

1. Zoning Board Of Appeals Meeting Agenda

Documents:

[01- ZBA AGENDA 11-29-17.PDF](#)

2. Zoning Board Of Appeals Meeting Packet

Documents:

[11-29-17 ZBA MEETING PACKET.PDF](#)

Agenda
Zoning Board of Appeals
Wednesday, November 29, 2017 - 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Jake Albers, Chair	P	A
Cisco Garcia, Vice Chair	P	A
Heather Khan	P	A
Jennifer Symanns	P	A
Jared Talaga	P	A

John Bailey	P	A
Tom Roach	P	A

III. Approval of Minutes

- September 27, 2017

IV. Purpose of Meeting

V. Old Business

- None

VI. New Business

- 708 Pearl- Variance
Public Hearing
- 2018 Schedule of Meetings

VII. Adjournment

Agenda
Zoning Board of Appeals
Wednesday, November 29, 2017 - 7:00 P.M.
City Hall-Council Chambers, 1 S Huron St
Ypsilanti, MI 48197

I. Call to Order

II. Roll Call

Jake Albers, Chair	P	A
Cisco Garcia, Vice Chair	P	A
Heather Khan	P	A
Jennifer Symanns	P	A
Jared Talaga	P	A

John Bailey	P	A
Tom Roach	P	A

III. Approval of Minutes

- September 27, 2017

IV. Purpose of Meeting

V. Old Business

- None

VI. New Business

- 708 Pearl- Variance
Public Hearing
- 2018 Schedule of Meetings

VII. Adjournment

**ZONING BOARD OF APPEALS
MEETING MINUTES
September 27, 2017
CITY COUNCIL CHAMBER
7:00 P.M.**

1. CALL TO ORDER

The meeting was called to order at 7:00 pm.

II. ROLL CALL

Present: J. Albers, C. Garcia, H. Khan, J. Symanns, J. Talaga

Absent: None

Staff: C. Kochanek, Preservation Planner
Nan Schuette, Executive Director

III. APPROVAL OF MINUTES

Commissioner Garcia moved to approve the minutes of August 23, 2017 (Support: J. Symanns) and the motion carried unanimously.

IV. PURPOSE OF MEETING

Chairman Albers stated the purpose of the meeting.

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. 1430 Witmire – Variance

Ms. Kochanek, Preservation Planner, stated that this is a request for approval of a variance from the front setback requirement in Sec122-422(b)(2). The property is on the north side of Witmire between Mansfield and Cornell. The parcel is 0.33 acres with frontage on Witmire in the College Heights neighborhood. There is an existing 2,355 sq. ft. structure on site with an attached garage.

The applicant is looking to add a 5' (4.9'?) addition on the front of the garage, thus decreasing the front setback. The applicant is subject to a front yard setback of 25' or

more where an existing front yard setback line has been established by existing residential dwellings occupying 50 percent or more of the frontage within the same block on the same side of the street, the depth of the front yard must be within the range so established. Staff determined that the 25' front yard setback did not apply since the other properties on the north side of Witmire were closer than 25' thus the range of front setbacks would apply.

Only two property surveys were on file with the City; one for 1430 Witmire and one for 1454 Witmire. The survey for 1430 Witmire shows a 28.125' existing front setback and the survey for 1454 Witmire shows a 27' setback (note: there is an error in the attached staff letter and figures regarding this setback; it is listed incorrectly at 37.5'). With only two surveys on file but five properties on the north side of the street, staff used GIS to determine the average setbacks for all of the properties on the north side of Witmire. The average range was determined to be 19.4' to 23.1'. 1430 Witmire was determined to have an average front setback of 23.1', with a 5' addition to the front of the garage that would take the front setback to 18.1', 1.3' less than the closest front setback on the north side of the street. The applicant is requesting a variance from the front setback as determined by staff and required in Sec. 122-422(b)(2).

Ms. Kochanek stated the standards for variances as listed in the ordinance. She added that staff is recommending denial of this request with findings as noted in staff report dated September 19, 2017.

Commissioner Talaga stated he was confused since the new ordinance required 25' and previously it required something else. Ms. Kochanek responded that it is an either or situation– the zoning ordinance either requires a 25' setback or if 50% of the structures on the north side of Witmire have a closer setback, then you use the established range. A lot of the people on Witmire are closer to the street than the 25'. She included the City Planner's letter who assumed it was a 4' addition instead of 5'.

Commissioner Kahn moved to open the public portion of the hearing (Support: J. Symanns) and the motion carried unanimously.

