



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda Zoning Board of Appeals

Wednesday, February 27, 2019

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [19-0318](#) Minutes of the January 23, 2019 Zoning Board of Appeals Meeting

Attachments: 1-23-2019 ZBA Minutes.pdf

E PUBLIC HEARINGS

E-1 [19-0319](#) **ZBA19-001; 2750 Pontiac Trail**

Commercial Property Investors of Pontiac Trail, LLC are requesting a variance from Chapter 55 Unified Development Code (UDC) Section 5.19.2 Parking Requirements. The 69 unit three-story townhome development is required to supply two parking spaces per unit for a total of 138 parking spaces. The petitioner is proposing to install 94 parking spaces resulting in a 44 parking space variance. The property is zoned R4A Multiple Family.

Attachments: ZBA19-001 2750 Pontiac Trail Staff Report with Attachments .pdf

E-2 [19-0320](#) **ZBA19-002; 1619 South University**

Darren Kummerer, representing Administrative Holdings III, LLC are requesting a variance from Chapter 55 Unified Development Code (UDC) Table 5:17-2 Two Family Residential Zoning District Dimensions. The petitioners are seeking to convert an existing nine-bedroom single family home into a two-unit duplex consisting of a three bedroom unit and a six bedroom unit. The property is zoned R2B Two-family that requires a minimum lot width of 60 feet. The subject property is 50 feet in width, resulting in the ten foot variance.

Attachments: ZBA19-002; 1619 S University Ave Staff Report with Attachments .pdf

E-3 [19-0321](#) **ZBA19-003; 2000 Anderson Court**

Carmel Gerber, property owner, is requesting a variance from Chapter 55

Unified Development Code (UDC) Section 5.18.5 Averaging an Established Front Building Line and Table 5:17-1 Single-Family Residential Zoning District Dimensions. The petitioner is seeking to construct a new front porch and dormers that will require a 12 foot 10 inch variance and to connect the existing detached garage to the residence which results in a two inch variance.

Attachments: ZBA19-003; 2000 Anderson Court Staff Report with Attachments .pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

H-1 [19-0322](#) Various Communications to the Zoning Board of Appeals

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

J ADJOURNMENT

Community Television Network Channel 16 live televised public meetings are also available to watch liveonline from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations. Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx
Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16. The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794 6150.

Candice Briere, Chairperson of the Zoning Board of Appeals
/kvl