



## **Zoning Board of Appeals**

The Zoning Board of Appeals (ZBA) is a quasi-judicial body. It hears and decides all questions and decisions regarding the following:

- Interpretation of the official Zoning Map, including the interpretation of the location of zoning district boundaries when in doubt.
- 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.
- The hearing of requests for nonuse variances from the strict application of the provisions of this chapter in accordance with procedures prescribed by the Zoning Ordinance.
- The hearing of requests for appeals from any order, requirement, decisions, or determination made by an administrative body or official charged with the enforcement of this chapter in accordance with procedures prescribed by the Zoning Ordinance.
- The hearing of requests on any other matters referred to the zoning board of appeals or upon which the zoning board of appeals is required to pass under the terms of this chapter.
- The ZBA may also carry out duties and responsibilities as required by and in accordance with the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended.

Members of the Zoning Board of Appeals consist of City residents representing different professions, occupations, and geographic areas of the City. Interest or knowledge of land use related issues or a legal background is beneficial, but not required. There are five seats on the Zoning Board of Appeals, plus two alternate seats; these alternates serve when a regular ZBA member is absent or recused.

The Zoning Board of Appeals' regular meetings are scheduled for the fourth Wednesday of each month at 7:00 p.m. in the City Council Chambers, City Hall, 1 S. Huron St., Ypsilanti, Michigan. Meetings generally last between fifteen minutes and four hours; an average meeting is approximately an hour. There are at least two regular meetings per year. Special meetings may be called as needed.