



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, February 26, 2025

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor,
City Council Chambers

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

Public commentary can be made in person or by calling: 877 853 5247 or 888 788 0099

Enter Meeting ID 938 1648 1007

Members of the public can attend this meeting in person, through the webinar link, or by phone. Both the phone number and weblink are available below:

For phone access, please call 877-853-5247 and Enter Meeting ID: 938 1648 1007

For access via zoom, please click this URL to join:

<https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09>

Passcode: 070269

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

D-1. [25-0267](#) January 22, 2025 ZBA Meeting Minutes

Attachments: January 22, 2025 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [25-0268](#) **ZBA25-0001; 311 Westwood Avenue [WITHDRAWN]**

Forwal Construction, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to construct a 32 square foot addition to the existing nonconforming residence. The alteration will allow the new addition to be located four feet from the side lot line. The new addition is to be part of a kitchen remodel. The property is zoned R1C Single-Family Residential District.

Attachments: Staff Report ZBA25-0001; 311 Westwood Ave.pdf, Karp Boundary Survey.pdf, Karp Elevations.pdf, 311 Westwood Ave Zoning Map.pdf, 311 Westwood Ave Aerial Map.pdf, 311 Westwood Ave Aerial Map Zoom.pdf

E-2. [25-0269](#)**ZBA25-0002; 2915 Boardwalk Drive**

James Johnson, representing property owner, is seeking a nine-foot variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs. The applicant is replacing two existing nonconforming signs and installing two new signs at 29 feet in height. The maximum allowable height for the building is 20 feet. The property is zoned TC1 Transit Corridor.

Attachments: Staff Report ZBA25-0002; 2915 Boardwalk Drive.pdf, Site Boundary.pdf, KB2-60845_Grainger_Ann Arbor 236_MI_USA (1).pdf, 2915 Boardwalk Dr Zoning Map.pdf, 2915 Boardwalk Dr Aerial Map.pdf, 2915 Boardwalk Dr Aerial Map Zoom.pdf

E-3. [25-0270](#)**ZBA25-0003; 333 Mulholland Avenue**

Robin Edelstein, property owner, is requesting a variance of 144 square feet from Table 5.16-2 Lot Area and Floor Area Requirements for Accessory Dwelling Units (ADUs). If granted, the variance will allow for an ADU of 744 square feet to become a habitable space for the existing detached garage. The property is zoned R2A Two Family Dwelling District.

Attachments: Staff Report ZBA25-0003; 333 Mulholland Avenue.pdf, Boundary Survey.pdf, Edelstein Kitchenette Drawings and Renderings- Signed.pdf, 333 Mulholland Ave Zoning Map.pdf, 333 Mulholland Ave Aerial Map.pdf, 333 Mulholland Ave Aerial Map Zoom.pdf

E-4. [25-0271](#)**ZBA25-0004; 2661 Essex Road**

Theresa Angelini, representing property owner, is requesting a variance of 14 feet four inches from the 40-foot required rear yard setback to construct a 390 square foot addition to the rear of the existing nonconforming residence. The existing nonconforming screened porch will be demolished and replaced with the new addition. The property is zoned R1B Single-Family Residential District.

Attachments: Staff Report ZBA25-0004; 2661 Essex Road.pdf, 2025.01.21 Site Survey.pdf, 2025.01.21 Gott ZBA Drawing Set.pdf, 2661 Essex Rd Zoning Map.pdf, 2661 Essex Rd Aerial Map.pdf, 2661 Essex Rd Aerial Map Zoom.pdf

E-5. [25-0272](#)**ZBA25-0005; 617 Detroit Street**

Edward Phillips, representing property owner, is seeking a three-foot eight inch variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs. The applicant is proposing to install a 29 square foot wall sign at 23 feet 8 inches in height. The maximum allowable height for the building is 20 feet. The property is zoned C2B Business Service District.

Attachments: Staff Report ZBA25-0005; 617 Detroit Street.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 617 Detroit St Zoning Map.pdf, 617 Detroit St Aerial Map.pdf, 617 Detroit St Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

- G-1. [25-0273](#) Reports from Council

H. COMMUNICATIONS

- H-1. [25-0274](#) Various Communication to the ZBA

Attachments: Askins Email of Support ZBA25-0003; 333 Mulholland Avenue.pdf, Dahlem email of Support ZBA25-0004; 2661 Essex.pdf, Gonzalez email of Opposition ZBA25-0003; 333 Mulholland Avenue.pdf, Greenwood and Mansfield email of support ZBA25-0004; 2661 Essex Road.pdf, Karp Neighbor Email.pdf, Ricoy email of Support ZBA25-0004; 2661 Essex.pdf, Vandermade email of Support ZBA25-0004; 2661 Essex.pdf

I. PUBLIC COMMENT (3 minutes per speaker)**J. ADJOURNMENT**

Candice Briere, Chairperson

Jon Barrett, Zoning Coordinator

/courtney manor

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 ; 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>).