



**DRAFT MINUTES**  
**Zoning Board of Appeals**  
**Monday, December 5, 2022 - 7:00 P.M.**  
**City Hall-Council Chambers**  
**1 S Huron St. Ypsilanti, MI 48197**

**I. CALL TO ORDER (7:00pm)**

**II. ROLL CALL**

**Present:** Jake Albers- Chair, Mike Auerbach, Georgina Hickey

**Absent:** Jessica Donnelly, Tom Roach

**III. AGENDA APPROVAL**

*Motion to approve the agenda with correct spelling of Jessica Donnelly's name.*

***Offered By: Hickey; Seconded By: Auerbach***

***Approved: Yes – 3; No – 0; Absent – 2;***

**IV. APPROVAL OF MINUTES**

*Motion to approve the October 3, 2022 minutes, with the correction that the agenda item was a variance and not an appeal of an administrative decision.*

***Offered By: Hickey; Seconded By: Auerbach***

***Approved: Yes – 3; No – 0; Absent – 2;***

**V. PURPOSE OF MEETING**

**VI. PRESENTATIONS AND PUBLIC HEARING ITEMS - (item skipped/should not be on agenda)**

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**A. 206-210 N Washington Variance**

Staff report by City Planner Holli Andrews.

Applicant presentation via powerpoint. Wendy Carty-Saxon and Michael Appel with Avalon Housing.

*Motion to open the public hearing.*

***Offered By: Hickey; Seconded By: Auerbach***

***Approved: Yes – 3; No – 0; Absent – 2;***

*John Harrington: 209 N Huron - Shared concerns for parking. There are two buildings in the development's vicinity without parking. There would be 83 units with no off street parking.*

*Doug Kieser: 121 N Huron - Shared concerns for parking. His driveway on Washtenaw gets blocked.*

*There is already a parking deficit in the area on the street. Sidewalks are not maintained so it's a practical problem for people who use transit.*

*Cheryl Farmer: 214 N Huron - Shared concerns for parking. We are the experts of our neighborhood.*

*The neighborhood wants onsite care. A nonconforming site should come back online with more conformities to the neighborhood, not more variances. Parking madness will extend. Guests will have vehicles.*

*Andrea Lynn: 1029 Washtenaw - Shared concerns for parking. The city should be following the ordinance as written. If the developer can't afford to do what they need to do in this neighborhood to follow the ordinance, maybe it's not a good fit. Concerns over not having onsite supportive housing resulting in a strain on police response.*

*Letter from Johnathan Holmes: 213 and 216 N Huron- Objects to variance for the site. Three parking spaces is inadequate. Will the developer be able to restore the historic buildings to usable space? What is the garbage/dumpster plan? This was an issue with the previous occupants.*

*Motion to close the public hearing.*

***Offered By: Auerbach; Seconded By: Hickey***

***Approved: Yes – 3; No – 0; Absent – 2;***

*Motion that the Zoning Board of Appeals approve Variance #2 | Sec. 122-685 , Parking dimensions, for 206-210 N. Washington, the with the following findings:*

***Findings:***

*(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.*

*(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.*

*(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.*

***Offered By: Hickey; Seconded By: Auerbach***

***Approved: Yes – 3; No – 0; Absent – 2;***

*Motion that the Zoning Board of Appeals approve Variance #3 | Sec. 122-691. Minimum and maximum number of parking spaces, for 206-210 N. Washington, the with the following findings:*

***Findings:***

*(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: small size and constraints with the existing building placement onsite.*

*(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.*

*(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.*

*(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.*

*(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.*

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

***Offered By: Auerbach; Seconded By: Hickey***

***Approved: Yes – 3; No – 0; Absent – 2;***

*Motion that the Zoning Board of Appeals approve Variance #1 | Sec. 122-556 Supportive Housing, for 206-210 N. Washington, the with the following findings:*

***Findings:***

*(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: the need to preserve the historic structures on site, the site itself is small and expensive to rehabilitate in accordance with the City Master Plan and the City’s request for proposal on the site.*

*(2) 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.*

*(3) 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.*

***Offered By: Hickey; Seconded By: Auerbach***

***Approved: Yes – 3; No – 0; Absent – 2;***

**IX. FUTURE BUSINESS DISCUSSIONS/UPDATES - none.**

**X. ADJOURNMENT**

**Motion to adjourn at 9:05pm**

***Offered By: Hickey; Seconded By: Auerbach***

***Approved: Yes – 3; No – 0; Absent – 2;***