



CITY OF ANN ARBOR, MICHIGAN

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Zoning Board of Appeals Decision and Order

Applicant: Midwestern Consulting on behalf of GMH Communities

Address: 558 South Fifth Avenue

Hearing Date: March 25, 2026

File No: ZBA26-0004

Request:

A variance from Chapter 55 Unified Development Code, Section 5.21.2.B, Table 5.21-1 as follows: (1) A variance to reduce the total street frontage requirement in Table 5.21-1 for the number street openings after the first 200 feet from 600 feet to 300 feet to allow 3 openings for a site with 579 feet of total street frontage. The site is 0.95 acres, located on the north side of East Madison Street between South Fourth and Fifth Avenues, assembled from 9 lots with a total street frontage of 579 feet. It is zoned D1 (Downtown Core) base, Midtown Character overlay, and Secondary Street frontage and is in the Floodplain Management overlay district. A site plan application for a 14-story residential building with below-grade parking is under review (SP25-0016).

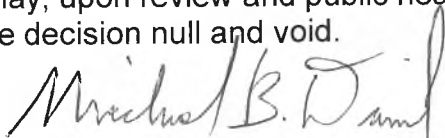
Decision:

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:


M. Daniel, Vice Chairperson

Date:

4-22-26