



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, May 27, 2015

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**

[15-0670](#) April 22, 2015 ZBA Meeting Minutes with Live Links

Attachments: 4-22-2015 ZBA Minutes with Live Links.pdf

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 [15-0671](#) ZBA15-012; 2151 Stadium Blvd.
Expedite The Diehl Signs is requesting a variance from Chapter 61(Signs & Outdoor Advertising) Section 5:502 (2) (b), of 31 feet from the front setback and 15.5 feet from the allowable height to allow an existing 2-faced pole sign to be re-faced. The maximum amount of signage allowed for this site is 128 square feet and the total proposed for the pole sign is 52.5 square feet.

Attachments: ZBA15-012-2151 W Stadium- Staff Report with Attachments.pdf

E-2 [15-0672](#) ZBA15-009; 3945 South State Street
Brownie Signs is requesting a variance from Chapter 61(Signs & Outdoor Advertising) Section 5:502 (1), of 61 square feet from the maximum amount of signage allowed for this site which is 48.6 square feet, for a proposed total of 110 square feet.

Attachments: Jimmy Johns Sign Variance Staff Report.pdf, ZBA15-009 application.pdf, 3945 S State St Zoning Map.pdf, 3945 S State St Aerial Map.pdf, 3945 S State St Aerial Map Zoom.pdf, ZBA15-009 plans 1.pdf, ZBA15-009 plans 2.pdf, ZBA15-009 plans 3.pdf, ZBA15-009 plans 4.pdf

- E-3 [15-0673](#) ZBA15-008; 705 Indianola Drive
Marianne Rzepka is requesting one front yard setback variance (Section 5:57) of 1 foot 1 inch to allow a 21 foot 7 inch front setback; 22 feet 8 inches is required (Averaged Front Setback).
Attachments: ZBA15-008-705 Indianola Drive Staff Report with Attachments.pdf
- E-4 [15-0674](#) ZBA15-010; 723 McKinley Avenue
Michael T. Van Goor is requesting Permission to Alter a Non-Conforming structure in order to construct an addition over an existing non-conforming structure.
Attachments: ZBA15-010-723 McKinley Ave Staff Report with Attachments.pdf
- E-5 [15-0675](#) ZBA15-011; 1404 Lutz Avenue
Tom Bartlett is requesting one front yard setback variance (Section 5:57) of 9 feet to allow a 25 foot front setback; 34 feet is required (Averaged Front Setback).
Attachments: ZBA15-011-1404 Lutz Ave Staff Report with Attachments.pdf

F UNFINISHED BUSINESS

- F-1 [15-0676](#) Review of ZBA Rules and Procedures
Attachments: ZBA Rules -Approved 4-23-2014.pdf

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

- [15-0677](#) Various Correspondences to the ZBA

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

(Please state your name and address for the record.)

J ADJOURNMENT