



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, July 22, 2020

6:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call: 888 788 0099

Enter Meeting ID: 986 0801 3748

Zoning Board of Appeals meetings are public meetings are held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Individuals requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed or delivered 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 Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>)

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [20-1108](#) Minutes of the June 24, 2020 Zoning Board of Appeals Meeting

Attachments: 6-24-2020 ZBA Minutes .pdf

E PUBLIC HEARINGS

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 applicant's property and the extent to which a proposed project may positively or negatively affect the area.

E-1 [20-1046](#) ZBA20-016; 116 Longman Lane

Elizabeth Weber, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R1C, Single-Family residential and is a nonconforming residence that does not meet the required rear yard setback requirement of 30 feet. The home is currently 26 feet 8 inches from the rear property line. The owner is

seeking to construct a 7'x22'8" master bedroom addition to the north side of the home and a 4'6"x12' mudroom to the south side of the home. The proposed additions will not encroach further into the rear setback than the existing rear façade.

Attachments: ZBA20-016;116 Longman Lane Staff Report with Attachements.pdf

E-2 [20-1047](#)

ZBA20-017; 532 South Fifth Avenue WITHDRAWN

Mark Schroeder, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C, Multiple-Family residential and is nonconforming as the lot area and lot width do not meet the R4C requirements. The owner is seeking to convert the non-habitable basement into two new bedrooms and a bathroom in the second unit and the first unit remains a four bedroom rental.

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

H-1 [20-1107](#) Various Communication to the ZBA

Attachments: Email from Peterson.pdf

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

J ADJOURNMENT

Community Television Network televised public meetings are available to watch live online from CTN's website and also on demand at any time. Live Web Streaming: a2gov.org/watchctn Video on Demand: Replay public meetings at your convenience online: <https://a2ctn.viebit.com> Cable: Watch CTN public meeting programming via Comcast Channels 16 and AT&T U-Verse Chanel 99 The complete record of this meeting is available in video format at 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