



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, November 19, 2014

6:00 PM

City Hall, 301 E. Huron Street,
Basement Conference Rooms

A **CALL TO ORDER**

B **ROLL CALL**

C **APPROVAL OF AGENDA**

D **APPROVAL OF MINUTES**

[14-1655](#) September 24, 2014 ZBA Minutes with Live Links

Attachments: 9-24-2014 ZBA Minutes with Live Links

E **APPEALS AND HEARINGS**

E-1 [14-1656](#) ZBA14-013; 436 Third Street

Ed Smith is requesting Permission to Alter a Non-Conforming Structure and 1 variance in order to modify the existing non-conforming structure in order to add two residential units to the rear structure for a total of four units in two structures on the site:

- 1) Off-Street Parking variance (Chapter 59, Section 5:167) of 5 spaces; 6 spaces are required; one space is provided on site.

Attachments: ZBA14-013 Staff Report with Attachments, Letter from Cantrall, Letter from Wallis

E-2 [14-1657](#) ZBA14-014; 1230 Olivia Avenue

Charles Braham, is requesting one variance from Chapter 55 (Zoning) Section 5:59 (Accessory Buildings), of 2 feet 6 inches for construction of a detached garage in the side setback; 3 feet is required.

Attachments: ZBA14-014 Staff Report with Attachments

E-3 [14-1658](#) ZBA14-015; 1600 Brooklyn Avenue

Carl O. Hueter is requesting permission to alter a non-conforming structure in order to expand the non-conforming structure by constructing a second floor addition over an existing structure which is located 2 feet 6 inches from the side property line; property line; required setback is 5 feet.

Attachments: ZBA14-015 Staff Report with Attachments

- E-4 [14-1659](#) ZBA14-016; 215 Beakes Street
David Esau is requesting 4 variances from Chapter 55 (Zoning) Section 5:34 (R4C) in order to re-construct and existing non-conforming structure. Structure will be a single-family dwelling upon completion.
- 1) Front yard setback variance of 25 feet to allow a 0 foot front setback along Beakes.
 - 2) Side yard setback (east) variance of 1 foot to allow a 4 foot side setback.
 - 3) Side yard setback (west) variance of 5 feet to allow a 0 foot side setback.
 - 4) Rear yard setback variance of 27 feet to allow a 3 foot side setback.
- Attachments:** ZBA14-016 Staff Report with Attachments, Email from Pomerleau, Letters from North Central Neighborhood Association², Letter from Santacrose, Email from Bielby & Profera

F **UNFINISHED BUSINESS**

G **NEW BUSINESS**

H **REPORTS AND COMMUNICATIONS**

[14-1660](#) Various Correspondences to the ZBA

I **PUBLIC COMMENTARY - (3 Minutes per Speaker)**

J **ADJOURNMENT**