



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, 2024

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. [24-1480](#) July 24, 2024 ZBA Meeting Minutes

Attachments: July 24, 2024 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [24-1481](#) **ZBA24-0025; 1015 Broadway Street**

Emily Palacios, representing the property owner, is seeking a variance of 1,683 square feet from Table 5.17-4 Mixed Use Zoning District Dimensions. The owners are applying for an administrative land transfer of 807.5 square feet to be transferred to the abutting property. The district requires a minimum lot area of 6,000 square feet and the current nonconforming lot size is 5,124.5 square feet. The property is zoned C-3 Fringe Commercial District.

Attachments: Staff Report ZBA24-0025; 1015 Broadway Street.pdf, Northside Grill Boundary Survey.pdf, 1015 Broadway St Zoning Map.pdf, 1015 Broadway St Aerial Map.pdf, 1015 Broadway St Aerial Map Zoom.pdf

E-2. [24-1482](#)

ZBA24-0027; 2951 Kimberley Road

Connie Berry, representing the property owner, is seeking a variance of 2,478 square feet from Table 5.17-1 Single-Family Residential Districts. The variance would allow for a land division of three lots that would be approximately 6,400 square feet in area. The parcel size is currently 19,122 square feet in area and three parcels in the R1C district would require a minimum lot size of 21,600 square feet. The property is zoned R1C, Single-Family and requires a minimum lot area of 7,200 square feet per parcel.

Attachments: Staff Report ZBA24-0027; 2951 Kimberley Rd.pdf, 2951 Kimberley Road Survey.pdf, 2951 Kimberley Rd Zoning Map.pdf, 2951 Kimberley Rd Aerial Map Zoom.pdf, 2951 Kimberley Rd Aerial Map.pdf

E-3. [24-1483](#)

ZBA24-0028; 1033 Packard Street

Scott Klaassen, representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to create habitable space in the basement of an existing five unit rental property. The property is nonconforming for lot area, lot width and setbacks. The owners are seeking to reduce the number of units from five to four. The new unit in the basement will be a six bedroom unit. The property is zoned R4C, Multiple Family Residential District.

Attachments: Staff Report ZBA24-0028; 1033 Packard Street.pdf, ZBA24-0028; 1033 Packard St Boundary Survey.pdf, ZBA24-0028; 1033 Packard St Elevation Plans.pdf, 1033 Packard St Zoning Map.pdf, 1033 Packard St Aerial Map.pdf, 1033 Packard St Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

G-1. [24-1582](#) Reports from Council

H. COMMUNICATIONS

H-1. [24-1484](#) Various Communication to the ZBA

Attachments: Golden email of support ZBA24-0027; 2951 Kimberley Road.pdf, Gruber and Schutzgruber email of support 2951 Kimberley.pdf

I. PUBLIC COMMENT (3 minutes per speaker)

J. ADJOURNMENT

Candice Briere, Chairperson
Jon Barrett, Zoning Coordinator
/courtney manor

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 Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>).