

Agenda
Zoning Board of Appeals
Council Chambers
Wednesday, 24 July 2013 - 7:00 P.M.

I. Call to Order

II. Roll Call

John Bailey, Chair	P	A
Rod Johnson	P	A
Tom Roach	P	A
Mike Shecket	P	A
Godfrey A. Udoji	P	A
Anthony Bedogne (alternate)	P	A

III. Approval of Minutes

- 24 June 2013

IV. Purpose of Meeting

V. Old Business

VI. New Business

- Dimensional Variance Request: 303 N Huron
- Dimensional Variance Request: 615 E Michigan

VII. Adjournment



City of Ypsilanti

Planning and Development Department

19 July 2013

**Staff Review of Variance Application
Towner House lot split
303 N Huron**

Applicant:	Towner House Foundation 209 N Huron Ypsilanti, MI 48197
Project:	Towner House 303 N Huron Ypsilanti, MI 48197
Application Date:	31 May 2013
Location:	West side of Huron between Cross and Washtenaw
Zoning:	R3, Multiple-Family Medium Density Residential; HO, Historic Overlay
Action Requested:	Approval of a dimensional variance to permit a lot to be created with a smaller rear setback than required in this district.
Staff Recommendation:	Denial

The existing parcel is approximately 14,500 square feet in size (1/3 of an acre), fronting on North Huron Street. There is an existing ~800 square foot residential building of historical significance. The applicant is proposing to buy the structure and some of the surrounding lot from the First Presbyterian Church of Ypsilanti, creating a new approximately 7,000 square foot lot, with the intent to restore the structure. The church owns this lot, the lot to the west, and the lot to the north; as they are all existing nonconforming (due to setbacks &/or size) and held under the same ownership, the zoning ordinance dictates that they be treated as one lot (§122-203). In the short-term, the Foundation wishes to restore the house; in the long-term, they may apply for an office or museum use in conjunction with the Ypsilanti Historical Society.

The property is zoned **R3, Multiple-Family Medium Density Residential**, which allows many types of dwelling units as permitted uses, and several housing-related and supportive uses as Special Uses. Neither offices nor museums are currently permitted or special uses at this location, however, this review only encompasses the lot split.

Figure 1: Subject Site Location



Figure 2: Site Close-up



Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Parking lot, commercial garage	R3/HO, RC/HO
EAST	Park (north), office (direct), museum (south)	RO/RCO/HO
SOUTH	Apartments	R3/HO
WEST	Church	R3/HO

ORDINANCE

§122-295(5)

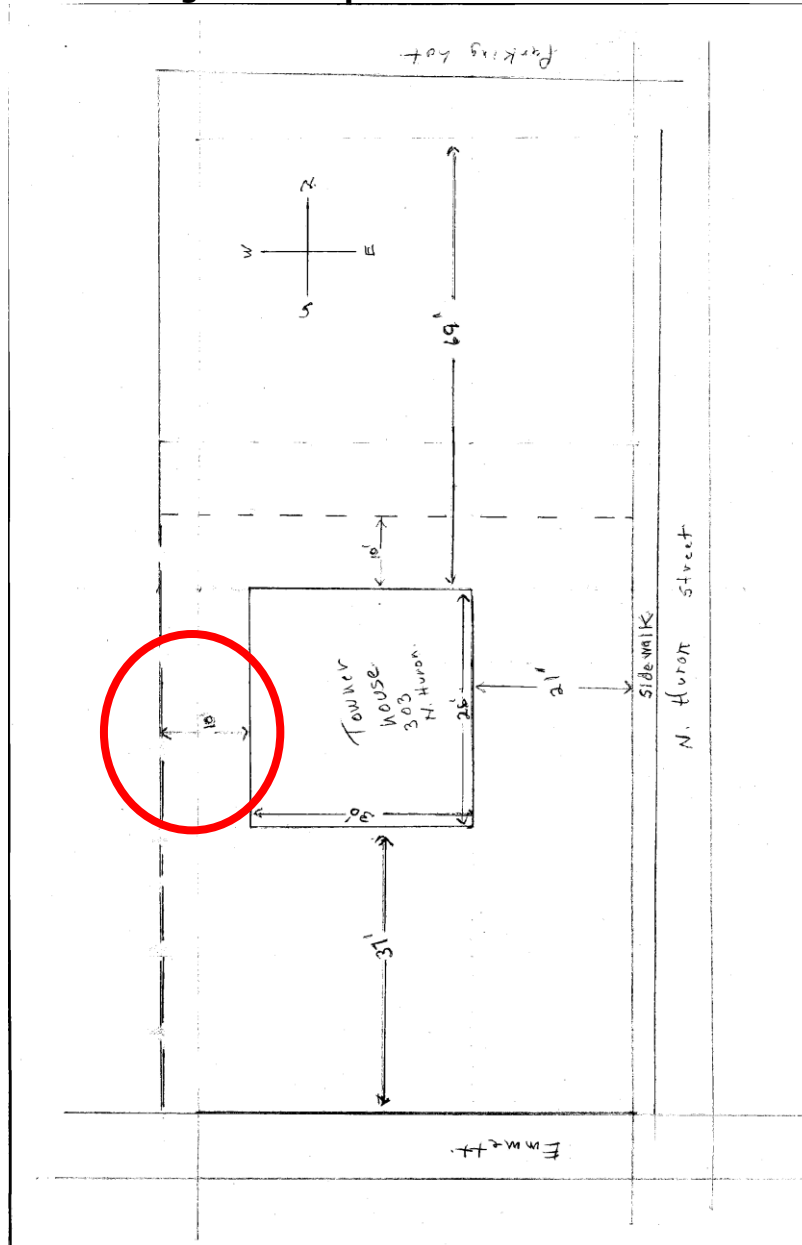
Sec. 122-295. Area Regulations.

(5) Rear Yard. There shall be a rear yard of not less than 35 feet.

The applicant is proposing a rear yard of approximately ten feet, fifteen feet less than required by the ordinance.

Note that the side yard is also being reduced, but it meets the requirements of the ordinance. Other setbacks are also met.

Figure 4: Proposed Lot Dimensions



STANDARDS

§122-94(b)

Standards for Variances. A variance from the literal enforcement of this Ordinance may be granted by the Zoning Board of Appeals only if all of the following standards are met.

- (1) Literal enforcement of this Ordinance will pose practical difficulties to the applicant because of special conditions or circumstances which are very unique to the specific property such as: exceptional shallowness or shape of the property, exceptional topographic conditions, extraordinary situation of a building or structure, use or development of an adjacent property, or practical difficulties relating to the construction or structural changes on the site. Mere inconvenience or a desire to attain higher financial return shall not itself be deemed sufficient to warrant a variance.*

The applicant notes that without the variance the Towner Foundation will be unable to purchase and restore the Towner House. Although this is unfortunate, that does not constitute a practical difficulty in the sense outlined in the ordinance.

- (2) Such a 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 land, structures, or buildings in the same district.*

To the limits of staff research, no party has attempted to split and recombine lots in such a fashion without maintaining setbacks.

