



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Agenda Zoning Board of Appeals

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Wednesday, September 25, 2024

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

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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. [24-1632](#) August 28, 2024 ZBA Meeting Minutes

**Attachments:** August 28, 2024 ZBA Meeting Minutes.pdf

**E. PUBLIC HEARINGS**

E-1. [24-1633](#) **ZBA24-0029; 2015 West Stadium Boulevard**

George Haddad, business owner, is seeking a 10 foot wall sign height variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The maximum height of a wall sign for a building less than 45 feet in height is 20 feet. The applicant is proposing to install a 72 square foot wall sign with an 18 square foot electronic message sign at a height of 30 feet. The property is zoned C3, Fringe Commercial District.

**Attachments:** Staff Report ZBA24-0029; 2015 West Stadium Boulevard.pdf, Boundary Survey.pdf, PRO CAM REVISED 041024.pdf, 2015 W Stadium Blvd Zoning Map.pdf, 2015 W Stadium Blvd Aerial Map.pdf, 2015 W Stadium Blvd Aerial Map Zoom.pdf

E-2. [24-1634](#)

**ZBA24-0030; 516 East Liberty Street**

Mark Chalou, representing the business, is seeking a seven foot seven inch variance from Table 5.24-2 D1 District Permanent Signs to install a wall sign at 27 feet seven inches above the maximum allowed height of 20 feet. The applicants are also seeking a variance of 17 square feet above the maximum allowable wall sign square footage of 140 square feet. Section 5.24.5 Permanent Signs allows two square feet of sign area per linear foot of building frontage. The building is 70 feet in width. The property is zoned D1, Downtown District.

**Attachments:** Staff Report ZBA24-0030; 516 East Liberty Street.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 516 E Liberty St Zoning Map.pdf, 516 E Liberty St Aerial Map.pdf, 516 E Liberty St Aerial Map Zoom.pdf

E-3. [24-1635](#)

**ZBA24-0031; 203 North State Street**

Yishiuan Shen, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to add habitable space in the basement and a 180 square foot second-story addition to the rear of the residence. The existing structure has four units, and the owner will reduce the unit count to three. The first and second floor units will each contain six bedrooms and the new basement will have a four bedroom unit. The property is nonconforming for lot area, lot width on the North State side of the street and the side and rear setbacks. The property is zoned R4C, Multiple Family Dwelling District and is in the Ann Street Historic District

**Attachments:** Staff Report ZBA24-0031; 203 North State Street.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 203 N State St Zoning Map.pdf, 203 N State St Aerial Map.pdf, 203 N State St Aerial Map Zoom.pdf

E-4. [24-1636](#)

**ZBA24-0032; 207 North State Street**

Yishiuan Shen, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to add habitable space in the basement and two new dormers to the attic. The existing structure has four units, and the unit total will remain the same. All four units will contain six bedrooms. The property is nonconforming for lot area and the south side setback. The property is zoned R4C, Multiple Family Dwelling District and is in the Ann Street Historic District.

**Attachments:** Staff Report ZBA24-0032; 207 North State Street.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 207 N State St Zoning Map.pdf, 207 N State St Aerial Map.pdf, 207 N State St Aerial Map Zoom.pdf

E-5. [24-1637](#)

**ZBA24-0033; 710 Spring Street**

Tim Rayburn, representing the property owner, is seeking a 22 square foot variance from Section 5.16.6 (A) (2D) Accessory Uses and Structures. The

variance will allow construction of a single-car garage that exceeds the maximum allowed building coverage in the rear open space. The maximum allowed impervious area is 216 square feet and the applicants are seeking to have 238 square feet of impervious area in the rear open space. The garage is 20'x14' (280 square foot) that will be three feet from the rear lot line. The property is zoned R2A, Two-Family Dwelling District.

**Attachments:** Staff Report ZBA24-0033; 710 Spring Street.pdf, Boundary Survey.pdf, 710 Spring St Zoning Map.pdf, 710 Spring St Aerial Map.pdf, 710 Spring St Aerial Map Zoom.pdf

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

G-1. [24-1638](#) Communication from Council

**H. COMMUNICATIONS**

H-1. [24-1639](#) Various Communication to the ZBA

**Attachments:** 710 Spring St. Support - Chiara Barbier.pdf, 710 Spring St. Support - Hula Corsa.pdf, Hill Comments ZBA24-0033; 710 Spring Street.pdf, Letter - Knoop Variance.pdf, Tomsic letter of suppoer ZBA24-0033; 710 Spring Street.pdf

**I. PUBLIC COMMENT (3 minutes per speaker)**

**J. ADJOURNMENT**

Candice Briere, Chairperson  
Jon Barrett, Zoning Coordinator  
/courtney manor

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<http://a2gov.legistar.com/Calendar.aspx>

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