

**City of Ann Arbor**  
**Projects by Type, Status and Date**  
**For the Period 7/1/2010 thru 6/30/2011**

**PLANNER NAME: Kowalski Matthew**

Project Number	Project Type Owner Name Site Address	Project Name	Date Applied Date Expired	Status of Project Date Approved Date Closed
ZBA10-005	ZONING BOARD OF APPE L NISSON, LLC 1020 WESTAIRE WAY	Permission to Alter a Non-Conforming	7/6/2010	APPROVED 7/28/2010
<b>Comments:</b> Larry Nisson is requesting Permission to Alter a Non-Conforming Structure and one variance from Chapter 55(Zoning) Section 5:29: a variance of 2 feet 6 inches for expansion of an existing residential structure into the front setback; 25 feet is required.				
ZBA10-006	ZONING BOARD OF APPE 509 N ASHLEY ST	Side Setback Variance	7/13/2010	DENIED 7/28/2010
<b>Comments:</b> Resubmitted from March 2010.  David C. Crouse is requesting one variance from Chapter 55 Section 5:28 (R1C Single-Family) of 2 feet 6 inches from the side setback of 5 feet to permit construction of a carport addition 2 feet 6 inches from the side property line.				
ZBA10-007	ZONING BOARD OF APPE VAN DER VOO SERGE & ELLING KIR 502 SOULE BLV	Front Setback Variance	8/3/2010	APPROVED 8/25/2010
<b>Comments:</b> Serge Van der Voo and Kirsten Elling are requesting one variance from Chapter 55 (Zoning) Section 5:29 (R1D, Single-Family), of 2 feet for expansion of an existing residential structure into the front setback, (Averaged Front Setback) (28 feet is required by Code).				
ZBA10-008	ZONING BOARD OF APPE HORVATH PAUL 913 WOODLAWN AV	Permission to Alter a Non-Conforming	8/5/2010	APPROVED 8/25/2010
<b>Comments:</b> Paul Horvath is requesting permission to alter a non-conforming structure in order to permit the expansion of an existing single-family home.				
ZBA10-009	ZONING BOARD OF APPE FRENETTE PENELOPE 1109 PAUL ST	Permission to Alter a Non-Conforming	8/5/2010	APPROVED 8/25/2010
<b>Comments:</b>				
ZBA10-010	ZONING BOARD OF APPE 913 HURON, LLC 913 E HURON ST	Permission to Alter a Non-Conforming	8/5/2010	APPROVED 8/25/2010
<b>Comments:</b> Faramarz Farahanchi is requesting one Variance from Chapter 59 (Off-Street Parking), Section 5:167 (Required Parking), of 2 parking spaces and Permission to Alter a Non-conforming Structure in order to permit the conversion of the existing single-family residential structure into a duplex.				
ZBA10-011	ZONING BOARD OF APPE OLSON DAVID P & MICHAEL ALICE 201 S REVENA BLV	Permission to Alter Non-Conforming	10/14/2010	APPROVED 10/27/2010
<b>Comments:</b> Alice Michael is requesting Permission to Alter a Non-Conforming Structure and one variance from Chapter 55 (Zoning) Section 5:29(R1D, Single Family): a reduction of 8 feet 4 inches for expansion of an existing residential structure into the front setback; 16 feet 2 inches is the front setback required (Chapter 55, Section 5:58 allows minimum 25 feet for building width on corner lots).				

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ZBA10-012	ZONING BOARD OF APPE MURRAY MARTIN & PITCHER M ANNE 1511 WELLS ST	Permission to Alter Non-Conforming 11/17/2010	APPROVED 12/15/2010
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**Comments:** Brian Howard is requesting permission to alter a non-conforming structure as described in Chapter 55, Zoning, Section 5:87, Structure Nonconformance.

ZBA10-013	ZONING BOARD OF APPE UNIVERSITY TOWERS L.L.C. 536 S FOREST AV	Permission to Alter a Non-Conforming 11/17/2010	APPROVED 12/15/2010
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**Comments:** Richard Henes is requesting Permission to Alter a Non-conforming Structure in order to permit the addition of 12 residential dwelling units within an existing non-conforming multiple-family structure.

ZBA10-014	ZONING BOARD OF APPE HARRIGAN MICHAEL SR & MARY 2428 PLACID WAY	Rear Setback Variance 11/17/2010	APPROVED 12/15/2010
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**Comments:** Michael J. Harrigan is requesting one variance from Chapter 55 Section 5:27 (R1B, Single-Family) of 13 feet 6 inches from the rear setback of 40 feet to permit construction of an addition 26 feet 4 inches from the rear property line.

