



ZONING BOARD OF APPEALS
Regular Meeting Agenda
Wednesday September 2, 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 the June 3rd, 2026 Zoning Board of Appeals Meeting Minutes
5. Public Hearing

Applicant: Chuck Tombeau

Location: 1555 E Michigan Avenue, Ypsilanti, MI 48198

Parcel ID: K-11-02-390-023

Case Number: PZBA26-0005

Request: Article 11, 1101.6 – Detached Single-Family Dwelling Units –

Requested for administrative appeal regarding front façade and architectural feature requirements.

6. New Business
7. Old Business

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') – *Approved by ZBA 5/6/2026*
2. Number of stories (3) – *(Applicant is reducing to 2.5 stories)*
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 New Accessory structure building within 100' of Ford Lake/Natural Feature Setback - *(Variance withdrawn)*
5. Grading into the 50' no disturbance setback *(plans for patio expansion and encroachment into 100' Lake/Natural Feature Setback have been removed)*

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

8. 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
9. Any other business that may come before the Zoning Board of Appeals
10. Adjournment – Next scheduled meeting is October 7th, 2026

CHARTER TOWNSHIP OF YPSILANTI

ZONING BOARD OF APPEALS

Wednesday, June 3, 2026

6:30 pm

COMMISSIONERS PRESENT

Elizabeth El-Assadi

David Marshall

Stan Eldridge, Township Treasurer

Edward Burnett, Park Commissioner/Board At-Large

STAFF AND CONSULTANTS

Mark Yandrick, Planning Director

• CALL TO ORDER/ESTABLISH QUORUM

Ms. El-Assadi called the meeting to order at 6:31 p.m.

• APPROVAL OF AGENDA

MOTION: Mr. Eldridge **MOVED** to approve the agenda as presented. The

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

• APPROVAL OF THE MAY 6, 2026, REGULAR MEETING MINUTES

MOTION: Mr. Marshall **MOVED** to approve the May 6, 2026, regular meeting minutes. The **MOTION** was **SECONDED** by Mr. Eldridge and **PASSED** by unanimous consent.

• 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.

Planning Director Mark Yandrick described the variance request as a simple matter to allow/not allow the installation of a sign. He noted that Camelot Apartments were built in the late 1960s and an existing sign is in poor condition. The variance will allow for a (smaller) ground sign in the same location as the old sign (which will be removed). This new sign will not block vision for vehicular traffic as well as for pedestrians. Everything else about the request is up to code.

Mr. Yandrick underscored that the sign is necessary for finding the apartment complex.

A representative of the owner-operators of the Camelot complex reiterated that the existing sign is outdated and the installation of a new one, along with landscaping improvements, will enhance the appearance of the property. It will also provide greater visibility of the complex, not only for residents and visitors, but for emergency response vehicles.

Public Discussion:

Public discussion began at 6:40 p.m. With no one coming forward, public discussion was closed at 6:41 p.m.

MOTION: Mr. Eldridge **MOVED** 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-11-6-325-003), 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 new 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.

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

• **OPEN DISCUSSIONS FOR ISSUES NOT ON AGENDA**

a. **Planning Department Report**

Mr. Yandrick said that he has no updates on a matter that was tabled at the May meeting regarding 1680 Grove Rd.

Mr. Yandrick underscored the need for people to participate in board meetings and ensure that quorum is met. If members cannot attend a meeting it is important that they make this known ahead of time.

b. **Correspondence Received**

There is no official correspondence to report.

c. **Zoning Board of Appeals Members**

There was nothing to report.

d. **Members of the Audience/Public**

No one stepped forward to speak.

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

Ms. El-Assadi pointed out that a chairperson and vice chair need to be elected, and the issue should be added to the agenda for the next meeting.

- **ADJOURNMENT**

MOTION: Mr. Marshall **MOVED** to adjourn. It was **SECONDED** by Mr. Eldridge and approved unanimously.

The meeting adjourned at 6:46 p.m.

Respectfully submitted by Minutes Services.



Carlisle | Wortman
ASSOCIATES, INC.

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

Date: August 11, 2026

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

Applicant: Chuck Tombeau
Project Name: Commercial Building Renovation to Residential
Plan Date: January 15, 2026
Location: 1555 E. Michigan
Zoning: RC – Regional Corridor – Form Based District
Action Requested: Variance for Commercial Garage Door

PROJECT DESCRIPTION

The applicant is proposing to renovate an existing commercial building into a residence. The property is in the RC, Regional Corridor Form Based District, Site Type A. This district allows single-family detached dwellings but requires that the dwelling must meet the standards in Sec. 1101. - *Detached Single-family Dwelling Units*. Paragraph 6 of this section states the following: "*Dwelling units shall be oriented toward the public right-of-way such that the facade that faces the street is manifestly designed as a front facade containing a door, windows, and other architectural features customary of the front facade of a residence* " It was determined that the commercial-sized garage door is not a feature "customary of the front façade of a residence." The existing door is approximately 12-feet tall. A standard residential garage door is 7 to 8-feet tall.

The applicant is requesting a variance to allow the commercial-sized garage door to remain on the front façade (facing E. Michigan Ave.).

As a side note, the applicant will be revising their plan to show a required 10-foot-wide greenbelt between the proposed parking pad and the west property line. A variance for the parking pad is not requested, nor will be required once the plans are revised.

An aerial and street view of the subject site are provided on the next page.

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

Figure 1. Aerial of Subject Site



Source: MapWashtenaw (Image Capture 2026)

Figure 2. Street View (From E. Michigan Ave.) of Subject Site



Source: Google Maps (Image Capture August 2025)

APPEAL AND DEMONSTRATION OF PRACTICAL DIFFICULTY

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. We have evaluated the proposal against the criteria in the ordinance, and provide comments after each:

- (1) *That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties or classes of uses in the same zoning district. Exceptional or extraordinary circumstances or conditions include but may not be limited to:*
- a. exceptional narrowness, shallowness, or shape of a specific property;*
 - b. exceptional topographic conditions;*
 - c. any other physical situation on the land, building or structure deemed by the Zoning Board of Appeals to be extraordinary; or,*
 - d. development characteristics of land immediately adjoining the property in question that creates an exceptional constraint.*

CWA Comments: The applicant has submitted a narrative with his application and explains that the garage door currently exists on the building, and he would like to keep it as part of the renovation to his primary residence.

He also states that taller garage doors are common in residential areas in the Township to accommodate boats and RVs. The submission includes such examples. We compared the zoning of this site to the examples provided and concluded that the other sites are not in the RC, Regional Corridor zoning district.

There is no information provided in the application that indicates the land poses any exceptional or extraordinary circumstances to create a practical difficulty in installing a residential-sized garage door on this building. The applicant's narrative states that the taller door is an existing feature of the existing commercial building, and that it would be expensive to replace it with a typical residential garage door. The fact that the existing building has a large, commercial door should be evaluated under the criteria "...any other physical situation on the...building...deemed by the Zoning Board of Appeals to be extraordinary." If the ZBA determines that the existing garage door on the building is determined to be an "extraordinary" physical situation that does not apply generally to other properties or classes of uses in the Regional Corridor zoning district, then this criterion is met.

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

CWA Comments: As mentioned above, other residential properties identified with a large garage door are in a different zoning district than the subject site. Putting zoning districts aside, many residential properties have garages, with some type of door to allow for a personal vehicle to enter. Does the applicant have an RV that they would like to store in the garage, or have some other need for the tall garage door?

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

CWA Comments: The garage door is an existing feature of the building, and if it remains don't think it will be harmful or alter the essential character of the area. However, it is not advancing the purposes of the new Zoning Ordinance that was adopted in 2022.

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

CWA Comments: The applicant did not create the existing garage door on this building. Therefore, the need for the variance 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.*

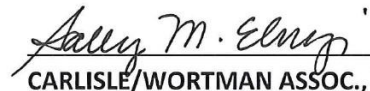
CWA Comments: The variance would allow the existing door to remain. As mentioned above, the presence of a commercial-sized garage door is, in our opinion, not "...customary of the front façade of a residence." It also doesn't advance the new Regional Corridor zoning provisions. The variance cannot be "minimized," as the entire door stays if the variance is granted. However, there may be ways that the large size of this door could be "camouflaged," so that it appears more residential in scale (For example, painting the upper 4-feet of the door the same color as the siding so that the height of the door is not emphasized and the door appears to be residential in scale from the street.) The ZBA and applicant may want to discuss this or other ideas.

CONCLUSIONS

In our opinion, the proposal meets some of the criteria for granting a variance; however, all criteria must be met. Regarding the remaining criteria, the Zoning Board of Appeals and/or applicant should discuss the following:

- 1) Do ZBA members consider the presence of the existing garage door to be an "extraordinary" physical situation that does not apply generally to other properties or classes of uses in the Regional Corridor zoning district? (Criterion #1)
- 2) Does the applicant have an RV or other large vehicle that they would like to store in the garage, or have some other need for the tall garage door? (Criterion #2)
- 3) ZBA and applicant to discuss alternatives to minimize the large garage door's impact on the front façade of the residence. (Criterion #5)

1555 E. Michigan – Commercial Garage Door on Residence in RC, Regional Corridor District – Variance Analysis
August 11, 2026



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

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: 1555 E. Michigan Ave Parcel ID #: K-11-02-390-023 Zoning R/C
Lot Number: _____ Subdivision: May Garden

III. APPLICANT INFORMATION

Applicant: Chuck TomBEAU Phone: [REDACTED]
Address: 554 Hollis Ave City: Ypsilanti State: MI Zip: 48198
Fax: _____ Email: [REDACTED]
Property Owner: Chuck TomBEAU Phone: [REDACTED]
Address: 554 Hollis Ave City: Ypsilanti State: MI Zip: 48198
Fax: _____ Email: [REDACTED]

IV. COST AND FEES

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

V. APPLICANT SIGNATURE

The undersigned Chuck TomBEAU represents Self/Chuck TomBEAU
Applicant Property Owner

1. That Chuck TomBEAU is/are the owner(s) of lot(s) _____ located in the May Garden
Property Owner Lot Subdivision
Subdivision, Ypsilanti Township, Michigan, otherwise known as 1555 E. Mich Ave and the property is
Address
zoned R/C
Zoning District

2. That the petitioner hereby request Variance under Section N/A Article N/A of the Ypsilanti Township
Variance/Temporary Use Section Article
/Regular Meeting
Zoning Ordinance.

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

4. That the following is submitted in support of the petition (attach all pertinent data to support the request).

[Signature] Chuck TomBEAU 7/27/2020
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>

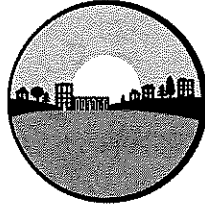
OFFICE USE ONLY

All Zoning Board of Appeals Applications

☐ The application is filled out in its entirety.	☐ Plot plan or lot survey to scale showing the following:
☐ If the applicant is not the property owner, written and signed permission from the property owner is required.	☐ All property lines and dimensions
☐ Fees	☐ All existing and proposed structures and dimensions
☐ Letter of interest of the applicant in the property	☐ Lot area calculations necessary to show compliance with regulations
	☐ Easements and dimensions, if applicable
	☐ Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets.
	☐ Location and dimensions of the nearest structures on adjacent properties.



Township Supervisor
Brenda L. Stumbo
Township Clerk
Heather Jarrell Roe
Township Treasurer
Stan Eldridge



YPSILANTI TOWNSHIP

— PLANNING & ZONING DEPARTMENT —

Trustees
John Newman II
Gloria Peterson
Debbie Swanson
Ryan Hunter

Chuck Tombeau
554 Hollis Ave.
Ypsilanti, MI 48198
[REDACTED]

Re: 1555 E. Michigan Ave. - Administrative Review of Building Renovation from Commercial to Residential

Mr. Tombeau:

This letter is in response to an application for Administrative Review for the renovation of an existing commercial building into a residence, located at 1555 E. Michigan Ave., Ypsilanti, Michigan, 48198, parcel ID K-11-02-390-023.

The property is zoned RC, Regional Corridor, Site Type A. One-family residential dwellings are permitted uses in this district. Dwellings must meet the standards in Sec. 1101. – *Detached Single-family Dwelling Units*. Paragraph 6 of this section states the following: “*Dwelling units shall be oriented toward the public right-of-way such that the façade that faces the street is manifestly designed as a front façade containing a door, windows, and other architectural features customary of the front façade of a residence....*” It has been determined that the commercial-sized garage door does not comply with this requirement. For this reason, the proposed plans have been denied.

The Zoning Ordinance offers applicants an opportunity to appeal an Administrative Decision in Sec. 1704. – *Jurisdiction*. An application for such an appeal must be filed with the Township within 60 days of the decision in question. The appeal must clearly describe the order, requirement, decision or determination for which the appeal is made and the grounds of the appeal. The appeal must be accompanied by an ZBA Application Form, and associated fee.

Please contact the Planning Department if you have any questions or need further information.

Sincerely,

Sally Elmiger

Sally Elmiger, AICP
Planning Consultant
Charter Township of Ypsilanti Planning Department

I am contacting you regarding the building plans for my property at 1555 East Michigan Ave. When I purchased the property back in September of 2024 I discussed my plans with previous Ypsilanti Township Planning Director Fletcher Reyher. Mr. Reyher assured me I could proceed with converting the existing building into my primary residence.

As you know, that garage door has been on the building for over 40 years. It is in good repair and when I first purchased the property I did have the garage door serviced by Crawford Door at a cost of \$2175.00 to make it functional and repair cosmetic flaws. My contractor estimates that replacing the existing door with a standard residential garage door would be no less than \$6,000 because of the infrastructure changes necessary to do so. Many residential garage doors, although less tall, are actually wider than the current door. Replacing it would be an unnecessary burden financially.

My current building plan with the 12ft garage door has many more features that would have a greater positive impact on the neighborhood and community than replacing the 12ft garage door. I am also planning on planting multiple trees, adding a porch and rain garden, installing extra windows and siding to break up the visual pattern. I'm also planning on repainting the front of the building including the garage door so that it blends into the building.

When discussing with my architect he stated that these taller garage doors are common in residential areas to accommodate boats and RVs. Keeping the existing door would give me greater flexibility with the space should I want to sell the building in the future to buyers with those types of vehicles or a wheel chair accessible van.

Finally, there are also multiple similar garage doors on residential houses throughout the township including a few in the neighborhood around the building. I've included pictures of 5 of them for your reference. Most importantly, I have not been able to find a rule in the zoning laws that regulates the size of a garage door so I do not believe this is out of compliance.

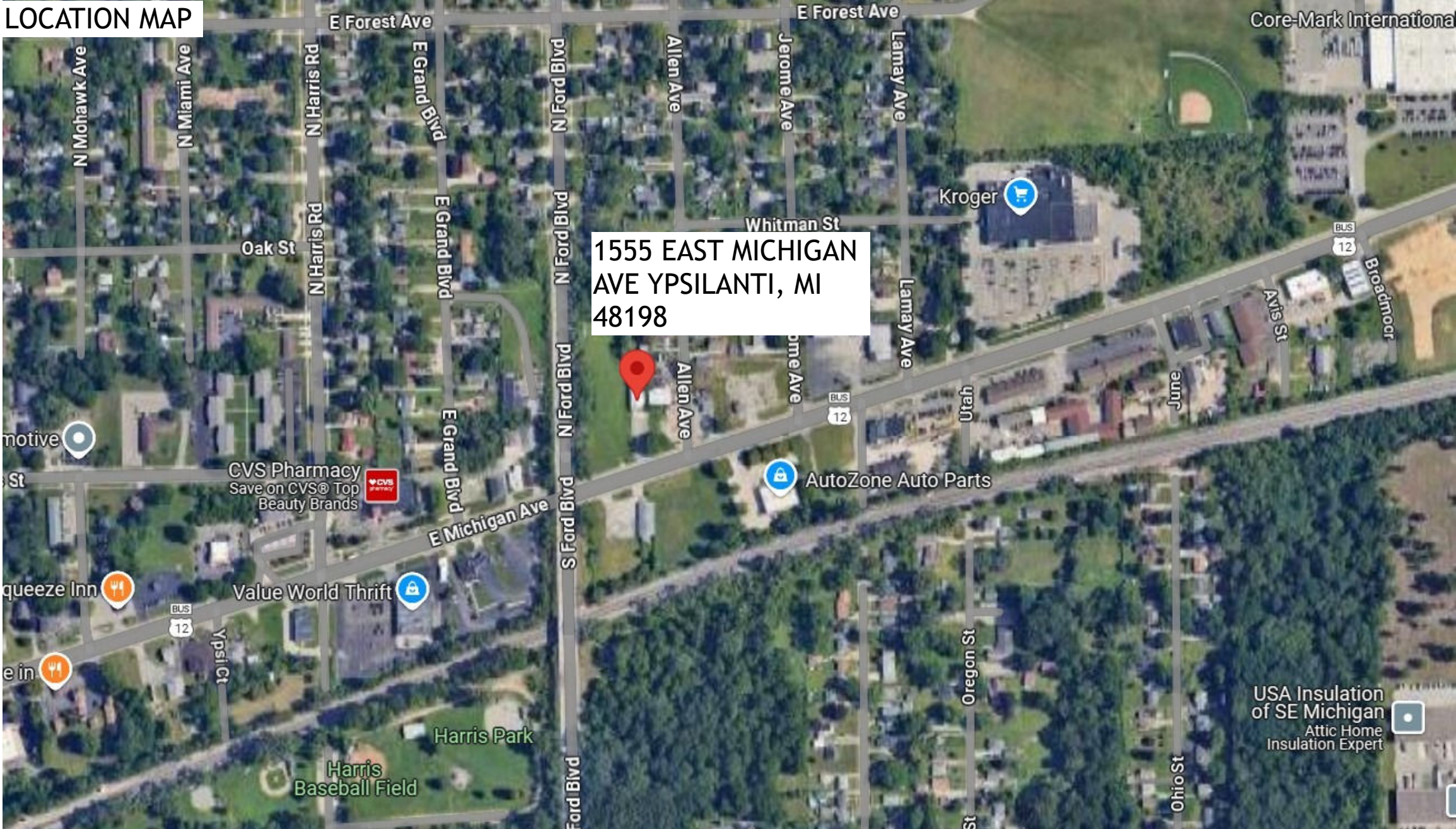
Proposed Remodel and Porch Addition to the Tombeau Residence

1555 East Michigan Ave. - Ypsilanti, MI 48198
Drawings for Construction
Revision: 2026.01.15



NO SCALE

LOCATION MAP



ENERGY PERFORMANCE COMPLIANCE

A. Code Jurisdiction State of Michigan			
B. Applicable Primary Code Michigan Building Code, 2015 Edition Chapter 11: Energy Efficiency			
C. Climate Zone Washtenaw County, Zone 5A			
D. Compliance Path MRC 2015 prescriptive path, building envelope requirements			
E. Exterior Enclosure	Required	Existing	Proposed
	Thermal	Thermal	Thermal
Thermal Component	Performance	Performance	Performance
✓ 1. Fenestrations	U-0.35	n/a	U-0.35
✓ 2. Skylights	U-0.60	n/a	n/a
✓ 3. Ceilings	R-38	n/a	R-38
✓ 4. Wood Frame Walls	R-20/R-13+5	R-13	R-13
5. Mass Walls			
✓ <1/2 insulation @ int.	R-13	n/a	n/a
✓ >1/2 insulation @ int.	R-17	n/a	n/a
✓ 6. Floors Over	R-30 -or-	n/a	n/a
Unconditioned Space Insulation to fill framing cavity (R-19 min.)			
7. Basement Walls			
✓ Cont. Insulation	R-10	n/a	n/a
✓ Cavity Insulation	R-13	n/a	n/a
✓ 8. Slab R-value & depth	R-10, 2ft	n/a	R-13
9. Crawl Space Walls			
✓ Cont. Insulation	R-10	n/a	n/a
✓ Cavity Insulation	R-13	n/a	n/a

CONSTRUCTION DOCUMENTS

A.01	TITLE SHEET
A.02	SITE PLAN & GRADING
A.03	DEMOLITION PLAN
A.04	FIRST FLOOR PLAN
A.05	SECOND FLOOR/CEILING PLAN
A.06	ROOF PLAN
A.07	FRAMING PLANS
A.08	CROSS SECTIONS
A.09	CROSS SECTIONS
A.10	SOUTH & EAST EXTERIOR ELEVATIONS
A.11	NORTH & WEST EXTERIOR ELEVATIONS
A.12	DOOR & WINDOW SCHEDULE, DETAILS
E.01	FIRST FLOOR ELECTRICAL PLAN

DESIGN LOADS

A. Soils:	As no soil borings have been completed, defer to Washtenaw County MapWashtenaw GIS Natural Features, which indicates that the site contains Soil NCRS class D/B: Clay, with an assumed soil bearing pressure of 1,500 lbs. Contact Architect immediately if other soil conditions are found on site
B. Floors:	Live: 40 psf non-sleeping rooms, 30 psf sleeping rooms
	Dead: Actual
C. Roof:	Live: 25 psf snow load augmented for drift potential per code
	Dead: Per code minimum

PROJECT DESCRIPTION

Scope of the work includes the conversion of an existing commercial property to a single family residence with attached Garage and new Covered Porch.

