



# 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, July 28, 2021

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: 938 1648 1007

**A CALL TO ORDER**

*Vice Chair Chris Fraleigh called the meeting to order at 6:00 PM*

**B ROLL CALL**

*Vice Chair Fraleigh called the roll.*

*Staff present:*

*Jon Barrett, City of Ann Arbor Zoning Coordinator*

*Chris Cheng, City of Ann Arbor City Planner*

*Kristen Vander Lugt, City of Ann Arbor Planning Staff*

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

**Present:** 6 - David DeVarti, Michael B. Daniel, Nicole Eisenmann, Elizabeth Nelson, Chris Fraleigh, and Julia Goode

**Absent:** 3 - Candice Briere, Todd Grant, and Charlotte Wilson

**C APPROVAL OF AGENDA**

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

**D APPROVAL OF MINUTES**

[21-1289](#) Minutes of the June 23, 2021 ZBA Meeting

**Attachments:** 6-23-2021 ZBA Minutes.pdf

**Moved by DeVarti, seconded by Daniel, to amend the minutes to correct the vote for item E-3. Approved Unanimously.**

**Moved by DeVarti, seconded by Goode approved unanimously as amended and forwarded to the City Council.**

## **E PUBLIC HEARINGS**

- E-1**      **21-1290**      ZBA21-027; 418 North Division Street  
Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new efficiency apartment in the existing basement. The building is undergoing a remodel and reduction in units from 12 to ten. The basement currently has a non-habitable room and a bathroom with shower. The property is zoned R4C Multiple-Family Dwelling District and is within the Old Fourth Ward Historic District.

**Attachments:**      ZBA21-027; 418 N Division Staff Report w Attachments.pdf

### *PRESENTATION BY PETITIONER*

*Rob Fowler, representing the proposed project, explained the request.*

### *PUBLIC HEARING*

*Seeing no callers, Vice Chair Fraleigh closed the Public Hearing*

**Moved by DeVarti, seconded by Eisenmann in Petition ZBA21-027; 418 North Division Street Alteration to a Nonconforming Structure: The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow an efficiency apartment in the basement. The unit will contain a living area, kitchen and bathroom. The new construction will not encroach any further into any of the required setbacks.**

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

**Yeas:** 6 -      DeVarti, Daniel, Eisenmann, Councilmember Nelson, Fraleigh, and Goode

**Nays:** 0

**Absent:** 3 - Chair Briere, Grant, and Wilson

- E-2**      [21-1291](#)      ZBA21-026; 7 Ridgeway Street (Withdrawn)  
Daniel P. Keating and Fiona Miller, property owners, are requesting two variances from Table 5-17.1 Single-Family Dwelling Residential Zoning District Dimensions. A four-foot six-inch variance from the 30-foot maximum height requirement and a one-foot six-inch variance from the 30-foot required rear setback for the construction of a new home on the existing vacant lot. The property is zoned R1C Single-Family.

*PUBLIC HEARING*

*Seeing no callers, Vice Chair Fraleigh closed the Public Hearing*

- E-3**      [21-1294](#)      ZBA21-016; 2150 Frieze Avenue (continued from May 26, 2021)  
Robert Kehn CMA, representing property owner, is requesting a variance from Chapter 55 Section 5.19.1(A) Parking Standards Applicability. Saint Francis of Assisi is proposing to construct a new Parish Hall to the existing Church. The new construction will allow the current dining area to be dedicated to school cafeteria use. The site plan and SEU project requires 91 Electric Vehicle Parking stations. The owners are requesting a variance from all electric vehicle requirements. The property is zoned R1C, Single-Family Residential.

**Attachments:**      ZBA21-016; 2150 Frieze Ave Staff Memo with Attachments.pdf

*PRESENTATION BY PETITIONER*

*Project team members Tom Arehart, Robert Kehn, and Daniel Kohler presented the proposed project.*

*PUBLIC HEARING*

*Seeing no callers, Vice Chair Fraleigh closed the Public Hearing*

**Moved by DeVarti, seconded by Eisenmann, in Petition ZBA21-016; 2150 Frieze Avenue 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 5.19.1(A) Parking Standards Applicability.**

**Applicant is proposing the installation of 10 Electric Vehicle Parking stations. A variance of 81 Electric Vehicle Parking stations is being requested.**

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

**Yeas:** 5 - DeVarti, Daniel, Eisenmann, Councilmember Nelson, and Fraleigh

**Nays:** 1 - Goode

**Absent:** 3 - Chair Briere, Grant, and Wilson

**F UNFINISHED BUSINESS**

*None.*

**G NEW BUSINESS**

*None.*

**H COMMUNICATIONS**

[21-1292](#) Various Communication to the ZBA

**Attachments:** Email from Colvin-Garcia .pdf

**Received and Filed**

**I PUBLIC COMMENT (3 Minutes per Speaker)**

*Seeing no callers, Chair Fraleigh closed Public Comment.*

**ADJOURNMENT**

**Moved by DeVarti, seconded by Daniel, adjourned unanimously at 7:00 PM**