



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 26, 2014

6:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

A **CALL TO ORDER**

B **ROLL CALL**

C **APPROVAL OF AGENDA**

D **APPROVAL OF MINUTES**

[14-0323](#) January 22, 2014 ZBA Minutes with Live Links
Attachments: 1-22-2014 ZBA Minutes with Live Links

E **APPEALS AND HEARINGS**

E-1 [14-0309](#) ZBA13-024; 921 East Huron Street
Scott Munzel, representing Safari LLC, is requesting a variance from the required lot area per dwelling unit in order to permit 6 dwelling units on an 8,783 square foot parcel; Maximum 4 units are allowed (2,175 square feet is required per unit) under the existing R4C (multiple-family) zoning.
Attachments: Staff Report ZBA13-024 with Attachments

E-2 [14-0319](#) ZBA14-001; 1200 Wright Street
Randall Velikan is requesting permission to alter a non-conforming structure in order to expand the non-conforming structure by constructing a front porch addition 10 feet 2 inches from the front property line; existing structure is 10 feet 2 inches from front property line; required setback is 31 feet 8 inches.
Attachments: ZBA14-001 Staff Report with Attachments

E-3 [14-0320](#) ZBA14-002; 215 Beakes Street
David Esau is requesting 4 variances from Chapter 55 (Zoning) Section 5:34 (R4C) in order to re-construct an existing non-conforming structure. Structure will be a single-family dwelling upon completion.

1. Front yard setback variance of 25 feet to allow a 0 foot front setback along Beakes Street.
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.

Attachments: Staff Report ZBA14-002 with Attachments

E-4 [14-0321](#)

ZBA14-003; 2117 Alice Street

Matthew Zeichman is requesting one variance from Chapter 55 (Zoning) Section 5:57 (Averaging an Existing front setback line), of 9 feet for expansion of an existing residential structure into the front setback; 24 feet is required (Averaged Front Setback).

Attachments: ZBA14-003 Staff Report with Attachments

F UNFINISHED BUSINESS

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

[14-0322](#) Various Correspondences to the ZBA

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

J ADJOURNMENT