



City of Ann Arbor

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

Meeting Agenda - Final Zoning Board of Appeals

Wednesday, September 22, 2021

6:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 938 1648 1007

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [21-1660](#) Minutes of the August 25, 2021 ZBA Meeting
Attachments: 8-25-2021 ZBA Minutes.pdf

E PUBLIC HEARINGS

E-1 [21-1661](#) **ZBA21-030; 3094 Lakewood Drive** Peter and Patricia Jessup, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a one-story four hundred square foot addition to the rear of the residence. The home is nonconforming as it does not meet the required 25-foot front setback along Andrea Court. The proposed addition will not encroach further into the front setback. The property is zoned R1C, Single-Family Residential.
Attachments: ZBA21-030; 3094 Lakewood Dr Staff Report w Attachments.pdf

E-2 [21-1662](#) **ZBA21-033; 502 North State Street** Rob Fowler, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to allow a covered vestibule over egress stairs to remain in the current location. The home is nonconforming as it does not meet the required setbacks for the R4C district and the parcel does not meet the required 8,500 square feet of lot area for the district. The vestibule will not encroach further into the required side setback. The property is located in the Fourth Ward Historic District.

Attachments: ZBA21-033; 502 N State St Staff Report w Attachments.pdf

- E-3 [21-1663](#) **ZBA21-034; 1300 South Maple Road** Reagan Sims, representing property owner, is seeking a variance from Section 5.19.1 (A) Parking Standards Applicability. Grace Bible Church is proposing to construct a 34,000 square foot addition and a parking lot expansion of 107 spaces. The applicants request to reduce the requirement of 80 electric vehicle spaces to 10 electric vehicle spaces. The property is zoned R4B Multiple-Family Dwelling District.

Attachments: ZBA21-034; 1300 S Maple Rd Staff Report w Attachments.pdf

- E-4 [21-1664](#) **ZBA21-032; 3202 Chelsea Circle** Darren McKinnon of First Martin Corporation, representing property owner, is seeking a variance from Section 5.19.1 (A) Parking Standards Applicability. The owners are proposing to construct a new community center and parking area. The request is to limit the required electric vehicle charging stations to the new infill development and exempt the existing developed area. The property is zoned R3, Townhouse Dwelling District.

Attachments: ZBA21-032; 3202 Chelsea Cir Staff Report w Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

- H-1 [21-1665](#) Various Communication to the ZBA

Attachments: Email from La Joie - 3094 Lakewood.pdf, Email from Morrow - 3094 Lakewood.pdf, Email from Nybell - 3094 Lakewood.pdf

I PUBLIC COMMENT

J ADJOURNMENT

*Candice Briere, Chairperson
/kvl*

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>).