



# City of Ann Arbor

## Formal Minutes

### Zoning Board of Appeals

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

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Wednesday, May 27, 2020

6:00 PM

Electronic Meeting

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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)**

**To speak at public comment call: 888-788-0099 (Toll Free)**

**Enter Meeting ID: 914 0063 5507**

Zoning Board of Appeals meetings are public meetings are held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Individuals requiring translation or sign language services or other reasonable 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 or delivered 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>)

**A CALL TO ORDER**

*Meeting called to order at 6:00 p.m.*

**B ROLL CALL**

**Present:** 7 - Candice Briere, David DeVarti, Michael B. Daniel, Nicole Eisenmann, Todd Grant, Charlotte Wilson, and Elizabeth Nelson

**Absent:** 1 - Chris Fraleigh

**C APPROVAL OF AGENDA**

**Moved by Daniel, seconded by DeVarti, approved unanimously as presented.**

**D APPROVAL OF MINUTES**

**Moved by DeVarti, seconded by Daniel, approved unanimously as amended.**

D-1      [20-0760](#)      Minutes of the April 22, 2020 Zoning Board of Appeals Meeting

**Attachments:**      4-22-2020 ZBA Minutes amended.pdf

**Moved by DeVarti seconded by Daniel, unanimously approved as amended to correct the roll call.**

## PUBLIC HEARINGS

Comments about a proposed project are most constructive when they relate to: (1) City Code requirements, or (2) additional information about the area around the applicant's property and the extent to which a proposed project may positively or negatively affect the area.

E-1      [20-0639](#)      ZBA20-011; 9 East Heatheridge  
Scott Hedges and Ann O'Hara, property owners, are requesting a two-foot three-inch variance from Table 5:17-1 Single-Family Residential Zoning District Dimensions. The property is zoned R1B Single-Family Dwelling and requires a 40-foot rear yard setback. The proposed setback will be reduced to 37 feet 9 inches. The owners are seeking to construct a 21'x15'3" addition to the rear of their existing home. The 320 square foot addition will accommodate a home office.

**Attachments:**      ZBA20-011; 9 E Heatheridge Ave Staff Report with Attachments.pdf

*City of Ann Arbor Zoning Coordinator, Jon Barrett presented the Staff Report.*

## QUESTIONS FROM BOARD TO STAFF

*Boardmember Dave DeVarti inquired about the township island adjacent to the subject property.*

*Barrett answered that the property is a township island with an existing house*

*Boardmember Charlotte Wilson inquired about past variances at the site.*

*Barrett answered that the home was built prior to the current zoning code and is nonconforming.*

## PRESENTATION BY PETITIONER

*Ann O'Hara, property owner, explained that she and family moved to the*

*home in 214, when she was working in an office and on the road. She explained that last fall, she started working from home. She explained that the proposed design is to remain elegant and allow the look and feel of the house to remain. She explained that she has support of the neighbors.*

**PUBLIC HEARING**

*Seeing no speakers, Chair Briere closed the Public Hearing.*

**Moved by DeVarti, seconded by Nelson, in petition**

**ZBA20-011; 9 E Heatheridge**

**Variance:**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS the following variance from Chapter 55 Unified Development Code Table 5:17-1 Single-Family Residential Zoning District Dimensions**

**A variance of 2 feet and 3 inches to construct a 21 foot by 15 foot 3 inch 320 square foot addition to the rear of the home.**

**COMMISSION DISCUSSION**

*The Board discussed the letters of support received from neighbors and the size of the proposed variance.*

**On a roll call vote, the vote was as follows with the Chair declaring the motion passed.**

**VARIANCE GRANTED**

**Yeas:** 7 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Wilson, and Councilmember Nelson

**Nays:** 0

**Absent:** 1 - Fraleigh

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

*None.*

**H COMMUNICATIONS**

*None.*

**H-1**      [20-0640](#)      Various Communication to the ZBA

**Attachments:**      Communication Received for 9 E Heathridge.pdf

**Received and Filed**

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

*Seeing no speakers, Chair Briere closed Audience Participation.*

**J ADJOURNMENT**

**Unanimously adjourned at 6:28 p.m.**

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Candice Briere, Chairperson of the Zoning Board of Appeals

/kvl