ZBA11-001	ZONING BOARD OF APPE GREENE STEPHEN & SARA 2907 LAKEVIEW DR	Front Setback Variance 2/9/2011	APPROVED 2/23/2011
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**Comments:** Bonnie Greenspoon is requesting Permission to Alter a Non-Conforming Structure and one variance from Chapter 55(Zoning) Section 5:57(Averaging an Existing Front Setback Line): a reduction of 13 feet 6 inches for expansion of an existing residential structure into the front setback; 25 feet is the front setback required for R1C (Averaged front setback is 32 feet 6 inches).

ZBA11-002	ZONING BOARD OF APPE MEMORIAL CHRISTIAN CHURCH 730 TAPPAN ST	Permission to Alter a Non-conforming 2/9/2011	APPROVED 2/23/2011
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**Comments:** Jonathan Kucera is requesting Permission to Alter a Non-conforming Structure in order to permit the conversion of a non-conforming structure to residential use (fraternity house) with a maximum of 44 beds.

ZBA11-003	ZONING BOARD OF APPE HARBOR GEORGETOWN, L.L.C. 2502 PACKARD ST	Curb Cut Variances 3/4/2011	APPROVED 3/23/2011
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**Comments:** Packard Square LLC is requesting six variances from Chapter 47 (Streets), Section 4:20:

1. A variance in order to permit three street openings; 2 street openings are the maximum allowed.
2. A variance of 10 feet in order to permit 3 driveway turning radii of 25 feet; 15 feet is required.
3. A variance of 15 feet in order to permit a driveway turning radius of 30 feet; 15 feet is required.
4. A variance of 28 feet in order to permit a curb cut width of 88 feet; 60 feet is required.
5. A variance of 17 feet in order to permit a curb cut width of 77 feet; 60 feet is required.
6. A variance of 2 feet in order to permit a driveway width of 32 feet; 30 feet is required.

ZBA11-004	ZONING BOARD OF APPE HASHIMOTO KEN & HASHIMOTO NORI 745 PACKARD ST	4/27/2011	WITHDRAWN 5/9/2011
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**Comments:** Add 2 bedrooms, 1 bath

ZBA11-005	ZONING BOARD OF APPE KARIM SAMAHAR 514 E ANN ST	Permission to Alter Non-Conforming 4/27/2011	TABLED 5/25/2011
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**Comments:** Zaki Alawi is requesting Permission to Alter a Non-Conforming Structure and one variance from Chapter 55 (Zoning) Section 5:30(R2A, Single Family): a variance of 1 foot 8 inches\* for expansion of an existing residential structure into the side setback; 5 feet is the side setback required (subject property is zoned R4C, however per Chapter 55, Section 5:10.8(2)(c), R2A standards are used because structure will be a two-family after modifications).

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ZBA11-006	ZONING BOARD OF APPE KARIM SAMAHAR 506 PACKARD ST	Permission to Alter a Non-conforming 4/27/2011	DENIED 5/25/2011
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**Comments:** Add 2 bedrooms

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ZBA11-007	ZONING BOARD OF APPE ALAWI ZAKI 1117 PROSPECT ST	4/27/2011	DENIED 5/25/2011
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**Comments:** Change 3 unit bldg to 2 six bedroom units

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ZBA11-008	ZONING BOARD OF APPE ALAWI ZAKI 1103 WHITE ST	4/27/2011	WITHDRAWN 5/19/2011
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**Comments:** Change 4 bedroom single fam to 6 bedroom, 3 bath

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ZBA11-009	ZONING BOARD OF APPE RASCHKE MICHAEL & COOPERSTOCK 2860 EMBER WAY	Fence Variance 6/3/2011	DENIED 6/22/2011
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**Comments:**

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ZBA11-010	ZONING BOARD OF APPE BERNSTEIN MARK J & BENDIT RACH 2002 SCOTTWOOD AV	Variance 6/6/2011	WITHDRAWN 6/24/2011
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**Comments:**

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ZBA11-011	ZONING BOARD OF APPE STEINKE JANICE & MARK 109 E SUMMIT ST	Variance 6/6/2011	TABLED 6/22/2011
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**Comments:**

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ZBA11-012	ZONING BOARD OF APPE BERARDY GROUP, LLC 215 BEAKES ST	Permission to Change from Non-Conforming 6/6/2011	APPROVED 6/22/2011
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**Comments:** Requesting permission to replace one non-conforming use with another non-conforming use less detrimental to surrounding property.

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