **MOTION** was **SECONDED** by Ms. Vonyea and **PASSED** by unanimous consent.

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Respectively Submitted by Minutes Services



**Carlisle | Wortman**  
ASSOCIATES, INC.

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

Date: 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

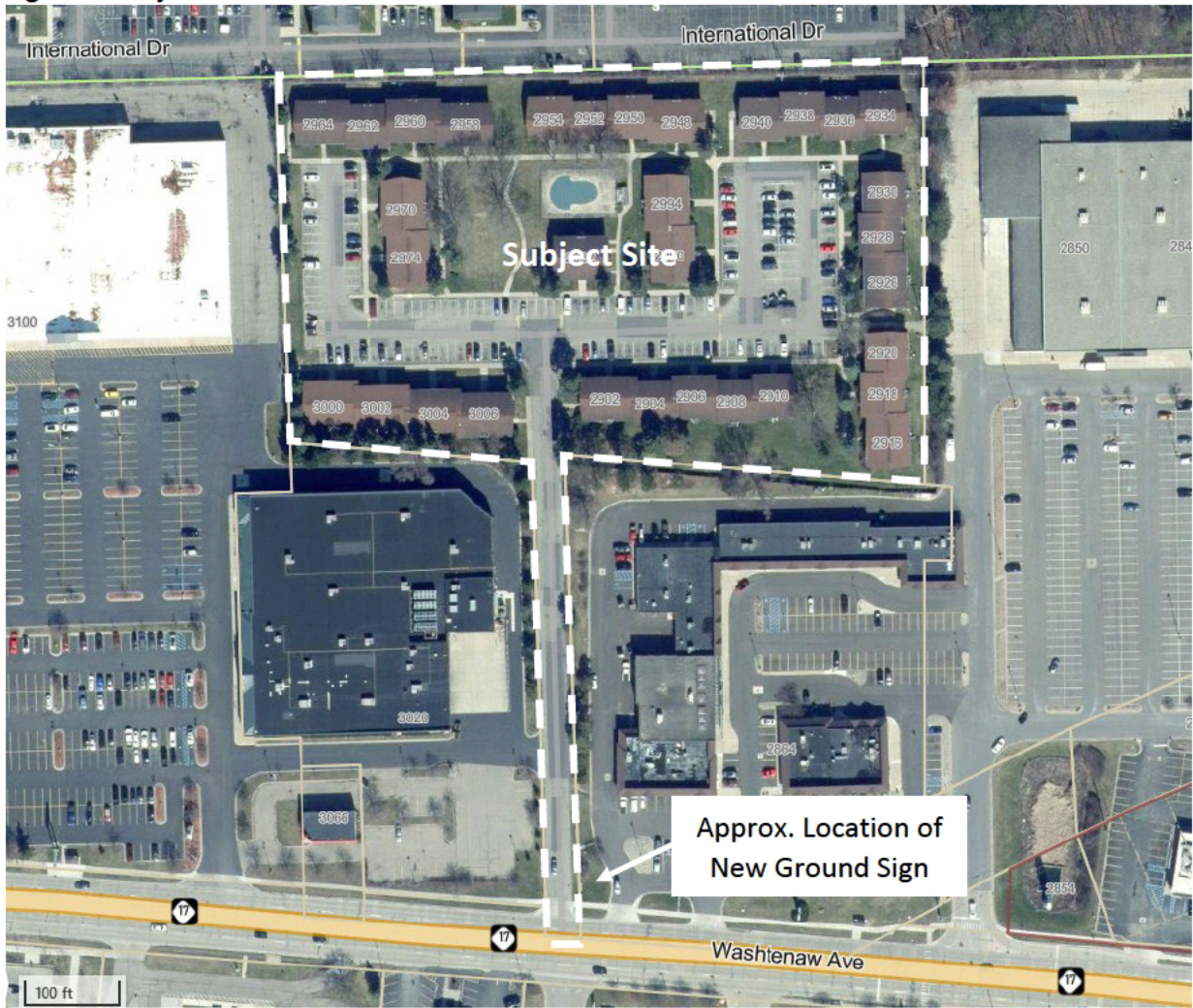
**PROJECT AND SITE DESCRIPTION**

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:**

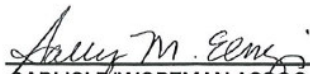
"I move to approve the variance request to permit a sign, as presented this evening, on a lot with insufficient lot width of 40.23 feet while Sec. 1500.6, *Permitted Signs in Form-Based Districts*, of the Zoning Ordinance requires a minimum lot width of 50-feet. The property is located in the RC, Regional 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

