



# 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, June 24, 2015

6:00 PM

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

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**A**     **CALL TO ORDER**

**B**     **ROLL CALL**

**C**     **APPROVAL OF AGENDA**

**D**     **APPROVAL OF MINUTES**

D-1     [15-0670](#)     April 22, 2015 ZBA Meeting Minutes with Live Links

**Attachments:**     4-22-2015 ZBA Minutes with Live Links.pdf

**E**     **APPEALS AND HEARINGS**

(Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.)

(Comments about a proposed project are most constructive when they relate to: (1) City Code requirements, or (2) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

E-1     [15-0777](#)     ZBA15-012; 2151 West Stadium Blvd.

Expedite The Diehl Signs is requesting a variance from Chapter 61(Signs & Outdoor Advertising) Section 5:502 (2) (b), of 31 feet from the front setback and 15.5 feet from the allowable height to allow an existing 2-faced pole sign to be re-faced. The maximum amount of signage allowed for this site is 128 square feet and the total proposed for the pole sign is 52.5 square feet.

**Attachments:**     ZBA15-012 - 2151 W Stadium Blvd-Staff Report w Attachments-rev.pdf

E-2     [15-0778](#)     ZBA15-009; 3945 South State Street

Brownie Signs is requesting a variance from Chapter 61(Signs & Outdoor Advertising) Section 5:502 (1), of 61 square feet from the maximum amount of signage allowed for this site which is 48.6 square feet, for a proposed total of 110 square feet.

**Attachments:** Jimmy Johns Sign Variance Staff Report-rev.pdf, ZBA15-009 application.pdf, 3945 S State St Zoning Map.pdf, 3945 S State St Aerial Map.pdf, 3945 S State St Aerial Map Zoom.pdf, ZBA15-009 plans 1.pdf, ZBA15-009-plans 2.pdf, ZBA15-009- plans 3.pdf, ZBA15-009- plans 4.pdf, Email from Teeter - Opposed.pdf, Email from Teeter2 - Opposed.pdf

- E-3     [15-0779](#)     ZBA15-008; 705 Indianola Drive  
Marianne Rzepka is requesting one front yard setback variance (Section 5:57) of 1 foot 1 inch to allow a 21 foot 7 inch front setback; 22 feet 8 inches is required (Averaged Front Setback).  
**Attachments:** ZBA15-008 Staff Report with Attachments-rev.pdf
- E-4     [15-0780](#)     ZBA15-010; 723 McKinley Avenue  
Michael T. Van Goor is requesting Permission to Alter a Non-Conforming structure in order to construct an addition over an existing non-conforming structure.  
**Attachments:** ZBA15-010 Staff Report with Attachments- rev.pdf
- E-5     [15-0781](#)     ZBA15-011; 1404 Lutz Avenue  
Tom Bartlett is requesting one front yard setback variance (Section 5:57) of 9 feet to allow a 25 foot front setback; 34 feet is required (Averaged Front Setback).  
**Attachments:** ZBA15-011 Staff Report.pdf, 1404 Lutz Ave Zoning Map.pdf, 1404 Lutz Ave Aerial Map.pdf, 1404 Lutz Ave Aerial Map Zoom.pdf, ZBA15-011 application w plans 1.pdf, ZBA15-011 application w plans 2.pdf, 1404 Lutz Ave - addendum received 5-27-15.pdf, Email from Segar and Horowitz - Support for 1404 Lutz Ave.pdf
- E-6     [15-0782](#)     ZBA15-013; 580 Liberty Pointe Drive  
John Leppiaho is requesting one side yard setback variance (R4A zoning, Section 5:32A) of 8 feet to allow a 12 foot side yard setback for a building addition; 20 feet is required.  
**Attachments:** ZBA15-013 Staff Report with Attachments.pdf, ZBA15-013 Additional Communication provided1.pdf, ZBA15-013-Email from Mudd - In Support.pdf, ZBA15-013-Email from Newell-In Support.pdf, ZBA15-013-Email from Powell - In Support.pdf, ZBA15-013-Email from Presta.pdf, ZBA15-013-Email from Klein - In Support.pdf
- E-7     [15-0783](#)     ZBA15-014; 1304 Horman Court  
Geoffrey Perkins is requesting Permission to Alter a Non-Conforming structure in order to construct an addition to the side of an existing non-conforming structure.  
**Attachments:** ZBA15-014 Staff Report.pdf, 1304 Horman Ct Zoning Map.pdf, 1304 Horman Ct Aerial Map.pdf, 1304 Horman Ct Aerial Map Zoom.pdf, ZBA Application.pdf, Katz ZBA-Layout.pdf, Aerial 1.pdf, ZBA15-014-Email from Hershovitz - In Support.pdf, ZBA15-013-Email from DeLoof - In Support.pdf

**F UNFINISHED BUSINESS**

**F-1     [15-0784](#)     Review of ZBA Rules and Procedures**

**Attachments:**    ZBA Rules -Approved 4-23-2014.pdf

**G        NEW BUSINESS****H        REPORTS AND COMMUNICATIONS****[15-0785](#)        Various Correspondences to the ZBA**

**Attachments:**    ZBA15-013-Email from Newell-In Support.pdf, ZBA15-013-Email from Powell - In Support.pdf, ZBA15-013-Email from Presta.pdf, ZBA15-013-Email from Malley - In Support.pdf, ZBA15-014-Email from Hershovitz - In Support.pdf, ZBA15-013-Email from Klein - In Support.pdf, ZBA15-013-Email from DeLoof - In Support.pdf

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

(Please state your name and address for the record)

**J        SPECIAL PRESENTATIONS****K        ADJOURNMENT**