Faith Sheppard, 1423 Witmire – stated she had begun this process 10 months ago – her husband is disabled and since they are older and plan on staying at this location for many years, they want to install a first floor laundry. They are not asking for much of a difference – the city indicated they needed a 25' setback – the architect physically measured and it came in at 29'9". She submitted plans to Kurt Weiland, with the Ypsilanti Building Department, who reviewed them and stated that the plans were fine but he was concerned about the setback. Ms. Sheppard spoke with both city planners who explained about the 25' setback and showed her the GIS results but asked Ms. Sheppard to physically measure the area. As stated above, it was measured and found to be 29'9" which indicated they could go out 4'9". They were told to get a survey to find the stake. Ms. Sheppard stated she was not prepared to spend approximately \$1500 on an architectural survey and she couldn't find the stake because it was covered by the cement driveway. She was also advised to get a mortgage survey, which is much cheaper than that of a full survey with stakes. She brought in the mortgage survey and also that of her neighbor's, to the Planning Department and everyone agreed it was

inadequate. Basically, she is only asking for 1.3' Commissioner Symanns asked to clarify if the applicant needs 5' or 4'9". Ms. Sheppard stated she can live with 4'9".

Ms. Sheppard measured her neighbor's setback who had roughly the same setback as her – there are only five houses on the street. The two neighbors on the end had approximately 24-1/2' from the sidewalk – her yard does not have a sidewalk. Commissioner Symanns asked if the 18'4" would be from the "implied" sidewalk and Ms. Sheppard agreed. Commissioner Symanns asked if the neighbors knew about the proposed project, to which Ms. Sheppard responded that they had received notices from the Planning Department and were supportive. Chairman Albers asked the applicant if they had considered putting the addition at the rear of the home. Ms. Sheppard stated the design of their home is such that the back is a lower level walk-out and they are unable to go wider in order to accommodate the proposed plan. Commissioner Symanns also asked if there was any other practical space, to which Ms. Sheppard responded that there was no other option. Commissioner Garcia asked if the walkway down the side of the home would be changed, to which Ms. Sheppard responded that it would not.

Commissioner Symanns moved to close the public portion of the hearing (Support: C. Garcia) and the motion carried unanimously.

Further discussion was held by the board members. Commissioner Symanns stated it is an average setback of 23.1' the closest neighbor's is 24'4". Ms. Kochanek stated that if the ZBA were to allow it and another neighbor wanted to do something – we are basically adjusting the range from 18'3" to the high end according to GIS, which is different than what we are getting back from the two surveys. Chair Albers noted that it is important to ensure we are not setting a precedent for anyone else in the city. Ms. Kochanek stated that this would apply to anyone in the city. Commissioner Talaga asked if there was an answer as to why there is such a difference in the measurement that the applicant is getting and the ones obtained from GIS. Ms. Kochanek responded that sometimes the GIS is not as reliable as an actual physical survey. Commissioner Symanns noted that they are basically requesting 1.3'. Commissioner Talaga asked about a margin of error in GIS but Ms. Kochanek stated she is not aware what that may be. Both Commissioners Talaga and Garcia did not see a problem with this request. Commissioner Symanns also agreed.

Commissioner Talaga moved that the Zoning Board of Appeals approve the variance to permit the garage addition to encroach on the front setback requirement at 1430 Witmire by 5' with the following findings:

1. The applicant has shown sufficient practical difficulty under Sec122-370(b)(1).
2. It is clear that this 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 Sec 122-370(b)(2).
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.

The motion was supported by Commissioner Garcia. A roll call vote was taken and carried unanimously 5:0.

VII. ADJOURNMENT

Since there was no further business, Commissioner Garcia moved to adjourn the meeting (Support: J. Talaga) and the motion carried unanimously.

The meeting adjourned at 7:37 p.m.

DRAFT



November 17, 2017

**Staff Review of Variance Application
Pearl Street Fourplex driveway
708 Pearl**

GENERAL INFORMATION

Applicant: Lucia Chiparus
2850 Maplewood Dr.
Ann Arbor, MI 48104

Project: Pearl Street Fourplex driveway

Application Date: October 23, 2017

Location: North side of Pearl St between N Normal St and Perrin St

Zoning: CN- Core Neighborhood

Action Requested: Approval of a variance from the driveway width requirement in §122-683(b)

Staff Recommendation: Denial

PROJECT AND SITE DESCRIPTION

Parcel 11-11-40-430-015 is 0.24 acres on the north side of Pearl St, just east of Normal St, with frontage on Pearl St. The parcel is currently vacant. The house that previously existed on the site was demolished in 2006. No special use permits or variances have previously been approved for this property. A site plan was approved by Planning Commission for a new four unit apartment building on this site in September. One of the conditions of the approval was that the applicant seek a variance for the driveway width.