Square Footage Calculations**

	Existing	Proposed
Main Floor (finished):	721 s.f.	1,980 s.f.
Main Floor (unfinished):	2470 s.f.	1,211 s.f.
Gross habitable space:	3191 s.f.	3,191 s.f.
Covered Front Porch:	0 s.f.	227 s.f.
Front Patio:	0 s.f.	674 s.f.

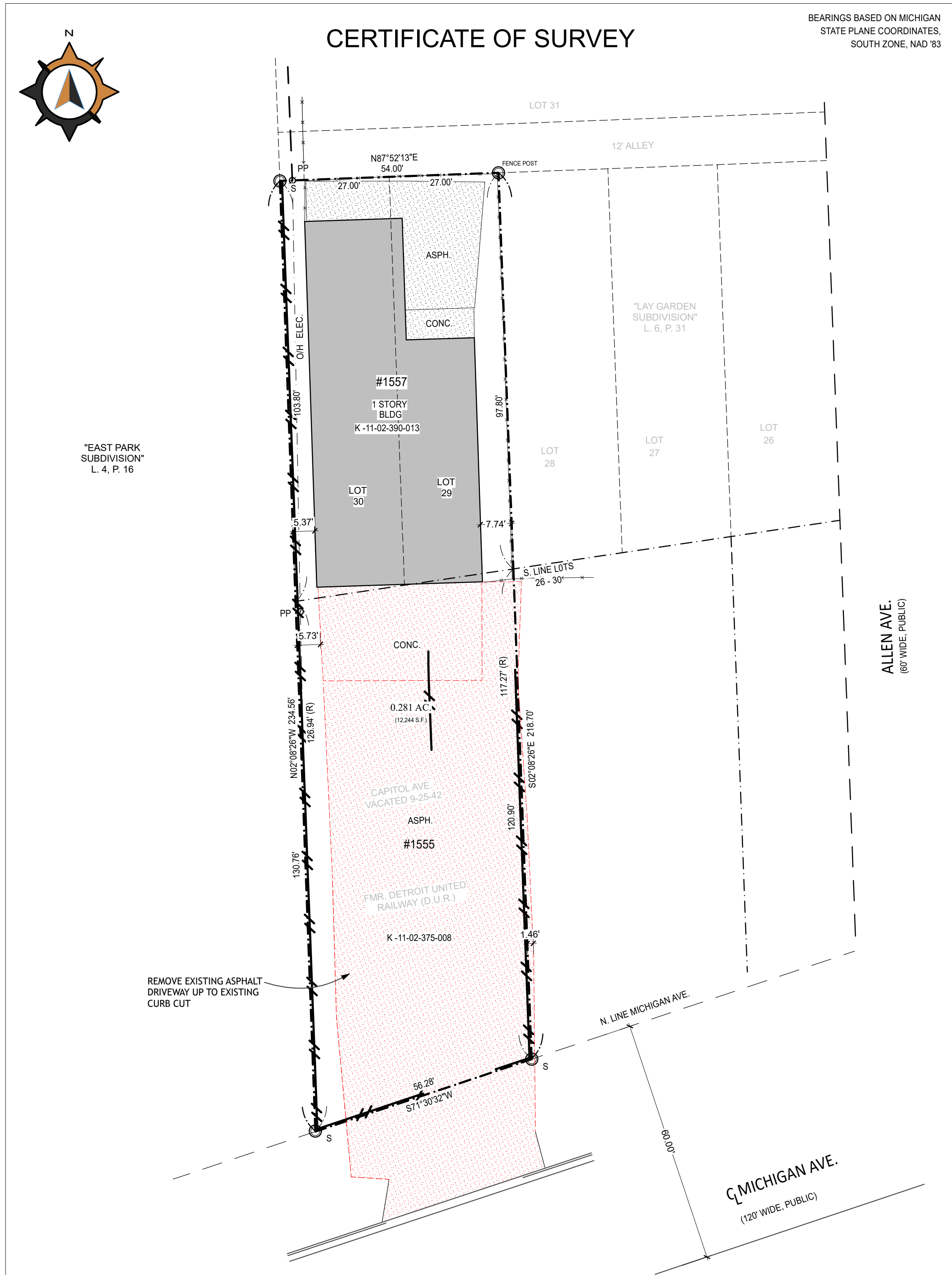
**(all area calculations are taken to outside of construction)

GENERAL PROJECT NOTES

- These documents dated 2025.05.09, including sheets A0.1-A.11, E.01 and the accompanying supplemental materials are issued for construction and permitting and supercede any and all previously issued documents whether in part or in whole.
 - All work shown and described in these documents must comply with all applicable building codes including but not limited to the 2015 Michigan Residential Code
 - Dimensions shown are based on field investigation. All dimensions and conditions are required to be field verified prior to commencement of work and/or procurement of dimension critical materials to be installed. Notify Architect immediately if variance found.
 - Do not scale drawings. Refer to dimensional information provided. Drawing scale indicated is provided for reference only. All dimensions are taken to rough unless otherwise noted as "F" finish, or "EM" existing masonry.
 - Assess existing conditions and provide adequate temporary shoring and bracing during construction to account for all forces including, but not limited to, forces from gravity, earth, wind and unbalanced forces due to construction sequence.
 - All mechanical and electrical work to be design-build by the General Contractor. All required drawings and specifications to be submitted under separate cover.
 - These documents have been prepared for exclusive use by the designated General Contractor to execute the Owner's approved design solution.
 - These documents are to be incorporated into the Contract for Construction executed between the General Contractor and the Owner and are subject to any modifications or provisions as are specified in the Contract for Construction and as are agreed upon thereto.
 - Per Michigan Occupational Code (Public Act no. 299, 1980, Article 20, section 339.2012, subsection D), residential projects of less than 3500 S.F. habitable living space are exempted from requiring an Architect's seal. The state licensed and registered General Contractor executing these documents shall assume full and complete responsibility for all specifications and installed work which is either altered from that as presented or not indicated herein.
- As used in this section:
(a) "Calculated floor area" means that portion of the total gross area measured to the outside surfaces of exterior walls intended to be habitable space.
(b) "Habitable space" means space in a building used for living, sleeping, eating, or cooking. Habitable space does not include a heater or utility room, a crawl space, a basement, an attic, a garage, an open porch, a balcony, a terrace, a court, a deck, a bathroom, a toilet room, a closet, a hallway, a storage space, and other similar spaces not used for living, sleeping, eating, or cooking.



PHASE	DATE OF ISSUE
EC	2025.02.19
SD	2025.02.19
PERMIT	2025.05.09
CD	2025.05.09
REV. 1	2025.10.29
REV. 2	2026.01.15



CLIENT: CHUCK TOMBEAU

BOUNDARY SURVEY

#1555 E. MICHIGAN AVE
IN THE SW 1/4 OF
SECTION 2, T3S, R7E
YPSILANTI TOWNSHIP,
WASHTENAW COUNTY,
STATE OF MICHIGAN.

LEGEND:	
	SECTION CORNER
	FOUND IRON PIPE
	FOUND IRON ROD
	FOUND MAG NAIL
	FOUND MONUMENT
	SET IRON PIPE
	SET WOOD LATH
	RECORDED
	CALCULATED



6653 Schneider Rd. • Manchester, MI • 48158

(734) 669-2960 • arborlandinc.com

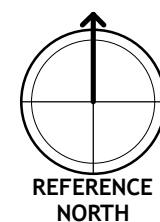
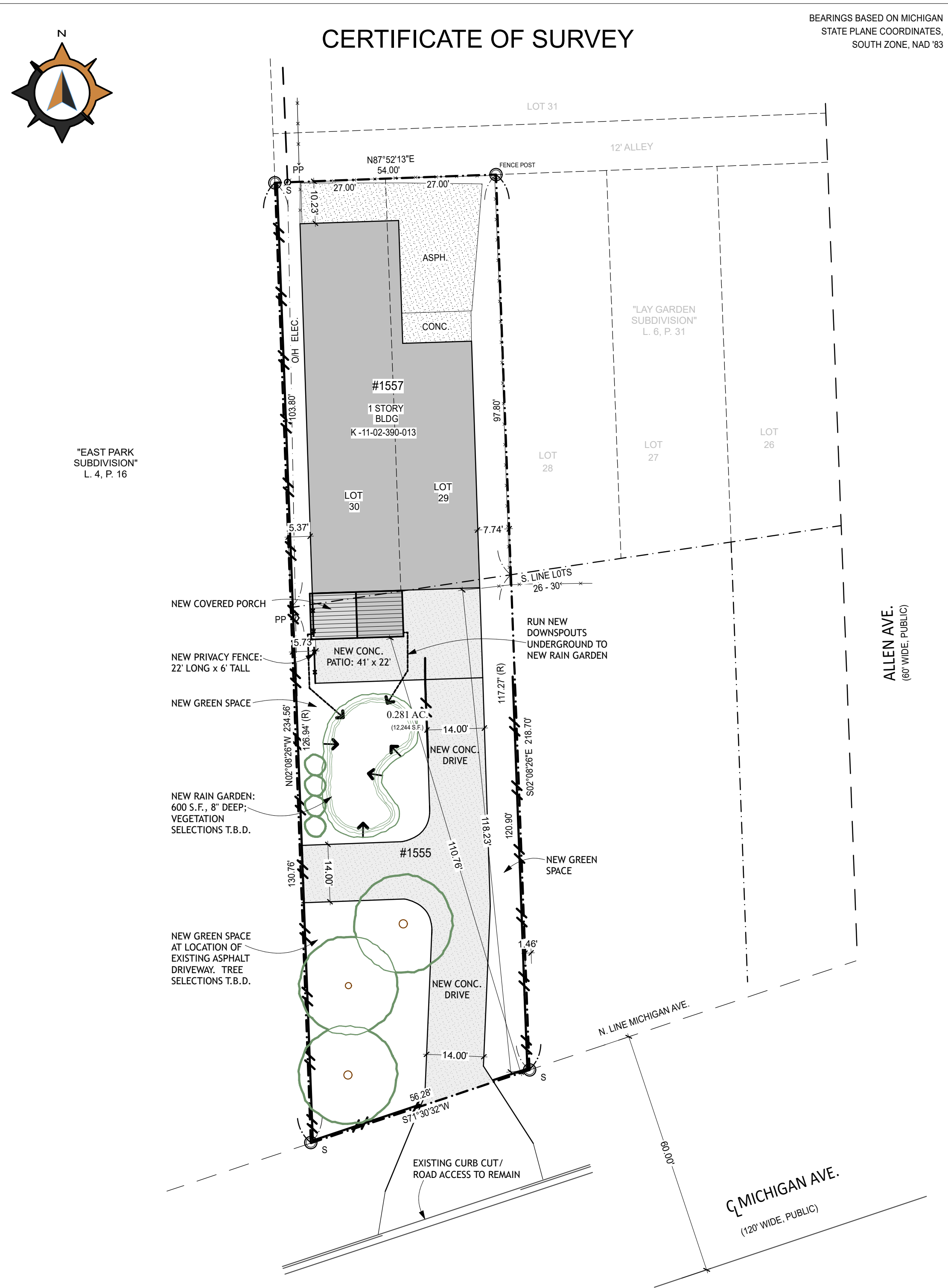
JOB NO.:	04725	DATE:	3-14-2025
FLD. BOOK:	25-1	REVISED:	-
SHEET 1 OF 2	BY:	KJG	

SCALE: 1" = 20'



EXSITING/DEMO. SITE PLAN

1" = 20'



PROPOSED SITE PLAN

1" = 20'

ENVIRONMENTAL REGULATION RESEARCH:

- A. Floodplain Classification
- Jurisdiction: State of Michigan Department of Natural Resources and Environment
 - F.E.M.A. online floor map indicates that lot is in an "Area of Minimal Flood Hazard" <https://msc.fema.gov/portal/firmette?latitude=-42.34334224868526&longitude=-83.76107680512366>
- B. Wetlands Classification
- Jurisdiction: State of Michigan Department of Natural Resources and Environment<https://www.mcgl.state.mi.us/wetlands/mcglMap.html#>
 - Lot does not appear to be a wetland as identified on NWI and MIRS maps State of Michigan DNR online wetlands mapper. The site is indicated to contain wetland soils, and is a candidate for potential wetland restoration.
- C. Soil Erosion Classification
- Jurisdiction: State of Michigan Department of Natural Resources and Environment
 - Soil erosion permits are applied for and granted by the presiding county, but overseen by the Michigan DEQ.
 - According to Washtenaw County online mapper (https://gisappsecure.washtenaw.org/MapWashtenaw/), site consists of soil NCRS Class D/B

GENERAL GRADING PLAN NOTES

Grading and Drainage:

- First Floor Elevation (F.F.E.) of addition to match existing house
- Slope of grade shall have a minimum of 6 inches of fall away from all structures (5% min and 20% max slope).
- Grade shall not be altered such that water drains onto adjacent private property.
- Paved surfaces shall have a 1% min and 8% max slope (1% min and 2% max cross slope)
- Roof runoff shall be drained on existing site. Roof runoff will be drained away from structures in gutters and downspouts and by using any combination of the following measures: surface drainage, Rain barrels, rain gardens, perforated underdrains, Drywells
- Footing drains shall be drained according to Township requirements and will either be tied into existing storm sewer leads if present or drained to a drywell of acceptable location on site.

Utilities:

- Existing building leads for the following utilities will be located, and relocated as required and tied into by proper authority following appropriate permitting process: Overhead cable, Electricity, and Phone lines

Soils:

- As no soil borings were taken, assumed soil bearing capacity to be 1500 psf for Clay, sandy, silty clay, clayey silt, silt and sandy silt/clay (CL, ML, MH and CH) per 2015 Michigan Residential Code.

Excavation:

- Earthwork will begin upon receipt of building permit, approximately June 2023 and end approximately November, 2023.

GRADING LEGEND

	EXISTING CONTOUR
	DEMO CONTOUR
	PROPOSED CONTOUR
	EXISTING DRAINAGE ARROW
	PROPOSED DRAINAGE ARROW
	GRADING EXTENTS
	NEW FENCE
	SILT FENCE/CONSTRUCTION FENCE/TREE PROTECTION FENCE

UTILITIES PRELIMINARY RESEARCH:

Water service
Municipally-provided underground water service present on site

Storm sewer service
Municipally-provided underground storm sewer service present on site

Sanitary sewer service
Municipally-provided underground sanitary sewer service present on site

Electric/Cable/Telephone
Existing overhead electric and phone service present on site

Natural Gas
Underground Gas service present on site

ON-SITE UTILITY ISOLATION REQUIREMENTS:

Jurisdiction: Michigan Residential Code

Gas Service
3' minimum clearance to trees, buildings
3' clear on each side of meter

Electrical Service
30' x 36' floor to ceiling required service area at electrical panel location

5' minimum clearance to gas line

12' easement (6' to either side) typical for overhead utilities

GENERAL SITE PLAN NOTES

- Site plan is compiled from information presented on a mortgage survey as prepared for the owner on <DATE>, by <SURVEYOR>, Land Surveyors, job no. <JOB NUMBER>. No stakes were located or set to verify lot dimensions and measurements for purposes of the project as described herein.
- Verify non-existence of overhead and/or underground utilities in area of proposed new construction and adjust utilities as required.
- Stakes to be set prior to excavation to verify final dimensions and their placement in relation to setbacks and property line. Notify Architect immediately upon discovery of any difference from plans as drawn.
- Coordinate site and landscape protection systems and procedures at intended area of work with Owner prior to commencing construction.
- House to be located facing due North.

ZONING ORDINANCE COMPLIANCE

I. Zoning Ordinance

A. Ordinance Jurisdiction

Ypsilanti Charter Township, MI: Code of Ordinances

B. Zoning Classification

Zoning requirements	Permitted	Existing	Proposed
Site Type	A	A	No Change
Permitted Building Forms A1, A2	A2	A2	No Change
Permitted Use Group	1, 2, 3, 4	3: Service Facility	1: Single Family Residential

C. Lot Parameters

	Required	Existing	Proposed
1. Lot Area	=/ < 21,780 S.F.	12,245 s.f.	no change

D. Setback Parameters (Principal Use Component)

	Required Min.	Existing	Proposed
1. Front yard	10'	118.23'	110.76'
2. Side yard	0'	5.37'	no change
total	0'	13.11'	no change
3. Rear yard	10'	10.23'	no change

E. Area Parameters (Principle Use Component)

	Required	Existing	Proposed
1. Imperv. Surface Area	80% max.	82.36%	57%

F. Height Parameters (Principal Use Components)

	Required	Existing	Proposed
1. Max # of Stories	2	1	2
2. Maximum Height	30'	13'	No Change

BUILDING CODE COMPLIANCE

A. Code Jurisdiction

Ypsilanti Charter Township, Michigan
Ypsilanti Charter Township Building Department

B. Applicable Primary Code

Michigan Residential Code, 2015 Edition

C. Height and Area Parameters

	Allowed Max.	Existing	Proposed
1. Stories	3	1	2

D. Fire Separation Distance (unprotected assemblies, unlimited area)

	Allowed Min.	Existing	Proposed
Principal Bldg.			
1. Wall Plane	5'-0"	n/a	5.37'
2. Roof Projection	5'-0" *	n/a	4.75'
3. Openings	5'-0" **	n/a	5.37'
4. Penetrations	5'-0" **	n/a	5.37'
Accessory Bldg.			
1. Wall Plane	2'-0"	n/a	n/a
2. Roof Projection	1'-8"	n/a	n/a
3. Openings	5'-0" **	n/a	n/a
4. Penetrations	5'-0" **	n/a	n/a

