

Agenda
Zoning Board of Appeals
Council Chambers
Wednesday, September 28, 2016 - 7:00 P.M.

I. Call to Order

II. Roll Call

John Bailey, Chair	P	A
Jake Albers, Vice Chair	P	A
Heather Khan	P	A
Tom Roach	P	A
Jared Talaga	P	A

III. Approval of Minutes

- June 22, 2016

IV. Purpose of Meeting

V. Old Business

- Zoning Interpretation, 908 Pleasant Dr. lot lines
Public Hearing postponed from 8/24/2016

VI. New Business

- Variance, 905 Hillside Ct. side setback
Public Hearing

VII. Adjournment

**ZONING BOARD OF APPEALS
MEETING MINUTES
June 22, 2016
CITY COUNCIL CHAMBER
7:00 P.M.**

1. CALL TO ORDER

The meeting was called to order at 7:05 pm.

II. ROLL CALL

Present: J. Bailey, T. Roach, J. Albers, E. Seymour,

Absent: J. Talaga (excused)

Staff: B. Wessler, Planner II
N. Schuette, Executive Secretary
C. Kochanek, Planner I

III. APPROVAL OF MINUTES

Commissioner Albers moved to approve the minutes of January 27, 2016 (Support: E. Seymour) and the motion carried unanimously.

IV. PURPOSE OF MEETING

Chairman Bailey stated the purpose of the meeting

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. Variance – 575 S. Mansfield

Ms. Kochanek stated that this is a request for a variance at 575 S. Mansfield for a digital billboard from Sec122-866(d)(1)(C)(2). This parcel is an 8.7 acre lot on S. Mansfield just west of Paint Creek. The southern portion of the lot borders I-94. A 24,000 sq. ft. single story commercial building currently exists. There are two existing static billboard structures, each with two faces, adjacent to I-94, as well as a cell tower, for which a height variance was approved in 1996. The billboard structure in question is the

westernmost one on this property, south of the existing building. Billboards are regulated under Sec122-866(d)(1).

The applicant is requesting to replace the existing back-to-back static billboard signs with back-to-back digital billboard signs on the billboard on the west of the property. The applicant is requesting a variance from the requirement that two non-conforming billboard faces be removed for each new digital face. The applicant does not have any non-conforming billboards within the city limits and in fact, owns only one billboard structure within the City.

Ms. Kochanek stated that it is currently zoned PMD. Staff recommended approval with various findings.

Chairman Bailey asked the size of the sign, to which, Ms. Kochanek responded it was 672 sq. ft. in billboard space. Ms. Wessler added that they do not own any other signs in the city.

Commissioner Roach moved to open the public portion of the hearing (Support: J. Albers) and the motion carried unanimously.

James Walsh, Attorney for the applicant – stated that the applicant is willing to comply with everything as stated in the staff report dated June 16, 2016. It is his opinion that the sign will be more enhanced. Commissioner Roach asked if they will be advertising for anyone that is willing to pay. Mr. Walsh that they will also be doing public service advertising, i.e. amber alerts, traffic issues, weather issues, working with the State Police and FEMA but for the most part, it will be commercial advertising.

Commissioner Albers moved to close the public portion of the hearing (Support: E. Seymour) and the motion carried unanimously.

Commissioner Roach moved to approve staff recommendation of approval of the variance from Sec122-866(d)(1)(c)(2) to permit the conversion of static billboard faces to digital faces on the western billboard at 575 S. Mansfield without removing two non-conforming billboards, as submitted on May 5, 2016, with the following findings:

1. The applicant has shown sufficient practical difficulty under Sec122-94(b)(1).
2. Such a variance is necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the PMD district under the terms of the zoning ordinance, per the standards of Sec122-94(2)
3. The practical difficulty being proposed is not self-created, per Sec122-94(3).
4. The granting of this variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, per Sec122-94(4).
5. The allowance of the variance will result in substantial justice being done, given the conditions spelled out in Sec122-94(b)(5).
6. the allowance of the variance will be the minimum that makes possible a reasonable use by this owner, under Sec122-94(6).

The motion was supported by Commissioner Albers and a voice vote was carried unanimously.

2. Commissioner Seymour stated that he would be resigning from the board effective July, since he will be moving out of the City.

3. Elections

Commissioner Roach moved to re-appoint John Bailey as Chair (Support: J. Albers) and the motion carried unanimously.

Chairman Bailey moved to appoint Jake Albers as Vice-Chair (Support: T. Roach) and the motion carried unanimously.

4. Ms. Wessler informed the board members of the Regional Transportation Authority meeting on Monday, June 27 at 6 p.m. at the Washtenaw County Learning Resource Center in Ann Arbor to view and comment on the new Master Plan for Public Transportation that will connect our entire region.

VII. ADJOURNMENT

Since there was no further business, Commissioner Albers moved to adjourn the meeting (Support: E. Seymour) and the motion carried unanimously. The meeting adjourned at 7:30 p.m.

908 PLEASANT



19 August 2016

Staff Review of Zoning Interpretation Application
908 Pleasant Drive

GENERAL INFORMATION

Applicant: Evan DORITY
908 Pleasant Drive
Ypsilanti, MI 48197

Project: 908 Pleasant Dr. front yard

Application Date: July 25, 2016

Location: Northwest corner of the eastern curve of Pleasant Drive

Zoning: R-1, Single Family Residential

Action Requested: Interpretation of the western portion of the lot to be a "side"

Staff Recommendation: Split

ISSUE AND SITE DESCRIPTION

Parcel # 11-11-40-460-013 is a corner lot located northwest of the eastern curve of Pleasant Drive. The parcel is 0.12 acres. There is an existing ~1,000 square foot residential building, constructed in 1932, with an attached garage. This parcel is zoned R-1-Single Family Residential.

The applicant is seeking a determination for which of the lot lines at the 908 Pleasant property is considered "front," "rear," or "side," due to the unusual condition of being fronted on two sides by the same street.

According to §122-753, for corner lots in the R-1 and MD districts that were platted or of record prior to August 8, 1984 the front yard regulations apply only along the front lot line as designated in the plat and/or in the request for a building permit. The yard along the second street must meet the requirements for side yards on corner lots as specified in the district regulations. There is no specific designation of a front lot line for this property in the plat map (1925) or on a building department permit, hence the need for the Zoning Board of Appeals interpretation.

It is the owners wish that the west side of the lot be interpreted as a side lot. With the lack of designation of a front lot line for this property on a plat map or on a building department permit perhaps it is necessary to look at the clues provided by the house. The address is on the east side of the house. A walkway runs up to a recessed entryway door on the east side as well. There is no door on the south end of the structure.

