



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, December 4, 2019

6:00 PM

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

A CALL TO ORDER

Present: 7 - Candice Briere, David DeVarti, Michael B. Daniel, Nicole Eisenmann, Todd Grant, Megan Peters, and Chris Fraleigh

Absent: 1 - Charlotte Wilson

B ROLL CALL

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [19-2231](#) Minutes of the October 23, 2019 ZBA Meeting

Attachments: 10-23-2019 ZBA Minutes.pdf

Moved by DeVarti, seconded by Daniel, approved unanimously and forwarded to the City Council.

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

E-1 [19-2314](#) ZBA19-031; 614 Soule Boulevard
Forward Design Build, representing the property owners, are requesting a 16 foot 11" variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions. The property is zoned R1D and has a 20 foot rear yard setback requirement. The owners are proposing construction of a new one car garage and mudroom on the first floor and a master bedroom and bathroom on the second floor.

Attachments: ZBA19-031; 614 Soule Blvd Staff Report w Attachments.pdf

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

PRESENTATION BY PETITIONER

Jeff Forward, with Forward Design and Remodel, representing the property owners, explained the proposed variance request for the 590 square foot addition. He highlighted the following points explaining that the proposed variance does the following:

- Improves the current nonconforming condition*
- Preserves the existing greenspace*
- Preserves the existing City trees.*

PUBLIC HEARING

Michelle Segar and Jeff Horowitz, property owners, explained their variance request and explained that they would like to stay in their home, they also discussed the neighborhood support for the proposed variance.

Jeremy Lopatin, 1306 West Madison, Ann Arbor, explained that he is a neighbor to the proposed variance, and expressed support for the variance explaining that the proposed plan allows the home to remain in character with the neighborhood.

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

Moved by DeVarti, seconded by Daniel, in petition ZBA19-031; 614 Soule Boulevard

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 variance from Chapter 55 Unified Development Code Table 5:17-1 Single Family Zoning District.

A variance of three feet one inch from the 20 foot rear setback to allow construction of a new one car garage and mudroom on the first floor and a master bedroom and bathroom on the second floor. The construction is to be built per the submitted plans:

- 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 land or structure.

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

Variance: GRANTED

Yeas: 7 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Peters, and Fraleigh

Nays: 0

Absent: 1 - Wilson

BOARD DISCUSSION

The Board discussed the proposed variance, the proposed reduction in nonconformity, and the trees potentially preserved.

F UNFINISHED BUSINESS

G NEW BUSINESS

G-1 [19-2235](#) Approval of 2020 Zoning Board of Appeals Meeting Calendar

Attachments: 2020 ZBA Public Meeting Calendar DRAFT .pdf, 2020 ZBA Calendar with Application Deadlines DRAFT.pdf

Moved by DeVarti, seconded by Grant, approved unanimously as

presented.

H COMMUNICATIONS

H-1 [19-2234](#) Various Communication to the ZBA

Attachments: Communication regarding 614 Soule Blvd .pdf, From William Cron.pdf

Received and Filed

I ADJOURNMENT

Adjourned at 6:39 p.m.

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website and also on demand at any time.

Live Web Streaming: a2gov.org/watchctn

Video on Demand: Replay public meetings at your convenience online: <https://a2ctn.viebit.com>

Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.

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

/kvl