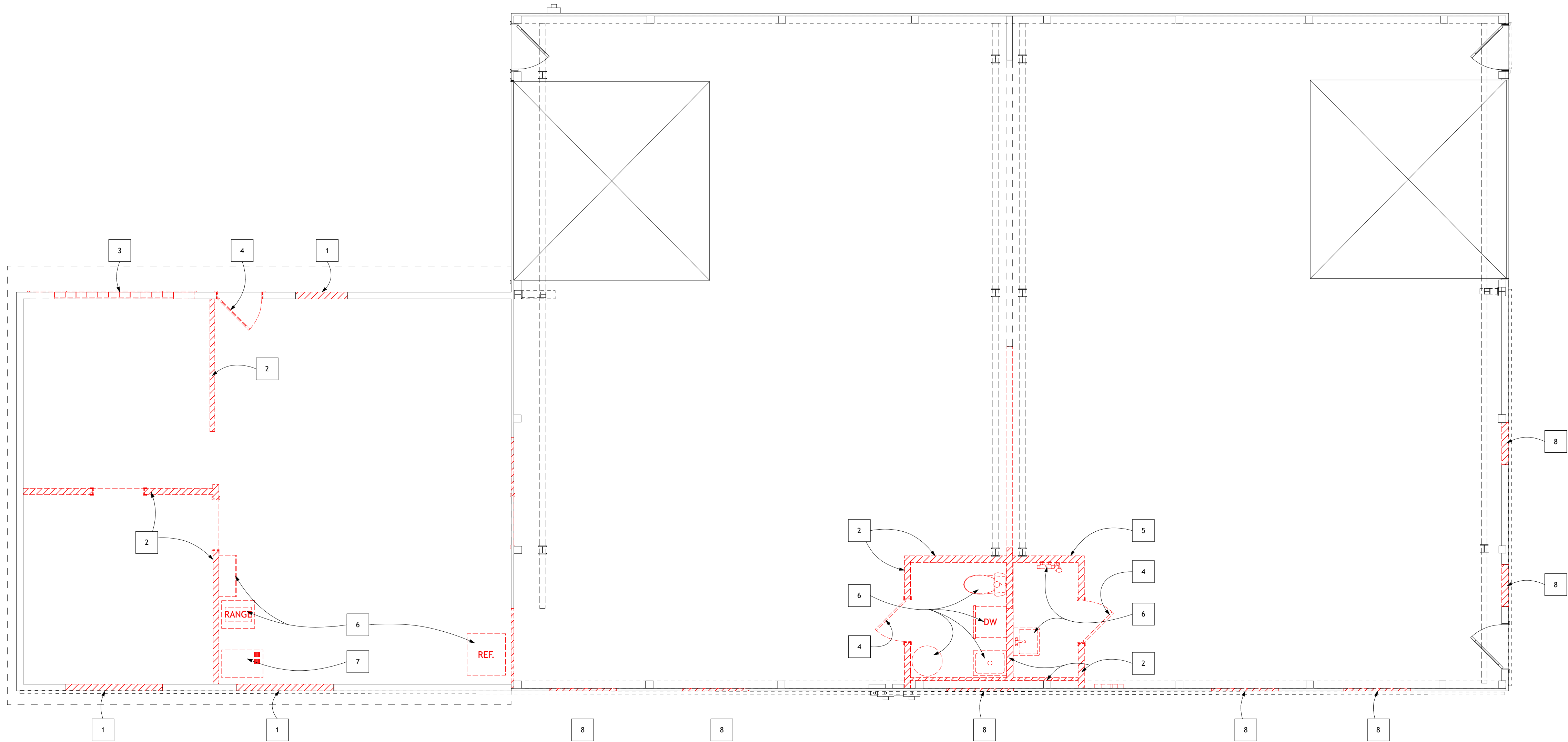
* Note: A 1-hour fire rating on the underside of projections decreases the allowed minimum fire separation distance to 2'-0"

**Note: 25% maximum of wall area between 5'-0" and 3'-0" fire separation distance; openings not allowed at fire separation distance <3'-0"

***Note: Penetrations at <5'-0" fire separation distance comply with R302.1

***NOTE: EXISTING EXTERIOR WALLS ARE 1-HOUR FIRE RATED, AND NEW ADDITIONAL 1-HOUR FIRE RATED GYPSUM BOARD TO BE INSTALLED AT INTERIOR OF EXTERIOR WALLS

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- DEMOLITION NOTES:
- At location of new windows: remove existing exterior wall finish, sheathing, and framing in its entirety. Provide temporary shoring and support as necessary.
 - Remove existing interior wall finishes and framing. Provide temporary shoring and support as necessary.
 - Remove existing exterior window, trim, and frame in its entirety. Adjust framing as required for new windows as required.
 - Remove existing door slab, frame, and casing in its entirety.
 - Remove existing ceiling joists and finish above and below.
 - Remove existing fixtures, cabinetry, and appliances. Consult with Owner to coordinate what items to be salvaged.
 - Remove existing furnace at this location. New system to be design-build by subcontractor.
 - Cut existing exterior panels as required to install new windows at these locations.

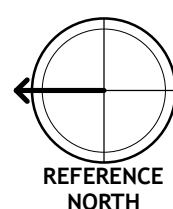
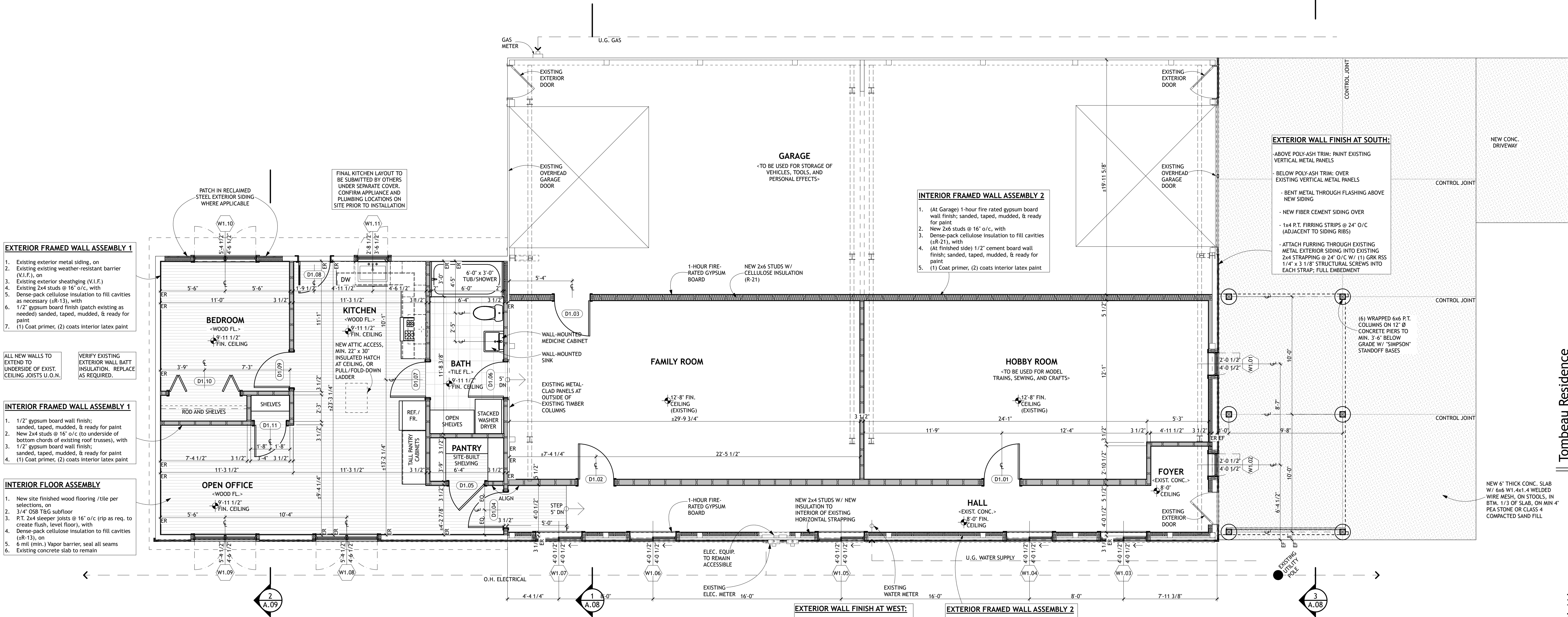
- WALL LEGEND:
- EXISTING INTERIOR/ EXTERIOR WALL
 - INTERIOR/EXTERIOR WALL TO BE REMOVED
 - NEW INTERIOR WALL

- GENERAL DEMOLITION NOTES:
- Coordinate salvage of any/all demo'd materials and components with client prior to removal.
 - Coordinate on-site storage and protection location for all salvaged materials.
 - Recycle any/all demo'd materials as possible.
 - Preserve and protect all existing materials that are to remain.
 - Assess existing conditions and provide adequate temporary shoring and bracing during construction to account for all forces including, but not limited to, forces from gravity, earth, wind, and unbalanced forces due to construction sequence.

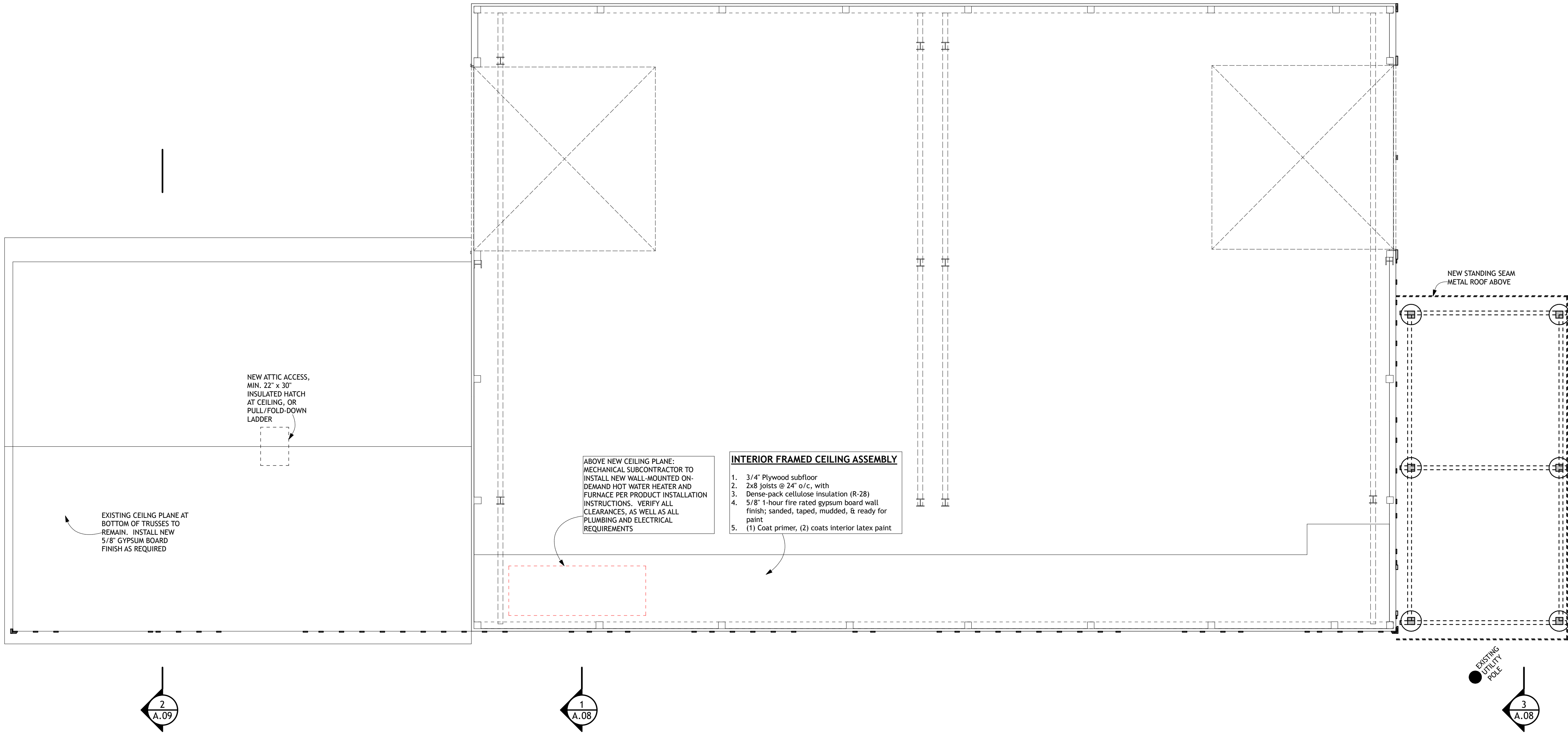
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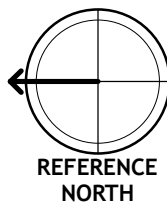
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FIRST FLOOR PLAN
1/4" = 1'-0"



- GENERAL PLAN NOTES:
1. Assess existing conditions and provide adequate temporary shoring and bracing during construction to account for all forces including, but not limited to, forces from gravity, earth, wind and unbalanced forces due to construction sequence.
 2. All dimensions are taken to face of rough U.O.N.
 3. Outside dimensions are taken to outside face of "Zip" insulated sheathing, which is outside face of bond, which is outside face of foundation below.
 4. All window and door dimensions are taken to centerline of new openings U.O.N.
 5. Provide continuous uninterrupted solid bearing beneath all bearing points to solid bearing below, typical all bearing conditions.
 6. Confirm all trim and casing details with Owner.
 7. All reference elevation datum points are relative elevations from top of existing concrete slab existing structure.
 8. All built-in areas are to be design-build by general contractor, coordinate w/ owner.



SECOND FLOOR/CEILING PLAN

1/4" = 1'-0"

SHEET TITLE

SECOND FLOOR/CEILING PLAN

PHASE

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ISSUE

EC

2025.02.19

SD

2025.02.19

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2025.05.09

REV. 1

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REV. 2

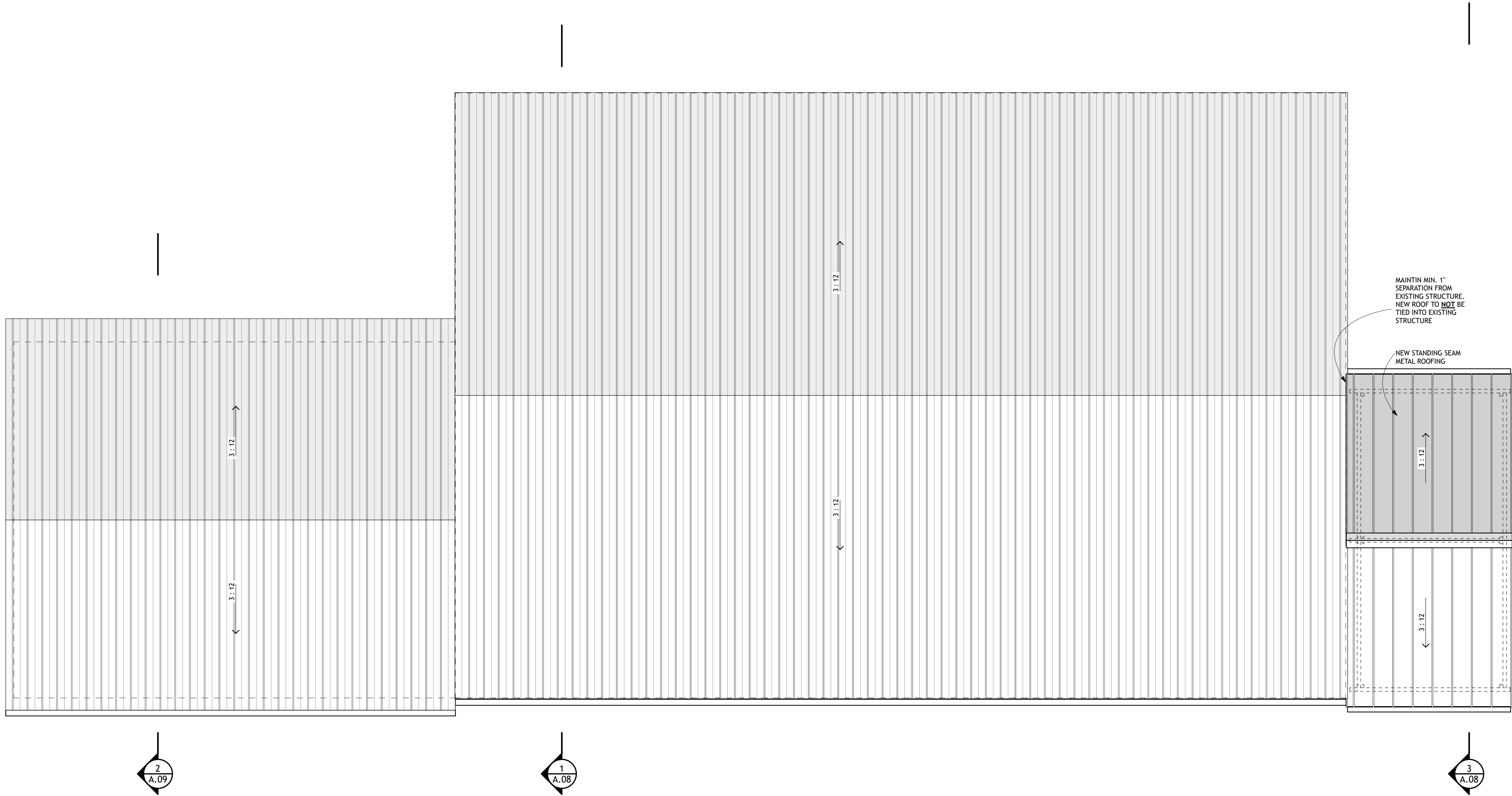
2026.01.15

SHEET

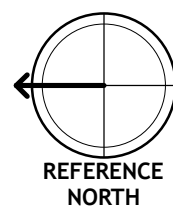
A.05

Tombeau Residence
PROPOSED REMODEL AND PORCH ADDITION
1555 East Michigan Ave. Ypsilanti, 48198
PROJECT NUMBER: 2405-TOM





- GENERAL PLAN NOTES:
1. Assess existing conditions and provide adequate temporary shoring and bracing during construction to account for all forces including, but not limited to, forces from gravity, earth, wind and unbalanced forces due to construction sequence.
 2. All dimensions are taken to face of rough U.O.N.
 3. Outside dimensions are taken to outside face of "Zip" insulated sheathing, which is outside face of bond, which is outside face of foundation below.
 4. All window and door dimensions are taken to centerline of new openings U.O.N.
 5. Provide continuous uninterrupted solid bearing beneath all bearing points to solid bearing below, typical all bearing conditions.
 6. Confirm all trim and casing details with Owner.
 7. All reference elevation datum points are relative elevations from top of existing concrete slab existing structure.
 8. All built-in areas are to be design-build by general contractor, coordinate w/ owner.



