



# 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, December 6, 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. [23-1877](#) October 25, 2023 ZBA Meeting Minutes

**Attachments:** October 25, 2023 ZBA Meeting Minutes.pdf

**E. PUBLIC HEARINGS**

E-1. [23-1878](#) **ZBA23-0029; 1021 Robin Road**

The property owners are requesting a 16 foot eight inch variance from Table 5.17-1 Single-Family Dwelling District Dimensions to construct an approximately 620 square foot addition to the existing attached garage. The new addition will provide additional vehicle parking and a one bedroom, one bathroom living area. The property is zoned R1B, Single-Family Dwelling.

**Attachments:** Staff Report ZBA23-0029; 1021 Robin Road.pdf, ZBA23-0029; 1021 Robin Road Boundary Survey.pdf, ZBA23-0029; 1021 Robin Road Elevation Plans.pdf, 1021 Robin Rd Zoning Map.pdf, 1021 Robin Rd Aerial Map.pdf, 1021 Robin Rd Aerial Map Zoom.pdf, Ackley email of support ZBA23-0029; 1021 Robin Road.pdf, Kelley email of support ZBA23-0029; 1021 Robin Road.pdf

E-2. [23-1879](#)

**ZBA23-0030; 413 South Division Street**

Metro Property Service is requesting relief from Section 5.32.2 Nonconforming Structure to construct a 16 foot four by 4 foot addition to allow for additional area for the bedrooms on the first, second and third floors. The applicants are also requesting to add dormers to the third floor which will allow for a new bedroom to unit four. The additions will not encroach further into the side or rear setback areas. The property is zoned R4C, Multiple Family Dwelling District.

**Attachments:** Staff Report ZBA23-0030; 413 S Division St.pdf, ZBA23-0030; 413 South Division Boundary Survey.pdf, ZBA23-0030; 413 South Division Street Elevation Plans.pdf, 413 S Division St Zoning Map.pdf, 413 S Division St Aerial Map.pdf, 413 S Division St Aerial Map Zoom.pdf

E-3. [23-1880](#)

**ZBA23-0031; 536 Walnut Street**

David Lewis, representing the property owner, is requesting a 125 square foot (10%) variance from Section 5.16.6 (D) Accessory Uses and Structures to construct a 599 square foot Accessory Dwelling Unit (ADU) with a portion outside of the rear setback area. The rear setback area allows for a 420 square foot structure and the applicants are seeking to build a 545 square foot structure in the rear setback area. The proposed ADU will meet the setbacks and height requirements. The property is zoned R4C, Multiple Family Dwelling District.

**Attachments:** Staff Report ZBA23-0031; 536 Walnut Street.pdf, ZBA23-0031; 536 Walnut Street Boundary Survey.pdf, ZBA23-0031; 536 Walnut Street Elevation Plans.pdf, 536 Walnut St Zoning Map.pdf, 536 Walnut St Aerial Map.pdf, 536 Walnut St Aerial Map Zoom.pdf

E-4. [23-1997](#)

**ZBA23-0032; 835 Redeemer Avenue**

Tri-County Builders representing the property owner, are requesting a 10 foot variance from Table 5.17-1 Single-Family Dwelling District Dimensions to construct a two-story addition to the rear of the existing residence. The proposed addition will contain a one car garage, mudroom and stairs leading the second story. The second story will contain an office and a bathroom. The property is zoned R1C, Single-Family Dwelling District and requires a minimum 30 foot rear yard setback.

**Attachments:** Staff Report ZBA23-0032; 835 Redeemer Avenue.pdf, ZBA23-0032; 835 Redeemer Avenue Elevation Plans.pdf, 835 Redeemer Ave Zoning Map.pdf, 835 Redeemer Ave Aerial Map.pdf, 835 Redeemer Ave Aerial Map Zoom.pdf, Clarke and Gates Letter of Support ZBA23-0032; 835 Redeemer Avenue.pdf, Sweet and Wells Letter of Support ZBA23-0032; 835 Redeemer Avenue.pdf

**E-5. [23-1998](#) ZBA23-0033; 819 Russett Road**

Architectural Resource, representing the property owner, are requesting relief from Section 5.32.2 Nonconforming Structure to construct a second story addition vertically to the existing nonconforming residence. The building is four feet 10.5 inches from the side lot line and the proposed second story addition will be constructed on top of the existing nonconforming first floor. The proposed addition will not encroach further into the required five yard setback. The property is zoned R1C, Single-Family Dwelling District.

**Attachments:** Staff Report ZBA23-0033; 819 Russett Road.pdf, ZBA23-0033; 819 Russett Road Boundary Survey.pdf, ZBA23-0033; 819 Russett Road Elevation Plans.pdf, 819 Russett Rd Zoning Map.pdf, 819 Russett Rd Aerial Map.pdf, 819 Russett Rd Aerial Map Zoom.pdf, Dinov letter of support ZBA23-0033; 819 Russett Road.pdf, Email of support ZBA23-0033; 819 Russett Road.pdf, Ozzerby email of support ZBA23-0033; 819 Russett.pdf, Prieskorn email ZBA23-0033; 819 Russett Road.pdf, Puente letter of support ZBA23-0033; 819 Russett Road.pdf, White letter of support ZBA23-0033; 819 Russett Road.pdf

**F. UNFINISHED BUSINESS****G. NEW BUSINESS****G-1. [23-1999](#) 2024 Zoning Board of Appeals Calendar for Approval**

**Attachments:** 2024 ZBA Meeting Calendar for Approval.pdf

**H. COMMUNICATIONS****H-1. [23-2000](#) 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 highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. 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:

Masks - 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.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.