Figure 1: Subject Site Location

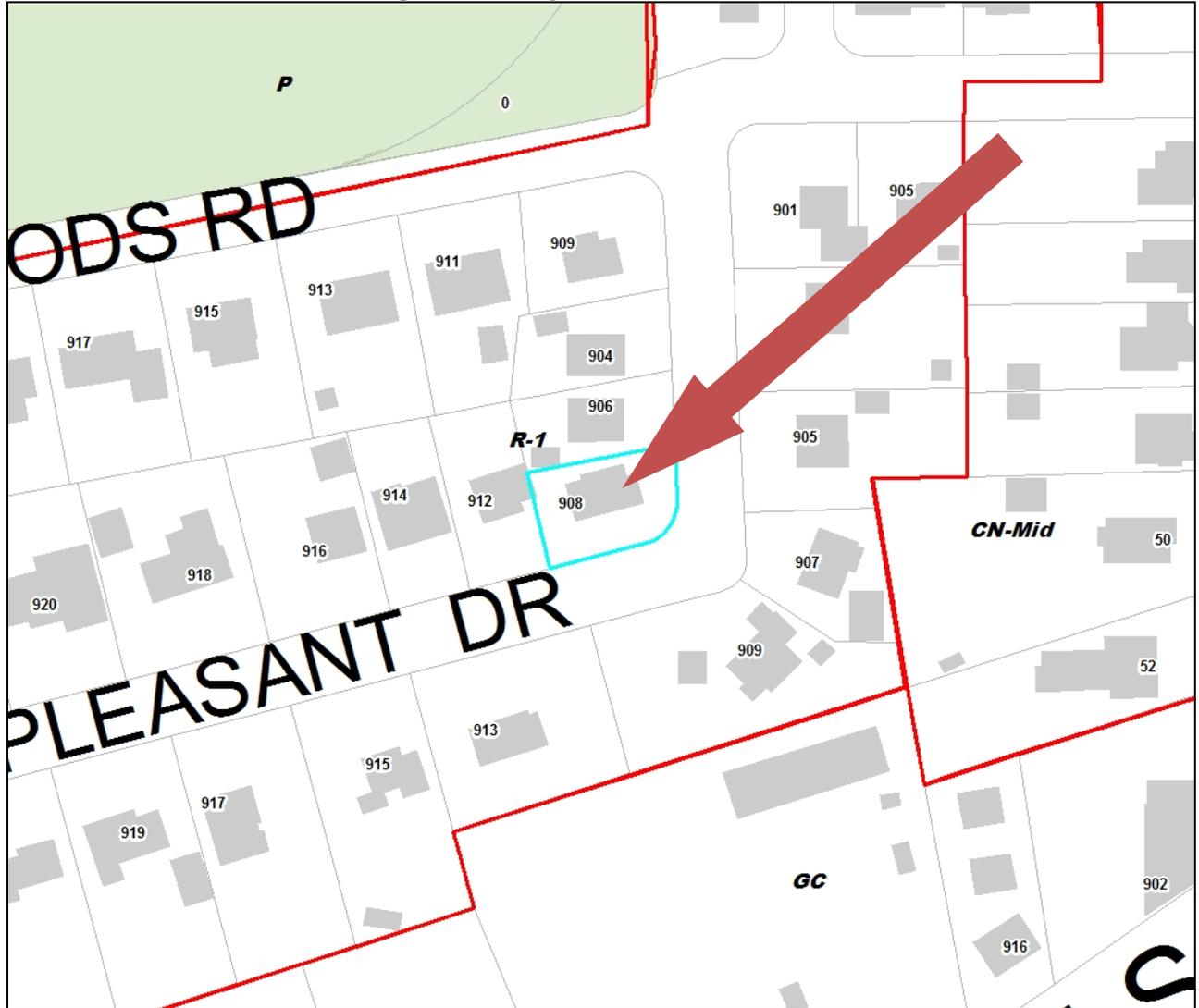


Figure 2: Site Close-up



Figure 3: photograph of site



Figure 4: Plat of Woods Subdivision

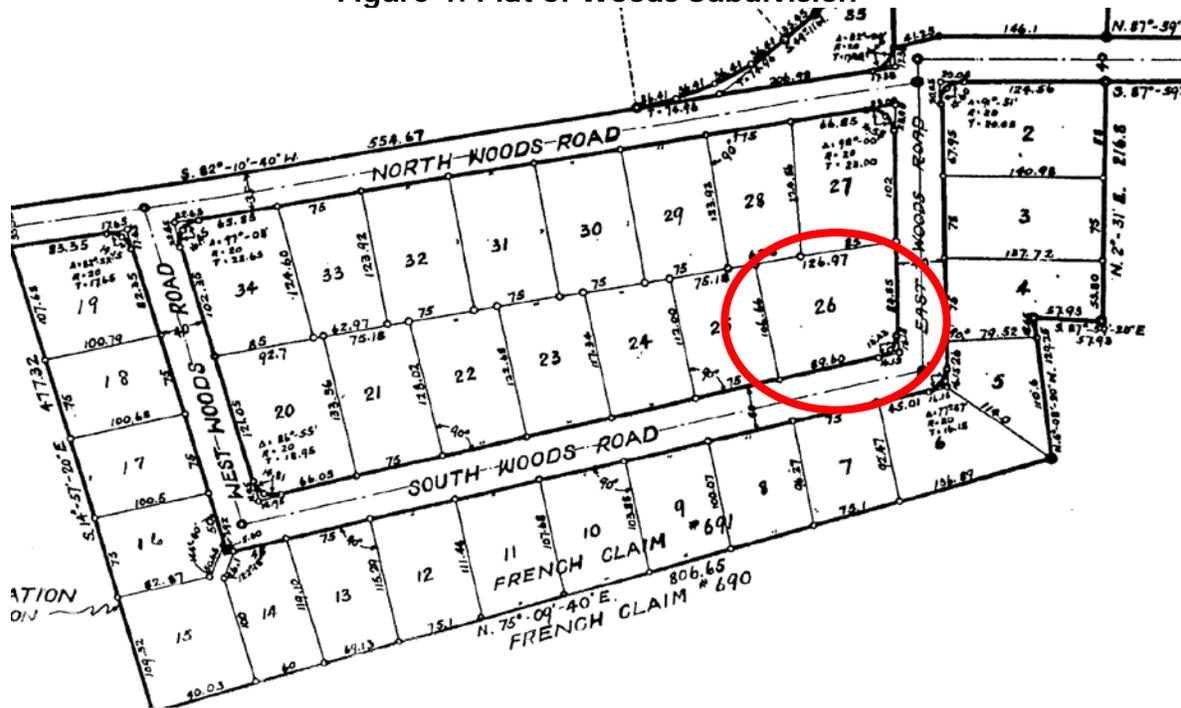


Figure 5: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family residential	R-1- Single-family residential
EAST	Single family residential	R-1- Single-family residential
SOUTH	Single family residential	R-1- Single-family residential
WEST	Single family residential	R-1- Single-family residential

ZONING BOARD OF APPEALS AUTHORITY §122-92

Section 122-92 of the Zoning Ordinance states that the Zoning Board of Appeals shall hear questions relating to whether Zoning Ordinance language is unclear.

Sec. 122-92. Powers and duties.

(a) The board of appeals shall hear and decide all questions and decisions regarding the following:

(2) The interpretation of the language of this chapter when its meaning is unclear, or when there is uncertainty as to whether the language applies to a particular situation.

DEFINITIONS

CURRENT ORDINANCE:

Lot, corner means a lot of which at least two adjacent sides abut their full length upon a street, provided that such two sides intersect at an angle of not more than 135 degrees. Where a lot is on a curve, if the tangents through the extreme point of the street lines of such lot make an

interior angle of not more than 135 degrees, it shall be considered a corner lot. In the case of a corner lot with a curved street line, the corner is that point on the street lot line nearest to the point of intersection of the tangents described above. Tangents are straight lines extended from the outer edges of a curve which intersect to form a corner.

- (1) *Yard, front* means a yard extending across the front of a lot and being the minimum horizontal distance between the street line and the principal building or any projections thereof other than projection of uncovered steps, unenclosed balconies or unenclosed porches.
- (2) *Yard, rear* means a yard extending across the full width of the lot between the rear lot line and the nearest point of the principal building. On all lots, the rear yard shall be opposite the front yard.
- (3) *Yard, side* means a yard between a principal building and the side lot line, extending from the front yard to the rear yard, the width of which shall be the horizontal distance from the nearest point of the side lot line to the nearest point on the principal building.
- (4) *Yard, street side* means a yard between the principal building and the street side lot line on a corner lot, extending from the front yard rearward to the rear lot line, the width of which shall be the horizontal distance of the side lot line to the nearest point on the principal building.

Figure 7 of Chapter 122, illustrative of corner lot:

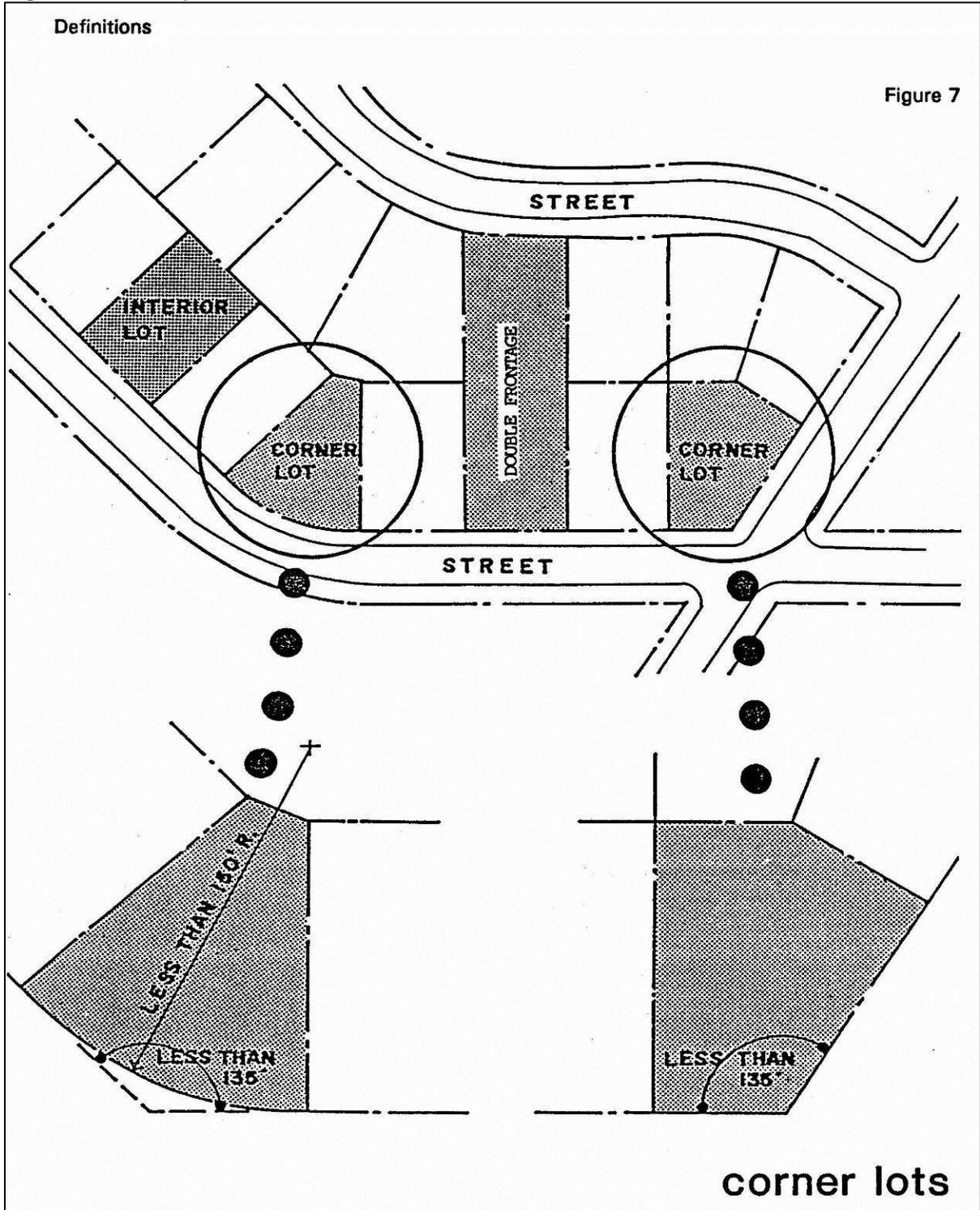
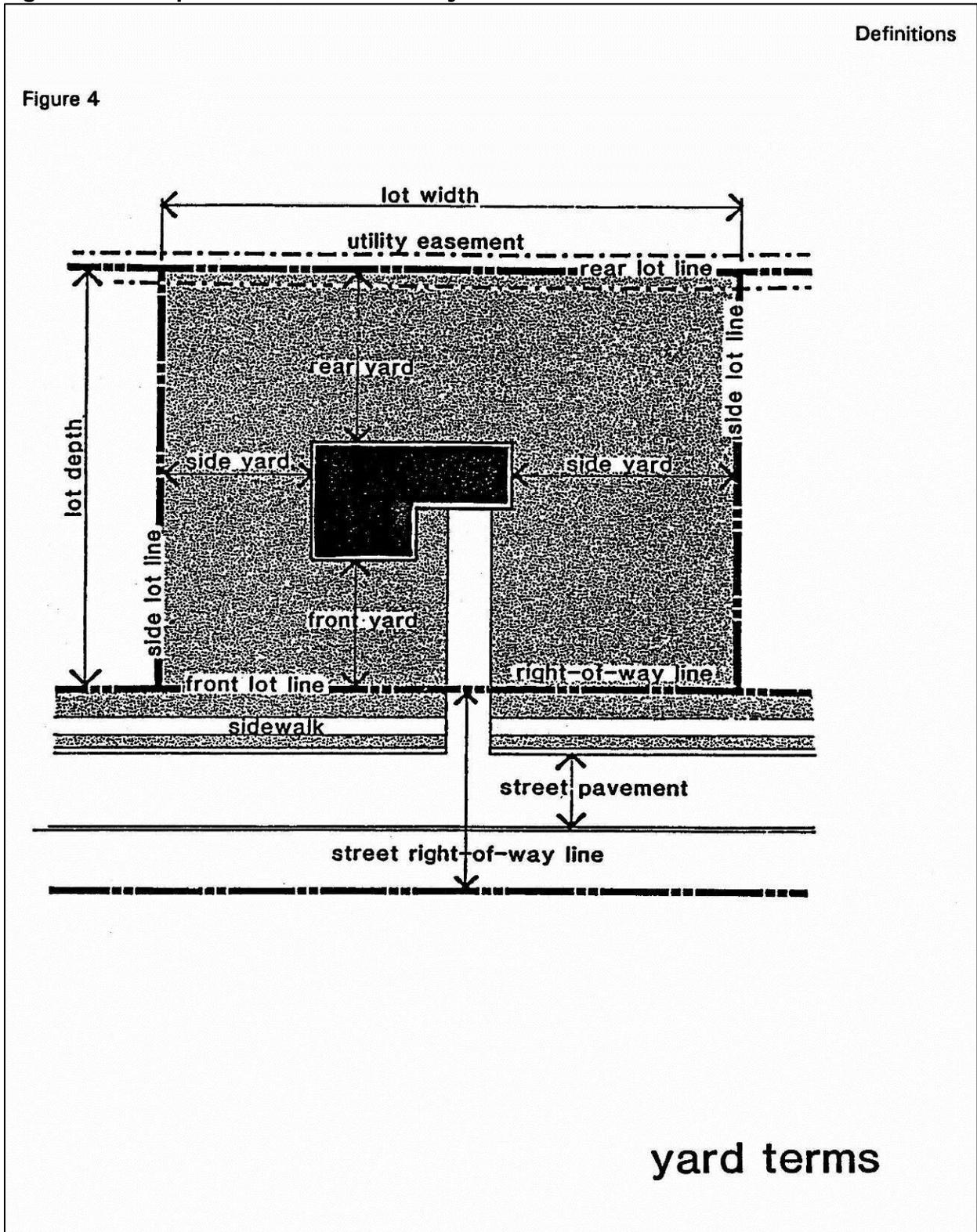


Figure 4 of Chapter 122, illustrative of yard terms:



1925-1936 ORDINANCE:

LOT, CORNER: A parcel of land in a single ownership at the intersection of two or more streets, provided the angle at which the streets intersect does not exceed 135 degrees.

LOT, FRONT, REAR, AND DEPTH OF: The front of a lot is that boundary line which borders on the street. In case of a corner lot the owner may elect by statement on his plans either street boundary line as the front. The rear of the lot is the side opposite the front. In the case of a triangular or gore lot the rear is the boundary line not bordering on the street. The depth of a lot is the dimension measured from the front of the lot to the extreme rear line of the lot. In the case of irregular shaped lots the mean depth shall be taken.

No illustrations included.

APPLICATION

The applicant is seeking a determination for which of the lot lines at the 908 Pleasant property is considered "front," "rear," or "side," due to the unusual condition of being fronted on two sides by the same street.

"The owners are asking to have the Zoning Board of Appeals interpret the lot lines, specifically of the west of 908 Pleasant Drive, ultimately to allow for the request of a permit for a small addition. The owners have been in contact with the City Planner, Bonnie Wessler, who deferred to the Zoning Board of Appeals due to a lack of available information on the property, leading to an uncertainty as to the sub-definitions of the lot lines. Because the property is on a corner with essentially two fronts (south and east) both on Pleasant Drive, it is not immediately clear how the north and west of the lot should be defined. The structure of 908 does not have the rear of either of the two nearest properties. The west of 908 faces the side lot line of the next property (912 Pleasant Drive). The north of 908 also faces the side lot line of the next property (906 Pleasant Drive). Due to the peculiarities of the placement of 908, being on a corner facing two side lot lines from nearest properties, and the amount of footage between the west of the structure of 908 and the nearest side lot line (and structure) to the west, the owners hope that the west lot line at 908 will be viewed as a "side."

DISCUSSION

The ordinance states that when a corner lot was platted before 1984, we must use either designations on the original plat or designations on the original building permit to determine which side of the lot is the "front" side, and which the "side" and "rear" yard. It further states that lots platted after this date consider each street-facing yard subject to "front" yard setbacks, but the one that is truly considered the "front" is the one as designated in the plat and/or request for building permit. In this case, the lot was platted in 1925 and the home constructed in or around 1932; no documentation regarding "front" yards was found in City records.

In 1932, this property appears to have been in the "Class B Residence District." Dimensional regulations were as follows:

REAR YARDS: On interior lots there shall be a rear yard having a minimum depth of 20 feet which shall be increased by four feet for each additional story of the building

above one story. On corner lots the above rear yard depth may be decreased by not more than six feet.

SIDE YARDS: There shall be a side yard on each side of every building other than an accessory building. Minimum width of side yard shall be 3 feet which shall be increased one foot for each additional story of the building above one story and shall be further increase one foot for every ten feet or fraction thereof that the length of the side yard exceeds 35 feet.

SET BACK: There shall be a set back of 15 or more feet on each lot provided that when 25 per cent of the frontage in any one block between two adjacent streets has been built upon, the minimum set back distance for that block shall be established by taking the average of the set backs of the lots built upon, each lot being taken as a unit, provided that this regulation shall not be interpreted to reduce the buildable width of a corner lot to less than 22 feet.

The current ordinance does not appear to specify that a lot must have one each of a side, front, or rear yards. It only specifies that if a rear yard exists, it must be located opposite the front yard. The 1925-36 ordinance states more clearly that "the rear of the lot is the side opposite the front."