ROOF PLAN
1/4" = 1'-0"

SHEET TITLE
ROOF PLAN

PROJECT STATUS: CONSTRUCTION DOCUMENTS
PRINT DATE: 1/15/2026

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SHEET

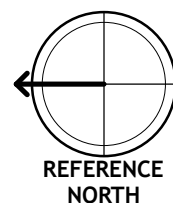
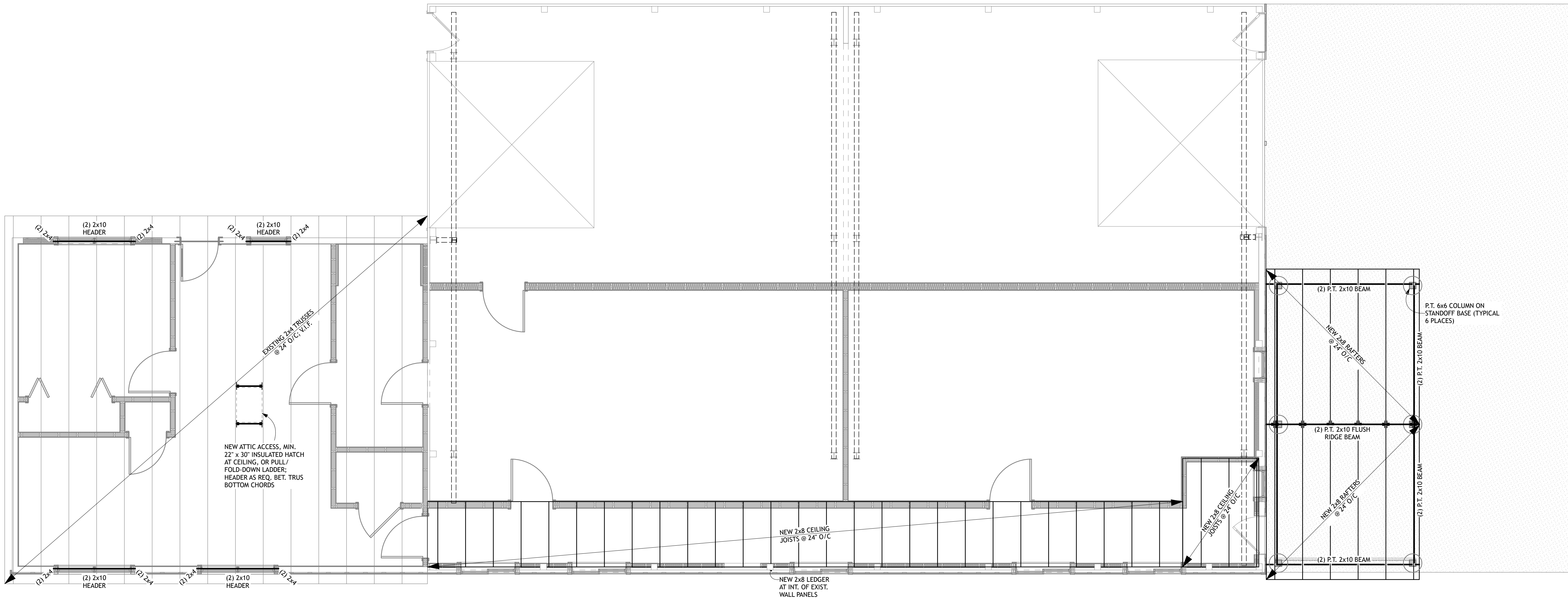
A.06

Tombeau Residence
PROPOSED REMODEL AND PORCH ADDITION
1555 East Michigan Ave. Ypsilanti, 48198
PROJECT NUMBER: 2405-TOM





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SECOND FL./LOW ROOF FRAMING PLAN

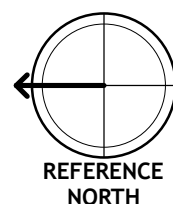
1/4" = 1'-0"

GENERAL STRUCTURAL NOTES

- Framing shown does not constitute a complete framing layout and is intended to show a general overall framing concept only. Framing for soffits and lowered non-structural ceilings not shown for clarity.
- All dimensions are taken to face of rough U.O.N.
- Wood framing connectors to be full height of connected member, min. 16 gauge, fully nailed, U.O.N.
- Dimensions shown are for general reference only, verify final locations with Architectural Floor Plans, U.O.N.
- Provide continuous uninterrupted solid bearing beneath all bearing points to solid bearing below, typical all bearing conditions.
- Provide temporary shoring as required for all new structural elements
- Provide solid blocking of similar framing materials (sawn lumber or psi) below all point loads through to foundation below
 - Point loads transferring from above are indicated by solid dark fill pattern
 - Point loads transferring to below are indicated by solid white fill pattern
- Design loads:
 - Roof snow live load: 25 psf
 - Roof dead load: 10 psf
 - Floor live load: 40 psf (standard), 30 psf (bedrooms)
 - Floor dead loads: 10 psf (standard)
 - Attic live loads (low pitch, no storage): 10 psf
- Design and layout of premanufactured trusses and engineered lumber to be design-build by provider. Shop drawings to be provided for review prior to final order being placed.
- I-joint requirements:
 - I-joints must be analyzed for a total load of 50/65 psf (40 psf live load and 10 (wood) /25 (tile) dead load) and must be designed for a minimum deflection criteria of L/360.
 - In tile areas, the dead load will increase to 25 psf for tile on thinset mortar. The deflection criteria for tile is to be increased minimum L/600.
 - Roof load acting on cantilevered ends of I-joints must be a minimum of 40 psf total load (25 psf snow, 15 psf dead). This load must be configured based on the area of the roof acting on the ends of the I-joints. Reinforce I-joints for cantilever as require per manufacturer's specifications.
 - Stud wall loading acting on the cantilevered ends of I-joints must be designed for 15 psf multiplied by the height of the stud wall.
 - Provide shop drawings for the I-joints. The shop drawings to include floor layout and loading criteria used for the different joist configurations

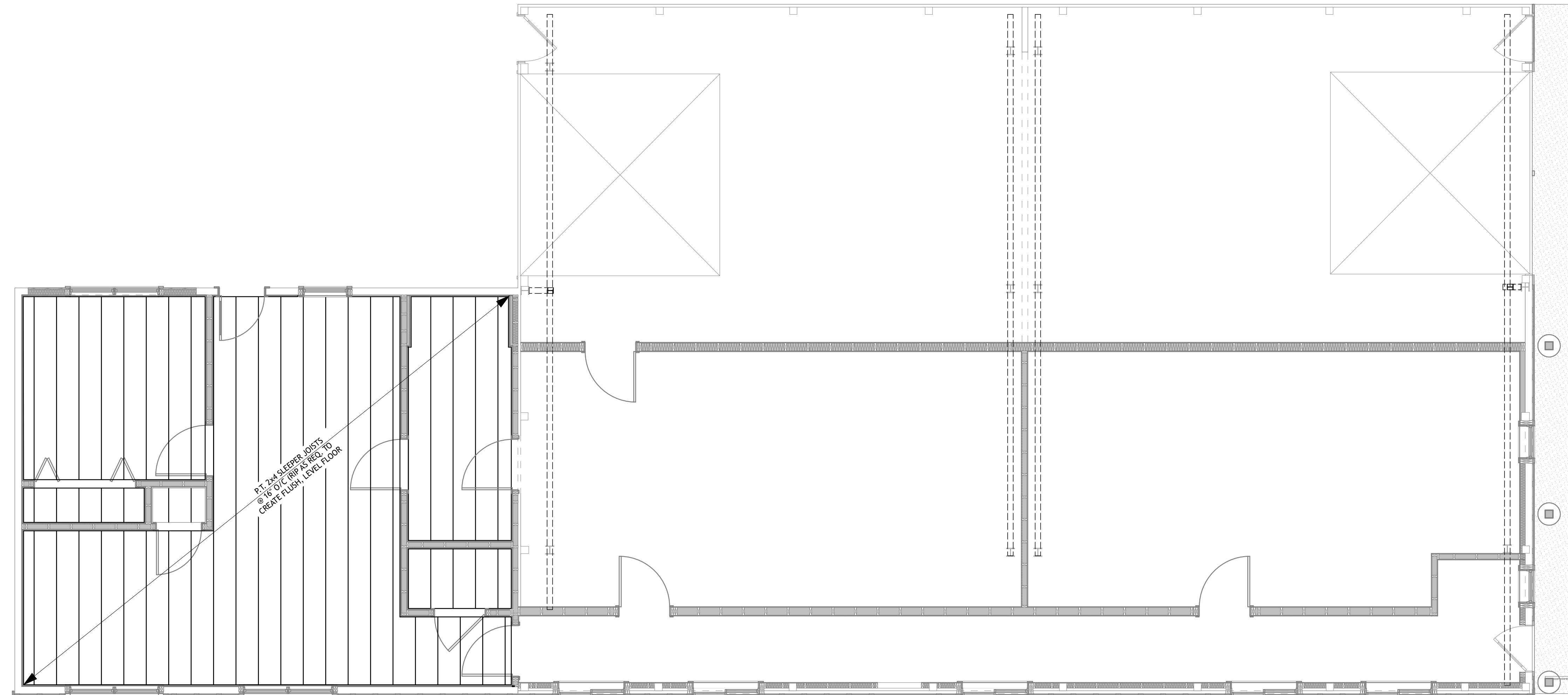
FRAMING LEGEND:

- EXISTING FRAMING MEMBER
- NEW FRAMING MEMBER
- NEW HEADER
- NEW LVL BEAM/TRUSS GIRDER
- NEW STEEL BEAM
- J/L TOP FLANGE/FACE MOUNTED HANGER (SEE FRAMING PLANS AND APPLICABLE DETAILS) ABOVE
- LOCATION OF POINT LOAD FROM ABOVE
- SOLID BLOCKING/COLUMN TO CARRY POINT LOAD ABOVE



FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"





INTERIOR FRAMED CEILING ASSEMBLY

- 3/4" Plywood subfloor
- 2x8 joists @ 24" o/c, with
- Dense-pack cellulose insulation (R-28)
- 5/8" 1-hour fire rated gypsum board wall finish; sanded, taped, mudded, & ready for paint
- (1) Coat primer, (2) coats interior latex paint

EXTERIOR FRAMED WALL ASSEMBLY 2

- Above poly-ash trim band: paint existing vertical metal panels
- Below poly-ash trim band: Fiber-cement siding, over
- 1x4 P.T. furring strips @ 24" o/c (adjacent to siding ribs), over
- Existing exterior metal siding with integrated EPS insulation boards, with
- Existing timber framed columns and beams, with
- Existing 2x horizontal strapping
- New 2x4 studs @ 16" o/c, with
- Dense-pack cellulose insulation to fill cavities (±R-20), with
- 1-hour fire rated gypsum board wall finish; sanded, taped, mudded, & ready for paint
- (1) Coat primer, (2) coats interior latex paint

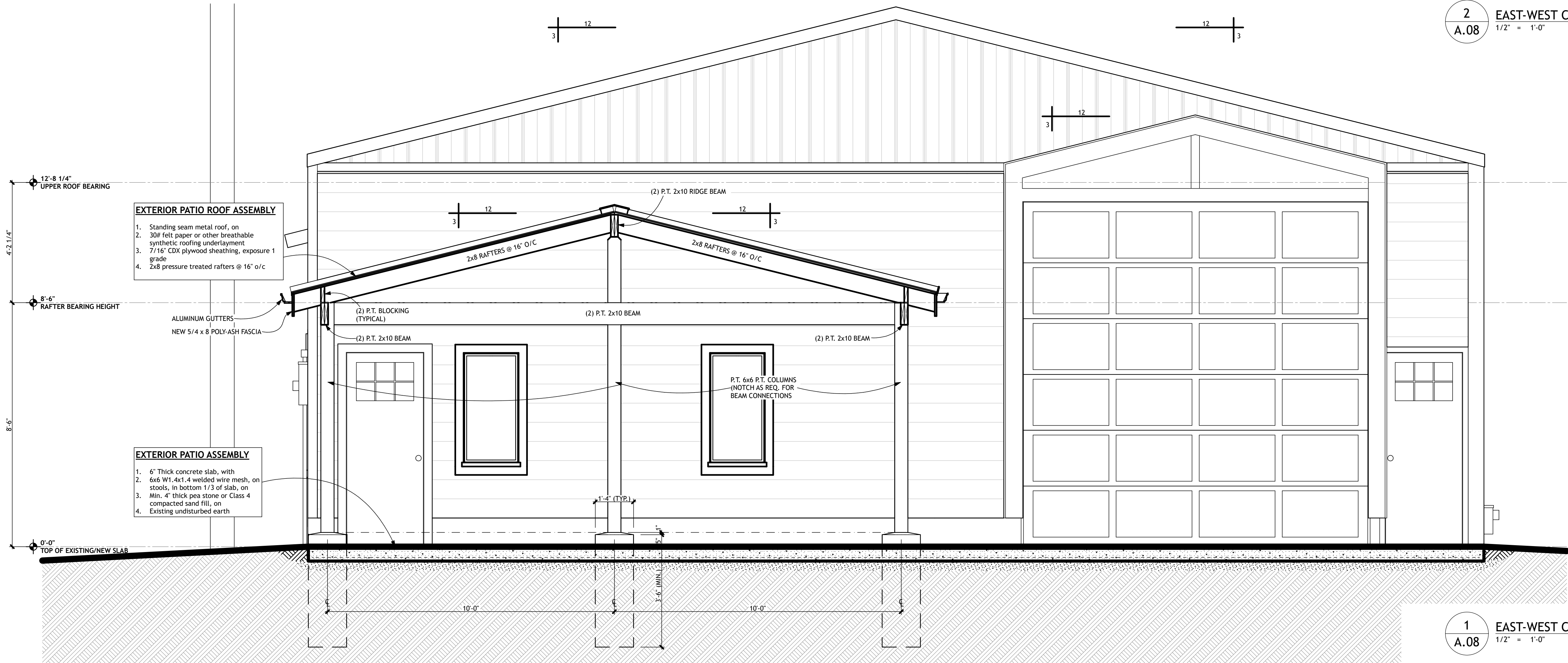
INTERIOR FRAMED WALL ASSEMBLY 2

- (At Hall) 1-hour fire rated gypsum board wall finish; sanded, taped, mudded, & ready for paint
- New 2x4 studs @ 16" o/c, with
- Dense-pack cellulose insulation to fill cavities (±R-21), with
- (At Garage) 1/2" cement board wall finish; sanded, taped, mudded, & ready for paint
- (1) Coat primer, (2) coats interior latex paint

2
A.08

EAST-WEST CROSS SECTION 2

1/2" = 1'-0"



EXTERIOR PATIO ROOF ASSEMBLY

- Standing seam metal roof, on
- 30# felt paper or other breathable synthetic roofing underlayment
- 7/16" CDX plywood sheathing, exposure 1 grade
- 2x8 pressure treated rafters @ 16" o/c

EXTERIOR PATIO ASSEMBLY

- 6" Thick concrete slab, with
- 6x6 W1,4x1.4 welded wire mesh, on stools, in bottom 1/3 of slab, on
- Min. 4" thick pea stone or Class 4 compacted sand fill, on
- Existing undisturbed earth

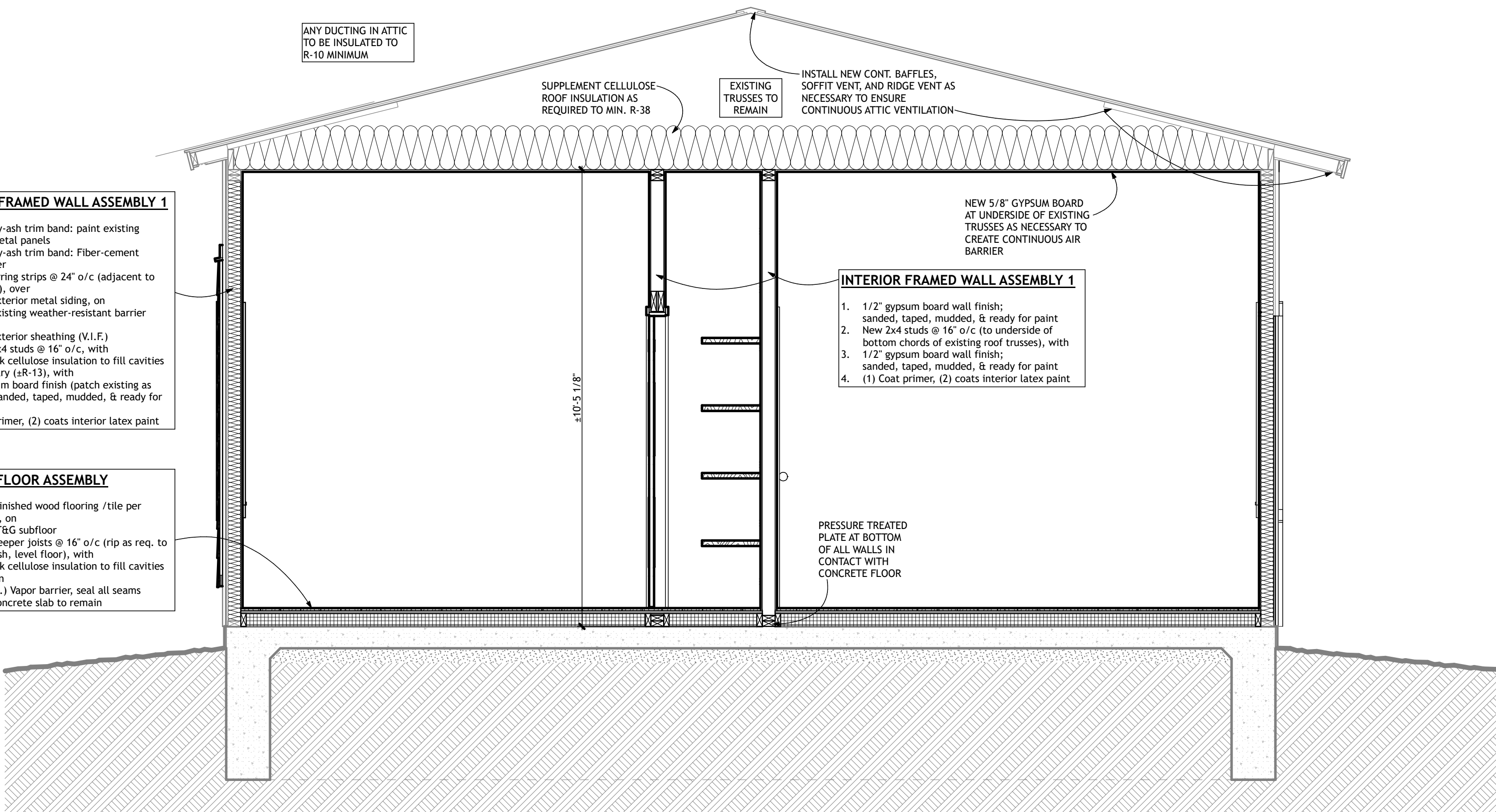
1
A.08

EAST-WEST CROSS SECTION 1

1/2" = 1'-0"

GENERAL CROSS SECTION NOTES:

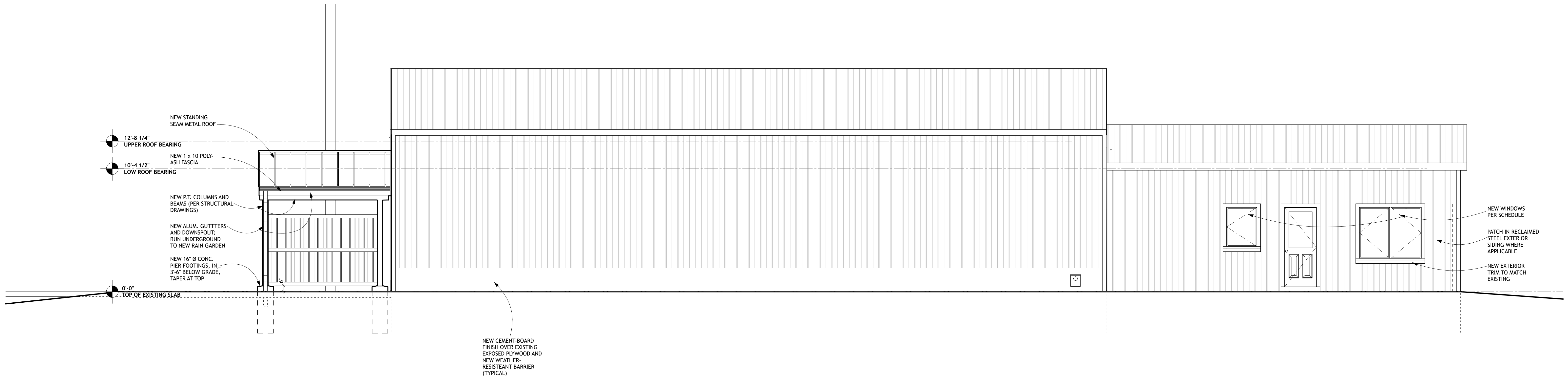
- Cross Sections are Diagrammatic only, especially in regard to trim and casing design. Consult selections and Owner for more information.
- All dimensions on these drawings are taken to rough framing unless otherwise noted.
- Install mechanical and plumbing vents as required (all not shown, to be design-build by subcontractors).
- Windows and doors are shown for graphical representation only. See Architectural Plans and Window and Door Schedules for final size and locations.
- Match existing trim details throughout as applicable.



