



# 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, May 27, 2026

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. [26-0889](#) Zoning Board of Appeals Meeting Minutes of April 22, 2026

**Attachments:** Zoning Board of Appeals Meeting Minutes of April 22, 2026.pdf

**E. PUBLIC HEARINGS**

E-1. [26-0890](#) **ZBA26-0008; 1620 Kearney Road**

Mary Hunter and Stephen Hunter, property owners, are requesting a variance of four (4) feet in height and fifty (50) percent opacity from Section 5.26.2.B, Table 5.26-1 of the Unified Development Code to permit an eight (8)-foot-tall, one-hundred (100)-percent-opaque fence within a front yard where fences shall not exceed four (4) feet in height and fifty (50) percent opacity. The subject property is a through lot fronting on both Kearney Road and Washtenaw Avenue. The subject fence would front on Washtenaw Avenue. The subject property is zoned R1B Single-Family Dwelling District.

**Attachments:** Staff Report - 1620 Kearney Rd.pdf, 1620 Kearney Rd Zoning Map.pdf, 1620 Kearney Rd Aerial Map.pdf, 1620 Kearney Rd Aerial Map Zoom.pdf, 2597 survey, Hunter.pdf, 100\_5878.JPG, 100\_5879.JPG, 100\_5880.JPG, 100\_5881.JPG, 100\_5882.JPG

**E-2. 26-0891      ZBA26-0007; 182 Hiscock Street**

Marc Rueter, representing the property owner, is requesting a required 15-foot average front setback variance from Section 5.18.5 Averaging an Established Front Building Line. If granted, the variance will allow the 40-foot average front setback to be reduced to 25 feet. The lot is currently vacant. The vacant lot has an established 40-foot average front setback based on the parcel to the west and the three parcels to the east. The property is zoned R2A, Two-Family Residential Districts.

**Attachments:** 182 Hiscock Staff Report.pdf, Kay 182 Hiscock ZBA.pdf, 182 Hiscock St Zoning Map.pdf, 182 Hiscock St Aerial Map Zoom.pdf, 182 Hiscock St Aerial Map.pdf, 100\_5870.JPG, 100\_5871.JPG, 100\_5872.JPG, 100\_5873.JPG, 100\_5874.JPG, 100\_5875.JPG, 100\_5876.JPG, 100\_5877.JPG

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

**G-1. Discussion of 2026 Annual Retreat**

**H. COMMUNICATIONS**

**H-1. 26-0892      Various Communication to the ZBA**

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

**J. ADJOURNMENT**

Candice Briere, Chairperson

Jon Barrett, Zoning Coordinator

Brittany Alexander, Administrative Assistant

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> ).