



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 23, 2019

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 [19-1893](#) Minutes of the September 25, 2019 Zoning Board of Appeals Meeting

Attachments: 9-25-2019 ZBA Minutes.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 [19-1894](#) **ZBA19-029; 614 Soule Boulevard**

Forward Design Build, representing the property owners, is requesting a 17 foot variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions. The property is zoned R1D and has a 20 foot rear yard setback requirement. The owners are proposing construction of a new one car garage and mudroom on the first floor and a master bedroom and bathroom on the second floor.

Attachments: ZBA19-029; 614 Soule Blvd Staff Report with Attachments.pdf

E-2 [19-1895](#) **ZBA19-030; 1323-1325 Franklin Boulevard**

Robert M. O'Reilly, property owner, is requesting an 11 parking space variance from Section 5.19.2 Required Parking. The property is zoned Office and the owner is proposing a new beauty salon use. Personal Service uses require one parking space per 100 square feet of floor area. The building is 1,187 square feet in size and will require 12 parking spaces. There is one parking space adjacent to the structure that meets Code requirements.

Attachments: ZBA19-030; 1323-1325 Franklin Staff Report with Attachments.pdf

- E-3 [19-1896](#) **ZBA19-028; 3915 and 3917 Research Park Drive**
International Transmission Company dba ITC Transmission, representing the property owners, is seeking a variance from Section 5.20 Landscaping, Screening and Buffering. The requested variance is to allow the removal of required vegetation in the high voltage electric transmission lines easement areas only.

Attachments: ZBA19-028; 3915-3917 Research Park Staff Report with Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

- H-1 [19-1897](#) Various Communication to the ZBA

Attachments: 614 Soule Blvd Communication.pdf, 1323 Franklin Communication.pdf, 1323 Franklin Communication 2 .pdf, 1323 Franklin Communication 3.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

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

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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

/kvl