



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, March 26, 2025

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. 25-0579 February 26, 2025 ZBA Meeting Minutes

Attachments: February 26, 2025 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. 25-0581 ZBA25-0002; 2915 Boardwalk Drive (Postponed from February)

James Johnson, representing property owner, is seeking a nine-foot variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs. The applicant is replacing two existing nonconforming signs and installing two new signs at 29 feet in height. The maximum allowable height for the building is 20 feet. The property is zoned TC1 Transit Corridor.

Attachments: Staff Report ZBA25-0002; 2915 Boardwalk Drive.pdf, Site Boundary.pdf, KB2-60845_Grainger_Ann Arbor 236_MI_USA (1).pdf, 2915 Boardwalk Dr Zoning Map.pdf, 2915 Boardwalk Dr Aerial Map.pdf, 2915 Boardwalk Dr Aerial Map Zoom.pdf

E-2. [25-0582](#)**ZBA25-0006; 3755 Washtenaw Avenue**

Patrick Stieber, representing property owner, is seeking a seven-foot variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs. The applicant is installing a new sign that will be 27 feet in height. The maximum allowable height for the building is 20 feet. The property is zoned TC1 Transit Corridor.

Attachments: Staff Report ZBA25-0006; 3755 Washtenaw Ave.pdf, Boundary Survey.pdf, 3755 Washtenaw Plans.pdf, 3755 Washtenaw Ave Zoning Map.pdf, 3755 Washtenaw Ave Aerial Map.pdf, 3755 Washtenaw Ave Aerial Map Zoom.pdf

E-3. [25-0584](#)**ZBA25-0007; 1537 Packard Street**

David Lewis, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to renovate an existing basement. The renovation will include a recreation room, bathroom, and laundry area for each unit of the duplex. The proposed construction does not include new bedrooms or kitchens. The property is zoned R4C Multiple Family Dwelling.

Attachments: Staff Report ZBA25-0007; 1537 Packard St.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 1537 Packard St Zoning Map.pdf, 1537 Packard St Aerial Map.pdf, 1537 Packard St Aerial Map Zoom.pdf

E-4. [25-0585](#)**ZBA25-0008; 2103 Copley Avenue**

Terrafirma Inc., representing property owner, is seeking a seven-foot five-inch variance from the required 40-foot rear yard setback. The proposed construction includes the demolition of the existing screened porch and new construction of an approximately 123 square foot screened porch in the same footprint. The property is zoned R1B Single Family Dwelling.

Attachments: Staff Report ZBA25-0008; 2103 Copley Ave.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 2103 Copley Ave Zoning Map.pdf, 2103 Copley Ave Aerial Map.pdf, 2103 Copley Ave Aerial Map Zoom.pdf

E-5. [25-0586](#)**ZBA25-0009; 717 Arbor Street**

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to renovate an existing two unit seven-bedroom apartment building. The proposed construction will allow new habitable space in the basement. The new construction will create two six-bedroom apartments. The property is nonconforming for lot width, area, and setbacks. The property is zoned R4C Multiple Family Dwelling.

Attachments: Staff Report ZBA25-0009; 717 Arbor St.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 717 Arbor St Zoning Map.pdf, 717 Arbor St Aerial Map.pdf, 717 Arbor St Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS**G. NEW BUSINESS**

- G-1. [25-0587](#) Reports from Council

H. COMMUNICATIONS

- H-1. [25-0588](#) Various Communication to the ZBA

Attachments: Worden email of support ZBA25-0008 2103 Copley.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 ; 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>).