1. 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
2. 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.
3. 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.
4. 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.**

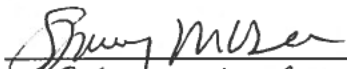
Representatives of Camelot Apartments including legal counsel, have been in ongoing correspondence with Ypsilanti Township officials since July 2025 in an effort to identify a compliant alternative that would allow replacement of the existing sign without the need for a variance. After evaluating potential 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.

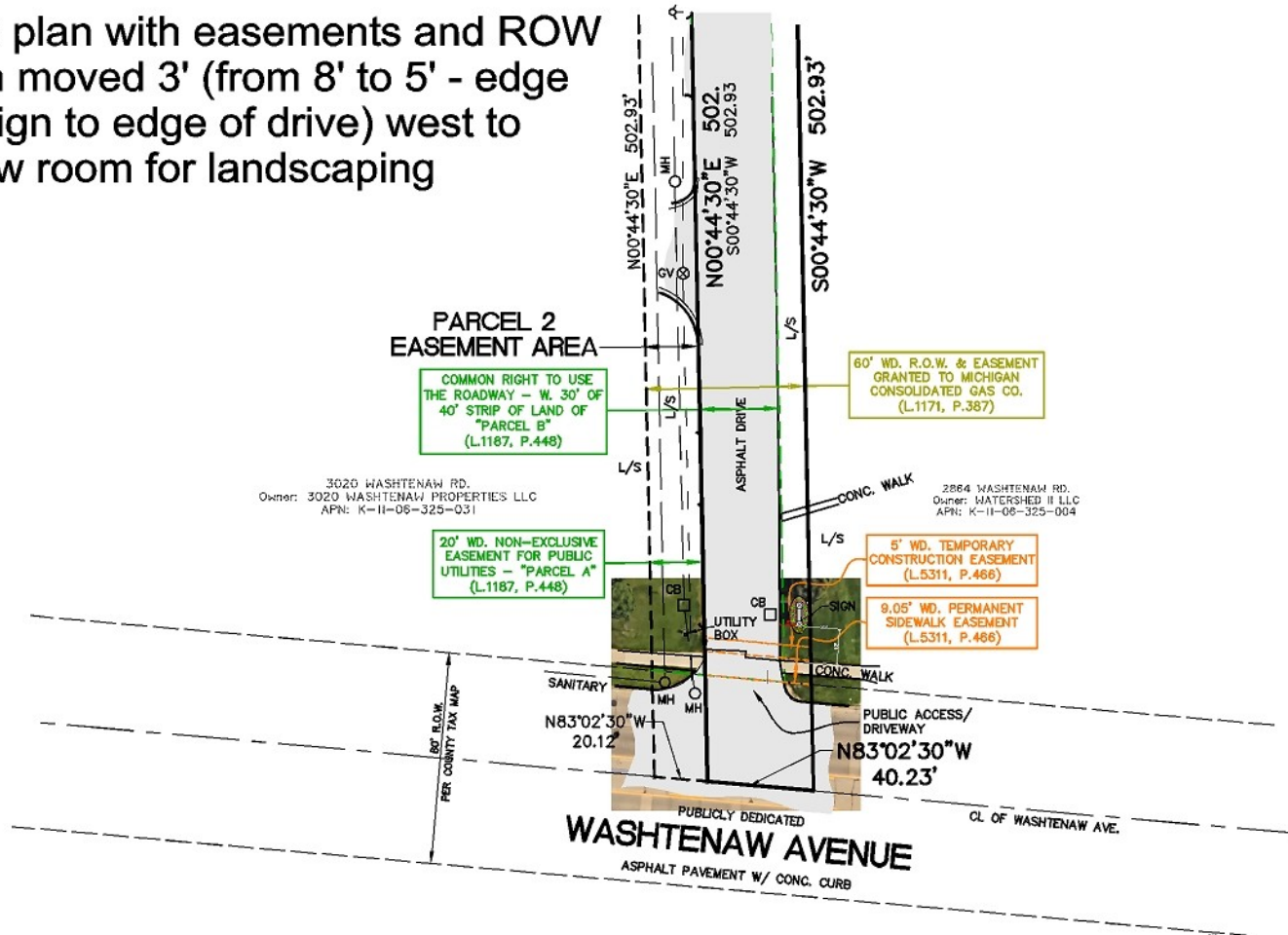
Based on the reasons set forth herein, we respectfully request that the Board of Zoning Appeals grant the proposed variance for the new sign at the Property. We appreciate you taking the time to review and consider this variance application.

