



# City of Ann Arbor

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

## Meeting Agenda Zoning Board of Appeals

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Wednesday, May 26, 2021

6:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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 [21-1000](#) Minutes of the April, 28 2021 Zoning Board of Appeals Meeting  
Attachments: 4-28-2021 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 [21-1001](#) **ZBA21-008; 903 East Huron Street**  
Scott Klaassen, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. A bedroom, bathroom and study area are proposed for the basement to expand the existing first floor unit in order to make a six- bedroom rental apartment. The property is a nonconforming duplex and is zoned R4C Multiple-Family Dwelling.  
Attachments: ZBA21-008; 903 E Huron St Staff Report with Attachments.pdf

- E-2     [21-1002](#)     **ZBA21-019; 1108 Hill Street**  
O/X Studios, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The property is a five-unit rental containing eight bedrooms. The request is to reduce the number of units to four and to convert the basement into habitable space. The property is nonconforming for lot area, lot width and the eastern side setback. The property is zoned R4C, Multi-Family Residential.  
**Attachments:**    ZBA21-019; 1108 Hill St Staff Report with Attachments.pdf
- E-3     [21-1003](#)     **ZBA21-016; 2150 Frieze Avenue**  
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 Report with Attachments.pdf
- E-4     [21-1004](#)     **ZBA21-018; 3010 Hickory Lane**  
Scott Betzoldt Midwestern Consulting, representing property owner, is requesting a 24- foot variance from Table 5.17-1 Single-Family Residential District Dimensions. The Ann Arbor Racquet Club is proposing to construct a 9’x24’ (234 sq. ft.) hot tub spa in the front setback at the southwest intersection of Geddes Road and South Huron Parkway. The property is zoned AG ,Agricultural-Open Space District.  
**Attachments:**    ZBA21-018; 3010 Hickory Lane Staff Report with Attachments .pdf
- E-5     [21-1005](#)     **ZBA21-017; 3389 Plymouth Road**  
James R. Bruinsma McShane& Bowie, P.L.C., representing Fifth Third Bank, is appealing the City of Ann Arbor’s Planning and Development Services email determination on March 25, 2021. The appeal disagrees with the determination that Fifth Third Bank does not have authorization to apply for a rezoning without the approval of all said ownership in the planned unit development (Plymouth Green Crossings). The property is zoned PUD (Planned Unit Development).  
**Attachments:**    ZBA21017; 3389 Plymouth Rd Staff Report with Attachments.pdf, COMM re 3389 Plymouth Rd.pdf

F     **UNFINISHED BUSINESS**

G     **NEW BUSINESS**

**H COMMUNICATIONS**

- H-1 [21-1006](#) Various Communication to the ZBA  
Attachments: COMM re 3389 Plymouth Rd.pdf

**I PUBLIC COMMENT**

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**J 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](mailto: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> ).*