



City of Ann Arbor

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

Action Minutes - Final

Zoning Board of Appeals

Wednesday, April 26, 2017

6:00 PM

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

A CALL TO ORDER

Chairperson Candice Briere called the meeting to order at 6:15 p.m.

B ROLL CALL

Chair Briere called the roll.

Staff Present: City of Ann Arbor Zoning Coordinator, Jon Barrett.

Present: 7 - Candice Briere, David DeVarti, Kirk Westphal, Michael Dobmeier, Michael B. Daniel, Nicole Eisenmann, and Todd Grant

Absent: 1 - Heather Lewis

C APPROVAL OF AGENDA

Discussion on Amendment followed regarding holding a public hearing on E4 agenda item, since applicant had requested a postponement.

The Board decided to hold a public hearing on E4 this evening, as well as next month, when the agenda item returns on the agenda.

Moved by DeVarti, seconded by Vice Chair Dobmeier, that the Agenda be Approved with amendment. On a voice vote, the Chair declared the motion carried.

ROLL CALL

ZBA Member Heather Lewis arrived 6:20 p.m.

Present: 8 - Candice Briere, Heather Lewis, David DeVarti, Kirk Westphal, Michael Dobmeier, Michael B. Daniel, Nicole Eisenmann, and Todd Grant

D APPROVAL OF MINUTES

D-1 [17-0407](#) February 22, 2017 ZBA Minutes with Live Links

Attachments: 2-22-2017 ZBA Meeting Minutes with Live Links.pdf

Moved by Councilmember Westphal, seconded by DeVarti, that the Minutes be Approved and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

D-2 [17-0630](#) March 22, 2017 ZBA Minutes with Live Links

Attachments: 3-22-2017 ZBA Minutes with Live Links.pdf

Moved by Councilmember Westphal, seconded by DeVarti, that the Minutes be Approved by the Board and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

E **HEARINGS AND APPEALS**

Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.

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 petitioner's property and the extent to which a proposed project may positively or negatively affect the area.

E-4 [17-0633](#) ZBA17-011; 431 Highland Road
Matthew and Jennifer Romano, property owners, are requesting a variance from Chapter 104 Fences; Section 8:434, to construct an eight (8) foot tall, one hundred (100) percent opaque fence up to the front property line. The ordinance allows for a maximum of four (4) feet tall and fifty (50) percent opaque in the first twenty-five (25) linear feet of the front open space, and six (6) feet tall and eighty (80) percent opaque in the next twenty-five (25) linear feet of the front open space.

Attachments: ZBA17-011 Staff Report with Attachments.pdf, Email from Anderson-Collins - Support to 431 Highland Application.pdf, Email from Cain - Opposed to 431 Highland Rd Application.pdf, Email from Delbanco - Opposed to 431 Highland Rd Application.pdf, Email from McCune-Sanders - Opposed to 431 Highlands Rd. Application.pdf, Email from Saint - Opposed to 431 Highland.pdf

PUBLIC HEARING:

Hilary Haftel, 2037 Geddes Avenue, Ann Arbor, spoke in opposition to the proposed 8 foot high fence, because it would block the line of sight. She spoke of a fatality that recently occurred in their neighborhood, adding that one fatality is one too many.

Marvin Pines, 440 Highland Road, Ann Arbor, agreed with the previous speaker, stating that the 100% solid black fence would not work with the aesthetics of the neighborhood, and the view and cuts off the sense of the community. Pines said several families have raised children in the neighborhood and a lower fence would work just as well for children. He recommended that the variance not be approved.

Elena Deebaneo, 428 Concord Road, Ann Arbor, said she is neighbors with the applicant (in the back) explaining that the applicant erected a 6-foot tall vinyl privacy fence between them, to which she had no objection; however, now they are asking to extend that fence in height and length all the way down to Lafayette. She said it will totally obliterate the view, given the height and lack of opacity. Deebaneo explained that they were asked to trim down their shrubs so people could see in the corner, which they did; now their neighbor is requesting to create the proposed barrier which she felt was excessive to protect the applicant's two toddlers.

Summary:

Matthew and Jennifer Romano are requesting a variance from Chapter 104 Fences Section 8:434 (1)(a) and (1)(b) to allow an eight (8) foot tall, one hundred (100) percent opaque fence to be installed along the first fifty (50) feet of the property. The property is zoned R1B, single-family residential.