The applicant has provided a mortgage survey, which shows the south setback to be 27.3 feet and the west setback to be 17.8 feet; north and east setbacks are not shown. On the city's aerial, which has a significant margin of error, they appear to be 24 feet to the east and 8 feet to the north, at the narrowest points. Per the zoning ordinance in effect at the time of construction,

- the proscribed rear yard would have been 24 feet, as the building has two stories ($20+4=24$);
- the side yard (if north) would have been 6 feet, as the building has two stories and that side is 90 feet long ($(3+1+((90-35)/35)=5.57)$);
- the side yard (if west) would have been 5, as the building has two stories and that side is 60 feet long ($3+1+((60-35)/35)=4.7$);
- the front setback (referred to above as "set back") would have been about 30 feet, if the front is to the east; or 15 feet, if to the south (only two of six homes were built by 1932).

These calculations do not illuminate the subject overall, but indicate that the north is not nor was the rear yard.

As the applicant states, both the north and the west lot lines are interior lot lines; the adjoining yard belonging to each neighbor is a "side" yard. This would suggest that both the north and the west yards could be considered side yards.

The south frontage of the house consists of garage access; there is no man door. The east frontage of the house contains a man door and the mailbox. Address numbers were not visible from the street on the day the photographs were taken. This would suggest that the east side is the front side.

There are two potential conclusions that staff sees as supported under the current ordinance:

1. The east side is the front side, the south is the "street side" side, the north is the side, and the west is the rear.
 - o This is due to the north clearly being the side per ordinance at the time of construction, the presence of the "front door" on the east side designating it as the front, and the west being opposite the front yard.

OR

2. The east side is the front side, the south is the "street side" side, the north is the side, and the west is another side.
 - o This is due to the north clearly being the side per ordinance at the time of construction, the presence of the "front door" on the east side designating it as the front, and the west side being an interior lot line facing a side yard.

The first option is more aligned with the 1925-1936 zoning ordinance definitions. Both options preserve the form of the neighborhood.

STAFF RECOMMENDATION

Staff recommends that the Zoning Board of Appeals find that in the case of 908 Pleasant Drive, the east side is the front side, the south is the "street side" side, the north is the side, and the west is the rear, with the findings that:

- the north is clearly considered the side per ordinance at the time of construction due to its small size,
- the presence of the "front door" on the east side, facing the street, strongly indicates that it is the front,
- and the west side, being opposite the front side, was considered a rear yard under the zoning ordinance at the time of construction.

Bonnie Wessler
City Planner, Community & Economic Development Division

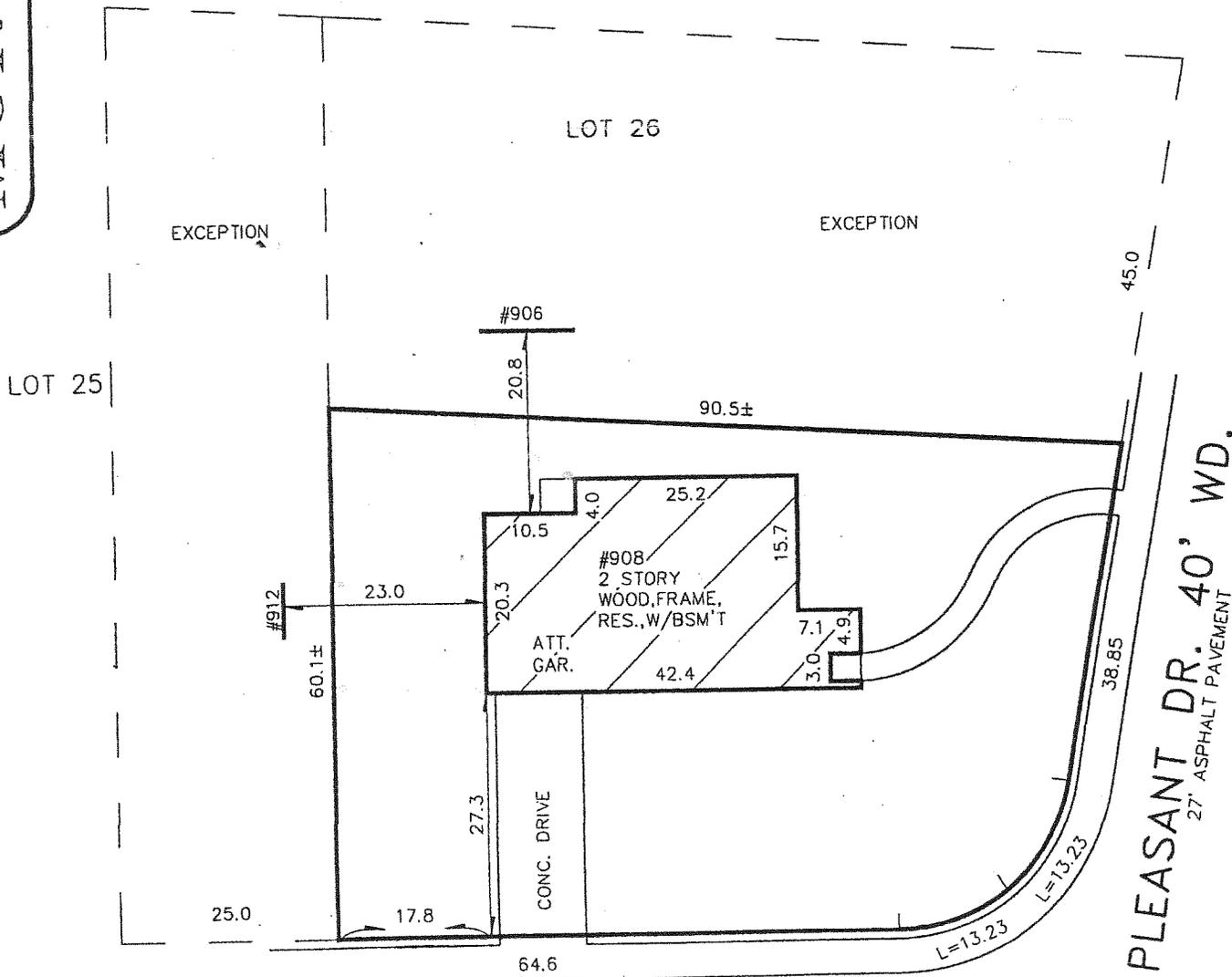
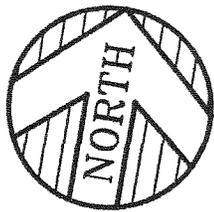
c.c. File
Applicant

Certified to: WELLS FARGO HOME MORTGAGE

Applicant: EVAN AND NELL DORITY

Property Description

Lot 26; WOODS SUBDIVISION, of part of the French Claim Number 691 in the City of Ypsilanti, Washtenow County, Michigan. Recorded in Liber 6, Page 48 of Plats, Washtenow County Records.



PLEASANT DR. 40' WD.
27' ASPHALT PAVEMENT



905 HILLSIDE



September 21, 2016

Staff Review of Variance Application
905 Hillside Ct Carport
905 Hillside

GENERAL INFORMATION

Applicant:	R+D Enterprises Douglas Post 1216 Sherman Ypsilanti, MI 48197
Project:	905 Hillside Ct Carport
Application Date:	August 22, 2016
Location:	Northwest of the intersection of Hillside Ct and Collegewood St, just west of Oakwood St.
Zoning:	R-1, Single Family Residential
Action Requested:	Approval of a variance to allow a carport within the side setback
Staff Recommendation:	Denial.

PROJECT AND SITE DESCRIPTION

905 Hillside is 0.17 acres with frontage on the west side of Hillside Ct. There is an existing ~900 square foot single story residential building with a driveway and secondary entrance on the north side of the house and a 64 square foot accessory structure in the northwest corner of the parcel. The property was approved for a variance from the front yard setback in 2001 in order to add an enclosed front porch.

The structure is zoned **R-1, Single Family Residential**. The owner would like to have an attached 11' x 28' carport installed on the north side of the house. The current side setback on the north side of the property is 11.2 feet per the mortgage survey. A minimum 4 foot side yard setback would apply here.

The *application* submitted indicates that the post for the carport will be set 6" from the property line, with no mention of eave overhang. The *drawings* submitted indicate a carport width of 11'; as the house is only 11.2' from the property line, that would leave approximately 2.4" between the post and property line, not the 6" claimed. Furthermore, the post sizes are inconsistent between the quote (4x6) and the drawings (6x6), and the measurement is not marked as being on center or edge to edge, making the precise request difficult to determine, as well as whether and how much the eaves of the carport would encroach onto the

neighboring property. In addition, as drawn, a full size vehicle will not fit entirely under the carport front-to-back with the existing entrance. An exact height for the carport is not indicated. The applicant should also note that fire-rated construction may be required.