- (3) The alleged hardships or practical difficulties on which the variance request is based have not been created by any person presently having an interest in the property.*

The structures on the property predate the zoning ordinance. The owner of the property appears to have been the Presbyterians for quite some time; no property transactions are listed in the database, with the exception of the parking lot, which was purchased in 1964.

- (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.*

Granting of the variance appears to have no negative effects at this time.

- (5) The allowance of the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardships that will be suffered by a failure of the Board to grant the variance, and the rights of others whose property would be affected by the allowance of the variance.*

It does not appear that substantial justice will be done. No argument is presented in the application to support a claim of substantial justice.

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

It appears that the house may be reasonably used on the lot and in the position relative to the lot lines that currently exist.

STAFF RECOMMENDATION

Staff recommends the Zoning Board of Appeals **deny** the variance request to permit a lot to be created that with a rear setback that is less than the minimum permitted under §122-295, as submitted on 31 May 2013, with the following findings:

1. The applicant has shown insufficient practical difficulty under §122-94(b)(1).
2. Such a variance 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).
3. The allowance of the variance will not result in substantial justice being done, given the conditions spelled out in §122-94(b)(5).

Bonnie Wessler
Planner I, Community Development Division

c.c. File
 Applicant
 Site designer



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

**Non-refundable
Planning Fee:**
\$450

Date: 5/31/13

VARIANCE APPLICATION

DIMENSIONAL OR OTHER NON-USE

(single-family residential use: use separate application)

Applicant*

Name Towner House Foundation		
Address 209 N. Huron Street		
City Ypsilanti	State Michigan	Zip 48197
Phone / Fax 734 482-4209	E-Mail pklharrington@gmail.com	

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project Towner House	
Address 303 N. Huron Street, Ypsilanti, Michigan 48197	
List all parcel identification numbers included in development: 1111-11-40-410-005	
Legal description of property (may be attached): Norris & Cross Addition Old SID - 11 11-441-328-00 YP City 44W-16 Lot 328 EXC W 76.5 and s 1/2 Lot 324 EXC W 76.5'	
Current Zoning: R-3	Current Use: Storage
Attach an accurate, scaled drawing, of the property showing: • all property lines and dimensions correlated with the legal description • the location and dimensions of all existing and proposed structures and uses on property • any roads, alleys, easements, drains, or waterways which traverse or abut the property and the lot area and setback • dimensions necessary to show compliance with the regulations of this Ordinance	

Request for Variance

Description of proposed project Purchase of Towner House from First Presbyterian Church of Ypsilanti

Section of Ordinance (chapter, article, section, subsection format, please)
How the proposed project is contrary to ordinance: West dimension requires 25' from the back door of the house. Church will only sell 10' from the back door of the structure.
Practical difficulties which prevent compliance: Sale will not happen, and the house will not be developed into a useable structure.
Unique circumstances regarding the property (i.e. shape, topography, etc) which prevent compliance: The structure is the oldest historic home on its original foundation in Washtenaw County, built in 1837. To preserve the structure, it must be completely renovated and this cannot be accomplished without the sale of the property.

Signature	
I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.	
Signature	Date: May 31, 2013
Print Name	



Towner House 303 N. Huron Street - South side



Towner House 303 N. Huron Street - North side

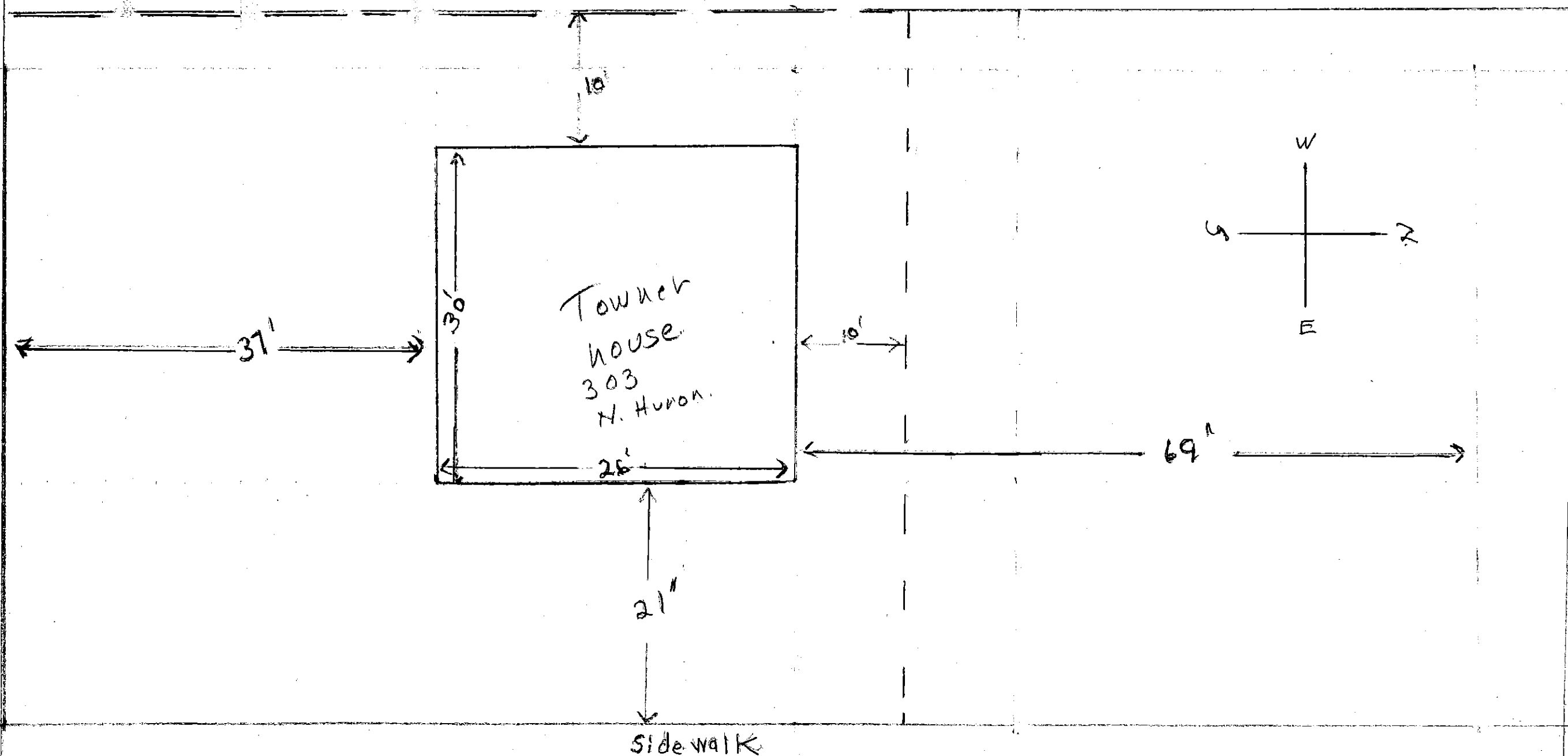


Towner House 303 N. Huron Street - Front View - East side



Towner House 303 N. Huron Street - Back View - West side

Emmett



N. Huron Street

Parking lot



City of Ypsilanti

Planning and Development Department

19 July 2013

**Staff Review of Variance Application
Harmony House
615 E Michigan**

Applicant: Kulwinder Singh
615 E Michigan
Ypsilanti, MI 48198

Project: Harmony House Planned Expansion
615 E Michigan
Ypsilanti, MI 48198

Application Date: 21 June 2013

Location: North side of Michigan Ave at Ecorse

Zoning: B4, General Business; EO, Entryway Overlay

Action Requested: Approval of a dimensional variance to permit construction of an addition along existing building envelope 15' from rear property line; EO requirement is 35'.