Background and Description:

The subject parcel is located at the corner of Highland Road and Lafayette Road. The applicants are requesting to construct an eight (8) foot tall, one hundred (100) percent opaque fence along the eastern property line within the first fifty (50) feet of the front yard and connect to the existing fence.

The applicant states that the property is unique because of the corner lot and the property has two (2) front yards. The applicant states that they consider this side their side yard and it is densely vegetated.

The following requirements are excerpts from Chapter 104, Section 8:434(1)(a) and (1)(b):

(1) Fences located in residential districts:

(a) *In the required front open space shall not exceed 4 feet in height and 50% opacity*

(b) *Shall not exceed 6 feet in height and 80% opacity in any part, which is 25 feet behind the front setback line.*

Standards for Approval (Variance):

The Zoning Board of Appeals has all powers granted by State law and by Section 5:99, Application of the Variance Power from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

The Zoning Board of Appeals of the City of Ann Arbor may, after a hearing in accordance with the established procedures of the Board, in its sound discretion and in the interests of the public health, safety or welfare of the inhabitants of the community, reduce or remit the requirements of this Chapter in individual cases.

The petitioner states that allowing an eight (8) foot tall fence will not have a negative impact on the surrounding properties. The south side of the property where the fence will be located does not contain a sidewalk or driveways which the petitioner states will not adversely affect traffic.

Moved by DeVarti, seconded by Councilmember Westphal, that the Resolution/Public Hearing be Postponed to the next ZBA meeting. On a voice vote, the Chair declared the motion carried. Vote:8-0

Yeas: 8 - Chair Briere, Lewis, DeVarti, Councilmember Westphal, Vice Chair Dobmeier, Daniel, Eisenmann, and Grant

Nays: 0

E-1 [17-0634](#)

ZBA17-013; 1008 Brooks Street
Jesse Chandler and Danielle Shapiro, property owners, request permission to alter a non-conforming structure in order to construct a new covered front porch. The average existing setback is twenty-one (21) feet six (6) inches. The covered front porch will be ten (10) feet (minimum allowable per Code) from the front property line. The porch will not encroach into the front setback any further than the existing residence.

Attachments: ZBA17-013 Staff Report with Attachments.pdf

City of Ann Arbor Zoning Coordinator, Jon Barrett, provided the following staff report:

Summary:

Jesse Chandler and Danielle Shapiro, property owners, are requesting permission to alter a non-conforming structure to enable the construction of a new covered porch over the existing concrete slab.

Background:

The property is zoned R1C, single-family residential and contains 8,712 square feet in lot area. The residence was built in 1912 and is non-conforming, as it does not meet the front setback for the district of twenty-five (25) feet or the average front yard setback requirement of twenty-one (21) feet, six (6) inches. The home currently is eight (8) feet three (3) inches from the front property line. The proposed covered porch will be setback ten (10) feet from the front setback and will not encroach any further than the existing structure.

Description:

The new covered porch will be fifteen (15) by seven (7) feet, four (4) inches for a total of approximately fifty-two (52) square feet. The new covered porch will be on the south side of the home.

Standards for Approval - Permission to Alter a Non-Conforming Structure

The Zoning Board of Appeals has all powers granted by State law and by Section 5:98, from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

Applicant states that the proposed construction will not have a negative impact on the surrounding properties or have a detrimental effect to the aesthetics of the front yard. The new addition will conform to the R1C side setbacks and will not encroach further into the front setback than the front façade of the home.

Questions by Board to Staff:

DeVarti asked if there was living space under the garage footings.

Chandler said, Yes, it is unfinished living space, and once upon a time there had been living space above ground on the slab, as well.

Presentation by Applicant:

Jesse Chandler, 1008 Brooks Street, Ann Arbor, property owner and applicant was present to explain the proposed project and respond to the Board's enquiries.

Public Hearing:

Noting no speakers, the Chair closed the public hearing.

No Exhibits were Presented.

Moved by DeVarti, seconded by Grant, that in Petition ZBA17-013; 1008 Brooks Street, Permission to alter a nonconforming structure; Based on the following findings of fact and in accordance with the established standards for approval, the Zoning Board of Appeals hereby grants permission to alter a non-conforming structure, per submitted plans.

a) The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

Board Discussion:

The members of the Board took into consideration the presented application and discussed the matter.