Figure 1: Subject Site Location

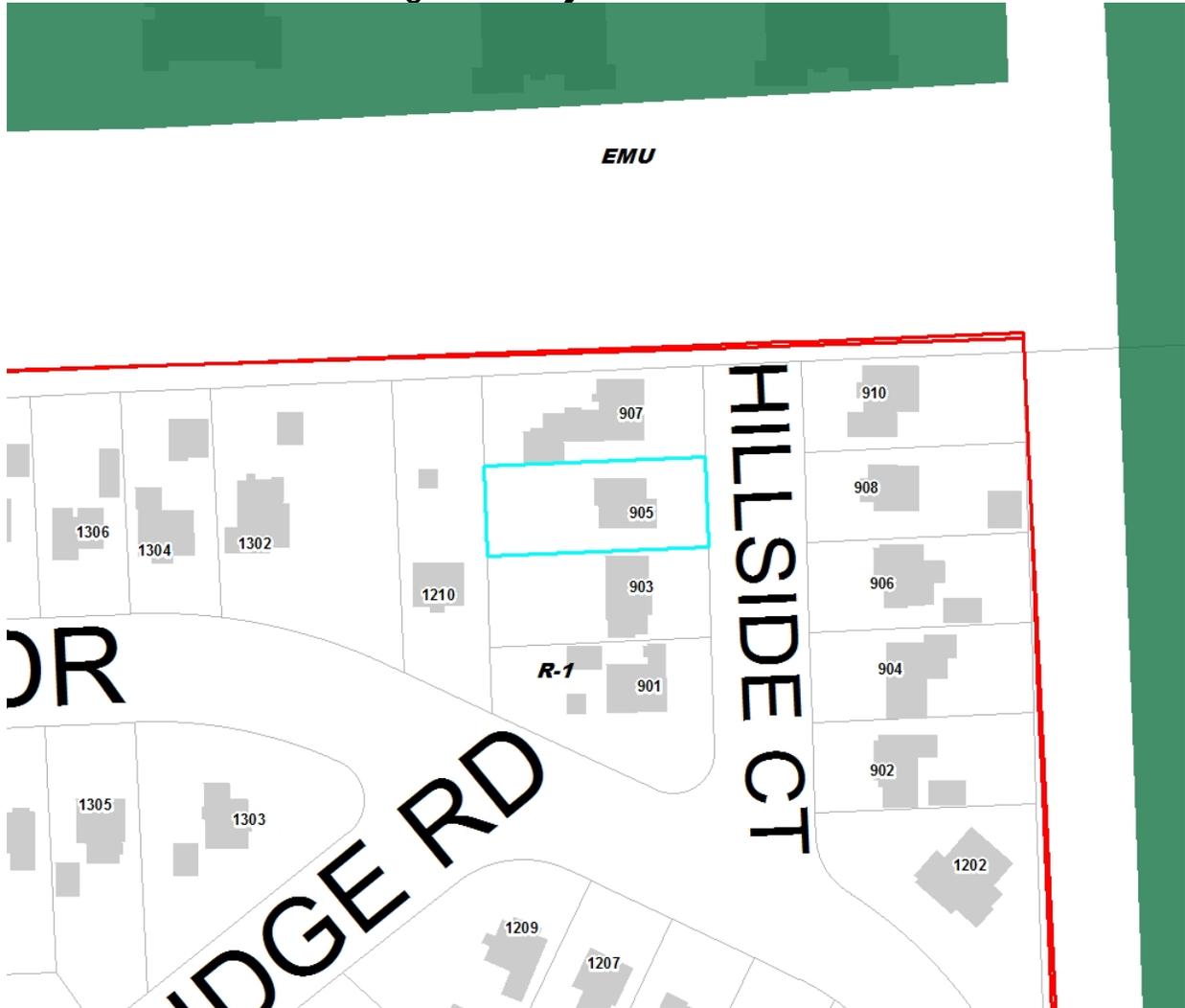


Figure 2: Site Close-up (2 ft. contours)

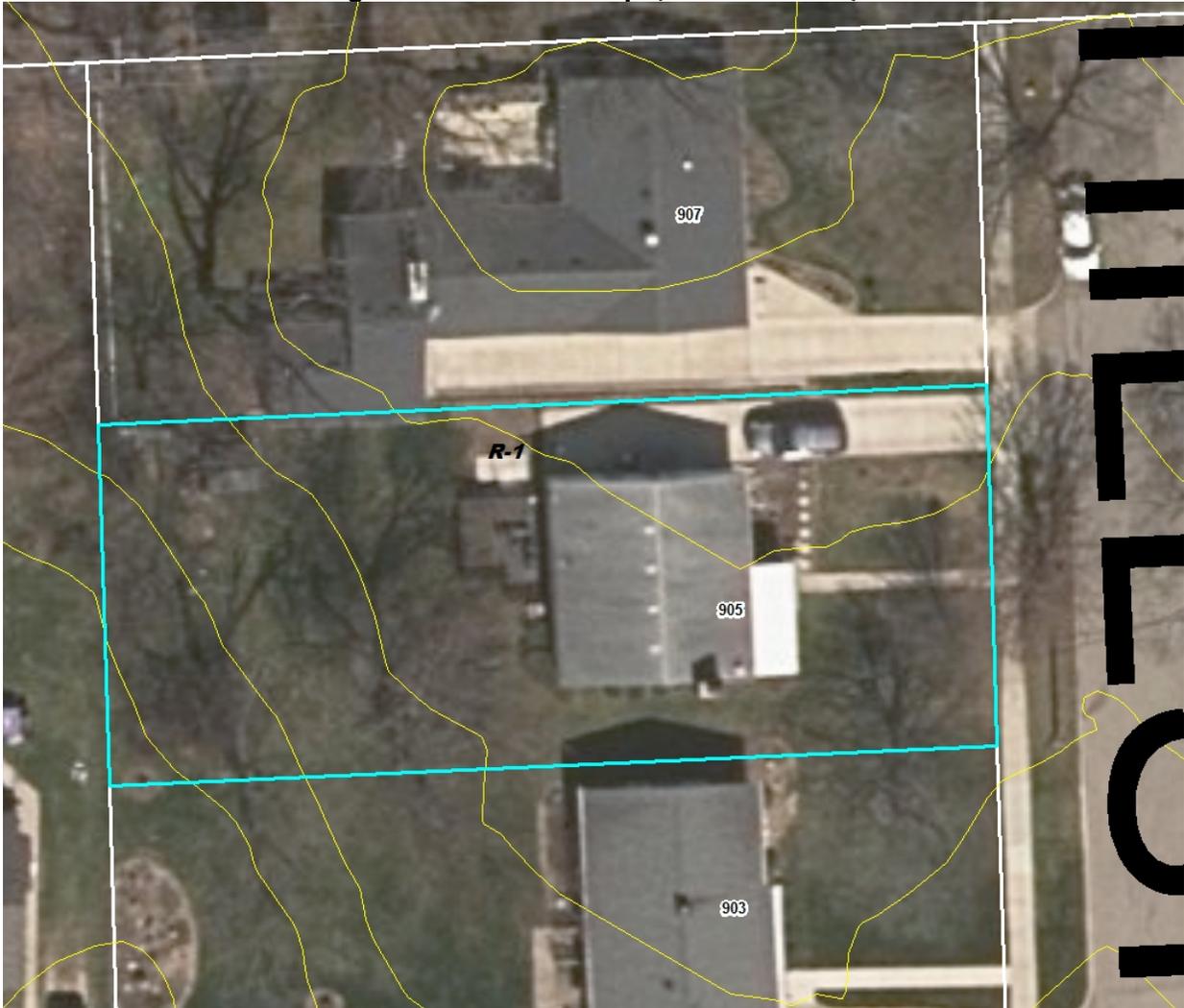


Figure 3: photograph of site



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family homes Eastern Michigan University	R-1- Single-family residential EMU
EAST	Single family homes Eastern Michigan University	R-1- Single-family residential EMU
SOUTH	Single family homes	R-1- Single-family residential
WEST	Single family homes	R-1- Single-family residential

ORDINANCE **§122-274**

Sec. 122-253 Schedule of Regulations

(a) Principal structures and attached accessory structures

REGULATIONS	R1	NOTES
Minimum Lot Width		
Lot width for all buildings	45 ft.	
Minimum Lot Size		
Single-family detached dwelling	5,000 sq. ft.	
Minimum Setbacks (Residential Uses)		
Front yard	25 feet	Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must not be less than the average depth of the front yards of the existing buildings on each side.
Side yard	4 feet	
Side yards (combined)	12 feet	
Street Side yard	8 feet	
Rear yard	25 feet	
Minimum Setbacks (Non-Residential Uses)		
Front yard	25 feet	Where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must not be less than the average depth of the front yards of the existing buildings on each side.
Side yard	8 feet	
Side yards (combined)	Equal to the height of the structure or the setbacks required for residential uses, whichever is greater.	
Street side yard	8 feet	
Rear yard	25 feet	
Parking Setbacks (other than single-family dwellings)		
Front & side street yard	Not allowed	
Side and rear yards	10 feet	
Height		
Maximum height	30 feet or 2.5 stories	Chimneys, flagpoles, church spires, belfries, cupolas, domes, or other similar architectural embellishments; roof mounted communication antennas; water towers, observation towers, power transmission towers, radio towers, masts, smokestacks, ventilators, skylights, derricks, conveyors, cooling towers, and other similar and necessary mechanical appurtenance pertaining to the permitted uses; provided that they do not exceed the maximum height by more than ten feet.
Minimum Floor Area		
Dwelling unit	500 sq. ft.	
Maximum Lot Coverage		
Residential Uses	35%	
Non-residential Uses	50%	

