

**ANN ARBOR CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
JULY 19, 2006, 3:00 PM**

**I. ROLL CALL**

The meeting was called to order by Chairman Mitchell at 3:04 pm at the Township Hall, 3792 Pontiac Trail, Ann Arbor, MI, 48105.

Present: Chair Mitchell, Clerk Rena Basch, Larry Burgess

Absent: Doug Price and William Dutil

Also present: Township Supervisor Michael Moran, Building Inspector and Zoning Official Gary Dresselhouse.

**II. APPROVAL OF MINUTES**

Burgess moved approval of Zoning Board of Appeals minutes from June 21, 2006 with one correction. Motion passed unanimously.

**III. OLD BUSINESS**

None

**IV. NEW BUSINESS**

Mitchell moved to re-arrange the agenda order to consider ZBA-06-06 since the Petitioner was present.

**ZBA-06-06** – Request by James Paul Frantz for variance to Article 130.1001. Section D.2.a and Article 130.1001. Section D.2.c for parcel I-09-03-400-008, 4200 Nixon Road.

1) Petitioner Paul Franz, described his property at 4200 Nixon Road, saying that the house faces south, towards Warren Road, because of a passive solar system. Mr. Franz wants to construct a pole barn and needs a location variance and a height variance for the design proposed. He spoke to the architectural review committee of his neighborhood association and they requested the barn have a design similar to the house. Proposed location of the barn is >150 ft from the pond and marsh; the area is very flat so it is not clear there will be any impact to drainage.

Regarding the height variance, Mr. Franz wants storage tall enough for an RV and space to play indoor games like basketball. In order to satisfy the architectural review committee's request to match the house's roof line and still get interior space, he needs the 17'3" roof height.

- 2) Zoning Official's report – provided in the packet. Mr. Dresselhouse reviewed his memo and pointed out the size of the structure is 42 x 60. The ordinance requires 15" to midpoint of roof; petitioner is requesting a 2 ½ ft variance. A location variance is also required to put the structure where the petitioner wants it.
- 3) Board comments – Board wanted to be sure the structure did not come too close to wetlands or ponds. Board agreed that the location and setting of the house was such that

the proposed barn location was actually in what would be interpreted as the back of the house. Board struggled to understand how the height variance could be granted under the conditions required by 130.2411 D-1. Board recommended that the petitioner explore other design options to avoid the necessity of a variance.

- 4) Chair Mitchell opened and closed the public hearing at 3:34 pm. There was no public comment.
- 5) Zoning Board of Appeals discussion and actions. **Burgess moved to grant a variance to Section 130.1001 D-2a, a variance in the location requirement. Passed unanimously. Basch moved to extend the submittal date for the next ZBA meeting until August 2, 2006 for Mr. Franz. Motion passed. Burgess moved to table the request for the height variance until August 16, 2006 to allow the petitioner to explore other design options; Basch seconded and motion passed unanimously.**

**ZBA-05-06** – Request by Washtenaw Community College for variance to parking space width on Parcel 09-36-300-004, 4833 E. Huron River Drive.

- 1) Petitioner or representative not present.
- 2) Zoning Official's report – included in the packet. Mr. Dresselhouse stated that all the other parking spaces at WCC are 9 feet wide.
- 3) Board comments.
- 4) Chair Mitchell opened and closed the public hearing at 4:16 pm; there was no public comment.
- 5) Zoning Board of Appeals discussion and action. Burgess moved to grant a variance in the parking width from 10 ft to 9 ft to provide for less impervious surface. Basch seconded and the motion passed.

**V. PUBLIC COMMENT** - None

**VI. ADJOURNMENT** - Burgess moved to adjourn the meeting at 4:20 pm.