

**City of Ann Arbor**  
**Projects by Type and Date**  
**For the Period 1/1/2015 thru 3/31/2016**

Project Number	Date Applied	Date Closed	Project Type
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Planner	Status of Project		Comments
ZBA15-001	1/28/2015	6/15/2015	ZONING BOARD OF APPE (2/4/2015 3:36 PM MG1)
Permission to Alter a Non-conforming structure	2/25/2015		Summit Homebuilding is requesting permission to alter a non-conforming structure in order to expand the non-conforming structure by constructing an addition to the rear of the existing structure which will be located 2 feet from the side property line; property line; required setback is 5 feet.
Kowalski Matthew	APPROVED		
ZBA15-002	2/4/2015	5/18/2015	ZONING BOARD OF APPE (2/4/2015 3:40 PM MG1)
Variance request from Chapter 61; Signage			Metro Detroit Signs is requesting a variance from Chapter 61(Signs & Outdoor Advertising) Section 5:502 (1), of 304-square feet to allow an existing 2-faced pole sign to be re-faced. The maximum amount of signage allowed for this site is 200-square feet and the total proposed is 504-square feet.
Kowalski Matthew	DENIED		
ZBA15-003	2/25/2015	6/15/2015	ZONING BOARD OF APPE (4/20/2015 4:26 PM MG1)
Permission to alter a non-conforming structure	3/25/2015		ZBA15-003; 712 Gott Street Daniel Pressel is requesting permission to alter a non-conforming structure in order to expand the non-conforming structure by constructing a front porch addition 8 feet 7 inches from the front property line; existing structure is 8 feet 7 inches from front property line; required setback is 10 feet (averaged front setback minimum).
Kowalski Matthew	APPROVED		
ZBA15-004	2/26/2015	5/26/2015	ZONING BOARD OF APPE (3/4/2015 12:21 PM MG1)
Front Yard Setback Variance			Ann Arbor Racquet Club is requesting a front yard setback from Chapter 55(Zoning) Section 5:25 (AG; Agricultural), of 6 feet 11 inches for construction of a new structure into the Huron Parkway front setback; 40 feet is required.
Kowalski Matthew	DENIED		
ZBA15-006	3/25/2015	5/26/2015	ZONING BOARD OF APPE (4/2/2015 11:50 AM MG1)
Revision of Previous Appeal			David Esau is requesting 4 variances from Chapter 55(Zoning) Section 5:34 (R4C) in order to re-construct and existing non-conforming structure. Structure will be a single-family dwelling upon completion.
Kowalski Matthew	DENIED		
			1) Front yard setback variance of 25 feet to allow a 0 foot front setback along Beakes. 2) Side yard setback (east) variance of 1 foot to allow a 4 foot side setback. 3) Side yard setback (west) variance of 5 feet to allow a 0 foot side setback. 4) Rear yard setback variance of 27 feet to allow a 3 foot side setback.

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ZBA15-007 Rear setback variance for commercial building	4/2/2015 PENDING		ZONING BOARD OF APPE Rear setback variance of 10 feet for a proposed rear setback for 20 feet.
ZBA15-008 Request 3.4' Setback encroachment to Constr Kowalski Matthew	4/29/2015 5/27/2015 APPROVED		ZONING BOARD OF APPE (4/21/2016 2:33 PM MK) Marianne Rzepka is requesting one front yard setback variance (Section 5:57) of 1 foot 1 inch to allow a 21 foot 7 inch front setback; 22 feet 8 inches is required (Averaged Front Setback).
ZBA15-009 Jimmy John's Building Signage Kowalski Matthew	4/29/2015 5/27/2015 APPROVED		ZONING BOARD OF APPE (4/21/2016 2:34 PM MK) Brownie Signs is requesting a variance from Chapter 61(Signs & Outdoor Advertising) Section 5:502 (1), of 61 square feet from the maximum amount of signage allowed for this site which is 48.6 square feet, for a proposed total of 110 square feet.
ZBA15-010 Request 1' of Rear Setback Exception for Prop Kowalski Matthew	4/29/2015 5/27/2015 APPROVED		ZONING BOARD OF APPE (7/8/2015 9:23 AM BA) Wendy states this was APPROVED  (4/21/2016 2:34 PM MK) Michael T. Van Goor is requesting Permission to Alter a Non-Conforming structure in order to construct an addition over an existing non-conforming structure.
ZBA15-011 Encroaching into setback w/New Front Porch Kowalski Matthew	4/29/2015 5/27/2015 APPROVED		ZONING BOARD OF APPE (4/21/2016 2:46 PM MK) Tom Bartlett is requesting one front yard setback variance (Section 5:57) of 9 feet to allow a 25 foot front setback; 34 feet is required (Averaged Front Setback).
ZBA15-012 Sign Variance; front setback and height for ref Cheng Chris	5/5/2015 5/27/2015 APPROVED		ZONING BOARD OF APPE (5/5/2015 8:29 AM MG1) ZBA15-012; 2151 Stadium Blvd. Expedite The Diehl Signs is requesting a variance from Chapter 61(Signs & Outdoor Advertising) Section 5:502 (2) (b), of 31-feet from the front setback and 15.5 feet from the allowable height to allow an existing 2-faced pole sign to be re-faced. The maximum amount of signage allowed for this site is 128-square feet and the total proposed for the pole sign is 52.5-square feet.
ZBA15-013 Side setback variance for screened-in rear por Kowalski Matthew	5/19/2015 APPROVED		ZONING BOARD OF APPE (5/29/2015 10:38 AM MG1) ZBA15-013; 580 Liberty Pointe John Leppiaho is requesting one side yard setback variance (R4A zoning, Section 5:32A) of 8 feet to allow a 12 foot side yard setback for a building addition; 20 feet is required.

