

1. 7:00 P.M. Zoning Board Of Appeals October 2020 Regular Meeting (Updated)

Documents:

[01 - AGENDA.PDF](#)
[02 - AUGUST MEETING MINUTES.PDF](#)
[03 - 212 N LINCOLN VARIANCE.PDF](#)
[04 - MEETING SCHEDULE FOR 2021.PDF](#)
[VIRTUAL MEETING PUBLIC NOTICE.PDF](#)

**Agenda
Zoning Board of Appeals
Wednesday, October 28, 2020 - 7:00 P.M.**

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet.

I. Call to Order

II. Roll Call

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

III. Approval of Minutes

- August 26, 2020 Meeting

IV. Purpose of Meeting

V. Old Business

VI. New Business

- 212 N Lincoln St – Variances
 - *Public Hearing*
- Approval of 2021 Meeting Schedule

VII. Adjournment

DRAFT MEETING MINUTES
Zoning Board of Appeals – Virtual Meeting
Wednesday, August 26, 2020 - 7:00 P.M.

Please be advised that due to COVID-19, City Hall will not be open to the public. This meeting will be held electronically on a video conferencing application in accordance with Governor Whitmer's Executive Order. The access code is posted in the Public Notice on www.cityofypsilanti.com and attached in the packet.

I. Call to Order

II. Roll Call

Jake Albers, Chair
Jared Talaga, Vice Chair
Heather Khan
Jason Ringholz
Tom Roach

P
A
P
P
A

Georgina Hickey

N/A - alternate

III. Approval of Minutes

- June 24, 2020

Spelling corrections were indicated.

Motion to approve June 24, 2020 minutes as amended.

Offered by: Khan; **Seconded by:** Ringholz

Approved: Yes-3; No-0; Absent-2

Motion carried.

IV. Purpose of Meeting

V. Old Business

VI. New Business

- 1810 Washtenaw Ave. – Variance
 - *Public Hearing*

City Planner Andy Aamodt presented the staff report. The variance request is for relief from Section 122-465(7) and 122-475.CM or 122-477.SC, to permit parking in the front yard of a site to be developed. The site is currently vacant, and the applicant wishes to construct a roughly 3,500 square foot commercial building that would house a medical clinic as well as another smaller commercial suite.

Mr. Aamodt emphasized that this being a vacant rectangular lot, there are not any practical difficulties in staff's view. There are also planning efforts regarding Reimagine Washtenaw in which have guided how the City zones and regulates Washtenaw Avenue. In staff's mind this type of development would undermine Reimagine Washtenaw and planning efforts, not securing public benefits intended to be protected by the zoning ordinance. Staff recommended denial as not all of the standards were met.

Applicants Zaid Yalda and Tiffany Zair-Yalda spoke about the variance request. Their intention is to move from the current building across the street to construct this new building. They would like to take advantage of a cross-access agreement with the neighboring property, as they believe that would make the property more accessible.

Motion to open the public hearing

Offered by: Ringholz; **Seconded by:** Khan

Approved: Yes-3; No-0; Absent-2

Motion carried.

Andy Andre, worked with applicant on the development of the plans, spoke in favor of the variance.

Dave Witham, tenant of Zaid Yalda, spoke in favor of the variance.

Motion to close the public hearing

Offered by: Khan; **Seconded by:** Ringholz

Approved: Yes-3; No-0; Absent-2

Motion carried.

The ZBA deliberated on the case. ZBA specifically deliberated on safety concerns, weighing safety thoughts with the City's planning efforts to guide development.

*Motion to **deny** the variance request from §122-465(7) and §122- 475.CM or §122-477.SC, to permit parking in the front yard of a site to be developed, with the following findings:*

- 1. Literal enforcement of the zoning ordinance does not pose practical difficulties and there are no special conditions or circumstances unique to this property.*
- 2. The practical difficulties alleged by the applicant were partially caused by the applicant.*
- 3. The granting of the variance would be detrimental to the public welfare or injurious to other property and improvements in the neighborhood.*
- 4. The allowance of the variance would not ensure substantial justice being done, considering the public benefits that the zoning ordinance and planning efforts propose.*
- 5. The variance request is not the minimum necessary.*

Offered by: Khan; **Seconded by:** Ringholz

Approved: Yes-3; No-0; Absent-2

Motion carried.

VII. Adjournment

Offered by: Ringholz; **Seconded by:** Khan

Approved: Yes-3; No-0; Absent-2

Motion carried.



October 28, 2020

**Staff Review of Variance Requests
212 N. Lincoln St.**

GENERAL INFORMATION

Applicant: Hussein Wahab
1420 Washtenaw Ave.
Ypsilanti, MI 48197

Project: 212 N. Lincoln St. Variances

Public Hearing Date: October 28, 2020

Location: Parcel ID # 11-11-09-109-012; YP CITY 16E-67A LOTS 82 & 83 HUNTERS ADDITION.

Zoning: Neighborhood Corridor (NC)

Action Requested: Approval of two variances: a variance from the frontage buildout requirement, to permit less than 50% minimum frontage buildout; and a variance from the private frontage requirement, to permit no forecourt private frontage.

Staff Recommendation: Denial

PROJECT AND SITE DESCRIPTION

212 N. Lincoln St. currently exists as two commercial buildings. The applicant proposes renovations to these buildings, resulting in six residential units in each building. Building 1 proposes six 2-bedroom units and Building 2 proposes six 1-bedroom units. The building frontage buildout is less than the minimum 50 percent required, and the required forecourt is not provided. The applicant proposes to reuse the existing building foundations, a significant portion of the parking lot, and storm infrastructure.

For the sake of the staff review, "Variance 1" pertains to the frontage buildout variance, which is a variance from Section 122-472.CA. "Variance 2" pertains to the forecourt private frontage variance, which is a variance from Section 122-472.CA, leading into Section 122-483. Also, there are two buildings on site. "Building 1" pertains to the north building and "Building 2" pertains to the south building.

Figure 1: Subject Site Location (2015 Aerial)

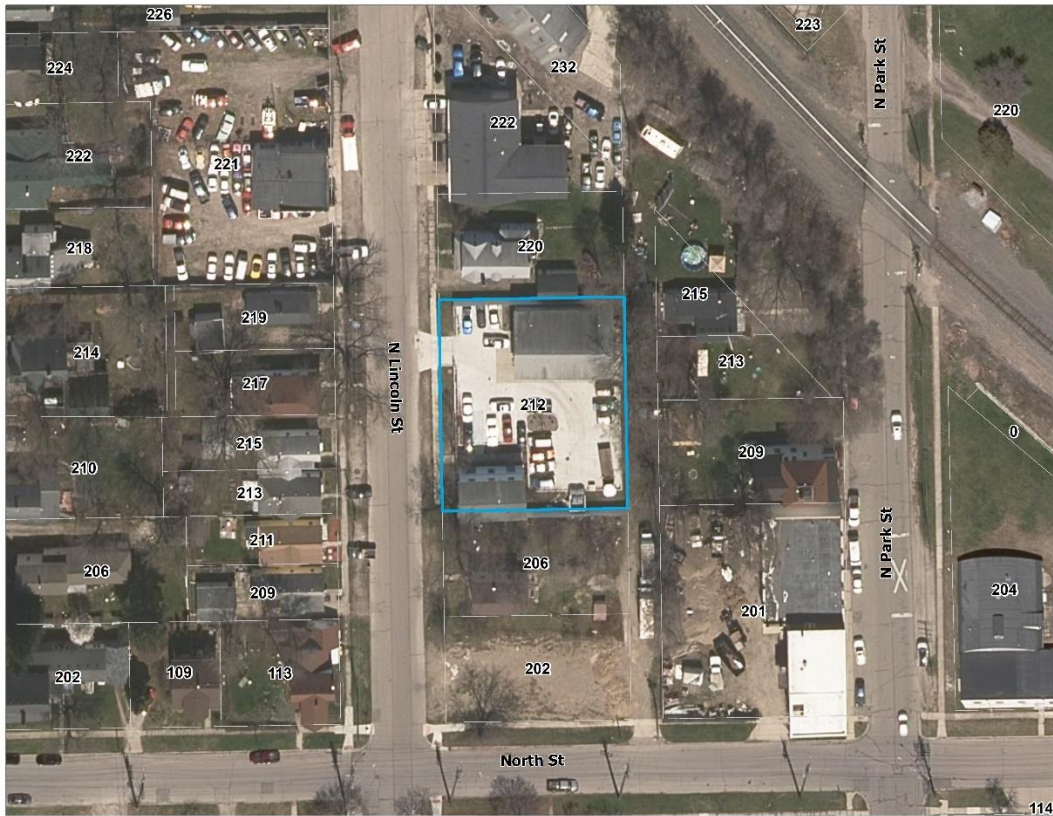


Figure 2: Site Close-up (2015 Aerial)

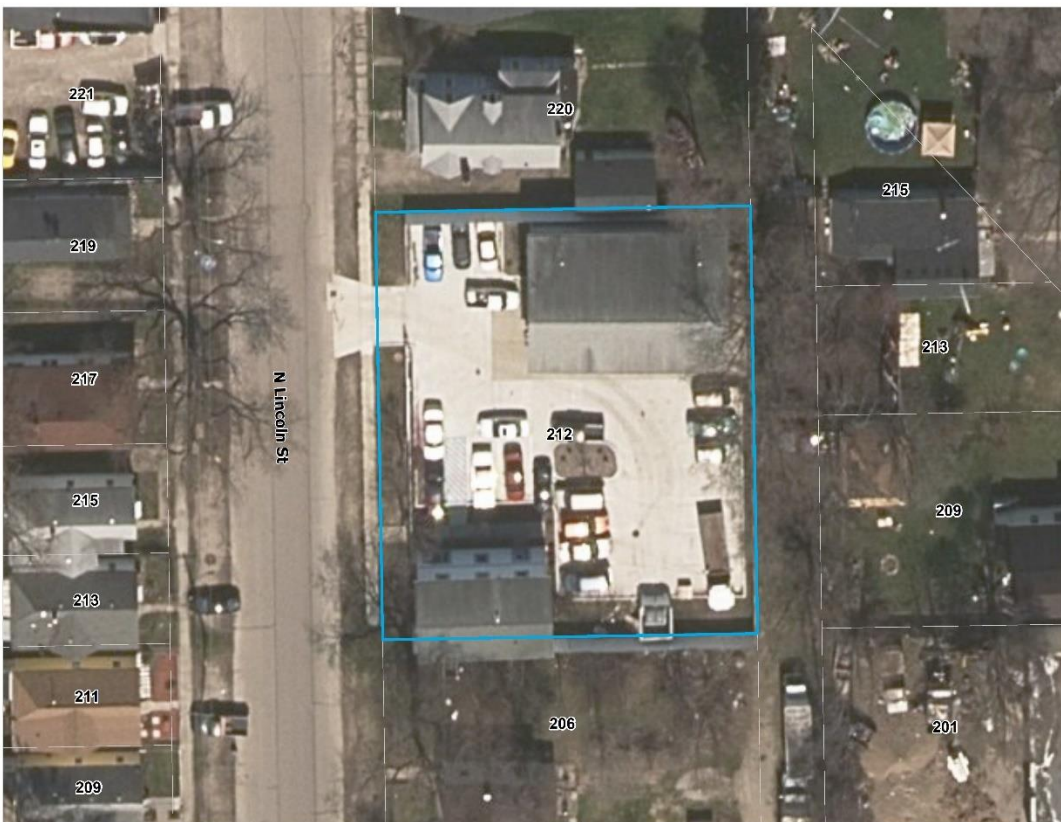


Figure 3: Photo of Building 1 (October 23, 2020)



Figure 4: Photo of Building 2 (October 23, 2020)



Figure 5: Site Photo (July, 2019 Google Street-view)



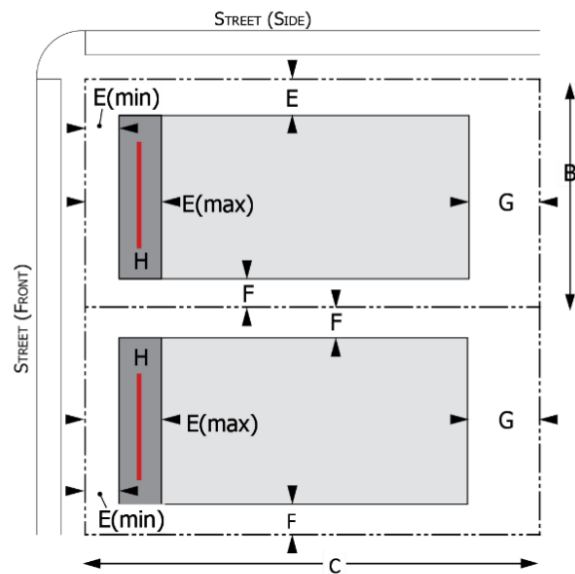
Figure 6: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Residential	NC
EAST	Residential	NC
SOUTH	Residential	NC
WEST	Residential	NC

