

**ACTION MINUTES**  
**Zoning Board of Appeals**  
**Wednesday, January 27, 2021 - 7:00 P.M.**

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application. The access code is posted in the Public Notice on [www.cityofypsilanti.com](http://www.cityofypsilanti.com) and attached in the packet.

**I. Call to Order**

**II. Roll Call**

Jake Albers, Chair	A
Jared Talaga, Vice Chair	P
Heather Khan	P
Jason Ringholz	P
Tom Roach	P
Georgina Hickey <i>alternate</i>	P

**III. Approval of Minutes**

- November 30, 2020 Special Meeting

*Motion to approve the November 30, 2020 minutes.*

**Offered by:** Roach; **Seconded by:** Khan

**Approved:** Yes-5; No-0;

***Motion carried.***

**IV. Purpose of Meeting**

**V. Old Business**

**VI. New Business**

- 902 W Michigan Ave – Variances
  - *Public Hearing*

*Motion to open the public hearing.*

**Offered by:** Hickey; **Seconded by:** Roach

**Approved:** Yes-5; No-0;

***Motion carried.***

*Motion to close the public hearing.*

**Offered by:** Roach; **Seconded by:** Ringholz

**Approved:** Yes-5; No-0;

***Motion carried.***

*Motion to deny the variance request from §122-484(c) to permit less than 60% ground floor transparency at 902 W Michigan Ave with the following findings:*

- 1. There are not practical difficulties because of special conditions or circumstances which are unique to the specific property.*
- 2. Granting of the variance would confer upon the applicant a special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.*
- 3. The alleged practical difficulties on which the variance request is based have been at least partly created by the present owner.*
- 4. The granting of the variance will be detrimental to the public welfare in the neighborhood*

*in which the property is located.*

5. *The allowance of the variance would not ensure substantial justice being done, considering the public benefits that the zoning ordinance and planning efforts propose.*

6. *The variance request is not the minimum necessary.*

**Offered by:** Khan; **Seconded by:** Roach

**Approved:** Yes-5; No-0;

***Motion carried- variance denied.***

*Motion to approve the variance request from §122-695(c) to permit a loading space within 50 feet of a property zoned CN-Mid with the following findings and conditions:*

*Findings:*

1. *Literal enforcement of the zoning ordinance poses practical difficulties regarding the placement of a loading space at least 50 feet from the adjacent residential lot.*

2. *Granting of the variance would not confer upon the applicant a special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.*

3. *The practical difficulties of the site have not been created by the present owner of the property.*

4. *The granting of the variance shall not be detrimental to the public or injurious to the neighboring properties, especially considering screening with a six foot high masonry wall.*

5. *The allowance of the variance would ensure substantial justice being done, considering the difficulty and potential problems in placing the loading space elsewhere.*

6. *The variance request is the minimum necessary.*

*Condition:* *The rear property line be screened using a six feet high masonry wall.*

**Offered by:** Roach; **Seconded by:** Ringholz

**Approved:** Yes-5; No-0;

***Motion carried- variance approved.***

## **VII. Adjournment**

*Motion to adjourn.*

**Offered by:** Roach; **Seconded by:** Khan

**Approved:** Yes-5; No-0;

***Motion carried.***