



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Agenda - Final Zoning Board of Appeals

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Wednesday, May 25, 2022

6:00 PM

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

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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)

Public commentary can be made in person or by calling: 877 853 5247 or 888 788 0099

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Members of the public can attend this meeting in person, through the webinar link, or by phone. Both the phone number and weblink are available below:

For phone access, please call 877-853-5247 and Enter Meeting ID: 938 1648 1007

For access via zoom, please click this URL to join: [https://a2gov.zoom.us/j/93816481007?](https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMlh6dz09)  
pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMlh6dz09 Passcode: 070269

**A CALL TO ORDER**

**B ROLL CALL**

**C APPROVAL OF AGENDA**

**D APPROVAL OF MINUTES**

D-1 [22-0968](#) Minutes of the April 27, 2022 ZBA Meeting

Attachments: 4-27-2022 ZBA Minutes.pdf

**E PUBLIC HEARINGS**

E-1 [22-0969](#) **ZBA22-2006; 413 South Division Street**

Chris and Dennis Vessels, property owners are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to create habitable living space in the basement of a six unit seven bedroom rental home. The renovation project will reduce the number of units from six units to four units while increasing the number of bedrooms to 20. The property is zoned R4C, Multiple-Family Dwelling District and is nonconforming for lot area, lot width and setbacks.

Attachments: ZBA22-2006; 413 S Division Staff Report with Attachment.pdf

E-2 [22-0970](#) **ZBA22-2008; 3095 Cedarbrook Road**

Bob Clark, representing property owners, is seeking a variance from Table 5.17-1 Single-Family Residential District Dimensions to construct a 10 foot by 16 foot sunroom at the rear of the existing residence. The requested variance is nine feet five inches to allow the sunroom to be 20 feet seven inches from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a 30 foot rear setback.

**Attachments:** ZBA22-2008; 3095 Cedarbrook Staff Report with Attachments.pdf

**E-3      [22-0971](#)      **ZBA22-2007; 1211 White Street****

Aaron Vermeulen of O/X Studios representing property owners, is seeking variances from Table-5.17-3 Multiple-Family Residential District Dimensions and Section 5.18.1 (4) Front Porches to construct a three-unit townhome structure. The building will require a 12 foot 11 inch variance from the required 30 foot rear setback. The second story balconies will require a six foot eight inch variance to encroach into the average front setback. The existing single-family residence is to be demolished. The property is zoned R4C, Multiple-Family Dwelling District.

**Attachments:** ZBA22-2007; 1211 White St Staff Report with Attachments.pdf

**F            UNFINISHED BUSINESS**

**F-1        [22-0972](#)        Review of Bylaws**

**Attachments:** ZBA Rules -DRAFT 4-27-22.pdf

**G            NEW BUSINESS**

**H            COMMUNICATIONS**

**H-1        [22-0973](#)        Various Communication to the ZBA**

**Attachments:** Email from Newland.pdf, Email from Charvat .pdf, Letter from Carman.pdf, Signatures - 3095 Cedarbrook.pdf

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

**J            ADJOURNMENT**

*Candice Briere, Chairperson*

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*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](mailto: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  
NLegislative Information Center on the City Clerk's page of the City's website  
(<http://a2gov.legistar.com/Calendar.aspx> ).*