



# 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 26, 2024

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. [24-1117](#) May 22, 2024 ZBA Meeting Minutes

**Attachments:** May 22, 2024 ZBA Meeting Minutes.pdf

**E. PUBLIC HEARINGS**

E-1. [24-1118](#) **ZBA24-0021; 195 North Maple Road [POSTPONED]**

Lauren Robinson of Brixmor Property Group is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a 4,560 square foot one-story addition to an existing bank. The proposed addition is to be occupied by a single tenant. The existing structure is nonconforming for the TC1 District requirements. The existing building does not meet the minimum two-story height requirement, the building frontage lot width requirement, and the district design standards. The property is zoned TC1, Transit Corridor District.

- E-2. [24-1119](#)      **ZBA24-0022; 618 Stratford Drive**  
Ventures Design, representing the property owner, is seeking a 10 foot variance from Section 5.18.5 Averaging an Established Front Building Line. The owners are proposing to construct a pool in the average front setback. The established average front setback is 40 feet, and a variance is being sought to allow for the construction to take place in the front setback area. The property is zoned R1B, Single Family Dwelling District.

**Attachments:** Staff Report ZBA24-0022; 618 Stratford Drive.pdf, 618 Stratford Drive Boundary Survey.pdf, 618 Stratford Dr Zoning Map.pdf, 618 Stratford Dr Aerial Map.pdf, 618 Stratford Dr Aerial Map Zoom.pdf, 5-7 Orr Overlay Plan (1).pdf

- E-3. [24-1120](#)      **ZBA24-0023; 2845 South State Street**  
Tom Covert of Midwestern Consulting is seeking four variances from Table 5.17-8 Transit Corridor Additional Standards. Building A1 is seeking variances from Building Length and Building Frontage. Building C2 is seeking a variance from Building Length and Building D1 is seeking a variance from Building Frontage. The property is being redeveloped for a new mixed-use development at the northeast corner of State Street and Eisenhower Parkway. The property is zoned TC1, Transit Corridor District.

**Attachments:** Staff Report ZBA24-0023; 2845 S State St-AD.pdf, 2845 S State Boundary Survey.pdf, 2845 S State St Zoning Map.pdf, 2845 S State St Aerial Map.pdf, 2845 S State St Aerial Map Zoom.pdf, 23142A ZBA - Graphic Summary of Request.pdf, 23142 Arbor South ZBA Submittal 1.pdf

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

- G-1. [24-1154](#)      Alteration to a Non Conforming Structure Proposed Text Amendment [Draft]

**Attachments:** 6-26-2024 ZBA Alteration to Nonconforming Structure Memo.pdf

- G-2. [24-1121](#)      Reports from Council

**H. COMMUNICATIONS**

- H-1. [24-1122](#)      Various Communication to the ZBA

**J. PUBLIC COMMENT (3 minutes per speaker)**

**K. 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> ).