

**ANN ARBOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 20, 2007 3:00 PM**

I. ROLL CALL

The meeting was called to order at 3:00 pm by Commissioner Burgess at the Township Hall, 3792 Pontiac Trail, Ann Arbor, MI 48105.

Present: Clerk Basch, Larry Burgess, and Doug Price.
Also present: Building and Zoning Official Gary Dresselhouse.

Absent: Chair Richard Mitchell and William Dutil

II. APPROVAL OF MINUTES

Price moved to approve the minutes from the March 21, 2007 ZBA meeting. Basch seconded and motion passed.

III. OLD BUSINESS - None

IV. NEW BUSINESS

ZBA-02-07 – Request by Raymond and Alissa Beveridge, for a variance from residential setback requirements in zoning ordinance section 130.1004C Urban Residential Districts (to be codified as section 74-503) for the property located at 2651 Geddes Avenue (parcel ID # I -09-27-374-008.) The request is for a 5 foot variance to the required side yard setback.

- 1) Petitioner presentation: Mr. Beveridge handed out new drawings showing the current and proposed footprint of the house. He displayed some pictures and described the proposed renovations. Bruce Wallace is the close neighbor on the east side and he has given his approval to the project in writing. There will be no impact to the trees on the property. The septic was inspected; it is sufficient for the proposed bedroom addition (as there is no new bathroom to be added.) The City of Ann Arbor has scheduled sewer line installation in 2009.
- 2) Zoning Official's report: Mr. Dresselhouse reviewed his memo which was included in the packet. The neighbor is 15 ft from the property line.
- 3) Board comments: Basch confirmed that the Beveridges' parcel is on the list of parcels that signed utilities contracts with the City which require them to annex to the City of Ann Arbor before December 31, 2007.
- 4) Public Hearing: Burgess opened and closed the public hearing at 3:10 pm; there was no public comment.
- 5) Zoning Board of Appeals Action:

APPROVED

Basch moved to grant a variance from residential setback requirements in Township zoning ordinance section 130.1004C Urban Residential Districts (which requires that R3 have a 10' setback) to allow a 5' setback based on the standards of determination in 130.2411 D that special circumstances pertain to this parcel/building, the special conditions being that owners have a utilities contract with the City of Ann Arbor that requires annexation before the end of December 2007, and owners have already filed a petition for annexation release, and with the variance granted the setbacks will be consistent with the expected zoning requirements of the City of Ann Arbor. Burgess seconded. Motion passed unanimously.

V. PUBLIC COMMENT - None

VI. ADJOURNMENT

Price moved to adjourn at 3:12 pm. Motion passed.