



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, December 2, 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 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 943 8241 9218

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [20-1794](#) Minutes of the October 28, 2020 ZBA Meeting

Attachments: 10-28-2020 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 943 8241 9218 . 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 [20-1788](#) **ZBA20-022; 18 Heatheridge Avenue** (returning from 10/28/2020 ZBA Meeting)

Ibrahim Shunnar, property owner, is seeking to alter a nonconforming structure and is requesting relief from Section 5.32.2 Nonconformities. The owner is proposing to construct a 260 (20'x13') square foot sunroom at the back of the existing residence that will be 21.87 feet from the rear lot line if approved. The property is zoned R1B Single-Family and requires a minimum rear yard setback of 40 feet. The single-family dwelling is currently 21.87 feet from the rear lot line.

Attachments: ZBA20-022; 18 Heatheridge Ave Staff Report with Attachments.pdf

- E-2 [20-1789](#) **ZBA20-024; 1912 Anderson Avenue**
Catherine McCune, property owner, is requesting a variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions. The owner is proposing to connect the existing detached garage to the residence with a 126 square foot addition that will expand the kitchen and add a mudroom. The property is zoned R1B and requires a five-foot side setback and a 14-foot total setback for both sides. The project will require a four-inch variance on the east side of the property and an overall four-foot total variance for both sides.

Attachments: ZBA20-024; 1912 Anderson Ave Staff Report with Attachments.pdf

- E-3 [20-1790](#) **ZBA20-025; 1802 North Maple Road**
Chris Childs of Tri-County Builders, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow for a (20'x13'4") 266 square foot addition to the rear of an existing Single-Family residence. The new construction will accommodate a bedroom and bathroom. The property is zoned R1C Single-Family Residential and currently does not meet the side setback requirement of five feet. The proposed addition will not encroach further into the side setback than the existing south side of the home.

Attachments: ZBA20-025; 1802 N Maple Rd Staff Report with Attachments.pdf

- E-4 [20-1791](#) **ZBA20-026; 2540 Londonderry Road**
KLA Development, representing property owner, are requesting two variances and three Alterations to a Nonconforming Structure. The first variance request is from Section 5.21.2B to allow for a third driveway curb cut that will create a circular drive along the Londonderry right of way. The second variance is from Section 5.26.2 (A1) Fences to allow a six-foot tall 100% opaque fence in the front yard. The three Alterations are 1) to allow a second story addition to an existing first floor that does not meet the required front and rear setbacks 2) construction of a roof over an outdoor cooking area that will encroach into the rear setback and 3) construction of a new covered front porch that will encroach into the front setback. The property is zoned R1B Single-Family Residential.

Attachments: ZBA20-026; 2540 Londonderry Staff Reports with Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

- G-1 [20-1792](#) Approval of the 2021 ZBA Meeting Calendar

Attachments: 2021 ZBA Calendar DRAFT.pdf

H COMMUNICATIONS

H-1 [20-1793](#) Various Communication to the Zoning Board of Appeals

Attachments: 1912 Anderson Neighbor Letters.pdf, 1802 N Maple Neighbor Letter.pdf, Email from Wolf.pdf, Email from Turner-Sheerin.pdf, Letter from Kim.pdf

I **PUBLIC COMMENT - (3 Minutes per Speaker)**

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J **ADJOURNMENT**

These 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 the 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