



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, April 22, 2026

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. [26-0601](#) Zoning Board of Appeals Meeting Minutes of March 25, 2026
Attachments: Zoning Board of Appeals Meeting Minutes of March 25, 2026.pdf

E. PUBLIC HEARINGS

- E-1. [26-0603](#) **ZBA26-0006; 558 South Fifth Avenue**
Midwestern Consulting, Inc., on behalf of property owner GMH Communities, is requesting a variance from Chapter 55 Unified Development Code, Section 5.21.2.B, Table 5.21-1 as follows: (1) A variance to reduce the total street frontage requirement in Table 5.21-1 for the number street openings after the first 200 feet from 600 feet to 300 feet to allow 3 openings for a site with 579 feet of total street frontage. The site is 0.95 acres, located on the north side of East Madison Street between South Fourth and Fifth Avenues, assembled from 9 lots with a total street frontage of 579 feet. It is zoned D1 (Downtown Core) base, Midtown Character overlay, and Secondary Street frontage and is in the Floodplain

Management overlay district. A site plan application for a 14-story residential building with below-grade parking is under review (SP25-0016).

Attachments: Staff Report ZBA26-0006; 558 S Fifth Ave.pdf, ZBA26-0006; 558 South Fifth Street Boundary Survey.pdf, ZBA26-0006; 558 South Fifth Street Elevation Plans.pdf, 554-558 S Fifth Ave with 543-553 S Fourth Ave and 201-215 E Madison St Zoning Map.pdf, 554-558 S Fifth Ave with 543-553 S Fourth Ave and 201-215 E Madison St Aerial Map Zoom.pdf, 554-558 S Fifth Ave with 543-553 S Fourth Ave and 201-215 E Madison St Aerial Map.pdf

E-2. [26-0602](#) ZBA26-0005; 1211 Prospect Street

Julie Welch, property owner, is requesting three variances from the Unified Development Code (“UDC”) as follows: (1) A variance from Section 5.19.6.A.1 to permit parking spaces to be located within a front yard where parking spaces shall not be located within a front yard; (2) a variance from Section 5.19.9.A.1 to permit a driveway to not lead to a garage, carport, parking space, parking lot, or parking structure meeting the requirements of the UDC; and (3) a 14-foot variance from Section 5.19.9.A, Table 5.19-6 to permit a one-way driveway to be 29 feet in width where fifteen feet is the maximum width permitted. The subject property is zoned R4C Multiple-Family Dwelling District.

Attachments: Staff Report ZBA26-0005; 1211 Prospect St.pdf, ZBA26-0005; 1211 Prospect Street Boundary Survey.pdf, 1211 Prospect St Aerial Map Zoom.pdf, 1211 Prospect St Aerial Map.pdf, 1211 Prospect St Zoning Map.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

G-1. [26-0604](#) Reports from Council

H. COMMUNICATIONS

H-1. [26-0605](#) Various Communication to the ZBA

Attachments: Amin 1211 Prospect Street, Driveway Variance - Tenant Statement.pdf, Kurian Written Comments for ZBA Meeting.pdf, Raybuck ZBA Meeting – Written Comment for 1211 Prospect Parking.pdf, Welch 1211 Prospect Street, Driveway variance - Wednesday, April 22 2026 ZBA Agenda Communications.pdf, Welch 1211 Prospect Variance request.pdf

I. PUBLIC COMMENT (3 minutes per speaker)

J. ADJOURNMENT

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

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>).