



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Agenda Zoning Board of Appeals

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Wednesday, February 28, 2018

6:00 PM

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

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**A**     **CALL TO ORDER**

**=B**     **ROLL CALL**

**C**     **APPROVAL OF AGENDA**

**D**     **APPROVAL OF MINUTES**

D-1     [18-0253](#)     Minutes of the January 24, 2018 ZBA Meeting  
**Attachments:**     1-24-2018 ZBA Minutes .pdf

**E**     **HEARINGS AND APPEALS**

E-1     [18-0247](#)     ZBA18-001; 2398 East Stadium Boulevard  
Trader Joe's, representing Lamp Post Limited, is seeking a sixteen foot nine (9) inch variance from the thirty foot rear yard setback and a nine (9) foot variance from the side setback. Chapter 55 Zoning Section 5:43 Area, Height and Placement regulations require a minimum of thirty feet for structures in the C-1, Local Business district when abutting residentially zoned land. The variance will allow the installation of a ninety-eight square foot cooler at the rear of the property.  
**Attachments:**     Staff Report for ZBA18-001 2398 E Stadium Blvd with Attachments .pdf

E-2     [18-0248](#)     ZBA18-002; 216 Bucholz Court  
Mitch Gasche, representing property owner David Greiner, is requesting permission to alter a non-conforming structure. The applicant is seeking to widen the existing dormer at the front of the residence from the current dimension of thirteen feet in width to twenty-six feet eight (8) inches. The new construction will not encroach further into the existing front setback of six (6) feet four (4) inches.  
**Attachments:**     Staff Report for ZBA18-002 216 Bucholz Ct with Attachments .pdf

E-3     [18-0249](#)     ZBA18-003; 2502 Packard Street  
McKinley Incorporated, representing Packard Square LLC, is seeking a variance of fourteen feet from the front setback and a seven (7) foot height variance to allow installation of a freestanding identification sign. Chapter

61 Signs Section 5:502 Exterior Business Signs requires signs to be located a minimum of two feet behind the property line for every one (1) foot in height. The variance will allow the sign to be located twenty feet behind the property line and seventeen feet in overall height.

Attachments: Staff Report ZBA18-003 2502 Packard St with Attachments .pdf

E-4 [18-0250](#)

ZBA18-004; 440 Highland Road

Rochman Design Build, representing property owners, is requesting a twenty-five foot variance from Chapter 55 Zoning Section 5:27 Area, Height and Placement Regulations, in order to construct a detached carport in the required front setback. The ordinance requires a thirty foot setback for structures in the R1B residential district.

Attachments: Staff Report for ZBA18-004 440 Highland Rd with Attachments .pdf

E-5 [18-0251](#)

ZBA18-005; 615 East Huron Street

Steve Dykstra Hobbs & Black Architects, representing property owners A.J. Capital Partners, is seeking a twenty-two foot ten (10) inch variance from the required one hundred thirty foot maximum tower diagonal. The variance will allow the construction of a new elevator shaft which will increase the building diagonal to one hundred fifty-two feet ten (10) inches. The owners are also seeking permission to alter a non-conforming structure to construct a new rooftop restaurant and lounge. The current building height is one hundred forty-seven feet seven (7) inches and the maximum allowable height is one hundred twenty feet. The overall building height will not increase, but the alteration will allow for expansion of the existing rooftop conditions.

Attachments: Staff Report for ZBA18-005 615 E Huron St with Attachments .pdf

E-6 [18-0252](#)

ZBA18-006; 2964 Hickory Lane

Charles Braham, representing property owners, is seeking a variance from Chapter 47 Streets, Section 4:20 (3) (e) Curb cuts and driveway approaches. The variance will allow the newly constructed driveway to remain in its current location.

Attachments: Staff Report for ZBA18-006 2964 Hickory Ln with Attachments .pdf

**F PUBLIC HEARINGS**

**G NEW BUSINESS**

**H UNFINISHED BUSINESS**

**I REPORTS AND COMMUNICATIONS**

I-1 [18-0254](#)

Various Communication to the ZBA

**Attachments:** Rendering from Petitioner of ZBA18-005.pdf, Email from Detter .pdf, Email from Dunlap .pdf, Email from Duquette .pdf, Email from Eckstein .pdf, Email from Mancherian.pdf, Email from Rehberger .pdf, Email from Romano .pdf, Email from Schweitzer .pdf

**J**     **PUBLIC COMMENTARY - (3 Minutes Per Speaker)**

(Please state your name and address for the record and sign in)

**K**     **ADJOURNMENT**

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, [www.a2gov.org/ctn](http://www.a2gov.org/ctn), on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.

Video on Demand: Replay public meetings at your convenience online at [www.a2gov.org/government/city\\_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx)  
Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://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  
kvl/