



City of Ann Arbor

Formal Minutes - Final

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, April 27, 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**

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the phone number and weblink are available below:

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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 Passcode: 070269

A CALL TO ORDER

Chair Briere called the meeting to order at 6:07 PM

B ROLL CALL

Staff 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, Chris Fraleigh, Julia Goode, and Christopher
Madigan

Absent: 1 - Elizabeth Nelson

C APPROVAL OF AGENDA

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

D APPROVAL OF MINUTES

D-1 [22-0763](#) Minutes of the March 23, 2022 ZBA Meeting

Attachments: 3-23-2022 ZBA Minutes.pdf

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

E PUBLIC HEARINGS

E-1 [22-0764](#) ZBA22-2005; 2280 Chaucer Court
Frank and Sarah Rampton, property owners, are seeking a variance from Table 5.17-1 Single Family District Dimensions to complete construction on a screened porch at the rear of the existing home. The rear yard setback requirement is 30 feet and the owners are proposing the screened porch to be 26 feet six inches from the rear lot line. The property is zoned R1C, Single-Family Residential District.

Attachments: ZBA22-2005; 2280 Chaucer Court Staff Report with Attachments.pdf

Sarah Rampton, applicant, explained the proposed request.

PUBLIC HEARING

Seeing no speakers, Chair Briere closed the public hearing.

Moved by Fraleigh, seconded by Madigan, in petition ZBA22-2005; 2280 Chaucer Court:

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a four foot rear yard setback variance from Chapter 55 Unified Development Code Table 5.17-1 Single-Family District Dimensions. The applicant is proposing to complete construction on a screened-in porch at the rear façade of the home. The screened porch is to be built per the submitted plans.

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

Yeas: 5 - Chair Briere, DeVarti, Daniel, Grant, and Fraleigh

Nays: 2 - Goode, and Madigan

Absent: 1 - Councilmember Nelson

- E-2** [22-0765](#) ZBA22-2003; 3805 Waldenwood Drive
Khaled and Naznin Mahmood, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a sunroom addition to the rear of the existing nonconforming home. The new sunroom is approximately 355 square feet in area and will not encroach further into the rear setback. The property is zoned R1B, Single-Family Residential District.

Attachments: ZBA22-2003; 3805 Waldenwood Drive Staff Report with Attachments.pdf

Khaled Mahmood, applicant, explained the proposed request.

PUBLIC HEARING

(Name Unknown) 3795 Waldenwood Drive, Ann Arbor, expressed opposition for the proposed request.

Jane, (Last Name Unknown), 3809 Waldenwood Drive, Ann Arbor, expressed opposition for the proposed request.

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

Moved by Fraleigh, seconded by Madigan, ZBA22-2003; 3805 Waldenwood Drive: 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 a new sunroom addition and second story window seat to the rear of the existing nonconforming home. The new 355 square foot sunroom and window seat will not encroach further into the rear setback than the existing residence. The construction must comply with the submitted plans.

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

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

Nays: 0

Absent: 1 - Councilmember Nelson

- E-3** [22-0766](#) ZBA22-2000; 1207 Gardner Avenue
Dawn Zuber architect, representing property owners, are seeking a variance from Section 5.16.6 A (2) C Accessory Uses and Structures to construct a new detached garage one foot from the rear lot line. The

owners plan on demolishing the existing garage and building a 13 foot four inch by 20 foot garage that will be 266 square feet in area. The planned garage will meet the side yard setback requirement of three feet. The property is zoned R1D, Single-Family Residential District.

Attachments: ZBA22-2000; 1207 Gardner Staff Report with Attachments.pdf

Dawn Zuber, applicant, explained the proposed request.

PUBLIC HEARING

Seeing no callers, Chair Briere closed the Public Hearing.

Moved by Fraleigh, seconded by Madigan, in petition ZBA22-2000; 1207 Gardner Avenue:

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a two foot setback variance from Chapter 55 Unified Development Code Section 5.16.6 (A) (2C) Accessory Uses and Structures. The applicant is proposing to complete construction for a 13 foot four inch by 20 foot garage that will be 266 square feet in area. The new garage will be one foot from the rear lot line. The garage is to be built per the submitted plans.

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

Yeas: 6 - Chair Briere, DeVarti, Daniel, Grant, Fraleigh, and Madigan

Nays: 1 - Goode

Absent: 1 - Councilmember Nelson

- E-4** **[22-0768](#)** ZBA22-2004; 309 East Madison Street
Robb Burroughs O/X Studios representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a two-story addition to the rear of the existing residence. The home is nonconforming for lot area, lot width and required side setbacks. The existing residence is a duplex with two bedrooms in each unit. The addition will increase the bedroom count to six bedrooms in each unit. The proposed addition will be offset four inches on each side and will not encroach further into the side setbacks. The property is zoned R4C, Multiple-Family Dwelling District.

Attachments: ZBA22-2004; 309 E Madison St Staff Report with Attachments.pdf

Robb Burroughs Architect, explained the proposed request.

PUBLIC HEARING

(Name Unknown) 545 S Fifth Avenue, Ann Arbor, expressed opposition for the proposed request.

Beverly Straussman, President of Germantown Neighborhood Association, 545 S Fifth Avenue, and expressed opposition for the proposed request.

Daniel Jones, property owner, explained proposed request.

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

Moved by Fraleigh, seconded by Madigan, in petition ZBA22-2004; 309 East Madison 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 construction of a new two-story addition to the rear of the existing residence. The existing nonconforming duplex will increase from two bedrooms per unit to six bedrooms in each unit. The addition will not encroach further into the side yard setbacks and will meet the rear yard setback. The construction must comply with the submitted plans.

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

Yeas: 6 - Chair Briere, Daniel, Grant, Fraleigh, Goode, and Madigan

Nays: 1 - DeVarti

Absent: 1 - Councilmember Nelson

- E-5** [22-0769](#) ZBA22-2002; 1211 White Street
Robb Burroughs O/X Studios representing the property owner, is seeking variances from Section 5.20.4 (B) Conflicting Land Use Buffer to allow an existing residence to encroach 6 feet four inches into the buffer. A variance of five feet from Section 5.18.5 Averaging an Established Front Building Line is also being requested to allow second story balconies to encroach into the average front setback. A third variance from Table 5.17-3 Multiple-Family Residential Zoning District Dimensions to allow the nonconforming single-family structure to encroach 21 feet into the 30 foot

rear yard setback. The property is zoned R4C, Multiple-Family Dwelling District.

Withdrawn

F UNFINISHED BUSINESS

None.

G NEW BUSINESS

G-1 [22-0771](#) Election of Officers

Candice Briere was unanimously elected to Chair. Chris Fraleigh was unanimously elected to Vice Chair

G-2 [22-0772](#) Review of Bylaws

Attachments: ZBA Rules -DRAFT 4-27-22.pdf

Moved by DeVarti, seconded by Fraleigh to postpone Review of Bylaws to the May 25th, 2022 ZBA Meeting.

H COMMUNICATIONS

H-1 [22-0773](#) Various Communication to the ZBA

Attachments: Email From Jordan - 2280 Chaucer.pdf, Email from Koçer-Poyraz - 3805 Waldenwood.pdf, Email from Hamilton - 3805 Waldenwood.pdf, Email from Huntley - Gardner.pdf, Rampton ZBA Variance Request Support ZBA22-2205.pdf, Email from Hamilton - 3805 Waldenwood Dr.pdf

I PUBLIC COMMENT - (3 Minutes per Speaker)

J ADJOURNMENT

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>).