The applicant has proposed a one way drive at 10' instead of the 20', or two -way drive required by the zoning ordinance in §122-683(b) for ingress and egress. The plans originally submitted to the Planning Commission had a 13' wide drive without an access path, which is required by the zoning ordinance. Staff and the Planning Commission required the driveway width, which was already not large enough to accommodate two way traffic, to be decreased to accommodate a 5' access path.

Figure 1: Subject Site Location



Figure 2: Site Close-up (2015)



Figure 3: photograph of site (Google image)



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Single family	CN- Core Neighborhood
EAST	Multi-family (4 unit)	CN- Core Neighborhood
SOUTH	Single and two family	CN- Core Neighborhood
WEST	Multi-family (3 unit)	CN- Core Neighborhood

ORDINANCE**§122-683****Sec. 122-683. Off-street Parking layout and construction for all other uses.**

Off-street parking facilities required for multiple-family and nonresidential uses shall be located on the same lot or parcel as the building or use they are intended to serve, or within 300 feet of such building or use, measured from the nearest point of the building to the nearest point of the off-street parking lot. A shared parking agreement or use easement for the land intended for shared parking must be on file with the county register of deeds, in order for the shared parking spaces to satisfy the quantity requirement. Parking spaces may be located within buildings or structures consistent with the Building Code.

(a) **Review and approval requirements.** Except for off-street parking accessory to single-or two-family dwelling units, review and approval is required for off-street parking areas in accordance with Article III of this chapter.

(b) **Ingress and egress.** Adequate ingress and egress to such parking lot shall be provided by means of clearly defined and limited drives having a minimum width of 20 feet for two-way traffic and 10 feet for one-way traffic, with a maximum of 30 feet. All such drives shall be located so as to minimize traffic congestion.

(1) On lots with a lot width of 100 feet or less, no more than one curb cut to a single street is permitted.

(2) All curb cuts accessing Washtenaw Avenue (M-17) must comply with the Michigan Department of Transportation M-17 Access Management Plan and the ReImagine Washtenaw Corridor Improvement Study.

(3) All curb cuts and approaches to such parking lots shall comply with adopted City standards for curb cuts.

(4) Ingress and egress for the parking area in an area zoned CN-Mid, CN, HC, NC, GC, C, HHS, PMD shall not cross land zoned for P, R1 or CN-SF.

(5) Parking lot driveways shall be situated so as to minimize vehicle headlights from shining on residential dwellings.

(6) Where possible, curb cuts shall be located across from any existing curb cuts on the opposite side of the street, or shall be offset from any opposite-side curb cuts by at least 25 feet.

(7) No curb cut for a parking lot may be closer than 50 feet to the intersection of any two streets as measured along the street right-of-way line. However, the Planning Commission may allow a curb cut for a parking lot situated on a small land parcel located no closer than 20 feet to the intersection of any two streets, upon finding that no other access points in compliance with City Ordinances is possible due to the size of the parcel.

(c) **Access.** All parking spaces shall be provided adequate access by pedestrians and vehicles:

(1) Walkways in Parking Lots. Paved walkways a minimum of 5 feet in width shall be provided for access to adjacent parks, commercial areas, transit stops, anticipated walkways and institutions. Pedestrian movement shall be accommodated within parking lots through raised walkways, marked crosswalks or similar methods.

(2) Vehicular Access. All parking spaces must be accessible to vehicles by means of maneuvering aisles.

Except for one-and two-family uses, maneuvering or backing from a parking space directly onto a street or walkway shall be prohibited, and all parking spaces shall be designed so that any motor vehicle may be parked or unparked without moving another vehicle.

(d) **Maneuvering drives.** Each driveway providing access to an off-street parking lot containing five or more parking spaces shall be a minimum of ten feet in width. Where a turning radius is necessary, it shall be an arc that allows unobstructed vehicle flow.

(e) **Surfacing.** All parking and loading facilities and access drives shall be paved with a durable bonded material in accordance with accepted engineering standards, or alternative surfacing materials to minimize impervious surface and stormwater runoff, employ environmental and other best practices, and achieve low impact design, at the discretion of the City Engineer. Use of pervious alternative surfaces is encouraged in proximity to the Huron River and Paint Creek. Paving materials proposed to improve aesthetics may also be considered by the City Planner and the Planning Commission. Alternative surfaces proposed shall be reviewed by the City's consulting engineer.

(f) **Drainage.** All off-street parking and loading areas shall be graded and drained to public storm sewers. As an alternative, if in the opinion of the City's consulting engineer, the soils are of a type which will allow for efficient drainage, the use of drywells, infiltration trenches, swales, bio-retention or other best management practices for controlling urban runoff quality are permitted. No surface water shall be permitted to drain onto adjoining properties, unless there is a common engineered drainage system shared with the adjoining

property or an appropriate watershed easement has been obtained. No surface water drainage from an off-street parking lot shall be permitted to drain across a public sidewalk.

