



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, January 27, 2016

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**

[16-0129](#) December 16, 2015 ZBA Meeting Minutes with Live Links

Attachments: 12-16-2015 ZBA Minutes with Live Links.pdf

E **APPEALS AND HEARINGS**

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 [16-0130](#) ZBA15-026; 211 West Davis
Maven Development is requesting three setback variances (R1C, Section 5:28):

1. A variance of 20 feet to allow a 5 foot 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.

Attachments: ZBA15-026 - 211 W Davis - Jan 2016 Staff Report with Attachments.pdf

E-2 [16-0131](#) ZBA15-028; 1901 Austin Avenue
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.

Attachments: ZBA 15-028 - 1901 Austin Ave - Staff Report with Attachments.pdf

E-3 [16-0132](#) ZBA16-001: 730 Spring Street

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)

Attachments: ZBA 16-001 - 730 Spring Street - Staff Report with Attachments.pdf

F **UNFINISHED BUSINESS**

G **NEW BUSINESS**

H **REPORTS AND COMMUNICATIONS**

[16-0133](#) Various Correspondences to the ZBA

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

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

J **ADJOURNMENT**