



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, April 26, 2017

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 [17-0407](#) February 22, 2017 ZBA Minutes with Live Links

Attachments: 2-22-2017 ZBA Meeting Minutes with Live Links.pdf

D-2 [17-0630](#) March 22, 2017 ZBA Minutes with Live Links

E **HEARINGS AND APPEALS**

Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.

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 petitioner's property and the extent to which a proposed project may positively or negatively affect the area.

E-1 [17-0634](#) ZBA17-013; 1008 Brooks Street

Jesse Chandler and Danielle Shapiro, property owners, request permission to alter a non-conforming structure in order to construct a new covered front porch. The average existing setback is twenty-one (21) feet six (6) inches. The covered front porch will be ten (10) feet (minimum allowable per Code) from the front property line. The porch will not encroach into the front setback any further than the existing residence.

Attachments: ZBA17-013 Staff Report with Attachments.pdf

E-2 [17-0631](#) ZBA17-012; 1125 Fair Oaks Parkway

Darren Millman and Millman Development Group, representing the owners, request permission to alter a non-conforming structure, in order to construct a two (2) story, one hundred and fifty-eight (158) square foot addition, to the south side of the home. The addition will include a sixty (60) square foot covered concrete front porch.

Attachments: ZBA17-012 Staff Report with Attachments.pdf

- E-3 [17-0632](#) ZBA17-010; 430 South Fourth Avenue
Mustafa Ali & Areej Haidar, property owners, request permission to alter a non-conforming structure, in order to construct a two (2) story addition to the rear of an existing duplex home. The addition will be twenty (20) feet by sixteen (16) feet on each floor, for a total of six hundred and forty (640) square feet.

Attachments: ZBA17-010 Staff Report with Attachments.pdf, Email from Belanger - Support to 430 S Fourth Ave Application.pdf, Email from Connell - Opposed to 430 S Fourth Application.pdf, Email from Washtenaw Area Apartment Association - Support to 430 S Fourth Application.pdf

- E-4 [17-0633](#) ZBA17-011; 431 Highland Road
Matthew and Jennifer Romano, property owners, are requesting a variance from Chapter 104 Fences; Section 8:434, to construct an eight (8) foot tall, one hundred (100) percent opaque fence up to the front property line. The ordinance allows for a maximum of four (4) feet tall and fifty (50) percent opaque in the first twenty-five (25) linear feet of the front open space, and six (6) feet tall and eighty (80) percent opaque in the next twenty-five (25) linear feet of the front open space.

Attachments: ZBA17-011 Staff Report with Attachments.pdf, Email from Anderson-Collins - Support to 431 Highland Application.pdf, Email from Cain - Opposed to 431 Highland Rd Application.pdf, Email from Delbanco - Opposed to 431 Highland Rd Application.pdf, Email from McCune-Sanders - Opposed to 431 Highlands Rd. Application.pdf, Email from Saint - Opposed to 431 Highland.pdf

- E-5 [17-0636](#) ZBA17-014; 1601 Leaird Drive
Kamil Krainski, property owner, is requesting two (2) variances from Chapter 55 Zoning; Section 5:57 Averaging existing front setback lines, to construct a new two-family duplex on a corner lot. A two (2) foot three (3) inch variance from the front setback on Leaird Drive and a seven (7) foot six (6) inch variance from the front setback on Broadway Street, comprise the two requests.

Attachments: ZBA17-014 Staff Report with Attachments.pdf, Email from Guinn - Opposed to 1601 Leaird Dr Application.pdf, Email from Pointer - Opposed to 1601 Leaird Application.pdf, Email from Tull - Opposed to 1601 Leaird Application.pdf

F **UNFINISHED BUSINESS**

G **NEW BUSINESS**

H **YEARLY ORGANIZATIONAL MEETING**

- H-1 [17-0637](#) Election of Officers

H-2 [17-0638](#) Approval of July 2017 - June 2018 ZBA Meeting Schedule

H-3 [17-0639](#) Review of ZBA Rules and Procedures

Attachments: ZBA Rules -Approved 4-23-2014.pdf

I **REPORTS AND COMMUNICATIONS**

I-1 [17-0640](#) Various Correspondences to the ZBA

Attachments: Email from Anderson-Collins - Support to 431 Highland Application.pdf, Email from Belanger - Support to 430 S Fourth Ave Application.pdf, Email from Cain - Opposed to 431 Highland Rd Application.pdf, Email from Connell - Opposed to 430 S Fourth Application.pdf, Email from Delbanco - Opposed to 431 Highland Rd Application.pdf, Email from Guinn - Opposed to 1601 Leaird Dr Application.pdf, Email from McCune-Sanders - Opposed to 431 Highlands Rd. Application.pdf, Email from Pointer - Opposed to 1601 Leaird Application.pdf, Email from Saint - Opposed to 431 Highland.pdf, Email from Tull - Opposed to 1601 Leaird Application.pdf, Email from Washtenaw Area Apartment Association - Support to 430 S Fourth Application.pdf

J **PUBLIC COMMENTARY - (3 Minutes per Speaker)**

(Please state your name and address for the record and sign in.)

K **ADJOURNMENT**

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