



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 23, 2021

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 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 938 1648 1007

A CALL TO ORDER

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [21-1196](#) Minutes of the May 26, 2021 ZBA Meeting

Attachments: 5-26-2021 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 938 1648 1007

*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 [21-1197](#) **ZBA21-020; 216 Beakes Street**

EDB Enterprises, INC., property owner, is requesting a variance from Section 5.26.2(C) Fences, in order to install a fence four feet tall and less than 50% opaque at the intersection of Beakes and North Fifth Street. Fences within 25 feet of intersections in residential districts must not exceed 30 inches in height. The property is zoned R4C, Multiple-Family Dwelling District.

Attachments: ZBA21-020; 216 Beakes St Staff Report with Attachments.pdf

- E-2 [21-1198](#) **ZBA21-021; 801 Amherst Avenue**
R. Thomas Bray and Jeri S. Hollister, property owners, are requesting an 11 percent variance from Section 5.16.6 (2D) Accessory Uses and Structures in order to construct a 24'x26' (624 square foot) detached garage in the rear yard. The maximum allowable garage is 470 square feet or 35 percent of the rear yard. The property is zoned R1C, Single-Family Dwelling District.
Attachments: ZBA21-021; 801 Amherst Ave Staff Report with Attachments .pdf
- E-3 [21-1199](#) **ZBA21-022; 1302 Prescott Avenue**
Sarah Hieber, property owner, is requesting a three-foot variance from Section 5.18.1 (B4) Front Porches, in order to construct an eight-foot front porch to the existing residence. The owner is also requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new second story to the single-story home. The residence does not meet the average front setback by three feet. The property is zoned R1D, Single-Family Dwelling District.
Attachments: ZBA21-022; 1302 Prescott Ave Staff Report with Attachments.pdf
- E-4 [21-1201](#) **ZBA21-023; 2205 Navarre Circle**
Lynna Chung and Brad Densen, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new addition to the rear of the existing nonconforming home. The addition will replace the existing carport with a two-car garage, a foyer and a laundry room on the main level. A second story to the addition will allow for a master suite. The property is zoned R1B, Single-Family Residential and does not meet the 40-foot required rear yard setback.
Attachments: ZBA21-023; 2205 Navarre Circle Staff Report with .pdf
- E-5 [21-1204](#) **ZBA21-024; 2122 Geddes Avenue**
Theresa L. Angelini, representing property owners, is requesting a variance from Table 5.17-1 Single-Family Dwelling District Dimensions. A four-foot three and a half-inch variance on the north elevation and a four-inch variance on the east elevation for the construction a new single-family residence. The property is zoned R1A, Single-Family Dwelling and allows a 30-foot maximum height for structures.
Attachments: ZBA21-024; 2122 Geddes Ave Staff Report w Attachments.pdf
- E-6 [21-1205](#) **WITHDRAWN ZBA21-025; 214 West Kingsley Avenue**
Robb Burroughs of O/X Studios, representing property owners, is requesting a 12.2% variance from Section 5.29.6 (B)(3A) Site Plans-Administrative Approval in order to increase the floor area of a building within a multiple-family development. An addition of 468 square feet has been administratively approved in 2020 and the ordinance allows for a 354 square foot addition or ten percent of the existing floor area. The applicants

are requesting an additional 541 square feet (12.2%) resulting in a 1,363 square foot second-story addition with roof deck. The property is zoned R4D Multiple-Family Dwelling District and is in the Floodplain.

Attachments: ZBA21-025; 214 W Kingsley St Staff Report w Attachments.pdf

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

H-1 21-1206 Various Communication to the ZBA

Attachments: Email from Wolgat - 801 Amherst.pdf, Email from Mcdonald - 801 Amherst.pdf, Email from Wolgat - 801 Amherst.pdf, Email from Clarke - 801 Amherst.pdf, Email from Kocolosk -1302 Prescott.pdf, Email from Kocoloski 2 - 1302 Prescott.pdf, Email from Carano - 1302 Prescott.pdf, Email from Maheras- 1302 Prescott.pdf, Email from Maheras 2 -1302 Prescott.pdf, Email from Mohrlock - 1302 Prescot .pdf, Email from Todd-1302 Prescott .pdf, Email from Todd 2 -1302 Prescott.pdf, Letter from Rolina - 2122 Geddes Ave .pdf, Letter from Cassidy-2122 Geddes Ave.pdf, Letter from Rolina -2122 Geddes Ave.pdf, Email from Corby - 1302 Prescott.pdf, Email from Funkenstein - 2205 Navarre Cir.pdf, Email from Michener -801 Hollister.pdf, Email from Mohrlock 1302 Prescott.pdf, 6-23-2021 ZBA Meeting eComment Report.pdf

I PUBLIC COMMENT

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J ADJOURNMENT

*Candice Briere, Chairperson
/kvl*

*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 ; 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>).*