



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, January 24, 2018

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 [18-0023](#) December 13, 2017 ZBA Minutes with Live Links
Attachments: December 13, 2017 ZBA Minutes .pdf

E **HEARINGS AND APPEALS**

E-1 [18-0025](#) ZBA17-031; 621 Madison Place
Onna Solomon, property owner, is requesting a variance from Chapter 55 Zoning Section 5:28 (Area, Height and Placement regulations). Applicant is seeking a six (6) foot variance from the required 30 foot setback in order to construct a nine (9) foot nine (9) inch by 19 foot addition to the rear of the existing home. If granted the rear yard setback will be 24 feet.
Attachments: 621 Madison Place Staff Report with Attachments.pdf

E-2 [18-0026](#) ZBA17-037; 618 Church Street
Mark Chalou, representing the property owner, is requesting a variance of six (6) feet from Chapter 61 Signs and Outdoor Advertising Section 5:502 (2)(a). The ordinance requires signs to be installed a maximum of four (4) feet from a building wall. The variance will enable a business sign to be installed and attached to a steel canopy ten (10) feet from the building wall.
Attachments: 618 Church Street Staff Report with Attachments .pdf

E-3 [18-0027](#) ZBA17-038 533 South Fourth Avenue
Carl O. Hueter, representing the property owner, is seeking an alteration to a non-conforming structure to an existing duplex. The property is zoned R4C and is non-conforming for lot size. If approved, a new bedroom and interior stairs will be added to the first floor and a new bedroom to the second floor. A new dormer will be added to the attic and a deck will be constructed to the exterior rear yard.

Attachments: 533 South State Street Staff Report with Attachments .pdf

F 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.

G NEW BUSINESS

H UNFINISHED BUSINESS

I REPORTS AND COMMUNICATIONS

I-1 [18-0028](#) Various Communication to the ZBA

Attachments: Photo from Chalou- Luigi Neon Sign 'At Night' .pdf, Email and Photos from Chalou .pdf

J PUBLIC COMMENTARY - (3 Minutes per Speaker)

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

K ADJOURNMENT

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.

Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx
Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.

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
kvl/