



# 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, December 7, 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 19, 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

Enter Meeting ID 938 1648 1007

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?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09>  
Passcode: 070269

**A**     **CALL TO ORDER**

**B**     **ROLL CALL**

**C**     **APPROVAL OF AGENDA**

**D**     **APPROVAL OF MINUTES**

D-1     [22-1827](#)     Minutes of the September 28, 2022 ZBA Meeting  
**Attachments:**     September 28, 2022 ZBA Meeting Minutes.pdf

**E**     **PUBLIC HEARINGS**

E-1     [22-1828](#)     ZBA22-2024; 1016 Daniel Street

Doug Selby representing property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a second story dormer addition that does not meet the required average front setback. The new dormer will create additional living space on the second floor. The property is zoned R2A, Two-Family District. The residence is nonconforming on the Brookridge Street side of the property.

**Attachments:** Staff Report ZBA22-2024; 1016 Daniel Street.pdf, 1016 Daniel St Zoning Map.pdf, 1016 Daniel St Aerial Map.pdf, 1016 Daniel St Aerial Map Zoom.pdf

E-2     [22-1829](#)     ZBA22-2029; 815 Brown Street

David Lewis representing property owners, are requesting relief from Section 5.32.2 (C) Alteration to a Nonconforming Structure to convert the existing attached garage and mudroom to new habitable space. The new space will accommodate two bedrooms and a bathroom. The parcel is nonconforming for lot area, width and the residence does not meet the required setbacks for the district. The property is zoned R4C, Multiple-Family Dwelling District.

**Attachments:** Staff Report ZBA22-2029; 815 Brown St.pdf, 815 Brown St Zoning Map.pdf, 815 Brown St Aerial Map.pdf, 815 Brown St Aerial Map Zoom.pdf

E-3     [22-1830](#)     ZBA22-2030; 545 South Main Street

Mallory Waring, Union Joints, representing property owner, is requesting variances from Sections 5.24.5 A (1) and Table 5.24-2 to install a 266 square foot wall sign exceeding the maximum allowable 200 square feet of sign area. This site currently has 166.5 sq. feet of sign area combined with the proposed wall sign area totals 432.5 sq ft. A sign area variance of 232 sq ft is requested. The property is zoned D2, Downtown Interface District.

**Attachments:** Staff Report ZBA22-2030; 545 S Main St.pdf, 545 S Main St Zoning Map.pdf, 545 S Main St Aerial Map.pdf, 545 S Main St Aerial Map Zoom.pdf

E-4     [22-1831](#)     ZBA22-2025; 314 South Main Street

Louis Goral, representing Blue Llama Jazz Club, is requesting relief from Section 5.24.4C(2) Changeable Copy and Electronic Message Signs. An electronic message sign may only be included as a component of a larger sign and may not exceed 25% of the total sign area of the sign. The electronic message sign is located in the east facing window facing S. Main Street. The applicant is seeking a variance to allow the electronic message sign to be 100% of the sign area.

**Attachments:** Staff Report ZBA22-2025; 314 S Main St.pdf, 314 S Main St Zoning Map.pdf, 314 S Main St Aerial Map.pdf, 314 S Main St Aerial Map Zoom.pdf

E-5     [22-1832](#)     ZBA22-2026; 215 North Maple Road

Allied Signs, Inc. representing property owner, is requesting variances from Sections 5.24.5 B (1) and Table 5.24-3 to install a 298 square foot wall sign exceeding the 20 foot height limit. The business is permitted a

200 square foot wall sign. The property is zoned C3 Fringe Commercial District.

**Attachments:** Staff Report ZBA22-2026; 215 N Maple Road.pdf, 215 N Maple Rd Zoning Map.pdf, 215 N Maple Rd Aerial Map.pdf, 215 N Maple Rd Aerial Map Zoom.pdf

E-6 [22-1833](#) ZBA22-2031; 1301 Lutz Avenue

Mike Kirchner AIA, representing property owners, is requesting a 64 square foot variance from Section 5.16.6 (2)(D) Accessory Uses and Structures in order to construct a new detached garage that will exceed the maximum allowable 35% coverage in the rear setback area. The new garage is permitted to occupy 375 square feet of rear setback and the proposed garage will occupy 438 square feet (41%). The property is zoned R1C, Single-Family Dwelling District.

**Attachments:** Staff Report ZBA22-2031; 1301 Lutz.pdf, 1301 Lutz Ave Zoning Map.pdf, 1301 Lutz Ave Aerial Map.pdf, 1301 Lutz Ave Aerial Map Zoom.pdf, Nisson email in support of 1301 Lutz.pdf, Segar Horowitz letter of support for 1301 Lutz.pdf, Niemi-Clak email of support for 1301 Lutz.pdf

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

G-1 [22-1834](#) 2023 Zoning Board of Appeals Calendar for Approval

**Attachments:** 2023 ZBA Meeting Calendars for Discussion and Approval.pdf

**H COMMUNICATIONS**

H-1 [22-1835](#) Various Communication to the ZBA

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

**J ADJOURNMENT**

Candice Briere, Chairperson

Jon Barrett, Zoning Coordinator  
/courtney manor

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 Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx> ). Zoning Board of Appeals meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

**Masks** - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

**Physical Distancing** - Individuals should be physically distanced from one another at least 6 feet.

**Illness** - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.