



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, November 15, 2017

6:00 PM

Larcom City Hall, 301 E Huron St, Sixth floor,
conference room

This meeting will take place in the Sixth Floor Conference Room of City Hall

A **CALL TO ORDER**

B **ROLL CALL**

C **APPROVAL OF AGENDA**

D **APPROVAL OF MINUTES**

- D-1 [17-1783](#) October 25, 2017 ZBA Minutes with Live Links
Attachments: 10-25-2017 ZBA Minutes with Live Links.pdf

E **HEARINGS AND APPEALS**

- E-1 [17-1784](#) ZBA17-031; 621 Madison Place
Onna Solomon, property owner, is requesting a variance from Chapter 55 Zoning Section 5:28 (Area, Height and Placement regulations). Applicant is seeking to construct a 13 foot by 18 foot addition to the rear of the existing residence that will be 20 feet from the rear property line. The property is zoned R1C and requires a rear yard setback of 30 feet, therefore, a ten (10) foot variance will be required.

Attachments: ZBA 17-031 Staff Report with Attachments .pdf

- E-2 [17-1785](#) ZBA17-032; 1107 South State Street
1107 South State LLC, represented by Carl O. Hueter, are seeking relief from Chapter 55 Zoning Section 5:87 Structure non-conformance. The owners are proposing to alter a nonconforming structure by constructing a two (2) story addition to the rear of the existing multi-family residence. The addition will be eight (8) feet by 24 feet in size and contain two (2) bathrooms and an egress stair system to the basement.

Attachments: ZBA17-032 Staff Report with Attachments.pdf

- E-3 [17-1786](#) ZBA17-033 155 North Maple Road
Brixmoor Property Group is requesting a variance from Chapter 61 Signs, Section 5:502 (1) Exterior Business Signs. The owners are proposing 246

square feet of signage for new commercial construction of a fitness center located at the Maple Village Shopping Center. The ordinance provides for a maximum of 200 square feet of signage. The sign package will consist of three (3) sets of 40" LED illuminated channel letters, with one (1) set on the north, east and west elevations of the building.

Attachments: ZBA17-033 Staff Report with Attachment.pdf

F 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.

G NEW BUSINESS

H UNFINISHED BUSINESS

I REPORTS AND COMMUNICATIONS

I-1 [17-1787](#) Various Correspondence to the ZBA

Attachments: Letter from Nesler.pdf

J PUBLIC COMMENTARY - (3 Minutes per Speaker)

(Please state your name and address for the record and sign in)

K ADJOURNMENT

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

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Candice Briere
Chairperson of the Zoning Board of Appeals
kvl/