



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, January 23, 2019

6:00 PM

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

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [19-0108](#)

Minutes of the December 5, 2018 Zoning Board of Appeals Meeting

Attachments: 12-5-2018 ZBA DRAFT Minutes .pdf

E PUBLIC HEARINGS

E-1 [19-0109](#)

ZBA18-030; 532 South Fifth Avenue

Mark Schroeder, property owner, is requesting an alteration to a nonconforming structure in order to construct an addition to an existing duplex. The existing addition will be demolished and the new two story addition will total 1,734 square feet. The addition will meet the R4C district setbacks, but an alteration is required as the property does not meet the lot size and lot width requirements.

Attachments: ZBA18-030; 532 S Fifth Ave Staff Report w Attachments .pdf, 5th Ave. Duplex Rendering .jpg

E-2 [19-0110](#)

ZBA18-031; 3100 Washtenaw Avenue

WPG Management Associates, Inc. represented by Ryan Vande Bosche, are requesting a six foot variance from Chapter 55 Zoning Section 5.24.4 (1) for the Arbor Hills shopping center. The variance will allow for wall signs to project up to 10 feet from the building wall. The code requires a maximum of four feet of projection from building walls.

Attachments: ZBA18-031; 3100 Washtenaw Ave Staff Report w Attachments .pdf

E-3 [19-0111](#)

ZBA18-032; 800 Princeton Street

Megan and Steven Christ, represented by Dawn Zuber Architect, are seeking a seven foot two inch variance from Chapter 55 Zoning Table 5:17-1 to allow for the construction of an attached garage into the rear yard

setback. The property is zoned, R2A Two-Family, however, the R1D Single Family district setbacks apply as the proposed use of the property is single-family. The R1D district requires a 20 foot rear yard setback.

Attachments: ZBA18-032 800 Princeton St Staff Report w Attachments .pdf

E-4 [19-0112](#) ZBA18-033; 3309 Edgewood Drive

Allison and Benjamin Tatum, property owners, are requesting a 10 foot one inch variance from Chapter 55 Zoning Table 5:17-1 to allow for the construction of an attached garage into the required front yard setback. The property is zoned R1C Single-Family and has an average front setback of 40 feet.

Attachments: ZBA18-033; 3309 Edgewood Drive Staff Report w Attachments .pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

H-1 [19-0113](#) Various Communication to the ZBA

Attachments: Email from Carpenter .pdf, Email from Lewinski.pdf, Email from Rudelich .pdf, Letter from Miller Building LLC.pdf, Email from Vincenz .pdf, Letter from Hammar.pdf, Letter from Holtman.pdf, Email from Strassmann .pdf, Email from Peterson .pdf, Email from Strassmann to planning email .pdf, Letter from Langenburg.pdf, Letter from Jacobson.pdf, Email from Langenburg .pdf, Email From Servais.pdf, Email from Easthaven Animal Hospital .pdf

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

J 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, 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
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, 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