



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, February 24, 2021

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 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 938 1648 1007

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [21-0367](#) Minutes of the January 27, 2021 ZBA Meeting

Attachments: 1-27-2021 ZBA Minutes.pdf

E PUBLIC HEARINGS

To speak during any of the Public Hearings please call +1 213 338 8477 or +1 206 337 9723 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free) and enter meeting ID 938 1648 1007

In order to be called on to speak, callers must press *9 to raise their hand. Callers will then be called upon by City staff one by one using the last 3 numbers of their phone number. 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 [21-0368](#) **ZBA21-001; 909 Duncan Street**

Matthew Robbins of Robbins Construction, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. A second story addition is being constructed that will add three bedrooms and a bathroom to the existing single-story residence. The home is nonconforming as it does not meet the required average front setback. The proposed construction will not encroach further into any of the required setbacks. The property is zoned R1D, Single-Family Residential.

Attachments: ZBA21-001; 909 Duncan Street Staff Report with Attachments .pdf

- E-2 [21-0370](#) **ZBA21-002; 801 Amherst Avenue**
R. Thomas Bray and Jeri Hollister, property owners, are seeking variances from Sections 5.19.10 (D) Driveways and Section 5.19.8 (A) Design of Vehicle Parking Facilities. The applicants are proposing a new curb cut and driveway along Amherst Avenue and are requesting to allow the existing curb-cut on Chandler Road to remain and not be closed. The property is zoned R1C, Single-Family Dwelling.
Attachments: ZBA21-002; 801 Amherst Ave Staff Report with Attachments.pdf
- E-3 [21-0371](#) **ZBA21-003; 1908 Scottwood Avenue**
Shannan Gibb-Randall of In-Site Design Studio, Inc. representing the property owners is seeking a variance from Section 5.26.2 Fences in order to construct stone pillars five feet eight inches in height and the wall at 100 percent opacity. The maximum height of fences in front yards is four feet tall and 50 percent opacity. The property is zoned R1A, Single-Family District.
Attachments: ZBA21-003; 1908 Scottwood Avenue Staff Report with Attachments.pdf
- E-4 [21-0372](#) **ZBA21-004; 1104 South Forest Avenue**
Scott Klaasen, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to modify a three-unit eight occupancy rental and convert the structure to a two-unit twelve occupancy residence. The proposed changes include two additions to the rear elevation in order to square off the footprint of the home. The applicant is proposing to add two bedrooms and two bathrooms to both the attic and the basement. The property is zoned R4C, Multiple-Family District.
Attachments: ZBA21-004; 1104 S Forest Staff Report with Attachments.pdf
- E-5 [21-0373](#) **ZBA21-005; 201 South First Avenue**
Amanda Caldwell of Ideal Due-Diligence, representing the property owners, is seeking a variance from Section 5.24.5 (B) Other Mixed-use and Nonresidential and Special Purpose Districts Area in order to install a 636 square foot wall sign on the east façade of the building. The maximum sign area allowed for this property is 200 square feet. The property is zoned PUD, Planned Unit Development District.
Attachments: ZBA21-005; 201 S First Ave Staff Report with Attachments.pdf
- E-6 [21-0374](#) **ZBA21-006; 1135 Birk Avenue**
Jeffrey Heinz Willard, property owner, is requesting a variance of 27.5 percent from Section 5.16.6 (A)(2D) in order to construct a 917 square foot two-story detached garage. The ordinance allows a maximum of 35% of the rear open space to be impervious, the owner is requesting to occupy 62.5 percent of the rear open space. The owner is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a second story to the existing residence and to expand the

existing front porch. The porch and second story will not encroach further into the required setbacks. The property is zoned R1D, Single-Family Dwelling.

Attachments: ZBA21-006; 1135 Birk Ave Staff Report with Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

H-1 [21-0375](#) Various Communication to the ZBA

Attachments: Communication Regarding 909 Duncan.pdf, Communication Regarding 1908 Scottwood.pdf, Communication Regarding 1104 S Forest.pdf, Communication Regarding 801 Amherst.pdf, Communication Regarding 1908 Scottwood 2.pdf

I PUBLIC COMMENT

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J ADJOURNMENT

Zoning Board of Appeals meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 6:00 p.m. on the fourth Wednesday of each month. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn> . The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

Candice Briere, Chairperson of the Zoning Board of Appeals
/kvl