



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Agenda Zoning Board of Appeals

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Wednesday, August 24, 2022

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

Public commentary can be made in person or by calling: 877 853 5247 or 888 788 0099

Enter Meeting ID 938 1648 1007

Members of the public can attend this meeting in person, through the webinar link, or by phone. Both the phone number and weblink are available below:

For phone access, please call 877-853-5247 and Enter Meeting ID: 938 1648 1007

For access via zoom, please click this URL to join:

<https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09>

Passcode: 070269

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live, and recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>.

The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.

### A CALL TO ORDER

### B ROLL CALL

### C APPROVAL OF AGENDA

### D APPROVAL OF MINUTES

D-1 [22-1381](#) July 27, 2022 ZBA Meeting Minutes

Attachments: 7-27-2022 ZBA Approved Meeting Minutes.pdf

### E PUBLIC HEARINGS

E-1 [22-1384](#) ZBA22-2015; 611 Ironwood Drive

Dana and Samuel Robinson, property owners are requesting relief from Section 5.26 Fences, to allow an existing six foot high, 100% opaque

fence to remain in the front open space along Dexter Avenue. The property is zoned R1C, Single-Family Dwelling District.

**Attachments:** Staff Report ZBA22-2105; 611 Ironwood.pdf, 611 Ironwood Dr Zoning Map.pdf, 611 Ironwood Dr Aerial Map.pdf, 611 Ironwood Dr Aerial Map Zoom.pdf, Communication in support of 611 Ironwood Dr.pdf

E-2 [22-1385](#)

**ZBA22-2016; 700 Barton Drive [Public Hearing Only]**

Rodger Bowser, property owner, is requesting a variance from Section 5-17-1 of 4 feet 9 inches from the required front setback of 25 feet for the construction of a detached single-car garage. The property is zoned R1C, Single-Family Dwelling District.

E-3 [22-1386](#)

**ZBA22-2019; 1115 Fountain Street**

Anna Milanowski, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct an attached garage. A variance from Section 5-17-1 of 4 feet 9 inches from the required rear setback of 30 feet is also required. The property is zoned R1C, Single-Family Dwelling District and is nonconforming for setbacks.

**Attachments:** Staff Report ZBA22-2019; 1115 Fountain St.pdf, 1115 Fountain St Zoning Map.pdf, 1115 Fountain St Aerial Map.pdf, 1115 Fountain St Aerial Map Zoom.pdf, Communication in support of 1115 Fountain.pdf, 1115 Fountain Street communication in support.pdf

E-4 [22-1387](#)

**ZBA22-2009; 107 Valhalla Drive (Postponed from July ZBA meeting) (Public Hearing Only)**

McIntosh Poris Associates is requesting a variance from Section 5.19.1 (A) Parking Standards Applicability. A variance of 99 vehicle parking spaces for this multi-family housing development. Proposed vehicular parking reduction: parking ratio of 1.28 parking spaces per unit (576 spaces) proposed versus 1.5 parking spaces per unit (675 spaces) required by Chapter 55, Unified Development Code.

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

**H COMMUNICATIONS**

H-1 [22-1389](#)

Various Communication to the ZBA

**Attachments:** Support of Ironwood Dr.pdf

**I PUBLIC COMMENTARY - (3 Minutes per Speaker)**

**J ADJOURNMENT**

Candice Briere, Chairperson

Matt Kowalski, City Planner  
/courtney manor

eComments for the Board may be left via our Legistar calendar page (column to the very right)  
<http://a2gov.legistar.com/Calendar.aspx>

Zoning Board of Appeals meetings are typically held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Persons requiring translation or sign language services or other accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: [cityclerk@a2gov.org](mailto:cityclerk@a2gov.org) ; or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting.

Zoning Board of Appeals meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx> ). Zoning Board of Appeals meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.