ORDINANCE**§122-350 & §122-472.CA****§122-472.CA****CA****COURTYARD
APARTMENT**

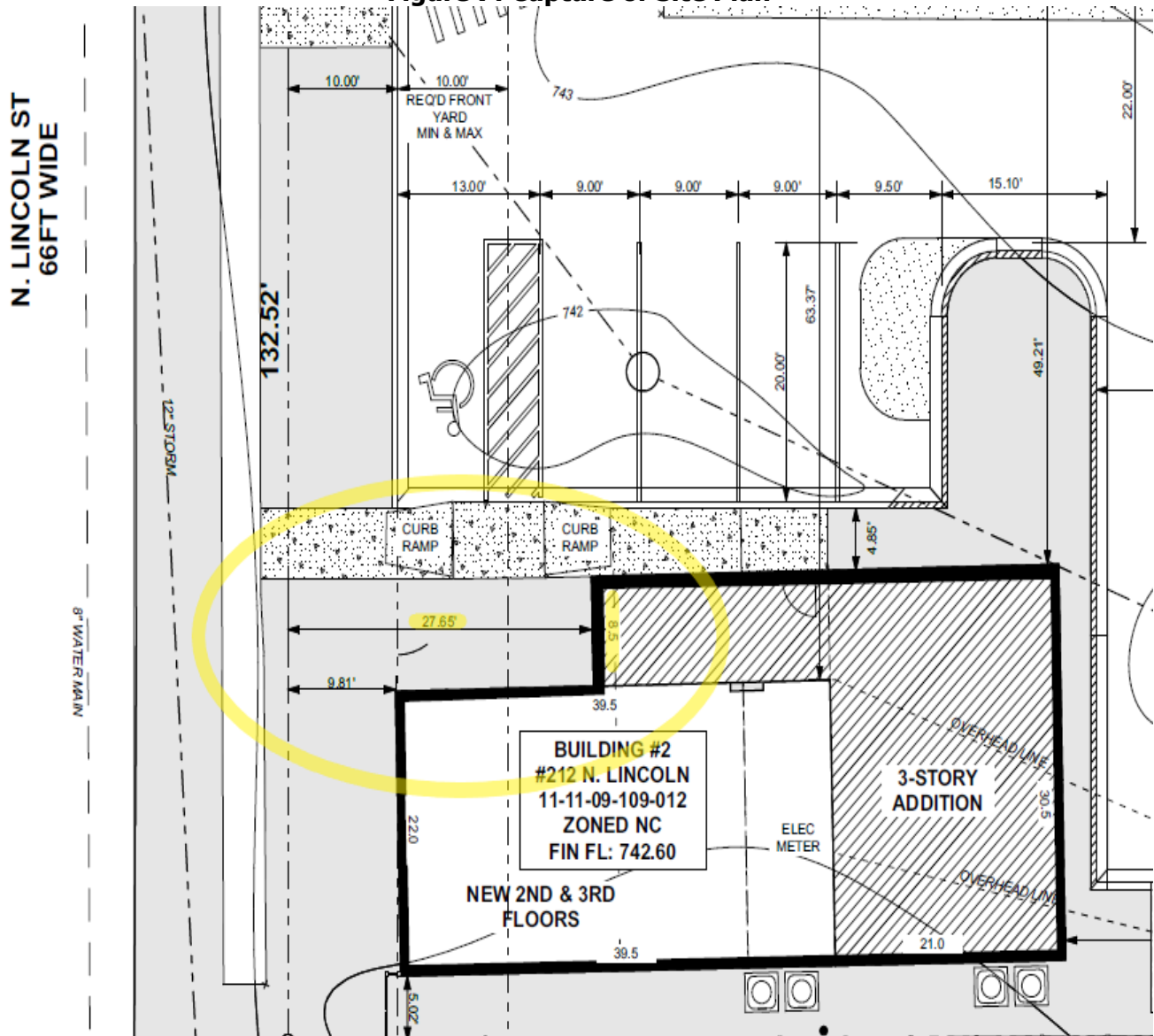
A Courtyard Apartment is generally a grouping of apartment buildings arranged around and fronting on a central courtyard that may be partially or wholly open to the street, on a lot that accommodates the associated parking and outdoor living areas. Each dwelling may have its own entrance.

LOT REQUIREMENTS		MIN	MAX
A	Lot size (sf)	6,400	20,000
B	Lot width (ft)	80	200
C	Lot depth (ft)	80	180
D	Lot coverage (%)	--	80
BUILDING ENVELOPE		MIN	MAX
E	Street setback (front or side) (ft)	10(1)	20
F	Side setback (interior lot line) (ft)	0	10
G	Rear setback (ft)	10	--
H	Frontage buildout (%)	50	75

LOT REQUIREMENTS AND BUILDING ENVELOPE**Staff Interpretation of Frontage Buildout**

While not explicitly defined in the zoning ordinance, staff has interpreted frontage buildout to mean the percentage of the building that falls within the required front setback range. For *Courtyard Apartment* building types, this required setback range is 10' minimum and 20' maximum front setbacks. The *Courtyard Apartment* building type requires a frontage buildout of 50% to 75%. That means, out of the total length of the property's frontage, 50% to 75% of this frontage needs to be occupied by buildings falling within the 10' and 20' front setback range. See the above diagrams.

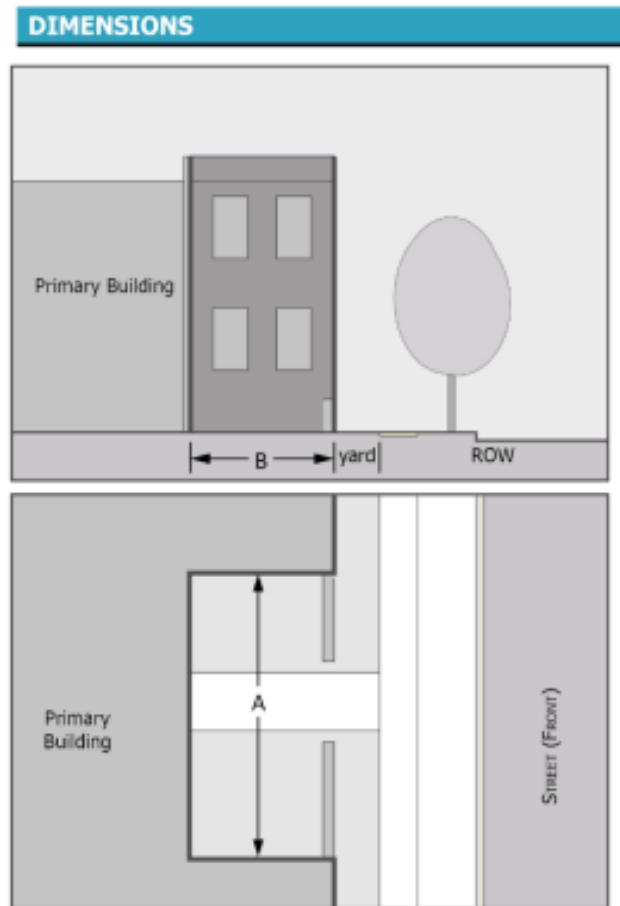
Figure 7: Capture of Site Plan



§122-483.Forecourt**F FORECOURT**

The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, formal entries etc.. A fence, wall, or landscaping may be used to define the private space of the court. The court may be elevated behind a retaining wall at or near the front lot line with entry steps to the court.

FORECOURT DIMENSIONS		MIN	MAX
A	Clear span width (ft)	12	--
B	Depth (ft)	12	50
YARD REQUIREMENTS			
C	Must be landscaped/pervious, with a path at least 6 feet wide connecting the building entrance to the sidewalk.		

**Staff Interpretation of *Forecourt Private Frontage***

Staff interprets *forecourt private frontage* to encompass four items, three of which are explicitly labeled above:

1. Forecourt dimension: clear span width
2. Forecourt dimension: depth
3. Yard requirements
4. AND, the entrance door placed on front of the building.

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.

Variance 1 (Frontage Buildout 122-472.CA):

The existing layout of the building and site provides the rationale for the request. The buildings are existing block buildings; the applicant wishes to maximize the re-use of the buildings. The addition proposed on Building 2 is placed in such a manner to prevent disruption of the storm drain and piping, and to retain the parking to the north of the building. In eliminating a few spaces to the east of the building, the site is able to slightly decrease its impervious surface by 252 square feet.

Staff Recommendation: Standard met.

Variance 2 (Forecourt Private Frontage 122-472.CA/122-483):

The applicant wishes to retain the orientation of entrances on the two buildings, in which both entrances are oriented towards the parking lot rather than the front/street. The zoning ordinance requires private frontages, where entrances to buildings are oriented towards the front (the street) and are designed a certain way. Both buildings are proposing stairwells as part of their entries. Building 2 may have a building width that is not sensible to contain a private frontage, but Building 1's shape seems, in staff's opinion, to be sufficient for a private frontage. A singular stairwell may be placed in the front (west building line) of the building, eliminating the double stairwells in the current design.

Staff Recommendation: Standard not 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.

Variance 1:

There are plenty of buildings in the immediate neighborhood of Lincoln St. and Park St., as well as nearby Depot Town, that comply with building frontage. This is a neighborhood that has small setbacks and buildings oriented close to the front. City staff is well aware of the structural nonconformities that exist in NC zones and its associated building types, and is consistent in applying the zoning ordinance from one scenario to the next.

Staff Recommendation: Standard not met

Variance 2:

There are plenty of buildings in the immediate neighborhood of Lincoln St. and Park St., as well as nearby Depot Town, that have private frontages at the very least, facing the street. City staff is well aware of the structural nonconformities that exist in NC zones and its associated building types, and is consistent in applying the zoning ordinance from one scenario to the next.

Staff Recommendation: Standard not met.

(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.

Variances 1 & 2:

The buildings were designed and built prior to the current owner (applicant) having an interest in the property. That, combined with the current iteration of the zoning ordinance being adopted in 2014, free the applicant from responsibility of the practical difficulties

Staff Recommendation: Standard met.

(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.

Variance 1:

Staff does not believe granting of the variance will be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. If anything, the locating of the building as the applicant proposes eliminates some impervious surface, by 252 square feet, which is a benefit to stormwater runoff and heat-island mitigation.

Staff Recommendation: Standard met.

Variance 2:

The lack of a forecourt private frontage should not create an injurious situation to other properties or improvements in the neighborhood.

Staff Recommendation: Standard met.

(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.

Variance 1:

Staff does not believe that substantial justice will be done, nor that the individual circumstance outweighs the public benefit intended to be secured by the zoning ordinance in this case. The goal of the zoning ordinance building types are to require developments that are front-facing and conducive to walkability.

Staff Recommendation: Standard not met.

Variance 2:

Private frontages facing the street should increase walkability and safety. While having entrances from the side in this case does not create an injurious situation for adjacent properties on a property-to-property basis, the City aims to emphasize entrances facing the street for safety reasons and to help create more “eyes on the street.” It is not quite known why the private frontage cannot face the street, especially in Building 1’s case.

Staff emphasizes private frontage requirements should be consistently applied, and does not want to jeopardize planning and zoning efforts that stress such frontward building types.

Staff Recommendation: Standard not met.

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

Variance 1:

The proposal does increase frontage by 8.5 feet, however, it unfortunately does so outside of the required frontage buildout range (10’ to 20’ feet from front property line). The current frontage buildout is currently at 11.3%. With the way the applicant proposes to design Building 2, this 11.3% frontage buildout would not be changing. Minimum necessary might mean increasing the frontage buildout by 8.5 feet, but again, this 8.5 feet expansion does not count towards frontage buildout.

Note: If the Zoning Board of Appeals were welcoming to this variance request, the variance approval language should be narrowed to say “variance request to allow for an 11% frontage buildout” to ensure that future development does not propose 0% frontage buildout.

Staff Recommendation: Standard not met.

Variance 2:

The forecourt private frontage requirement is essentially a four-fold requirement. It entails having a private frontage (entrance and facade) that faces the street, clear span width, depth, and a yard with a path bordered by landscaping/pervious surface. This request is waiving the whole package of a forecourt private frontage, to therefore use entrances that do not front the site, rather front the interior parking lot.

Note: If the Zoning Board of Appeals were welcoming to the spirit of this request, a potential lesser variance might entail relief from the clear span width and depth, but not the private frontage requirement altogether. In that case, the applicant would provide an entrance that clearly faces the street and has a path at least six feet wide bordered by landscaping, connecting the building entrance to the sidewalk. Staff does not believe this is the minimum variance necessary, but would be conducive towards a variance that waives the clear span width and depth, but still requires the private frontage.

Staff Recommendation: Standard not met.

STAFF RECOMMENDATION

Staff recommends the Zoning Board of Appeals **deny** the variance request from Section 122-472.CA to permit less than 50% frontage buildout at 212 N Lincoln St with the following findings:

Findings:

1. Granting of the variance would confer upon the applicant a special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. (§122-370.b.2)
2. The allowance of the variance would not ensure substantial justice being done, considering the public benefits that the zoning ordinance and planning efforts propose. (§122-370.b.5)
3. The variance request is not the minimum necessary. (§122-370.b.6)

Staff recommends the Zoning Board of Appeals **deny** the variance request from Section 122-472.CA/122-483 to permit no forecourt private frontage at 212 N Lincoln St with the following findings:

Findings:

1. Literal enforcement of the zoning ordinance does not pose practical difficulties and there are no special conditions or circumstances unique to this property for the purpose of a forecourt private frontage variance. (§122-370.b.1)
2. Granting of the variance would confer upon the applicant a special privilege that is denied by this chapter to other lands, structures, or buildings in the same district. (§122-370.b.2)
3. The allowance of the variance would not ensure substantial justice being done, considering the public benefits that the zoning ordinance and planning efforts propose. (§122-370.b.5)
4. The variance request is not the minimum necessary. (§122-370.b.6)

Andy Aamodt
City Planner, Community & Economic Development Department

c.c. File
 Applicant



City of Ypsilanti Planning & Development Department

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

VARIANCE APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

Applicant

Name <u>Hussein Wahab</u>	
Address [REDACTED]	
Phone [REDACTED]	Email [REDACTED]

Property

Address <u>212 N. Lincoln Street</u>	Parcel ID <u>11-11-09-109-012</u>
Property owner* <u>Hussein Wahab</u>	
Attach an accurate, scaled drawing of the property showing: • All property lines and dimensions • Location and dimensions of all existing and proposed structures and uses on the property • Any roads, alleys, easements, drains, or waterways which cross or abut the property and lot area and setback • Dimensions necessary to show compliance with the regulations of this ordinance.	

*If applicant is not the property owner: applicant must attach property owner's written, notarized authorization of application.

Request for Variance: Please attach additional pages to the application if needed.

