



City of Ann Arbor

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

Meeting Agenda - Final Zoning Board of Appeals

Wednesday, February 23, 2022

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=Tm1abDFtRnJ3SXZ0L2FvMWNBMlh6dz09> Passcode: 070269

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [22-0146](#) Minutes of the December 1, 2021 ZBA Meeting

Attachments: 12-1-2021 ZBA Minutes.pdf

E PUBLIC HEARINGS

E-1 [22-0152](#) **ZBA21-042; 1455 Kelly Green Drive (postponed from December 1, 2021)**

Chima Ozor, property owner, is seeking a variance from Table 5.17-1 Single-Family Residential District Dimensions in order to construct a one-story addition to the rear of the existing home. The new 290 square foot addition containing a bedroom and bathroom and is proposed to be five and a half feet from the rear lot line. The property is zoned R1C, Single-Family Residential District and requires a 30-foot rear yard setback. The home is currently 20 feet from the rear lot line.

Attachments: ZBA21-042; 1455 Kelly Green Drive Staff Report w Attachments.pdf

E-2 [22-0147](#)

ZBA21-043; 3016 Brockman Boulevard

Forward Design Build, representing property owners, is seeking a variance from Table 5.17-1 Single Family District Dimensions in order to construct a two-story addition to the existing home. The average front setback required is 23 feet six inches. The applicants are requesting a six foot six inch variance that will allow for a new garage, expanded kitchen and a second-story master bedroom and bathroom. The property is zoned R1D, Single-Family Residential District and is located at the intersection of Brockman Boulevard and Steere Place.

Attachments: ZBA21-043; 3016 Brockman Blvd Staff Report with Attachments.pdf

E-3 [22-0149](#)

ZBA21-045; 1750 Dhu Varren Road

Howard Huang, representing property owners, is seeking two variances from Table 5.19.1 and Section 5.19.2 in order to construct a 9,161 square foot two-story multi-purpose addition to the existing church.

1. The project requires a total of 80 parking spaces and the applicant requests to provide 63 spaces, requesting a 17 space variance.
2. The project requires 28 electric vehicle parking spaces and the applicant is proposing to install 10 EV spaces for an 18 space variance. The property is zoned R4A Multiple-Family Residential District

Attachments: ZBA21-045; 1750 Dhu Varren Rd Staff Report with Attachments.pdf

E-4 [22-0150](#)

ZBA21-046; 2280 Chaucer Court

Frank and Sarah Rampton, property owners, are seeking a variance from Table 5.17-1 Single Family District Dimensions in order to complete construction on a screened porch at the rear of the existing home. The rear yard setback requirement is 30 feet and the owners are proposing the screened porch to be 21 feet from the rear lot line. The property is zoned R1C, Single-Family Residential District.

Attachments: ZBA21-046; 2280 Chaucer Court Staff Report with Attachments.pdf

E-5 [22-0151](#)

ZBA21-047; 943 Dewey Avenue

Scott Klaassen and Satch Chada, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow for new habitable space in the basement of the existing nonconforming residence. The home is currently a certified three-unit rental that is nonconforming for lot area, lot width and setbacks. The owners seek to renovate the entire structure and complete interior alterations that will not increase the number of existing units. The building footprint and setbacks will remain unchanged. The property is zoned R4C, Multiple-Family Residential District.

Attachments: ZBA21-047; 943 Dewey Ave Staff Report with Attachments.pdf

- E-6 [22-0340](#) **ZBA22-001; 2012 Washtenaw Avenue**
Stacie McNulty, property owner, is requesting a three foot variance from Section 5.16.6 (2) (C) Accessory Uses and Structures in order to construct a 747 square foot detached garage at the rear of the property. The owners will demolish the existing garage and construct a new three car garage that adjoins the property line with the neighbor. The subject property will have two bays and the adjacent property will utilize the third bay. The property is zoned R1B, Single-Family Residential.

Attachments: ZBA22-001; 2012 Washtenaw Ave Staff Report with Attachments.pdf

- E-7 [22-0341](#) **ZBA22-004; 1448 Harpst Street**
Timothy Risk, representing property owner, is requesting a two foot eight inch variance from Sections 5.18.1(4) Front Porches and Section 5.18.5 Averaging an Established Front Building Line in order to construct a new covered front porch. The new front porch will be approximately 77 square feet in size and does not meet the average front setback of 33 feet 9 inches. The property is zoned R1D, Single-Family Residential.

Attachments: ZBA22-004; 1448 Harpst Staff Report w Attachments.pdf

- E-8 [22-0342](#) **ZBA22-003; 140 Hill Street**
Mark Schroeder, property owner & developer, is requesting A 15 foot variance and associated landscaping from Section 5.20.4 (B) Conflicting Land Use Buffers. The property is zoned R4C, Multiple-Family Dwelling District. The property has an existing shared driveway along the west property line with 132 Hill Street where the conflicting land use buffer cannot be met.

Attachments: ZBA22-004; 140 Hill St Staff Report with Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

- H-1 [22-0153](#) Various Communication to the ZBA

Attachments: Email from Schulte and Sverdlik - 3016 Brockman Blvd.pdf, Email from Shalis - Chaucer Ct.pdf, Email from Weaverdyck regarding 3016 Brockman Blvd.pdf, Email from Davis & Lark Speyer regarding 1448 Harpst.pdf, Email from Salvette regarding 2012 Washtenaw.pdf, Email from Walda regarding 1448 Harpst.pdf, Email from Harden regarding 1455 Kelly Green .pdf, Email form Beeman - Regarding 2280 Chaucer.pdf, Email from Hubbard-1455 Kelly Green.pdf, Email from Harden - 1455 Kelly Green.pdf, Email from Foster - 1455 Kelly Green.pdf, Email from Watkins 1455 Kelly Green.pdf, Email from Sauter- 1455 Kelly Green.pdf, Email from Rotberg 1455 Kelly Green.pdf

I PUBLIC COMMENT - (3 Minutes per Speaker)**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 ; 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 NLegislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>).