Staff Recommendation: Denial

The parcel is approximately one acre in size, fronting on Michigan Ave and backing onto an active rail right-of-way. There are three existing buildings, one approximately 3810 square foot, one 2410 square feet, a small shed, and a 25-space parking lot. At the moment, the applicant is still working to complete a project begun in 2009. There is only one outstanding item from that project, the dumpster enclosure location, which will be addressed and relocated regardless of the outcome of this project. The planned expansion will join the two existing buildings and have a footprint of approximately 2400 square feet; it will contain an improved and expanded office, central reception area, and laundry area in line with more modern facilities.

The property is zoned **B4 – General Business**, which allows hotels and motels as a permitted use. Setbacks are determined by **EO – Entryway Overlay**.

Figure 1: Subject Site Location

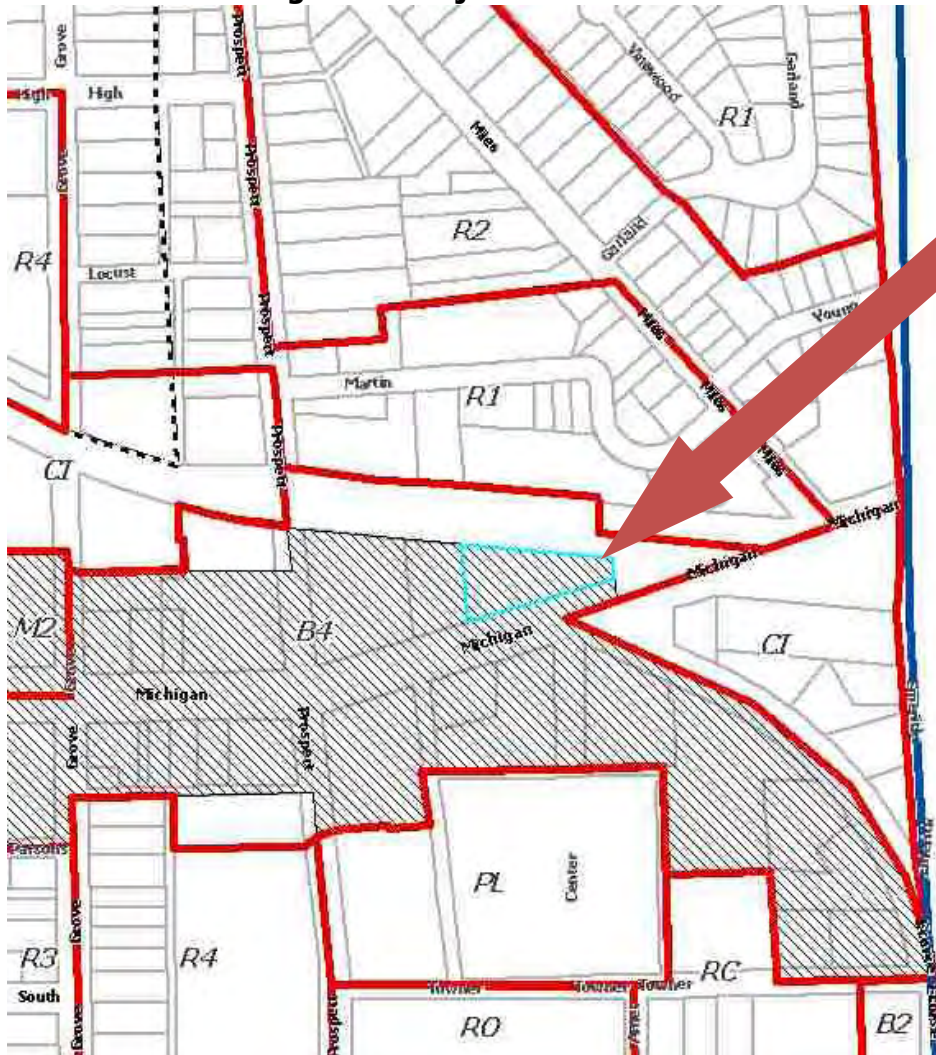


Figure 2: Site Close-up



**Note the steep slope to the rear (north) of the property. The rail ROW to the north is approximately 120' wide.
Property boundaries shown are approximate.**

Figure 3: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Rail ROW, single-family home	B4, R1
EAST	Rail & road ROW commercial garages	B4 & CI CI
SOUTH	Fast-food w/drive-through, retail/services strip, quick oil change	B4/EO
WEST	Retail (vacant), gas station	B4/EO

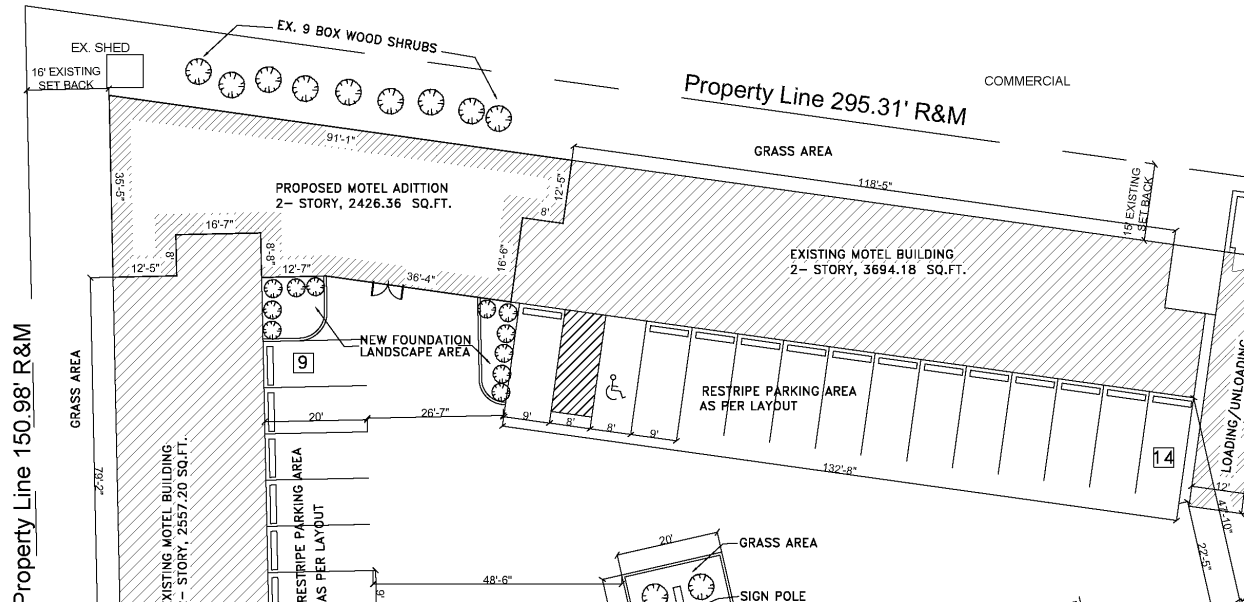
ORDINANCE

§122-559(3)

Sec. 122-559. Area Regulations.

