



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, January 28, 2015

6:00 PM

City Hall, 301 E. Huron Street, 2nd Flr.

A **CALL TO ORDER**

B **ROLL CALL**

C **APPROVAL OF AGENDA**

D **APPROVAL OF MINUTES**

[15-0101](#) December 17, 2014 ZBA Minutes with Live Links
Attachments: 12-17-2014 ZBA Minutes with Live Links

E **APPEALS AND HEARINGS**

E-1 [15-0102](#) ZBA14-012; 3600 Plymouth Road - PUBLIC HEARING ONLY
Michael Boggio is requesting one variance from Chapter 55 (Zoning) Section 5:10.23 (3)(b) C3 - Fringe Commercial, a variance to permit a drive-thru facility between the public right-of-way (US-23) and the principal building. Agenda item postponed.

E-2 [15-0103](#) ZBA14-018; 722 Spring Street
Doug Selby, is requesting two variances from Chapter 55 (Zoning):
1. A variance from Section 5:30 (R2A Two-Family) of 5 feet from the minimum required lot width of 60 feet for construction of a residential duplex on a 55 foot wide lot.
2. A variance from Section 5:57 (Averaging an Existing front setback line) of 4 feet 6 inches for expansion of an existing residential structure into the front setback; 23 feet is required (Averaged Front Setback).

Attachments: ZBA14-018 Staff Report, ZBA14-018 Maps and Application, ZBA14-018 Plans and Letters of Support, Email from DeVries

E-3 [15-0104](#) ZBA14-019; 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: ZBA14-019 Staff Report, ZBA14-019 Maps, ZBA14-019 Application, ZBA14-019 Plans, ZBA14-019 Letters of Support and Opposition, Email from Stafford Carpentry Inc, Email from Cantrall, Email from Ann Arbor State Bank, Email from LeMessurier

F UNFINISHED BUSINESS

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

[15-0105](#) Various Correspondences to the ZBA

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

J ADJOURNMENT