



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, May 23, 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 [18-0912](#) Minutes of the April 25, 2018 ZBA Meeting
Attachments: Minutes of the 4-25-2018 ZBA Meeting .pdf

E HEARINGS AND APPEALS

E-1 [18-0913](#) ZBA18-013; 2386 Placid Way
Benjamin A. and Denyce G. Kerner, property owners, are requesting a 16 foot two inch variance from Chapter 55 Zoning Section 5:27 (Area Height and Placement Regulations). The property is zoned R1B and has a 40 foot rear yard requirement. The residence is currently non-conforming as it is 38.7 feet from the rear property line. The owners are requesting to construct a 15 foot by 15 foot addition to the rear of the home.
Attachments: ZBA18-013; 2386 Placid Way Staff Report w Attachments .pdf

E-2 [18-0914](#) ZBA18-014; 1817 Washtenaw Avenue
Ryan Regan and Adriana Rodriguez, property owners, are requesting a variance from Chapter 104 Fences, Section 8:434 (1) (b) Restrictions. The owners are requesting relief to install an eight foot tall 100 percent opaque fence starting 35 feet behind the front property line at the southeast corner of the subject property.
Attachments: ZBA18-014; 1817 Washtenaw Ave Staff Report w Attachments .pdf

E-3 [18-0915](#) ZBA18-015; 1106 Michigan Avenue
Bowers and Associates, representing property owners are requesting a three foot 11 inch variance from Chapter 55 Zoning Section 5:57 Averaging an Existing Front Setback Line in order to construct a new covered front porch. The average front setback is 20 feet ten inches and the new requested dimension will be 16 feet 11 inches. If approved, the

new covered porch will be 24 feet wide by nine feet eight inches in depth.

Attachments: ZBA18-015; 1106 Michigan Ave Staff Report w Attachments .pdf

E-4 [18-0916](#)

ZBA18-016: 812 Henry Street

Heidi Mitchell, property owner, is requesting permission to alter a non-conforming structure. Owner is seeking to create habitable floor area in the attic space and attach to an existing second floor unit. No exterior alterations or additions are proposed for the existing structure which does not meet the lot size, lot width, front and side setbacks for the R4C district.

Attachments: ZBA18-016; 812 Henry Street Staff Report w Attachments .pdf

F PUBLIC HEARINGS

G NEW BUSINESS

H UNFINISHED BUSINESS

I REPORTS AND COMMUNICATIONS

I-1 [18-0917](#) Various Communication to the Zoning Board of Appeals

Attachments: Email from Fisher Regarding 1106 Michigan Ave .pdf, Email from Bilek - Regarding 2386 Placid Way.pdf, Letter from Copi- Regarding 812 Henry .pdf, Email from Zajonc -Regarding 1106 Michigan Ave .pdf, Email from Sturm- Regarding 1817 Washtenaw .pdf

J PUBLIC COMMENTARY - (3 Minutes per Speaker)

K ADJOURNMENT

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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/

