



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, October 25, 2017

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 [17-1584](#) September 27, 2017 ZBA Minutes with Live Links
Attachments: 9-27-2017 ZBA Meeting Minutes with Live Links .pdf

E **HEARINGS AND APPEALS**

- E-1 [17-1580](#) ZBA17-028; 1810 Abbott Avenue
Scott Peacor and Kyla Boyse, property owners, are requesting a variance from Chapter 55 Zoning Section 5:57 (Averaging an existing front setback line). Applicants are seeking to construct a front porch that will be 20 feet six (6) inches wide by seven (7) feet four (4) inches deep. The existing average front setback is 23 feet and the proposed porch will be 19 feet eight (8) inches from the front setback. Therefore, a three (3) foot four (4) inch variance is being requested from the average front setback.

Attachments: Staff Report for ZBA17-028 1810 Abbott Ave with Attachments.pdf

- E-2 [17-1581](#) ZBA17-029; 332 East William Street
Gallatin Manor, LLC, represented by Jeffrey R. Gallatin, is requesting an alteration to a nonconforming structure in order to construct two (2) new apartments. Each unit will contain two (2) bedrooms and will be built in the basement. The basement currently contains two (2) storage units and those will be converted into the apartments. Applicant seeks permission from Chapter 55 Zoning Section 5:87 (1) (a).

Attachments: Staff Report for 322 E William Street with Attachments .pdf

- E-3 [17-1583](#) ZBA17-030 1500 Chandler Road
Jennifer Chapman and Matthew Solomon, property owners, are requesting a variance from Chapter 55 Zoning Section 5:28 (Area, Height, and Placement regulations). The owners are proposing to construct a 26 foot

wide by 26 foot eight (8) inch deep addition to the north side of the residence. The rear yard requirement is 30 feet and the variance request is 19 feet six (6) inches. The result will be a ten (10) foot six (6) inch rear yard. The addition will contain a handicap accessible bedroom and bathroom. The subject property is a corner lot and the addition will be located in the rear yard which serves as the side yard for the property.

Attachments: Staff Report for 1500 Chandler 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

17-1752 Various Correspondence to the ZBA

Attachments: Email from Hampel .pdf, Email from Pieknik.pdf, Email from Mack Jones .pdf, Email from Cook and Van Alstine .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>).

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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
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