



# 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, December 5, 2018

6:00 PM

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

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### CALL TO ORDER

### ROLL CALL

### APPROVAL OF AGENDA

### APPROVAL OF MINUTES

[18-1982](#) Minutes of the October 24, 2018 ZBA Meeting

Attachments: 10-24-2018 ZBA Minutes .pdf

### PUBLIC HEARINGS

[18-1983](#)

#### **ZBA18-026; 11 Ridgeway Street**

Paul and Susan Bass, property owners, are seeking a variance from Chapter 55 Zoning Section 5.26 Fences in order to install an eight foot tall privacy fence in the side yard of their property. The fence will be 50 feet in length along the southern property line and will terminate 25 feet from the eastern and western property lines adjacent to Ridgeway Street.

Attachments: ZBA18-026; 11 Ridgeway St - Staff Report with Attachments .pdf

[18-1984](#)

#### **ZBA18-027; 1632 Kirtland Street**

Shepherd Whitcomb, property owner, is requesting a variance from Chapter 55 Zoning Section 5.18.5 Averaging an Established Front Building Line. The property is zoned R1C single-family residential. The owner is proposing to construct a new front porch (8' x 26'8"). The average front setback is 35 feet and the variance request of five feet eight inches will reduce the setback to 29 feet four inches.

Attachments: ZBA18-027; 1632 Kirtland Dr - Staff Report with Attachments .pdf

[18-1985](#)

#### **ZBA18-028; 2105 Wallingford Road**

Peter and Therese Sassalos, property owners, are requesting two variances from Chapter 55 Zoning Section 5.18.5 Averaging an Established Front Building Line and Table 5:17-1 Single Family

Residential Zoning District Dimensions. The property is zoned R1B Single Family residential and requires a 40 foot average front setback. The owners plan to construct a new covered front porch (4'8" x 10') over an existing concrete porch. The new porch will encroach three feet eight inches into the required setback. The second variance is to allow a carport extension (15'x 14') to encroach one foot nine inches into the five foot side yard setback.

**Attachments:** ZBA18-028; 2105 Wallingford Staff Report - 12-3-2018 .pdf

#### 18-1986

##### **ZBA18-029; 532 South Fifth Avenue**

Mark Schroeder, owner of Mahalo Properties, is requesting a variance from Chapter 55 Zoning Table 5:17-3 Multiple Family Residential Zoning District Dimensions. The property is zoned R4C Multiple Family Residential and has a required 12 foot side yard setback. The existing structure is seven feet four inches from the side property line. The owner proposes to construct an addition to the rear of the existing residence of 40 feet three inches. This additional building length increases the required side yard setback to 13 feet seven inches. The variance request of six feet three inches will allow for the addition to be constructed along the same plane as the existing wall.

**Attachments:** ZBA18-029; 532 South 5th Ave - Staff Report with Attachments .pdf

#### **UNFINISHED BUSINESS**

#### **NEW BUSINESS**

#### **APPROVAL OF 2019 CALENDAR YEAR ZBA MEETING SCHEDULE**

18-1987 2019 Calendar Year ZBA Schedule

**Attachments:** Proposed 2019 Calendar Year ZBA Schedule 2 .pdf

#### **REPORTS AND COMMUNICATIONS**

18-1988 Various Communication to the Zoning Board of Appeals

**Attachments:** 11 Ridgeway - Email From Markley .pdf, 2105 Wallingford - Letter from Ludy.pdf, 2105 Wallingford - Letter from Bernstein .pdf, 2105 Wallingford - Letter from Hearty .pdf, 1632 Kirtland - Letter from Devine and Huges .pdf, 1632 Kirtland - Email from Ready .pdf, 11 Ridgeway - Letter From Snyder .pdf, 11 Ridgeway - Email from Bass .pdf, 11 Ridgeway - Email from Lepard .pdf, 11 Ridgeway - Email from Pitt.pdf

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

#### **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*