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ZBA15-014 Permission to Alter for 2-Story Addition Kowalski Matthew	5/27/2015 APPROVED		ZONING BOARD OF APPE (5/29/2015 10:30 AM MG1) ZBA15-014; 1304 Horman Court Geoffrey Perkins is requesting Permission to Alter a Non-Conforming structure in order to construct an addition to the side of an existing non-conforming structure.
ZBA15-017 Add 2nd Story-Permission to Alter Nonconform Kowalski Matthew	7/29/2015 DENIED		ZONING BOARD OF APPE (4/21/2016 2:57 PM MK) Leo Babcock is requesting permission to alter a non-conforming structure in order to construct a second story addition over the existing structure. The footprint of the structure will not be increased.
ZBA15-018 Add 2nd Story-Permission to Alter Non-conform Kowalski Matthew	7/29/2015 DENIED		ZONING BOARD OF APPE (4/21/2016 2:58 PM MK) Leo Babcock is requesting permission to alter a non-conforming structure in order to construct a second story addition over the existing structure. The footprint of the structure will not be increased.
ZBA15-019 One variance from Chapter 59 to permit tandem Kowalski Matthew	8/5/2015 9/23/2015 APPROVED		ZONING BOARD OF APPE (8/5/2015 2:08 PM MG1) ZBA15-019; 303-307 Davis Street Maven Development is requesting one variance from Chapter 59 (Off-Street Parking) Section 5:68 (6), a variance to permit tandem parking within a garage to satisfy parking requirement of 1.5 spaces per unit; a total of 2 spaces per unit are provided with the tandem design.
ZBA15-020 One variance from Chapter 47 to correct negat Kowalski Matthew	8/5/2015 9/23/2015 APPROVED		ZONING BOARD OF APPE (8/5/2015 2:44 PM MG1) ZBA15-020; 303-307 Davis Street Maven Development is requesting one variance from Chapter 47 (Streets and Sidewalks) Section 4:20 (3) (a), a variance to permit a driveway with 0 foot offset from the adjacent intersection, 15 feet is required.
ZBA15-021 Side yard setback variance request Kowalski Matthew	8/26/2015 9/23/2015 APPROVED		ZONING BOARD OF APPE (4/21/2016 3:12 PM MK) Shawn and Karen Schaefer are requesting one side yard setback variance (R1D Zoning, Section 5:29) of 4 inches to allow a 2 foot 8 inch side yard setback for a building addition; 3 feet is required.
ZBA15-022 Add 2nd Story-Permission to Alter Nonconform Kowalski Matthew	9/24/2015 WITHDRAWN		ZONING BOARD OF APPE

