



# City of Ann Arbor

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

## Meeting Agenda Zoning Board of Appeals

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Wednesday, June 28, 2023

6:00 PM

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

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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. [23-1057](#) May 24, 2023 ZBA Meeting Minutes

**Attachments:** May 24, 2023 ZBA Meeting Minutes.pdf

**E. PUBLIC HEARINGS**

E-1. [23-1058](#) **ZBA23-0013; 3720 Windemere Drive [Postponed]**

Ljubisa Mladenovic, property owner, is requesting a two-foot variance from Section 5.26.2 (3) Fences; Residential Zoning Districts to construct a 10-foot privacy fence in the rear yard. The maximum height for a fence in the rear yard is eight-feet. The subject property is zoned R1B, Single-Family Dwelling District.

**Attachments:** Staff Report ZBA23-0013; 3720 Windemere Dr.pdf, ZBA23-0013; 3720 Windemere Boundary Survey.pdf, ZBA23-0013; 3720 Windemere Elevation Plans.pdf, 3720 Windemere Dr Zoning Map.pdf, 3720 Windemere Dr Aerial Map.pdf, 3720 Windemere Dr Aerial Map Zoom.pdf, Earhart Knolls Barrier Approval 3720 Windemere Drive.pdf, Earhart Knolls Homeowners Assoc Email of Opposition 3720 Windemere Drive.pdf, Lloyd letter of opposition 3720 Windemere Drive.pdf, McCarren and Spires Letter of Opposition 3720 Windemere Drive.pdf, Stein and Fisher Email of Opposition 3720 Windemere Drive.pdf

**E-2. [23-1060](#)**

**ZBA23-0018; 1817 Abbott Avenue**

Cherie Donze, representing property owners, is requesting a variance of four feet five inches from Section 5.18.5 Averaging an Established Front Building Line to construct an approximate 110 square foot (12.5' x 8.75') addition for a primary bedroom to the west side of the existing residence. The required average front setback is 29.5 feet. The property is zoned R1D, Single-Family Residential.

**Attachments:** Staff Report ZBA23-0018; 1817 Abbott Ave.pdf, 1817 Abbott Survey.pdf, 1817 Abbott Site Plans 1.pdf, 1817 Abbott Site Plans 2.pdf, 1817 Abbott Site Plans 3.pdf, 1817 Abbott Ave Zoning Map.pdf, 1817 Abbott Ave Aerial Map.pdf, 1817 Abbott Ave Aerial Map Zoom.pdf, Boyse Email of Support 1817 Abbott Avenue.pdf, Hirsch Email of Support 1817 Abbott Avenue.pdf, Lapedis Email of Support 1817 Abbott Avenue.pdf, Sochacki Email of Support 1817 Abbott Avenue.pdf

**E-3. [23-1061](#)**

**ZBA23-0017; 4080 Glacier Hills Drive**

Scott Betzoldt, representing property owners, is requesting a variance from Section 5.25.3 Exterior Lighting Specifications. If granted, the developer will be required to upgrade the existing perimeter (33 total) light poles surrounding the property and not the lighting for the entire site. The property is under review to construct four detached garages for the parking of private vehicles. The property is zoned R4B, Multiple-Family Dwelling District.

**Attachments:** Staff Report ZBA23-0017; 4080 Glacier Hills.pdf, Revised Site Plan 2-22-23.pdf, Architecture 2-22-23.pdf, Attachment Lighting Evaluation.pdf, 4080 Glacier Hills Dr Zoning Map.pdf, 4080 Glacier Hills Dr Aerial Map.pdf, 4080 Glacier Hills Dr Aerial Map Zoom.pdf

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

**H. COMMUNICATIONS**

**H-1 [23-1062](#)** Various Communication to the ZBA

**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](mailto: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> ). Zoning Board of Appeals meetings have transitioned to a hybrid meeting model. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed.

These include:

City Hall is mask-friendly to all guests at all times.

Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).

Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.