(c) **Setback from street.** Parking lot setbacks are designated by the zoning district in which they are located. An allowed exception are circular drives, which may be located in a required minimum front yard or street side yard, provided that such drives shall be designed so that no parking space is located closer than 25 feet to any street right-of-way line.

(d) **Setback from adjacent lot.** Parking areas are required to be 10' from any adjacent lot. Planning Commission may waive this requirement in whole or in part with a finding that the lot shares a common access and common parking with the adjoining lot, or that stormwater, landscaping, and other similar concerns have been adequately addressed with other methods.

(g) **Striping.** For parking lots containing five or more spaces, all spaces shall be outlined with three-inch wide strips of white or yellow paint, except that barrier-free spaces shall be blue, with a symbol of compliance in blue, and signed in accordance with the State Barrier-Free Code.

(h) **Wheel stops.** For parking lots containing five or more spaces or accessory to commercial uses, wheel stops or curbing shall be provided for all parking spaces to prevent any vehicle from projecting beyond the parking lot area, bumping any wall or fence, or encroaching upon any landscaping. In all cases where parking lots abut public or private sidewalks, continuous concrete curbing or bumper stops, at least six inches high, shall be placed so that a motor vehicle cannot be driven or parked on, or hang over, any part of any sidewalk.

(i) **Lighting.** With the exception of multiple-family dwellings on individual lots containing no more than four units, parking and loading facilities utilized during night-time hours shall be artificially illuminated. All such outdoor lighting shall meet the requirements of §122-609.

(j) **Maintenance.** All off-street parking areas, including striping, shall be maintained in good usable condition, and when necessary shall be treated to prevent dust or other nuisances. Such parking areas and drives shall also be kept free of litter, debris, and refuse.

(k) **Additional requirements.** In addition to the above requirements, parking areas shall comply with additional requirements or conditions which may be deemed as reasonably necessary by the Planning Commission for the protection of abutting lots.

STANDARDS

§122-370(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 chapter will pose practical difficulties to the applicant because of special conditions or circumstances which are 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 difficulties relating to 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 practical difficulty is found in attempting to add a 20' drive on the lot due to the narrowness of the property and the location of the existing utility pole. The site plan indicates that the frontage on the lot is 66' and the lot narrows to 63.07' at the rear; this amount is similar to other lots in the area. It is unclear as to whether or not the applicant has attempted other options in regards to site and building layout. However a an increase in the driveway width with a corresponding reduction in the width of the structure would mean that the frontage build out requirements of 60% to 80% for the apartment house building type would no longer be met.

- (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.*

Many of properties in this area have a one-way drive or a drive that is narrower than what is currently required by the zoning ordinance. This is expected due to the age of the neighborhood and that many of the neighboring structures were originally built as single or two family homes and over the years due to the size of the structures and their proximity to downtown and the university, many were later converted into multi-family structures. Granting this variance is in keeping with the current arrangement of the neighborhood.

- (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.*

The owner did not create the location of the utility pole nor the existing curb cut for the driveway. Also, the owner did not create the zoning requirements on which this variance request is based. The zoning ordinance would require at least a 60% frontage build out for this property whether it was an apartment house or other building type. The only way that a 10' drive would be permitted by right is with a one or two family house however the applicant chose a more intense use for this 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.*

As the variance is only for the driveway width it is not expected that the granting of this variance will be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. However it could create potential issues for access to and from the parking lot for residents of the property. Signage and/or a mirror would be required for safe usage of the drive as proposed.

- (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.*

The allowance of the variance will result in substantial justice being done; the building form and layout that has been proposed closely matches the existing/desired building form for the area.

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

It is unclear if other options were explored by the applicant in regards to site layout such as a joint driveway on the west side of the property. Nevertheless, a 10' drive is reasonable considering the zoning requirements for frontage, pedestrian access and setbacks.

STAFF RECOMMENDATION

Staff recommends the Zoning Board of Appeals *deny* the variance request to permit a one-way driveway with a 10' width at 708 Pearl, with the following findings:

1. The alleged practical difficulties on which the variance request is based have in part been created by a person presently having an interest in the property under §122-370(b)(3).

