



City of Ann Arbor PLANNING SERVICES

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ZONING BOARD OF APPEALS DECISION AND ORDER

Applicant: Michael and Colleen Kay

Address: 182 Hiscock Street

Hearing Date: May 27, 2026

File No: ZBA26-0007

Request

A fifteen (15) foot variance from Section 5.18.5 Averaging an Established Front Building Line to reduce the forty (40) foot average front setback to twenty-five (25) feet. The lot is currently vacant. The vacant lot has an established 40-foot average front setback based on the parcel to the west and the three parcels to the east.

According to the applicant the total building envelope with the 40-foot setback is 2,120 square feet in area. If the 15-foot variance request is granted the buildable area will increase to 2,982 square feet.

The R2A district allows for duplex residential dwelling units.

Decision

On the hearing date above the Zoning Board of Appeals reviewed the evidence presented and **granted** the applicant's request. The decision was based upon the written and digital record of the application and meeting and upon the findings of fact provided in the approved minutes.

Order

Building permits may be issued if consistent with the approved decision. Submitted plans will be compared to the work approved by the Zoning Board of Appeals. If

construction is not commenced within one year of the decision, the Zoning Board of Appeals may, upon review and public hearing, and unless good cause can be shown, declare the decision null and void.

Chair: Candice M. Briere
C. Briere, Chairperson

Date: 05-27-2020