

**ANN ARBOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
TUESDAY, JULY 21, 4:00 PM**

I. ROLL CALL

II. APPROVAL OF MINUTES - Approval of Zoning Board of Appeals minutes from June 16, 2015.

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. ZBA-5-2015: Application filed by property owner DF Land Development for the following two variances in order to construct two private roads to facilitate dividing 210 acres of land northwest of Warren Rd. and Dixboro Rd:

- Parcel I -09-01-300-002: The existing driveway off of Warren Road is within 50 ft. of an old barn; applicant is requesting a variance from section 74-501 which requires a 50 ft. front setback, so the barn can remain once the driveway is upgraded and becomes a private road.
- Parcel I -09-01-100-013: There is an area of land between the existing driveway off Dixboro Rd and a stream that consists of soil not suitable for building. The applicant is proposing to include this land as part of the two lots north of the driveway in the parcel division plan since the land is unusable as a standalone parcel. The applicant is requesting a variance from Section 74-2 (which describes a lot as having a front line that separates it from a street), in order to allow 2 lots to have frontage on both sides of a street, ie to be bisected by the road.
 1. Petitioner or representative discusses petition.
 2. Zoning Official's report.
 3. Public Hearing
 4. Board questions/comments.
 5. Zoning Board of Appeals discussion followed by action on petition.

V. PUBLIC COMMENT

VI. NON-AGENDA or INFORMATIONAL ITEMS

VII. ADJOURNMENT