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

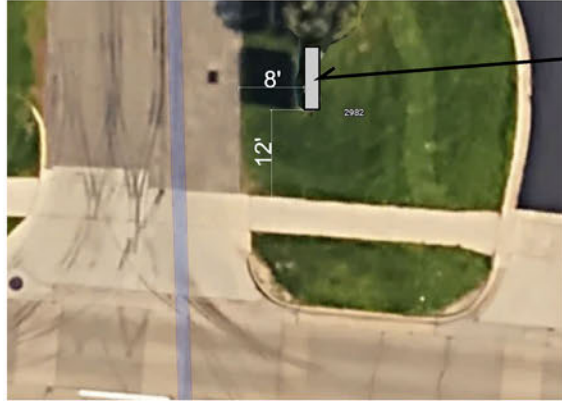


10099 BERGIN ROAD  
BUILDING D  
HOWELL, MI 48843  
(P): 810.632.0562  
(F): 810.632.0562  
E-MAIL: INFO@FIVESTARSIGNSMI.COM  
WEB: WWW.FIVESTARSIGNSMI.COM



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



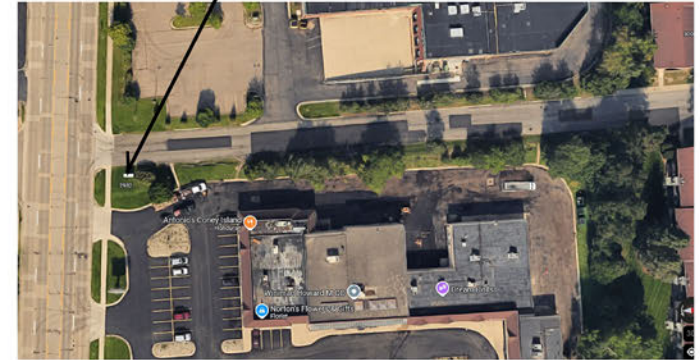
This monument will replace the current sign pictured at the left



## 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  
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Date: 06.03.25

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Approved by:

