



# 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, April 24, 2024

6:00 PM

Larcom City Hall, 301 E Huron St, Basement  
Room A

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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/93816481007pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMiIh6dz09>

Passcode: 070269

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

D-1. [24-0708](#) March 27, 2024 ZBA Meeting Minutes

Attachments: March 27, 2024 ZBA Meeting Minutes.pdf

**E. PUBLIC HEARINGS**

E-1. [24-0714](#) **ZBA24-0010; 216 North State Street [re-noticed from March]**

Scott Klaassen, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to create new habitable space in the basement for a three bedroom unit. The existing nonconforming rental home is a seven unit building that is being reduced to four units. Three of the units will be converted to six bedroom units and the proposed three bedroom unit in the basement. The property is nonconforming for lot area.

The property is zoned R4C, Multiple Family Dwelling

**Attachments:** Staff Report 24-0010; 216 North State Street.pdf, 216 N State St Zoning Map 2.pdf, 216 N State St Aerial Map.pdf, 216 N State St Aerial Map Zoom 2.pdf, 216 N STATE ST DEC7, 2022 REVISION 2-DEC 14, 2023 MERGED.pdf

E-2. [24-0715](#)

**ZBA24-0016; 1294 Jewett Avenue**

Jeffrey Wynes, property owner, is seeking a variance of 63 square feet from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts, Lot Area Minimum. The property is zoned R1B, Single-Family Residential, and is 19,937 square feet. Parcels in the R1B district require a minimum lot area of 10,000 square feet. The variance, if granted, will allow for approval of a Land Division and the creation of one 9,937 square foot parcel and one 10,000 square feet parcel.

**Attachments:** Staff Report ZBA24-0016; 1294 Jewett Avenue.pdf, ZBA24-0001; 1294 Jewett Avenue Survey.pdf, 1294 Jewett Ave Zoning Map.pdf, 1294 Jewett Ave Aerial Map.pdf, 1294 Jewett Ave Aerial Map Zoom.pdf, Survey.pdf, land division sketch.pdf

E-3. [24-0376](#)

**ZBA24-0006; 618 Stratford Drive [re-noticed from March]**

Tony Weil, property owner, is seeking a variance from Section 5.26.2 (A) (1) Fencing Standards to allow an eight foot tall 100 percent opaque fence in the front yard along Hill Street and Avon Road. The maximum allowed fence height and opacity in the front yard is four feet tall and 50% opaque for residential districts. The property is zoned R1B, Single-Family Residential.

**Attachments:** Staff Report ZBA24-0006; 618 Stratford Drive.pdf, Boundary Survey - 618 Stratford.pdf, Fence Elevation.pdf, 618 Stratford Dr Aerial Map.pdf, 618 Stratford Dr Zoning Map.pdf, 618 Stratford Dr Aerial Map Zoom.pdf, Proposed Fence Plan.pdf, Site Plan.pdf

E-4. [24-0377](#)

**ZBA24-0007; 2119 Devonshire Road [re-noticed from March]**

Robert Clark, representing the property owner, is seeking a variance of 7.5 feet from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts. The variance, if granted, will allow for a new enclosed glass sunroom addition in the rear yard of the parcel. The new addition is approximately 21.5 feet by 16 feet and will be a total of 344 total square feet. When finished, the sunroom will be 32.5 feet from the rear lot line. The property is zoned R1B, Single-Family Residential and requires a 40 foot rear yard setback.

**Attachments:** Staff Report ZBA24-0007; 2119 Devonshire Road.pdf, Marked Up Survey.pdf, 2119 Devonshire Rd Zoning Map.pdf, 2119 Devonshire Rd Aerial Map.pdf, 2119 Devonshire Rd Aerial Map Zoom.pdf, KaulFoundation12-23-23.pdf

E-5. [24-0717](#)**ZBA24-0011; 1316 Geddes Avenue**

Rob Fowler, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to allow for a 300 square foot addition to an existing one bedroom, one bathroom 625 square foot apartment. The proposed alteration will convert the apartment to a five bedroom, two bathroom apartment 925 square feet in size. The property is nonconforming for the number of dwelling units allowed per lot area. The property is zoned R4C, Multiple-Family Dwelling District.

