



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, July 27, 2016

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**

[16-1112](#) June 22, 2016 ZBA Minutes with Live Links
Attachments: 6-22-2016 ZBA Minutes with Live Links.pdf

E **APPEALS AND HEARINGS**

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 [16-1113](#) ZBA16-016; 215 N. Division Street
Ali Ozbeki and Hanna Realty, LLC are requesting relief from Chapter 55, Zoning Section 5:87, Structure nonconformance, to finish a basement into additional floor area and increasing the size of one unit in a multi-family duplex. The new floor area will be part of the existing upstairs apartment unit on the first floor. The basement area will contain an additional bathroom and bedroom.

Attachments: ZBA16-016 - 215 N Division-Staff Report with Attachments.pdf

E-2 [16-1114](#) ZBA16-017; 1601 Avondale Avenue
Carl O. Hueter is representing the owners of the property at 1601 Avondale. The applicants are seeking a variance from Chapter 55 Section 5:59 1(d). A fenced in hot tub area is to be removed and replaced with a 16 foot by 6 foot enclosed storage room. This addition along with the garage will cover the rear open space by 47%. The zoning ordinance allows for structures to cover up to 35% of the rear open space. Therefore, a variance of 12% rear open space coverage is being requested.

Attachments: ZBA16-017 - 1601 Avondale Ave-Staff Report with Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

[16-1115](#) Various Correspondences to the ZBA

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

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

J 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.