



# 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, September 25, 2019

6:00 PM

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

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A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [19-1786](#) Minutes of the August 26, 2019 ZBA Meeting  
Attachments: 8-28-2019 ZBA Minutes 1 .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 [19-1787](#) **ZBA19-026; 1643 Traver Street**  
Brian Burkett Aspire Architecture, LLC, representing property owners, is requesting an Alteration to a Nonconforming Structure, Section 5.32.2, in order to construct an accessory dwelling unit (ADU) a second story master suite and a one car carport to the north elevation of the residence. The proposed construction does not meet the required front setback.

Attachments: ZBA19-026; 1643 Traver St Staff Report w Attachments.pdf

E-2 [19-1788](#) **ZBA19-024; 2275 West Stadium Boulevard**  
Bela Sipos Managing Partner, 2275 W Stadium LLC, is requesting a 60 square foot variance from Section 5.24.4, On-Premises Exterior Signs to allow 240 square feet of tenant signage. The Code requires the subject property not to exceed 180 square feet.

Attachments: ZBA19-024; 2275 W Stadium Blvd Staff Report w Attachments.pdf

E-3 [19-1789](#) **ZBA19-027; 3521 Washtenaw Avenue**  
Johnson Sign Company, representing Brixmor Arborland LLC, is seeking a 50 foot height variance from Sections 5.24.4 (2) Ground signs and a 46.8 square foot (per sign face) variance from Section 5.24.13 (A) Changeable

Copy Signs. The variances would allow a 75 foot tall ground sign to remain and the existing time and temperature panels to have changeable copy messages and text.

**Attachments:** ZBA19-027; 3251 Washtenaw Ave Staff Report w Attachments.pdf

E-4 [19-1790](#) **ZBA 19-025; 3400 Nixon Road**

Metro Detroit Signs, representing the property owners, are requesting a variance from Section 5.24.6 (C) Residential Development Signs. The variance would allow fourteen non-illuminated directional signs (2'x4') to remain installed within the multi-family community.

**Attachments:** ZBA19-025; 3400 Nixon Road Staff Report wAttachments .pdf, Sign Inquiry and Barrett Repsonse.pdf

F **UNFINISHED BUSINESS**

G **NEW BUSINESS**

H **COMMUNICATIONS**

H-1 [19-1791](#) Various Communication to the ZBA

**Attachments:** Email regarding 1643 Traver Rd. from Hu and Kriz.pdf, Petition Regarding 2275 W. Stadium 1.pdf, Petition Regarding 2275 W. Stadium 2 .pdf

I **ADJOURNMENT**

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

Live Web Streaming: [a2gov.org/watchctn](http://a2gov.org/watchctn)

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

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](http://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