

**ANN ARBOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
TUESDAY, DECEMBER 19, 2017, 4:00 PM**

I. ROLL CALL

II. APPROVAL OF MINUTES - Approval of Zoning Board of Appeals minutes from May 16, 2017.

III. OLD BUSINESS – None

IV. NEW BUSINESS

A. ZBA-3-2017: An application filed by William E. Boring, Jr. for the property at 1738 Warren Road (parcel ID I -09-09-100-008) for variances from Zoning Ordinances:

- Section 74-233 Expansion and Substitution, for a non-conforming lot size for proposed house additions, foundation footprint changes, elevations and grade changes.
- Section 74-426(d)(2) c, to reconstruct the barn to height exceeding the allowable 15' for accessory structures.
- Section 74-502, Regulations for Rural and Suburban Residential Districts, which requires 20' side yard setback, to locate proposed additions and modifications to the house within the setback area. (Note: existing house is 10' from side property line.)
- Section 74-13(1), Storage Buildings in Residential Districts, which requires a single storage building that does not exceed 200 sq. ft, in order to have a second storage building on the property.

1. Petitioner or representative discusses petition.
2. Consultant reports.
3. Public Hearing
4. Board questions/comments.

B. Administrative Appeal Related to ZBA-4-2017: On October 5, 2017, Cunningham-Limp Company (CLC) filed a ZBA application for an appeal of the Planning Commission's decision on July 10, 2017 to deny the preliminary site plan CLC proposed for 4 parcels of land on the northwest corner of Plymouth Road and N. Earhart Place for a proposed Research and Development Center project. On October 17, 2017, the Township administratively determined that the appeal could not be heard by the ZBA because it was not timely filed. On November 14, 2017 CLC filed this application for appeal to the ZBA of whether the Township's administrative decision that the initial appeal was untimely was correct. The ZBA will be considering only whether the Township was correct in its administrative decision that the CLC appeal of the Planning Commission decision was not timely filed.

1. Petitioner or representative discusses petition.
2. Consultant reports.
3. Public Hearing
4. Board questions/comments.

V. PUBLIC COMMENT

VI. NON-AGENDA or INFORMATIONAL ITEMS

VII. ADJOURNMENT