On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 8-0

Permission to Alter a Non-conforming Structure GRANTED.

Yeas: 8 - Chair Briere, Lewis, DeVarti, Councilmember Westphal, Vice Chair Dobmeier, Daniel, Eisenmann, and Grant

Nays: 0

E-2 [17-0631](#)

ZBA17-012; 1125 Fair Oaks Parkway
Darren Millman and Millman Development Group, representing the owners, request permission to alter a non-conforming structure, in order to construct a two (2) story, one hundred and fifty-eight (158) square foot addition, to the south side of the home. The addition will include a sixty (60) square foot covered concrete front porch.

Attachments: ZBA17-012 Staff Report with Attachments.pdf

City of Ann Arbor Zoning Coordinator, Jon Barrett, provided the following staff report:

Summary:

Darren Millman and Millman Development Group, representing the property owners, are requesting permission to alter a non-conforming structure. The petition is to construct a two (2) story addition and a five (5) foot by twelve (12) foot covered concrete porch to the south side of the home.

Background:

The property is zoned R1B, single-family residential and contains 12,327 square feet in lot area. The home currently does not meet the rear yard setback requirements of forty (40) feet. The left rear corner of the home is fourteen (14) feet nine (9) inches from the rear property line. The proposed addition will be twenty-five (25) feet from the rear property line, thus the need for the alteration to a non-conforming structure.

Description:

The new addition will be three (3) feet five (5) inches wide by twenty-three (23) feet four (4) inches in length for a total of one hundred fifty-nine (159) square feet. This new addition will be added to an existing addition on the south side of the home. If approved, the addition will contain a foyer, dining room and mud room on the first floor, and a sitting room, master bath and walk-in closet on the second floor.

Standards for Approval - Permission to Alter a Non-Conforming Structure

The Zoning Board of Appeals has all powers granted by State law and by Section 5:98, from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

Applicant states that the proposed construction will not have a negative impact on the surrounding properties or have a detrimental effect to the aesthetics of the rear yard. The new addition will conform to the R1B front and side setbacks and will not encroach further into the rear setback than the existing footprint.

Questions by Board to Staff:

DeVarti asked about the floor plans and the covered porch plans presented.

Barrett reviewed the proposed plans with the Board.

Presentation by Applicant:

Darren Millman, 1300 Iroquios, Ann Arbor, applicant was present to explain the proposed project and respond to the Board's enquiries.

Public Hearing:

Noting no further speakers, the Chair closed the public hearing.

List of Exhibits Presented:

Chair Briere noted the Board had received the following communication in support of the request:

Jill and Brian Baumhover, 1137 Fair Oaks Parkway, Ann Arbor - Support

Suparna and Primit Malhotra, 1138 Fair Oaks, Ann Arbor - Support

Moved by DeVarti, seconded by Grant, in Petition ZBA17-012; 1125 Fair Oaks Parkway, Permission to alter a nonconforming structure: Based on the following findings of fact and in accordance with the established standards for approval, the Zoning Board of Appeals hereby grants permission to alter a non-conforming structure, per submitted plans.

a) The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

Board Discussion:

The members of the Board took into consideration the presented application and discussed the matter.

On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 8-0

Permission to Alter a Non-conforming Structure GRANTED.

Yeas: 8 - Chair Briere, Lewis, DeVarti, Councilmember Westphal, Vice Chair Dobmeier, Daniel, Eisenmann, and Grant

Nays: 0

ROLL CALL

Dobmeier departed the meeting.

Present: 7 - Candice Briere, Heather Lewis, David DeVarti, Kirk Westphal, Michael B. Daniel, Nicole Eisenmann, and Todd Grant

Absent: 1 - Michael Dobmeier

Mustafa Ali & Areej Haidar, property owners, request permission to alter a non-conforming structure, in order to construct a two (2) story addition to the rear of an existing duplex home. The addition will be twenty (20) feet by sixteen (16) feet on each floor, for a total of six hundred and forty (640) square feet.

Attachments: ZBA17-010 Staff Report with Attachments.pdf, Email from Belanger - Support to 430 S Fourth Ave Application.pdf, Email from Connell - Opposed to 430 S Fourth Application.pdf, Email from Washtenaw Area Apartment Association - Support to 430 S Fourth Application.pdf

City of Ann Arbor Zoning Coordinator, Jon Barrett, provided the following staff report:

Summary:

Mustafa Ali & Areej Haidar, property owners, request an alteration to a non-conforming structure in order to construct a two (2) story addition to the rear of an existing duplex home. The addition will be twenty (20) feet, by sixteen (16) feet on each floor, for a total of six hundred and forty (640) square feet.

