City of Ann Arbor

Meeting Agenda

Zoning Board of Appeals

Wednesday, April 28, 2021	**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: 938 1648 1007

A   **CALL TO ORDER**

B   **ROLL CALL**

C   **APPROVAL OF AGENDA**

D   **APPROVAL OF MINUTES**

D-1   **21-0825**   Minutes of the March 26, 2021 ZBA Meeting

  Attachments: 3-24-2021 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 938 1648 1007

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   **21-0826**   **ZBA21-013; 625 North Fourth Street**

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is a nonconforming duplex that does not meet the required lot area, lot width and setbacks for the district. The applicant is seeking to add a second story to the existing structure that will increase both units to six bedrooms.

  Attachments: ZBA21-013; 625 N Fourth Staff Report w Attachments.pdf

E-2 [21-0836](#) **ZBA21-014; 2201 Vinewood Boulevard**

Blake Lancaster, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R1B, Single-Family Dwelling and is a nonconforming single-family home that does not meet the required rear yard setback. The owner is seeking to enclose an existing breezeway that connects the residence and the garage. The rear yard setback is 40 feet and the garage is located 34 feet from the rear lot line.

     Attachments: ZBA21-014; 2201 Vinewood Blvd Staff Report w Attachments.pdf

E-3 [21-0837](#) **ZBA21-015; 1304 Granger Avenue**

Reuters Associates Architects, representing property owner, is seeking a 19- foot 6- inch variance from the required rear yard setback of 30 feet to construct a new first floor laundry room and half bathroom. The second story dormer will allow for a new master bathroom. The owner is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to increase the width of the front porch four feet six inches. The new front porch will be reduced in size to accommodate an enclosed study room. The property is zoned R4C and is nonconforming for lot size, area and setbacks.

     Attachments: ZBA21-015; 1304 Granger Ave Staff Report w Attachments.pdf

F **UNFINISHED BUSINESS**

G **NEW BUSINESS**

G-1 [21-0838](#) Election of Officers

G-2 [21-0839](#) Approval of Bylaws

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

H **COMMUNICATIONS**

H-1 [21-0832](#) Various Communication to the ZBA

     Attachments: Email from Steih - 625 N Fourth.pdf, Email from Steih - 625 N Fourth 2.pdf, Email from Beranek 625 N Fourth.pdf, Email from Luciani- 625 N Fourth.pdf, Letter from Beranek 625 N Fourth.pdf, Email from Linkner-Zagar 2201 Vinewood.pdf, Email from Margolis 2201 Vinewood.pdf, Email from Zagar 2201 Vinewood.pdf, Email from Herrick 2201 Vinewood.pdf, eComment Report.pdf

I **PUBLIC COMMENT**

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J   **ADJOURNMENT**