



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda - Final Zoning Board of Appeals

Wednesday, December 1, 2021

6:00 PM

Electronic Meeting - Please click this URL to
join: [https://a2gov.zoom.us/j/93816481007?](https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09)
[pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09](https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09)
Passcode: 070269

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

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Enter Meeting ID: 938 1648 1007

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [21-2090](#) Minutes of the October 27, 2021 ZBA Meeting

Attachments: 10-27-2021 ZBA Minutes.pdf

E PUBLIC HEARINGS

E-1 [21-2091](#) **ZBA21-036; 1807 Pontiac Street**

Louisa Abbott, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to allow a second story addition to remain in the current configuration. The home is nonconforming as it does not meet the average front setback by approximately two feet. The second story addition is incomplete as construction of stairs, two bedrooms and a bathroom have not been completed. The property is zoned R1C, Single-Family Residential.

Attachments: ZBA21-036; 1807 Pontiac St Staff Report w Attachments.pdf, Survey 1807 Pontiac Trail A2.pdf

- E-2 [21-2092](#) **ZBA21-037; 1214 Washtenaw Court**
Satch Chada, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to reduce the four-unit rental to a three-unit rental with new habitable space in the basement. The structure currently contains a two-bedroom unit and three one-bedroom units. The owners seek to renovate the entire structure to accommodate three units all containing six bedrooms. The building footprint and setbacks will remain unchanged. The property is zoned R4C, Multiple-Family Residential.
Attachments: ZBA21-037; 1214 Washtenaw Ct Staff Report w Attachments.pdf
- E-3 [21-2093](#) **ZBA21-038; 430 South Fourth Avenue**
Mustafa Ali, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to allow for new habitable space in the basement of an existing duplex rental home. The home has a five-bedroom two-bath unit and a six-bedroom two-bath unit. The applicant is seeking to add a sixth bedroom in the basement. The property is zoned R4C, Multiple-Family Residential.
Attachments: ZBA21-038; 430 S Fourth Ave Staff Report w Attachments.pdf
- E-4 [21-2094](#) **ZBA21-039; 121 Longman Lane**
Eren Hursit, property owner, is seeking a variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions in order to construct a two-car tandem garage. The new garage is proposed to be 14 feet from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a minimum 30-foot rear setback. The new garage will meet the required five-foot side yard setback.
Attachments: ZBA21-039; 121 Longman Ln Staff Report w Attachments.pdf
- E-5 [21-2095](#) **ZBA21-040; 1301 Arborview Boulevard**
Rochman Design-Build, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to construct a two-story addition to the south side of the home. The existing residence is nonconforming as it does not meet the average front setback on the eastern side of the property. The proposed addition will not encroach further into the average front setback. The property is zoned R1D, Single-Family Residential.
Attachments: ZBA21-040; 1301 Arborview Blvd Staff Report w Attachments.pdf
- E-6 [21-2096](#) **ZBA21-041; 506 Miller Avenue**
David Stanton, property owner, is seeking a variance from Table 5.17-1 Single-Family Residential District Dimensions in order to construct a new attached one-car garage to the rear of the existing residence. The new 315

square foot garage is proposed to be 12 feet 10 inches from the rear lot line. The property is zoned R2A, Two-Family Residential and requires a minimum 20-foot rear yard setback for nonconforming lots.

Attachments: ZBA21-041; 506 Miller Ave Staff Report w Attachments.pdf

E-7 21-2097 **ZBA21-042; 1455 Kelly Green Drive**

Chima Ozor, property owner, is seeking a variance from Table 5.17-1 Single-Family Residential District Dimensions in order to construct a one-story addition to the rear of the existing home. The new 290 square foot addition containing a bedroom and bathroom and is proposed to be five and a half feet from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a 30-foot rear yard setback. The home is currently 20 feet from the rear lot line.

Attachments: ZBA21-042; 1455 Kelly Green Drive Staff Report w Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

G-1 21-2098 2022 Zoning Board of Appeals Calendar for Approval

Attachments: 2022 ZBA Meeting Calendars for Discussion and Approval.pdf

H COMMUNICATIONS

H-1 21-2099 Various Communication to the ZBA

Attachments: Email from Stoval - 1807 Pontiac docx.pdf, Letter from Kozma -1301 Arborview .pdf, Letter Koepele -1301 Arborview .pdf, Email from Foster - 1455 Kelly Green.pdf, Email from Harden - 1455 Kelly Green.pdf, Email from Hubbard- 1455 Kelly Green.pdf, Email from Corson and Greenley - 1455 Kelley Green Dr.pdf, Email from Sauter- 1455 Kelly Green.pdf, Email from Watkins 1455 Kelly Green.pdf, Email from Rotberg 1455 Kelly Green.pdf

I PUBLIC COMMENT

J ADJOURNMENT

Candice Briere, Chairperson
/kvl

eComments for the Board may be left via our Legistar calendar page (column to the very right) <http://a2gov.legistar.com/Calendar.aspx> Zoning Board of Appeals meetings are typically held the fourth Wednesday of each month.

All persons are encouraged to participate in public meetings. Persons requiring translation or sign language services or other 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 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
NLegislative Information Center on the City Clerk's page of the City's website
(<http://a2gov.legistar.com/Calendar.aspx>).*