Name and description of proposed project

Lincoln St. Apartments. 12 apartments in 2 buildings

Building #1: (6) 2-bedroom units Building #2: (6) 1-bedroom units

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

Section 122-472 Courtyard APT, 122-483 Forecourt

Explain how the proposed project is contrary to ordinance

Building Frontage Buildout is less than min 50% required

Required Forecourt is not provided

Explain the unique conditions/circumstances to the property and why compliance with the ordinance will pose practical difficulties.

Project proposes to reuse the existing building foundations,
and significant portion of parking lot, storm infrastructure

Adding additional building frontage will disturb the existing parking lot and/or storm infrastructure. Providing a proper forecourt would require a third building, or disruption of the existing parking lot

Explain how the variance will not grant a special privilege that is not similarly enjoyed by other properties in the same district.

The existing arrangement of two buildings and parking lot are unique to this site

Have the practical difficulties been created by any person presently having an interest in the property?

The buildings predate the current owner. The parking lot was installed by the applicant to serve the existing buildings.

Will the granting of the variance be detrimental to the public welfare or neighborhood properties?

We believe the apartments will be beneficial to the public welfare compared to the previous automotive use.

Will the granting of the variance result in substantial justice being done, public benefits, and individual hardships solved, while protecting the rights of other properties?

The proposed variances will permit the reuse of the existing building foundations and parking lot

Is this variance request the minimum variance that will make possible a reasonable use of land, buildings, or structure?

This is the minimum number of variances possible, particularly when compared with the Apartment Building (AB) building type.

Signature

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

Signature:



Date:

10/15/20

Print Name:

Fee Schedule

First variance for single-family property	\$500
Subsequent variance for single-family property	\$250
First variance for all other properties	\$1000
Subsequent variance(s) for all other properties	\$250

*****FOR OFFICE USE ONLY*****

Date:	Amount:	Account: 101-4-7210-607-01
☐ Cash		Code: 178 Rezone
☐ Check payable to City of Ypsilanti		Signature of person receiving deposit:
☐ Credit (+ 3.0% surcharge)		
Description of deposit:		

Lincoln St Apartments ZBA application
10/12/2020

The project proposes two variances: A non-conforming forecourt, and insufficient frontage buildout.

1. Forecourt Requirements

A forecourt is impractical because a conforming forecourt would not permit the reuse of the parking lot or existing building foundations. The Courtyard Apartment classification will create the minimum variances that will make possible the reuse of the building foundations and parking lot.

If the project was considered to be an Apartment Building (AB) building type, the forecourt requirement would be replaced by a porch or a stoop, but would generate additional nonconformities as follows:

- The larger Front Yard range of 10-25 ft will make Bldg #1 closer to conforming (but still not conforming)
- The larger minimum side setback of 5ft will make Building #1 more non-conforming.
- The larger rear yard setback of 25ft will make Building #1 more non conforming
- The larger frontage buildout requirement of 60-80% will make the project more non conforming.

2. Building Frontage Requirements

The current buildings have about 15 feet or 11% of conforming frontage build-out. If non-conforming frontages are also included, the proposed buildings will provide 70.5ft or 53% of frontage buildout. While technically non-confirming, the existing buildings certainly provide more definition to the streetscape than the 11% building frontage suggests.

It is our opinion that non-conforming building facades that face the street meet the definition of "Private frontage" even if it is non-conforming. The term "frontage buildout" however is not defined and open to interpretation. We further note that the existing buildings, classified as Single-Story Commercial (SC) will share the same 50% minimum frontage setback as the proposed Courtyard Apartment, and are previously equally non-conforming.

As mentioned in the previous section, the Apartment Building (AB) building type will increase the minimum frontage buildout to 60%, making the project more non-conforming.

LINCOLN ST. APARTMENTS

YPSILANTI, MI

SHEET INDEX

SHEET NO.	SHEET TITLE
S1	PROPOSED SITE PLAN
S2	EXISTING SITE PLAN
S3	GRADING PLAN
S4	LANDSCAPE PLAN
S5	SITE LIGHTING
A1	FOUNDATION PLAN
A2	1ST FLOOR PLAN
A3	2ND FLOOR PLAN
A4	3RD FLOOR PLAN
A5	ELEVATIONS
A6	ELEVATIONS
A7	SECTIONS
B1	FOUNDATION PLAN
B2	1ST FLOOR PLAN
B3	2ND & 3RD FLOOR PLANS
B4	ELEVATIONS
B5	SECTIONS
B6	SECTIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015 EDITION.

LEGAL DESCRIPTION: LOTS 82 & 83 OF HUNTERS ADDITION TO THE VILLAGE OF YPSILANTI, WASHTENAW COUNTY, MI AS RECORDED IN THE PLAT THEREOF, RECORDED IN LIBER 2, P. 166-167 OF WASHTENAW COUNTY RECORDS

PROPERTY OWNER: HUSSEIN WAHAB
212 N. LINCOLN ST.
YPSILANTI, MI 48198

PROJECT DESCRIPTION: CONVERSION OF EXISTING AUTOMOTIVE GARAGE & OFFICE TO TWO MULTI-FAMILY APARTMENTS, ONE WITH (6) 2-BEDROOM-UNITS, AND ONE WITH (6) 1-BEDROOM UNITS. MINOR ALTERATIONS TO PARKING AND LANDSCAPING ARE PROPOSED.

AREA ANALYSIS

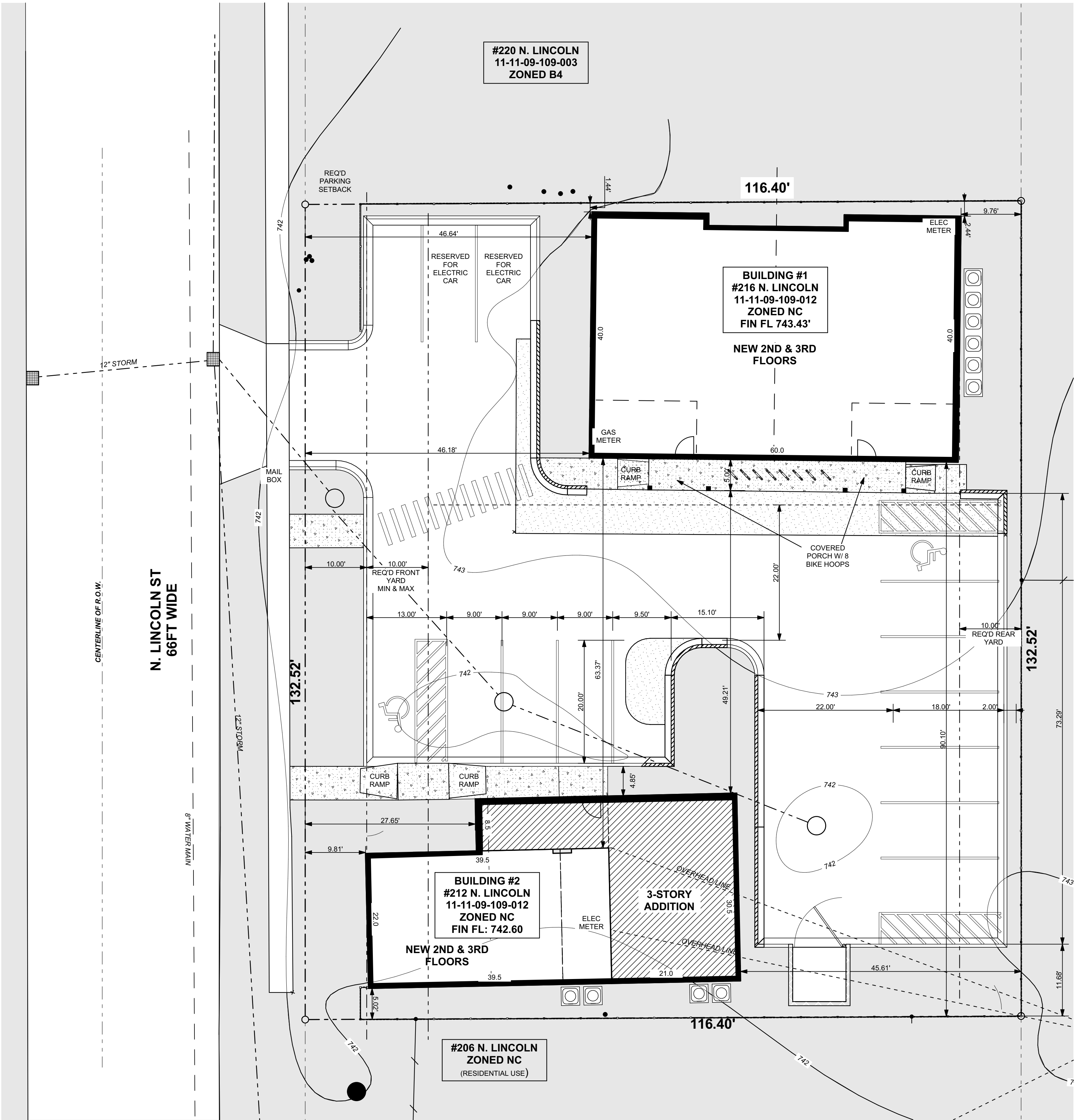
EXISTING	PROPOSED
EX. BUILDING #1 1ST FL 2,400 SF	EX. BUILDING #1 AREA REMOVED 2,400 SF BLDG #1 2ND FL ADDITION +2,356 SF BLDG #1 3RD FL ADDITION +2,356 SF PROP. BUILDING #1 AREA 7,068 SF BLDG #1 COVERED PORCH +208 SF
EX. BUILDING #2 1ST FL 866 SF EX. BUILDING #2 2ND FL 866 SF EX. BUILDING #2 AREA 1,732 SF	EX. BUILDING #2 1ST FLOOR 866 SF 1ST FL ADDITION +825 SF EX. BUILDING #2 2ND FLOOR 866 SF 2ND FL ADDITION +825 SF 3RD FL ADDITION +1,691 SF PROP. BUILDING #2 AREA 5,073 SF BLDG #2 PORCHES +100 SF
EX. BUILDING #1 FRONTAGE 0.00 FT ENTIRE FRONTAGE IS NON CONFORMING EX. BUILDING #2 FRONTAGE 15.0 FT PORTION OF FRONTAGE IS NON CONFORMING EX. FRONTAGE BUILDOUT 15 FT = 11.3% 132.52 FT	PROP. BUILDING #1 FRONTAGE 40.00 FT PROP. BUILDING #2 FRONTAGE 30.5 FT PROP. FRONTAGE BUILDOUT 70.5 FT = 53.2% 132.52 FT
EXISTING BLDG FOOTPRINTS 3,266 SF EX. LOT AREA 15,425 SF (.35 ACRES) EX. LOT COVERAGE 3,266 SF = 21.2% 15,425 SF	PROP. BLDG FOOTPRINTS 4,255 SF PROP. LOT COVERAGE 4,255 SF = 27.6% 15,425 SF

SCHEDULE OF REGULATIONS

	BUILDING TYPE CA COURTYARD APARTMENT	REQ'D		EXISTING	PROPOSED	VARIANCE
		MIN	MAX			
LOT	LOT AREA	6,400 SF	20,000 SF	15,312 SF	NO CHANGE	NONE
	MIN LOT WIDTH	80.0 FT	200.0 FT	132.0 FT	NO CHANGE	NONE
	MIN LOT DEPTH	80.0 FT	180.0 FT	116.0 FT	NO CHANGE	NONE
	LOT COVERAGE	0%	80%	21.2%	27.6%	NONE
BLDG #1	FRONT YARD	10.0 FT (1)	20.0 FT	46.64 FT	NO CHANGE	LEGAL NON-COMFORMITY EX. FRONT YARD TOO LARGE
	SIDE YARD/ NORTH	0.0 FT	10.0 FT	1.44 FT	NO CHANGE	NONE
	REAR YARD	10.0 FT	---	9.76 FT	NO CHANGE	LEGAL NON-COMFORMITY REAR YARD TOO SMALL
	BLDG STORIES	2	4	1	3	NONE
BLDG #2	FRONT YARD	10.0 FT (1)	20.0 FT	9.81 FT	NO CHANGE	0.19 FT LEGAL NON-COMFORMITY FRONT YARD TOO SMALL
	SIDE YARD/ SOUTH	0.0 FT	10.0 FT	5.02 FT	NO CHANGE	NONE
	REAR YARD	10.0 FT	---	66.07 FT	45.61 FT	NONE
	BLDG STORIES	2	4	2	3	NONE
						38.7% NON-COMFORMITY ADDITION DOES NOT IMPROVE BUILDOUT
FRONTAGE BUILDOUT		50%	75%	11.3%	NO CHANGE	
FORECOURT CLEAR WIDTH		12.0 FT	---	63 FT±	49 FT±	NONE
FORECOURT DEPTH		12.0 FT	50.0 FT	116.40 FT	116.40 FT	PROP. 66.40 FT NON-COMFORMITY COURTYARD NOT PROVIDED

(1) OR USE ESTABLISHED AVERAGE SETBACK

TWO VARIANCES PROPOSED



1" = 10'

	EXISTING	CHANGE	PROPOSED
IMPERVIOUS AREAS	12,218 SF	-252 SF	11,966 SF
BUILDINGS	3,266 SF	+989 SF	4,255 SF
ASPHALT PAVEMENT	6,461 SF	-543 SF	5,918 SF
CONCRETE CURBS	598 SF	-6 SF	592 SF
CONCRETE PAVEMENT INCL DUMPSTER	1,893 SF	-692 SF	1,201 SF
PERVIOUS AREAS	3,207 SF	+252 SF	3,459 SF
	20.8% OF SITE		22.4% OF SITE
SITE AREA	15,425 SF		15,425 SF
	0.35 ACRES		0.35 ACRES

PROJECT PROPOSES TO DECREASE IMPERVIOUS AREA BY 8%

RENTABLE AREA (1)

BLDG #1	APT #1	934 SF	2-BEDROOM
	APT #2	934 SF	2-BEDROOM
	APT #3	967 SF	2-BEDROOM
	APT #4	967 SF	2-BEDROOM
	APT #5	967 SF	2-BEDROOM
	APT #6	967 SF	2-BEDROOM
BLDG #2	APT #7	599 SF	1-BEDROOM
	APT #8	591 SF	1-BEDROOM
	APT #9	612 SF	1-BEDROOM
	APT #10	591 SF	1-BEDROOM
	APT #11	639 SF	1-BEDROOM
	APT #12	612 SF	1-BEDROOM

(1) EXCLUDES EXTERIOR & SHARED WALLS

GENERAL SITE PLAN NOTES

- SITE IS ZONED NC (NEIGHBORHOOD CORRIDOR). THE ADJACENT PROPERTIES ARE ALSO ZONED NC, BUT THERE ARE RESIDENTIAL USES TO THE EAST AND SOUTH.
- PROJECT IS TREATED AS BUILDING TYPE CA (COURTYARD APARTMENT) WHICH IS A PERMITTED BUILDING TYPE IN THE NC DISTRICT.
- BLDG #1 IS A 6-UNIT BUILDING REQUIRING A SPECIAL USE PERMIT IN THE NC DISTRICT. BLDG #2 OS A 4-UNIT BLDG AND IS A PERMITTED USE IN THE NC DISTRICT.
- IT IS NOTED THAT THIS PROJECT COULD ALSO BE TREATED AS BUILDING TYPE AB (APARTMENT BUILDING), BUT THAT WOULD REQUIRE 1 ADDITIONAL VARIANCES, AND THE VARIANCES WOULD BE LARGER.
- ALL PROPOSED SITE CONSTRUCTION WILL OCCUR AT ONE TIME.