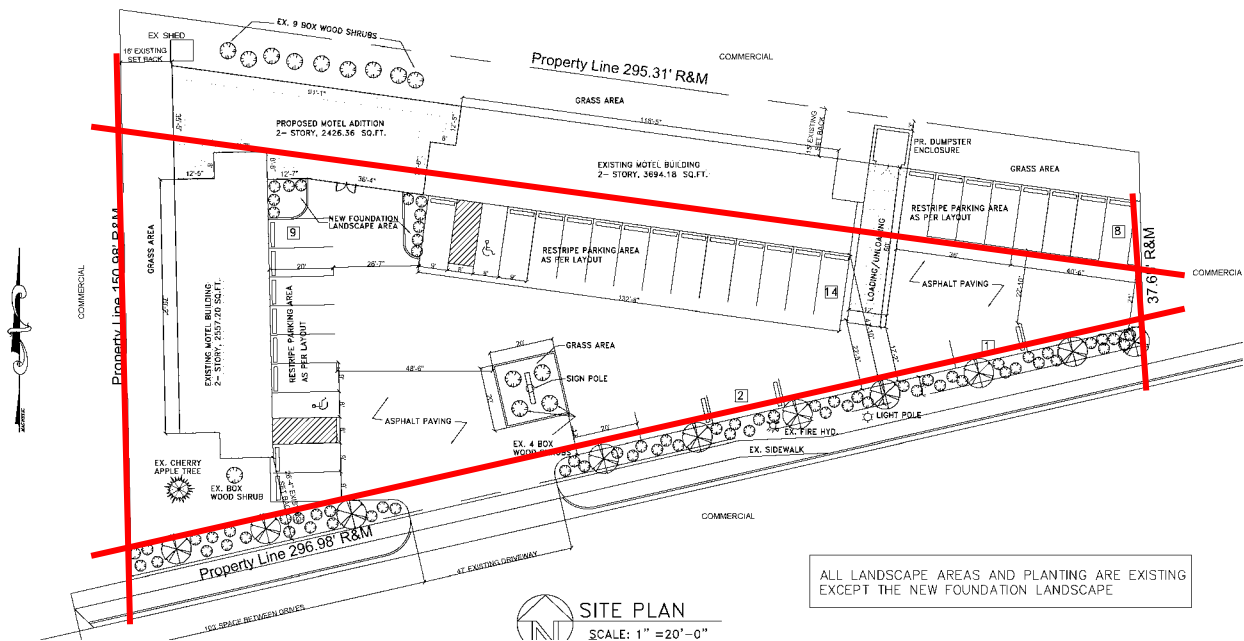
(3) Rear Yards. There shall be a rear yard setback of not less than thirty-five (35) feet.

Figure 4: Proposed expansion



Existing and proposed setback to the north property line is shown at 15'.
No boundary survey has been submitted.

Figure 4: Site with approximate setbacks.



SITE PLAN
SCALE: 1" = 20'-0"

ALL LANDSCAPE AREAS AND PLANTING ARE EXISTING EXCEPT THE NEW FOUNDATION LANDSCAPE

STANDARDS

§122-94(b)

Standards for Variances. A variance from the literal enforcement of this Ordinance may be granted by the Zoning Board of Appeals only if all of the following standards are met.

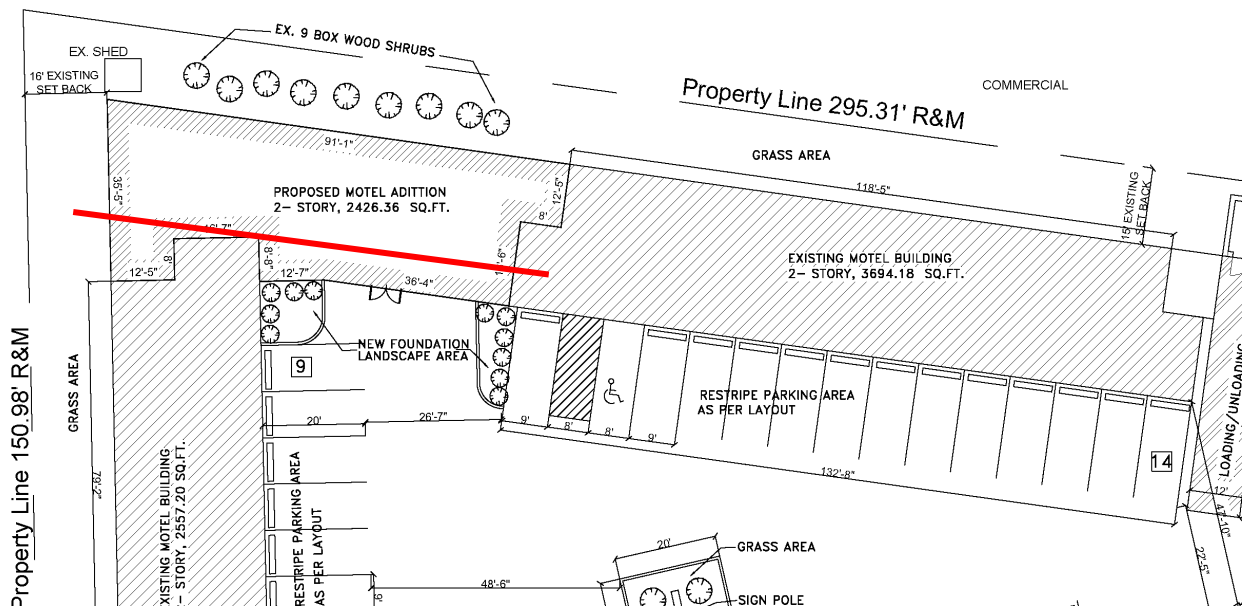
- (1) *Literal enforcement of this Ordinance will pose practical difficulties to the applicant because of special conditions or circumstances which are very unique to the specific property such as: exceptional shallowness or shape of the property, exceptional topographic conditions, extraordinary situation of a building or structure, use or development of an adjacent property, or practical difficulties relating to the construction or structural changes on the site. Mere inconvenience or a desire to attain higher financial return shall not itself be deemed sufficient to warrant a variance.*

Applicant statement:

"The proposed addition will join the north and west of the buildings. Since the north and west of the building are existing, the addition cannot meet the setback requirements."

Staff response:

The practical difficulty noted by the applicant is in locating the expansion relative to the existing buildings, given the west to east tapering of the site. Were the applicant to construct an expansion linking the two buildings in conformance with the rear setback, the buildings would be connected by 9' only, and the overall result may be less useful and less aesthetically pleasing. Note the approximate location of the 35' rear yard setback in red below.