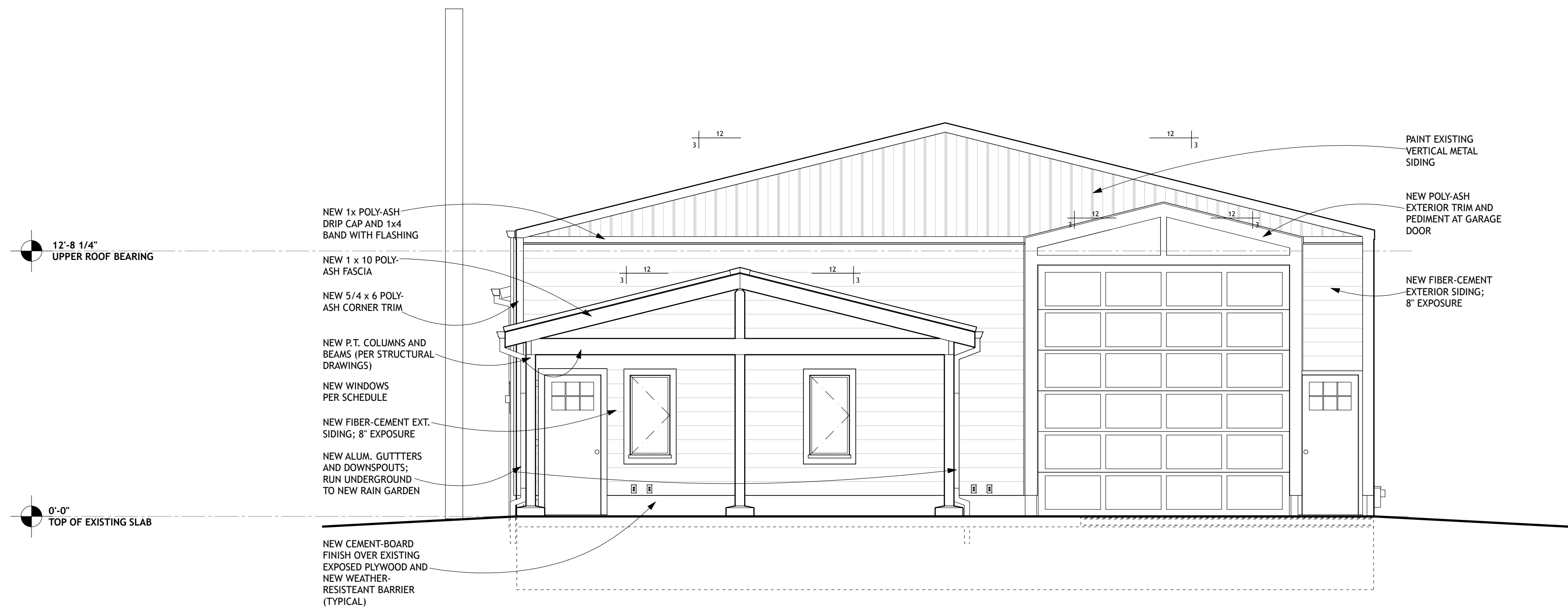
1 EAST-WEST CROSS SECTION 3
1/2" = 1'-0"

- GENERAL CROSS SECTION NOTES:
- Cross Sections are Diagrammatic only, especially in regard to trim and casing design. Consult selections and Owner for more information.
 - All dimensions on these drawings are taken to rough framing unless otherwise noted.
 - Install mechanical and plumbing vents as required (all not shown, to be design-build by subcontractors).
 - Windows and doors are shown for graphical representation only. See Architectural Plans and Window and Door Schedules for final size and locations.
 - Match existing trim details throughout as applicable.

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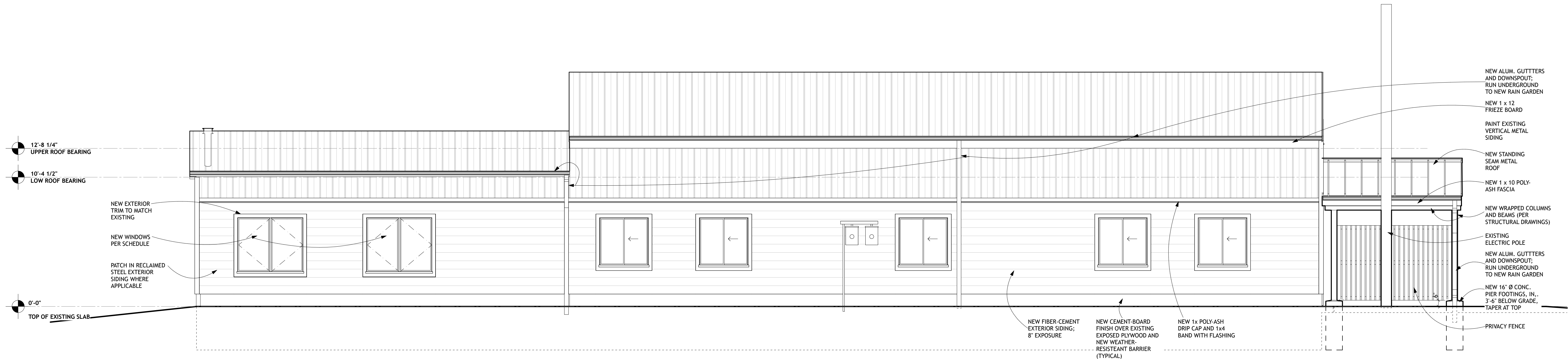
2 EAST EXTERIOR ELEVATION
A.10 1/4" = 1'-0"



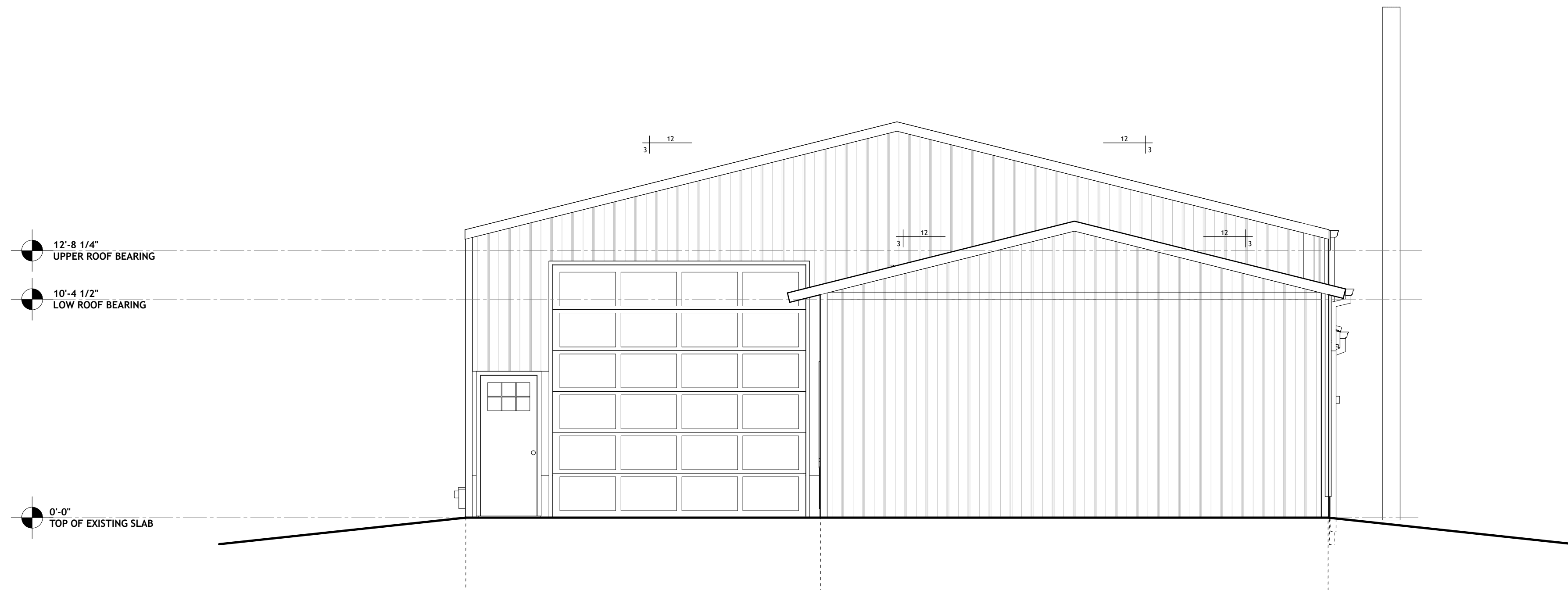
1 SOUTH EXTERIOR ELEVATION
A.10 1/4" = 1'-0"

- GENERAL ELEVATION NOTES:
- Interior and Exterior Elevations are Diagrammatic only, especially in regard to trim and casing design. See selections, details, and specifications for more information.
 - All dimensions on these drawings are taken to finish unless otherwise noted.
 - Install mechanical and plumbing vents as required (all not shown, to be design-build by subcontractors).
 - Windows and doors are shown for graphical representation only. See Architectural Plans and Window and Door Schedules for final size and locations.

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2 WEST EXTERIOR ELEVATION
1/4" = 1'-0"



1 NORTH EXTERIOR ELEVATION
1/4" = 1'-0"

- GENERAL ELEVATION NOTES:
- Interior and Exterior Elevations are Diagrammatic only, especially in regard to trim and casing design. See selections, details, and specifications for more information.
 - All dimensions on these drawings are taken to finish unless otherwise noted.
 - Install mechanical and plumbing vents as required (all not shown, to be design-build by subcontractors).
 - Windows and doors are shown for graphical representation only. See Architectural Plans and Window and Door Schedules for final size and locations.

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



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

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

Date: May 1, 2026
Last Updated August 28, 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 Addition/Remodel
Application Date:	February 4, 2026
ZBA Public Hearing	May 6, 2026
Zoning:	R-3, One-Family Residential
Action Requested:	Five (5) Variance Requests: 1. Height Variance – 29.4' (Approved 5/6/26) 2. # of Stories (2.5) – Postponed, Still Pending however the request is reduced from 3 stories to 2.5 3. Expansion of a nonconformity (principal structure within 100' Ford Lake setback) – Postponed, Still Pending 4. New Pool Building within the 100' lake setback, Postponed, withdrawn as applicant's resubmittal no longer requires variance 5. Patio Expansion into the 50' no disturbance setback and 100' from natural feature building setback. Postponed, 50' setback still needed for retaining walls although patio expansion no longer included

PROJECT AND SITE DESCRIPTION

The applicant originally proposed 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. In the submittal from July 9, 2026, the applicant

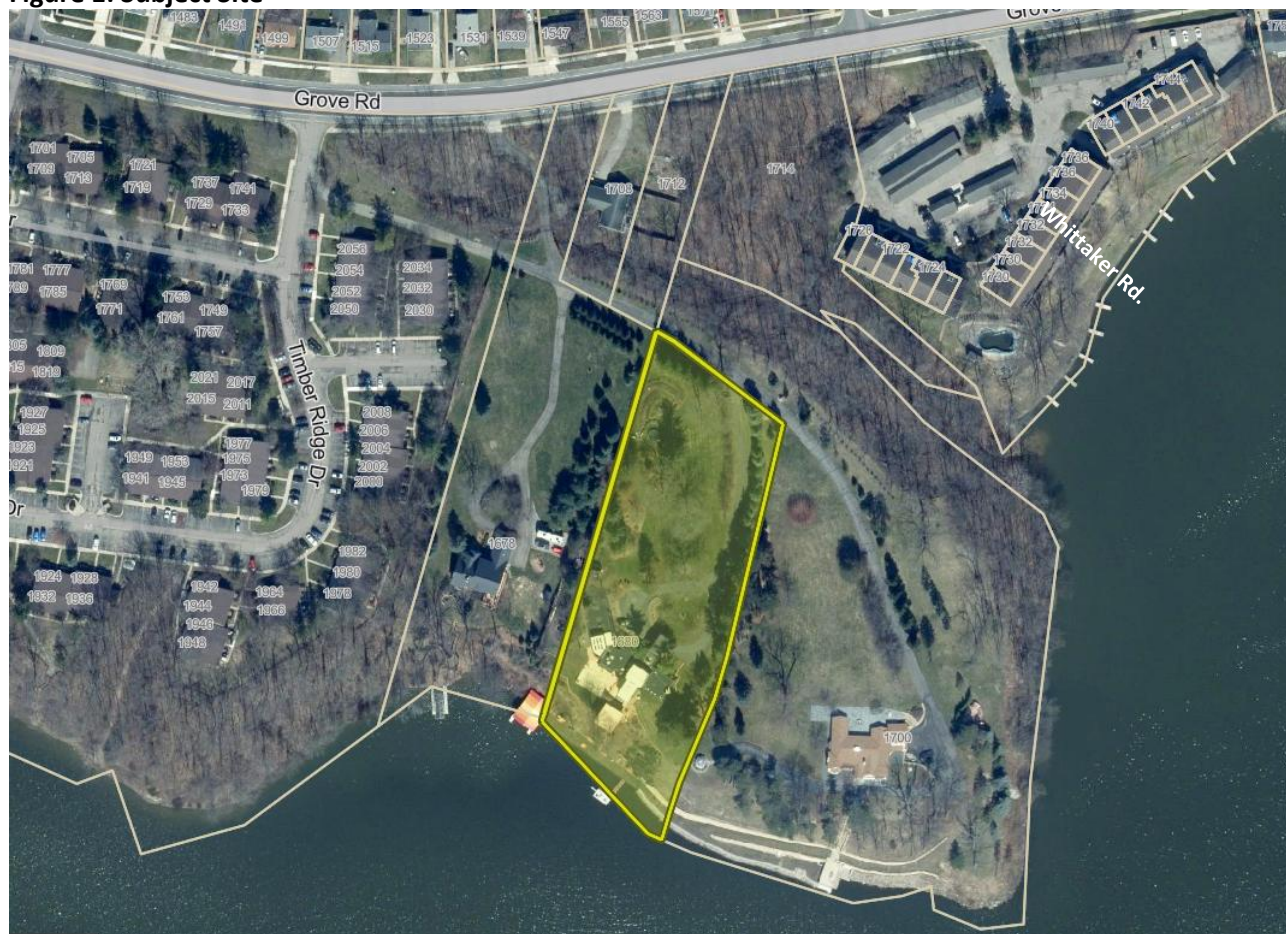


revised the plans to increase the 3rd story building expansion, while removing the 2-story pool house and deck expansion.

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.

Figure 1: Subject Site



Source: MapWashtenaw (Captured March 2024)

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



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

Trustees
Karen Lovejoy Roe
John Newman II
Gloria Peterson
LaResha Thornton

Figure 2: Subject Site (Zoomed In)



Source: MapWashtenaw (Captured March 2024)

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



Source: MapWashtenaw (Captured March 2010)

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Township Clerk
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— PLANNING & ZONING DEPARTMENT —

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Figure 4: Zoning Map

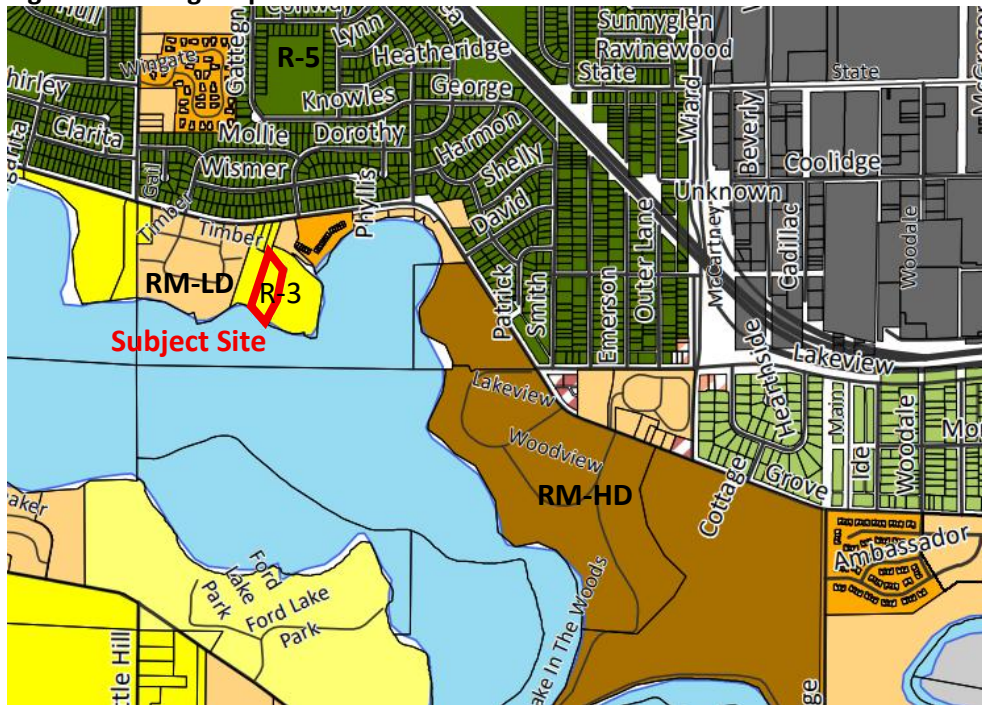


Figure 5. View from Front of House (See Applicant's Submission for More Property Photos)



Source: Staff Photo, April 17, 2026

— PLANNING & ZONING DEPARTMENT —

Figure 6A & B: Top (Existing) and Bottom (Proposed)

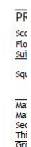




Figure 7: View of Property Across Ford Lake



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

1. **Height**

Requirement

25'

Code

Zoning 406

Request

29.4' (Approved)

2. **# of Stories (See Note Next Page)**

2

Zoning 406

2.5 (reduced from 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

11.35'



Note about Variance #2:

While the existing home is consider 2.5 stories because there are two rooms that total approximately 888 square feet, more than 200 square feet that defines a half-story. While this is a legal nonconforming structure for the number of stories, the applicant is raising the ceiling height from Max Height 7' 11" to max height of 9' 8 ¾ ", which is an expansion that requires a variance.

Note about Variance #5:

The proposal does not include built infrastructure within the 50' setback, however there is a proposal to fix and add 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) While the new request is to only replace and create a retaining wall, there is an approximate 20' difference in elevation, which may be considered the need for a retaining wall.

(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 floor 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.



(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.

Variances #2 - #3: There are not unique circumstances with this property where the resulting need is not self-created.

Variance #5: (50' No Disturbance Setback): While the existing retaining wall may have been self-created by previous property owners, the need to replace it may be considered justified and necessary to prevent erosion as the property and

(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 the applicant has revised the plans to include more expansion within the principal building and less around Ford Lake and Fofrd Lake setbacks to mitigate the setback variance requests. The Zoning Board of Appeals should evaluate if these variance requests are the minimum necessary as building expansions outside of the setbacks and requirements could be achieved for reasonable use of the property.



SUGGESTED MOTIONS

Variances

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.

For The Three (3) Remaining Variance Requests (#1 was approved and #4 is withdrawn):

Variance #2: # of Stories (3)

Postpone:

"I move to postpone the variance request to expansion of 2.5 stories in height in order for/to _____."

Approve:

"I move to approve the variance request to permit the expansion of 2.5 stories on a lot while Sec. 406, Dimensional Requirements of the Zoning Ordinance requires a maximum of two (2) 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 the expansion of 2.5 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. _____"



Variance #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. _____



Variance #5: 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 retaining wall replacement and 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 retaining wall replacement and construction, as well as 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:

1. 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.
2. 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;
3. Authorizing of the requested variance will not be a substantial detriment to adjacent properties.
4. The site shape, location of the patio retaining wall, and topography was not created by the applicant or previous property owners.
5. 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 permit the retaining wall replacement and construction, as well as 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

Charter Township of Ypsilanti**Office of Community Standards**

7200 S. Huron Drive, Ypsilanti, MI 48197

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

Website: <https://ypsitownship.org>**ZONING BOARD OF
APPEALS APPLICATION****I. APPLICATION TYPE**

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

II. PROJECT LOCATION

Address: 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: [REDACTED] State: [REDACTED] Zip: 48197
Fax: n/a Email: [REDACTED]
Property Owner: [REDACTED] Phone: [REDACTED]
Address: 1680 Grove Road City: [REDACTED] State: [REDACTED] 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 408 & 1404 Article IV & XIV of the Ypsilanti Township
Variance/Temporary Use Section Article
Zoning Ordinance.

