



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, January 25, 2017

6:00 PM

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

A **CALL TO ORDER**

B **ROLL CALL**

C **APPROVAL OF AGENDA**

D **SPECIAL PRESENTATIONS**

E **APPROVAL OF MINUTES**

16-1753

November 16, 2016 ZBA Minutes with Live Links

Attachments: 11-16-2016 ZBA Minutes with Live Links-Corrected.pdf

E-1

17-0121

December 14, 2016 ZBA Minutes with Live Links

Attachments: 12-14-2016 ZBA Minutes with Live Links1.pdf

F **APPEALS AND HEARINGS**

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.

F-1

17-0122

ZBA16-027; 813 Spring Street

Richard L. Douglass and Marian S. Horowitz request permission to alter a non-conforming structure in order to construct a first floor bathroom addition to the rear of the existing residence. The proposed bathroom addition will measure nine feet (9), eight inches (8) deep by seven feet (7) wide for an approximate total of 69 square feet. The proposed rear addition will be constructed on the same level as the existing home and will be eleven feet (11) eight inches (8) from the rear property line.

Attachments: ZBA16-027--813 Spring Street Staff Report with Attachments1.pdf

F-2

17-0123

ZBA16-028; 1209, 1211 and 1213 South University Avenue

South University-North East LLC, represented by Sean Havera, are

requesting a variance of four feet (4) from Chapter 47 Streets, Section 4:20 (4)(c). The required driveway width is twenty-four feet (24) and the applicants are proposing a twenty-foot (20) driveway width for a 13-story, approximate 70,000 square foot apartment building with ground floor retail and thirteen parking spaces on the north side of the building.

Attachments: ZBA16-028--1209 S University Staff Report with Attachments.pdf, 611 EU
ZBA Letter of Support.pdf

F-3 **17-0124**

ZBA16-029; 611 East University Avenue

CCSHP Ann Arbor Two LLC, represented by Scott Betzoldt, are requesting a variance of four (4) feet from Chapter 47 Streets, Section 4:20 (4)(c). The required driveway width is twenty-four (24) feet and the applicants are proposing a twenty-foot (20) driveway width for an approximate 19,500-square foot site, to construct an approximate 134,000-square foot, 13-story building, 90 apartments, with retail on the ground floor, and two levels of parking for 56 cars. The building has frontage on both East University and Church Street.

Attachments: Letter from DDA - Support.pdf, ZBA16-029--611 E University Staff Report with Attachment.pdf

F-4 **17-0125**

ZBA16-030; 601 East Hoover Avenue

Donna K. Tope, owner of the subject property is requesting a twenty-three (23) feet two-inch (2) variance from the required thirty-foot (30) rear yard in order to construct an addition comprising a bathroom, laundry room and fire safety egress stairs. The existing residence is non-conforming and has an existing rear yard of ten feet (10) one inch (1). The proposed addition will be six feet (6) ten inches (10) from the rear property line.

Attachments: ZBA 16-030--601 E Hoover Staff Report with Attachments.pdf,
Communication from Joel to ZBA - Support.pdf

G **UNFINISHED BUSINESS**

H **NEW BUSINESS**

I **REPORTS AND COMMUNICATIONS**

17-0126 Various Correspondences to the ZBA

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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- Video on Demand: Replay public meetings at your convenience online at www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.aspx
- Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.

The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.

Candice Briere
Chairperson of the Zoning Board of Appeals

Mia Gale
Recording Secretary