



# 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, January 24, 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=Tm1abDFtRnJ3SXZ0L2FvMWVBNBMlh6dz09>

Passcode: 070269

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

D-1. [24-0052](#) December 6, 2023 ZBA Meeting Minutes

**Attachments:** December 6, 2023 ZBA Meeting Minutes.pdf

**E. PUBLIC HEARINGS**

E-1. [24-0053](#) **ZBA23-0034; 421 Church Street**

Rob Fowler, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to construct a third story with dormers on the existing nonconforming rental building. The residence is an existing four bedroom unit. The proposed alteration will increase the building to a six bedroom with additional bedrooms in the basement and the newly proposed third story. The property is nonconforming for lot area, lot width and setbacks. The third story addition will not encroach further into the required setbacks. The property is zoned R4C, Multiple Family

Dwelling District.

**Attachments:** Staff Report ZBA23-0034; 421 Church Street.pdf, 421 Church Survey.pdf, 421 CHURCH OCT 30, 2023-MERGED.pdf, 421 Church St Zoning Map.pdf, 421 Church St Aerial Map.pdf, 421 Church St Zoning Map Zoom.pdf

E-2. [24-0054](#) **ZBA23-0036; 421 Benjamin Street**

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to construct a third story with dormers on the existing nonconforming rental building. The residence is an existing four bedroom unit. The proposed alteration will increase the building to a six bedroom with additional bedrooms in the newly proposed third story. The property is nonconforming for lot area, lot width and side setbacks on the west side of the parcel. The property is zoned R4C, Multiple Family Dwelling District.

**Attachments:** Staff Report ZBA23-0036; 421 Benjamin Street.pdf, 421 Benjamin Survey.pdf, 22-03602 Boundary, 12-15-2022 SIGNED.pdf, 421 BENJAMIN NOV 10, 2023-MERGED.pdf, 421 Benjamin St Zoning Map.pdf, 421 Benjamin St Aerial Map.pdf, 421 Benjamin St Aerial Map Zoom.pdf

E-3. [24-0055](#) **ZBA23-0035; 2501 Avant Avenue**

Araneae Inc., representing property owners, are requesting a variance from Table 5.24-4 Residential Zoning Districts Permanent Signs. The owners are proposing to install 13 illuminated logo signs approximately 35 feet from the ground. The maximum height for wall signs for a multiple-family dwelling district is 10 feet from the ground. The applicants are also seeking to install two logo signs on six buildings for the development. The sign ordinance allows for one wall sign per building. The property is zoned R4B, Multiple-Family Dwelling District.

**Attachments:** Staff Report ZBA23-0035; 2501 Avant Avenue.pdf, Submittal Package\_Avant.pdf, ZBA APPLICATION AND ANSWERS.pdf, 2501 Avant Ave Zoning Map.pdf, 2501 Avant Ave Aerial Map.pdf, 2501 Avant Ave Aerial Map Zoom.pdf

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

G-1. [24-0056](#) 2024 Calendar Review

**Attachments:** 2024 ZBA Meeting Calendar Schedule Clerks For Posting.pdf

**H. COMMUNICATIONS**

H-1. [24-0057](#) Various Communication to the ZBA

**Attachments:** Belle Isle email of opposition ZBA23-0035; 2501 Avant Avenue.pdf, Hanke email of opposition.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](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 meeting have transitioned to a hybrid meeting model. Persons can attend either in person at City Hall or via Zoom.