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

☐ The application is filled out in its entirety. ☐ If the applicant is not the property owner, written and signed permission from the property owner is required. ☐ Fees ☐ Letter of interest of the applicant in the property	☐ Plot plan or lot survey to scale showing the following: ☐ All property lines and dimensions ☐ All existing and proposed structures and dimensions ☐ Lot area calculations necessary to show compliance with regulations ☐ Easements and dimensions, if applicable ☐ Location of drives, sidewalks, and other paved areas on the property and on the adjacent streets. ☐ Location and dimensions of the nearest structures on adjacent properties.
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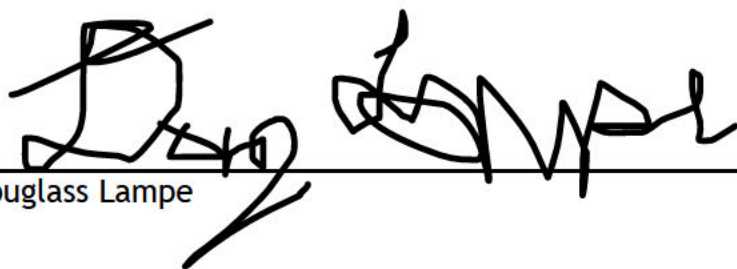
Designated Agent Approval

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

Proposed Remodel and Additions to the LAMPE RESIDENCE

1680 GROVE ROAD - YPSILANTI, MI 48198

Drawings for Zoning Review

Submission Date: 2026/08/12



EXISTING VIEW
1 FROM
SOUTHWEST



EXISTING VIEW
1 FROM
SOUTHWEST



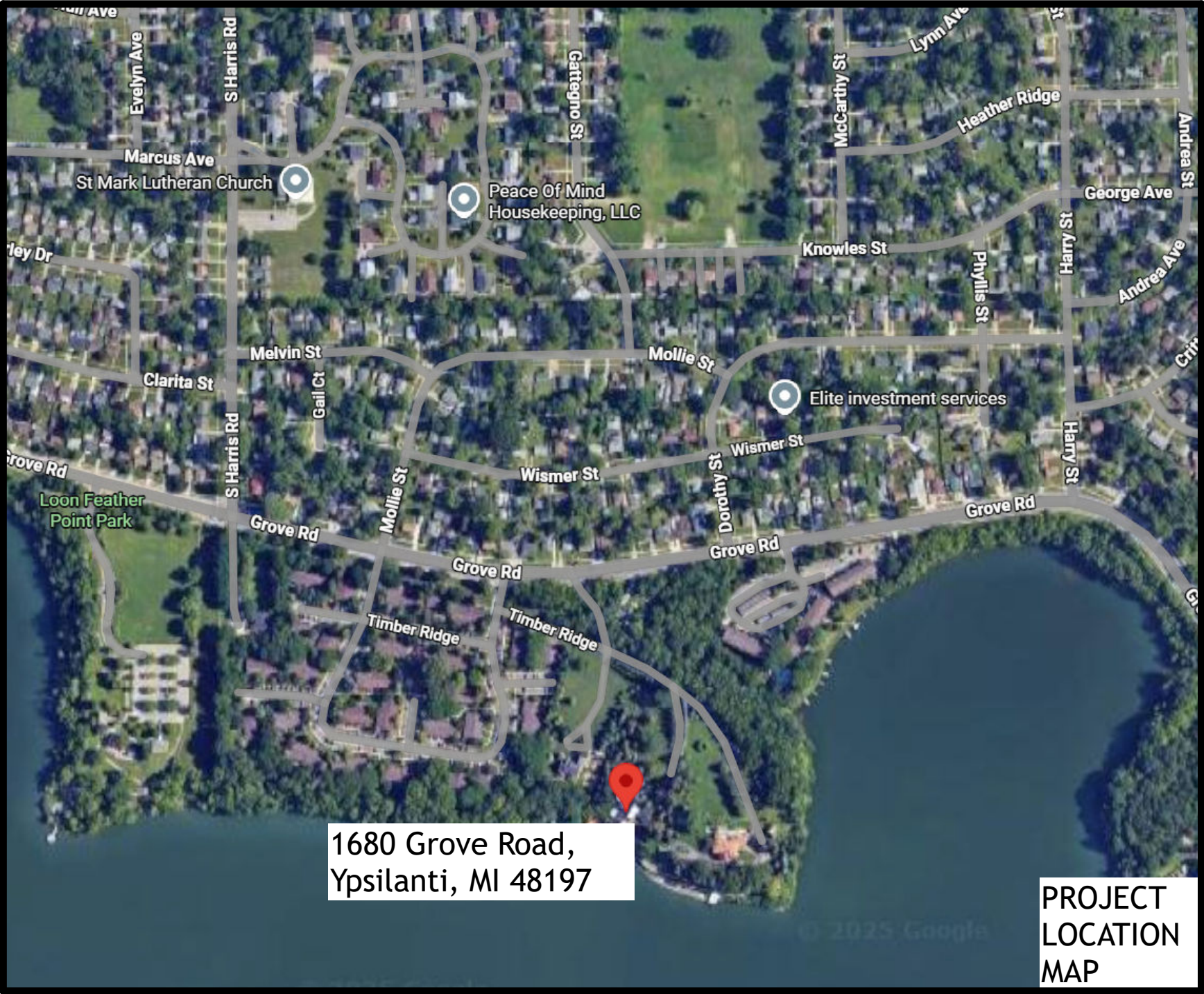
EXISTING VIEW
1 FROM
SOUTHWEST



EXISTING
SOUTHEAST
VIEW



EXISTING TREE
AT SOUTHWEST



1680 Grove Road,
Ypsilanti, MI 48197

PROJECT
LOCATION
MAP

SHEET INDEX: ZONING BOARD OF APPEALS

A.01	COVER PAGE
A.02	EXISTING SITE PLAN
A.03	PROPOSED SITE PLAN
A.04	EXISTING FIRST FLOOR PLAN
A.05	PROPOSED FIRST FLOOR PLAN
A.06	EXISTING SECOND FLOOR PLAN
A.07	PROPOSED SECOND FLOOR PLAN
A.08	EXISTING THIRD FLOOR/ATTIC FLOOR PLAN
A.09	PROPOSED THIRD FLOOR/ATTIC FLOOR PLAN
A.10	EXISTING NORTH & EAST EXTERIOR ELEVATION
A.11	PROPOSED NORTH & EAST EXTERIOR ELEVATION
A.12	EXISTING SOUTH & WEST EXTERIOR ELEVATION
A.13	PROPOSED 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
Main Floor:	3,513 s.f.	609 s.f.	4,122 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.	0 s.f.	888 s.f.
Gross enclosed floor area:	9,813 s.f.	4,390 s.f.	14,203 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: 8/12/2026

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

SHEET

A.01

I. Zoning Ordinance
A. Ordinance Jurisdiction
Ypsilanti Charter Township
Article IV - District Regulations
Article XIV - Environmental Standards

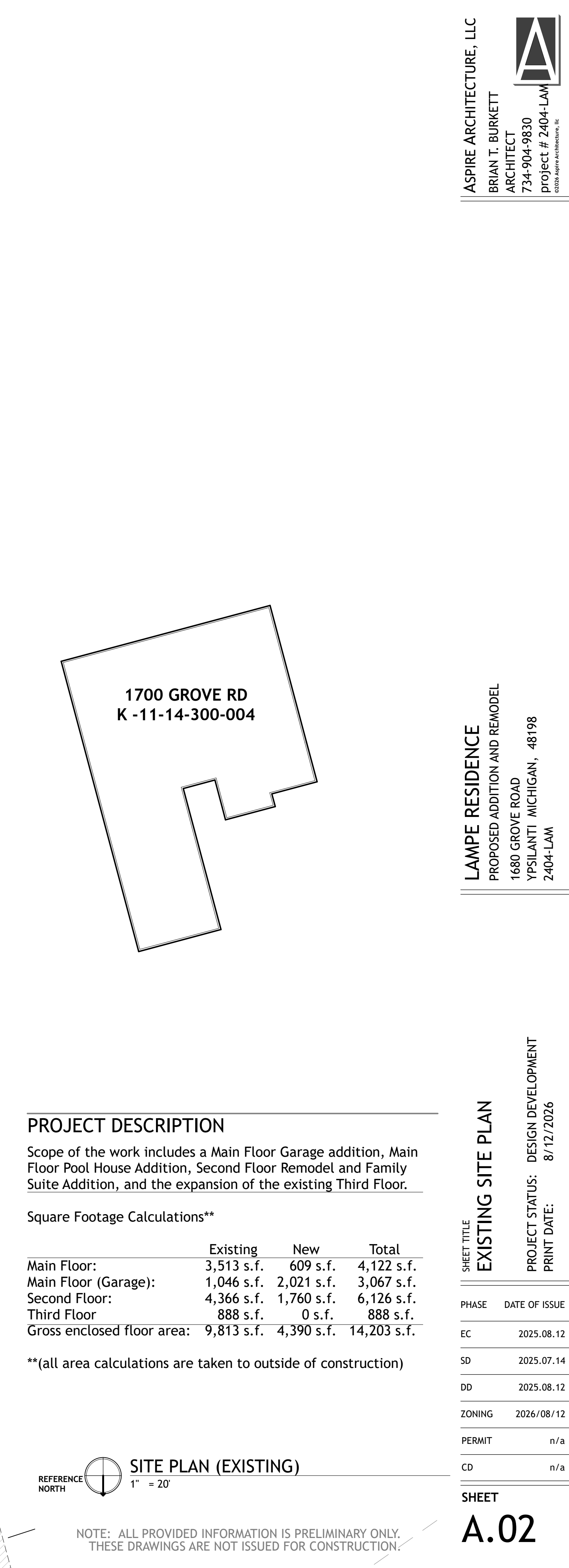
<u>Existing Zoning Classification</u>	<u>Required Occupancy</u>	<u>Existing Occupancy</u>	<u>Proposed Occupancy</u>
---	-------------------------------	-------------------------------	-------------------------------

C. Lot Parameters

D. Setback Parameters (Principal Use)

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

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



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

SHEET TITLE

EXISTING SITE PLAN

PROJECT STATUS: DESIGN DEVELOPMENT

PRINT DATE: 8/12/2026

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

SHEET
A.02

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)

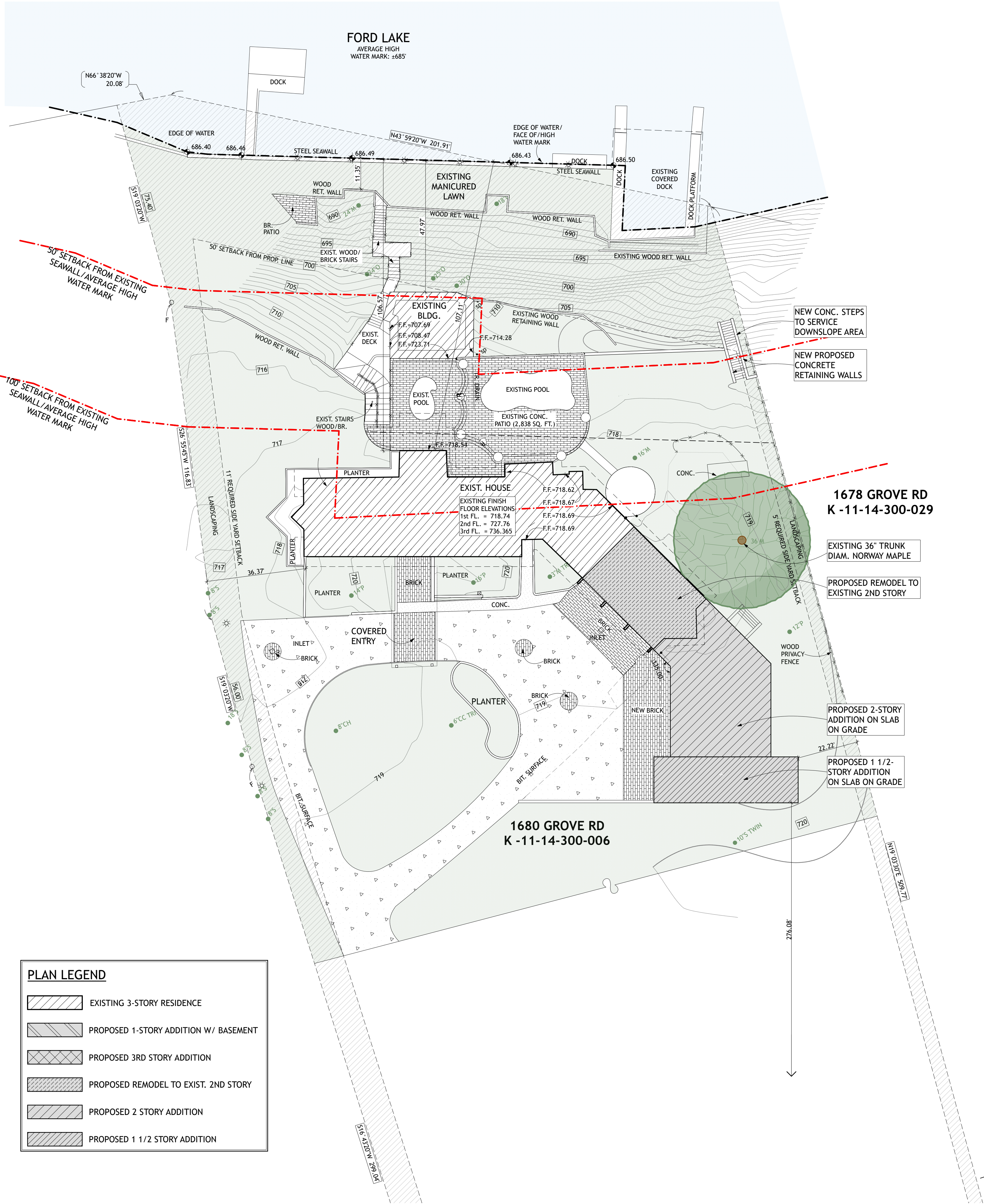
	Required Min.	Existing	Proposed
1. Non-disturbance area			
X All development	50'	11.35'	no change
2. Non-buildable area			
X Principal Residence	100'	88.53'	59.19'
X Accessory Structure	100'	47.97'	no change

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'



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
Main Floor:	3,513 s.f.	609 s.f.	4,122 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.	0 s.f.	888 s.f.
Gross enclosed floor area:	9,813 s.f.	4,390 s.f.	14,203 s.f.

** (all area calculations are taken to outside of construction)

REFERENCE NORTH SITE PLAN - PROPOSED
1" = 20'

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

ASPIRE ARCHITECTURE, LLC
BRIAN T. BURKETT
ARCHITECT
734-904-9830
project # 2404-LAM
©2024 ASPIRE ARCHITECTURE, LLC

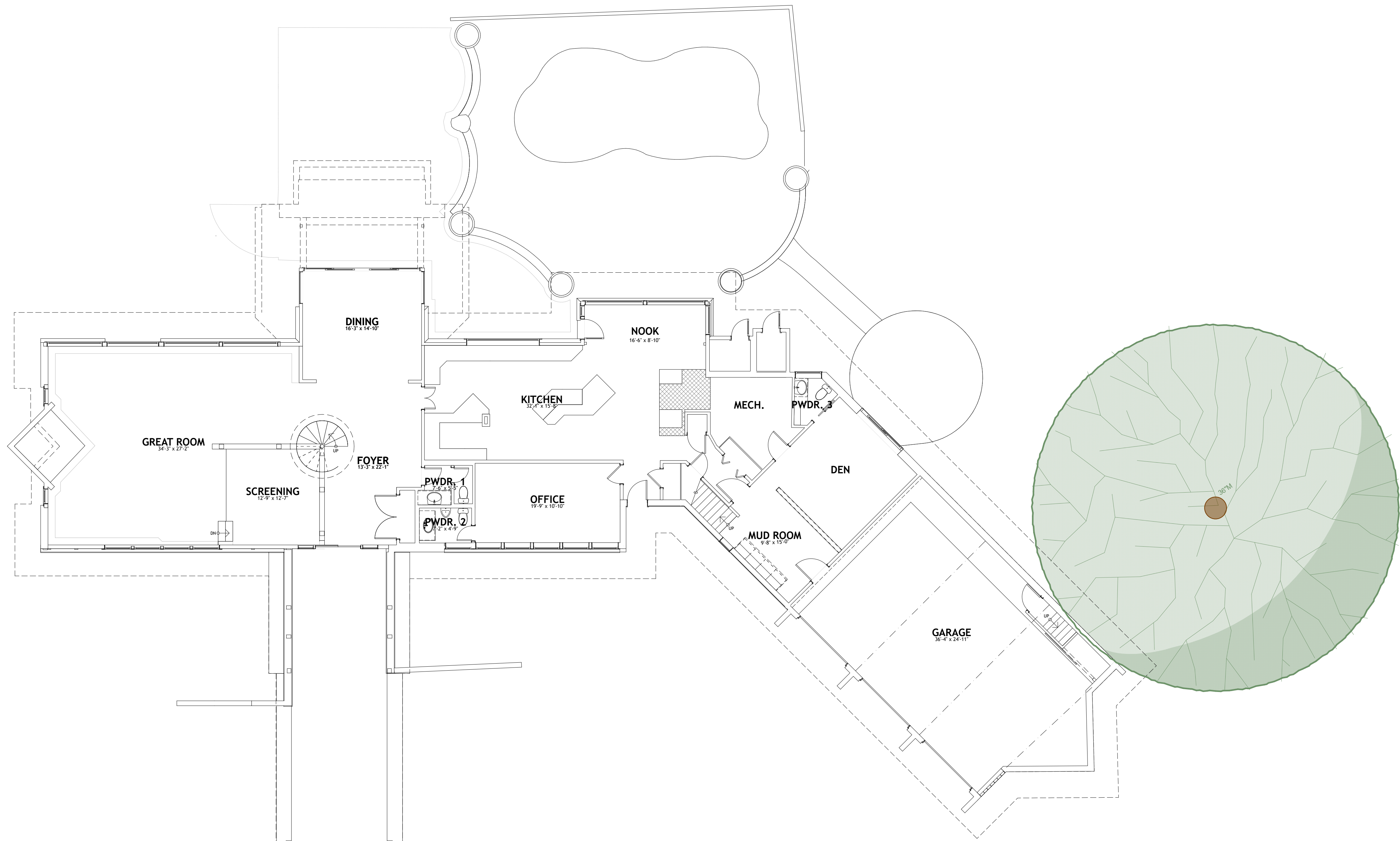
LAMPE RESIDENCE
PROPOSED ADDITION AND REMODEL
1680 GROVE ROAD
YPSILANTI MICHIGAN, 48198
2404-LAM

SHEET TITLE
PROPOSED SITE PLAN

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

SHEET

A.03



	Existing	New	Total
Main Floor:	3,513 s.f.	609 s.f.	4,122 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



FIRST FLOOR PLAN (EXISTING)

