



City of Ann Arbor

Formal Minutes

Zoning Board of Appeals

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

Wednesday, May 27, 2020

6:00 PM

Electronic Meeting

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

To speak at public comment call: 888-788-0099 (Toll Free)

Enter Meeting ID: 914 0063 5507

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A CALL TO ORDER

Meeting called to order at 6:00 p.m.

B ROLL CALL

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

Absent: 1 - Chris Fraleigh

C APPROVAL OF AGENDA

Moved by Daniel, seconded by DeVarti, approved unanimously as presented.

D APPROVAL OF MINUTES

Moved by DeVarti, seconded by Daniel, approved unanimously as amended.

D-1 [20-0760](#) Minutes of the April 22, 2020 Zoning Board of Appeals Meeting

Attachments: 4-22-2020 ZBA Minutes amended.pdf

Moved by DeVarti seconded by Daniel, unanimously approved as amended to correct the roll call.

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 [20-0639](#) ZBA20-011; 9 East Heatheridge
Scott Hedges and Ann O'Hara, property owners, are requesting a two- foot three- inch variance from Table 5:17-1 Single-Family Residential Zoning District Dimensions. The property is zoned R1B Single-Family Dwelling and requires a 40-foot rear yard setback. The proposed setback will be reduced to 37 feet 9 inches. The owners are seeking to construct a 21'x15'3" addition to the rear of their existing home. The 320 square foot addition will accommodate a home office.

Attachments: ZBA20-011; 9 E Heathridge Ave Staff Report with Attachments.pdf

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

QUESTIONS FROM BOARD TO STAFF

Boardmember Dave DeVarti inquired about the township island adjacent to the subject property.

Barrett answered that the property is a township island with an existing house

Boardmember Charlotte Wilson inquired about past variances at the site.

Barrett answered that the home was built prior to the current zoning code and is nonconforming.

PRESENTATION BY PETITIONER

Ann O'Hara, property owner, explained that she and family moved to the

home in 214, when she was working in an office and on the road. She explained that last fall, she started working from home. She explained that the proposed design is to remain elegant and allow the look and feel of the house to remain. She explained that she has support of the neighbors.

PUBLIC HEARING

Seeing no speakers, Chair Briere closed the Public Hearing.

Moved by DeVarti, seconded by Nelson, in petition

ZBA20-011; 9 E Heatheridge

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 2 feet and 3 inches to construct a 21 foot by 15 foot 3 inch 320 square foot addition to the rear of the home.

COMMISSION DISCUSSION

The Board discussed the letters of support received from neighbors and the size of the proposed variance.

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

VARIANCE GRANTED

Yeas: 7 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Wilson, and Councilmember Nelson

Nays: 0

Absent: 1 - Fraleigh

F UNFINISHED BUSINESS

G NEW BUSINESS

None.

H COMMUNICATIONS

None.

H-1 [20-0640](#) Various Communication to the ZBA

Attachments: Communication Received for 9 E Heathridge.pdf

Received and Filed

I PUBLIC COMMENTARY (3 Minutes per Speaker)

Seeing no speakers, Chair Briere closed Audience Participation.

J ADJOURNMENT

Unanimously adjourned at 6:28 p.m.

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Candice Briere, Chairperson of the Zoning Board of Appeals

/kvl