



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, March 22, 2023

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. [23-0387](#) Minutes of the December 7, 2022 ZBA Meeting

Attachments: December 7, 2022 Meeting Minutes.pdf

E. **PUBLIC HEARINGS**

E-1. [23-0388](#) **ZBA22-2028; 1710 Dhu Varren Road [postponed from January and February ZBA meetings]**

Robertson Brothers Homes is seeking a variance from the maximum front setback requirement (table 5.17-3) to begin construction on a proposing development project. In order to be compliant with the City's minimum open space requirements, the developer removed proposed homes along the panhandle portion of the site plan. However, removing the proposed

homes on the site plan resulted in the petitioner no longer meeting the maximum front setback requirement of 40'. The developer has recently acquired additional land along Pontiac Trail that will allow them to restore the proposed homes at 1710 Dhu Varren at a later date to meet the maximum front setback requirement.

Attachments: Staff Report ZBA22-2028; 1710 Dhu Varren.pdf, Dhu Varren Survey 2022-06-15.pdf, 2022.01.20 Ann Arbor site plan-01.pdf, 1710 Dhu Varren Rd Zoning Map.pdf, 1710 Dhu Varren Rd Aerial Map.pdf, 1710 Dhu Varren Rd Aerial Map Zoom.pdf

E-2. [23-0389](#)

ZBA23-0001; 518 Miller Avenue [postponed from January and February ZBA meetings]

Melrosa, LLC is seeking a five-foot lot width variance from Table 5-17.2 Two-Family Residential Zoning District Dimensions to begin construction on a 720 square foot two-story addition to the rear of an existing duplex. The first-floor addition will contain a primary bedroom, accessible bathroom and a mudroom. The second-floor addition will contain two bedrooms, bathroom and enlarged dining area. The new addition will meet the required side and rear setbacks. The subject property is zoned R2A Two-Family Dwelling. The existing lot is 35 feet in width and the R2A district requires a minimum 40-foot lot width.

Attachments: Staff Report ZBA23-0001; 518 Miller Ave.pdf, Full Boundary Survey 518 Miller.pdf, BUILDING DETAILS.pdf, First Floor Bathroom 518 Miller.jpeg, Front Steps 518 Miller.jpeg, 518 Miller Ave Zoning Map.pdf, 518 Miller Ave Aerial Map.pdf, 518 Miller Ave Aerial Map Zoom.pdf, Danielle Gee Letter.pdf

E-3. [23-0390](#)

ZBA23-0002; 511 East Ann Street [postponed from January and February ZBA meetings]

Rob Burroughs AIA of O/X Studios, representing property owner, is seeking variances from Section 5.32.2 (A)(2) Nonconforming Lot and Table 5.17-3 Multiple-Family Residential Zoning District Dimensions to create a second unit to an existing single-family residence. The property is zoned R4C, Multiple-Family Dwelling District and requires a minimum lot size of 8,500 square feet and lot width of 60 feet. The existing lot is 6,473 square feet in area and 57 feet in width. A variance of 2,027 square- feet in area and three-foot in width is requested to allow for an additional dwelling unit on the subject nonconforming lot.

Attachments: Staff Report ZBA23-0002; 511 E Ann Street.pdf, ZBA and Boundary Survey.pdf, 511 E Ann St Zoning Map.pdf, 511 E Ann St Aerial Map Zoom.jpg, 511 E Ann St Aerial Map Zoom.pdf, Crockett email of support 511 E Ann Street.pdf, Crown email of support 511 E Ann Street.pdf, Dunlap email of support 511 E Ann St.pdf, Harary email of support 511 E Ann Street.pdf, Hudolin email of support 511 E Ann St.pdf, Ritter email of support 511 E Ann Street.pdf, Smith email of support 511 E Ann St.pdf, Tyler email of support 511 E Ann Street.pdf, Wilson email of support 511 E Ann St.pdf, Wineberg email of support 511 E Ann Street.pdf

E-4. [23-0391](#)

ZBA23-0003; 1012 Hill Street [postponed from February ZBA meeting]

Robb Burroughs AIA of O/X Studios, representing property owner, are seeking a variance from Section 5.20 Landscaping, Screening and Buffering. A 15- foot Conflicting Landscape Use Buffer is required along the west side of the property where a shared driveway is located and a variance on the south side of the lot which is currently being used for parking. Relief from Section 5.32.2 Alteration to a Nonconforming Structure is being requested as the structure is being converted from three to four units. The existing structure contains three units with 19 total occupants. The petitioner seeks to increase to four units with 23 occupants. The property is zoned R4C, Multiple Family Dwelling District.

Attachments: Staff Report 23-0003; 1012 Hill St.pdf, 1012 Hill Street Boundary Survey.pdf, 1012 Hill St Zoning Map.pdf, 1012 Hill St Aerial Map.pdf, 1012 Hill St Aerial Map Zoom.pdf

E-5. [23-0392](#)

ZBA23-0004; 435 Barber Avenue [postponed from February ZBA meeting]

The property owners are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a new bedroom and bathroom over the existing garage. The home is located on a corner lot and does not meet the required average front setback on the Dupont Circle side of the property. The bedroom and bathroom will be approximately 900 square feet of new living space above the existing garage. The property is zoned R1C, Single-Family Residential.

Attachments: Staff Report ZBA23-0004; 435 Barber.pdf, 435 Barber Avenue Boundary Survey.pdf, 435 Barber Avenue Elevation Plans.pdf, 435 Barber Ave Zoning Map.pdf, 435 Barber Ave Aerial Map.pdf, 435 Barber Ave Aerial Map Zoom.pdf, Email list of neighbor support 435 Barber Avenue.pdf, Email of support 435 Barber Avenue.pdf, Hankins-Pacilio email of support 435 Barber Avenue.pdf, Robin email of support 435 Barber Avenue.pdf, Schat email of support 435 Barber Avenue.pdf

E-6. [23-0394](#)

ZBA23-0005; 926 Greenwood Avenue

David Lewis, representing property owners, is requesting relief from

Section 5.32.2 (C) Alteration to a Nonconforming Structure to convert the existing attached garage to new habitable space. The new space will accommodate an approximate 157 square foot bedroom. The parcel is nonconforming for lot area, width and the residence does not meet the required setbacks for the district. The property is zoned R4C, Multiple-Family Dwelling District.

Attachments: Staff Report ZBA23-0005; 926 Greenwood Ave.pdf, 926 Greenwood Avenue Boundary Survey.pdf, CareOne Greenwood 230221 ZBA elevations.pdf, 926 Greenwood Ave Zoning Map.pdf, 926 Greenwood Ave Aerial Map.pdf, 926 Greenwood Ave Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. COMMUNICATIONS

H-1. [23-0395](#) Various Communication to the ZBA

Attachments: Garber comments 1710 Dhu Varren Road.pdf

I. PUBLIC COMMENTARY - (3 Minutes per Speaker)

J. ADJOURNMENT

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

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>). Zoning Board of Appeals meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is HIGH. Check the current level for Washtenaw County through the CDC's website.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.