



CITY OF ANN ARBOR, MICHIGAN

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Zoning Board of Appeals Decision and Order

Applicant: Julie Welch

Address: 1211 Prospect Street

Hearing Date: April 22, 2026

File No: ZBA26-0005

Request:

Three variances from the Unified Development Code ("UDC") as follows: (1) A variance from Section 5.19.6.A.1 to permit parking spaces to be located within a front yard where parking spaces shall not be located within a front yard; (2) a variance from Section 5.19.9.A.1 to permit a driveway to not lead to a garage, carport, parking space, parking lot, or parking structure meeting the requirements of the UDC; and (3) a 14-foot variance from Section 5.19.9.A, Table 5.19-6 to permit a one-way driveway to be 29 feet in width where fifteen feet is the maximum width permitted. The subject property is zoned R4C Multiple-Family Dwelling District.

Decision:

On the hearing date above the Zoning Board of Appeals reviewed the evidence presented and **denied** the applicant's request. The decision was based upon the written and digital record of the application and meeting and upon the findings of fact provided in the approved minutes.

Order:

In accordance with the Zoning Board of Appeals denial, permits will not be issued for the requested work and construction of any work associated with the variance request is not permitted. A re-hearing of this item by the Zoning Board of Appeals can be requested consistent with the procedures outlined in the Unified Development Code (Chapter 55) section 5.28.1.

Chair:

M. Daniel, Vice Chairperson

Date:

4-22-26