PARKING REQUIREMENTS

MULTI-FAMILY RESIDENTIAL	
1.5 PER UNIT: 12 UNITS x 1.5 =	18
PLUS 1 PER 10 UNITS FOR GUESTS: 12 UNITS /10 x 1 =	1.2
TOTAL PARKING REQUIRED	19.2
BIKE PARKING: 1 PER 5 VEHICLE SPACES 15/5 = 3 BIKE HOOPS REQUIRED	

15	
STANDARD PARKING STALLS	11
BARRIER FREE PARKING STALLS	2
(2) RESERVED ELECTRIC CAR SPACE COUNTS AS 4 PARKING SPACES	4
(8) COVERED BIKE PARKING SPACES COUNTS AS 2 AUTOMOBILE PARKING SPACE	2
PLANNING COMMISSION AUTHORITY WAIVES THE ADDITIONAL FRACTION OF A PARKING SPACE	0.2
TOTAL PARKING PROPOSED	19.2

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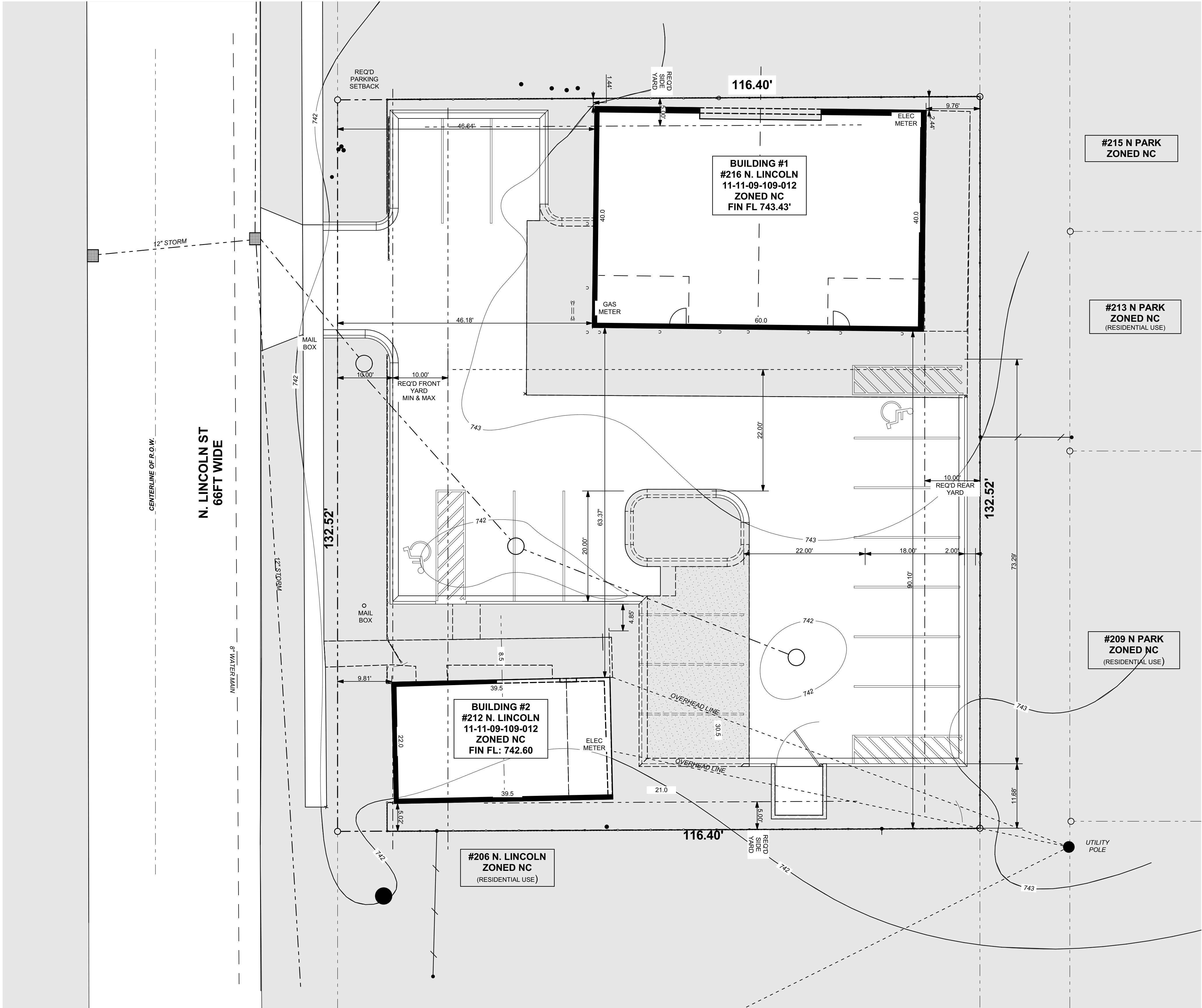
PROJECT:
LINCOLN ST. APARTMENTS
212 LINCOLN ST
YPSILANTI, MI

TITLE: SITE PLAN

JOB NO:
1801

SHEET NO.

S1



1
S2

SITE DEMOLITION PLAN

1" = 10'

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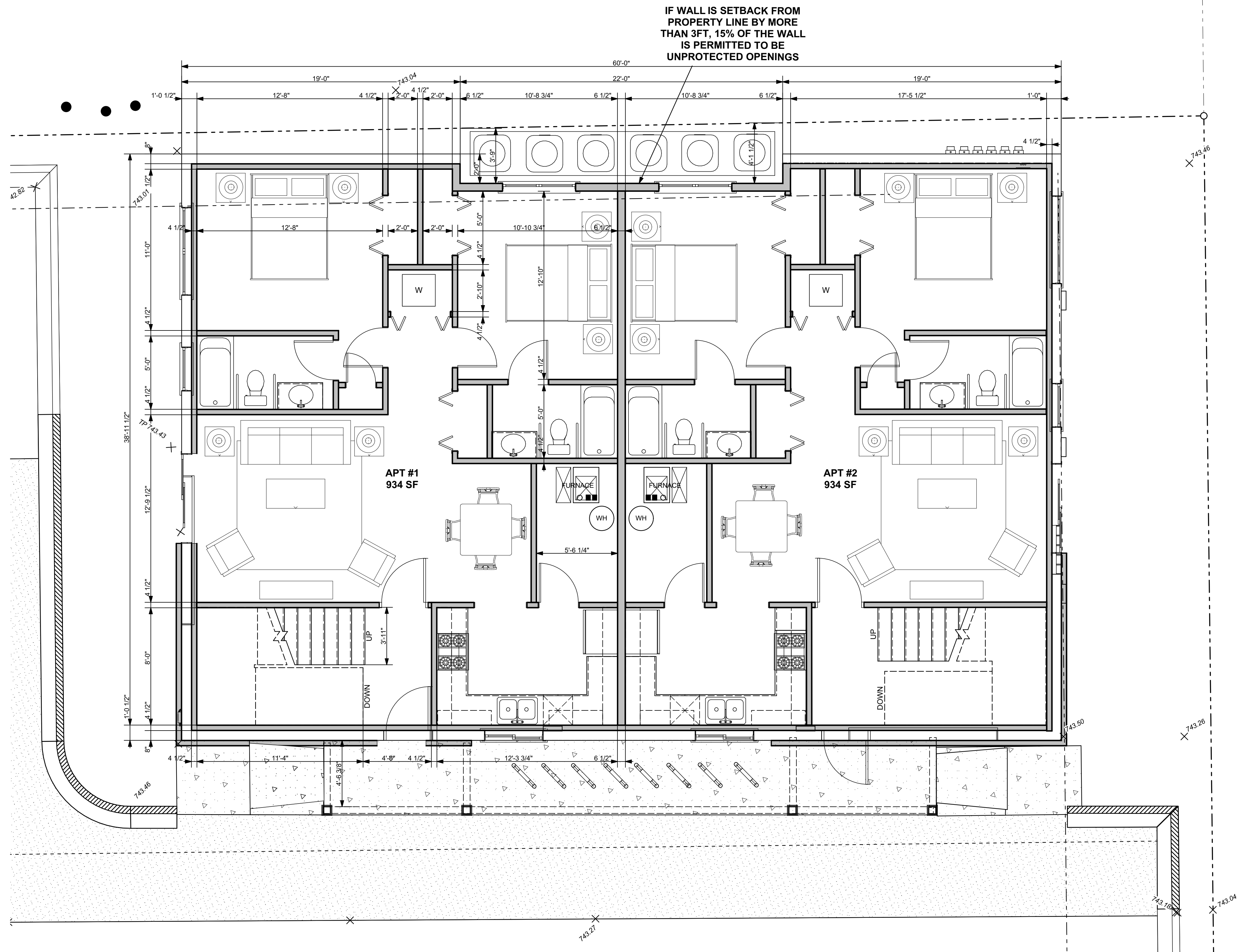
PROJECT:
LINCOLN ST. APARTMENTS
212 LINCOLN ST
YPSILANTI, MI

JOB NO:
1801

SHEET NO.

S2

TITLE: **EX. SITE PLAN**



2
A2 **BLDG #1- 1ST FLOOR PLAN**

1/4" = 1'-0"

CODE ANALYSIS
MICHIGAN BUILDING CODE 2015

306.2	BUILDING USE IS R2 (APARTMENT)
TABLE 504.3	ALLOWABLE BUILDING HEIGHT FOR CONSTRUCTION TYPE VB, R-2 USE WITH A SR13 SPRINKLER SYSTEM IS 60FT
TABLE 504.4	ALLOWABLE # OF STORIES FOR CONSTRUCTION TYPE VB, R-2 USE WITH AN S13R SPRINKLER SYSTEM IS 3. 2 STORIES ARE PROPOSED
TABLE 506.2	ALLOWABLE AREA FACTORS FOR CONSTRUCTION TYPE VB, R-2 USE WITH AN S13R SPRINKLER SYSTEM. $A_t = NS = 7,000$
506.2.3	BLDG #1 ALLOWABLE AREA $= [A_t + (NS \times I_f)] \times S_a = [7,000 + (7,000 \times 0.25)] \times 2 = 17,500$ SF BLDG #2 ALLOWABLE AREA $= [A_t + (NS \times I_f)] \times S_a = [7,000 + (7,000 \times 0.12)] \times 2 = 15,680$ SF
506.3	BLDG #1 FRONTAGE INCREASE FOR WEST & NORTH SIDES $I_f = \left[\frac{F}{P} - 0.25 \right] \times \frac{W}{30} = \left[\frac{(40+60)}{200} - 0.25 \right] \times \frac{30}{30} = 0.25$ BLDG #2 FRONTAGE INCREASE FOR NORTH SIDE $I_f = \left[\frac{F}{P} - 0.25 \right] \times \frac{W}{30} = \left[\frac{95.5}{258.8} - 0.25 \right] \times \frac{30}{30} = 0.12$
TABLE 601	CONSTRUCTION TYPE IS VB- WOOD FRAME CONSTRUCTION
TABLE 705.8	FOR BLDG #1, NORTH EXTERIOR WALL WITH FIRE SEPARATION DISTANCE BETWEEN 0 AND 3 FEET, NO OPENINGS ARE PERMITTED
903.2.8	AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED IN BUILDINGS WITH GROUP R USE
1107.6.4.2	IN APARTMENT BUILDINGS WITH 4 OR MORE UNITS, ALL UNITS ARE REQUIRED TO BE ACCESSIBLE TYPE B UNITS
1107.7.2	HOWEVER, MULTI-STORY DWELLING UNITS WITHOUT ELEVATOR SERVICE ARE NOT REQUIRED TO BE ACCESSIBLE/ TYPE B UNITS

ACCESSIBILITY

AN ACCESSIBLE ROUTE (ENTRANCE) IS NOT REQUIRED TO A STORY OF LESS THAN 3,000 SF. THIS 2ND AND 3RD FLOORS ARE 2,365 SF PER STORY. (MBC 1104.4 EXCEPTION 1)

BECAUSE BUILDING 1 HAS MORE THAN 4 UNITS IN A SINGLE STRUCTURE, ALL OF THE UNITS ARE REQUIRED TO BE TYPE B ACCESSIBLE UNITS (MBC 1107.6.2.2.2)