Background:

The subject parcel is zoned R4C (Multiple-Family Residential District) and located on South Fourth Avenue. The parcel is non-conforming for required lot size: subject parcel is 4,094 square feet; minimum lot size is 8,500 square feet. The structure was built in 1901 and is 2,356 square feet. Currently, the duplex is composed of two units one on each floor. The first floor unit will be adding a bedroom for a total of five (5) bedrooms and the second floor unit will be adding two (2) bedrooms for a total of six (6) bedrooms. The proposed addition will meet the setbacks for the district. The property has four (4) parking spaces at the rear of the lot, and two (2) driveways, one with a parking space and the other is a shared driveway to the south with an additional parking space.

Description:

The existing structure is a registered rental duplex with a total of eight (8) bedroom units with ten (10) occupants. It is zoned R4C, which permits a maximum occupancy of six unrelated people per unit according to Zoning code, for a maximum of 12 occupants in the structure. Due to the fact that the lot does not meet the minimum lot area requirement of 8,500 square feet, the existing structure is a legal non-conforming structure with two units. Permission is being requested in order to construct an addition comprising six hundred forty (640) square feet to an existing non-conforming duplex. The construction will consist of demolishing one hundred fifty (150) square feet of an existing bump out in the rear and the total net gain will result in four hundred and ninety square feet of lot coverage.

As noted above, Chapter 55, Section 5:87 (1)(a) states that a nonconforming structure may be maintained or restored, but no alteration shall be made to a nonconforming structure unless one of the following conditions are met:

(a) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

If the alteration is approved, the rental unit will have eleven (11) bedrooms between both units.

Standards for Approval - Permission to Alter a Non-Conforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5:98, from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

The addition will not have a negative effect on the neighboring properties to the north and south both have additions or detached structures that are further into the rear yard than what the subject property is proposing. The property to the west is commercial in nature and there is an alley and parking area between the properties.

Questions by Board to Staff:

None

Presentation by Applicant:

Mustafa Ali, 5046 Doral Drive, Ann Arbor, property owner and applicant was present to explain the proposed project and respond to the Board's enquiries.

Public Hearing:

Tall and Pat Petiet, 432 S Fourth Avenue, Ann Arbor, asked about adequate parking.

David Lewis, 440 S Fourth Avenue, Ann Arbor, Architect for the project, explained the project.

Noting no further speakers, the Chair closed the public hearing.

List of Exhibits Presented:

Chair Briere noted the ZBA had received several letters in support and a couple opposed to the request. (See communications folder for complete file)

Moved by DeVarti, seconded by Eisenmann, in Petition ZBA17-010; 430 South Fourth Avenue, Permission to alter a nonconforming structure, Based on the following findings of fact and in accordance with the established standards for approval, the Zoning Board of Appeals hereby grants permission to alter a non-conforming structure, per submitted plans.

a) The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

Board Discussion:

The members of the Board took into consideration the presented application and discussed the matter.

On a roll call, the vote was as follows with the Chair declaring the motion carried. Vote: 8-0

Permission to Alter a Non-conforming Structure GRANTED.

Yeas: 7 - Chair Briere, Lewis, DeVarti, Councilmember Westphal, Daniel, Eisenmann, and Grant

Nays: 0

Absent: 1 - Vice Chair Dobmeier

E-5

[17-0636](#)

ZBA17-014; 1601 Leaird Drive

Kamil Krainski, property owner, is requesting two (2) variances from Chapter 55 Zoning; Section 5:57 Averaging existing front setback lines, to construct a new two-family duplex on a corner lot. A two (2) foot three (3) inch variance from the front setback on Leaird Drive and a seven (7) foot six (6) inch variance from the front setback on Broadway Street, comprise the two requests.

Attachments: ZBA17-014 Staff Report with Attachments.pdf, Email from Guinn - Opposed to 1601 Leaird Dr Application.pdf, Email from Pointer - Opposed to 1601 Leaird Application.pdf, Email from Tull - Opposed to 1601 Leaird Application.pdf

City of Ann Arbor Zoning Coordinator, Jon Barrett, provided the following staff report:

Summary:

Kamil Krainski, property owner is requesting a variance from Chapter 55 Zoning Section 5:57 Averaging an existing front setback line in order to construct a new two (2) family residential duplex on a corner lot.

