



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, June 24, 2020

6:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call: 888 788 0099

Enter Meeting ID: 983 4215 7975

Zoning Board of Appeals meetings are public meetings are held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Individuals requiring translation or sign language services or other reasonable 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 or delivered 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>)

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [20-0934](#) Minutes of the May 27, 2020 ZBA Meeting

Attachments: 5-27-2020 ZBA Minutes.pdf

E PUBLIC HEARINGS

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 applicant's property and the extent to which a proposed project may positively or negatively affect the area.

E-1 [20-0953](#) ZBA20-005; 7 Ridgeway Street

(Returning Item from April 22, 2020)

O/X Studio, c/o Robert Burroughs, representing property owner, is seeking a variance from Section 5.15.5 Averaging an Established Front Building Line and Table 5-17.1 Single-Family Residential Zoning Districts. The applicant is requesting to reduce the required front setback of 40 feet to 30

feet, and the rear yard setback requirement of 30 feet to 20 feet. Currently, there are no plans for new home construction.

Attachments: ZBA20-005; 7 Ridgeway St Staff Report with Attachments 6-24-2020.pdf, 7 Ridgeway Communication 4-24-2020 ZBA Meeting.pdf, ZBA20-005; 7 Ridgeway St Staff Report with Attachments 4-24-2020 ZBA Meeting.pdf

E-2 [20-0935](#)

ZBA20-012; 508 Elm Street

Scott Klaassen, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is nonconforming as is it does not meet the required lot area and required rear setback for the district. The applicant is seeking to increase the size and area of an existing dormer at the rear of the home. The required rear yard setback is 30 feet and the residence is located 20 feet from the rear setback

Attachments: ZBA20-012; 508 Elm St Staff Report with Attachments.pdf

E-3 [20-0944](#)

ZBA20-013; 625 North Fourth Avenue

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is a nonconforming duplex that does not meet the required lot area, lot width and setbacks for the district. The applicant is seeking to add habitable space in the basement to construct two new bedrooms and a bathroom to each unit. The proposed construction will alter each unit from a one-bedroom one-bathroom to a three-bedroom two-bathroom.

Attachments: ZBA20-013; 625 N Fourth Ave Staff Report with Attachments.pdf

E-4 [20-0945](#)

ZBA20-014; 1502 Long Shore Drive

Wladyslaw Fuchs, property owner, is seeking a variance from Section 5.18.5 Averaging an Established Front Building Line. The subject property is zoned R1B, Single-Family and the average front setback is 37 feet 6 inches. The applicant is seeking to reduce the front setback to 30 feet in order to complete an addition that will increase the existing home from 1,016 square feet in size to 2,178 square feet in size with a 200 square foot terrace above the garage.

Attachments: ZBA20-014; 1502 Long Shore Dr Staff Report with Attachments.pdf

E-5 [20-0946](#)

ZBA20-015; 120 Packard Street

Satyanarayan Chada, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling. The structure is a single-family home that is

Attachments: ZBA20-015; 120 Packard St Staff Report with Attachments.pdf, Porch Dimensions.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS**H COMMUNICATIONS****H-1 [20-0947](#) Various Communication to the Zoning Board of Appeals**

Attachments: Email from Salvesen 6-7-2020.pdf, Email from Salvesen 6-18-2020.pdf, Email from Salvesen 6-19-2020.pdf, Email from Coffin 6-19-2020.pdf, Email from Lebold 6-19-2020.pdf, Email from Bass 6-19-2020 with attached 4-2020 letter.pdf, Email from Markley 6-18-2020.pdf, Email from Borkin 6-18-2020.pdf, Email from Freeley-Harnik 6-19-2020.pdf, Email from Shore 6-22-2020.pdf, Email from Pieknik.pdf

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

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Candice Briere, Chairperson of the Zoning Board of Appeals

/kvl