



# 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, September 28, 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

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 [22-1496](#)

August 24,2022 ZBA Meeting Minutes

**Attachments:** August 24 2022 ZBA Meeting Minutes.pdf

**E** **PUBLIC HEARINGS**

E-1 [22-1497](#) **ZBA22-2016; 700 Barton Drive; [Postponed from August ZBA Meeting]**

Rodger Bowser, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure and a variance of 14 feet 9 inches from Section 5.18.5 (Averaging an existing front setback) to construct a detached single-car garage along Chandler Road. The required averaged setback is 35 feet. The property is zoned R1C, Single-Family Dwelling

District.

**Attachments:** Staff Report ZBA22-2016; 700 Barton Dr.pdf, 700 Barton Dr Zoning Map.pdf, 700 Barton Dr Aerial Map.pdf, 700 Barton Dr Aerial Map Zoom.pdf, Email in support of 700 Barton Drive 9-7-2022.pdf

E-2 [22-1498](#)

**ZBA22-2018; 2394 Winewood Avenue**

Eric Parkhurst, Parkhurst Services, LLC., is requesting a variance from Section 5.16.3.G.7 Use Specific Standards. A requested variance of 6% from the requirement that 10% of a grow facilities energy use must come from Solar Panels on the site. Petitioner can only provide 4% of total energy use via solar panels on site. The property is zoned M1, Industrial District.

**Attachments:** Staff Report ZBA22-2018; 2394 Winewood.pdf, 2394 Winewood Ave Zoning Map.pdf, 2394 Winewood Ave Aerial Map.pdf, 2394 Winewood Ave Aerial Map Zoom.pdf, Solar consultant report.pdf

E-3 [22-1499](#)

**ZBA22-2020; 300 Montgomery Avenue**

Ryan Beekman, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to add a second story to the existing garage. The garage encroaches three inches into the side yard setback and two inches into the rear yard setback. The required setback is 3 feet for accessory buildings. The property is zoned R2A, Two-Family Dwelling District.

**Attachments:** Staff Report ZBA22-2020; 300 Montgomery Ave.pdf, 300 Montgomery Ave Zoning Map.pdf, 300 Montgomery Ave Aerial Map.pdf, 300 Montgomery Ave Aerial Map Zoom.pdf, Email in support 300 Montgomery 9-7-2022.pdf

E-4 [22-1500](#)

**ZBA22-2022; 912 Mary Street**

Satch Chada, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow for additions to the existing nonconforming structure. The building is currently a certified five-unit rental that is nonconforming for lot area and side setbacks. The owners seek to renovate the entire structure with complete interior alterations and several small additions that will decrease the number of existing units by one unit for a total of four units. The additions will not encroach further into the side setbacks. All setbacks will remain unchanged. The property is zoned R4C, Multiple- Family.

**Attachments:** Staff Report ZBA22-2022; 912 Mary.pdf, 912 Mary St Zoning Map.pdf, 912 Mary St Aerial Map.pdf, 912 Mary St Aerial Map Zoom.pdf, Email of support 912 Mary St 9-7-2022.pdf

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

**H COMMUNICATIONS**

H-1 [22-1501](#) Various communication to the ZBA

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

J **ADJOURNMENT**

Candice Briere, Chairperson

Matt Kowalski, City Planner  
/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.