

**Action Minutes  
Ypsilanti Zoning Board of Appeals**

**Monday, March 14 2022 - 7:00 P.M.  
Ypsilanti Freighthouse  
100 Market Place, Ypsilanti, MI 48198**

**I. Call to Order**

**II. Roll Call**

Jake Albers, Chair	P
Jessica Donnelly	P
Georgina Hickey	P
Tom Roach	P

Jason Ringholz *alternate* A

**III. Approval of Minutes**

- January 27, 2021  
*Motion to approve the January 27, 2021 minutes.*  
**Offered by:** Roach; **Seconded by:** Hickey  
**Approved:** Yes-4; No-0;  
***Motion carried.***

**IV. Purpose of Meeting**

**V. Old Business**

**VI. New Business**

- 12 E Forest Ave Variance  
*Public Hearing*

*Motion to open the public hearing.*

**Offered by:** Hickey; **Seconded by:** Roach  
**Approved:** Yes-4; No-0;  
***Motion carried.***

*Motion to close the public hearing.*

**Offered by:** Roach; **Seconded by:** Hickey  
**Approved:** Yes-4; No-0;  
***Motion carried.***

*Motion to approve the variance request from 122-432(a)(2) to permit parking within the required 10' west side setback at 12 E Forest Ave in accordance with the site plan dated March 10, 2022, with the following findings and conditions:*

*Findings:*

- 1. Literal enforcement of the zoning ordinance poses practical difficulties. (§122-370.b.1)*
- 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. (§122-370.b.2)*
- 3. The practical difficulties of the site have not been created by the present owner of the property. (§122-370.b.3)*

4. *The granting of the variance shall not be detrimental to the public or injurious to the neighboring properties. (§122-370.b.4)*
5. *The allowance of the variance would ensure substantial justice being done. (§122-370.b.5)*
6. *The variance request is the minimum necessary. (§122-370.b.6)*

Conditions:

1. *The parking setback encroachment shall not exceed the distance presented in the site plan dated March 10, 2022.*
2. *The parking setback variance shall be for the west side setbacks only.*
3. *The applicant shall receive permits/authorization by MDOT to encroach into the right-of-way.*
4. *The variance shall become null and void if no building permit or no construction is started within one year of the approval date of the variance per 122-370(d).*

**Offered by:** Donnelly; **Seconded by:** Hickey

**Approved:** Yes-4; No-0;

***Motion carried.***

- Approval of 2022 Meeting Schedule  
*Motion to approve the 2022 meeting schedule.*  
**Offered by:** Hickey; **Seconded by:** Donnelly  
**Approved:** Yes-4; No-0;  
***Motion carried.***

**VII. Adjournment**

*Motion to adjourn.*

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

**Approved:** Yes-4; No-0;

***Motion carried.***