



# 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, September 28, 2016

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**     **SPECIAL PRESENTATIONS**

**E**     **APPROVAL OF MINUTES**

E-1     [16-1393](#)     August 24, 2016 ZBA Minutes with Live Links

**F**     **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.

F-1     [16-1390](#)     **ZBA16-21; 2003 Penncraft Court**

Tim Rayburn, on behalf of property owner Matthew Steward are proposing an addition to connect the existing home to the detached garage. The project will require the following variances:

1) Chapter 55, Section 5:28, requires a 5-foot side setback for structures in the R1C zoning district. Applicant seeks a 1 foot 4-inch variance for a setback of 3 feet 8 inches.

2) Chapter 55, Section 28, requires a 25-foot front setback for structures in the R1C zoning district. Applicant seeks a 1foot 7-inch variance for a setback of 23 feet 5 inches.

**Attachments:**     ZBA16-021 Staff Report with Attachments.pdf

F-2     [16-1391](#)     **ZBA 16-022; 19 Ridgeway Street**

Warren Samberg, property owner requests a variance from Chapter 55,

Section 5:57 *Averaging an existing front setback line*. The west side of the property requires a 40-foot front setback. Applicant seeks a 17 foot 11-inch variance for a front setback of 22 feet 1 inch.

**Attachments:** ZBA16-022 Staff Report with Attachments.pdf, Email from Feeley-Harnik & Harnik in Opposition to 19 Ridgeway Application-.pdf, Email from McKinley in Opposition to 19 Ridgeway Application.pdf, Email from Lepard in Opposition to 19 Ridgeway Application-2.pdf

F-3 [16-1392](#)

**ZBA 16-023; 1315 North Main Street**

Michael Klement AIA, on behalf of property owners Gregory and Rachel Crouch, requests a variance from Chapter 55, Section 5:57 *Averaging an existing front setback line*. The average front setback has been established at 39 feet 10 inches. Applicant seeks a 4 foot 1-inch variance for a front setback of 35 feet 9 inches.

**Attachments:** ZBA16-023 Staff Report.pdf, 1315 N Main St Zoning Map.pdf, 1315 N Main St Aerial Map.pdf, 1315 N Main St Aerial Map Zoom.pdf, 1315 N Main St application only.pdf, 1315 N Main St Site Plan and Elevations.pdf, 1315 N Main St North Lot- Photo.pdf, 1315 N Main St South Lot- photo.pdf, 1315 N Main St-1319 N Main Lot Photo.pdf

**G UNFINISHED BUSINESS**

**H NEW BUSINESS**

**I REPORTS AND COMMUNICATIONS**

[16-1394](#) Various Correspondences to the ZBA

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

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

**K ADJOURNMENT**

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.