BECAUSE NO ELEVATOR IS PROPOSED IN BUILDING 1, ONLY THE LOWEST STORY WILL BE ACCESSIBLE AND CONTAIN TYPE B ACCESSIBLE UNITS (MBC 1107.7.1.1)

TYPE A ACCESSIBLE UNITS ARE NOT REQUIRED IN STRUCTURES WITH LESS THAN 20 DWELLING UNITS (MBC 1107.6.2.2.1)

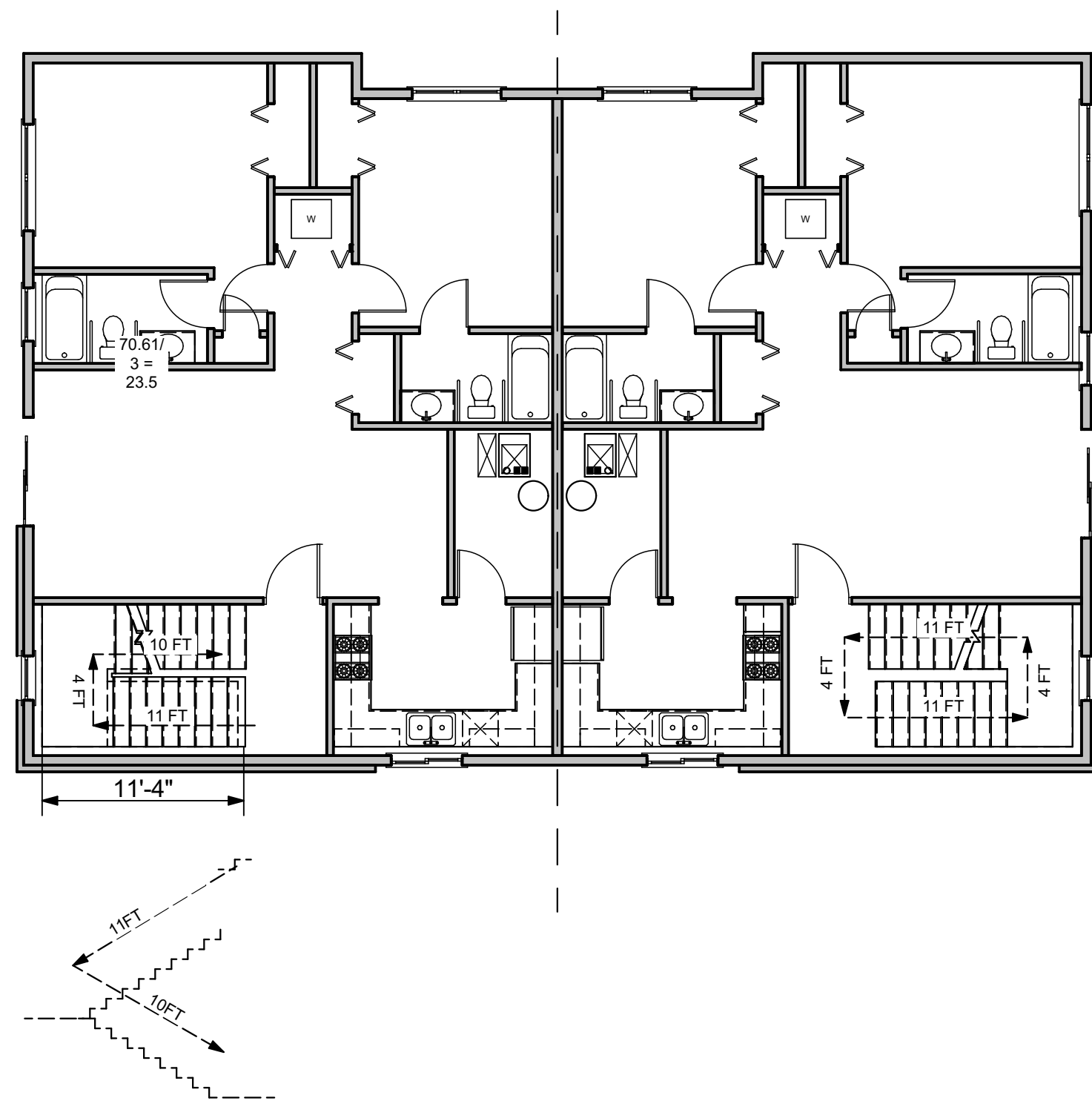
FIRE PROTECTION

AN **AUTOMATIC SPRINKLER SYSTEM** IS REQUIRED IN BUILDINGS WITH GROUP R USE (MBC 903.2.8)

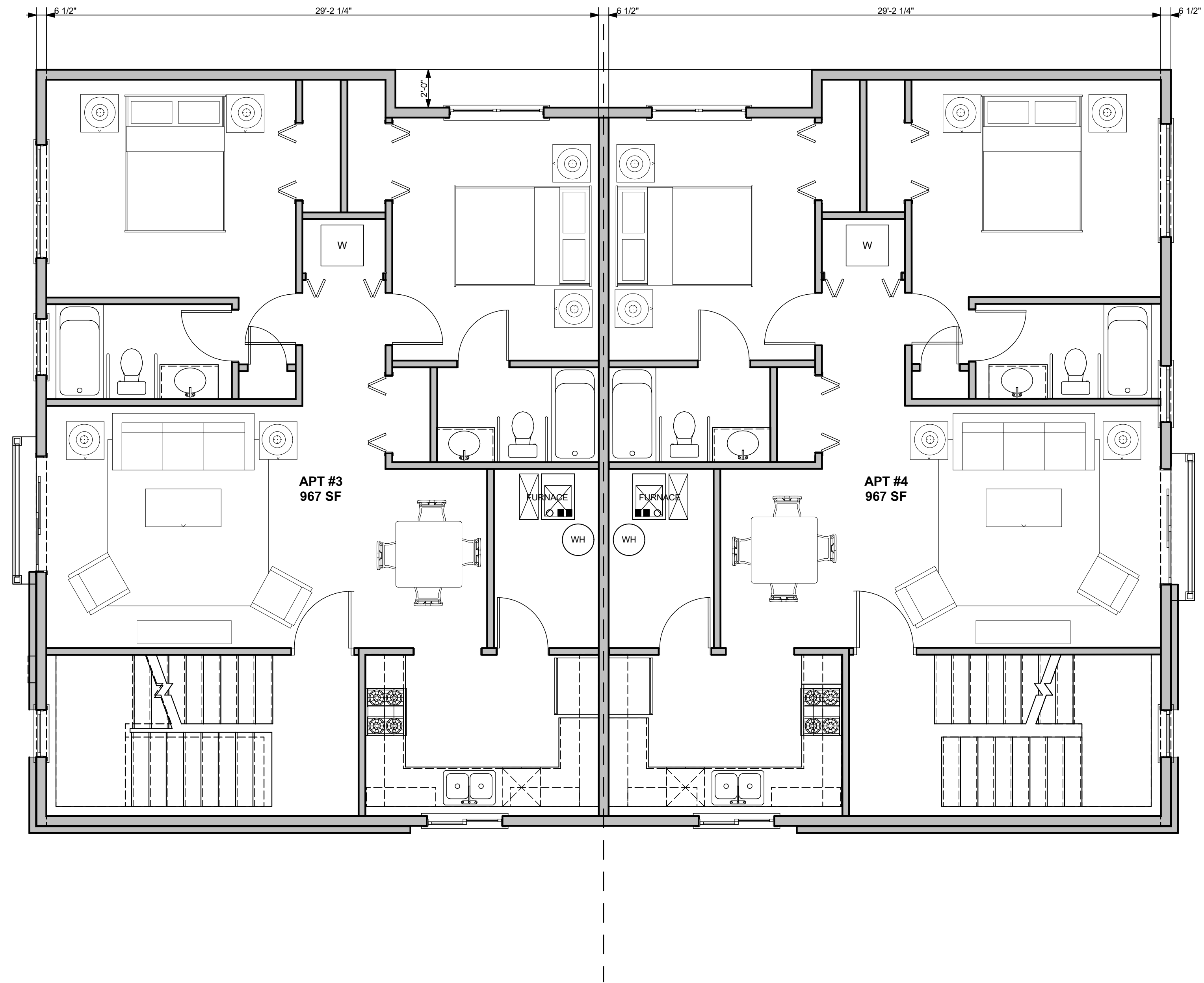
DWELLING UNITS MUST BE SEPARATED BY FIRE PARTITIONS AND HORIZONTAL ASSEMBLIES WITH A FIRE RATING OF **1 HOUR** WHEN AN **NFPA 13R SPRINKLER** IS USED.

THE FIRE PARTITIONS AND HORIZONTAL ASSEMBLIES CAN BE REDUCED TO A FIRE RATING OF **1/2 HOUR** WHEN AN **NFPA 13 SPRINKLER** IS USED (MBC 708.3 AND 711.2.4.3)

THE INTERIOR EXIT STAIRWAYS MUST BE SEPARATED FROM THE REST OF THE BUILDING BY 1 HOUR CONSTRUCTION BECAUSE THE STAIRWAY CONNECTS LESS THAN 4 STORIES (MBC 1023.2)



2
A3



1
A3

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PROJECT:
LINCOLN ST. APARTMENTS
212 LINCOLN ST
YPSILANTI, MI

TITLE: **BLDG 1- 2ND FLOOR PLAN**

JOB NO:
1801

SHEET NO.

A3

ENTRANCE ACCESSIBILITY

IN APARTMENT BUILDINGS (USE R-2) WITH 4 OR MORE UNITS, ALL UNITS MUST BE ACCESSIBLE (MBC 1107.6.4.2)

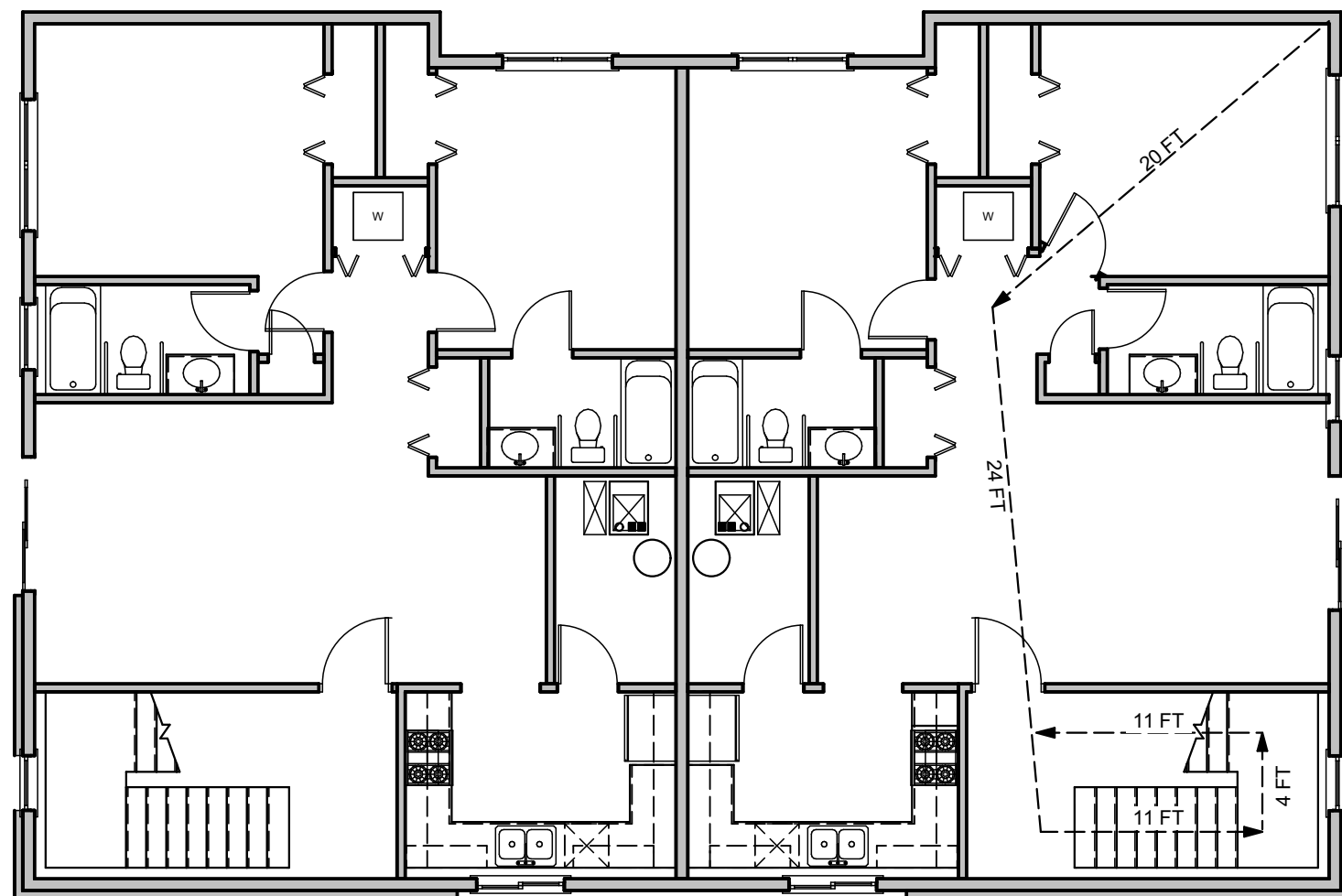
IN BUILDINGS WITHOUT ELEVATORS, AT LEAST ONE STORY MUST HAVE ACCESSIBLE TYPE B UNITS (MBC 1107.7.1)

2ND AND 3RD FLOORS WILL NOT CONTAIN ACCESSIBLE DWELLING UNITS BASED ON SECTION 1107. AN ELEVATOR IS NOT REQUIRED FOR STORIES THAT DO NOT CONTAIN ACCESSIBLE ELEMENTS BASED ON SECTION 1107. (MBC 1104.4 EXCEPTION 2)

