



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, July 24, 2024

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

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **APPROVAL OF AGENDA**

D. **APPROVAL OF MINUTES**

D-1. **24-1298** June 26, 2024 ZBA Meeting Minutes

Attachments: June 26, 2024 ZBA Meeting Minutes.pdf

E. **PUBLIC HEARINGS**

E-1. **24-1299** **ZBA24-0024; 911 Miller Avenue**

Theresa Angelini of Angelini & Associates, representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a second floor addition to the existing nonconforming residence. The second floor will contain a new bedroom and bathroom. The residence is nonconforming for the front setback along Arborview Boulevard and the average front setback along Maple Ridge Street. The property is zoned R1D, Single-Family Dwelling District.

Attachments: Staff Report ZBA24-0024; 911 Miller Ave.pdf, ZBA24-0024; 911 Miller Avenue Boundary Survey.pdf, ZBA24-0024; 911 Miller Avenue Elevation Plans.pdf, 911 Miller Before and After for ZBA.pdf, 911 Miller Ave Zoning Map.pdf, 911 Miller Ave Aerial Map.pdf, 911 Miller Ave Aerial Map Zoom.pdf

E-2. **24-1300** **ZBA24-0025; 1015 Broadway Street [postponement requested by applicant]**

Emily Palacios, representing the property owner, is seeking a variance of 1,683 square feet from Table 5.17-4 Mixed Use Zoning District Dimensions. The owners are applying for an administrative land transfer of 807.5 square feet to be transferred to the abutting property. The district requires a minimum lot area of 6,000 square feet and the current nonconforming lot size is 5,124.5 square feet. The property is zoned C-3 Fringe Commercial District.

Attachments: Staff Report ZBA24-0025; 1015 Broadway Street.pdf, ZBA24-0025; 1015 Broadway Street Boundary Survey.pdf, 1015 Broadway St Zoning Map.pdf, 1015 Broadway St Aerial Map.pdf, 1015 Broadway St Aerial Map Zoom.pdf

E-3. [24-1302](#)

ZBA24-0026; 1000 East Stadium Boulevard

Elton Topalli, representing the property owner, is seeking variances from Section 5.24.5 (B)(1) Other Mixed Use and Nonresidential and Special Purpose Districts and Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The existing building has approximately 201 square feet of existing signage and two freestanding signs. One of the freestanding signs is fronting along East Stadium Boulevard. The variance request will allow an additional freestanding sign along East Stadium Boulevard and 68 square feet of signage over the maximum 200 square foot allowance. The property is zoned O, Office District.

Attachments: Staff Report ZBA24-0026; 1000 E Stadium Blvd.pdf, ZBA24-0026; 1000 E Stadium Blvd Boundary Survey.pdf, 1000 E Stadium Blvd Zoning Map.pdf, 1000 E Stadium Blvd Aerial Map.pdf, 1000 E Stadium Blvd Aerial Map Zoom.pdf

E-4. [24-1120](#)

ZBA24-0023; 2845 South State Street

Tom Covert of Midwestern Consulting is seeking four variances from Table 5.17-8 Transit Corridor Additional Standards. Building A1 is seeking variances from Building Length and Building Frontage. Building C2 is seeking a variance from Building Length and Building D1 is seeking a variance from Building Frontage. The property is being redeveloped for a new mixed-use development at the northeast corner of State Street and Eisenhower Parkway. The property is zoned TC1, Transit Corridor District.

Attachments: Staff Report ZBA24-0023; 2845 S State St-AD.pdf, 2845 S State Boundary Survey.pdf, 2845 S State St Zoning Map.pdf, 2845 S State St Aerial Map.pdf, 2845 S State St Aerial Map Zoom.pdf, 23142A ZBA - Graphic Summary of Request.pdf, 23142 Arbor South ZBA Submittal 1.pdf

F. UNFINISHED BUSINESS

F-1. [24-1154](#)

Alteration to a Non Conforming Structure Proposed Text Amendment [Draft]

Attachments: 6-26-2024 ZBA Alteration to Nonconforming Structure Memo.pdf, A2_ZBA_Nonconforming_Alterations.pdf, 6-26-2024 ZBA Alteration to Nonconforming Structure Memo.pdf, ZBA Alteration to Nonconforming Structure Draft Text Amendment .pdf

G. NEW BUSINESS

G-1. [24-1304](#) Reports from Council

H. COMMUNICATIONS

H-1. [24-1305](#) Various Communication to the ZBA

Attachments: Eliot and Cardiff email of support 911 Miller Avenue.pdf

J. PUBLIC COMMENT (3 minutes per speaker)

K. 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>).