Cynthia Kochanek

Preservation Planner, Community & Economic 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:**
Single-family application
fee: \$200
All others: \$450

VARIANCE APPLICATION

Applicant*

Name <i>Constantin + Lucia Chiparus</i>		
Address <i>2850 Maplewood Dr.</i>		
City <i>Ann Arbor</i>	State <i>MI</i>	Zip <i>48104</i>
Phone / Fax <i>(734) 276-4256</i>	E-Mail <i>lucia196711@yahoo.com</i>	

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

Property

Name of project <i>Pearl Street Fourplex</i>	
Address <i>708 Pearl St, Ypsilanti, MI</i>	
List all parcel identification numbers included in development: <i>11-11-40-430-015</i>	
Legal description of property (may be attached): <i>see attached</i>	
Current Zoning: <i>CN</i>	Current Use: <i>vacant lot</i>
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 cross 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 <i>New 4-unit apartment building with new parking lot, dumpster etc...</i>

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

122-683-B

How the proposed project is contrary to ordinance:

Project proposes a 1-way driveway rather than a 2-way driveway

Practical difficulties which prevent compliance:

Lot is narrow, and existing utility pole prevents a wider driveway.

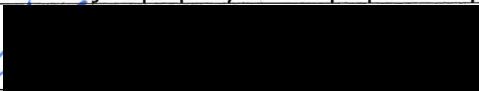
Unique circumstances regarding the property (i.e. shape, topography, etc) which prevent compliance:

Based on planning commission hearing, a pedestrian walkway is preferred to a wider driveway since a 2-way driveway is unachievable.

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.

10/12/2017

Print Name:

LUCIA CHIPARUS

LEGAL DESCRIPTION:

CURRENT PROPERTY ID: 11-11-40-430-015

OLD SID - 11 11-175-013-30 YP CITY 21W-20A E 66 FT OF LOTS 13 & 14 EXC

COM AT NW COR LOT 14 TH ELY 127 FT TO POB TH CONT E 6 FT TH S 24 FT

TH W 6 FT TH N 24 FT TO POB CROSS & BAGLEY'S ADDITION

PEARL STREET FOURPLEX

708 PEARL STREET YPSILANTI, MI

LEGAL DESCRIPTION

10/20/2017

focus / design

Todd Ballou, Registered Architect

(734) 276-2110

www.focusdesign.us

focusdesign@comcast.net

3300 Berry Rd, Ypsilanti, MI 48198

PEARL STREET FOURPLEX

YPSILANTI, MI

SHEET INDEX

SHEET NO.	SHEET TITLE
S1	SITE PLAN, ZONING INFORMATION
S2	LANDSCAPE & SITE LIGHTING PLAN
S3	STORM WATER MANAGEMENT CONCEPT
S4	SITE DETAILS
S5	SURVEY
A1	1st & 2nd FLOOR PLANS
A2	LOWER LEVEL PLAN & ELEVATIONS
A3	BUILDING ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION:
CURRENT PROPERTY ID: 11-11-40-430-015
OLD SID - 11 11-175-013-30 YP CITY 21W-20A E 66 FT OF LOTS 13 & 14 EXC COM AT NW COR LOT 14 TH ELY 127 FT TO POB TH CONT E 6 FT TH S 24 FT TH W 6 FT TH N 24 FT TO POB CROSS & BAGLEY'S ADDITION