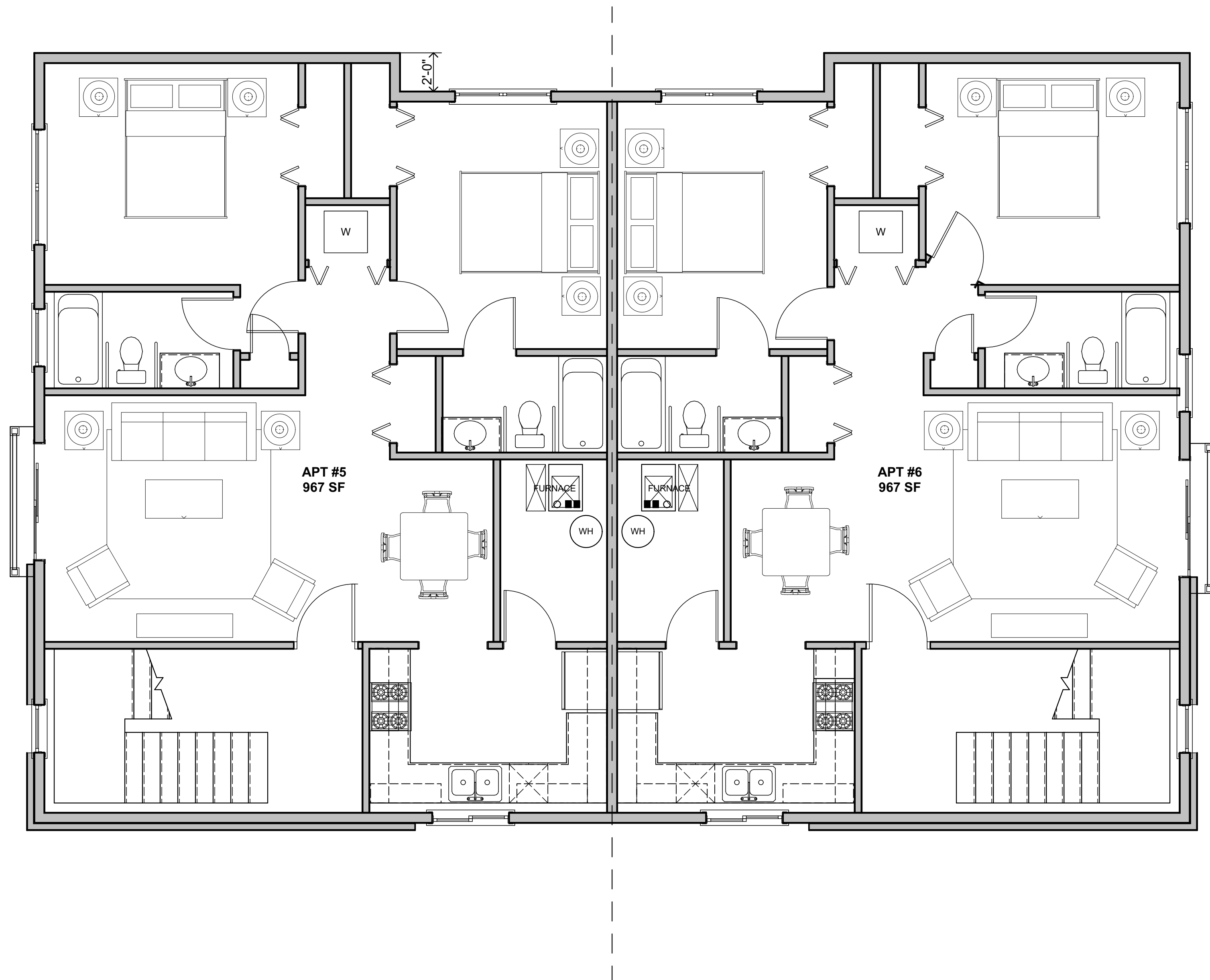
EGRESS ACCESSIBILITY

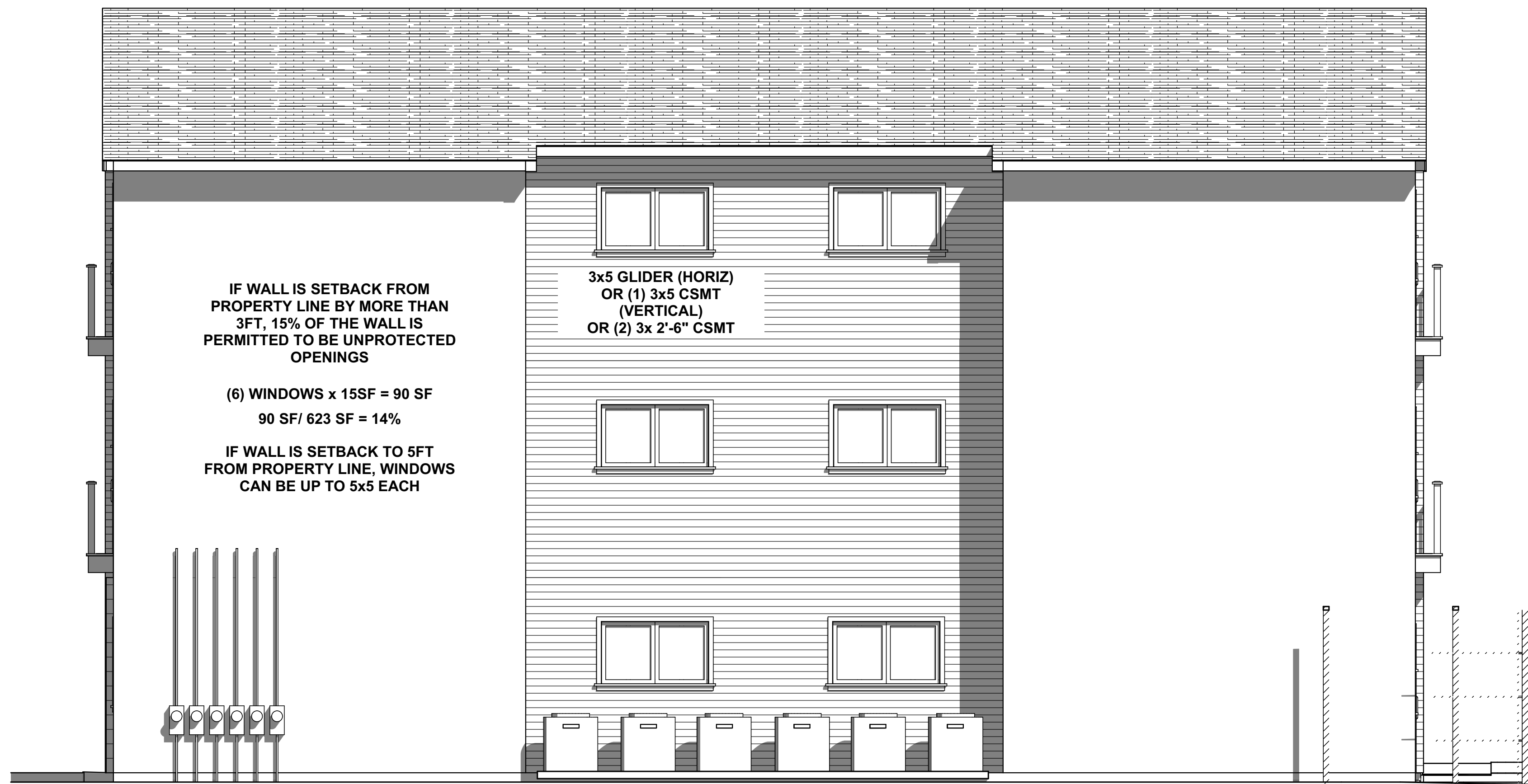
WITHOUT ACCESSIBLE ELEMENTS, THE 2ND & 3RD FLOOR ARE NOT CONSIDERED ACCESSIBLE SPACES THAT REQUIRE AN ACCESSIBLE EXIT. THEREFORE THE EXIT STAIRWAY WILL MEET THE REQUIREMENTS FOR STAIRWAYS AND INTERIOR EXIT STAIRWAYS (SECTIONS 1011 AND 1023) BUT NOT THE REQUIREMENTS FOR ACCESSIBLE STAIRS (SECTION 1109.3). THE MINIMUM WIDTH OF STAIRS WILL BE 36" FOR AN OCCUPANT LOAD LESS THAN 50.

ALTERNATIVELY, THE WIDTH AND AREA OF REFUGE REQUIREMENTS FOR AN ACCESSIBLE STAIR ARE WAIVED FOR A BUILDING WITH AN AUTOMATIC SPRINKLER SYSTEM. (MBC 1109.3 EXCEPTION 2, 5, AND 8)



COMMON PATH OF EGRESS TRAVEL = $20 + 24 + (11 + 4 + 11) + (4 + 11 + 4 + 11) + 7 = 107$ FT
TABLE MBC 1006.3.2(1) - WITH 3 STORIES, 2 UNITS PER FLOOR, AN AUTOMATIC SPRINKLER SYSTEM, AND EMERGENCY EGRESS OPENINGS, A SINGLE STAIRWAY IS SUFFICIENT FOR EACH FLOOR, WITH A COMMON PATH OF EGRESS TRAVEL LESS THAN 125 FT (MBC TABLE 1006.3.2. (1))





1 BLDG #1 LEFT ELEVATION
A5

1/4" = 1'-0"



2 BLDG #1: FRONT ELEVATION
A5

1/4" = 1'-0"

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PROJECT:
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212 LINCOLN ST
YPSILANTI, MI

TITLE: **BLDG 1- ELEVATIONS**

JOB NO:
1801

SHEET NO.

A6



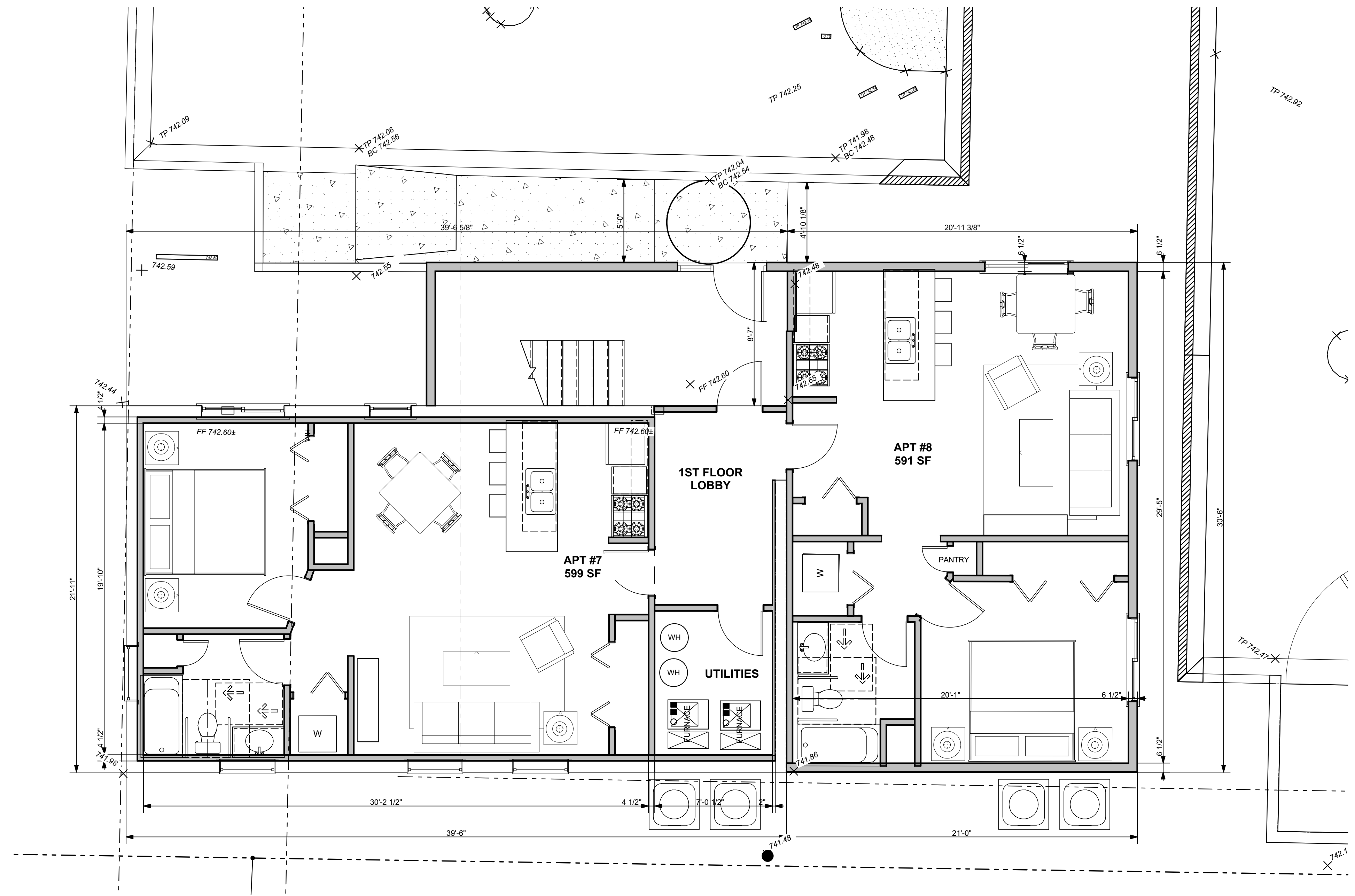
2
A6 BLDG #1: REAR ELEVATION

1/4" = 1'-0"



1
A6 BLDG #1- RIGHT ELEVATION

1/4" = 1'-0"



1 BLDG #2: 1ST FLOOR PLAN
B2

1/4" = 1'-0"

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PROJECT:
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212 LINCOLN ST
YPSILANTI, MI

TITLE: **BLDG 2- 1ST FLOOR PLAN**

JOB NO:
1801

SHEET NO.

