



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, December 4, 2024

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. [24-1988](#) October 23, 2024 ZBA Meeting Minutes

Attachments: 10-23-2024 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [24-1997](#) **ZBA24-0037; 630 South Ashley Street**

Marc Rueter, representing the property owner, is seeking a 26 foot two inch variance from Table 5.17-4 Mixed Use Zoning District Dimensions. If the variance is granted it will allow construction of a two-story 544 square foot detached garage with accessory dwelling unit (ADU) in the rear yard. The property is zoned C2B, Business Service District and requires a minimum 30 foot rear yard setback when abutting residentially zoned property. The property is vacant with a current proposal to construct two single-family dwelling units connected by a garage. The property is within the Old West Side Historic District.

Attachments: Staff Report ZBA24-0037; 630 S Ashley St.pdf, 630 S Ashley St.Survey.pdf, Armen Cleaners 8.7 LR.pdf, 630 S Ashley St Zoning Map.pdf, 630 S Ashley St Aerial Map.pdf, 630 S Ashley St Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

G-1. [24-1999](#) 2025 Zoning Board of Appeals Calendar for Approval

Attachments: DRAFT 2025 ZBA Meeting Calendar for Approval.pdf

G-2. [24-1998](#) Reports from Council

H. COMMUNICATIONS

H-1. [24-2000](#) Various Communication to the ZBA

I. PUBLIC COMMENT (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>).