



# City of Ann Arbor

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

## Meeting Agenda Zoning Board of Appeals

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Wednesday, July 26, 2017

6:00 PM

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

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**A**     **CALL TO ORDER**

**B**     **ROLL CALL**

**C**     **APPROVAL OF AGENDA**

**D**     **APPROVAL OF MINUTES**

D-1     [17-0998](#)     April 26, 2017 ZBA Minutes with Live Links

D-2     [17-0999](#)     May 24, 2017 ZBA Minutes with Live Links

D-3     [17-1112](#)     June 28, 2017 ZBA Minutes with Live Links

**Attachments:**     6-28-2016 ZBA Minutes with Live Links

**E**     **HEARING AND APPEALS**

Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.

Comments about a proposed project are most constructive when they relate to: (1) City Code requirements, or (2) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.

E-1     [17-1105](#)     ZBA17-022; 307 Berkley Avenue

James Wanty, property owner, is requesting a thirty (30) percent variance from Chapter 55 Zoning, Section 5:59 (d) to allow for sixty-five (65) percent lot coverage in the rear yard setback, when thirty-five (35) percent is the maximum allowable. The petitioner is proposing to construct a twenty-four (24) foot by twenty (20) foot pavilion to an existing detached garage in the rear yard.

**Attachments:**     ZBA17-022 307 Berkley Staff Report w Attachments 7-25-2017

E-2     [17-1106](#)     ZBA17-023; 1700 Packard Street

Costa Pro, LLC, are requesting relief from Chapter 55 Zoning Section 5:87 Structure Non-conformance in order to convert basement space to living space. Petitioner seeks to add two (2) additional bedrooms in the

basement and join them to the first floor for a total of six (6) bedrooms in the unit. The residence is non-conforming as it does not meet the required lot width or lot size.

**Attachments:** ZBA17-023 Staff Report w Attachments, Additional Photos from Applicant

**F** **NEW BUSINESS**

**G** **UNFINISHED BUSINESS**

**H** **REPORTS AND COMMUNICATIONS**

**H-1** **17-1107** Various Correspondences to the ZBA

**Attachments:** Emails from Sattler, Flynn, and O'Neal- Opposed, Email from Shapiro- Opposed, Email from Wordon -Support

**I** **PUBLIC COMMENTARY - (3 Minutes per Speaker)**

(Please state your name and address for the record and sign in)

**J** **ADJOURNMENT**

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, [www.a2gov.org/ctn](http://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](http://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](http://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  
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