



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, August 23, 2023

6:00 PM

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

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

D-1. [23-1332](#) June 28, 2023 ZBA Meeting Minutes

Attachments: June 28, 2023 ZBA Meeting Minutes.pdf

D-2. [23-1333](#) July 26, 2023 ZBA Meeting Minutes

Attachments: July 26, 2023 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [23-1334](#) **ZBA23-0013; 3720 Windemere Drive**

Ljubisa Mladenovic, property owner, is requesting a 2-foot variance from Section 5.26.2 (3) Fences; Residential Zoning Districts to construct a 10-foot privacy fence in the rear yard. The maximum height for a fence in the rear yard is 8 feet. The subject property is zoned R1B, Single-Family Dwelling District.

Attachments: Staff Report ZBA23-0013; 3720 Windemere Dr.pdf, ZBA23-0013; 3720 Windemere Boundary Survey.pdf, ZBA23-0013; 3720 Windemere Elevation Plans.pdf, 3720 Windemere Dr Zoning Map.pdf, 3720 Windemere Dr Aerial Map.pdf, 3720 Windemere Dr Aerial Map Zoom.pdf, Earhart Knolls Barrier Approval 3720 Windemere Drive.pdf, Earhart Knolls Homeowners Assoc Email of Opposition 3720 Windemere Drive.pdf, Lloyd letter of opposition 3720 Windemere Drive.pdf, McCarren and Spires Letter of Opposition 3720 Windemere Drive.pdf, Stein and Fisher Email of Opposition 3720 Windemere Drive.pdf

E-2. [23-1335](#) ZBA23-0019; 3380 Nixon Road

Scott Betzoldt PE Midwestern Consulting, representing property owners, is requesting a 7.08 foot variance from Table 5.17.3 (B) Multiple-Family Residential Zoning District Dimensions. The owners are proposing construction of a new building in the northern section of the existing multi-family community. The variance is for the southeast corner of the proposed building adjacent to the wetland area owned by the City of Ann Arbor. The property is zoned R4D Multiple-Family Dwelling District and requires a 25 foot side yard setback.

Attachments: Staff Report ZBA23-0019; 3380 Nixon Road.pdf, 3380 Nixon Road Boundary Survey.pdf, 3380 Nixon Rd Zoning Map.pdf, 3380 Nixon Rd Aerial Map.pdf, 3380 Nixon Rd Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. COMMUNICATIONS

H-1. [23-1336](#) Various Communication to the ZBA

I. PUBLIC COMMENT (3 minutes per speaker)

J. ADJOURNMENT

Candice Briere, Chairperson
Jon Barrett, Zoning Coordinator
/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 ; 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, 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 - Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is HIGH. Check the current level for Washtenaw County through the CDC's website.

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.