Given the location of the existing buildings relative to the setbacks, constructing an addition in any other location on the site would face similar challenges, with the additional challenge of displacing existing parking while meeting increased parking requirements. It would be possible to completely reconfigure the site to conform to the setbacks.

- (2) Such a 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 land, structures, or buildings in the same district.*

No other building in the Entryway-Overlay district has been expanded to within the setback. In addition to the existing structure on this site, there are many lawfully existing nonconforming buildings within that setback, particularly along Washtenaw, West Michigan, and South Huron.

- (3) The alleged hardships or practical difficulties on which the variance request is based have not been created by any person presently having an interest in the property.*

The current owners of the property did not construct the existing hotel buildings.

- (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.*

The property backs on to a 120' wide active railroad right of way that is located at the bottom of a ravine. In the underlying B4, General Business, zoning district, there is a provision for properties that back up to an alley to measure a rear setback from the center of that alley, provided that no fence or other barrier is erected (§122-414(6)). A rail right of way is similar in that does provide a buffer between properties, however, a fence or other barrier would be required as the rail line is both active and at the bottom of a steep slope.

- (5) The allowance of the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Ordinance, the individual hardships that will be suffered by a failure of the Board to grant the variance, and the rights of others whose property would be affected by the allowance of the variance.*

The granting of a variance would permit the applicant to update and expand their business in a cost-effective manner. Denial of a variance would likely increase the cost of an expansion and would likely create other challenges with the existing ordinance in regard to locating the additional needed parking. The applicant asserts that the addition would be a significant aesthetic upgrade; staff has not evaluated this assertion.

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

The buildings can continue to be used in their current state. Denial of the variance will likely halt the expansion.

STAFF RECOMMENDATION

Staff recommends the Zoning Board of Appeals *deny* the variance request to permit construction of an expansion into the rear yard setback defined in §122-559(3), as submitted on 21 June 2013, with the following findings:

1. Such a variance 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).
2. Denial of this variance does not preclude the applicant's ability to continue operation of a hotel on this site.

Bonnie Wessler
Planner I, Community Development Division

c.c. File
 Applicant
 Site designer



City of Ypsilanti
Planning & Development Department

One South Huron • Ypsilanti, MI 48197
Phone: (734) 483-9646 • Fax: (734) 483-7260
www.cityofypsilanti.com

**Non-refundable
Planning Fee:**
\$450

Date: _____

VARIANCE APPLICATION
DIMENSIONAL OR OTHER NON-USE
(single-family residential use: use separate application)

Applicant*

Name KULWINDER SINGH		
Address 615 E. MICHIGAN AVE		
City YPSILANTI	State MICHIGAN	Zip 48198
Phone / Fax 734-485-4200		E-Mail

*If applicant is not owner of property, a written, notarized statement from the owner authorizing this application must be included.

Property

Name of project HARMONY HOUSE MOTEL	
Address 615 E. MICHIGAN AVE, YPSILANTI MI 48198	
List all parcel identification numbers included in development: SEE ATTACHED SITE PLAN	
Legal description of property (may be attached): SEE ATTACHED SITE PLAN	
Current Zoning: B-4. GENERAL BUSINESS DIST.	Current Use: B-4. MOTEL
Attach an accurate, scaled drawing, of the property showing: • all property lines and dimensions correlated with the legal description • the location and dimensions of all existing and proposed structures and uses on property • any roads, alleys, easements, drains, or waterways which traverse or abut the property and the lot area and setback • dimensions necessary to show compliance with the regulations of this Ordinance	

Request for Variance

Description of proposed project ADDITION- JOIN TWO BUILDINGS

Section of Ordinance (chapter, article, section, subsection format, please)

SET BACK REQUIREMENTS. SECTION 122-414.(6)

How the proposed project is contrary to ordinance:

IT IS AN ADDITION TO AN EXISTING BLDG WHICH HAS 15' SET BACK
RAIL ROAD R.O.W NORTH OF EXISTING BUILDING.

Practical difficulties which prevent compliance:

THE PROPOSED ADDITION WILL JOIN THE NORTH AND WEST OF THE
BUILDING. SINCE THE NORTH AND WEST OF THE BUILDING ARE
EXISTING THE ADDITION CAN NOT MEET THE SET BACK
REQUIREMENTS.

Unique circumstances regarding the property (i.e. shape, topography, etc) which prevent compliance:

THE PRACTICAL DIFFICULTIES ON WHICH THE VARIANCE IS BASED HAVE
NOT BEEN CREATED BY ANY PERSON PRESENTLY HAVING AN
INTERESTED IN THE PROPERTY. THE GRANTING OF THE VARIANCE
WILL NOT BE DETERIMENTAL TO THE PUBLIC WELFARE OR INJURIES TO
THE OTHER PROPERTY. BY JOINING BOTH THE STRUCTURES WILL
GIVE EXCELLENT BUILDING ELEVATION.

Signature

I hereby attest that the above information is accurate. I am authorized to and grant permission to the City of Ypsilanti staff to be on the subject property for the purposes of preparing staff reports and/or evaluating this application.

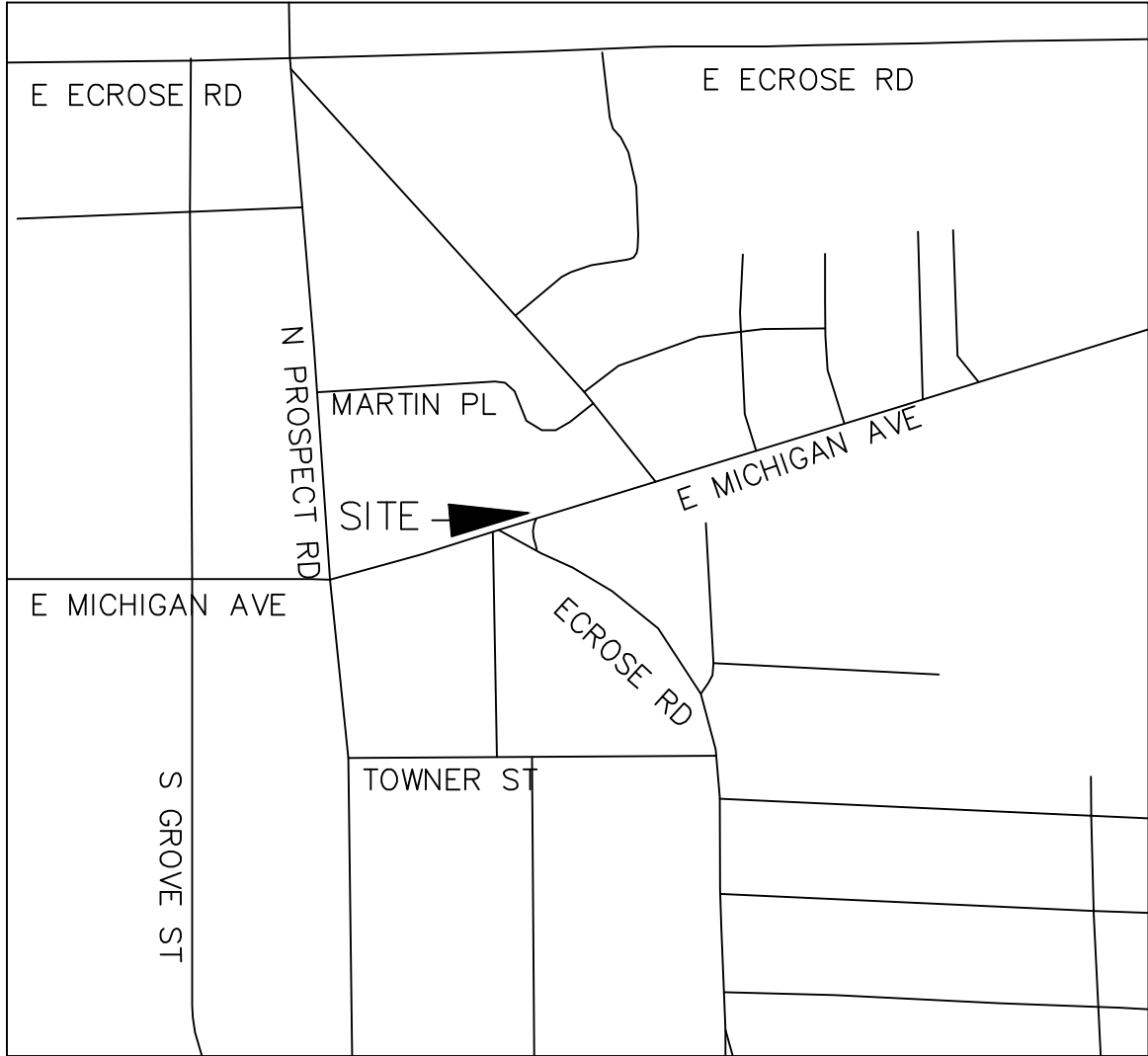
Signature:

Date:

Print Name

PROPOSED
HARMONY HOUSE MOTEL ADDITION

615E .MICHIGAN AVE .
YPSILANTI ,MICHIGAN



LEGAL DESCRIPTION File Number T03-97520

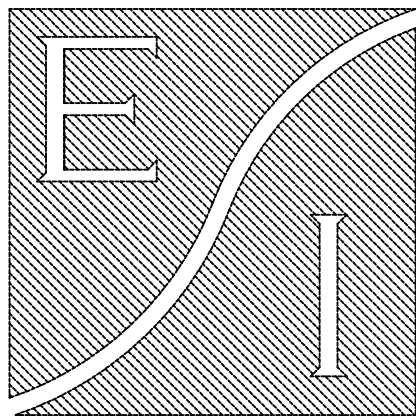
Land in the City of YPSILANTI ,WASHTENAW County ,State of MICHIGAN,

Commencing at a point on the North line of Michigan Avenue 373.28feet North 77degrees East from a two inch iron pipe monument marking the Intersection of the North line of Michigan Avenue and the West line of Section ,10Town 3South ,Range 7East ;said point being 339.57feet North 77degrees East ,from the intersection of the East line of Prospect Street and the North line of Michigan Avenue ;running thence North 77degrees East along the North line of Michigan Avenue 297.00feet ;thence North 01degrees 13minutes 00seconds West ,parallel with the West line of said Section 10to the Southerly line of the Michigan Central Railroad Company 's right-of-way line ;thence North 82degrees 02minutes 00seconds West 295.31feet ;thence South 01degree 13minutes 00seconds East and parallel to said West Line of Section ,10to the North line of Michigan Avenue and the place of beginning ,being a part of the West 1/2of the Northwest 1/4of said Section ,10Town 3South ,Range 7East.
Commonly known as :**615 MICHIGAN AVENUE**

LOCATION MAP
SCALE: NONE

ARCHITECT/ENGINEER

ENGINEERING
SERVICES, INC.



CONSULTING ENGINEERS
32232 SCHOOLCRAFT RD, STE: C-3
LIVONIA, MICHIGAN 48150
Ph # (734) 525-7330
FAX # (734) 525-7255

BUILDING/ SITE DATA

BUILDING DATA				
USE GROUP		R-1 RESIDENTIAL (RESIDENTIAL OCCUPANCIES WHERE THE OCCUPANTS ARE PRIMARILY TRANSIT)		
CONSTRUCTION TYPE		II-B		
BUILDING AREA	1ST FLOOR	EXISTING	6,251.38 SQ. FT.	8,677.74 SQ. FT.
		ADDITION	2426.36 SQ. FT.	
	2ND FLOOR	EXISTING	6,251.38 SQ. FT.	8,677.74 SQ. FT.
		ADDITION	2426.36 SQ. FT.	
SPRINKLER SYSTEM		NA		
OCCUPANCY LOAD		2 X 8,677.74 ÷ 200= 87 OCCUPANTS (SEE OCCUPANCY LOAD CALCULATION TABLE)		
EGRESS REQUIRED		EGRESS WIDTH PER OCCUPANT SERVED: 0.2 IN. PER OCCUPANT EGRESS REQUIRED: 0.2X87= 17.4 IN.		
EGRESS PROVIDED		MEANS OF EGRESS: (1) 72 IN. DOOR + (3) 36 IN. DOOR = 180 IN		

SITE DATA	
ZONING	B4 (GENERAL BUSINESS DISTRICT)
SITE AREA	27189 SQ.FT (0.62 ACRES)

