



# City of Ann Arbor

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

## Meeting Agenda - Final Zoning Board of Appeals

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Wednesday, April 27, 2022

6:00 PM

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

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

Public commentary 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=Tm1abDFtRnJ3SXZ0L2FvMWNBMlh6dz09> Passcode: 070269

**A CALL TO ORDER**

**B ROLL CALL**

**C APPROVAL OF AGENDA**

**D APPROVAL OF MINUTES**

D-1 [22-0763](#) Minutes of the March 23, 2022 ZBA Meeting

Attachments: 3-23-2022 ZBA Minutes.pdf

**E PUBLIC HEARINGS**

E-1 [22-0764](#) **ZBA22-2005; 2280 Chaucer Court**

Frank and Sarah Rampton, property owners, are seeking a variance from Table 5.17-1 Single Family District Dimensions to complete construction on a screened porch at the rear of the existing home. The rear yard setback requirement is 30 feet and the owners are proposing the screened porch to be 26 feet six inches from the rear lot line. The property is zoned R1C, Single-Family Residential District.

Attachments: ZBA22-2005; 2280 Chaucer Court Staff Report with Attachments.pdf

- E-2     [22-0765](#)     **ZBA22-2003; 3805 Waldenwood Drive**  
Khaled and Naznin Mahmood, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a sunroom addition to the rear of the existing nonconforming home. The new sunroom is approximately 355 square feet in area and will not encroach further into the rear setback. The property is zoned R1B, Single-Family Residential District.  
***Attachments:***    ZBA22-2003; 3805 Waldenwood Drive Staff Report with Attachments.pdf
- E-3     [22-0766](#)     **ZBA22-2000; 1207 Gardner Avenue**  
Dawn Zuber architect, representing property owners, are seeking a variance from Section 5.16.6 A (2) C Accessory Uses and Structures to construct a new detached garage one foot from the rear lot line. The owners plan on demolishing the existing garage and building a 13 foot four inch by 20 foot garage that will be 266 square feet in area. The planned garage will meet the side yard setback requirement of three feet. The property is zoned R1D, Single-Family Residential District.  
***Attachments:***    ZBA22-2000; 1207 Gardner Staff Report with Attachments.pdf
- E-4     [22-0768](#)     **ZBA22-2004; 309 East Madison Street**  
Robb Burroughs O/X Studios representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a two-story addition to the rear of the existing residence. The home is nonconforming for lot area, lot width and required side setbacks. The existing residence is a duplex with two bedrooms in each unit. The addition will increase the bedroom count to six bedrooms in each unit. The proposed addition will be offset four inches on each side and will not encroach further into the side setbacks. The property is zoned R4C, Multiple-Family Dwelling District.  
***Attachments:***    ZBA22-2004; 309 E Madison St Staff Report with Attachments.pdf
- E-5     [22-0769](#)     **ZBA22-2002; 1211 White Street**  
Robb Burroughs O/X Studios representing the property owner, is seeking variances from Section 5.20.4 (B) Conflicting Land Use Buffer to allow an existing residence to encroach 6 feet four inches into the buffer. A variance of five feet from Section 5.18.5 Averaging an Established Front Building Line is also being requested to allow second story balconies to encroach into the average front setback. A third variance from Table 5.17-3 Multiple-Family Residential Zoning District Dimensions to allow the nonconforming single-family structure to encroach 21 feet into the 30 foot rear yard setback. The property is zoned R4C, Multiple-Family Dwelling District.

**F           UNFINISHED BUSINESS**

**G NEW BUSINESS**

G-1 [22-0771](#) Election of Officers

G-2 [22-0772](#) Review of Bylaws

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

**H COMMUNICATIONS**

H-1 [22-0773](#) Various Communication to the ZBA

**Attachments:** Email From Jordan - 2280 Chaucer.pdf, Email from Koçer-Poyraz - 3805 Waldenwood.pdf, Email from Hamilton - 3805 Waldenwood.pdf, Email from Huntley - Gardner.pdf, Rampton ZBA Variance Request Support ZBA22-2205.pdf, Email from Hamilton - 3805 Waldenwood Dr.pdf

**I PUBLIC COMMENT - (3 Minutes per Speaker)****J ADJOURNMENT**

Candice Briere, Chairperson

/kvl

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](mailto: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 NLegislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>).