



City of Ann Arbor

Formal Minutes

Zoning Board of Appeals

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Wednesday, March 23, 2022

6:00 PM

Larcom City Hall, 301 E Huron St, Second
floor, City Council Chambers

**This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and
online at a2gov.org/watchCTN**

Public commentary can be made in person or by calling: 877 853 5247 or 888 788 0099

Enter Meeting ID 938 1648 1007

Members of the public can attend this meeting in person, through the webinar link, or by phone. Both
the phone number and weblink are available below:

For phone access, please call 877-853-5247 and Enter Meeting ID: 938 1648 1007

For access via zoom, please click this URL to join: [https://a2gov.zoom.us/j/93816481007?](https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09)

[pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09](https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09) Passcode: 070269

A CALL TO ORDER

Chair Briere called the meeting to order at 6:03 PM

B ROLL CALL

Others present:

Jon Barrett, City of Ann Arbor Zoning Coordinator

Kristen Vander Lugt, City Staff

Present: 7 - Candice Briere, David DeVarti, Michael B. Daniel, Todd
Grant, Elizabeth Nelson, Chris Fraleigh, and Christopher
Madigan

Absent: 1 - Julia Goode

C APPROVAL OF AGENDA

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

D APPROVAL OF MINUTES

D-1 [22-0442](#) Minutes of the February 23, 2022 ZBA Meeting

Attachments: 2-23-2022 ZBA Minutes.pdf

Moved by Fraleigh, seconded by Daniel, approved unanimously as presented and forwarded to the City Council.

E PUBLIC HEARINGS

E-1 22-0443 Enactment No:

Attachments: ZBA22-006; 1200 Prospect St Staff Report with Attachments.pdf

Moved by DeVarti, seconded by Fraleigh, ZBA22-006; 1200 Prospect Street : Alteration to a Nonconforming Structure:

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming -Structure to allow new habitable space in the basement and construct a second story to the existing nonconforming duplex. The new structure will contain two units with six bedrooms and six and a half bathrooms in each unit. The building footprint and setbacks remain unchanged with no additional encroachments. The construction must comply with the submitted plans.

ZBA22-006; 1200 Prospect Street

Chris Vessels, representing property owner, is requesting permission from Section 5.32.2 Alteration to a Nonconforming Structure to create habitable space in the basement and construct a second story to the existing nonconforming duplex. The existing duplex units both contain two bedrooms and a bathroom. The applicants are proposing six bedrooms and six and a half bathrooms in each unit. The property is zoned R4C, Multiple Family District and is nonconforming for lot area, lot width and setbacks.

Chris Vessels, represented the property owner, explained the request.

PUBLIC HEARING

Seeing no speakers, Chair Briere closed the Public Hearing.

22-0443 Enactment No:

**Approved by the
Commission**

On a roll call vote the vote was as follows with the Chair declaring the request granted.

Yeas: 7 - Chair Briere, DeVarti, Daniel, Grant, Councilmember Nelson, Fraleigh, and Madigan

Nays: 0

Absent: 1 - Goode

E-2 22-0445 Enactment No:

Attachments: ZBA22-007; 1031 Broadway Street Staff Report with Attachments.pdf

Moved by DeVarti, seconded by Fraleigh, in petition ZBA22-007; 1031 Broadway Street:

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a five parking space variance from Chapter 55 Unified Development Code Table 5.19-1 Off-Street Parking. The applicant is seeking to convert an existing vacant business to a bar and café. The property requires 14 parking spaces. This renovation requires a nine parking space variance.

ZBA22-007; 1031 Broadway Street
Lowertown Proper, LLC is seeking a nine parking space variance from Table 5.19-1 Off-Street Parking. The existing vacant business space is to be converted to a café and bar. The building is 1,395 square feet in size which requires 14 off-street parking spaces. The property is zoned C3, Fringe Commercial District.

Pete Baker and the design team presented the proposed request.

PUBLIC HEARING

Mark Thiesmeyer, owner of 723 Moore St., Ann Arbor, expressed support for the proposed project but expressed concern with parking needs in the area.

Joe Bollinger, owner of Sic Transit Cycles, expressed support for the proposed request.

Tom Stullburg, 1200 Traver Street, Ann Arbor, expressed support for the proposed request.

Name unknown, 703 Moore St., Ann Arbor, expressed support for the proposed project, but expressed concern regarding parking.

Seeing no further callers, Chair Briere closed the Public Hearing.

22-0445 Enactment No:

**Approved by the
Commission**

On a roll call vote the vote was as follows with the Chair declaring the request granted.

Yeas: 7 - Chair Briere, DeVarti, Daniel, Grant, Councilmember Nelson, Fraleigh, and Madigan

Nays: 0

Absent: 1 - Goode

E-3

22-0446

ZBA22-008; 1300 South Maple Road (Rehearing)

Grace Bible Church is requesting a rehearing for a variance from Section 5.19.1 (A) Parking Standards Applicability. Grace Bible Church is proposing to construct a 34,000 square foot addition and a parking lot expansion of 107 spaces. The applicants request to reduce the requirement of 80 electric vehicle spaces to 7 electric vehicle spaces installed (EV-I) and 30 electric vehicle capable (EV-C) spaces. The property is zoned R4B Multiple-Family Dwelling District.

Attachments: ZBA22-008; 1300 S Maple Rd Staff Report with Attachments.pdf

Moved by DeVarti, seconded by Grant to accept the rehearing request.

On a roll call vote the vote was as follows with the rehearing request granted unanimously.

Jason Van Ryn Nederveld Inc., Reagan Sims, and Michael Hodges, Grace Bible Church, presented the proposed request.

PUBLIC HEARING

Seeing no speakers, Chair Briere closed the Public Hearing.

Moved by DeVarti, seconded by ZBA22-008; 1300 South Maple Road 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 Section 5.19.1(A) Parking Standards Applicability.

Applicant is proposing the installation of 37 Electric Vehicle Parking stations, 7 of which shall be EV installed and 30 of which will be EV-Capable. A variance of 43 Electric Vehicle Parking stations is being requested.

On a roll call vote, the vote was as follows with the Chair declaring the request granted.

Yeas: 7 - Chair Briere, DeVarti, Daniel, Grant, Councilmember Nelson, Fraleigh, and Madigan

Nays: 0

Absent: 1 - Goode

F UNFINISHED BUSINESS

None.

G NEW BUSINESS

None.

H COMMUNICATIONS

H-1 [22-0447](#) Various Communication to the ZBA

Attachments: Email from Bratus - 1031 Broadway.pdf, Email from Stevenson- 1031 Broadway.pdf, Email from Underwood - 1301 Broadway.pdf, Email from Zechar -1031 Broadway.pdf, Email from Laporter - 1031 Broadway.pdf, Email from Lawler 1031 Broadway.pdf, Email from Meyer - 1031 Broadway.pdf, Email from Hagan - 1031 Broadway.pdf, Email from Goodman - 1031 Broadway.pdf

Received and Filed

I PUBLIC COMMENT

No callers.

J ADJOURNMENT

Moved by Fraleigh, seconded by Daniel, unanimously adjourned at 8:55 PM

Candice Briere, Chairperson

/kvl

eComments for the Board may be left via our Legistar calendar page (column to the very right) <http://a2gov.legistar.com/Calendar.aspx>

Zoning Board of Appeals meetings are typically held the fourth Wednesday of each month.

All persons are encouraged to participate in public meetings. Persons requiring translation or sign language services or other accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org ; or by written request addressed and mailed 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 NLegislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>).