Drawing Index

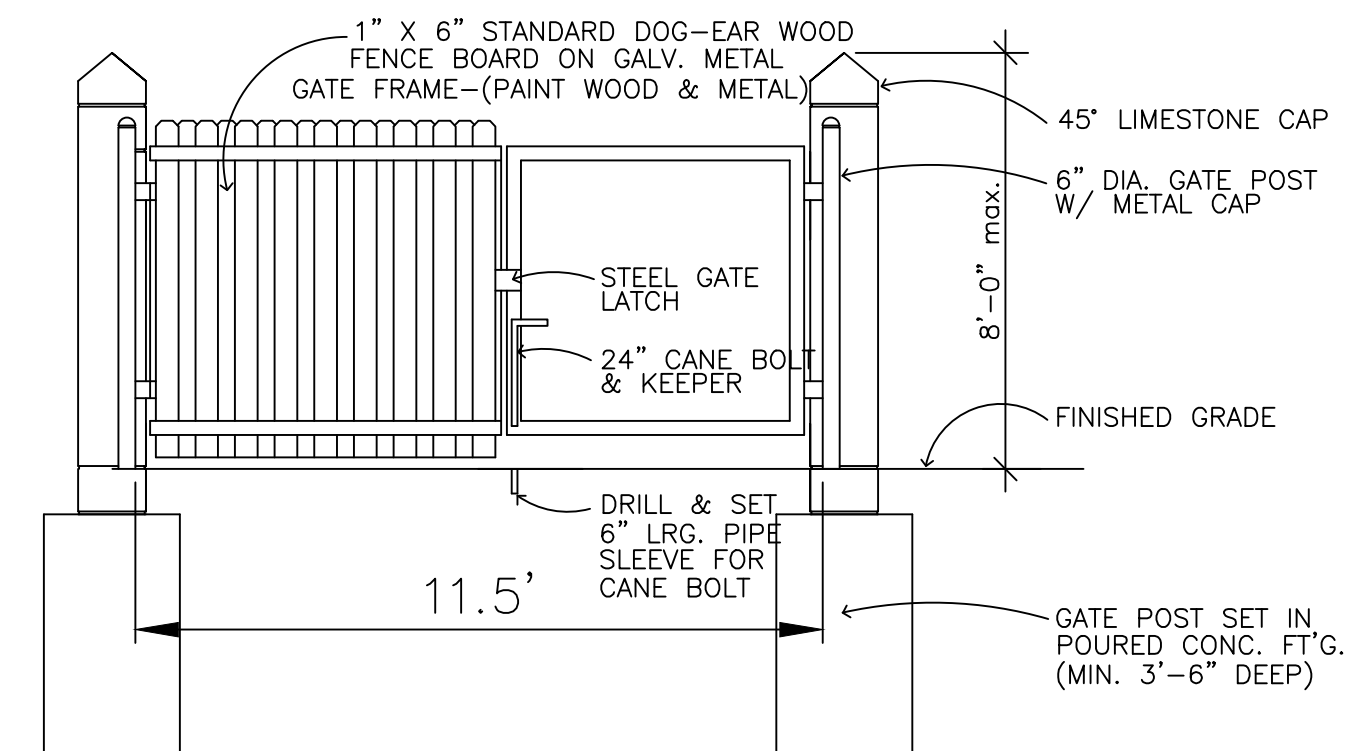
- COVER SHEET

- SP-01 PROPOSE SITE PLAN & LANDSCAPE PLAN
A-01 PROPOSE 1ST FL FLOOR PLAN
A-02 PROPOSED 2ND FL FLOOR PLAN
A-03 PROPOSED FRONT ELEVATION

DATE: 06/16/2013		COVER SHEET
REVISIONS	SHEET NO.	



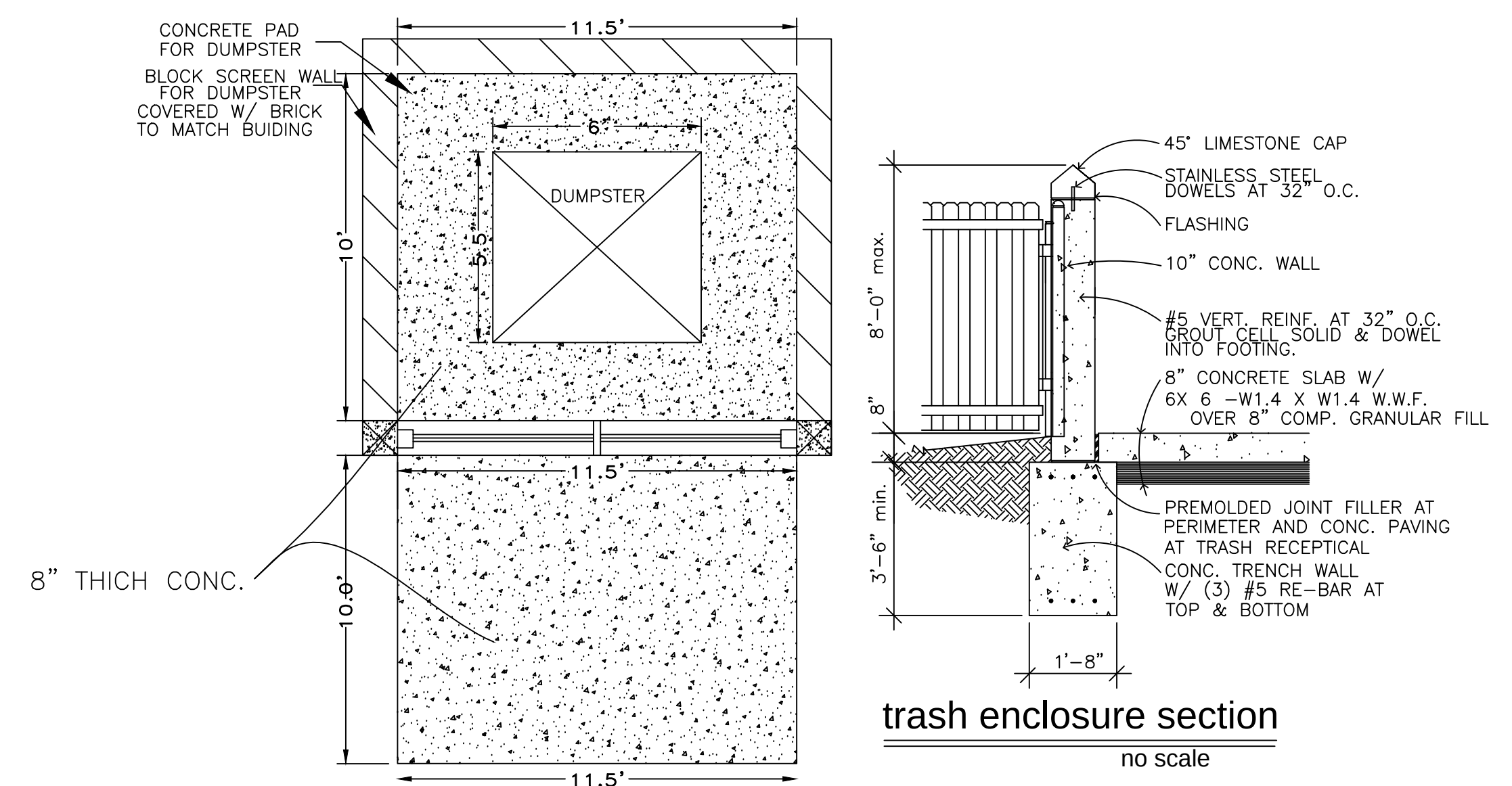
LOCATION MAP
SCALE: NONE



trash enclosure detail

no scale

NOTE:
TRASH ENCLOSURE MUST BE COMPOSED OF THE
SAME MASONRY MATERIAL AS THE BODY OF THE BUILDING



trash enclosure section

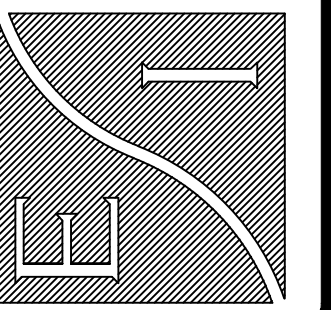
no scale

REQUIRED	PROVIDED
<u>Setbacks</u> Minimum front yard setback: 30 ft Minimum rear yard setback: 10 ft Minimum side yard setback: --	26'-4" (existing) 15' (existing) 16'
<u>Building Height</u> Maximum building height: 75 ft Number of stories: 6 stories	23'-1" 2 stories

SITE DATA	
ZONING	B4 (GENERAL BUSINESS DISTRICT)
SITE AREA	27189 SQ.FT (0.62 ACRES)

SITE DATA

ZONING	B4 (GENERAL BUSINESS DISTRICT)
SITE AREA	27189 SQ.FT (0.62 ACRES)