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ZBA15-023	10/8/2015		ZONING BOARD OF APPE
One front yard setback variance of 2 feet 6 inch	10/28/2015		(10/8/2015 3:41 PM MG1)
Kowalski Matthew	APPROVED		ZBA15-023; 818 Henry Street Sam Copi is requesting one front yard setback variance from Chapter 55(Zoning) Section 5:34(Averaging Front Setback), of 2 feet 6 inches to allow a 14 foot 8 inch front setback; 17 feet 2 inches is required (averaged front setback).
ZBA15-024	10/8/2015		ZONING BOARD OF APPE
Permission to Alter & 2 variances	10/28/2015		(10/8/2015 3:42 PM MG1)
Kowalski Matthew	APPROVED		ZBA15-024; 918 Packard Road Carl O. Hueter is requesting Permission to Alter a Non-Conforming structure and two front yard setback variances from Chapter 55 (Zoning) Section 5:34, in order to construct a front porch addition: 1) A variance of 6 feet allow a 19 foot front setback; 25 feet is required; 2) A variance of 13 feet 4 inches to allow an 11 foot 8 inch front setback; 25 feet is required.
ZBA15-025	10/8/2015		ZONING BOARD OF APPE
One front yard variance of 5 ft 6 in	10/28/2015		(10/8/2015 3:44 PM MG1)
Kowalski Matthew	APPROVED		ZBA15-025; 408 Glendale Street Biondo Design is requesting one front yard setback variance from Chapter 55 (Zoning) Section 5:29, of 5 feet 6 inches to allow a 19 foot 6 inch front setback; 25 feet is required.
ZBA15-026	11/18/2015		ZONING BOARD OF APPE
Alt to Non-Conform Struct/Var -Convert to Sing	2/24/2016		(4/21/2016 3:15 PM MK)
Kowalski Matthew	APPROVED		Maven Development is requesting three setback variances (R1C, Section 5:28): 1. A variance of 23 feet 8 inches to allow a 1 foot 4 inch front setback; 25 feet is required. 2. A variance of 3 feet 7 inches to allow a 1 foot 5 inch front setback; 5 feet is required. 3. A variance of 25 feet to allow a 5 foot rear setback; 30 feet is required.
ZBA15-027	11/18/2015		ZONING BOARD OF APPE
Rear yard setback variance of 10' to build sunr	12/16/2015		(11/18/2015 3:50 PM MG1)
Kowalski Matthew	APPROVED		Required setback: 30 feet; Proposed setback: 20 feet.

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ZBA15-028 3 Variance request for setbacks Kowalski Matthew	12/30/2015 1/27/2016 APPROVED		ZONING BOARD OF APPE (1/5/2016 11:53 AM MG1) 1901 Austin Avenue ZBA15-028 Thomas and Margaret Brennan are requesting three variances from Chapter 55 (Zoning), Section 5:27(R1B, Single-Family): 1) A front setback (Oak Lane) variance of 9.2 feet for a requested front setback of 20.8 feet; 30 feet is required. 2) A front setback (Austin Avenue) variance of 2 feet for a requested front setback of 28 feet; 30 feet is required. 3 A rear setback variance of 5.9 feet for a requested rear setback of 34.1 feet; 40 feet is required.
ZBA16-001 1 front setback variance Kowalski Matthew	1/5/2016 1/27/2016 UNDER REVIEW		ZONING BOARD OF APPE (1/5/2016 12:51 PM MG1) 730 Spring Street ZBA16-001 Dawn Zuber is requesting a front yard setback variance from Chapter 55, Section 5:57 of 2.5 feet to allow a 16.8 feet front setback, 19.3 feet is required. (Averaged Front Setback).
ZBA16-002 Permission to Alter NonConforming Structure Kowalski Matthew	1/5/2016 WITHDRAWN	2/16/2016	ZONING BOARD OF APPE (1/5/2016 3:46 PM MG1) 1520 South University Avenue ZBA16-002 Gamma Phi Beta, represented by Robert Wanty, is requesting Permission to Alter a Non-Conforming Structure and three variances: 1) A variance from Chapter 59(Off-Street Parking) Section 5:167 (Required Parking) of 5 vehicle parking spaces; 13 parking spaces are required, 8 are being provided. 2) A variance from Chapter 59(Off-Street Parking) Section 5:168 (Design of off-street motor vehicle parking) of 7 feet, in order to provide a drive aisle width of 15 feet; 22 feet is required. 3) A variance from Chapter 62(Landscape and Screening) Section 5:603 (Conflicting land use buffers) of 9 feet and required landscape elements, in order to provide a buffer width of 6 feet with a solid wood fence.
ZBA16-003 VARIANCE request - one rear yard setback va Kowalski Matthew	2/19/2016 3/23/2016 APPROVED		ZONING BOARD OF APPE (2/19/2016 5:23 PM MK) VARIANCE request - one rear yard setback variance (R4C zoning, Section 5:24) of 3 feet 4 inches to allow a 26 foot 8 inch rear yard setback for a building addition; 30 feet is required.

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ZBA16-004	3/2/2016		ZONING BOARD OF APPE
Variance request Front Yard Setback	3/23/2016		(4/21/2016 3:25 PM MK)
Kowalski Matthew	APPROVED		Mary Susan Creswell is requesting one front yard setback variance (R1B zoning, Section 5:27) of 9 feet 2 inches to allow construction of a new covered front porch on an existing nonconforming structure. The proposed front setback will be 20 feet 10 inches; 30 feet is required.
ZBA16-005	3/3/2016		ZONING BOARD OF APPE
Rear yard setback variance	3/23/2016		(3/3/2016 8:19 AM JONB)
Kowalski Matthew	DENIED		Seeking a 25'6" variance to convert an existing gargage to a residence and for the structure to remain in the existing location.

**30 Project(s) Found**