



# 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 22, 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. [24-0877](#) April 24, 2024 ZBA Meeting Minutes

**Attachments:** April 24, 2024 ZBA Meeting Minutes.pdf

**E. PUBLIC HEARINGS**

E-1. [24-0881](#) **ZBA24-0017; 305 Beakes Street**

Michael Bielby, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a two-story addition to the existing nonconforming duplex. The proposed addition will allow for a second bathroom to be added to each unit. The basement laundry room will be removed, and each unit will receive their own laundry rooms. The property is nonconforming for the front setbacks along Beakes Street and North Fifth Street. The property is zoned R4C, Multiple Family Residential.

**Attachments:** Staff Report ZBA24-0017; 305 Beakes Street.pdf, ZBA24-0017; 305 Beakes Street Boundary Survey.pdf, ZBA240017; 305 Beakes Street Elevation 1.jpeg, ZBA240017; 305 Beakes Street Elevation 2.jpeg, ZBA240017; 305 Beakes Street Elevation 3.jpeg, 305 Beakes St Zoning Map.pdf, 305 Beakes St Aerial Map.pdf, 305 Beakes St Aerial Map Zoom.pdf

E-2. [24-0882](#)

**ZBA24-0018; 518 West Summit Street**

Thomas Waters, property owner, is seeking a 15 foot variance from Section 5.18.5 Averaging an Established Front Building Line. The property is applying for a land division to create a new parcel on the Fountain Street side of the lot. The average front setback is 40 feet on the Fountain Street side and the owner is seeking to reduce the front setback to 25 feet. The property is zoned R2A, Two-Family Dwelling District.

**Attachments:** Staff Report ZBA24-0018; 518 W Summit St.pdf, 518 W Summit Boundary Survey.pdf, Variance Request v2 Elevation Plan.pdf, 518 W Summit St Zoning Map.pdf, 518 W Summit St Aerial Map.pdf, 518 W Summit St Aerial Map Zoom.pdf

E-3. [24-0883](#)

**ZBA24-0019; 305 East Eisenhower Parkway**

Jim Johnson, representing the property owner, is seeking a variance from Section 5.24.5 (B) Permanent Signs, Other Mixed Use and Nonresidential and Special Purpose Districts. The total signage for the property currently is nonconforming. The office building has 394 square feet of signage involving a double sided freestanding sign and two wall signs. The applicant is seeking to install two new wall signs totaling 75 square feet. The property is permitted a maximum of 200 square feet of signage. The property is zoned TC1, Transit Corridor District.

**Attachments:** Staff Report ZBA24-0019; 305 East Eisenhower Pkwy.pdf, Site Boundary.pdf, 305 E Eisenhower - Bank Michigan Signs - Pre Sub Package (1) (1).pdf, 305 E Eisenhower Pkwy Zoning Map.pdf, 305 E Eisenhower Pkwy Aerial Map.pdf, 305 E Eisenhower Pkwy Aerial Map Zoom.pdf

E-4. [24-0884](#)

**ZBA24-0020; 3501 South State Street**

Northern Sign Company, representing the business and property owners, is seeking a variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The variance request of 20 feet would allow a permanent wall sign to be installed above the maximum allowable height of 20 feet. The property is zoned TC1, Transit Corridor District.

**Attachments:** Staff Report ZBA24-0020; 3501 S State St.pdf, Spark Wall Sign Engineer Renderings.pdf, 3501-State-St-Comfort Inn - Ann Arbor - renderings for signs\_v1 (1).pdf, 3501 S State St Zoning Map.pdf, 3501 S State St Aerial Map.pdf, 3501 S State St Aerial Map Zoom.pdf

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**G-1. [24-0885](#) Reports from Council**H. COMMUNICATIONS**H-1. [24-0886](#) Various Communication to the ZBA

**Attachments:** Burton email of support ZBA24-0018; 518 W Summit.pdf, McCullen email of support ZBA24-0018; 518 W Summit.pdf, Rominski email of support ZBA24-0018; 518 W Summit.pdf

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

Candice Briere, Chairperson  
Jon Barrett, Zoning Coordinator  
/courtney manor  
/Brittany Alexander

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> ).