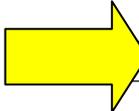


Figure 5: Proposed Setback (0.2' from north side property line)

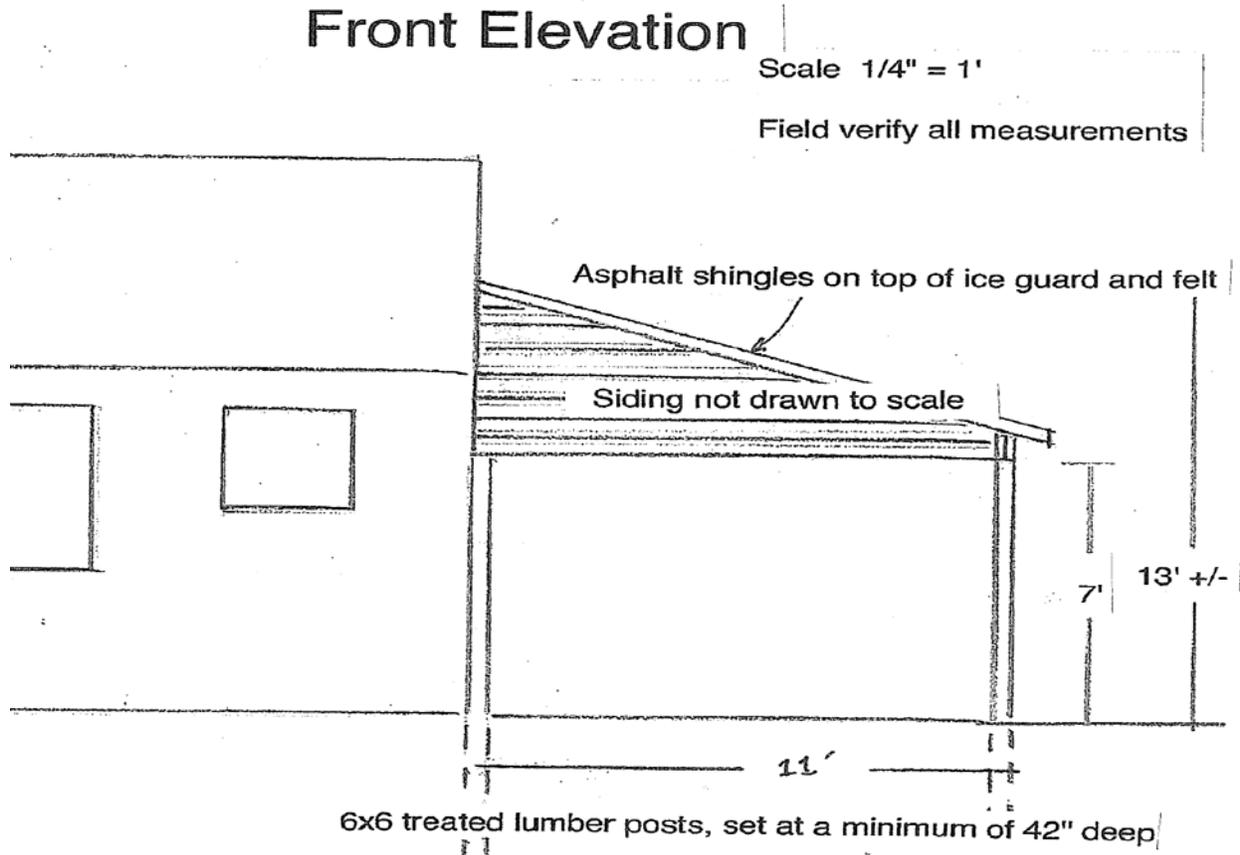
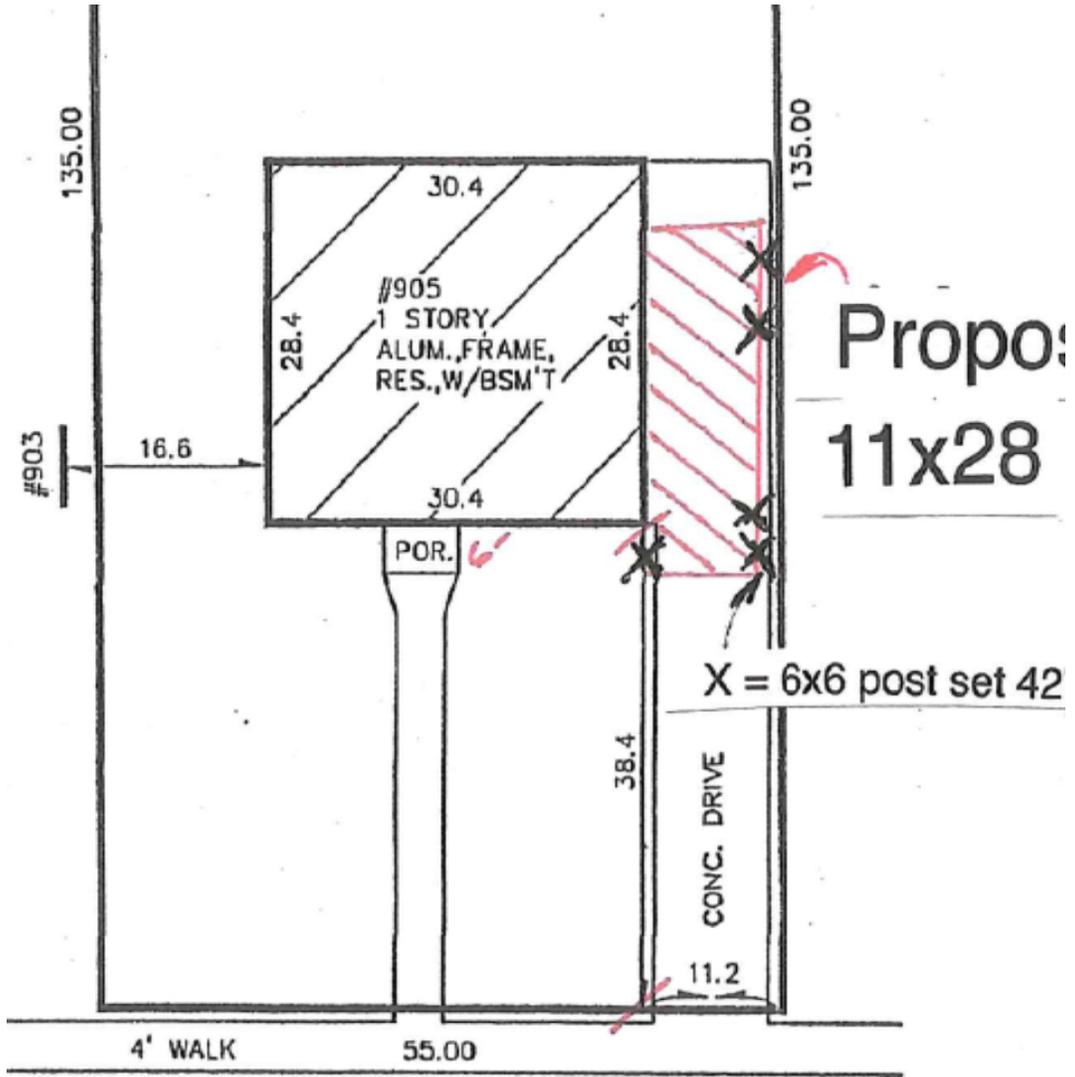


Figure 6: Existing Side Setback (11.2')



STANDARDS

§122-94(b)

Standards for Variances. A variance from the literal enforcement of this Ordinance may be granted by the Zoning Board of Appeals only if all of the following standards are met.

(1) Literal enforcement of this chapter will pose practical difficulties to the applicant because of special conditions or circumstances which are unique to the specific property such as: exceptional shallowness or shape of the property, exceptional topographic conditions, extraordinary situation of a building or structure, use or development of an adjacent property, or difficulties relating to construction or structural changes on the site. Mere inconvenience or a desire to attain higher financial return shall not itself be deemed sufficient to warrant a variance.

The applicant notes that practical difficulty is found in attempting to place a garage in the back yard due to the grade change in the rear yard and the narrowness of the driveway caused by the steps to the side entrance. The applicant has not indicated if any other options for the location of the carport or garage were explored, such as farther back on the lot, or bringing the side stoop inside to a landing and reconfiguring the interior to address the need for steps at the side entrance.

The stoop is not indicated on plans for an exact measurement, however, we estimated that there is less than 6 feet clearance in the driveway adjacent. The space is indeed too narrow for most cars to pass. However, the space east of the entrance is also too shallow for a standard-size vehicle. By way of reference, the City requires that a parking space be at least 9' wide and 18' deep; the carport does not provide 18' of coverage east of the side entrance. It is unclear that this carport will be sufficient to meet the needs of the applicant. Between the location of the side steps and the grade in the rear; staff believes there is sufficient practical difficulty shown, however, the proposed carport does not appear to meet the expressed need.

