



City of Ann Arbor

Formal Minutes - Draft

Zoning Board of Appeals

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

Wednesday, January 22, 2025

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

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

Public commentary can be made in person or by calling: 877 853 5247 or 888 788 0099

Enter Meeting ID 938 1648 1007

A. **CALL TO ORDER**

Chair Briere called the meeting to order at 6:02 pm.

B. **ROLL CALL**

Chair Briere called the roll.

Present: 7 - Candice Briere, David DeVarti, Todd Grant, Dharma Akmon, Julie Weatherbee, Patricia Laskowsky, and Drew Denzin

Absent: 2 - Michael B. Daniel, and Kristina A. Glusac

Others present:

Jon Barrett, Zoning Coordinator

Charlie Collins, Zoning Coordinator

C. **APPROVAL OF AGENDA**

Moved by Julie Weatherbee seconded by Dharma Akmon. On a voice vote the agenda was approved unanimously.

D. **APPROVAL OF MINUTES**

D-1. [25-0012](#) December 4, 2024 ZBA Meeting Minutes

Attachments: December 4, 2024 ZBA Meeting Minutes.pdf

Moved by Todd Grant seconded by Dave DeVarti to approve the December 4, 2024 meeting minutes. Minutes were unanimously approved as presented and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. 25-0013 ZBA24-0039; 426 South Fourth Avenue

CareOne Rental LLC, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to construct a 258 square foot second story addition over an existing first floor to the nonconforming residence. The second floor will reconfigure apartments from 6 units (10 bedrooms) to 4 units (20 bedrooms). Work will also include finishing the currently unfinished basement. The property is zoned R4C, Multiple-Family Dwelling.

Attachments: Staff Report ZBA24-0039; 426 South Fourth Avenue.pdf, 426 South Fourth Ave Boundary Survey.pdf, 426 South Fourth Ave Elevation Plans.pdf, 426 S Fourth Ave Zoning Map.pdf, 426 S Fourth Ave Aerial Map Zoom.pdf, 426 S Fourth Ave Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

David Lewis, representing property owner, presented the proposed request.

PUBLIC HEARING:

Mustafa Ali, property owner, spoke to the potential updates to the property.

Seeing no additional speakers Chair Briere closed the Public Hearing.

BOARD DISCUSSION:

Moved by DeVarti seconded by Grant in petition of ZBA24-0039; 426 South Fourth Avenue:

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow construction of a 258 square foot second story addition to the nonconforming structure as well as habitable space in the basement. The proposed

interior remodel construction will reconfigure the existing apartments from 6 units (10 bedrooms) to 4 units (20 bedrooms). Work will also include creating new habitable space in the basement to include a five bedroom three bathroom unit. The addition and interior remodeling are to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 7-0.

Yeas: 7 - Chair Briere, DeVarti, Grant, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

Nays: 0

Absent: 2 - Daniel, and Glusac

E-2. [25-0014](#) ZBA24-0040; 1921 Cambridge Road

Scott Crandall, representing property owner, is requesting a variance of 4.54 feet from section 5.18.5 Establishing a Front Building Line. The variance will allow construction of a new two car garage to encroach into the 40 foot average front setback. The property is zoned R1C Single Family residential.

Attachments: Staff Report ZBA24-0040; 1921 Cambridge Avenue.pdf, 1921 Cambridge Submission Packet.pdf, 1921 Cambridge Rd Boundary Survey.pdf, 1921 Cambridge Rd Zoning Map.pdf, 1921 Cambridge Rd Aerial Map.pdf, 1921 Cambridge Rd Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Timothy Risk, representing property owner, presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Chair Briere closed the Public Hearing.

BOARD DISCUSSION:

The Board took into consideration the presented petition and discussed the matter. [For a complete record of the discussion, please see available video format].

Moved by DeVarti seconded by Patty Laskowsky in petition of ZBA24-0040; 1921 Cambridge Road:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby **GRANTS** a variance of four feet four inches from section 5.18.5 Establishing a Front Building Line. The variance will allow construction of a new two car garage (752 square feet) to encroach into the 40-foot average front setback. The building is to be constructed per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. **Vote 7-0.**

Yeas: 7 - Chair Briere, DeVarti, Grant, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

Nays: 0

Absent: 2 - Daniel, and Glusac

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. [25-0015](#) Reports from Council

None.

H. COMMUNICATIONS

H-1. [25-0016](#) Various Communication to the ZBA

Attachments: Corfas letter of support 1921 Cambridge.pdf, Helman letter of support 1921 Cambridge.pdf, Levina letter of support 1921 Cambridge.pdf, Madland letter of support 1921 Cambridge.pdf, Peterson letter of support 1921 Cambridge.pdf

Received and filed.

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. **ADJOURNMENT**

Moved my Akmon seconded by Weatherbee. On a voice vote the board voted to unanimously adjourn the meeting at 6:34 pm.

Candice Briere, Chairperson
Jon Barrett, Zoning Coordinator
/courtney manor

Zoning Board of Appeals meetings are typically held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Persons requiring translation or sign language services or other accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org ; or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting.

Zoning Board of Appeals meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>).