PROPERTY OWNER & DEVELOPER:
COSTEL & LUCIA CHIPARUS
708 PEARL ST, YPSILANTI MI 48198
(734) 323-8826

PROJECT DESCRIPTION
CURRENT PROPERTY IS VACANT. NEW 4-UNIT APARTMENT AND NEW PARKING LOT IS PROPOSED

AREA ANALYSIS

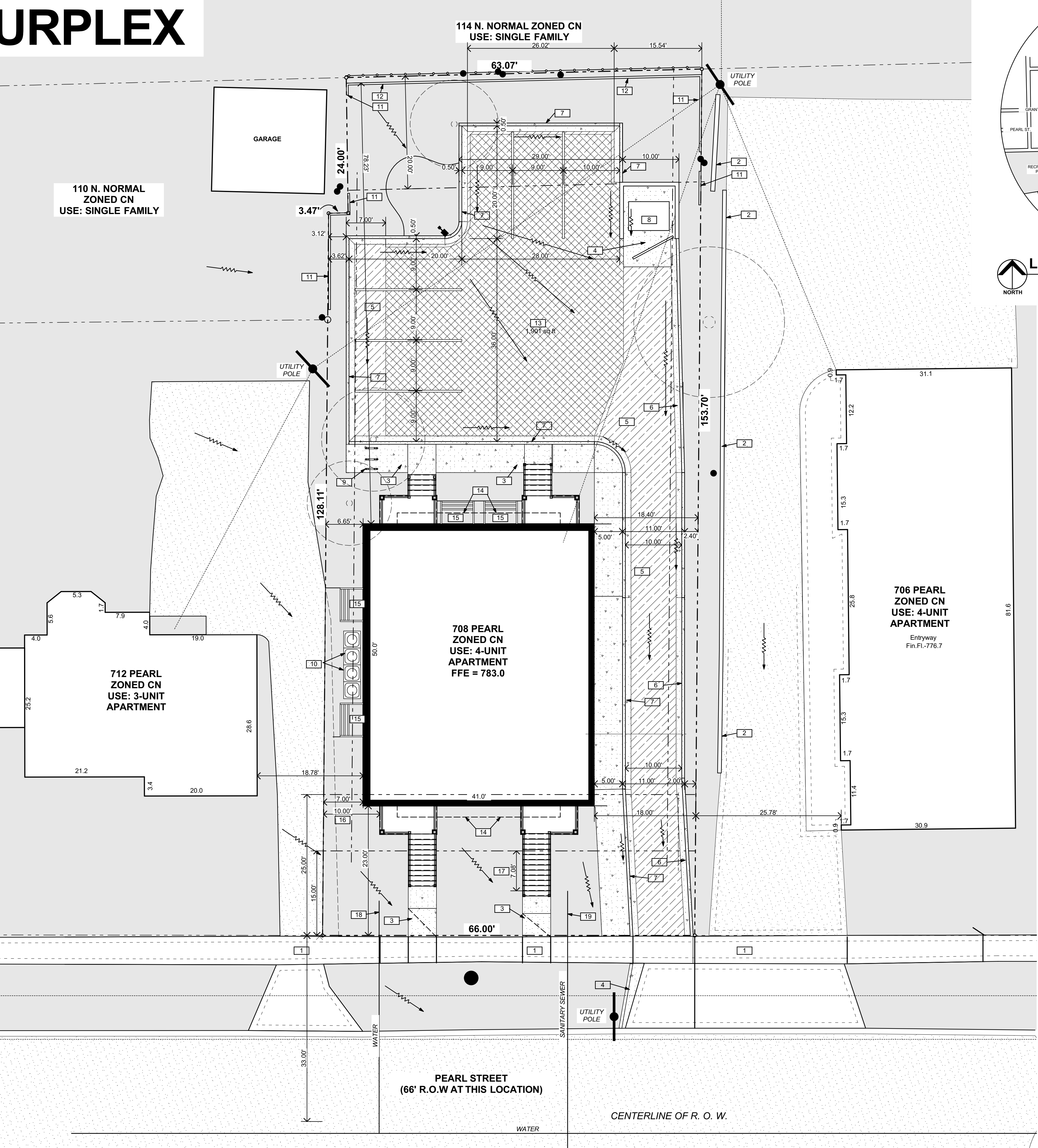
EXISTING		PROPOSED	
(VACANT LAND)		PROP. 1ST FLOOR PER UNIT	512.5 SF
		PROP. 2ND FLOOR PER UNIT	512.5 SF
		PROP. LOWER LEVEL PER UNIT	512.5 SF
		TOTAL LIVING AREA PER UNIT	1,537 SF
		TOTAL LIVING AREA IN BLDG	4,612 SF
		PROP. BUILDING COVERED PORCHES	2,050 SF
		TOTAL	2,250 SF
EX. LOT AREA	10,013 SF (23 ACRES)	PROP. LOT COVERAGE	2,250 SF = 22.47 %
		BLDG WIDTH	10,013 SF
		LOT WIDTH	41.00 FT = 62.1 %
			66.00 FT

SCHEDULE OF REGULATIONS

BUILDING TYPE AH APARTMENT HOUSE	REQ'D	EXISTING	PROPOSED	VARIANCE
LOT SIZE	4,000-18,000 SF	10,013 SF	NO CHANGE	NONE
LOT WIDTH	40-120 FT	66.0 FT	NO CHANGE	NONE
LOT DEPTH	100-150 FT	153.70 FT	NO CHANGE	3.7 FT NON-CONFORMITY
LOT COVERAGE	0%-50%	0%	22.5%	NONE
STREET YARD	15-25 FT	N/A	23.00 FT	NONE
INTERIOR SIDE (EAST)	MIN 5.0 FT	N/A	17.99 FT	NONE
INTERIOR SIDE (WEST)	MIN 5.0 FT	N/A	6.65 FT	NONE
MIN REAR YARD	MIN 20.0 FT	N/A	78.23 FT	NONE
FRONTAGE	60-80 %	0 %	62.1%	NONE
MAX BLDG HEIGHT	1-3 STORIES	N/A	2 STORIES	NONE

