



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 31, 2019

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 [19-1420](#) Minutes of the June 26, 2019 ZBA Meeting
Attachments: 6-26-2019 ZBA Minutes .pdf

E PUBLIC HEARINGS

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 [19-1421](#) **ZBA19-013; 3250 Woe-Be-Tide**
Robert Clark of Four Seasons Sunrooms, representing the property owners, is seeking a 13 foot 3 inch variance from Table 5:17-1 Single Family Zoning District Dimensions. The property is zoned R1D Single-Family Dwelling and requires a minimum 20 foot rear yard setback. The owners are proposing to construct a 10'x16' sunroom at the rear of the existing residence.
Attachments: ZBA19-013; 3250 Woe Be Tide Staff Report w Attachments.pdf

E-2 [19-1422](#) **ZBA19-019; 200 West Hoover Avenue**
Ken J. Graf, property owner, is seeking a variance from Section 5.16.6 (C) Accessory Uses and Structures. The owner is proposing to demolish an existing detached garage in the rear yard and construct a new 14'x20' garage in the same location. The owner is requesting a one foot four inch side setback variance and a two foot two inch variance from the rear setback. The property is zoned R1D Single-Family Dwelling.
Attachments: ZBA19-019; 200 W Hoover Ave Staff Report with Attachments .pdf

E-3 [19-1423](#) **ZBA19-018; 1500 East Stadium Boulevard**

Aver Sign Company, representing property owner, is seeking a variance from Section 5.24.4 On-Premises Exterior Signs (2) Ground signs. The applicants are requesting to re-brand the existing non-conforming ground sign. The sign is located three feet from the property lines of Packard Street and East Stadium Boulevard and is required to be a minimum of 45 feet from the property lines. The ground sign is 22 feet 6 inches in height and is required to be two feet from the property line for every one foot in height.

Attachments: ZBA19-018 1500 E Stadium Staff Report with Attachments .pdf

E-4 [19-1424](#)

ZBA19-014; 2875 Boardwalk Drive

International Transmission Company dba ITC Transmission, representing the property owners, is seeking a variance from Section 5.20.3 (B) Interior Landscape Islands. The requested variance is to allow the removal of required vegetation in the high voltage electric transmission lines easement areas only.

Attachments: ZBA19-014; 2875 Boardwalk Staff Report with Attachments.pdf

E-5 [19-1425](#)

ZBA19-015; 950 Victors Way

International Transmission Company dba ITC Transmission, representing the property owners, is seeking a variance from Section 5.20.3 (B) Interior Landscape Islands. The requested variance is to allow the removal of required vegetation in the high voltage electric transmission lines easement areas only.

Attachments: ZBA19-015; 950 Victors Way Staff Report with Attachments.pdf

E-6 [19-1426](#)

ZBA19-016; 1000 Victors Way

International Transmission Company dba ITC Transmission, representing the property owners, is seeking a variance from Section 5.20.3 (B) Interior Landscape Islands. The requested variance is to allow the removal of required vegetation in the high voltage electric transmission lines easement areas only.

Attachments: ZBA19-016; 1000 Victors Way Staff Report with Attachments.pdf

E-7 [19-1427](#)

ZBA19-017; 1200 Victors Way

International Transmission Company dba ITC Transmission, representing the property owners, is seeking a variance from Section 5.20.3 (B) Interior Landscape Islands. The requested variance is to allow the removal of required vegetation in the high voltage electric transmission lines easement areas only.

Attachments: ZBA19-017; 1200 Victors Way Staff Report with Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS**H-1 [19-1428](#) Various Communication to the ZBA**

Attachments: Communication Regarding 200 W Hoover from Hubert.pdf, Communication Regarding Woe-be-tide - From Kabirs and Cunningham.pdf, Communication Regarding 200 W Hoover - From Krajcovic.pdf

I PUBLIC COMMENTARY - 3 MINUTES PER SPEAKER**J ADJOURNMENT**

Community Television Network Channel 16 live televised public meetings are also available to watch liveonline from CTN's website and also on demand at any time.

Live Web Streaming: a2gov.org/watchctn

Video on Demand: Replay public meetings at your convenience online: <https://a2ctn.viebit.com>

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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