



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, October 28, 2020

6:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 927 6780 4161

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [20-1633](#) Minutes of the September 24, 2020 ZBA Meeting

Attachments: 9-23-2020 ZBA Minutes.pdf

E PUBLIC HEARINGS

To speak during any of the Public Hearings please call +1 213 338 8477 or +1 206 337 9723 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free) and enter meeting ID 927 6780 4161 . 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 [20-1634](#) **ZBA20-022; 18 Heatheridge Avenue POSTPONED**

Ibrahim Shunnar, property owner, is seeking to alter a nonconforming structure and is requesting relief from Section 5.32.2 Nonconformities. The owner is proposing to construct a 260 (20'x13') square foot sunroom at the back of the existing residence that will be 21.87 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. The single-family dwelling is currently 21.87 feet from the rear lot line.

E-2 [20-1635](#) **ZBA20-023; 1572/1574 Jones Drive**

John Leyland, property owner, is requesting a variance from Section 5.16.6 (2B) Accessory Uses and Structures and Section 5.18.5 Averaging an Established Front Building Line. The owner is seeking to demolish an existing detached garage and construct a new 400 (20'x20') square foot garage in the same location. The average front setback requirement is 23 feet six inches and the proposed front setback if approved would be reduced to 17 feet. The property is zoned R2A, Two-Family Dwelling District.

Attachments: ZBA20-023; 1574 Jones Dr Staff Report with Attachments.pdf, RE_ 1574 Jones Dr zoning and building.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

H-1 [20-1636](#) Various Communication to the ZBA

Attachments: Email from Lund.pdf

I PUBLIC COMMENT

To speak during Public Comment please call +1 213 338 8477 or +1 206 337 9723 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free) and enter meeting ID 927 6780 4161 . 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

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Candice Briere, Chairperson of the Zoning Board of Appeals
/kvl