



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, August 27, 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. 25-1510 July 23, 2025 ZBA Meeting Minutes

Attachments: July 23, 2025 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. 25-1511 ZBA25-0020; 470 Huron Parkway

Stephanie Chen, property owner, is requesting a two-foot height and 50 percent opacity variance from Table 5.26-1 Height and Opacity Standards for Fences. The owners are seeking to install a new six-foot tall full privacy fence that will be 35 linear feet in length in the front yard. The maximum height and opacity for a fence in the front yard in a residential district is four feet tall and 50% opacity. The property is zoned R1B, Single-Family Residential.

Attachments: Staff Report ZBA25-0020; 470 Huron Pkwy.pdf, ZBA25-0020; 470 Huron Parkway Boundary Survey.pdf, 470 Huron Pkwy Zoning Map.pdf, 470 Huron Pkwy Aerial Map Zoom.pdf, 470 Huron Pkwy Aerial Map.pdf

F. UNFINISHED BUSINESS**G. NEW BUSINESS**

- G-1. [25-1512](#) Reports from Council

H. COMMUNICATIONS

- H-1. [25-1513](#) Various Communication to the ZBA

Attachments: Cowen Support for zoning variance at 470 Huron Pkwy.pdf, Gordon Letter of Opposition for variance.pdf, Letter of support for fence variance.pdf, Ruan Letter of support for variance application (470 Huron Pkwy).pdf, Textley ZBA25-0020 470 Huron Pkwy.pdf, Alan ZBA25-0020 470 Huron Parkway.pdf, Bennett A2 - Public Hearing 8.27.25 - 470 Huron Parkway.pdf, Westphal ZBA250020 470 Huron Parkway opposition.pdf

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

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

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>).