



# City of Ann Arbor

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

## Meeting Agenda Zoning Board of Appeals

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Wednesday, October 23, 2024

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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. [24-1831](#) September 25, 2024 ZBA Meeting Minutes

**Attachments:** September 25, 2024 ZBA Meeting Minutes.pdf

**E. PUBLIC HEARINGS**

E-1. [24-1834](#) **ZBA24-0030; 516 East Liberty Street**

Mark Chalou, representing the business, is seeking a seven foot seven inch variance from Table 5.24-2 D1 District Permanent Signs to install a wall sign at 27 feet seven inches above the maximum allowed height of 20 feet. The applicants are also seeking a variance of 17 square feet above the maximum allowable wall sign square footage of 140 square feet.

Section 5.24.5 Permanent Signs allows two square feet of sign area per linear foot of building frontage. The building is 70 feet in width. The property is zoned D1, Downtown District.

**Attachments:** Staff Report ZBA24-0030; 516 East Liberty Street.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 516 E Liberty St Zoning Map.pdf, 516 E Liberty St Aerial Map.pdf, 516 E Liberty St Aerial Map Zoom.pdf

E-2. [24-1835](#)

**ZBA24-0034; 1500 Jackson Avenue [WITHDRAWN]**

Terrance Ulch from Aver Sign Company, representing the property owner, is seeking a variance from Section 5.32.2 (B) Nonconforming Signs and Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Districts Permanent Signs. A 16 foot variance is required to allow the existing pylon sign to remain in its current location and to be replaced with a cabinet that will have new lighting and electrical components. The property is zoned C1, Local Business District

**Attachments:** ZBA24-0034; 1500 Jackson Avenue Withdrawl Email.pdf

E-3. [24-1836](#)

**ZBA24-0035; 1207 Roosevelt Avenue**

James Smiley, property owner, is seeking a variance from Table 5.17-3 Multiple-Family Residential Zoning District Dimensions. The property is zoned R4C, Multiple-Family Residential District and requires a minimum lot area of 8,500 square feet and a side yard setback of 12 feet. The subject parcel is 6,926 square feet in area. The applicants are proposing to construct a two-story, six bedroom rental house that will require a 1,574 square foot area variance and a seven foot variance from the side lot line

**Attachments:** Staff Report ZBA24-0035; 1207 Roosevelt Avenue.pdf, ZBA24-0035; 1207 Roosevelt Avenue Boundary Survey.pdf, ZBA24-0035; 1207 Roosevelt Avenue Elevation Plans.pdf, 1207 Roosevelt Ave Zoning Map.pdf, 1207 Roosevelt Ave Aerial Map.pdf, 1207 Roosevelt Ave Aerial Map Zoom.pdf

E-4. [24-1837](#)

**ZBA24-0036; 2281 Delaware Drive**

Adrian Fazecas, representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to construct a second story addition to the existing nonconforming residence. The second floor will contain a new bedroom and bathroom. The residence is nonconforming for the average front setback along Delaware Drive. The property is zoned R1C, Single-Family Residential.

**Attachments:** Staff Report ZBA24-0036; 2281 Delaware Drive.pdf, ZBA24-0036; 2281 Delaware Drive Boundary Survey.pdf, ZBA24-0036; 2281 Delaware Drive Elevation Plans.pdf, 2281 Delaware Dr Zoning Map.pdf, 2281 Delaware Dr Aerial Map.pdf, 2281 Delaware Dr Aerial Map Zoom.pdf

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

G-1. [24-1838](#) Communication from Council

**H. COMMUNICATIONS**

- H-1. [24-1839](#) Various Communication to the ZBA  
Attachments: Xu Email about Impact.pdf

**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](mailto: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> ).