(2) Such variance is necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the same district under the terms of this chapter. Granting of the variance shall not confer upon the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.

All of the other residences on Hillside Ct. have either a carport or a garage and all but one are 55' lots. Many of the garages are set back from the house in order to accommodate the additional structure on the smaller lot. 904 Hillside, 907 Hillside and 910 Hillside all have had some form of a variance previously approved in order to accommodate garages on their respective sites. 908 Hillside has an existing nonconforming side yard setback at 2'. This standard is met.

(3) The alleged practical difficulties on which the variance request is based have not been created by any person presently having an interest in the property.

The elevation and layout of the site is not the creation of the current owner or the applicant. This standard is met.

(4) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

The carport as submitted may be injurious to the neighboring property. The eave on the carport appears that it will go beyond the property line, encroaching on the neighboring property. Also, the roof may end up shedding snow and ice onto the neighbor's driveway. This standard is not met.

(5) The allowance of the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the zoning board of appeals to grant the variance, and the rights of others whose property would be affected by the allowance of the variance.

No individual hardships appear as though they will be suffered as a result of denial of this variance. Many homes do not have covered parking areas. This standard is not met.

(6) A variance granted shall be the minimum variance that will make possible a reasonable use of the land, buildings, or structure.

A carport on this side of the home may indeed be the minimum way to obtain covered vehicle storage on this lot in a way consistent with other homes in this neighborhood. However, due to the lack of precision and clarity on the drawings, the minimum variance required to permit a functional carport is difficult for staff to determine. This standard is not met.

STAFF RECOMMENDATION

Staff recommends the Zoning Board of Appeals *postpone* the variance request to permit a carport to encroach on the side yard setback, as submitted on August 22, 2016, with findings that

- the application does not show clearly and accurately the construction of the proposed carport in accordance with 122-94(a),
- that granting the variance would be injurious to adjacent property owners under 122-94(b)(4);
- that substantial justice will not be done under 122-94(b)(5);
- and that the requested variance is not the minimum to make possible a reasonable use of the property under 122-94(b)(6).

Bonnie Wessler
City Planner, Community & Economic Development Division

c.c. File
Applicant
Owner



**City of Ypsilanti
Planning & Development Department**

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

**Non-refundable
Planning Fee:**
Single-family application
fee: \$ 200
All others: \$ 450

VARIANCE APPLICATION

Applicant*

Name Douglas Post / R+D Enterprises (Builder)		
Address 1216 Sherman		
City Ypsilanti	State Mich	Zip 48197
Phone / Fax 734-483-1849 / 313-407-3072	E-Mail rdenterpr@aol.com	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project 905 Hillside Ct Carport	
Address 905 Hillside Ct. Ypsilanti, Mich 48197	
List all parcel identification numbers included in development: Attached	
Legal description of property (may be attached): ↙	
Current Zoning: R1	Current Use: R1
Attach an accurate, scaled drawing, of the property showing: <ul style="list-style-type: none">• all property lines and dimensions correlated with the legal description• the location and dimensions of all existing and proposed structures and uses on property• any roads, alleys, easements, drains, or waterways which cross or abut the property and the lot area and setback• dimensions necessary to show compliance with the regulations of this Ordinance	

Request for Variance

Description of proposed project 11x28 Carport, attached to house
To be constructed per attached plans.

Section of Ordinance (chapter, article, section, subsection format, please)

3' side setback requirement

How the proposed project is contrary to ordinance:

Propose to build (set posts) 6" in from side property line.

Practical difficulties which prevent compliance:

1. There is currently no garage or carport.
2. The back yard is severely sloped and is not conducive w/ garage construction
3. The location of the side stoop makes it impossible to access the rear yard

An "open" carport makes the most sense.

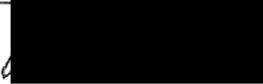
Unique circumstances regarding the property (i.e. shape, topography, etc) which prevent compliance:

See above

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the property for the purposes of preparing staff reports and/or evaluating this application.

Signature:



Date:

8-16-16

Print Name:

Douglas Post

Glass carport construction at **905 Hillside Court**

Scale 1/4" = 1'

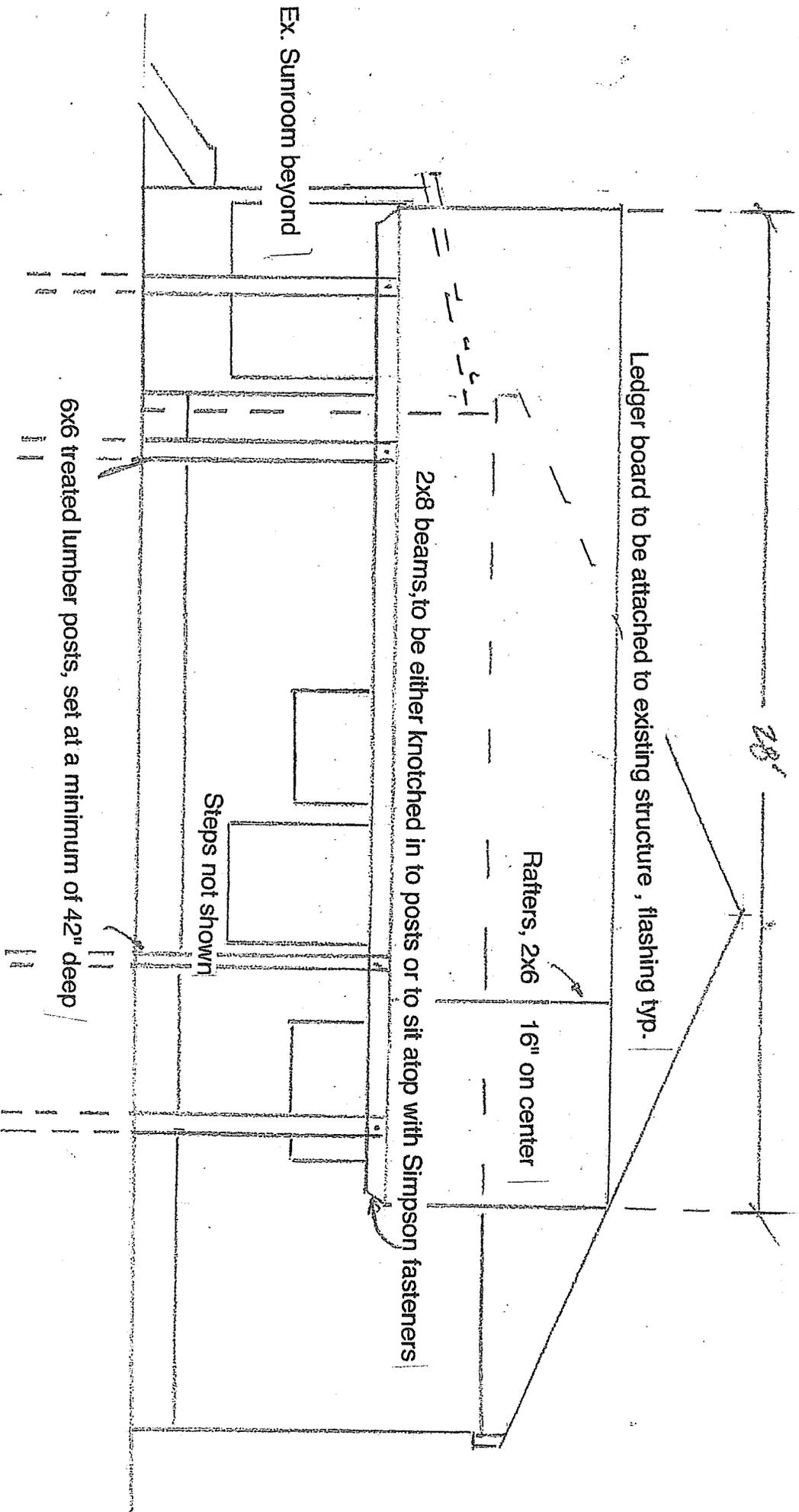
All design work and drawings done by Douglas Post, Managing Partner, R&D Enterprises

Gutter and downspout included

Asphalt shingles on top of ice guard and felt

OSB wall and roof sheathing

Side Elevation :