B2

ENTRANCE ACCESSIBILITY

IN APARTMENT BUILDINGS (USE R-2) WITH 4 OR MORE UNITS, ALL UNITS MUST BE ACCESSIBLE (MBC 1107.6.4.2)

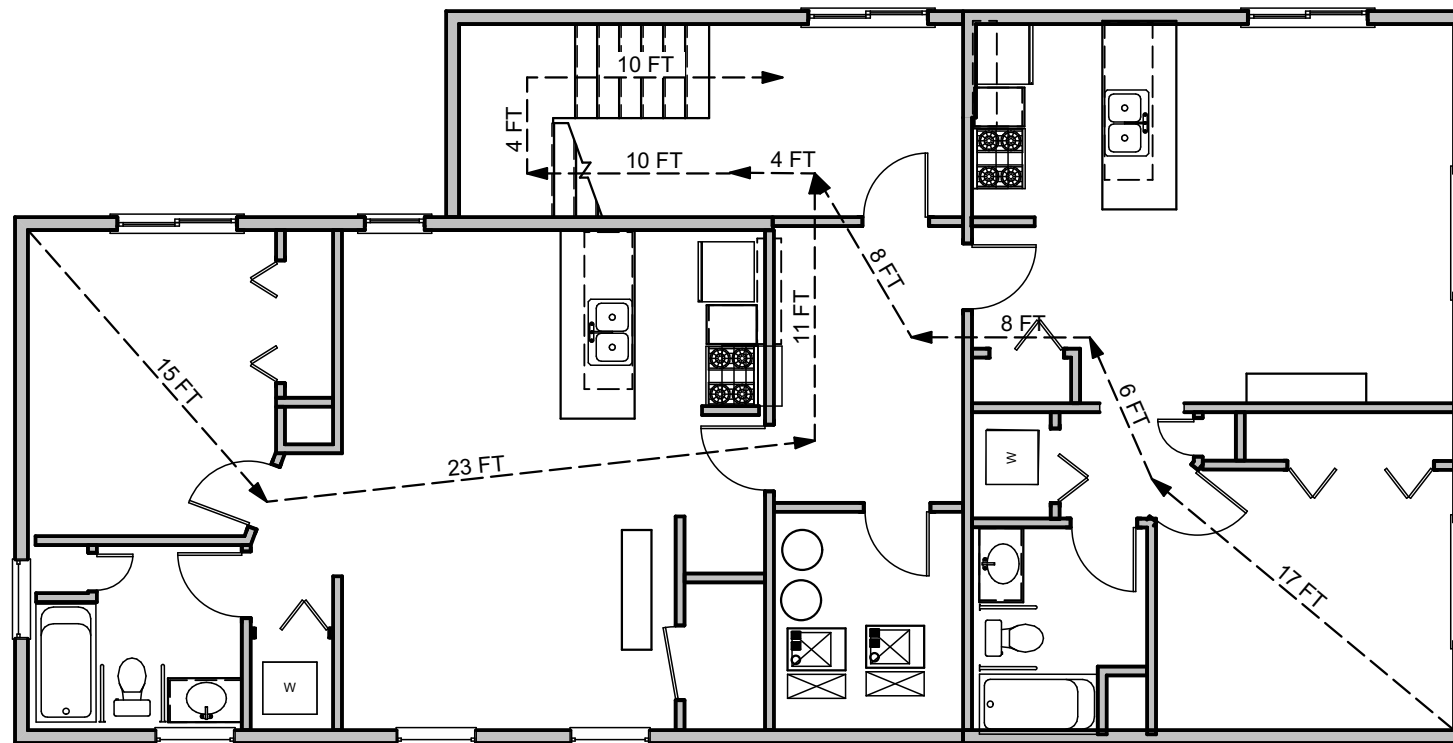
IN BUILDINGS WITHOUT ELEVATORS, AT LEAST ONE STORY MUST HAVE ACCESSIBLE TYPE B UNITS (MBC 1107.7.1)

2ND AND 3RD FLOORS WILL NOT CONTAIN ACCESSIBLE DWELLING UNITS BASED ON SECTION 1107. AN ELEVATOR IS NOT REQUIRED FOR STORIES THAT DO NOT CONTAIN ACCESSIBLE ELEMENTS BASED ON SECTION 1107. (MBC 1104.4 EXCEPTION 2)

EGRESS ACCESSIBILITY

WITHOUT ACCESSIBLE ELEMENTS, THE 2ND & 3RD FLOOR ARE NOT CONSIDERED ACCESSIBLE SPACES THAT REQUIRE AN ACCESSIBLE EXIT. THEREFORE THE EXIT STAIRWAY WILL MEET THE REQUIREMENTS FOR STAIRWAYS AND INTERIOR EXIT STAIRWAYS (SECTIONS 1011 AND 1023) BUT NOT THE REQUIREMENTS FOR ACCESSIBLE STAIRS (SECTION 1109.3) THE MINIMUM WIDTH OF STAIRS WILL BE 36" FOR AN OCCUPANT LOAD LESS THAN 50.

ALTERNATIVELY, THE WIDTH AND AREA OF REFUGE REQUIREMENTS FOR AN ACCESSIBLE STAIR ARE WAIVED FOR A BUILDING WITH AN AUTOMATIC SPRINKLER SYSTEM. (MBC 1109.3 EXCEPTION 2, 5, AND 8)



COMMON PATH OF EGRESS TRAVEL =
 $15+23+11+4+(10+4+10)+(4+10+4+10)+6 =$

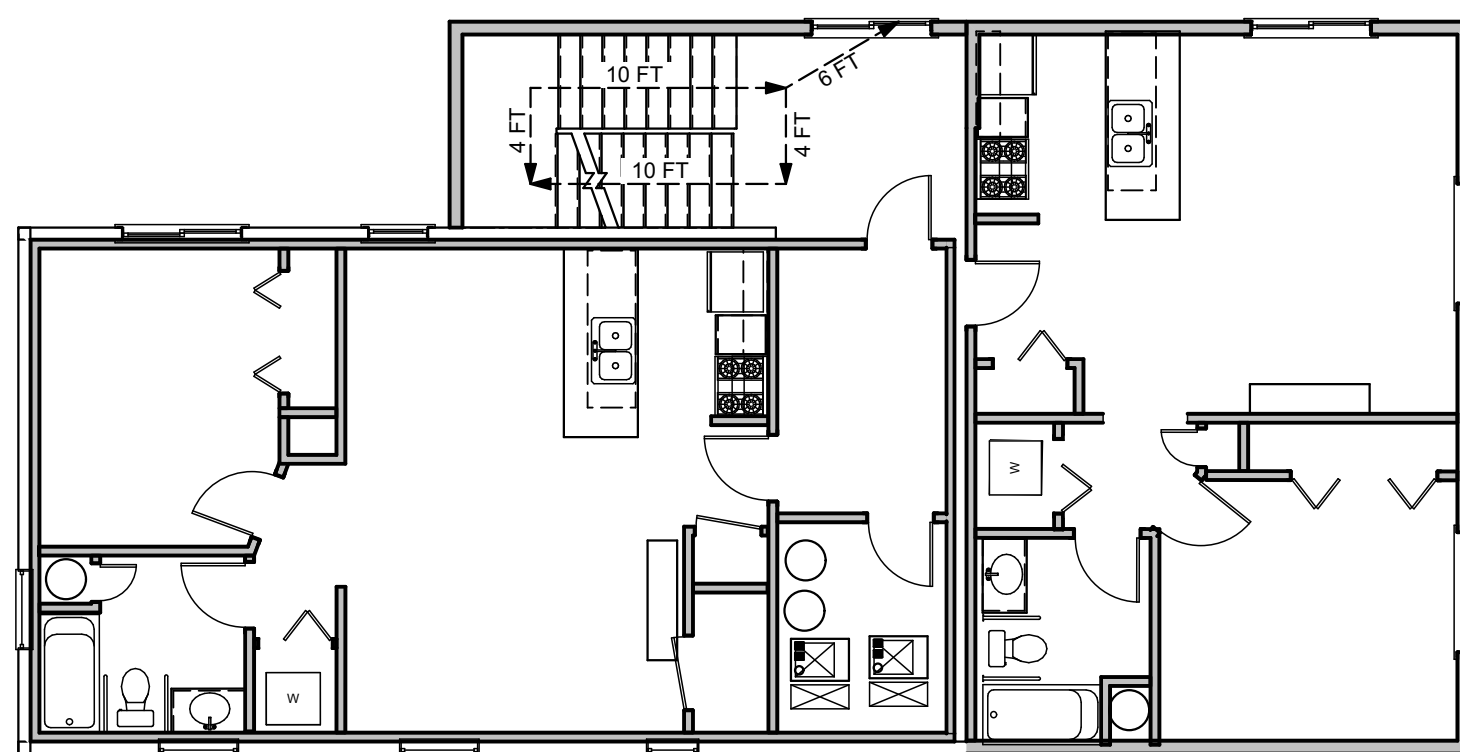
111 FT

TABLE MBC 1006.3.2(1) - WITH 3 STORIES, 2 UNITS PER FLOOR, AN AUTOMATIC SPRINKLER SYSTEM, AND EMERGENCY EGRESS OPENINGS, A SINGLE STAIRWAY IS SUFFICIENT FOR EACH FLOOR, WITH A COMMON PATH OF EGRESS TRAVEL LESS THAN 125 FT (MBC TABLE 1006.3.2. (1))

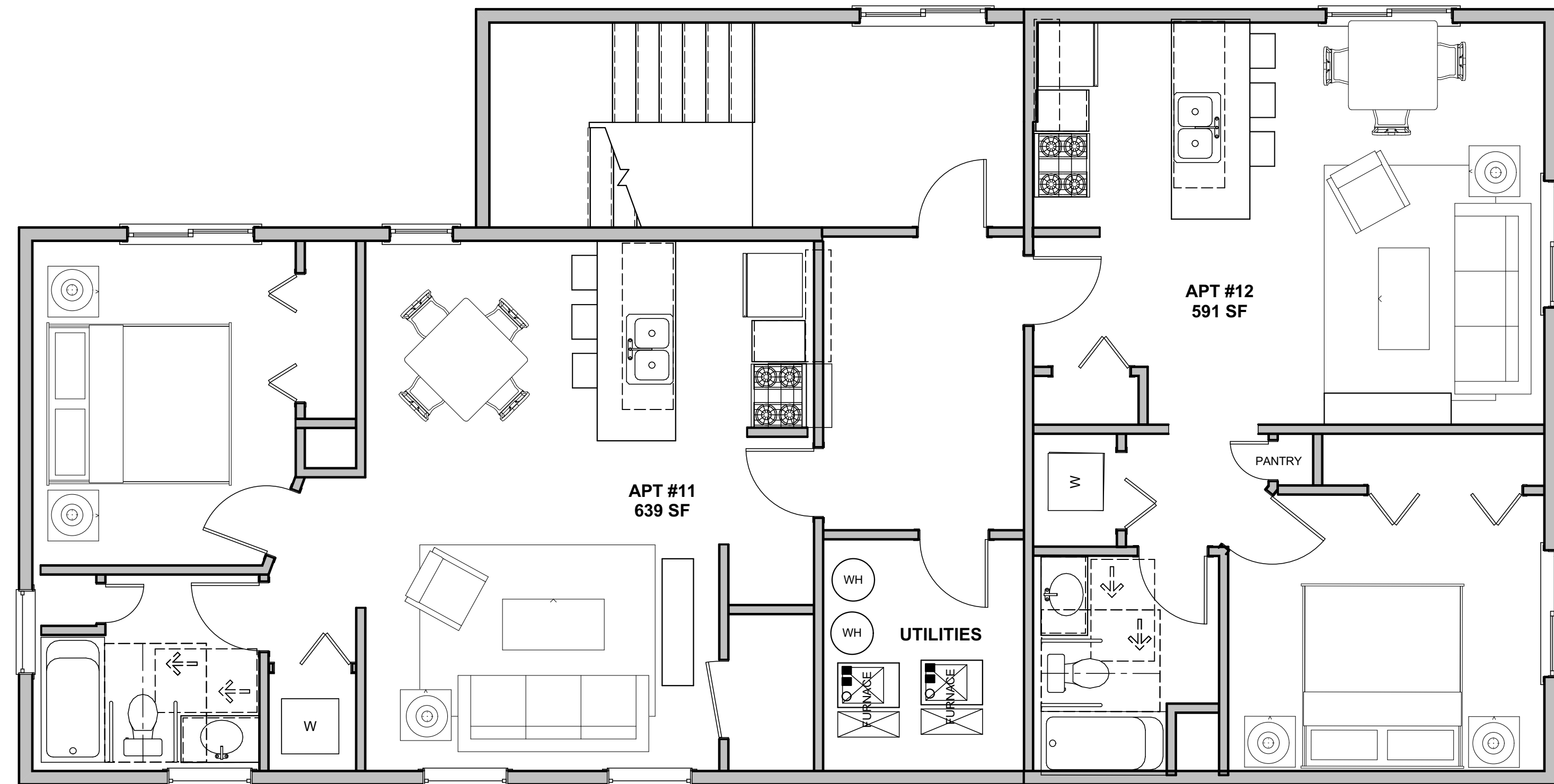
COMMON PATH OF EGRESS TRAVEL =
17+6+8+8+4+(10+4+10)+(4+10+4+10)+6 =