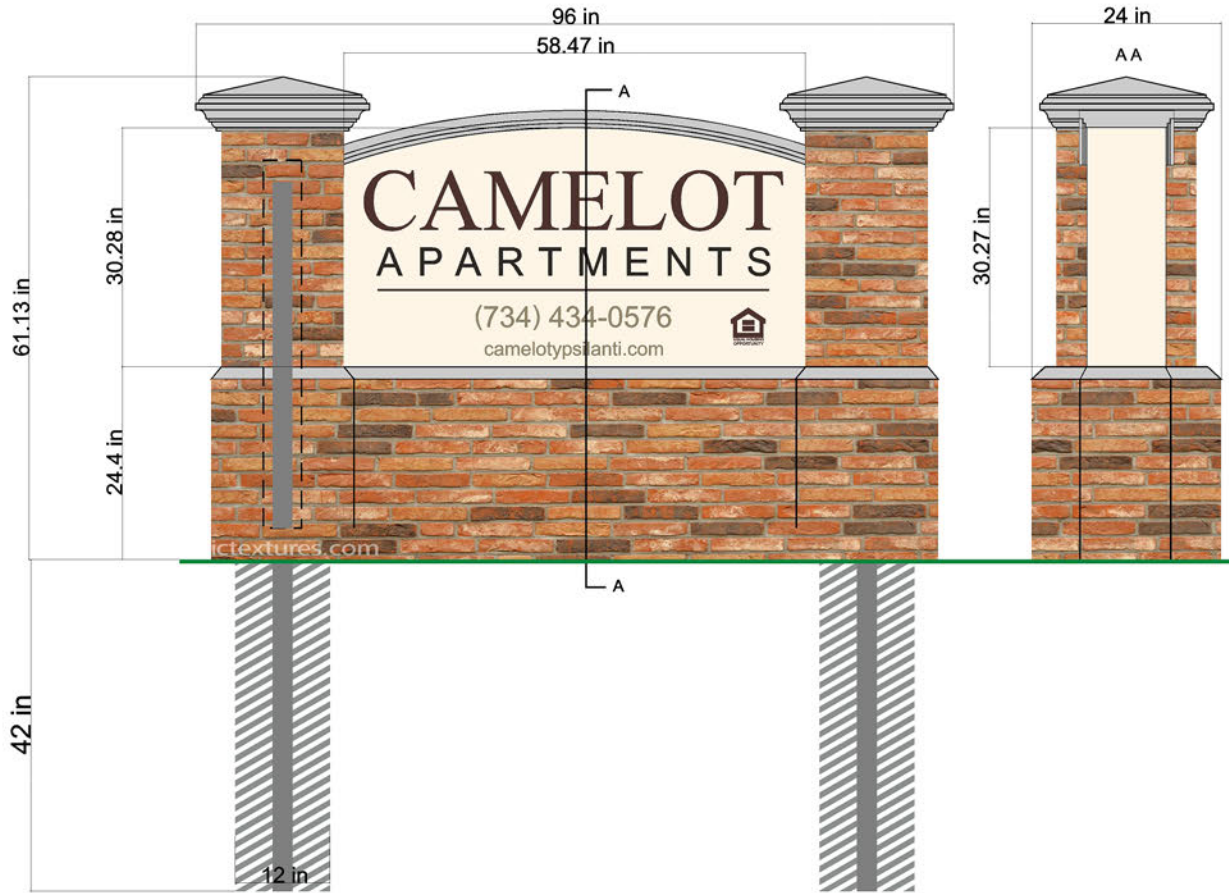
Production Code:

Approved:

Approved as noted:

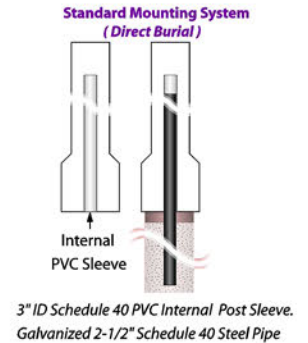
P.O.#

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.



