



# City of Ann Arbor

## Formal Minutes

### Zoning Board of Appeals

301 E. Huron St.  
Ann Arbor, MI 48104  
[http://a2gov.legistar.com/  
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

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Wednesday, December 1, 2021

6:00 PM

Electronic Meeting - Please click this URL  
to join:  
[https://a2gov.zoom.us/j/93816481007?](https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09)  
[pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6](https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09)  
dz09 Passcode: 070269

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[pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09](https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09) Passcode: 070269

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

**A CALL TO ORDER**

*Chair Briere called the meeting to order at 6:03 PM*

**B ROLL CALL**

*Others present:*

*Jon Barrett, City of Ann Arbor Zoning Coordinator*

*Kristen Vander Lugt, City of Ann Arbor Staff*

**All ZBA members attended the meeting electronically via Zoom from  
Ann Arbor MI.**

**Board Member Michael Daniel left the meeting at 7 PM**

**Present:** 8 - Candice Briere, David DeVarti, Michael B. Daniel, Todd  
Grant, Charlotte Wilson, Elizabeth Nelson, Chris Fraleigh,  
and Julia Goode

**Absent:** 1 - Nicole Eisenmann

**C APPROVAL OF AGENDA**

**Moved by Wilson, seconded by Nelson, approved unanimously as presented.**

**D APPROVAL OF MINUTES**

**D-1**      [21-2090](#)      Minutes of the October 27, 2021 ZBA Meeting

**Attachments:**      10-27-2021 ZBA Minutes.pdf

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

**E PUBLIC HEARINGS**

**E-1**      [21-2091](#)      ZBA21-036; 1807 Pontiac Street

Louisa Abbott, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to allow a second story addition to remain in the current configuration. The home is nonconforming as it does not meet the average front setback by approximately two feet. The second story addition is incomplete as construction of stairs, two bedrooms and a bathroom have not been completed. The property is zoned R1C, Single-Family Residential.

**Attachments:**      ZBA21-036; 1807 Pontiac St Staff Report w Attachments.pdf, Survey 1807 Pontiac Trail A2.pdf

*Lea Abbot, property owner, presented the request.*

*Public Hearing*

*Seeing no callers, Chair Briere closed the Public Hearing.*

**Moved by DeVarti, seconded by Grant, in petition ZBA21-036; 1807 Pontiac 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 a second story addition to the existing residence. The addition will not encroach further into the existing setbacks. The construction is to be completed per the submitted plans.**

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

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

**Nays:** 0

**Absent:** 1 - Eisenmann

**E-2**      **21-2092**      ZBA21-037; 1214 Washtenaw Court  
Satch Chada, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to reduce the four-unit rental to a three-unit rental with new habitable space in the basement. The structure currently contains a two-bedroom unit and three one-bedroom units. The owners seek to renovate the entire structure to accommodate three units all containing six bedrooms. The building footprint and setbacks will remain unchanged. The property is zoned R4C, Multiple-Family Residential.

**Attachments:**      ZBA21-037; 1214 Washtenaw Ct Staff Report w  
Attachments.pdf

*Satch Chada, property owner, and Scott Klaassen, contractor, were presented the proposed request.*

*Public Hearing*

*Seeing no callers, Chair Briere closed the Public Hearing.*

**Moved by DeVarti, seconded by Grant, in petition**

**ZBA21-037; 1214 Washtenaw Court: 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 new habitable space in the basement of an existing nonconforming rental structure. The new basement will allow for a five bedroom apartment. The building footprint and setbacks remain unchanged with no additional encroachments. 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:** 8 - Chair Briere, DeVarti, Daniel, Grant, Wilson,  
Councilmember Nelson, Fraleigh, and Goode

**Nays:** 0

**Absent:** 1 - Eisenmann

**E-3**      [21-2093](#)      ZBA21-038; 430 South Fourth Avenue  
Mustafa Ali, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to allow for new habitable space in the basement of an existing duplex rental home. The home has a five-bedroom two-bath unit and a six-bedroom two-bath unit. The applicant is seeking to add a sixth bedroom in the basement. The property is zoned R4C, Multiple-Family Residential.

**Attachments:**      ZBA21-038; 430 S Fourth Ave Staff Report w Attachments.pdf

*Mustafa Ali, property owner, and David Lewis, explained the proposed request.*

*Public Hearing*

*Seeing no callers, Chair Briere closed the Public Hearing.*

**Moved by DeVarti, seconded by Grant, in petition**

**ZBA21-038; 430 South Fourth Avenue: 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 new habitable space in the basement of an existing nonconforming rental structure. The new basement will allow for sixth bedroom to join the five bedroom unit on the first floor. The building footprint and setbacks remain unchanged with no additional encroachments. 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, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

**Nays:** 0

**Absent:** 2 - Daniel, and Eisenmann

**E-4**      [21-2094](#)      ZBA21-039; 121 Longman Lane  
Eren Hursit, property owner, is seeking a variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions in order to construct

a two-car tandem garage. The new garage is proposed to be 14 feet from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a minimum 30-foot rear setback. The new garage will meet the required five-foot side yard setback.