905 Hillside Court

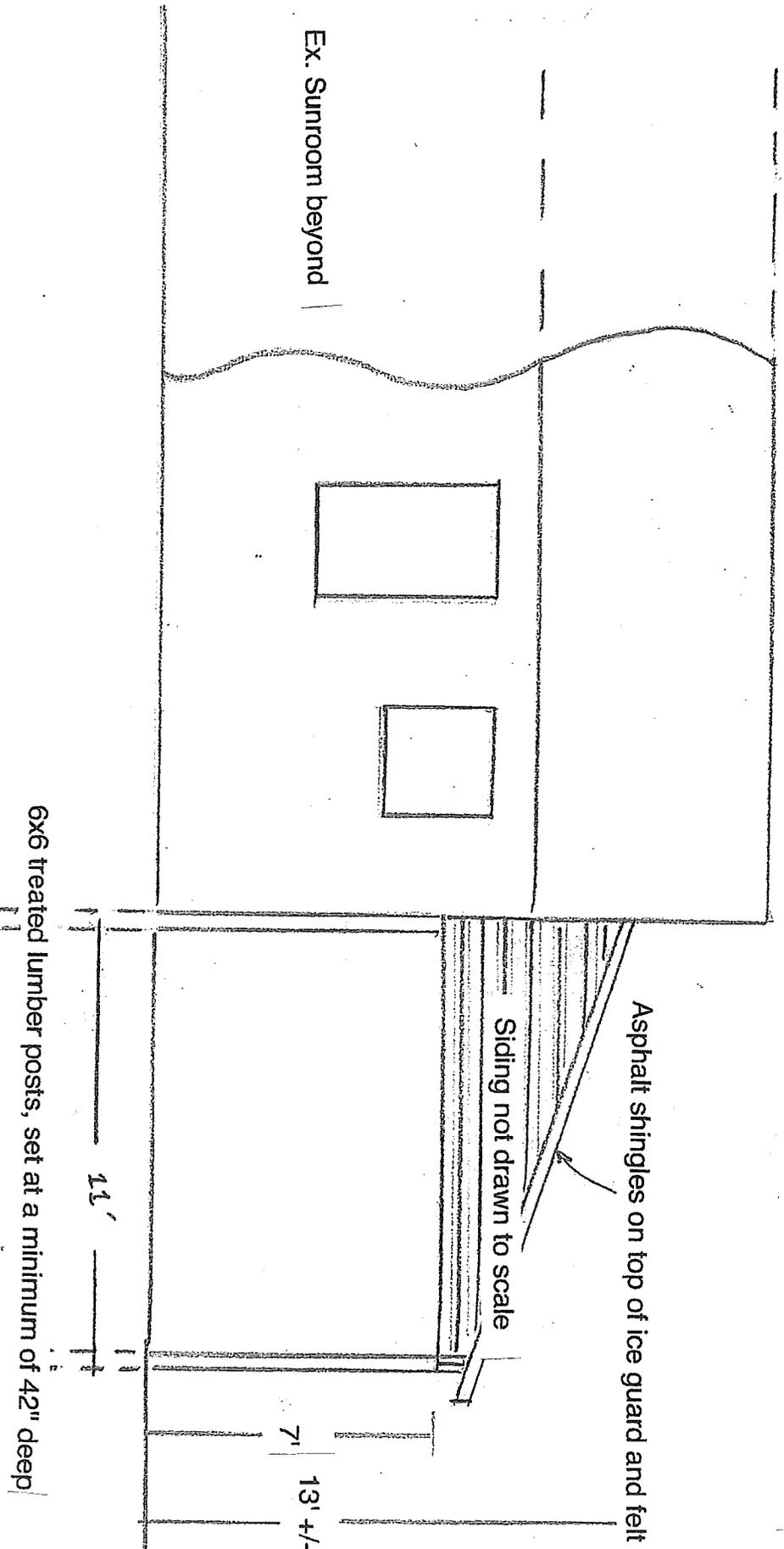
Glass carport construction at 905 Hillside Court Ypsilanti (c)

All design work and drawings done by Douglas Post, Managing Partner, R&D Enterprises

Front Elevation

Scale 1/4" = 1'

Field verify all measurements



Designed and drawn by Douglas Post, Managing Partner.

LOT 214

Variance needed to build within side setback

905 Hillside Court

8'x8' WOOD FRAME SHED

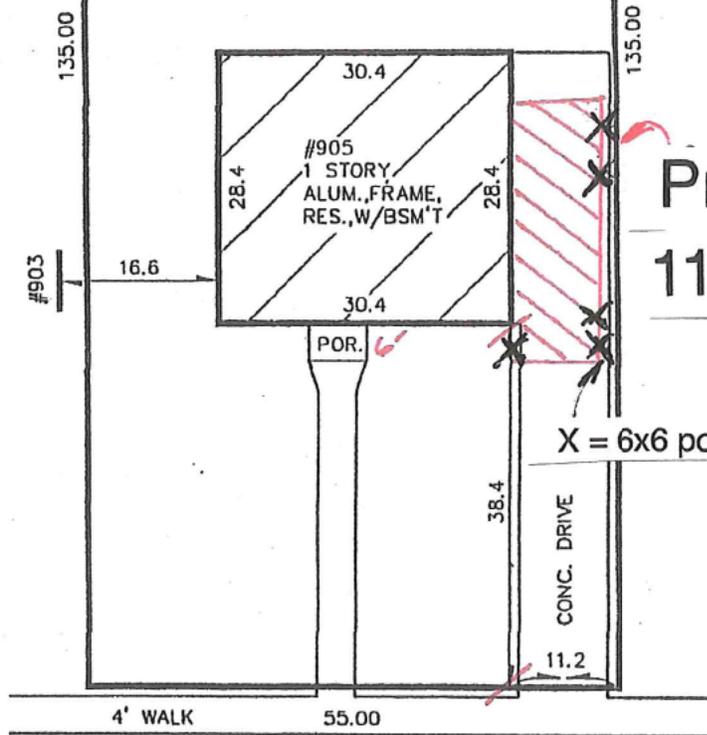
GARAGE

Site plan and foundation (post) plan

•NOTE• TO ENSURE THAT NO ENCROACHMENTS EXIST A BOUNDARY SURVEY SHOULD BE PERFORMED

Proposed Carport 11x28

X = 6x6 post set 42" minimum depth



HILLSIDE CT. 60' WD.

33' ASPHALT PAVEMENT

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



KEM-TEC
LAND SURVEYORS

KEM-TEC WEST
LAND SURVEYORS

16041 East Nine Mile Road
Eastpointe, MI 48021-2319
(810) 772-2222
FAX: (810) 772-4048



800 East Stadium
Ann Arbor, MI 48104-1412
313-994-0888 * 800-433-6133

JOB NO. 97-34019 SCALE 1"=20'
DATE 5/29/97 DR. BY CJB

R&D Enterprises, Building and Contracting Inc.

1216 Sherman, Ypsilanti, MI 48197

Visit our website at www.R-D-Enterprises.com E-mail Doug Post @ RDEnterpr@aol.com

Main Office 734.483.1849

CONTRACT

Date: August 4, 2016
Customer Name: Mike or Cynthia Glass
Address, City, State & Zip Code: 905 Hillside Court, Ypsilanti, MI 48197
Email, Cell Phone or Other Contact Info: [REDACTED]

R&D agrees to **provide all tools and labor** to complete the work outlined herein in a professional and timely manner. The builder will be using electricity from the house and agree to be reasonable in its use. On many jobs a Porta-A-John will be delivered to the job site to minimize need for access to the house. **Drawings will be completed upon acceptance.**

Project description: Construction of 11x28 attached carport, detailed drawings done upon acceptance. These drawings will become a part of this agreement.

Special circumstances: It is very clear the need for a zoning variance will have to be applied for. The builder will attempt to secure this variance for a cost of \$200.00 plus expenses. There is no guarantee that the variance will be approved and the \$200.00 is not refundable.

Once a building permit is secured the builder will build the carport from the approved drawings.

Specifications: Posts: 4x6 treated lumber , 42" deep, cemented. Beams: 2x8 treated
Rafters: 2x6 spf, 24" on center Roof: ½" OSB, asphalt shingles
Siding: Aluminum siding, white. Gutter & Downspout included.

Cost & Terms: The total cost for this work is \$7500.00 A deposit of \$200.00 is due upon signing. Leaving a balance of \$7300.00 That remaining balance will be divided in half ((\$3650.00) The first half is due after posts are set. The second half is due when the project is completed.

Acceptance: If you fully understand the terms and conditions outlined herein and wish to enter into this agreement please sign below. Send one copy back to R&D along with the deposit as outlined in Cost & Terms. You will be placed on our schedule upon receipt.

BUILDER This contract is electronically signed by the author of this contract. Douglas Post, Managing Partner of R&D

HOMEOWNER [REDACTED] #21087480 Michigan Residential Builder August 4, 2016
DATE 8-8-16
8-8-16

August 18, 2016

City of Ypsilanti
Planning and Development Department
One South Huron
Ypsilanti, MI 48197

Re: **Variance Application for 905 Hillside Ct./Carport**

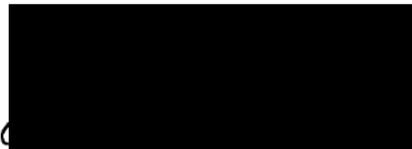
To Whom It May Concern:

As the owners of the property located directly north of 905 Hillside Ct (907 Hillside Ct.) we would like to support the approval of the variance allowing the carport to be built according to the specifications of the contract between Mike Glass/Cynthia Cox and R-D Enterprises executed on August 8, 2016.

Respectfully,



Donald T. Wenzel



Anne M. Evans

Cc: Glass, R-D Enterprises