



City of Ann Arbor

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

Meeting Agenda Zoning Board of Appeals

Wednesday, June 25, 2025

6:00 PM

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

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 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. 25-1213 May 28, 2025 ZBA Meeting Minutes

Attachments: May 28, 2025 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. 25-1214 ZBA25-0014; 812 Pauline Boulevard

Brian Watha, property owner, is requesting a variance from Table 5.21-1 Maximum Number of Openings for a second driveway curb cut. The lot is 53 feet wide. A second curb cut requires 101 feet or more lot width. This variance seeks to retain an existing second curb cut. This property is zoned R1D, Single Family Dwelling District.

Attachments: Staff Report ZBA25-0014; 812 Pauline Blvd.pdf, Revised Boundary Survey Drawing LD18-008.pdf, ZBA25-0014; 812 Pauline Plans.pdf, 812 Pauline Blvd Zoning Map.pdf, 812 Pauline Blvd Aerial Map Zoom.pdf, 812 Pauline Blvd Aerial Map.pdf, 812 Pauline fence permit.pdf, 812 Pauline illegal parking letter.pdf, 2025.06.17 812 Pauline ZBA Non Conforming Curb Cut.pdf

E-2. [25-1215](#) **ZBA25-0015; 1780 Scio Church Road**

Sarah Lorenz, representing property owner, is requesting a 400 square foot variance from Table 5.16-2 Lot Area and Floor Area Requirements for Accessory Dwelling Units (ADUs). Up to one 800 square foot ADU is permitted for a property greater than 7,200 square feet. The proposed ADU is 1,064 square foot in floor area. This property is zoned R1C, Single Family Dwelling District.

Attachments: Staff Report ZBA25-0015; 1780 Scio Church Road.pdf, 1780 Scio Church Boundary Survey.pdf, 1780 Scio Church Elevation Plans.pdf, 1780 Scio Church Rd Zoning Map.pdf, 1780 Scio Church Rd Aerial Map.pdf, 1780 Scio Church Rd Aerial Map Zoom.pdf

E-3. [25-1216](#) **ZBA25-0016; 1788 Scio Church Road**

Sarah Lorenz, representing property owner, is requesting a 400 square foot variance from Table 5.16-2 Lot Area and Floor Area Requirements for Accessory Dwelling Units (ADUs). Up to one 800 square foot ADU is permitted for a property greater than 7,200 square feet. The proposed ADU is 1,064 square foot in floor area. This property is zoned R1C, Single Family Dwelling District.

Attachments: Staff Report ZBA25-0016; 1788 Scio Church Road.pdf, 1788 Scio Church Road Boundary Survey.pdf, 1788 Scio Church Road Elevation Plans.pdf, 1788 Scio Church Rd Zoning Map.pdf, 1788 Scio Church Rd Aerial Map.pdf, 1788 Scio Church Rd Aerial Map Zoom.pdf

E-4. [25-1217](#) **ZBA25-0018; 3675 Washtenaw Avenue**

Tina Arcuri, representing property owner, is requesting a six foot height variance from Table 5.24-3 Other Mixed-Use and Nonresidential and Special Purpose Zoning Districts Permanent. The proposed signage is 26 feet in height. The permitted height for signage is 20 feet maximum. This property is zoned TC1, Transit Corridor District.

Attachments: Staff Report ZBA25-0017; 3675 Washtenaw Ave.pdf, 3675 Washtenaw Avenue Elevation Plans.pdf, 3675 Washtenaw Ave Zoning Map.pdf, 3675 Washtenaw Ave Aerial Map.pdf, 3675 Washtenaw Ave Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS**G. NEW BUSINESS****G-1. [25-1218](#) Reports from Council****H. COMMUNICATIONS****H-1. [25-1219](#) 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 ; 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>).