



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 28, 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 19-1515 Minutes of the July 31, 2019 ZBA Meeting

Attachments: 7-31-2019 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 [19-1641](#) **ZBA19-020; 827 East University**

Daniel Jones, property owner, is proposing to construct a new bedroom in an existing nonconforming two-family residence. Section 5.32.2 Nonconforming Structure requires approval from the Zoning Board of Appeals for any new floor area being fit for occupancy. The property is zoned R4C Multiple Family Dwelling.

Attachments: ZBA19-020 827 E University Staff Report with Attachments.pdf

E-2 [19-1642](#) **ZBA19-021; 807 South Division Street**

UM Ann Arbor Properties LLC, are proposing to construct a second story addition to the existing nonconforming single-family residence. Section 5.32.2 Nonconforming Structure requires approval from the Zoning Board of Appeals for any new floor area being fit for occupancy. The new addition will not further encroach into the rear yard setback than the existing first floor. The property is zoned R4C.

Attachments: ZBA19-021 807 S Division Staff Report with Attachments.pdf

E-3 [19-1643](#) **ZBA19-022; 2335 Hill Street**

Susan Edwards, property owner, is requesting an 18 foot six inch variance

from the rear yard setback. The property is zoned R1A, Single Family Dwelling and requires a 50 foot rear yard setback. The owners are proposing to construct a 21'x12'4" sunroom with a connecting mudroom to the rear of the residence.

Attachments: ZBA19-022; 2335 Hill Street Staff Report with Attachments.pdf

E-4 [19-1644](#) **ZBA 19-023; 410 South Division Street**

Scott Klaassen, representing the owner, is proposing to convert a third floor attic space for two bedrooms. The existing rental property has four units. The owners are reducing the number of units to two. The first floor unit will contain four bedrooms and the second and third story unit will contain six bedrooms. The property is zoned R4C, Multiple Family Dwelling and located in the East William Street Historic District. There will be no exterior changes to the structure.

Attachments: ZBA19-023; 410 S Division St Staff Report with Attachments.pdf, 410 S Division Attic Photos -Received 8-25-2019 .pdf

F **UNFINISHED BUSINESS**

G **NEW BUSINESS**

H **COMMUNICATIONS**

H-1 [19-1516](#) Various Communication to the ZBA

Attachments: Letter regarding 2335 Hill Street.pdf, Map Submitted during Public Commentary .pdf

I **PUBLIC COMMENTARY - (3 MINUTES PER SPEAKER)**

J **ADJOURNMENT**

Community Television Network Channel 16 live televised public meetings are also available to watch liveonline from CTN's website and also on demand at any time.

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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

