



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, September 27, 2023

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. [23-1524](#)

Attachments: August 23, 2023 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [23-1525](#)

ZBA23-0021; 700 Pauline Boulevard

Don Thomas, property owner, is requesting variances of two inches from Section 5.16.6 (2)(D) Accessory Uses and Structures to allow an existing garage addition to be two feet ten inches from the side lot line and a 290 square foot variance from Section 5.16.6 (2) (D) to allow the attached garage addition to exceed the allowed 35% rear setback area with a structure. A third variance of ten feet is being requested from Table 5.17-1 Single-Family Dwelling District to allow an existing deck to encroach into the front setback. The variances would allow the garage addition to be used as an approved Accessory Dwelling Unit (ADU). The property is

zoned R1D, Single-Family Dwelling District.

Attachments: Staff Report ZBA23-0021; 700 Pauline Blvd.pdf, 700 Pauline Boulevard Boundary Survey.pdf, 700 Pauline Blvd Zoning Map.pdf, 700 Pauline Blvd Aerial Map.pdf, 700 Pauline Blvd Aerial Map Zoom.pdf, Lewis Email of Support 700 Pauline Boulevard.pdf, Butler Email of Support 700 Pauline Blvd.pdf

E-2. [23-1526](#)

[Withdrawn] ZBA23-0023; 416 Long Shore Drive

Kate Bond of Midwestern Consulting, representing property owner, is requesting a variance from the planting requirements of Section 5.20.4 Conflicting Land Use Buffers. A 15 foot buffer is required on the west side of the property adjacent to Argo Park. The existing 12 inch City sanitary sewer and a pending required easement create difficulties with planting the CLUB. The proposed use of the property is a 15 unit condominium development. The property is zoned Office.

E-3. [23-1527](#)

ZBA23-0024; 1033 East University Avenue

Rob Fowler, representing property owner, is seeking approval from Section 5.32.2 (C) Alteration to a Nonconforming Structure. The applicants are requesting to convert the basement into a four bedroom unit and to enclose the existing front porch to provide additional living space for the first floor unit. The roof will be altered by the addition of three new gables and a height increase for the third floor unit. The existing four unit rental property contains eight bedrooms. The alterations will increase the number of bedrooms to 17 while the number of units remains at four. The property is zoned R4C Multiple Family Dwelling District and is nonconforming for lot area and the rear yard setback.

Attachments: Staff Report ZBA23-0024; 1033 E University.pdf, 1033 East University Avenue Boundary Survey.pdf, 1033 East University Avenue Elevation Plans.pdf, 1033 E University Ave Zoning Map.pdf, 1033 E University Ave Aerial Map.pdf, 1033 E University Ave Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. COMMUNICATIONS

H-1. [23-1528](#) 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>). Zoning Board of Appeals meetings have transitioned to a hybrid meeting model. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities.

If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is HIGH. Check the current level for Washtenaw County through the CDC's website.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.