**Attachments:** Staff Report ZBA24-0011; 1316 Geddes Ave.pdf, 1316 Geddes survey.pdf, 1316 GEDDES MASTER PLANS combinepdf (28).pdf, 1316 Geddes Ave Zoning Map.pdf, 1316 Geddes Ave Aerial Map.pdf, 1316 Geddes Ave Aerial Map Zoom.pdf

E-6. [24-0718](#)**ZBA24-0013; 3050 Lakeview Drive**

Melissa and Michael Schmidt, property owners, are seeking a variance of 22 feet from Table 5.17-1 Single-Family Residential Zoning District Dimensions to allow construction of a 672 square foot attached garage to encroach into the required 30 foot rear setback. The existing 529 square foot detached garage will be demolished. A new 501 square foot addition to the rear of the residence is to be constructed with the new garage attached. The property is zoned R1C, Single-Family Residential.

**Attachments:** Staff Report ZBA24-0013; 3050 Lakeview Drive.pdf, 3050 Lakeview Drive Survey.pdf, 240318 3050 Lakeview ZBA.pdf, 3050 Lakeview Dr Zoning Map.pdf, 3050 Lakeview Dr Aerial Map.pdf, 3050 Lakeview Dr Aerial Map Zoom.pdf

E-7. [24-0719](#)**ZBA24-0014; 3645 Washtenaw Avenue**

Kevin Deters of Metro Detroit Signs, representing the business and property owners is seeking a variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The request of six feet six and a half inches would allow a permanent wall sign to be installed above the maximum allowable height of 20 feet. The property is zoned C3, Fringe Commercial.

**Attachments:** Staff Report ZBA24-0014; 3645 Washtenaw Ave.pdf, 3645 Washtenaw Ave Boundary Survey.pdf, 3645 Washtenaw Ave Elevation Plans.pdf, 3645 Washtenaw Ave Zoning Map.pdf, 3645 Washtenaw Ave Aerial Map.pdf, 3645 Washtenaw Ave Aerial Map Zoom.pdf

E-8. [24-0720](#)**ZBA24-0015; 3635 Washtenaw Avenue**

Kevin Deters of Metro Detroit Signs, representing the business and property owners is seeking a variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The request of eight feet nine inches would allow a permanent wall sign to be installed above the maximum allowable height of 20 feet. The property is zoned C3, Fringe Commercial.

**Attachments:** Staff Report ZBA24-0015; 3635 Washtenaw Ave.pdf, Boundry Survey 3521 Washtenaw.pdf, 3635 Washtenaw Ave Elevation Plans.pdf, 3635 Washtenaw Ave Zoning Map.pdf, 3635 Washtenaw Ave Aerial Map.pdf, 3635 Washtenaw Ave Aerial Map Zoom.pdf

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

G-1. [24-0721](#) Reports from Council

**H. COMMUNICATIONS**

H-1. [24-0722](#) Various Communication to the ZBA

**Attachments:** Binder email of support 3050 Lakeview Drive.pdf, Coady email of support 3050 Lakeview Drive.pdf, Kafka email of support 3050 Lakeview Drive.pdf, Kim email of opposition ZBA24-0014; 3645 Washtenaw Avenue.pdf, Kloss and Cipa email of support 3050 Lakeview Drive.pdf, Krugman email of support 3050 Lakeview Drive.pdf, Pawloski email of support 3050 Lakeview Drive.pdf, Crispin letter of support ZBA24-0007; 2119 Devonshire.pdf, Heben email of support ZBA24-0007; 2119 Devonshire.pdf, Hightower email of support ZBA24-0007; 2119 Devonshire.pdf, Sanders email 1294 Jewett.pdf, ZBA24-0006; 618 Stratford Drive Letters of support from Neighbors .pdf

**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](mailto: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> ).