



**ACTION MINUTES**  
**Zoning Board of Appeals**  
**Monday, October 3, 2022 - 7:00 P.M.**  
**City Hall-Council Chambers**  
**1 S Huron St. Ypsilanti, MI 48197**

**I. CALL TO ORDER (6:01pm)**

**II. ROLL CALL**

**Present:** Jake Albers- Chair, Mike Auerbach, Jessica Donnelly, Georgina Hickey, Tom Roach

**Absent:** None

**III. AGENDA APPROVAL**

*Motion to approve the agenda.*

***Offered By: Donnelly; Seconded By: Hickey***

***Approved: Yes – 5; No – 0;***

**IV. APPROVAL OF MINUTES**

*Motion to approve the September 15, 2022 minutes.*

***Offered By: Roach; Seconded By: Hickey***

***Approved: Yes – 5; No – 0;***

**V. PURPOSE OF MEETING**

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

**A. 220 S. Huron St - Appeal of Administrative Decision.**

**• Public Hearing**

*Motion to open the public hearing.*

***Offered By: Roach; Seconded By: Donnelly***

***Approved: Yes – 5; No – 0;***

Two people spoke, two written public comments were read.

*Motion to close the public hearing.*

***Offered By: Donnelly; Seconded By: Roach***

***Approved: Yes – 5; No – 0;***

Motion that the Zoning Board of Appeals approve the variance request for 220 S. Huron from 122-547(c) to permit outdoor seating area located within 50 feet of any properties zoned R1, MD, CN, CN-Mid, or CN-SF, with the following findings and conditions:

Findings:

1. The request meets the variance standards 1, 2, and 6.
2. The applicant has not created the circumstances with the existing structures, courtyard, or site arrangement. Granting the variance would allow the applicant to maintain a greater setback to the property to the north.

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.
4. 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. That the variance is the minimum

Conditions:

1. Existing wall in the courtyard must be maintained.
2. Maintain established screening and buffer between the wall and the patio.

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

***Approved: Yes – 5; No – 0;***

**VIII. ADJOURNMENT**

***Motion to adjourn at 8:43pm.***

***Offered By: Donnelly; Seconded By: Hickey***

***Approved: Yes – 5; No – 0;***