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

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

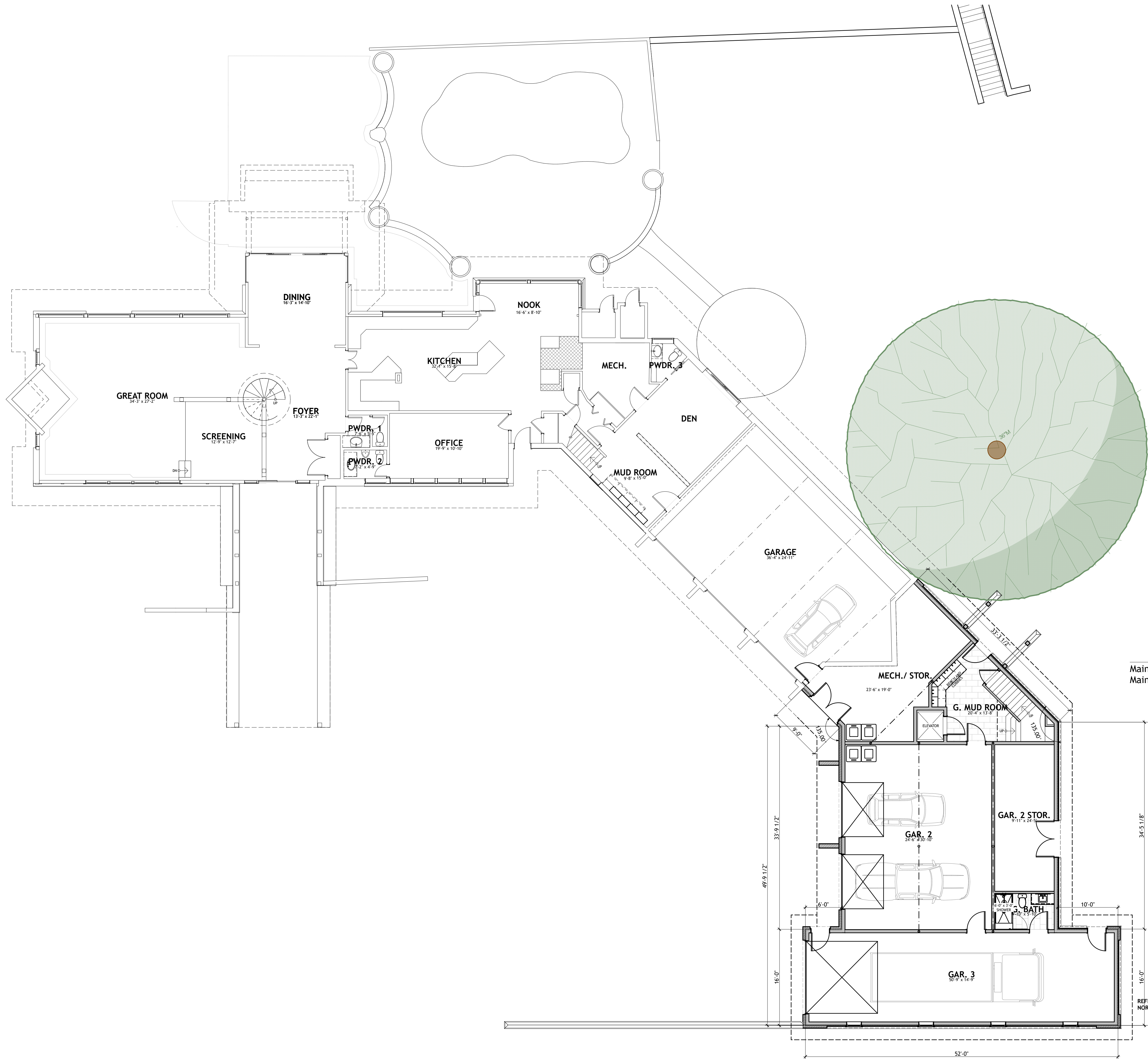
ASPIRE ARCHITECTURE, LLC
BRIAN T. BURKETT
ARCHITECT
734-904-9830
project # 2404-LAM
©2024 ASPIRE ARCHITECTURE, LLC

SHEET TITLE
EXISTING FIRST FLOOR PLAN
PROJECT STATUS: DESIGN DEVELOPMENT
PRINT DATE: 8/12/2026

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

SHEET

A.04



	Existing	New	Total
Main Floor:	3,513 s.f.	609 s.f.	4,122 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 (PROPOSED)
1/8" = 1'-0"

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

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

SHEET TITLE
PROPOSED FIRST FLOOR PLAN

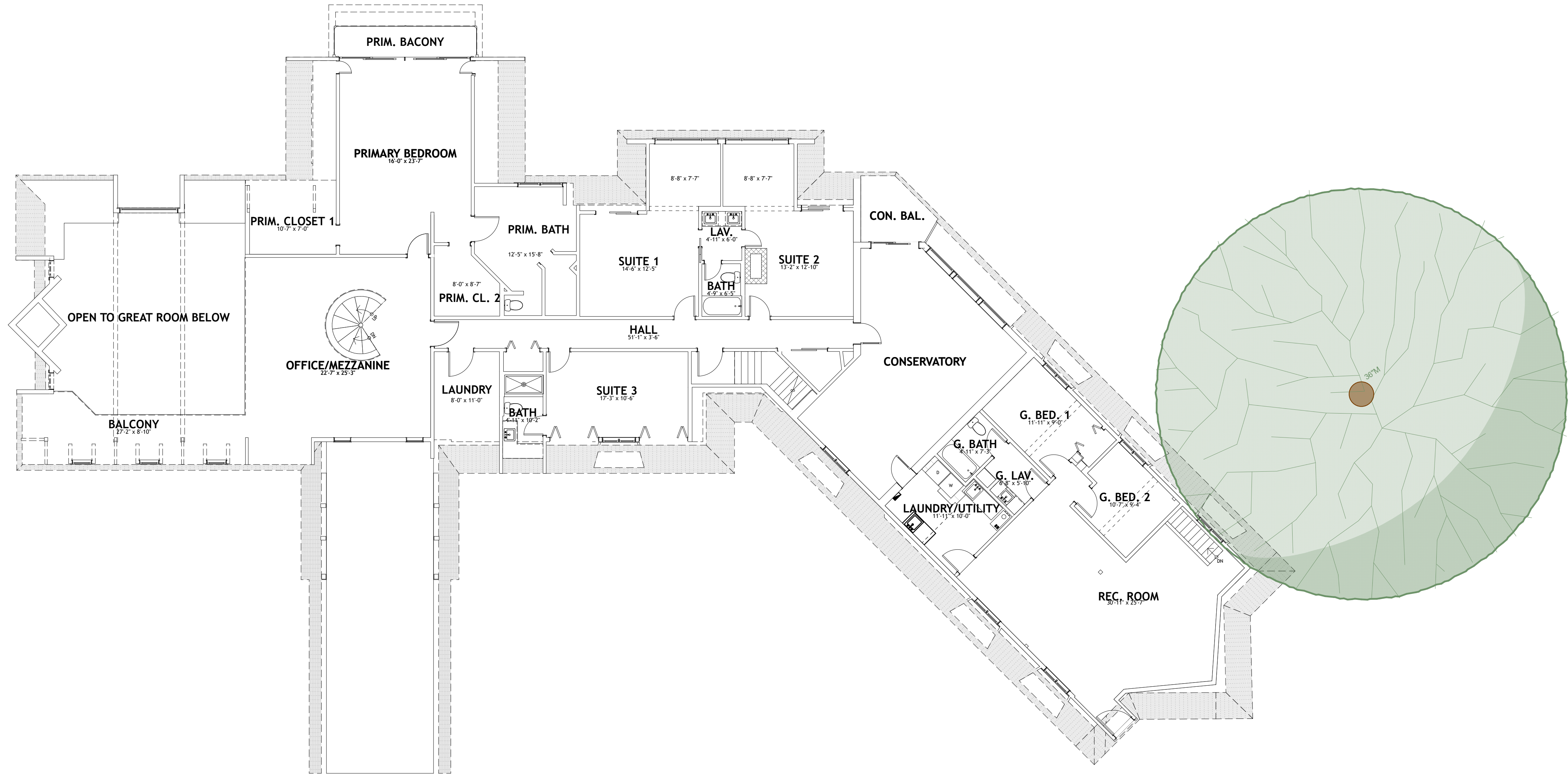
PROJECT STATUS: DESIGN DEVELOPMENT
PRINT DATE: 8/12/2026

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

SHEET

A.05





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

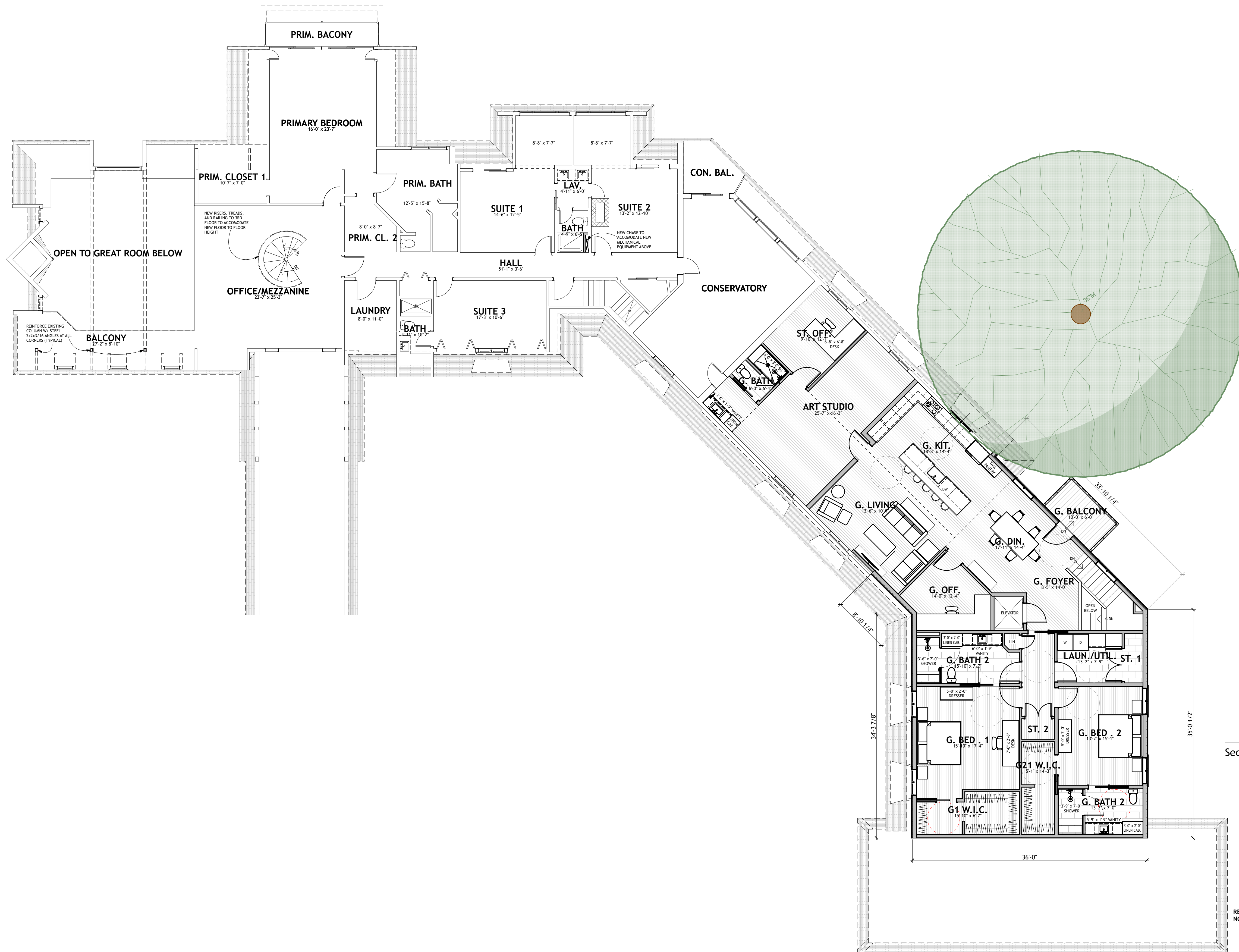
SHEET TITLE
EXISTING SECOND FLOOR PLAN
PROJECT STATUS: DESIGN DEVELOPMENT
PRINT DATE: 8/12/2026

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

SHEET

A.06





	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 (PROPOSED)
1/8" = 1'-0"

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

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

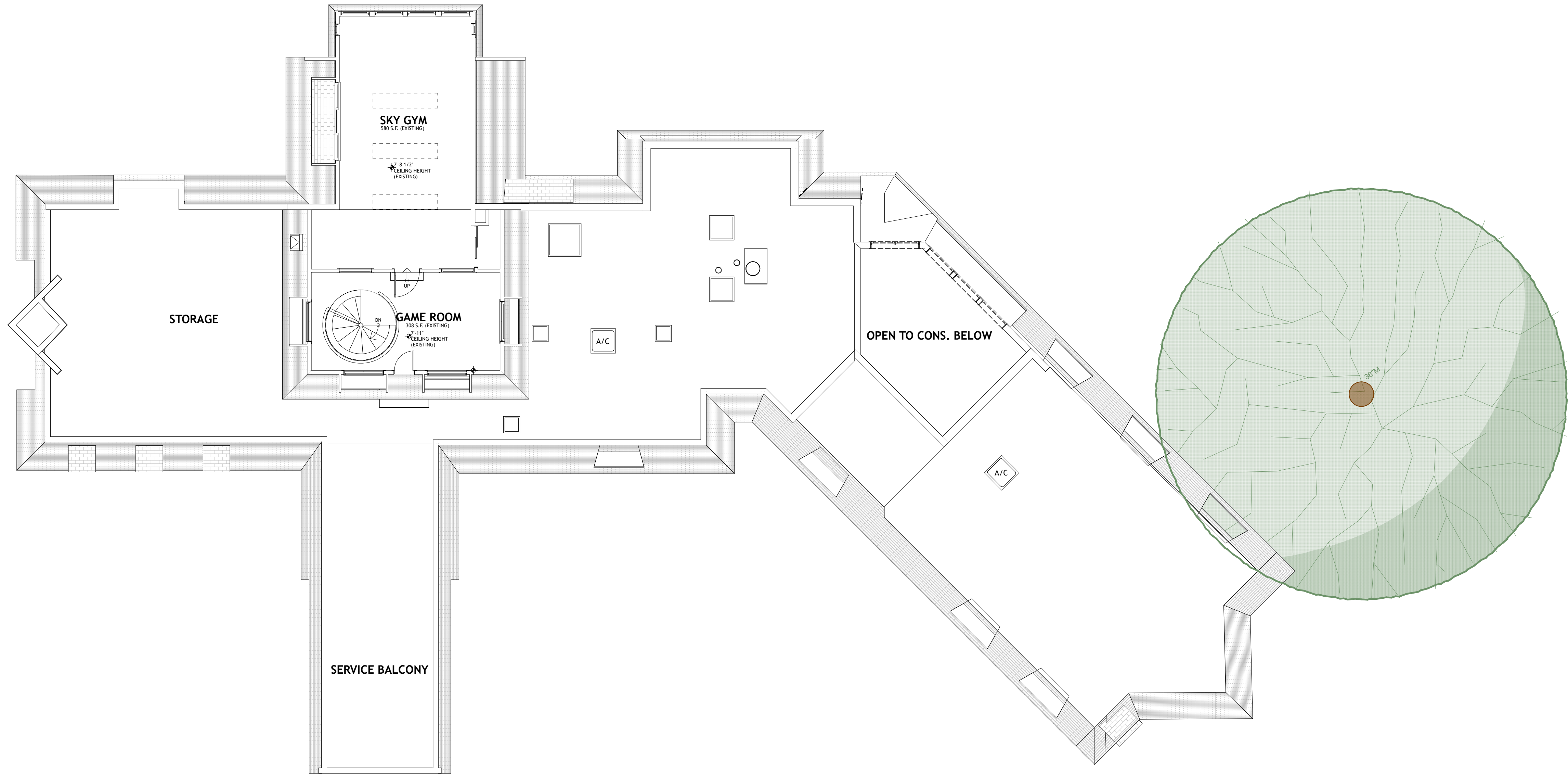
SHEET TITLE
PROPOSED SECOND FLOOR
PLAN
PROJECT STATUS: DESIGN DEVELOPMENT
PRINT DATE: 8/12/2026

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

SHEET

A.07





	Existing	New	Total
Third Floor	888 s.f.	0 s.f.	888 s.f.

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

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

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

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

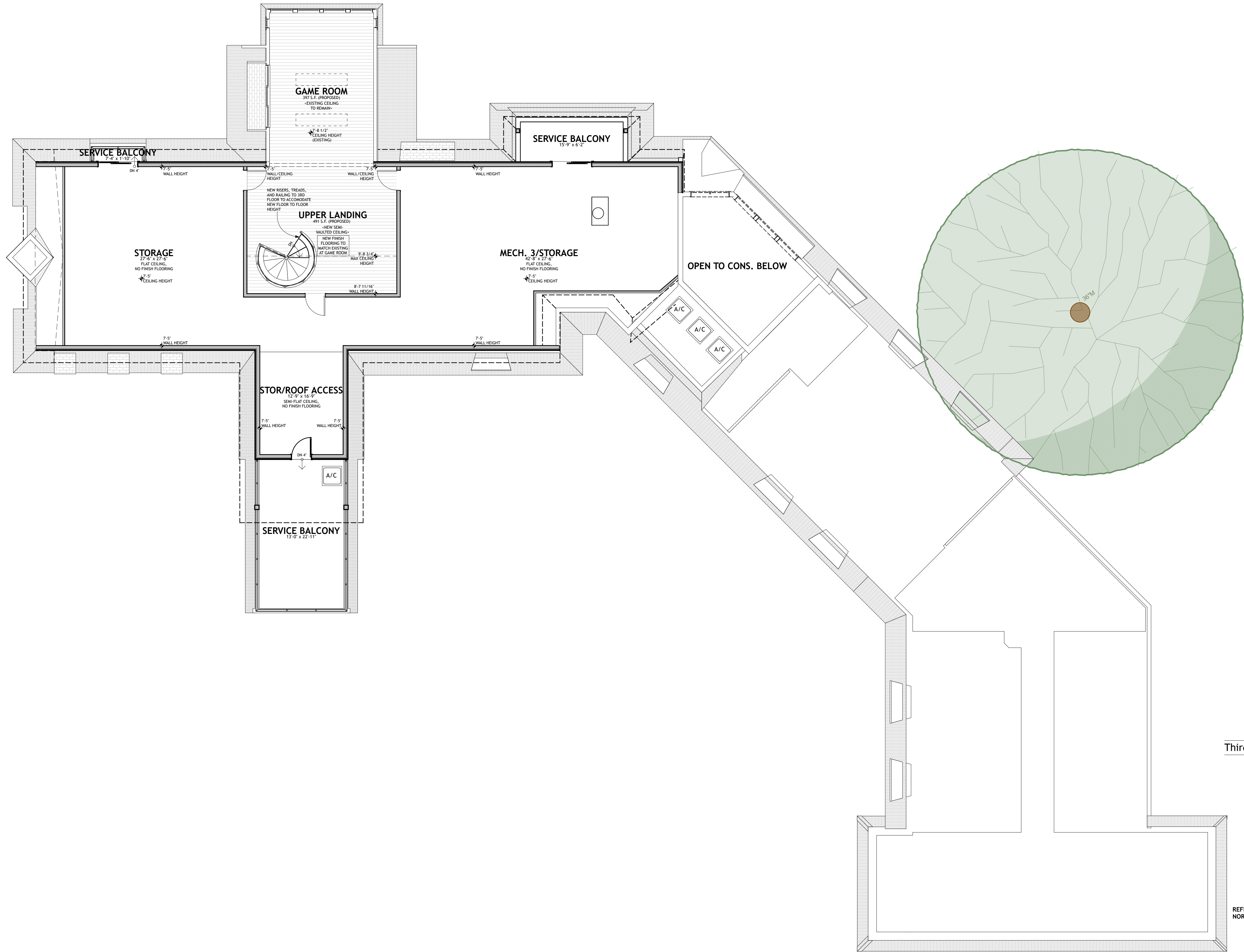
**EXISTING THIRD FLOOR/ATTIC
FLOOR PLAN**
PROJECT STATUS: DESIGN DEVELOPMENT
PRINT DATE: 8/12/2026

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

**SHEET
A.08**

ASPIRE ARCHITECTURE, LLC
BRIAN T. BURKETT
ARCHITECT
734-904-9830
project # 2404-LAM
©2024 ASPIRE ARCHITECTURE, LLC





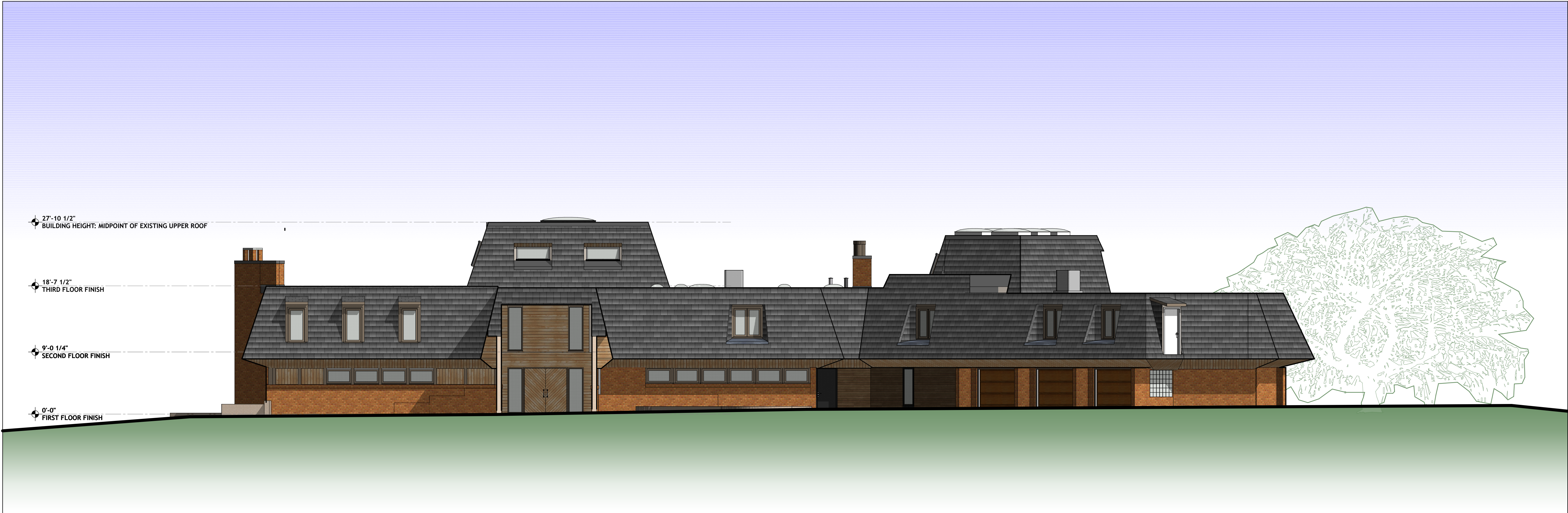
	Existing	New	Total
Third Floor	888 s.f.	0 s.f.	888 s.f.

