



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, May 25, 2016

6:00 PM

Larcom City Hall, 301 E Huron St, Second Floor,
City Council chambers

A **CALL TO ORDER**

B **ROLL CALL**

C **APPROVAL OF AGENDA**

D **APPROVAL OF MINUTES**

D-1 [16-0789](#) April 27, 2016 ZBA Minutes with Live Links
Attachments: 4-27-2016 ZBA Minutes with Live Links.pdf

E **APPEALS AND HEARINGS**

E-1 [16-0791](#) ZBA16-008; 601 East Hoover Avenue - Returning item
Donna K. Tope is requesting a 12-foot rear setback variance from Chapter 55, Section 5:34. A 30-foot rear setback is required in the R4C zoning district. Applicant proposes to build a 2-story addition to the rear of the existing nonconforming dwelling with a rear setback of 18 feet.
Attachments: ZBA 16-008 Staff Report with Attachments-601 E Hoover-May.pdf

E-2 [16-0792](#) ZBA16-010; 806 Mt Vernon Avenue
Richard A. Goetsch is requesting a 1 foot 10 inch variance from the required average setback of 33 feet. Chapter 55, Section 5.57 requires that an average setback within 100 feet of properties be applied when the average setback is greater than the required setback for the district. Applicant proposes to construct a 10'x20' cedar deck at the front of the structure.
Attachments: ZBA16-010 Staff Report w Attachments-806 Mt Vernon.pdf

E-3 [16-0793](#) ZBA16-011; 1016 Daniel Street - PUBLIC HEARING ONLY
Jimmy Bevilacqua is requesting a variance from Chapter 55, Section 5:30 of 4 feet 2.5 inches to construct a front porch on a corner lot. The property is zoned R2A and has two front setback requirements of 25 feet on each side.
Attachments: ZBA16-011 Staff Report w Attachments-1016 Daniel St-.pdf

- E-4 [16-0794](#) ZBA16-012; 808 East Ann Street
Jon Keller is requesting permission to alter a non-conforming structure in accordance with Section 5:87 (1)(a)(b). The property is zoned R4C. The request will allow an attic space to be finished into habitable space. The additional space is approximately 450 square feet and there will not be any exterior changes to the structure.
Attachments: ZBA16-012 Staff Report with Attachments-808 E Ann-.pdf
- E-5 [16-0795](#) ZBA16-013; 2865 Esch Avenue
Igor De Padova is requesting a variance from Chapter 104, Fences, Section 8:434 (1 (a) to construct a 6 foot fence with between 75-100% opacity in the required front open space on a corner lot. Corner lots in Ann Arbor have two front yards and the maximum allowable height and opacity for fences is 4 feet and 50% opacity in the front open space.
Attachments: ZBA16-013 Staff Report w Attachments-2865 Esch Ave.pdf, Email from Mancherian.pdf, 2865 Esch Ave-Petition Nr 1 in Opposition.pdf, 2865 Esch Ave-Petition for DePadova fence variance request 1 & 2.pdf, 2865 Esch Ave-Petition for DePadova fence variance request-pg3.pdf, 2865 Esch Ave-Petition Nr 2 in Opposition.pdf
- E-6 [16-0796](#) ZBA16-014; 615 East Huron Street
Brownie Signs, LLC is requesting a variance from Chapter 61 5:502 (b) Ground signs of 10 feet to allow a ground mounted identification sign to be 5 feet from the front setback. Additionally, applicant is requesting a 5.5 foot variance to allow an 8 foot overall height identification sign to be installed at the property.
Attachments: ZBA16-014 Staff Report w Attachments-615 E Huron St-.pdf

F **UNFINISHED BUSINESS**

G **NEW BUSINESS**

H **REPORTS AND COMMUNICATIONS**

- H-1 [16-0790](#) Various Correspondences to the ZBA

I **PUBLIC COMMENTARY - (3 Minutes per Speaker)**

J **ADJOURNMENT**