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Date: 06.03.25

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 Ypsilanti, MI 48197

Job Name: Cormorant - Camelot Monument

Approved by:

Production Code:

Approved:

Approved as noted:

P.O.#

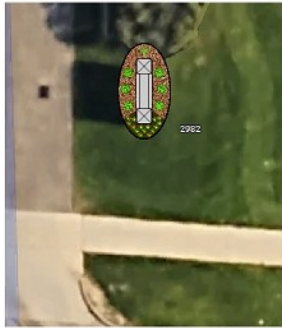
Description: Landscaping



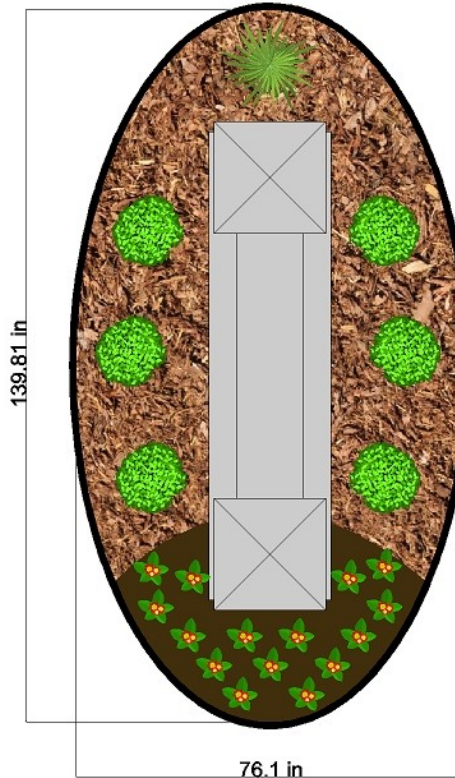
variegated grass

boxwood

begonia or similar flower



75 sqft  
landscape  
bed around  
the monument



## Notes:

Approximately 75 SQFT of landscaping

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Date: 06.03.25

Location: 2982 Washtenaw Ave,  
Ypsilanti, MI 48197

Job Name: Cormorant - Camelot Monument

Approved by:

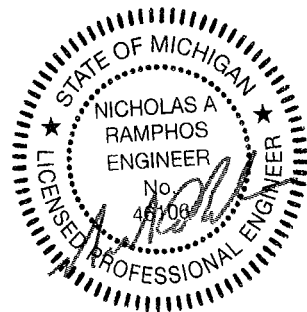
Production Code:

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

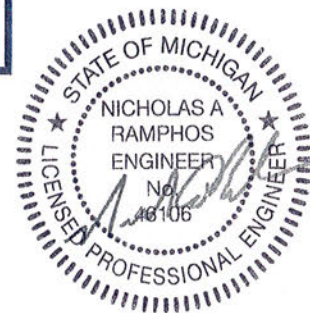
Seismic Zone= 1  
 Z= 0.1  
 I= 1.0 standard structures  
 Cp= 2.0  
 Wp= 15.0 psf, typical sign box with structure  
 Fp= (Z)(I)(Cp)(Wp)= 2.3 psf **Design Base Shear**

**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

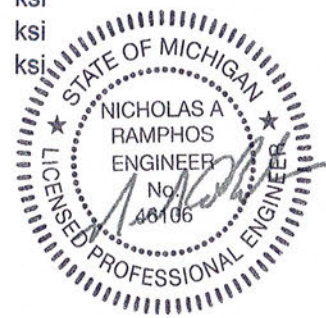
y (ft)	M (#')	V (#)	y (ft)	M (#')	V (#)
@ grade	2,500	1,000	20.63		
9.40			72.50		
20.00			72.50		

### 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	
Base Wt=	8,738	lb	Base Wt=	510	
Area=	18.0	sq ft	Area=	0.8	
q max=	547	psf, soil	q max=	904	
	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 (+-)