CODE ANALYSIS YPSILANTI ZONING ORDINANCE

ARTICLE 4 122-123	SITE PLAN REVIEW BY CITY PLANNER IS PERMITTED FOR NEW CONSTRUCTION OF PERMITTED BUILDING TYPE (NOT A LIMITED BUILDING TYPE) WHEN NO EXCEPTIONS ARE REQUESTED.
ZONING MAP	THIS PROPERTY ZONED CN. CORE NEIGHBORHOOD ALL ADJACENT PROPERTIES ARE ALSO ZONED CN
ARTICLE 7 122-272	MULTI-FAMILY, UP TO 4 UNITS IS A PERMITTED USE IN THE CN DISTRICT
ARTICLE 7 122-274	THE APARTMENT HOUSE (AH) BUILDING TYPE IS PERMITTED IN THE CN DISTRICT
ARTICLE 13 122-636	MULTI-FAMILY USES REQUIRE 1.5 SPACE PER DWELLING UNIT PLUS 1 FOR EACH 10 DWELLING UNITS FOR GUESTS 4 UNITS x 1.5 = 6 SPACES PLUS 4 UNITS x 1 SPACE /10 UNITS = 0.4 SPACES TOTAL PARKING REQUIRED = 6.4 SPACES- ROUND TO 6 SPACES TOTAL PARKING PROVIDED = 7 SPACES



LOCATION PLAN
NORTH
NO SCALE

- > DIRECTION OF WATER RUN-OFF
- MULCH
 - GRASS OR LANDSCAPE
 - EXISTING CONCRETE
 - NEW CONCRETE
 - EX. ASPHALT
 - NEW ASPHALT
 - NEW PERVIOUS PAVEMENT

KEYED SITE PLAN NOTES

- EX. CONCRETE SIDEWALK
- EX. RETAINING WALL
- PROPOSED 5 FT WIDE SIDEWALK, 4" CONCRETE
- 6" CONCRETE PAVEMENT & CURB- EXPAND EXISTING DRIVEWAY APPROACH
- ASPHALT PAVEMENT
- PROPOSED CONCRETE CURB- PITCH IN
- PROPOSED CONCRETE CURB- PITCH OUT
- 10' x 10' DUMPSTER ENCLOSURE, 6 FT HIGH
- 3 BIKE HOOPS MOUNTED TO CONCRETE SIDEWALK
- A/C CONDENSERS
- 6 FT TALL VINYL PRIVACY FENCE, CENTERLINE OF POSTS LOCATED 6" INSIDE OF PROPERTY LINE
- 6 FT TALL VINYL PRIVACY FENCE, CENTERLINE OF POSTS LOCATED 12" INSIDE OF PROPERTY LINE OR AS NEEDED TO AVOID EXISTING TREES
- PROPOSED PERVIOUS PAVEMENT

- 2ND FLOOR OVERHANGS BY 2 FT
- PRE-FABRICATED EGRESS WELL. 4048-66" SCAPEWEL" BY BILCO, WELCRAFT OR SIMILAR
- EXTERIOR PORCH (EGRESS BALCONY) MUST BE MIN. 10 FT FROM PROPERTY LINE BASED ON MBC 1027.5
- OPEN OR UNENCLOSED PORCH IS PERMITTED TO EXTEND UP TO 10 FT INTO THE REQUIRED FRONT YARD
- EXISTING WATER LEAD IS EXPECTED TO EXIST, BUT LOCATION IS UNKNOWN. PREVIOUS HOUSE WAS DEMOLISHED AFTER 2005
- EXISTING DEWER LEAD IS EXPECTED TO EXIST, BUT LOCATION IS UNKNOWN. PREVIOUS HOUSE WAS DEMOLISHED AFTER 2005

GENERAL SITE PLAN NOTES

1. THIS SITE IS NOT WITHIN A FLOOD ZONE
1. FOR USE GROUP R-2, OCCUPANCIES WITHOUT ACCESSIBLE UNITS ARE NOT REQUIRED TO PROVIDE ACCESSIBLE PARKING SPACES. (MBC 1106.2)

COPYRIGHT 2017
BALLOU ENTERPRISES PLLC

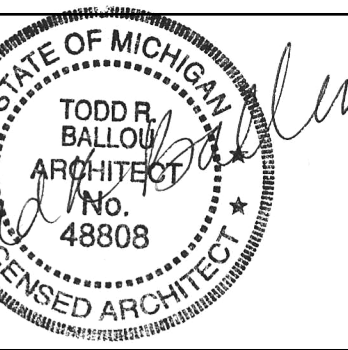
ZBA 23 OCT 2017
SITE PLAN REVIEW 11 AUG 2017
PRELIMINARY 3 AUG 2017
CONCEPT 17 MAY 2017

focus / design
Todd Ballou, Registered Architect
(734) 276-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd, Ypsilanti, MI 48198

PROJECT:
PEARL STREET FOURPLEX
708 PEARL STREET
YPSILANTI, MI

TITLE: **SITE PLAN**

JOB NO:
1712



SHEET NO.

S1



SCALE: 1" = 10'-0"

ARCHITECTS. ENGINEERS. PLANNERS.



