



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 22, 2022

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

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

Public comment can be made in person or by calling: 877 853 5247 or 888 788 0099
Enter Meeting ID 938 1648 1007

Members of the public can attend this meeting in person, through the webinar link, or by phone. Both the phone number and weblink are available below:

For phone access, please call 877-853-5247 and Enter Meeting ID: 938 1648 1007

For access via zoom, please click this URL to join:

<https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09>
Passcode: 070269

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **APPROVAL OF AGENDA**

D. **APPROVAL OF MINUTES**

D-1. [22-1101](#) May 25, 2022 ZBA Meeting Minutes

Attachments: 5-25-2022 ZBA Draft Minutes.pdf

E. **PUBLIC HEARINGS**

E-1. [22-1104](#) **ZBA22-2008; (postponed from 5/25/2022) 3095 Cedarbrook Road**
Bob Clark, representing property owners, is seeking a variance from Table 5.17-1 Single-Family Residential District Dimensions to construct a 10 foot by 16 foot sunroom at the rear of the existing residence. The requested variance is nine feet five inches to allow the sunroom to be 20 feet seven inches from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a 30 foot rear setback.

Attachments: ZBA22-2008; 3095 Cedarbrook Staff Report with Attachments-rev.pdf, Neighbors in Support of 3095 Cedarbrook Rd Sunroom.pdf, Email from Seetoo - Opposition to 3095 Cedarbrook Rd Sunroom.pdf, Letter from Carman - Opposition to 3095 Cedarbrook Rd Sunroom.pdf, Email from Charvat - Support of 3095 Cedarbrook Rd Sunroom .pdf

E-2. [22-1105](#)

ZBA22-2007; (postponed from 5/25/2022) 1211 White Street

Aaron Vermeulen of O/X Studios representing property owners, is seeking variances from Table-5.17-3 Multiple-Family Residential District Dimensions and Section 5.18.1 (4) Front Porches to construct a three-unit townhome structure. The building will require a 12 foot 11 inch variance from the required 30 foot rear setback. The second story balconies will require a six foot eight inch variance to encroach into the average front setback. The existing single-family residence is to be demolished. The property is zoned R4C, Multiple-Family Dwelling District.

Attachments: ZBA22-2007; 1211 White St Staff Report with Attachments-rev.pdf, Email from Newland - Opposition to 1211 White St Balconies.pdf

E-3. [22-1106](#)

ZBA22-2011; 831 Avon Road

Bonnie Greenspoon, representing property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a second story addition over an existing nonconforming single-family residence. The existing residence does not meet the required 50 foot rear yard setback. The home is located 47 feet from the rear lot line. The second story addition will contain three bedrooms, two bathrooms and a sitting area. The property is zoned R1A, Single-Family Residential District.

Attachments: Staff Report ZBA22-2011; 831 Avon Rd w Attachments.pdf

E-4. [22-1107](#)

ZBA22-2012; 521 South Fourth Avenue - Postponed
PUBLIC HEARING ONLY

F. UNFINISHED BUSINESS

F-1. [22-1103](#)

Review of Bylaws

Attachments: ZBA Rules -DRAFT 4-27-22.pdf

G. NEW BUSINESS

H. COMMUNICATIONS

H-1. [22-1102](#)

Various Communication to the ZBA

Attachments: Email from Charvat - Support of Rear Yard Sunroom.pdf, Email from Newland - Opposition to 1211 White St Balconies.pdf, Letter from Carman - Opposition to 3095 Cedarbrook Rd Sunroom.pdf, Neighbors in Support of 3095 Cedarbrook Rd Sunroom.pdf, Seetoo - Opposition to 3095 Cedarbrook Rd Sunroom.pdf

I. PUBLIC COMMENT (3 Minutes per Speaker)

J. ADJOURNMENT

Candice Briere, Chairperson

Jon Barrett, Zoning Coordinator

/mg,cm

eComments for the Board may be left via our Legistar calendar page (column to the very right)
<http://a2gov.legistar.com/Calendar.aspx>

Zoning Board of Appeals meetings are typically held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Persons requiring translation or sign language services or other accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org ; or by written request addressed and mailed 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>).

Zoning Board of Appeals meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.