

**Agenda**  
**Zoning Board of Appeals**  
**Thursday, November 21, 2019 - 7:00 P.M.**  
**City Hall-Council Chambers, 1 S Huron St**  
**Ypsilanti, MI 48197**  
*Amended 8/14/2019*

**I. Call to Order**

**II. Roll Call**

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

**III. Approval of Minutes**

- August 15, 2019  
Motion to Amend the August 15, 2019 minutes  
**Offered By: Commissioner Roach; Seconded By: Commissioner Kahn**  
**Approved: Yes – 5; No – 0; Absent – 1 (Talaga)**  
Motion to approve the August 15, 2019 minutes  
**Offered By: Commissioner Roach; Seconded By: Commissioner Kahn**  
**Approved: Yes – 5; No – 0; Absent – 1 (Talaga)**

**IV. Old Business**

**V. New Business**

- 1420 Washtenaw, variance  
*Public Hearing*  
Motion to open public hearing.  
**Offered By: Commissioner Roach; Seconded By: Commissioner Ringholz**  
**Approved: Yes – 5; No – 0; Absent – 1 (Talaga)**  
Motion to close public hearing.  
**Offered By: Commissioner Kahn; Seconded By: Commissioner Roach**  
**Approved: Yes – 5; No – 0; Absent – 1 (Talaga)**  
Motion that the Zoning Board of Appeals deny the variance request to permit the carryout restaurant addition to encroach on the front and side setback requirement at 1420 Washtenaw based on the findings that:
  1. The applicant has shown insufficient practical difficulty under §122-477 for a decreased front and street yard setback.
  2. A variance to permit 66.61 ft.' 20.17 ft.' setback is not necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the same district under the terms of the zoning ordinance, per the standards of 122-94(2)**Offered By: Commissioner Roach; Seconded By: Commissioner Khan**  
**Approved: Yes – 5; No – 0; Absent – 1 (Talaga)**
- 632 Mansfield, variance  
*Public Hearing*

Motion to open public hearing.

**Offered By: Commissioner Roach; Seconded By: Commissioner Ringholz**

**Approved: Yes – 5; No – 0; Absent – 1 (Talaga)**

Motion to close public hearing.

**Offered By: Commissioner Roach; Seconded By: Commissioner Ringholz**

**Approved: Yes – 5; No – 0; Absent – 1 (Talaga)**

Motion that the Zoning Board of Appeals approve the variance request to permit the 8' tall privacy fence along the south property boundary of 632 N Mansfield, with the following findings:

1. The applicant has shown sufficient practical difficulty under §122-370(b)(1).
2. The 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 the zoning ordinance §122-370(b)(2).

**Offered By: Commissioner Roach; Seconded By: Commissioner Kahn**

**Approved: Yes – 5; No – 0; Absent – 1 (Talaga)**

- 2020 Calendar of ZBA

*Meetings for Approval*

Motion to approve the 2020 Calendar of the ZBA

**Offered By: Commissioner Roach; Seconded By: Commissioner Ringholz**

**Approved: Yes – 5; No – 0; Absent – 1 (Talaga)**

## **VI. Adjournment**