November 21, 2017

City of Ypsilanti Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: 708 Pearl Street Fourplex
Variance Request
OHM Job No. 0094-17-1040

Dear Ms. Wessler:

The applicant is requesting a variance to section 122-683-B of the Zoning Ordinance for a fourplex apartment building on a vacant site on the north side of Pearl Street east of Normal Street. We have reviewed the request and offer the following comments:

1. The one-way drive is justified based on the low trip generation from the proposed development. The proposed drive meets the minimum width requirements for a one-way drive.
2. The available drive approach locations are constrained by the existing drives on the parcels on both sides of the subject parcel and the location of existing utility poles. The proposed location of the drive approach utilizes a shared approach with the property to the east and avoids the utility pole conflict.

Based on the material presented the variance request is justified from an engineering perspective.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,

OHM Advisors

Digitally signed by
Marcus McNamara
Date: 2017.11.21
10:02:00-05'00'
Marcus J McNamara

CC: Stan Kirton, Department of Public Works
File

P:\0000_0100\SITE_YpsilantiCity\2017\0094171040_Pearl_Four\Variance\708Pearl_Variance.docx

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



ARCHITECTS. ENGINEERS. PLANNERS.

September 15, 2017

City of Ypsilanti Planning and Development Department
One South Huron Street
Ypsilanti, Michigan 48197

Attention: Ms. Bonnie Wessler

Regarding: 708 Pearl Street Fourplex
Site Plan Review No. 1
OHM Job No. 0094-17-1040

Dear Ms. Wessler:

The applicant is requesting site plan approval for a fourplex apartment building on a vacant site on the north side of Pearl Street east of Normal Street. We have reviewed the plans dated August 11, 2017 for compliance with local ordinances and general engineering standards and offer the following comments:

1. The access driveway for the parcel to the west encroaches the subject property. It appears the applicant is proposing to maintain this access unchanged. If this is the intent, an access easement shall be recorded.
2. The applicant shall review Division 7 section 122.683 of the Zoning Ordinance and the City of Ypsilanti Engineering Standards for parking and drive requirements. The project as proposed does not meet the requirements for drive offset from the property line or minimum drive width. A variance will be required for the drive as proposed. It appears a reduction in the required drive width may be appropriate for the development in order to be consistent with the surrounding properties. The drive connection to Pearl Street could be greatly improved if the existing utility pole were relocated.
3. The plan proposes pervious pavement for a portion of the parking area. This is acceptable in concept. The applicant shall be aware that pervious pavement requires routine maintenance to function properly.
4. The plan also proposes sheet drainage into the right-of-way for the driveway. This is prohibited per Division 7 section 122.683 (f) of the Ordinance. A variance is justified in this case due to the fact that there is no underground storm sewer available for connection on this block.
5. A detailed review of the storm calculations will be completed during the engineering plan review phase.
6. The plans do not provide any information for the proposed water and sewer connections. Water and sewer connections will require review and approval from YCUA.

The applicant is advised that review and approval of detailed engineering plans is required prior to start of construction.

If you have any questions, please contact me at (734) 522-6711.

Sincerely,

OHM Advisors

[Redacted Signature]

Marcus J McNamara

CC: Stan Kirton, Department of Public Works
Scott Westover, YCUA
File

P:\0000_0100\SITE_YpsilantiCity\2017\0094171040_Pearl_Four\708Pearl_SP01.docx

OHM Advisors

34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



**CITY OF YPSILANTI
ZONING BOARD OF APPEALS
ONE SOUTH HURON STREET
YPSILANTI, MICHIGAN 48197**

2018 CALENDAR OF MEETINGS

The regular meetings of the City of Ypsilanti **Zoning Board of Appeals** for the year of 2018 will be held on the **fourth Wednesday of each month**, unless a holiday falls on that date. Unless otherwise indicated, meetings will start at 7:00 p.m. in the City Hall Council Chambers (first floor) at One South Huron Street, Ypsilanti, Michigan.

Dates for 2018 meetings are as follows:

January 24
February 28
March 28
April 25
May 23
June 27
July 25
August 22
September 26
October 24
November 28

The City of Ypsilanti encourages persons with disabilities to participate and will provide necessary reasonable auxiliary aids and services, such as signed for the hearing impaired, Limited English Proficiency (LEP) services, and audios of printed materials being considered at the meeting to individuals with disabilities upon two (2) days notice to the City. Individuals with disabilities requiring auxiliary aids or services should contact the City by writing or calling the following:

City Clerk's Office
One South Huron Street
Ypsilanti, Michigan 48197-5420
(734) 483-1100

All persons are welcome to attend. For further information on the Zoning Board of Appeals, contact the Planning and Development Department at the above address, or 734-483-9646 or www.cityofypsilanti.com/zba.