



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, September 22, 2021

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 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 938 1648 1007

A CALL TO ORDER

Chair Candice Briere called the meeting at 6:02 PM

B ROLL CALL

Staff present:

Jon Barrett, City of Ann Arbor Zoning Coordinator

Matt Kowalski, City of Ann Arbor City Planner

Alexis DiLeo, City of Ann Arbor City Planner

Kristen Vander Lugt, Planning Staff

All Board members attended the meeting electronically from Ann Arbor, MI.

Present: 9 - Candice Briere, David DeVarti, Michael B. Daniel, Nicole Eisenmann, Todd Grant, Charlotte Wilson, Elizabeth Nelson, Chris Fraleigh, and Julia Goode

C APPROVAL OF AGENDA

Moved by Wilson, seconded by Fraleigh, approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [21-1660](#) Minutes of the August 25, 2021 ZBA Meeting

Attachments: 8-25-2021 ZBA Minutes.pdf

Moved by DeVarti, seconded by Daniel, approved unanimously as

presented and forwarded to the City Council.

Yeas: 9 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 0

E PUBLIC HEARINGS

- E-1** [21-1661](#) ZBA21-030; 3094 Lakewood Drive Peter and Patricia Jessup, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a one-story four hundred square foot addition to the rear of the residence. The home is nonconforming as it does not meet the required 25-foot front setback along Andrea Court. The proposed addition will not encroach further into the front setback. The property is zoned R1C, Single-Family Residential.

Attachments: ZBA21-030; 3094 Lakewood Dr Staff Report w Attachments.pdf

Peter and Patricia Jessup, property owners, presented the proposed project.

PUBLIC HEARING

Seeing no callers, Chair Briere closed the Public Hearing.

Moved by Wilson, seconded by Eisenmann, in petition ZBA21-030; 3094 Lakewood Dr: 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 construct a one-story four hundred square foot addition to the rear of the residence. The addition will not encroach further into the front setback. The addition 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: 9 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 0

- E-2** [21-1662](#) ZBA21-033; 502 North State Street Rob Fowler, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to allow a covered vestibule over egress

stairs to remain in the current location. The home is nonconforming as it does not meet the required setbacks for the R4C district and the parcel does not meet the required 8,500 square feet of lot area for the district. The vestibule will not encroach further into the required side setback. The property is located in the Fourth Ward Historic District.

Attachments: ZBA21-033; 502 N State St Staff Report w Attachments.pdf

Rob Fowler, present representing the proposed project.

PUBLIC HEARING

Seeing no callers, Chair Briere closed the Public Hearing.

Moved by Wilson, seconded by Eisenmann, in petition ZBA21-033; 502 N State St: 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 a covered vestibule over egress stairs to remain in its current location. The structure will not encroach further into the required side setback. The construction is to be completed per HDC approval and the submitted plans.

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

Yeas: 9 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 0

- E-3** **21-1663** ZBA21-034; 1300 South Maple Road Reagan Sims, representing property owner, is seeking a variance from Section 5.19.1 (A) Parking Standards Applicability. Grace Bible Church is proposing to construct a 34,000 square foot addition and a parking lot expansion of 107 spaces. The applicants request to reduce the requirement of 80 electric vehicle spaces to 10 electric vehicle spaces. The property is zoned R4B Multiple-Family Dwelling District.

Attachments: ZBA21-034; 1300 S Maple Rd Staff Report w Attachments.pdf

Reagan Simms, Jason Van Ryn, and Brandon Cheney, present representing the proposed project.

PUBLIC HEARING

Seeing no callers, Chair Briere closed the Public Hearing.

Moved by DeVarti, seconded by Fraleigh, in petition ZBA21-034; 1300 South Maple Road 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 Section 5.19. (A) Parking Standards Applicability.

Applicant is proposing the installation of 10 Electric Vehicle Parking stations. A variance of 70 Electric Vehicle Parking stations is being requested.

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

Yeas: 4 - Daniel, Eisenmann, Grant, and Councilmember Nelson

Nays: 5 - Chair Briere, DeVarti, Wilson, Fraleigh, and Goode

- E-4** [21-1664](#) ZBA21-032; 3202 Chelsea Circle Darren McKinnon of First Martin Corporation, representing property owner, is seeking a variance from Section 5.19.1 (A) Parking Standards Applicability. The owners are proposing to construct a new community center and parking area. The request is to limit the required electric vehicle charging stations to the new infill development and exempt the existing developed area. The property is zoned R3, Townhouse Dwelling District.

Attachments: ZBA21-032; 3202 Chelsea Cir Staff Report w Attachments.pdf

Ted Hirsch, Darren McKinnon, present representing the proposed project.

PUBLIC HEARING

Seeing no callers, Chair Briere closed the Public Hearing.

Moved by DeVarti, seconded by Fraleigh in petition ZBA21-032; 3202 Chelsea Circle 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 Section 5.19.1(A) Parking Standards Applicability.

Applicant is proposing the installation of 106 Electric Vehicle Parking stations. A variance of 469 Electric Vehicle Parking stations

is being requested.

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

Yeas: 8 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Wilson, Councilmember Nelson, and Fraleigh

Nays: 1 - Goode

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

H-1 [21-1665](#) Various Communication to the ZBA

Attachments: Email from La Joie - 3094 Lakewood.pdf, Email from Morrow - 3094 Lakewood.pdf, Email from Nybell - 3094 Lakewood.pdf

Received and Filed

I PUBLIC COMMENT

No callers.

J ADJOURNMENT

Unanimously adjourned at 8:26 PM