



City of Ann Arbor

Meeting Agenda - Final Zoning Board of Appeals

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

Wednesday, July 28, 2021

6:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 938 1648 1007

- A CALL TO ORDER
- B ROLL CALL
- C APPROVAL OF AGENDA
- D APPROVAL OF MINUTES
- D-1 [21-1289](#) Minutes of the June 23, 2021 ZBA Meeting
Attachments: 6-23-2021 ZBA Minutes.pdf

E PUBLIC HEARINGS

To speak during any of the Public Hearings please call +1 213 338 8477 or +1 206 337 9723 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free) and enter meeting ID 938 1648 1007

*In order to be called on to speak, callers must press *9 to raise their hand. Callers will then be called upon by City staff one by one using the last 3 numbers of their phone number. 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 applicant's property and the extent to which a proposed project may positively or negatively affect the area.*

- E-1 [21-1290](#) **ZBA21-027; 418 North Division Street**
Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new efficiency apartment in the existing basement. The building is undergoing a remodel and reduction in units from 12 to ten. The basement currently has a non-habitable room and a bathroom with shower. The property is zoned R4C Multiple-Family Dwelling District and is within the Old Fourth Ward Historic District.
Attachments: ZBA21-027; 418 N Division Staff Report w Attachments.pdf

E-2 [21-1291](#)**ZBA21-026; 7 Ridgeway Street (Withdrawn)**

Daniel P. Keating and Fiona Miller, property owners, are requesting two variances from Table 5-17.1 Single-Family Dwelling Residential Zoning District Dimensions. A four-foot six-inch variance from the 30-foot maximum height requirement and a one-foot six-inch variance from the 30-foot required rear setback for the construction of a new home on the existing vacant lot. The property is zoned R1C Single-Family.

E-3 [21-1294](#)**ZBA21-016; 2150 Frieze Avenue (continued from May 26, 2021)**

Robert Kehn CMA, representing property owner, is requesting a variance from Chapter 55 Section 5.19.1(A) Parking Standards Applicability. Saint Francis of Assisi is proposing to construct a new Parish Hall to the existing Church. The new construction will allow the current dining area to be dedicated to school cafeteria use. The site plan and SEU project requires 91 Electric Vehicle Parking stations. The owners are requesting a variance from all electric vehicle requirements. The property is zoned R1C, Single-Family Residential.

Attachments: ZBA21-016; 2150 Frieze Ave Staff Memo with Attachments.pdf

F UNFINISHED BUSINESS**G NEW BUSINESS****H COMMUNICATIONS**

[21-1292](#) Various Communication to the ZBA

Attachments: Email from Colvin-Garcia .pdf

I PUBLIC COMMENT (3 Minutes per Speaker)

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ADJOURNMENT

*Candice Briere, Chairperson
/kvl*

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 ; 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>).