

# City of Ann Arbor

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



## Action Minutes - Draft

Wednesday, February 26, 2020

6:00 PM

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

## Zoning Board of Appeals

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; 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>) or on the 1st floor of City Hall on the Friday before the meeting.

**A CALL TO ORDER****B ROLL CALL**

**Board member Todd Grant arrived at 6:15 p.m.**

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

**Absent:** 1 - Candice Briere

**C APPROVAL OF AGENDA**

**Moved by Nelson, Seconded by Daniel to approve the agenda.**

**The agenda was approved unanimously as presented.**

**D APPROVAL OF MINUTES**

**D-1**      [20-0212](#)      Minutes of the January 22, 2020 Zoning Board of Appeals Meeting

**Moved by Wilson, seconded by Daniel, approved unanimously as presented 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 applicant's property and the extent to which a proposed project may positively or negatively affect the area.

**E-1**      [20-0213](#)      ZBA20-001; 1907 Dogwood Court  
Donald Swiderski, property owner, is requesting an 11 foot 10 inch variance from Chapter 55 Table 5.17-1 Single Family Residential Zoning District Dimensions. The property is zoned R1C Single-Family Residential and requires a 30 foot setback. The owner is requesting to construct a 12'x14' screened porch on the existing deck. The new porch will be 18 feet two inches from the rear property line.

**Moved by Eisenmann, seconded by Wilson in petition ZBA20-001; 1907 Dogwood Court**

**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 11 feet 10 inches from the required 30 foot setback to construct a 12 foot by 14 foot screened porch on the existing deck. The porch is to be built per the submitted plans.

That the alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

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

That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties 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.

That the conditions and circumstances on which the variance request is based are not a self-imposed practical difficulty.

The variance to be approved is the minimum variance that will make possible a reasonable use of the land or Structure.

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

**Variance: DENIED**

**Yeas:** 0

**Nays:** 7 - DeVarti, Daniel, Eisenmann, Grant, Wilson, Councilmember Nelson, and Fraleigh

**Absent:** 1 - Chair Briere

**E-2**      [20-0214](#)

ZBA20-002; 210 Beakes Street

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is nonconforming as it does not meet the required lot area, lot width and setbacks for the district. The applicant is seeking to construct a 2'x12' dormer addition to the second story. The second story attic space is being converted to two habitable bedrooms.

**Moved by Eisenmann, seconded by Daniel**

in Petition ZBA20-002; 210 Beakes Street

**Alteration to a Nonconforming Structure:**

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to allow construction of a 2 foot by 12 foot dormer addition on the second story on the east facing side of the existing building upon 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. No new windows facing east as part of this dormer addition.

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

Alteration: GRANTED

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

**H COMMUNICATIONS**

H-1 [20-0215](#) Various Communication to the ZBA

Received and Filed

**I PUBLIC COMMENTARY – 3 MINUTES PER SPEAKER**

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

**J ADJOURNMENT**

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Candice Briere, Chairperson of the Zoning Board of Appeals

/kvl