Background:

The subject parcel is zoned R2A (Two-family) and the lot is 10,541 square feet in area. There is an existing vacant home, that will be demolished and replaced with a new duplex that will contain 2,500 square feet per unit. The first floor of each unit will comprise 1,175 square feet and the second floor of each unit will consist of 1,329 square feet. The total of the proposed building footprint will be 3,370 square feet and will cover thirty-two (32) percent of the lot.

Description:

The average front setback on Leaird Drive is twenty-eight (28) feet three (3) inches. The applicant is requesting a two (2) foot three (3) inch variance in order to construct the duplex at twenty-six (26) feet from the property line on the Leaird Drive side of the lot. The average front setback on Broadway Street is thirty-three (33) feet. The applicant is requesting a seven (7) foot six (6) inch variance to allow the duplex to be built at twenty-five (25) feet six (6) inches on the Broadway side of the lot.

Standards for Approval - Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5:99, Application of the Variance Power from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

(a). That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.

Applicant states that due to a corner lot and the zoning ordinance applying two front setbacks, there is an additional average front setback which increases the setback to twenty-eight (28) feet three (3) inches and thirty-three (33) inches instead of the district requirement of twenty-five (25) feet. This additional setback requirement reduces the building envelope significantly creating a practical difficulty for the construction of a duplex.

(b). That the alleged hardships or practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

Applicant states that the hardships and practical difficulties lie within the lot having two front setbacks.

(c). That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

The applicant states that the variance will have no negative effect on neighboring properties. The request is small and the duplex will have an additional one (1) foot of setback on the side yard from the neighbor on Broadway.

(d). That the conditions and circumstances on which the variance request is based shall not be a self imposed hardship or practical difficulty.

The conditions were existing at the property when the current owners purchased the home. The zoning ordinance imposes a double front setback and additional average setback thereby reducing the rear yard buildable area as compared to a lot with single street frontage.

(e). A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

The variance, if approved, will permit construction of a new five thousand (5,000) square foot duplex that will be architecturally compatible with the structures on Leaird Drive.

Questions by Board to Staff:

Grant asked about setbacks.

Barrett clarified.

Presentation by Applicant:

Kamil Krainski, 23140 Meadowbrook Road, Novi, property owner and applicant was present to explain the proposed project and respond to the Board's enquiries.

Public Hearing:

Andra Wenzlow, 1605 Harbal Drive, Ann Arbor, spoke against granting a variance in the neighborhood, due to foot, bike, vehicular traffic in the area.

Laura Strowe, 1327 Broadway, Ann Arbor, spoke against granting a variance for an empty parcel.

Ken Koral, 1643 Broadway, Ann Arbor, spoke against granting a variance for an empty parcel, pointing out that the neighbors at 1600 Harbal are having to build their house using the existing setbacks and without variances.

Dave Hollinden, 1605 Harbal Drive, Ann Arbor, spoke in support of the

Roberta Knox, 1611 Broadway Drive, spoke against granting a variance, in order to preserve the nice, green setbacks they treasure in the neighborhood.

Paul Green, 1615 Harbal Drive, Ann Arbor, expressed concern for the sightlines from Broadway, and the existing tree on site.

Russ Sergey, 1625 Leaird Drive, expressed concern about granting a variance on Broadway. He suggesting that the applicant shift the building closer to his place because he had no objection to such a shift.

Debbie Krainski, 23140 Meadowbrook Road, Novi, co-owner of parcel in question, said her and her husband responded to some concerns noting that they intend to build within safety measures and not create unsafe conditions, because they would hurt them also. She said they have a one and a half year old that is very active, so they intend to take every precaution.

Monika Debrec, 1602 Leaird Drive, Ann Arbor, spoke of her concern for children, cyclists, and pedestrians in the area.

Cathy Green, 1615 Harbal Drive, Ann Arbor, said she is opposed to the density in Ann Arbor, but that doesn't change the existing zoning on the parcel in question, which allows for a duplex. She said she and her neighbors have all enjoyed the large green parcel in the corner, and this means a change for everyone in the neighborhood. She supported that suggestion from the neighbor to shift the duplex plans closer to the neighbor's house.

