



# 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, September 26, 2018

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [18-1632](#) Minutes of the August 22, 2018 ZBA Meeting  
*Attachments:* 8-22-2018 ZBA Minutes .pdf

E PUBLIC HEARINGS

E-1 [18-1633](#) **ZBA18-022; 517 Berkley Avenue**  
Douglas and Jane Henderson, property owners, are requesting relief from Article IV: Section 5.18.5 Averaging an Established Front Building Line. The property is zoned R1D single-family residential. The owners are proposing to construct a new front porch (7' x 24'9") that will extend from the front door to the garage entrance. The average front setback is 30 feet and the variance request of three feet will reduce the setback to 27 feet.

*Attachments:* ZBA18-022; 517 Berkley Ave Staff Report w Attachments .pdf

E-2 [18-1634](#) **ZBA 18-023; 2104 Winchell Drive**  
Nancy Blow, property owner, is requesting relief from Article IV: Section 5.18.5 Averaging an Established Front Building Line. The property is zoned R1C single-family residential. The owner is proposing to construct a new front porch (7' x 22'1"). The average front setback is 39 feet six inches and the variance request of three feet five inches will reduce the setback to 36 feet one inch.

*Attachments:* ZBA18-023; 2104 Winchell Staff Report w Attachments .pdf

E-3 [18-1635](#) **ZBA 18-025; 3245 Kingwood Street**  
Margaret Szczygiel, property owner, is requesting an alteration to a non-conforming structure in order to construct an addition to the front of the home. The property is zoned R1C, single-family residential. The addition

(6'11" x 23'7") will consist of a new porch, powder room and entry way. The existing average front setback is 39 feet and the subject property is established at approximately 35 feet. The proposed addition will not encroach any further into the setback.

**Attachments:** ZBA18-025; 3245 Kingwood St Staff Report w Attachments .pdf

E-4 [18-1636](#)

**ZBA 18-021; 1420 South Maple Road**

Midtown Ann Arbor, LLC, property owners are requesting two variances for a new community containing 256 townhomes, a community building, pool and 500 parking spaces. The first variance is from Chapter 55 Unified Development Code Table 5:17-3. The property is zoned R4B, multiple-family dwelling. The maximum front setback for a building is 40 feet. The request is for 118.52 feet from I-94. The second variance request is from Chapter 55 Unified Development Code Section 5.19.10 (C) to allow a 31 foot driveway. The maximum allowable width for a driveway serving uses other than single or two family is 24 feet.

**Attachments:** ZBA18-021; 1420 S Maple Rd Staff Report 2.pdf, 1420 S Maple Elevations and Renderings .pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

H-1 [18-1637](#) Various Communication to the ZBA

**Attachments:** Email from Francis and Antoinetta Judge .pdf, Letter from King-Moore .pdf, Letter from Sandberg.pdf, Email from Stannard and O'Brien.pdf

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

J ADJOURNMENT

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, [www.a2gov.org/ctn](http://www.a2gov.org/ctn), on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.

Video on Demand: Replay public meetings at your convenience online at [www.a2gov.org/government/city\\_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx)  
Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.

The complete record of this meeting is available in video format at [www.a2gov.org/ctn](http://www.a2gov.org/ctn), on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794 6150.

Candice Briere, Chairperson of the Zoning Board of Appeals

/kvl