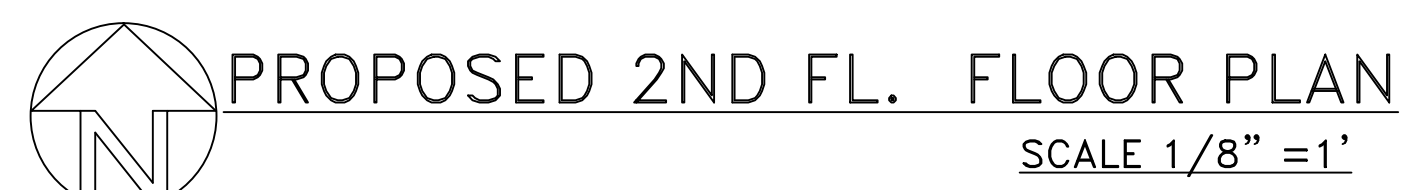


TITLE : HARMONY HOUSE MOTEL	SCALE	DRAWN BY
615 E. MICHIGAN AVE. YPSILANTI, MICHIGAN		

PROJ. NO.	SCALE 1" = 20'	APPROVED BY	DATE
DATE 06-15-13	DRAWING NO. C-01		

PROPOSED SITE PLAN

REVISIONS				
SYM	DATE	DESCRIPTION	BY	APP'D



DESIGN NO. U422
ASSEMBLY RATING-1HR.

1-Floor and Ceiling Runners: Chanal shaped 2-1/2 in. wide with 1-1/4 in. legs fabricated from No. 25 MSG galv steel. Attached to floor and ceiling with fasteners spaced 24 in. OC.

1-Floor and Ceiling Runners: Chanal shaped 2-1/2 in. wide with 1-1/4 in. legs fabricated from No. 25 MSG galv steel. Attached to floor and ceiling with fasteners spaced 24 in. OC.

2-Steel Studs: Channel shaped 2-1/2 in. wide with 1-1/4 in. legs and 1/4 in. stiffing flanges, fabricated from No. 25 MSG galv steel. Studs crimped to floor and ceiling Brenner and spaced 24 in. OC.

3-Gypsum Board: 5/8 in. thick, 4ft wide, applied vertically with joints centered over studs and staggered on opposite sides 24 in. OC. Attached to studs and runners with 1 in. long Type S screws located 1/2 to 3/4

4—Finishing System: Wallboard joints covered with a 2-1/2 in. wide fiberglass tape embedded in joint compound and covered a second layer of compound. Screw heads covered with two layers of joint compound.

Exposed faces of wallboard coated with latex primer-sealer paint applied at a rate of approx 0.4 gal per 100 sq ft.

paneling with a face finish, nom 1/4 in. thick, 48 in. wide. Attached vertically to wallboard with a neoprene adhesive applied in 1/4 to 1/2 in. wide beads spaced approx 24 in. OC horizontally. paneling also attached to floor and ceiling runners with 2-1/4 in. long Type S trim head

screws spaced 16 in. OC, paneling and wallboard joints staggered 12 to 24 in OC.

4" VINYL BASE
(BOTH SIDES TYPICAL)

SEE ROOM FINISH
SCHEDULE

PARTITION DATA

NOTE:
ICC/ANSI A117.1, SECTION
604.5.1 – IN ADDITION TO
THE SIDEWALL GRAB BAR,
A VERTICAL GRAB
BAR 18" MIN. IN LENGTH
SHALL BE MOUNTED WITH
THE BOTTOM OF THE BAR
LOCATED BETWEEN
39" AND 41" ABOVE THE
FLOOR, AND WITH THE
CENTERLINE OF THE BAR
LOCATED BETWEEN
39" AND 41" FROM THE
REAR WALL.

NOTE: CONTINUOUS
GRAB BAR MAY OCCUR

Technical drawing of a toilet stall showing dimensions and components. The drawing includes a cross-section of a wall on the left with a door hinge and a door handle. A toilet is shown in the center, with a label 'W.C.' pointing to it. A toilet paper holder is mounted on the wall to the right of the toilet, with a label 'TOILET PAPER' pointing to it. The drawing includes various dimensions: 39" to 41" MIN. for the door width, 54" MIN. for the door height, 18" MIN. for the door handle height, 42" MIN. for the door handle width, 2" MAX. for the door hinge, 36" MAX. for the toilet paper holder height, 15" MIN. for the toilet paper holder width, 33" to 38" for the toilet paper holder depth, and 90" to 41" MIN. for the toilet paper holder height. The drawing also includes a label 'TOP OF SEA' pointing to the toilet paper holder.

[illegible]

PROPOSED 2ND FL FLOOR PLAN

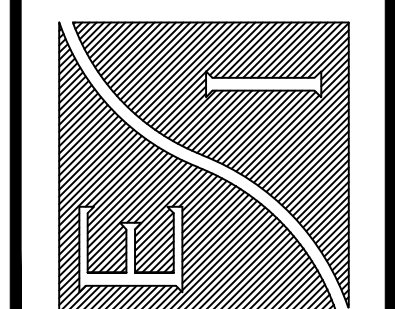
TITLE : HARMONY HOUSE MOTEL	
615 E. MICHIGAN AVE. YPSILANTI, MICHIGAN	
PROJ. NO.	SCALE NOTED
	DRAWN BY SE
	APPROVED BY HS
DATE 06-15-13	DRAWING NO. A-02

ENGINEERING CONSULTING ENGINEERS INC.
SERVICES,
INC.

32323 SCHOOLCRAFT ROAD
LIVONIA, MICHIGAN 48150

Ph. # (734) 525-7350
Fax # (734) 525-7255

**CIVIL, ARCHITECTURE
ENVIRONMENTAL, GEOTECH, SURVEYING.**



**ZONING BOARD OF APPEALS
MEETING MINUTES
June 26, 2013
CITY COUNCIL CHAMBER
7:00 P.M.**

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R. Johnson, T. Roach, M. Shecket, G. Udoji, A. Bedogne

Absent: J. Bailey (excused)

Staff: T. Gillotti, Director of Economic Development
N. Schuette, Executive Secretary

III. APPROVAL OF MINUTES – April 24, 2013

Commissioner Roach moved to approve the minutes of April 24, 2013 as read (Support: R. Johnson) and the motion carried unanimously.

IV. PURPOSE OF MEETING

Commissioner Shecket stated that the purpose of the meeting is for Election of Officers.

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. Election of Officers

Commissioner Shecket (Acting Chair) asked for nominations for Chairperson. Commissioner Udoji moved to appoint Commissioner Bailey to continue as Chairperson and Commissioner Roach supported the motion. The motion carried unanimously. Acting Chair Shecket asked for nominations for Vice Chair. Commissioner Bedoyne moved to appoint Commissioner Shecket to continue as Vice Chair and Commissioner Roach supported the motion. The motion carried unanimously.

VII. ADJOURNMENT

Since there was no further business, Commissioner Shecket moved to adjourn the meeting (Support: T. Roach) and the motion carried unanimously. The meeting adjourned at 7:06 p.m.

DRAFT