Rose Majeran, 1638 Broadway, Ann Arbor, spoke against granting a variance on Broadway, and added that while the sight-lines might be fine now, we should consider the same view with 3 feet of snow piled high.

Sandi Smith (didn't sign in) realtor in Ann Arbor, said she sold this parcel to the Krainski's, and encouraged all parties to work together this evening.

Noting no further speakers, the Chair closed the public hearing.

List of Exhibits Presented:

Chair Briere noted the Board had received six letters of opposition from adjacent properties.

Moved by DeVarti, seconded by Westphal, in Petition ZBA17-014 1601 Leaird Drive, Variance:

Based on the following findings of fact and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS the following variances from Chapter 55, Section 5:57, Averaging an existing setback to allow:

- 1) **A two (2) foot three (3) inch variance on the Leaird Drive street side and**
- 2) **A seven (7) foot six (6) inch variance on the Broadway Street side to allow construction of a two family duplex on a corner lot.**
 - a) **The alleged practical difficulties are peculiar to the property and result from conditions which do not exist generally throughout the City**
 - b) **That the practical difficulties, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.**
 - c) **The variance, if granted, will not significantly affect surrounding properties.**
 - d) **The circumstances of the variance request are not self-imposed.**
 - e) **The variance request is the minimum necessary to achieve reasonable use of the structure.**

Board Discussion:

The members of the Board took into consideration the presented application and discussed the matter.

On a roll call, the vote was as follows with the Chair declaring the motion failed. Vote: 0-7

Variance DENIED

Yeas: 0

Nays: 7 - Chair Briere, Lewis, DeVarti, Councilmember Westphal, Daniel, Eisenmann, and Grant

Absent: 1 - Vice Chair Dobmeier

F UNFINISHED BUSINESS**G** NEW BUSINESS**H** YEARLY ORGANIZATIONAL MEETING**H-1** [17-0637](#) Election of Officers

Moved by DeVarti, seconded by Lewis, to nominate Candice Briere as Chairperson to the Zoning Board of Appeals for another year. Briere accepted. On a voice vote, the vote was as follows, with the Chair declaring the motion carried.

Moved by Mike Daniel to nominate Mike Dobmeier as ViceChair to the Zoning Board of Appeals. On a voice vote, the vote was as follows, with the Chair declaring the motion carried.

Yeas: 7 - Chair Briere, Lewis, DeVarti, Councilmember Westphal, Daniel, Eisenmann, and Grant

Nays: 0

Absent: 1 - Vice Chair Dobmeier

H-2 [17-0638](#) Approval of July 2017 - June 2018 ZBA Meeting Schedule

The Board unanimously approved the FY2017-2018 ZBA Meeting Calendar.

H-3 [17-0639](#) Review of ZBA Rules and Procedures

Attachments: ZBA Rules -Approved 4-23-2014.pdf

The Board unanimously received and filed the existing ZBA Rules and Procedures. On a voice vote, the Chair declared the motion carried.

I REPORTS AND COMMUNICATIONS**I-1** [17-0640](#) Various Correspondences to the ZBA

Attachments: Email from Anderson-Collins - Support to 431 Highland Application.pdf,

Email from Belanger - Support to 430 S Fourth Ave Application.pdf, Email from Cain - Opposed to 431 Highland Rd Application.pdf, Email from Connell - Opposed to 430 S Fourth Application.pdf, Email from Delbanco - Opposed to 431 Highland Rd Application.pdf, Email from Guinn - Opposed to 1601 Leaird Dr Application.pdf, Email from McCune-Sanders - Opposed to 431 Highlands Rd. Application.pdf, Email from Pointer - Opposed to 1601 Leaird Application.pdf, Email from Saint - Opposed to 431 Highland.pdf, Email from Tull - Opposed to 1601 Leaird Application.pdf, Email from Washtenaw Area Apartment Association - Support to 430 S Fourth Application.pdf

Received and Filed

J PUBLIC COMMENTARY - (3 Minutes per Speaker)

(Please state your name and address for the record and sign in.)

K ADJOURNMENT

Moved by Councilmember Westphal, seconded by Daniel, that the meeting be adjourned at 8:35 p.m. On a voice vote, the Chair declared the motion carried.

The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.

Candice Briere
Chairperson of the Zoning Board of Appeals