



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 27, 2013

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**

[13-0331](#) January 23, 2013 ZBA Meeting Minutes

Attachments: 1-23-2013 ZBA Draft Minutes with Live Links.pdf

E **APPEALS AND HEARINGS**

E-1 [13-0332](#) ZBA13-004: 1653 Fulmer Street

Robert McCowan is requesting one variance from Chapter 55(Zoning) Section 5:77 (Lot Accessibility), of 1 foot from the required 30 feet for an access and utility easement to serve one single-family home; 30 feet is required.

Attachments: ZBA13-004 Staff Report with Attachments.pdf, Fulmer petition.pdf

E-2 [13-0333](#) ZBA13-005: 700 South State Street

Theta Delta Chi Fraternity is requesting permission to alter a non-conforming structure and three variances:

1. A variance from Chapter 59 (Off-Street Parking) Section 5:167 (Required Parking) of 2 parking spaces in order to provide 5 parking spaces for the fraternity use. A total of 7 parking spaces are required.
2. A variance from Chapter 59 (Off-Street Parking) Section 5:168 (Design of Off-Street Motor Vehicle Parking Facilities) of 2 feet 4 inches in order to provide a drive 15 feet 8 inches wide. A minimum width of 18 feet is required.
3. A variance from Chapter 62 (Landscape and Screening) Section 5:603 (c): A proposal to reduce the required 15 foot wide conflicting land use buffer in order to provide a 2 foot wide buffer with fence screen.

Attachments: ZBA13-005 Staff Report with Attachments.pdf

- E-3 [13-0334](#) ZBA13-006: 521 Potter Avenue
Phillip Sanborn is requesting one variance from Chapter 55(Zoning) Section 5:29 (R1D, Single-Family), of 6 feet 8 inches to enclose an existing covered porch in the front setback; 25 feet is required.
Attachments: ZBA13-006 Staff Report with Attachments.pdf, Email from Crawley, Burhenn-Berry ltr.ZBA 13-006
- E-4 [13-0335](#) ZBA13-007: 1107 South State Street
Carl O. Hueter is requesting permission to alter a non-conforming structure to expand the non-conforming structure by modifying the roof in order to add one bedroom to the existing third floor.
Attachments: ZBA13-007 Staff Report with Attachments.pdf
- E-5 [13-0336](#) ZBA13-008: 1200 Wright Street
Randall Velikan is requesting permission to alter a non-conforming structure in order to expand the non-conforming structure by constructing a building addition 19 feet 2 inches from the front property line; existing structure is 11 feet 2 inches from front property line; required setback is 31 feet 8 inches.
Attachments: ZBA13-008 Staff Report with Attachments, Email from Fraleigh

F OLD BUSINESS

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

J ADJOURNMENT