**Attachments:** ZBA21-039; 121 Longman Ln Staff Report w Attachments.pdf

*Property owner Eren Hursit presented the proposed request.*

*Public Hearing*

*Seeing no callers, Chair Briere closed the Public Hearing.*

**Moved by Fraleigh, seconded by Goode, in petition**

**ZBA21-039; 121 Longman Lane:**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 16 foot variance from Chapter 55 Unified Development Code Table 5.17-1 Single-Family District Dimensions. The applicant is proposing to construct two-car tandem garage 14 feet 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 denied.**

**Yeas:** 0

**Nays:** 7 - Chair Briere, DeVarti, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

**Absent:** 2 - Daniel, and Eisenmann

- E-5**      **21-2095**      ZBA21-040; 1301 Arborview Boulevard  
Rochman Design-Build, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to construct a two-story addition to the south side of the home. The existing residence is nonconforming as it does not meet the average front setback on the eastern side of the property. The proposed addition will not encroach further into the average front setback. The property is zoned R1D, Single-Family Residential.

**Attachments:** ZBA21-040; 1301 Arborview Blvd Staff Report w Attachments.pdf

*Gary Rochman, Amy McNamara, representing the proposed project, explained the request.*

*Public Hearing*

*Seeing no callers, Chair Briere closed the Public Hearing*

**Moved by Fraleigh, seconded by Wilson in petition ZBA21-040; 1301 Arborview Boulevard: 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 two-story addition to the south side of the home. The proposed addition will not encroach further into the average 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:** 7 - Chair Briere, DeVarti, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

**Nays:** 0

**Absent:** 2 - Daniel, and Eisenmann

- E-6**      [21-2096](#)      ZBA21-041; 506 Miller Avenue  
David Stanton, property owner, is seeking a variance from Table 5.17-1 Single-Family Residential District Dimensions in order to construct a new attached one-car garage to the rear of the existing residence. The new 315 square foot garage is proposed to be 12 feet 10 inches from the rear lot line. The property is zoned R2A, Two-Family Residential and requires a minimum 20-foot rear yard setback for nonconforming lots.

**Attachments:**      ZBA21-041; 506 Miller Ave Staff Report w Attachments.pdf

*Presentation by Petitioner*

*Zack Ostoff, architect, and Julie Skiver Stanton, property owner, explained the proposed request.*

*Public Hearing*

*Seeing no callers, Chair Briere closed the public hearing.*

**Moved by Fraleigh, seconded by Wilson in petition:**

**ZBA21-041; 506 Miller Avenue:**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a seven foot two inch variance from Chapter 55 Unified Development Code Table 5.17-1 Single-Family District Dimensions. The applicant is proposing to construct a one car attached garage 12 feet 10 inches 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 denied.**

**Yeas:** 0

**Nays:** 7 - Chair Briere, DeVarti, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

**Absent:** 2 - Daniel, and Eisenmann

**E-7****[21-2097](#)****ZBA21-042; 1455 Kelly Green Drive**

Chima Ozor, property owner, is seeking a variance from Table 5.17-1 Single-Family Residential District Dimensions in order to construct a one-story addition to the rear of the existing home. The new 290 square foot addition containing a bedroom and bathroom and is proposed to be five and a half feet from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a 30-foot rear yard setback. The home is currently 20 feet from the rear lot line.

**Attachments:** ZBA21-042; 1455 Kelly Green Drive Staff Report w Attachments.pdf

*Chima Ozor, property owner, explained the request.*

*Public Hearing*

*Seeing no callers, Chair Briere closed the Public Hearing.*

**Moved by DeVarti, seconded by Fraleigh**

**to postpone decision on ZBA21-042 to January 26, 2022.**

**Motion to postpone approved unanimously.**

**F UNFINISHED BUSINESS**

**G NEW BUSINESS**

**G-1**      [21-2098](#)      2022 Zoning Board of Appeals Calendar for Approval

**Attachments:**      2022 ZBA Meeting Calendars for Discussion and Approval.pdf

**Approved as presented.**

**H COMMUNICATIONS**

**H-1**      [21-2099](#)      Various Communication to the ZBA

**Attachments:**      Email from Stoval - 1807 Pontiac docx.pdf, Letter from Kozma -1301 Arborview .pdf, Letter Koepele -1301 Arborview .pdf, Email from Foster - 1455 Kelly Green.pdf, Email from Harden - 1455 Kelly Green.pdf, Email from Hubbard- 1455 Kelly Green.pdf, Email from Corson and Greenley - 1455 Kelley Green Dr.pdf, Email from Sauter- 1455 Kelly Green.pdf, Email from Watkins 1455 Kelly Green.pdf, Email from Rotberg 1455 Kelly Green.pdf

**Received and Filed**

**I PUBLIC COMMENT**

**J ADJOURNMENT**

**Unanimously adjourned at 9:03 PM**