



# 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, January 27, 2021

6:00 PM

Electronic Meeting

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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)

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 934 8311 5569

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [21-0076](#) Minutes of the December 2, 2020 ZBA Meeting

Attachments: 12-2-2020 ZBA Minutes.pdf

E PUBLIC HEARINGS

To speak during any of the Public Hearings please call +1 213 338 8477 or +1 206 337 9723 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free) and enter meeting ID 934 8311 5569

In order to be called on to speak, callers must press \*9 to raise their hand. Callers will then be called upon by City staff one by one using the last 3 numbers of their phone number. 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 [21-0077](#) **ZBA20-027; 217 West Madison Street** Dan Murphy, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to construct a 68 (11'x6'2") square foot addition to the rear of an existing Single-Family home for a new entry and powder room. The plans also include raising the roof at the rear of the existing first floor five feet eight inches to accommodate a new master bedroom. The property is zoned R2A, Two-Family Dwelling District. The new additions will not encroach or extend further into the front and rear setbacks. The project received Historic District approval in April 2020.

Attachments: ZBA20-027; 217 W Madison St Staff Report w Attachments.pdf

- E-2     [21-0078](#)     **ZBA20-028; 929 Barton Drive** Anne Daws-Lazar, representative of Northside Community Church, is requesting a variance from Section 5.24.4 (C)(2) to allow an electronic message sign to exceed the maximum allowable 25% total sign area of a sign. The proposed sign is 47.6 square feet in size and the electronic message center will be 25.6 square feet or 53.8 percent of the total sign area. The property is zoned R1C, Single-Family Residential.
- Attachments:**     ZBA20-028; 929 Barton Drive Staff Report w Attachments.pdf
- E-3     [21-0079](#)     **ZBA20-029; 1301 Henry Street** Joseph Philips, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to construct a 784 (28'x28'5") square foot addition to the rear of an existing Single-Family home for a new bedroom, bathroom, pantry and garage. The plans also include an 80 (10'x8') square foot screened porch attached to the proposed addition. The residence does not meet the average front setback and the required side yard setback. The proposed addition will not encroach further into either setback. The property is zoned R1D, Single-Family Residential.
- Attachments:**     ZBA20-029; 1301 Henry St Staff Report w Attachments.pdf
- E-4     [21-0080](#)     **ZBA20-030; 2003 Norfolk Avenue** Marc Yesowitz, property owner, is requesting a two-foot variance from Section 5.16.6 Accessory Uses and Structures in order to construct a detached carport in the required five-foot side yard. The proposed carport will be 10' wide and 54 feet 8 inches in length with a 110 (11'x10') square foot attached unfinished storage room. The property is zoned R1C, Single-Family Residential.
- Attachments:**     ZBA20-030; 2003 Norfolk Ave Staff Report w Attachments.pdf
- E-5     [21-0081](#)     **ZBA20-032; 400 South Maple Road** Mary Ellen Madary, representative of Kroger, is requesting a 78.4 square foot variance from Section 5.24.5 (B)(1) Area of Permanent Signs. Applicant is proposing 278.4 square feet of signage exceeding the allowable 200 square foot of signage. The sign package is to include a new Kroger and Pharmacy sign and relocation of the existing Starbucks sign. The property is zoned C3, Fringe Commercial District.
- Attachments:**     ZBA20-032; 400 South Maple Rd Staff Report w Attachments.pdf
- E-6     [21-0082](#)     **ZBA20-031; 614 South Ashley Street** Central Property Development, property owners, are requesting various width variances from the required 15-foot wide conflicting land use buffers along the north, south and west property lines and a variance from all required landscaping and screening along the south property line. Sections 5.20.4 (A)(3) and (B)(1)(2) & (3) requires conflicting land use buffers for parcels zoned O, RE, ORL, C or M abutting a public park or parcel principally used of zoned for residential purposes. The property is zoned C2B, Business Service District.
- Attachments:**     ZBA20-031; 614 S Ashley St Staff Report w Attachments.pdf

- E-7 [21-0083](#) **ZBA20-033; 907 and 913 South Main Street** Main + Davis LLC, property owner, is requesting a variance from planting the required street trees along S. Main St. as there is not sufficient public right-of-way width to plant trees. Section 5.20.10(B) requires one street tree of the minimum size and species meeting City standards shall be provided for every 45 linear feet of public street right-of-way abutting a site plan site. The property is zoned R4C, Multiple Family Residential District.

**Attachments:** ZBA20-033; 907-913 S Main Staff Report w Attachments.pdf

- E-8 [21-0084](#) **ZBA20-034; 2150 Frieze Avenue** St. Francis of Assisi Parish, property owners, are requesting a variance from planting the required street trees along W. Stadium Blvd. as there is not sufficient public right-of-way width to plant trees. Section 5.20.10(B) requires one street tree of the minimum size and species meeting City standards shall be provided for every 45 linear feet of public street right-of-way abutting a site plan site. The property is zoned R1C, Single Family Residential District.

**Attachments:** ZBA20-034; 2150 Frieze Ave Staff Report w Attachments.pdf

- E-9 [21-0085](#) **ZBA20-035; 416 W Huron** West Huron Properties, LLC, property owners, are requesting a variance from planting two required street trees along W. Huron due to the site location directly above the Allen Creek Drain. The Washtenaw County Water Resources Commission prohibits planting of trees in the drainage easements. Section 5.20.10(B) requires one street tree of the minimum size and species meeting City standards shall be provided for every 45 linear feet of public street right-of-way abutting a site plan site. The property is zoned D2, Downtown Interface District.

**Attachments:** ZBA20-035; 416 W Huron Staff Report w Attachments.pdf

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

**H COMMUNICATIONS**

- H-1 [21-0086](#) Various Communication to the ZBA

**Attachments:** Email From Kaganov - 907 & 913 S Main.pdf, Email from Bletcher - 907 & 913 S Main.pdf, Email from Wright 1301 Henry 1-22-2021.pdf.pdf, Email from Wright - 1301 Henry 1-19-2021.pdf, From Email from Vinson 217 W Madison.pdf, Letter from Benko 217 Madison.pdf, Email from Dennis 929 Barton.pdf, Email from Mykenolenko and Niemela 217 W Madison.pdf, Email from Valtadoros 217 Madison.pdf, eComment from Roof.pdf

**I PUBLIC COMMENT**

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**J ADJOURNMENT**

Zoning Board of Appeals meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 6:00 p.m. on the fourth Wednesday of each month. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn> . The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

Candice Briere, Chairperson of the Zoning Board of Appeals  
/kvl