



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, July 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. 26-1207 Zoning Board of Appeals Meeting Minutes of May 27, 2026

Attachments: Zoning Board of Appeals Meeting Minutes of May 27, 2026.pdf

E. PUBLIC HEARINGS

E-1. 26-1208 ZBA26-0009; 1724 Waltham Drive

Ryan Kratz, representing the property owner, is requesting a 16-foot variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions. If granted, the variance will allow construction of a 531 square foot addition that will contain a bedroom and living room in the northwest corner of the rear yard. The property is zoned R1C, Single-Family Residential and requires a 30-foot rear yard setback.

Attachments: ZBA26-0009; Waltham Drive Staff Report.pdf, 1724 Waltham Drive - Boundary Survey.pdf, 1724 Waltham Drive - Schematic Design 06-05-2026.pdf, 1724 Waltham Dr Zoning Map.pdf, 1724 Waltham Dr Aerial Map Zoom.pdf, 1724 Waltham Dr Aerial Map.pdf

E-2. [26-1209](#) **ZBA26-0010; 3630 Terhune Road**

Kevin Adkins, representing the property owners, is requesting a seven-foot variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions. If granted, the variance will allow construction of a 466 square foot garage addition and a first and second floor addition to the southwest corner of the residence. The first-floor addition will contain a laundry room and bathroom. The second floor will contain a bedroom, bathroom and walk-in closet. The property is zoned R1C, Single-Family Residential and requires a 30-foot rear yard setback.

Attachments: ZBA26-0010; 3630 Terhune Road Staff Report.pdf, 3630 Terhune Road Boundary Survey.pdf, 3630 Terhune Road Elevation Plans.pdf, 3630 Terhune Rd Zoning Map.pdf, 3630 Terhune Rd Aerial Map Zoom.pdf, 3630 Terhune Rd Aerial Map.pdf

E-3. [26-1210](#) **ZBA26-0011; 110 South Revena Boulevard**

Cara Rosaen, property owner, is requesting a 6.6% variance from Section 5.16.6.D Accessory Uses and Structures. If granted, the variance will allow a 522.5 square-foot detached garage to exceed the allowed 35% rear yard open space. A maximum of 386 square feet of impervious surface is permitted in the rear open space. The new detached garage is proposed to have 450.5 square feet of area in the rear open space. The property is zoned R1D, Single-Family Residential.

Attachments: ZBA26-0011; 110 South Revena Boulevard Staff Report.pdf, ZBA26-0011; 1100 Revena Boulevard Boundary Survey.pdf, ZBA26-0011; 1100 Revena Boulevard Elevation Plans.pdf, 110 S Revena Blvd Zoning Map.pdf, 110 S Revena Blvd Aerial Map Zoom.pdf, 110 S Revena Blvd Aerial Map.pdf

F. UNFINISHED BUSINESS**G. NEW BUSINESS**

G-1. [26-1221](#) Discussion of 2026 Annual Retreat

G-2. [26-1211](#) Reports from Council

H. COMMUNICATIONS

H-1. [26-1212](#) Various Communication to the ZBA

Attachments: Carter New Garage at 110 S. Revena.pdf, Compton Support for Zoning Variance Request ZBA26-0010 3630 Terhune Road.pdf, Dahlerus Comments in support of ZBA26-0009, 1724 Waltham Dr.pdf, Field Avram home addition.pdf, Hieber Support ZBA26-0011; 110 S. Revena Blvd..pdf, MacPherson Support for Zoning Variance Request ZBA26-0010 3630 Terhune Road, Ann Arbor, 48104.pdf, Ontko In Favor of Rear Setback Variance – Case ZBA26-0010 (3630 Terhune Road).pdf, Sam and Eliza Letter of Support - Zoning Variance ZBA26-0009.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>).