



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, June 28, 2017

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**

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

D-2 [17-0999](#) May 24, 2017 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 [17-0997](#) **ZBA17-019; 2146 Amelia Place**
David and Krista Golden, property owners, are requesting a variance from Chapter 55 Zoning; Section 5:27 in order to construct an approximately one hundred eighty (180) square foot enclosed porch. The required rear yard setback for the district is forty (40) feet. The request of fourteen (14) feet four (4) inches will allow the new porch to be twenty-five (25) feet eight (8) inches from the rear property line.

Attachments: ZBA17-019 - 2146 Amelia PI Staff Report w Plans.pdf, Email from Phan-- In Opposition.pdf, Email from Birchler- In Support.pdf, Email from Wakipild- In Support.pdf, Email from Warner-Jensen - In Support.pdf

E-2 [17-1000](#) **ZBA17-020; 1902 Independence Boulevard**
Jean Carlberg, property owner, is requesting a variance from Chapter 55 Zoning, Section 5:54(2)(b) Open Space; of three (3) feet six (6) inches in order to install a two (2) foot by four (4) foot generator in the front setback. The average front setback is twenty-one (21) feet six (6) inches. If the request is approved the front setback will be established at eighteen (18)

feet.

Attachments: ZBA17-020 1902 Independence Staff Report w plans .pdf, Email from Faasan In Support.pdf, Email from Moreno In Support.pdf

E-3 [17-1001](#)

ZBA17-021; 904 Willow Street

Canopy Landscapes, representing property owners Ken and Patty Miller, are requesting a variance from Chapter 55 Section 5:29 in order to construct a ninety-one (91) square foot enclosed rear porch. The required rear yard setback is twenty (20) feet. The request of nine (9) feet six (6) inches will allow the new porch to be ten (10) feet six (6) inches from the rear property line.

Attachments: ZBA17-021 904 Willow Street Staff Report w Plans .pdf

E-4 [17-1002](#)

ZBA17-018; 1510 Morton Avenue

Rebecca and Norton Fogel, property owners, are requesting a variance from Chapter 104 Fences. The maximum height allowed for a fence in a residential district is eight (8) feet. Applicants request to construct a ten (10) foot tall fence in the side yard requiring a two (2) foot variance.

Attachments: ZBA17-018 1510 Morton Ave Staff Report with Plans .pdf, Email from Schaefer - Opposed.pdf, Email from Ayers - Opposed.pdf, Email from Schaefer2 - Opposed.pdf, Email from Florey - In Support.pdf

F NEW BUSINESS

G UNFINISHED BUSINESS

H REPORTS AND COMMUNICATIONS

H-1 [17-1003](#) 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

The complete record of this meeting is available in video format at 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.