



# 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, August 26, 2020

6:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call: 888 788 0099

Enter Meeting ID: 913 9189 2271

Zoning Board of Appeals meetings are public meetings are held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Individuals requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org); or by written request addressed and mailed or delivered to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting. Zoning Board of Appeals meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>)

**A CALL TO ORDER**

**B ROLL CALL**

**C APPROVAL OF AGENDA**

**D APPROVAL OF MINUTES**

**D-1 [20-1288](#) Minutes of the July 22, 2020 ZBA Meeting**

**Attachments:** 7-22-2020 ZBA Minutes.pdf

**E PUBLIC HEARINGS**

To speak during any of the Public Hearings please call 1 888 788 0099 and enter meeting ID 913 9189 2271. In order to be called on to speak, callers must press \*9 to raise their hand. Callers will then be called upon by City staff one by one using the last 3 numbers of their phone number.

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 applicant's property and the extent to which a proposed project may positively or negatively affect the area.

**E-1 [20-1289](#) ZBA20-018; 18 Heatheridge Avenue  
Ibrahim Shunnar, property owner, is requesting a variance of 20 feet four**

inches from Table 5.17-1 Single-Family Residential Zoning District Dimensions. The owner is proposing to construct a 300 (20'x15') square foot sunroom at the rear of the existing residence that will be 19.67 feet from the rear lot line if approved. The property is zoned R1B Single-Family and requires a minimum rear yard setback of 40 feet.

**Attachments:** ZBA20-018; 18 Heathridge Ave Staff Report with Attachments.pdf

E-2 [20-1290](#)

ZBA20-019; 712 Miner Street

Terraforma Inc., representing property owner, is requesting a variance of three feet from Table 5.17-1 Single-Family Residential Zoning District Dimensions. The parcel is a nonconforming R2A property that does not meet the lot area and width requirements for the district. The R1D district setbacks are applied which require a minimum three-foot side yard. The owners are seeking to construct a 162 (9'x18') square foot deck that will extend to the side property line.

**Attachments:** ZBA20-019; 712 Miner St Staff Report with Attachments.pdf

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

**H COMMUNICATIONS**

H-1 [20-1295](#) Various Communication to the ZBA

**Attachments:** Email from Wolf.pdf, Email from Howrani.pdf, Email from Turner-Sheerin.pdf, Letter from Boklye Kim 8-26-2020.pdf, Letter from Boklye Kim 8-21-2020.pdf, Letter from Shunnar 8-26-2020.pdf

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

To speak during Public Commentary please call 1 888 788 0099 and enter meeting ID 913 9189 2271. In order to be called on to speak, callers must press \*9 to raise their hand. Callers will then be called upon by City staff one by one using the last 3 numbers of their phone number.

**J ADJOURNMENT**

Community Television Network televised public meetings are available to watch live online from CTN's website and also on demand at any time. Live Web Streaming: [a2gov.org/watchctn](http://a2gov.org/watchctn) Video on Demand: Replay public meetings at your convenience online: <https://a2ctn.viebit.com> Cable: Watch CTN public meeting programming via Comcast Channels 16 and AT&T U-Verse Chanel 99 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

/kvl

