



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, March 22, 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 [17-0407](#) February 22, 2017 ZBA Minutes with Live Links

E **APPEALS AND HEARINGS**

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 [17-0408](#) ZBA17-003; 716 Packard Street
David Cesarini, property owner, is requesting a variance from Chapter 47, Section 4:20(4) (c) Curb cuts and driveway approaches. The applicant is seeking a one (1) foot three (3) inch variance to allow an existing curb cut to remain as constructed. The minimum width of a driveway at the public right of way is twenty-four (24) feet; the existing curb cut is twenty-two (22) feet nine (9) inches.

Attachments: ZBA17-003 Staff Report With Attachments.pdf

E-2 [17-0409](#) ZBA17-004; 408 Wilder Place
Lindsay and Charles Christmas, property owners, are requesting the following: a one (1) foot variance from the five (5) foot side setback required by Chapter 55 Section 5:28; a one (1) foot variance from Chapter 55 Section 5:59 (c) for the construction of a carport within the side setback; and a three (3) foot four (4) inch variance from Chapter 55 Section 5:57 to allow a new front porch to encroach into the twenty-three (23) foot three (3) inch average front setback.

Attachments: ZBA17-004 Staff Report with Attachments.pdf, Email from Zainea - Support.pdf

- E-3 [17-0410](#) ZBA17-005; 333 East Jefferson Street
J. Bradley Moore & Associates, representing 333 E. Jefferson LLC, request an alteration to a non-conforming structure to finish attic space in an existing duplex. Currently, the duplex has seven (7) bedrooms; if approved the duplex will have twelve (12) bedrooms. The alteration will result in an additional nine hundred and thirty-five (935) square feet of living space, the footprint remains unchanged.

Attachments: ZBA17-005 Staff Report with Attachments.pdf, 331-333 Jefferson- Letter of Support.pdf, 331-333 ZBA letter of support.pdf

- E-4 [17-0411](#) ZBA17-006; 2999 Nixon Road
Toll MI VI Limited Partnership, property owners, seek relief from Chapter 104, Section 8:434 (1)(a) and (1)(b) to allow an eight (8) foot tall, one hundred (100) percent opaque wooden fence at the North Oaks property line along the M-14 road frontage.

Attachments: ZBA17-006 Staff Report with Attachments.pdf

- E-5 [17-0412](#) ZBA17-007; 601 East Hoover Avenue
Donna K. Tope, property owner, requests a variance from Chapter 55, Section 5:24. A variance request of nineteen (19) feet eleven (11) inches to allow for an addition to an existing non-conforming residence. The property owner is proposing to remove the unenclosed covered rear porch and replace it with an enclosed addition in the same footprint. The existing rear yard setback of ten (10) feet one (1) inch will remain unchanged.

Attachments: ZBA 17-007 Staff Report with Attachments-601 E Hoover.pdf, Submittal Letter from Tope.pdf

- E-6 [17-0413](#) ZBA17-008; 400 East Stadium Boulevard
Ann Arbor Golf & Outing Club is requesting a twenty-eight (28) foot variance from Chapter 104 Section 8.434 (2) Fences, to allow a forty (40) foot tall netting-style fence along the north property line, fronting Stadium Boulevard.

Attachments: ZBA17-008 Staff Report with Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

[17-0414](#) Various Correspondences to the ZBA

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

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.

Candice Briere
Chairperson of the Zoning Board of Appeals