



# 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, August 22, 2012

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**

D-1     [12-1052](#)     July 25, 2012 Draft ZBA Meeting Minutes

**Attachments:**     7-25-2012 Draft ZBA Meeting Minutes.pdf

**E**     **APPEALS AND ACTIONS**

E-1     [12-1054](#)     ZBA12-015; 922-926 Catherine Street

Huron Development LLC, is requesting a variance from Chapter 62 (Landscape and Screening) Section 5:603: A variance of 11 feet from the required 15 foot wide conflicting land use buffer, in order to provide a 4 foot wide buffer with hedge row and no trees.

**Attachments:**     ZBA12-015 ZBA Staff Report with Attachments.pdf, 922-926 Catherine St Planning Commission Staff Report with Attachments.pdf

E-2     [12-1055](#)     ZBA12-016; 1231 Creal Crescent

Charles Bultman has filed an Administrative Appeal of the Planning Staff interpretation of the definition of a Rooming Unit. Petitioner is proposing to add a rooming unit above a detached garage on a parcel zoned R1C (single-family), Chapter 55 (Zoning) prohibits rooming units in single-family zoned districts.

**Attachments:**     ZBA12-016 Staff Report with Attachments.pdf, Letter from Tramontin-1225 Creal Cr.pdf, Email from Szczepanskis-1916 Miller.pdf, Letter from Nykiel-1251 Creal Cs.pdf

E-3     [12-1053](#)     ZBA12-014; 1912 Geddes Avenue - Item Withdrawn

Annged House Corporation is requesting one variance from Chapter 55 (Zoning), Section 5:86 (Use Nonconformance), a variance to expand the existing non-conforming use by adding bedrooms to the existing structure. The number of occupants will not be increased.

F     OLD BUSINESS

G     NEW BUSINESS

H     REPORTS AND COMMUNICATIONS

I     PUBLIC COMMENTARY - (Items not on the Agenda - 3 Minutes per Speaker)

J     ADJOURNMENT