



# 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, March 28, 2018

6:00 PM

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

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**A**     **CALL TO ORDER**

**B**     **ROLL CALL**

**C**     **APPROVAL OF AGENDA**

**D**     **APPROVAL OF MINUTES**

D-1     [18-0431](#)     Minutes of the February 28, 2018 ZBA Meeting  
**Attachments:**     2-28-2018 ZBA Minutes .pdf

**E**     **HEARINGS AND APPEALS**

E-1     [18-0427](#)     ZBA18-007; 302 West Hoover Avenue  
Joseph and Nicole Hubert, property owners, are requesting a seven (7) foot three (3) inch variance from Chapter 55 Zoning Section 5:28 (Area, Height and Placement Regulations). A 30 foot rear yard is required in the R1C Single Family Dwelling district. The existing residence will be demolished and construction of a new 1,885 square foot two (2) story house with enclosed garage is proposed.  
**Attachments:**     ZBA18-007; 302 W Hoover Ave Staff Report with Attachments.pdf

E-2     [18-0428](#)     ZBA18-008; 2510 Elmwood Avenue  
Daryl and Simone McDaniel, property owners, are requesting a seven (7) foot variance from Chapter 55 Zoning Section 5:57 Averaging an Existing Front Setback Line. The average front setback for the subject property is 40 feet. An enclosed front porch that is seven (7) feet wide by 21 feet long is being proposed.  
**Attachments:**     ZBA18-008; 2510 Elmwood Ave Staff Report with Attachments .pdf

E-3     [18-0429](#)     ZBA18-010; 309 Hiscock Street  
Matthew Guza, property owner, is requesting a two (2) foot variance from Chapter 55 Zoning Section 5:57 Averaging an Existing Front Setback Line. The average front setback for the subject property is 21 feet six (6) inches. A new front porch that is eight (8) feet wide by 21 feet long is being proposed.

**Attachments:** ZBA18-010; 309 Hiscock St Staff Report with Attachments .pdf

E-4 [18-0430](#)

**ZBA18-009; 403 West Liberty Street**

Carl O. Hueter AIA, representing the property owner, is requesting a variance from Chapter 55 Section 5:34 (Area, Height and Placement Regulations). A 137 square foot variance from the required 8,500 square foot lot size requirement in the R4C is being requested. The size of the lot is 8,363 square feet. The proposed ten (10) bedroom rooming house is being converted to a six (6) bedroom duplex. A second variance of five (5) feet eight (8) inches is being requested from Section 5:57 Averaging an Existing Front Setback Line to reduce the average front setback from 17 feet eight (8) inches to 12 feet.

**Attachments:** ZBA18-009; 403 West Liberty Staff Report with Attachments .pdf

E-5 [18-0539](#)

**ZBA18-012; 220 Felch Street**

Ann Arbor Distilling Company, property owners, are requesting a 28 parking space variance from Chapter 59 Off-Street Parking Section 5:167 Required Parking. The owners are converting 2,305 square feet of production space to event space. The change of use requires additional parking spaces. The property received special exception use approval from the City Planning Commission in July 2017.

**Attachments:** ZBA18-012; 220 Felch Street Staff Report with Attachments .pdf

**F PUBLIC HEARINGS**

**G NEW BUSINESS**

**H UNFINISHED BUSINESS**

**I REPORTS AND COMMUNICATIONS**

I-1 [18-0432](#)

**Various Communication to the Zoning Board of Appeals**

**Attachments:** Letter from Graf -Regarding 302 Hoover.pdf, Letter from Krajcovic -Regarding 302 Hoover.pdf, Letter from Law -Regarding 302 Hoover .pdf, Signed letter from members of 2510 Elmwood Ave neighborhood .pdf, Letter from Bawcom -Regarding 2510 Elmwood Ave .pdf, Correspondence from 7-5-2017 Planning Commission Meeting Regarding 220 Felch Street .pdf

**J PUBLIC COMMENTARY - (3 Minutes per Speaker)**

**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](http://www.a2gov.org/ctn), on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

Live Web streaming is one more way, in addition to these listed below, to stay in touch with Ann Arbor City Council and board and commission actions and deliberations.

Video on Demand: Replay public meetings at your convenience online at [www.a2gov.org/government/city\\_administration/communicationsoffice/ctn/Pages/VideoOnDemand.asp](http://www.a2gov.org/government/city_administration/communicationsoffice/ctn/Pages/VideoOnDemand.asp)  
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](http://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  
kvl/