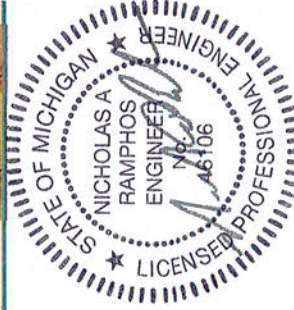
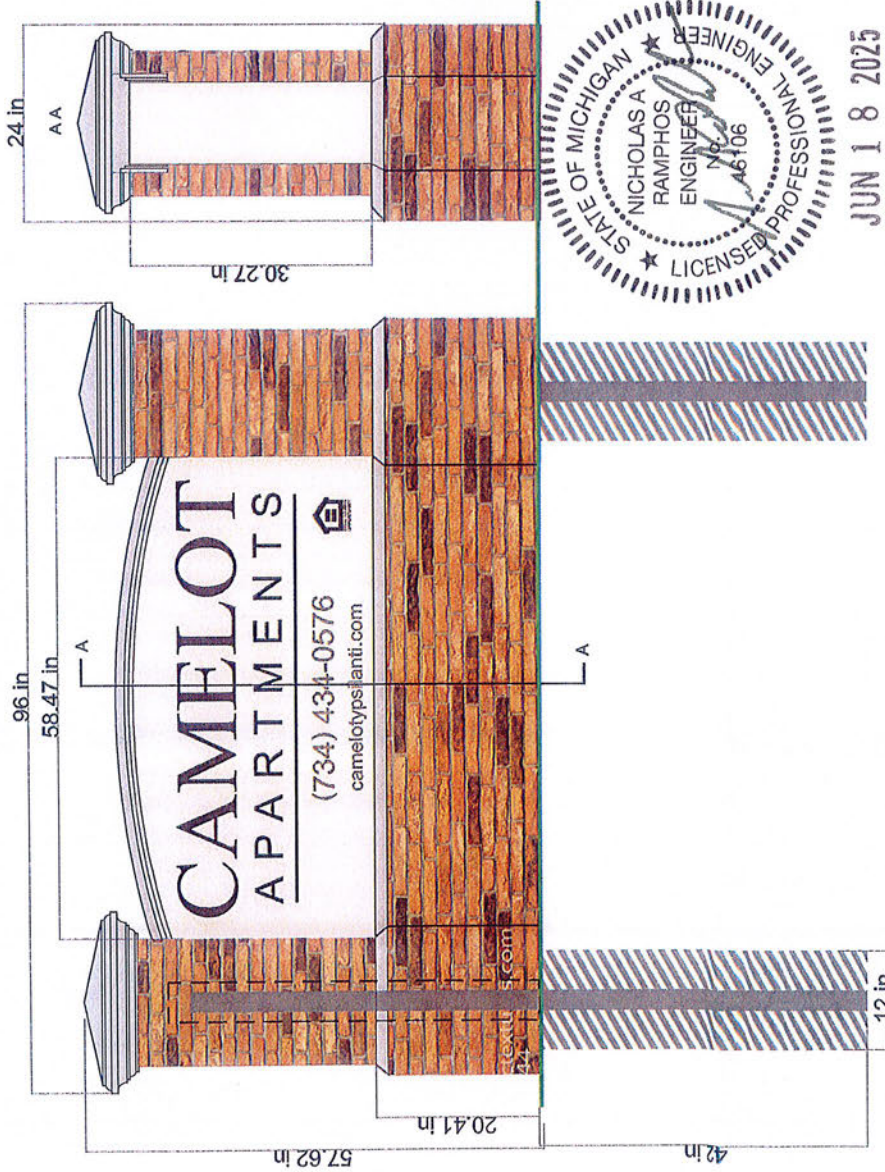


JUN 18 2025

Customer: Cormorant

Job # Camelot Monument

Description: Camelot replacement monument



JUN 18 2025

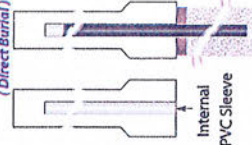
Notes:

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.

EXISTING SIGN  
96" X 80" X 14"



Standard Mounting System  
(Direct Burial)



3" ID Schedule 40 PVC Internal Post Sleeve,  
Galvanized 3-1/2" Schedule 40 Steel Pipe

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.#

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