



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, April 22, 2020

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: 888 788 0099

Enter Meeting ID: 992 6028 3812

Zoning Board of Appeals meetings are public meetings are held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Individuals requiring translation or sign language services or other reasonable 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 or delivered 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>)

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [20-0550](#) Minutes of the February 26, 2020 Zoning Board of Appeals Meeting

Attachments: 2-26-2020 ZBA Meeting 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 applicant's property and the extent to which a proposed project may positively or negatively affect the area.

E-1 [20-0551](#) ZBA20-003; 1601 Shadford Road

KLA Development, representing the property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R1C Single-Family Dwelling and is nonconforming as it does not meet the average required front setback. The applicants are seeking to construct a 182 square foot second story bedroom above an

existing living room.

Attachments: ZBA20-003; 1601 Shadford Rd Staff Report with Attachments.pdf, 1601 Shadford Rd Plans.pdf

E-2 [20-0552](#)

ZBA20-004; 506 Packard Street

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is nonconforming as it does not meet the required lot area and setbacks for the district. The applicant is seeking to add habitable space in the basement to enlarge the overall size of the bedrooms. The number of bedrooms per unit will not increase.

Attachments: ZBA20-004; 506 Packard St Staff Report with Attachments.pdf

E-3 [20-0553](#)

ZBA20-005; 7 Ridgeway Street

O/X Studio, c/o Robert Burroughs, representing property owner, is seeking a variance from Section 5.18.5 Averaging an Established Front Building Line and Table 5-17.1 Single-Family Residential Zoning Districts. The applicant is requesting to reduce the required front setback of 40 feet to 30 feet, and the rear yard setback requirement of 30 feet to 20 feet. Currently, there are no plans for new home construction.

Attachments: ZBA20-005; 7 Ridgeway St Staff Report with Attachments.pdf

E-4 [20-0554](#)

ZBA20-007; 215 Packard Street

Steve Kaplan, owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is nonconforming as it does not meet the required lot area for the district. The applicant is seeking to add habitable space in the basement that will include two new bedrooms to adjoin the existing first floor apartment. The new unit will contain a total of 5 bedrooms in the basement and first floor and the other unit will remain a four bedroom.

Attachments: ZBA20-007; 215 Packard St Staff Report with Attachments.pdf, ZBA20-007; 215 Packard St Updated Staff Report.pdf

E-5 [20-0555](#)

ZBA20-008; 245 Park Lake Avenue

J. Bradley Moore & Associates Architects, INC. representing the property owner are requesting a five-foot variance from Section 5.18.5 Averaging an Established Front Building Line. The property is zoned R1B, Single-Family residential and is a corner lot at the intersection of Park Lake Avenue and Lakeview Drive. The property is directly across the street from the First and Second Sister Lakes and the Dolph Nature Area. The owner is seeking to construct a new single-family home consisting of 2,900 square feet.

Attachments: ZBA20-008; 245 Park Lake Ave Staff Report with Attachments.pdf, ZBA20-008; 245 Park Lake Ave Updated Staff Report.pdf

E-6 [20-0556](#) **ZBA20-009; 255 Park Lake Avenue**

J. Bradley Moore & Associates Architects, INC. representing the property owner are requesting a 6.67 foot variance from Section 5.18.5 Averaging an Established Front Building Line. The property is zoned R1B, Single-Family residential and is located directly across the street from the First and Second Sister Lakes and the Dolph Nature Area. The owner is seeking to construct a new single-family home consisting of 2,750 square feet.

Attachments: ZBA20-009; 255 Park Lake Ave Staff Report with Attachments.pdf

F UNFINISHED BUSINESS**G NEW BUSINESS****G-1 Zoning Board of Appeals Annual Organizational Meeting****G-1a Election of Officers****G-1b Review of Bylaws****20-0564 ZBA Bylaws**

Attachments: ZBA Rules -Approved 4-23-2014.pdf

H COMMUNICATIONS**H-1 [20-0557](#) Various Communication to the ZBA**

Attachments: Email from Polley - 7 Ridgeway.pdf, Email from Lebold - 7 Ridgeway.pdf, Feeley-Harnik & Harnik - 7 Ridgeway.pdf, Letter from Coffin - 7 Ridgeway.pdf, Email from Markley (1) - 7 Ridgeway.pdf, Email from Markley (2) - 7 Ridgeway.pdf, Email from Markley (3) - 7 Ridgeway.pdf, Email from Shore - 7 Ridgeway.pdf, Letter from Bass - 7 Ridgeway.pdf, Email from Salvesen - 7 Ridgeway.pdf, Email From Lepard - 7 Ridgeway.pdf, Email from Shellhaas - 245 & 255 Park Lake.pdf, Email from Borkin - 7 Ridgeway.pdf, Email From Jessup - Park Lake.pdf, Email from La Joie - 7 Ridgeway.pdf, Letter from Kamaly - 7 Ridgeway.pdf, Letter From Tucker & Blank - 7 Ridgeway.pdf, Email from Salvesen (2) - 7 Ridgeway.pdf, Email from Connell - 215 Packard .pdf, Email from Strassman - received 4-22 and 4-23.pdf, Email from Freely-Harnik - received 4-22.pdf

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

(Please state your name and address for the record)

J ADJOURNMENT

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Candice Briere, Chairperson of the Zoning Board of Appeals
/kvl