101 FT

3 BLDG 2- 3RD FL EGRESS PLAN

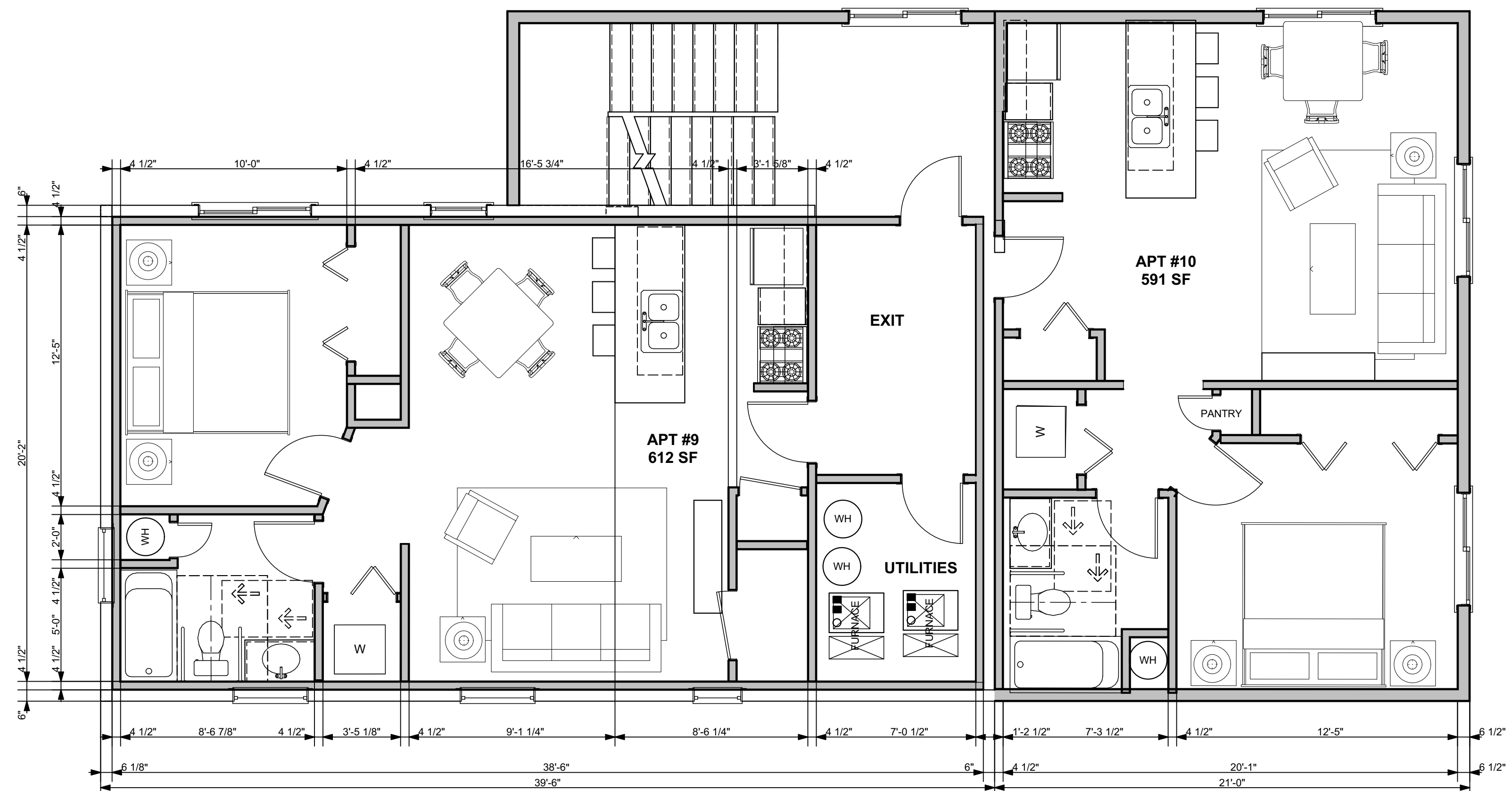
$$1/8'' = 1'-0''$$


4 2ND FL EGRESS PLAN
B3

$$1/8'' = 1'-0''$$


2 BLDG 2 3RD FLOOR PLAN
B3

1/4" = 1'-0"



1 BLDG 2 2ND FLOOR PLAN
B3

1/4" = 1'-0"

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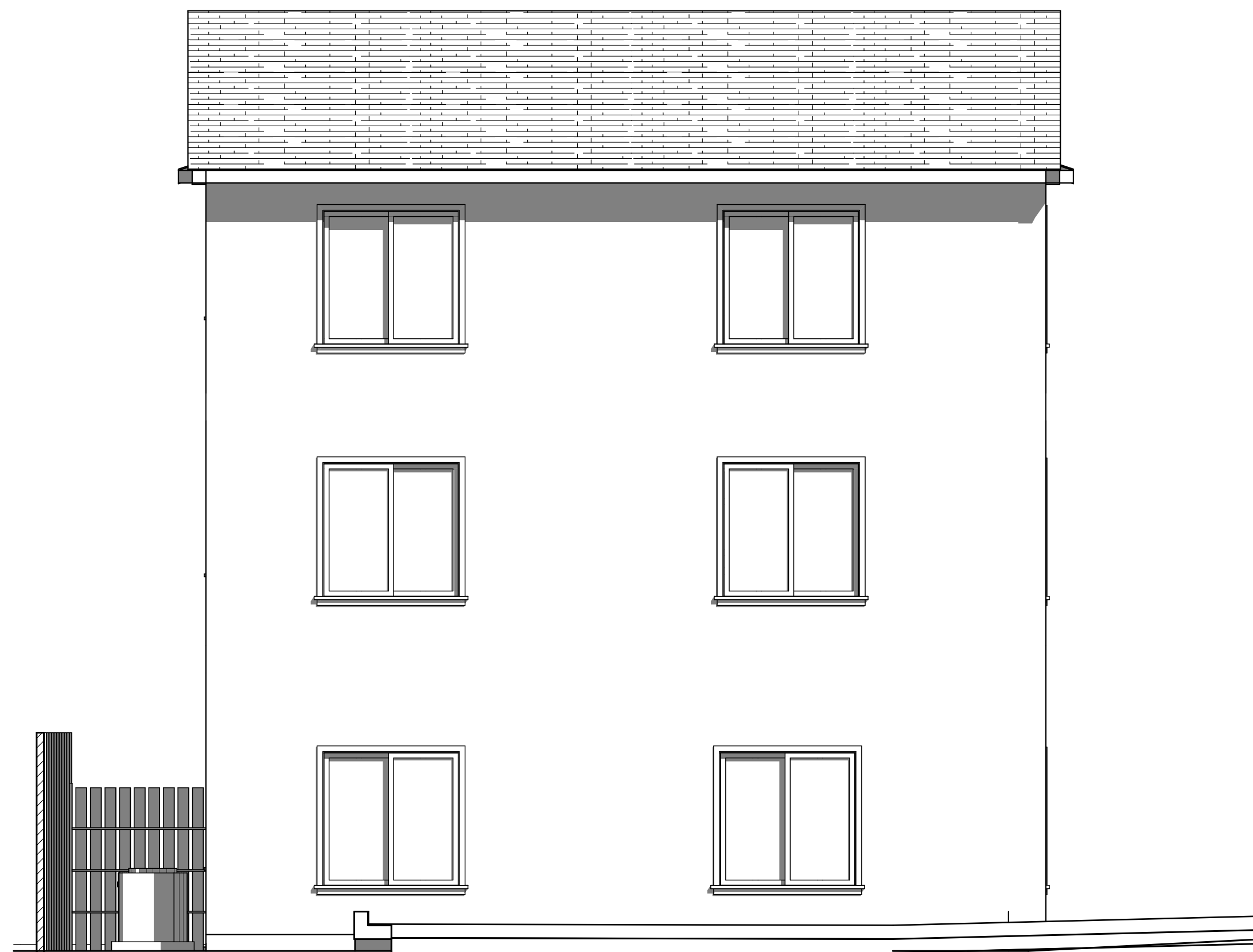
PROJECT: **LINCOLN ST. APARTMENTS**
212 LINCOLN ST
YPSILANTI, MI

TITLE: BEDS 2- AND 3-D LOOK I CAN

JOB NO:
801

HEET NO.

33



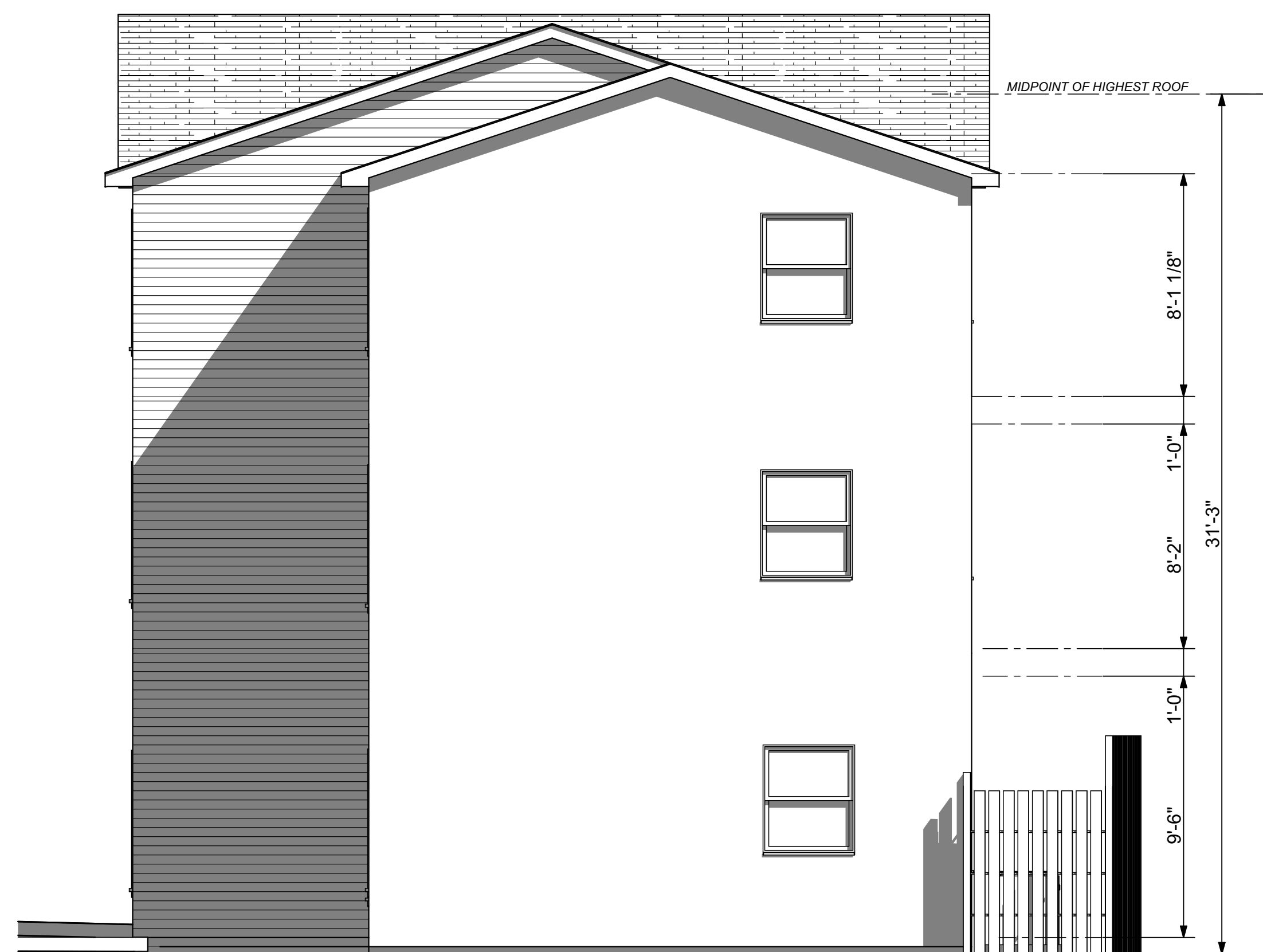
3 BLDG #2: REAR ELEVATION
B4

1/4" = 1'-0"



2 BLDG #2 RIGHT ELEVATION
B4

1/4" = 1'-0"



4 BLDG #2: FRONT ELEVATION
B4

1/4" = 1'-0"



1 BLDG #2 LEFT ELEVATION
B4

1/4" = 1'-0"



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PROJECT:
LINCOLN ST. APARTMENTS
212 LINCOLN ST
YPSILANTI, MI

TITLE: **RENDERINGS**

JOB NO:
1801

SHEET NO.



City of Ypsilanti
ZONING BOARD OF APPEALS
One South Huron Street
Ypsilanti, Michigan 48197

2021 Calendar of Meetings

The regular meetings of the City of Ypsilanti **Zoning Board of Appeals** for the year of 2021 will be held as noted below. Special meetings will be called as required, generally on the fourth Wednesday of the month at 7:00 p.m. in the City Hall Council Chambers (first floor) at One South Huron Street, Ypsilanti, Michigan.

Dates for 2021 meetings are as follows:

January 27
March 24
May 26
July 28
September 22
December 22

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



**PUBLIC NOTICE
CITY OF YPSILANTI
ZONING BOARD OF APPEALS MEETING – VIRTUAL MEETING**

The Ypsilanti Zoning Board of Appeals will hold a virtual meeting on Wednesday, October 28, 2020 at 7 p.m.

The Zoning Board of Appeals meeting is being held virtually in order to prevent the spread of COVID-19.

The meeting can be attended through the below link, or through the below toll free numbers.

October 28, 2020 Zoning Board of Appeals Meeting Virtual Access Link

<https://us02web.zoom.us/j/85041553467>

When prompted, enter **Meeting ID:** 850 4155 3467

October 28, 2020 Zoning Board of Appeals Meeting Toll Free Phone Number Access

877 853 5257 US Toll-free

888 475 4499 US Toll-free

When prompted, enter the **Meeting ID:** 850 4155 3467, followed by the #, press # again to be connected.

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to effectively participate in the meeting should contact the City Clerk, Andrew Hellenga at ahellenga@cityofypsilanti.com by 5:00 p.m. on the day before the meeting to request assistance. Closed Captions will be provided during the meeting.

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

Andrew Hellenga

City Clerk

Posted: October 24, 2020