



# City of Ann Arbor

## Formal Minutes

### Zoning Board of Appeals

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

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Wednesday, October 28, 2020

6:00 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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: 927 6780 4161

**A CALL TO ORDER**

*Chair Candice Briere called the meeting to order at 6:05 p.m.*

**B ROLL CALL**

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

**Absent:** 1 - Chris Fraleigh

**C APPROVAL OF AGENDA**

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

**D APPROVAL OF MINUTES**

**D-1**     [20-1633](#)     Minutes of the September 24, 2020 ZBA Meeting

**Attachments:**     9-23-2020 ZBA Minutes.pdf

**Moved by Nelson, seconded by DeVarti, approved unaimously as presented and forwarded to the City Council.**

**E PUBLIC HEARINGS**

To speak during any of the Public Hearings please call +1 213 338 8477 or +1 206 337 9723 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free) and enter meeting ID 927 6780 4161 . In order to be called on to speak, callers must press \*9 to raise their hand. Callers will then be called upon by City staff one by one using the last 3 numbers of their phone number.

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**      **20-1634**      ZBA20-022; 18 Heatheridge Avenue POSTPONED  
Ibrahim Shunnar, property owner, is seeking to alter a nonconforming structure and is requesting relief from Section 5.32.2 Nonconformities. The owner is proposing to construct a 260 (20'x13') square foot sunroom at the back of the existing residence that will be 21.87 feet from the rear lot line if approved. The property is zoned R1B Single-Family and requires a minimum rear yard setback of 40 feet. The single-family dwelling is currently 21.87 feet from the rear lot line.

*PUBLIC HEARING*

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

- E-2**      **20-1635**      ZBA20-023; 1572/1574 Jones Drive  
John Leyland, property owner, is requesting a variance from Section 5.16.6 (2B) Accessory Uses and Structures and Section 5.18.5 Averaging an Established Front Building Line. The owner is seeking to demolish an existing detached garage and construct a new 400 (20'x20') square foot garage in the same location. The average front setback requirement is 23 feet six inches and the proposed front setback if approved would be reduced to 17 feet. The property is zoned R2A, Two-Family Dwelling District.

**Attachments:**      ZBA20-023; 1574 Jones Dr Staff Report with Attachments.pdf, RE\_ 1574 Jones Dr zoning and building.pdf

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

*The board discussed the use for the proposed garage, the age of the existing carport, topography, and height.*

*PRESENTATION BY PETITIONER*

*John Leyland, Petitioner, explained the proposed project.*

*PUBLIC HEARING*

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

**Moved by DeVarti, seconded by Daniel, in Petition ZBA20-023;  
1572/1574 Jones Drive**

**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 Section 5.15.5 Averaging an Established Front Building Line and Table 5-17.1 Single-Family Residential Zoning Districts.**

**A variance of 6 feet 6 inches from the required 23 foot six inch required front setback, resulting in a 17 foot front setback.**

*BOARD DISCUSSION*

*The Board discussed parking, topography, and other existing conditions.*

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

**Variance approved.**

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

**Nays:** 0

**Absent:** 1 - Fraleigh

**F UNFINISHED BUSINESS**

*None.*

**G NEW BUSINESS**

*None.*

**H COMMUNICATIONS**

H-1      [20-1636](#)      Various Communication to the ZBA

**Attachments:**      Email from Lund.pdf

**Received and Filed**

## I      PUBLIC COMMENT

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## J      ADJOURNMENT

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Candice Briere, Chairperson of the Zoning Board of Appeals  
/kvl