



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, February 28, 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

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. [24-0227](#) January 24, 2024 ZBA Meeting Minutes

Attachments: January 24, 2024 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [24-0228](#) **ZBA24-0001; 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 foot parcel.

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

E-2. [24-0229](#)

ZBA-24-0002; 1960 Ivywood Drive

Robert Clark, representing the property owner, is seeking a variance of 12 feet one inch 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 19 feet by 16 feet and will be a total of approximately 304 total square feet. When finished, the sunroom will be 17.9 feet from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a 30 foot required rear setback.

Attachments: Staff Report ZBA24-0002; 1960 Ivywood Drive.pdf, Corrected Marked up survey.pdf, 1960 Ivywood Dr Zoning Map.pdf, 1960 Ivywood Dr Aerial Map.pdf, 1960 Ivywood Dr Aerial Map Zoom.pdf

E-3. [24-0230](#)

ZBA24-0005; 805 Third Street

Martin Clarke, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to allow an alteration to a nonconforming structure. The owners are proposing an approximate 460 square foot one-story addition with a walk-out basement below to the rear of the existing home. The addition will maintain the same 5.2 foot side yard setback. The property is zoned R4B, Multiple-Family Dwelling District and has a 12 foot required side yard setback.

Attachments: Staff Report ZBA24-0005; 805 Third Street.pdf, ZBA24-0005; 805 Third Street Survey.pdf, 240108_Janssens_SD_Elevations.pdf, 805 Third St Zoning Map.pdf, 805 Third St Aerial Map.pdf, 805 Third St Aerial Map Zoom.pdf

E-4. [24-0231](#)

ZBA24-0004; 1125 Fair Oaks Parkway

Scott Crandall, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to allow an alteration to a nonconforming structure. The owners are proposing an approximate 210 square foot screened porch addition to the side of the existing nonconforming residence. The addition will not encroach further into the required rear yard. The property is zoned R1B, Single-Family Residential and has a 40 foot required rear yard setback.

Attachments: Staff Report ZBA24-0004; 1125 Fair Oaks Pkwy.pdf, MI73-110 Boundary Survey 240123.pdf, MI73-002 ZBA Set Elevations 240109.pdf, 1125 Fair Oaks Pkwy Zoning Map.pdf, 1125 Fair Oaks Pkwy Aerial Map.pdf, 1125 Fair Oaks Pkwy Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS

F-1. [24-0232](#)

2024 Calendar Review

Attachments: 2024 ZBA Meeting Calendar Schedule Clerks For Posting.pdf

G. **NEW BUSINESS****H.** **COMMUNICATIONS****H-1.** **24-0233** Various Communication to the ZBA

Attachments: Garland email of support ZBA24-0002;1960 Ivywood Drive.pdf, Neighbor Support Letters for ZBA24-0004; 1125 Fair Oaks Pkwy.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>).