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.

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

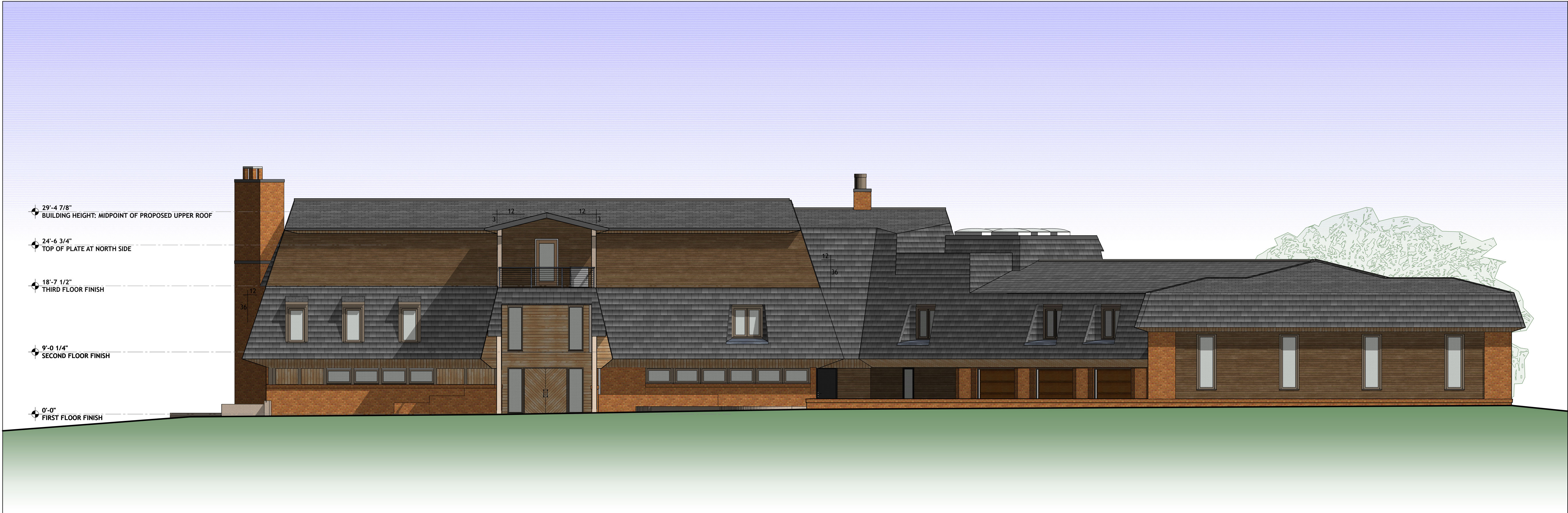


1
A.10 D11 NORTH EXTERIOR ELEVATION (EXISTING)
1/8" = 1'-0"



2
A.10 D12 EAST EXTERIOR ELEVATION (EXISTING)
1/8" = 1'-0"

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



1 NORTH EXTERIOR ELEVATION (PROPOSED)
A.11 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION (PROPOSED)
A.11 1/8" = 1'-0"

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

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a



1 SOUTH EXTERIOR ELEVATION (EXISTING)
1/8" = 1'-0"



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

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



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



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

PHASE	DATE OF ISSUE
EC	2025.08.12
SD	2025.07.14
DD	2025.08.12
ZONING	2026/08/12
PERMIT	n/a
CD	n/a

Fw: Aspire Architecture: 1680 Grove Road - revised

From Mark Yandrick <myandrick@ypsitownship.org>

Date Thu 7/30/2026 4:37 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: Brian Burkett <bburkett@aspirearch.com>

Sent: Friday, June 26, 2026 12:28 PM

To: Mark Yandrick <myandrick@ypsitownship.org>; Doug Lampe <doug.lampe@gmail.com>

Subject: Aspire Architecture: 1680 Grove Road - revised

Hello Mark,

I hope you've had a great start to the Summer.

In light of our recent ZBA meeting and its results, we are submitting the attached drawings for your review.

Our previous application requested five variances. We'll discuss each of those and how the revised project scope addresses them.

Variance Request #1: Building Height Variance: Granted at the last meeting.
This has not been modified in the new design.

Variance Request #2: Third Floor expansion.

As it seemed unlikely to pass, we have backed away from our ambitions about using this as livable space. The third floor's existing footprint will be reconstructed in its current location. The floor framing at the top of the stairs will be raised so that all these spaces have a consistent floor elevation, and a new roof will be constructed over it in accordance with the approved Variance.

The space originally designated as the Third Floor expansion will serve as a storage and mechanical attic. Despite its substantial size, the home has no basement, and storage and mechanical space is at a premium, so this will provide an opportunity for that. Doors will be installed to access and service the various remaining balconies and roofs.

The ceiling height throughout this new attic space will be 7'-5". Per the Zoning Ordinance Definitions, no ceiling height requirement is listed for a story to be considered a full story, but a half-story is defined as:

Story, Half: An uppermost story lying under a sloping roof having an area of at least two hundred (200) square feet in area with a clear height of seven (7) feet six (6) inches. For the purposes of this ordinance, the usable floor area is only that area having at least four (4) feet clear height between floor and ceiling.

By staying under that ceiling height, this space should not be considered part of the Third story livable area, so a Variance should no longer be required for this portion of the project. -----

Variance Request #3: Expansion of a Nonconforming Structure.

Our interpretation of the feedback from the ZBA was that the Pool-House Retreat addition was unlikely to be approved, so we have currently removed it from the proposed scope of work. As the new work on the third floor does not add livable floor area and this addition has been removed, the need for this Variance request should also be eliminated.

Variance Request #4: Proposed addition in 100' Natural Feature Setback.

With the elimination of this addition, the need for this Variance request should also be eliminated.

Variance Request #5: Proposed retaining wall work in 50' Natural Feature Setback.

Even though the addition in this area is not being pursued, the existing retaining walls are still failing and will require maintenance.

This proposal has changed somewhat in this regard. We are now proposing the removal of two existing retaining walls, and replacing them with a single concrete retaining wall aligned with the existing retaining wall that forms the South edge of the swimming pool patio. This altogether removes a problematic retaining wall that is closer to the waters' edge.

To better access that lower area for maintenance we are also proposing the construction of a concrete access stair near the Western edge of the property.

This variance request will remain, with a few modifications as they've been explained.

These modifications should require us to submit a new Variance request form, Letter of Intent, submission packet, and slides for another meeting.

Please reach out once you've had the opportunity to review this to make sure we are all on the same page about what this step means and the next ones we are to take.

Thanks so much, I hope you have a fantastic weekend.

Best regards,

Brian Burkett
NCARB, AIA, CPHC

Aspire Architecture, LLC
aspirearch.com
734-904-9830

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-sleepover 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

1680 Grove Rd variance support letter

From Edward Brandt <ted.brandt@icloud.com>

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: 412-708-3392
Email: ted.brandt@icloud.com

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.) <sagdorn1@ford.com>

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

To: Mark Yandrick <myandrick@ypsitownship.org>

Cc: Brenda Stumbo <bstumbo@ypsitownship.org>; doug.lampe@gmail.com <doug.lampe@gmail.com>; Steve Agdorny <agdorny9@comcast.net>

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.

734-972-9440

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 <malladi@gmail.com>

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

To: Mark Yandrick <myandrick@ypsitownship.org>

Cc: Doug Lampe <doug.lampe@gmail.com>

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.

WINDOW SCHEDULE																
STORY	TAG	ROOM NAME	MANUF.	LINE	MODEL NUMBER	TYPE	ROUGH OPENING	UNIT SIZE		ROUGH HD.HT.	JAMB SIZE	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	SAFETY GLAZING	NOTES
								WIDTH	HEIGHT							
FIRST FLOOR																
	W1.01	HOBBY ROOM	T.B.D.	T.B.D.	2040	CASEMENT	2'-0 1/2"×4'-0 1/2"	2'-0"	4'-0"	6'-9 1/2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366	NO	
	W1.02	FOYER	T.B.D.	T.B.D.	2040	CASEMENT	2'-0 1/2"×4'-0 1/2"	2'-0"	4'-0"	6'-9 1/2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366		
	W1.03	HALL	T.B.D.	T.B.D.	4040	SLIDING	4'-0 1/2"×4'-0 1/2"	4'-0"	4'-0"	7'-2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366	NO	
	W1.04	HALL	T.B.D.	T.B.D.	4040	SLIDING	4'-0 1/2"×4'-0 1/2"	4'-0"	4'-0"	7'-2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366		
	W1.05	HALL	T.B.D.	T.B.D.	4040	SLIDING	4'-0 1/2"×4'-0 1/2"	4'-0"	4'-0"	7'-2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366	NO	
	W1.06	HALL	T.B.D.	T.B.D.	4040	SLIDING	4'-0 1/2"×4'-0 1/2"	4'-0"	4'-0"	7'-2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366	NO	
	W1.07	HALL	T.B.D.	T.B.D.	4040	SLIDING	4'-0 1/2"×4'-0 1/2"	4'-0"	4'-0"	7'-2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366	NO	
	W1.08	OPEN OFFICE	T.B.D.	T.B.D.	2-2846	DOUBLE CASEMENT	5'-4 1/2"×4'-6 1/2"	5'-4"	4'-6"	7'-2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366	NO	
	W1.09	OPEN OFFICE	T.B.D.	T.B.D.	2-2846	DOUBLE CASEMENT	5'-4 1/2"×4'-6 1/2"	5'-4"	4'-6"	7'-2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366	NO	
	W1.10	BEDROOM	T.B.D.	T.B.D.	2-2846	DOUBLE CASEMENT	5'-4 1/2"×4'-6 1/2"	5'-4"	4'-6"	7'-2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366	NO	EGRESS COMPLIANT WINDOW
	W1.11	KITCHEN	T.B.D.	T.B.D.	2-2836	DOUBLE CASEMENT	2'-8 1/2"×3'-6 1/2"	2'-8"	3'-6"	7'-2"	4 9/16"	T.B.D.	T.B.D.	LOW-E 366	NO	

DOOR SCHEDULE												
STORY	TAG	ROOM NAME	MODEL NUMBER	TYPE	ROUGH OPENING	DOOR SIZE	HANDING	FINISHES	HARDWARE	JAMB SIZE	NOTES	
FIRST FLOOR												
	D1.01	HOBBY ROOM	3068	SWING	3'-2"×6'-10 1/2"	3'-0"×6'-8"	RIGHT	T.B.D.	PRIVACY	6 9/16"		
	D1.02	FAMILY ROOM	3068	SWING	3'-2"×6'-10 1/2"	3'-0"×6'-8"	LEFT	T.B.D.	PRIVACY	6 9/16"		
	D1.03	FAMILY ROOM	3068	SWING	3'-2"×6'-10 1/2"	3'-0"×6'-8"	LEFT	T.B.D.	PRIVACY	6 9/16"	20-MINUTE FIRE DOOR	
	D1.04	OPEN OFFICE	3068	SWING	3'-2"×6'-10 1/2"	3'-0"×6'-8"	LEFT	T.B.D.	PRIVACY	4 9/16"		
	D1.05	OPEN OFFICE	3068	SWING	3'-2"×6'-10 1/2"	3'-0"×6'-8"	LEFT	T.B.D.	PASSAGE	4 9/16"		
	D1.06	BATH	3068	SWING	3'-2"×6'-10 1/2"	3'-0"×6'-8"	LEFT	T.B.D.	PRIVACY	4 9/16"		
	D1.07	KITCHEN	3068	SWING	3'-2"×6'-10 1/2"	3'-0"×6'-8"	LEFT	T.B.D.	PRIVACY	4 9/16"		
	D1.08	KITCHEN	2868	SWING	2'-10"×6'-10 1/2"	2'-8"×6'-8"	RIGHT	T.B.D.	LOCKSET	4 9/16"	EXTERIOR DOOR IN EXISTING WALL. FIELD VERIFY JAMB SIZE PRIOR TO ORDERING	
	D1.09	BEDROOM	3068	SWING	3'-2"×6'-10 1/2"	3'-0"×6'-8"	LEFT	T.B.D.	PRIVACY	4 9/16"		
	D1.10	BEDROOM	2-3068	DOUBLE BIFOLD	6'-2"×6'-10 1/2"	6'-0"×6'-8"	LEFT-RIGHT	T.B.D.	DUMMY	4 9/16"		
	D1.11	OPEN OFFICE	2868	SWING	2'-10"×6'-10 1/2"	2'-8"×6'-8"	RIGHT	T.B.D.	DUMMY	4 9/16"		

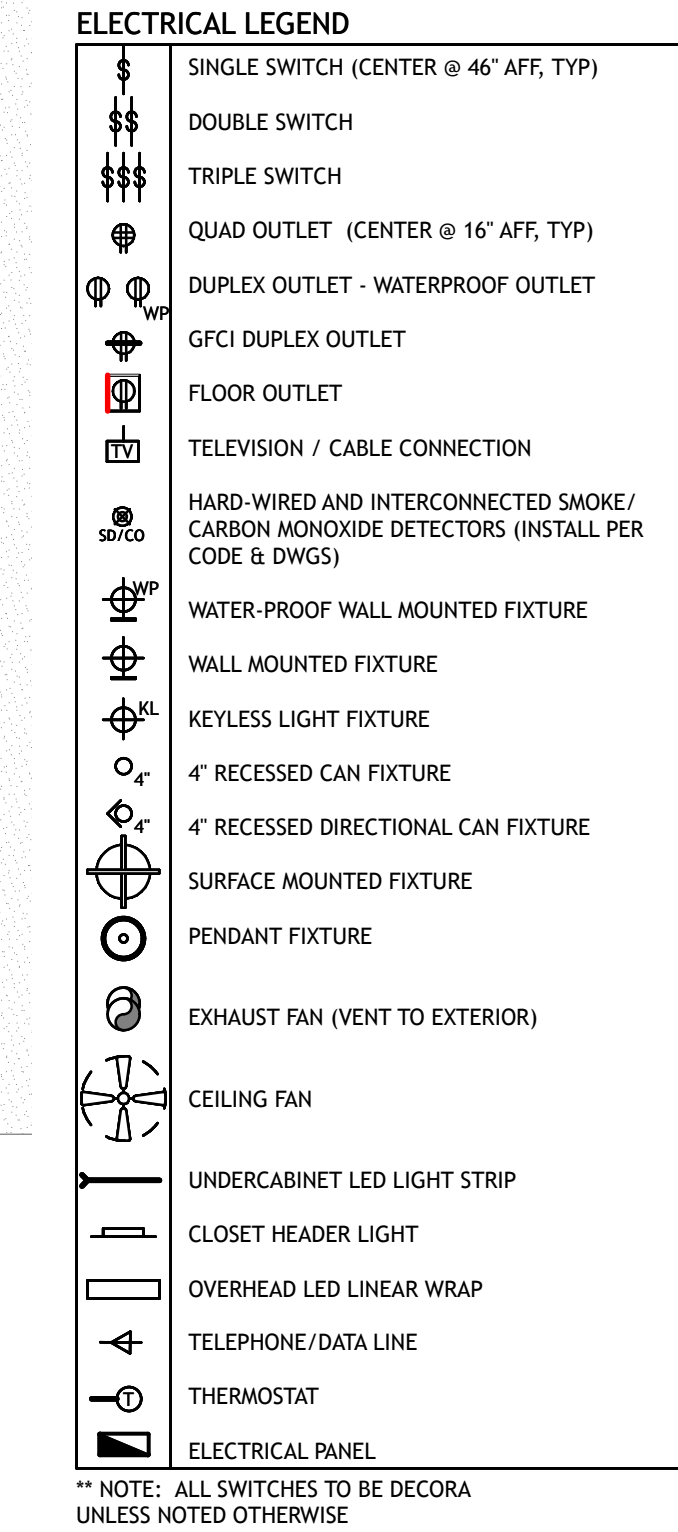
GENERAL NOTES: DOOR AND WINDOW SCHEDULE

1. Window and door elevations are shown for graphic representation only. See window and door schedules for final sizes and locations
2. All windows + door rough height designations in the schedules are in relation to the bottom of the frame wall in which they are installed
3. Window provider to verify all required locations for safety glazing
4. All exterior doors and windows to be provided with nailing fins as applicable.
5. All windows to be provided with opening control devices as required by code. Provider to verify required locations
6. All glazing in doors to be tempered
7. General specs for all new windows
-4 9/16" jamb; prep as req. for custom extension jamb
-LoE 366 glazing
-Better Vue screens
-Clad exterior finish -white
-Primed White interior finish
-Hardware finish t.b.d.
-Grills - none
-Interior grill profile - 7/8" Contemporary
8. All interior doors to be solid core, 1 3/8" thick, prehung, bored for hardware per schedule

PHASE	DATE OF ISSUE
EC	2025.02.19
SD	2025.02.19
PERMIT	2025.05.09
CD	2025.05.09
REV. 1	2025.10.29
REV. 2	2026.01.15

SHEET

A.12



 **FIRST FLOOR ELECTRICAL PLAN**
1/4" = 1'-0"



Forest Ave



Lamay Ave



Twin Towers



Twin Towers



Bellers CT.