



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, August 28, 2024

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 6:01 pm.

B. ROLL CALL

Chair Briere called the roll.

Present: 7 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Kristina A. Glusac, Julie Weatherbee, and Patricia Laskowsky

Absent: 1 - Dharma Akmon

Others present:

Jon Barrett, Zoning Coordinator

C. APPROVAL OF AGENDA

Moved by Julie Weatherbee seconded by Todd Grant. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES

D-1. 24-1480 July 24, 2024 ZBA Meeting Minutes

Attachments: July 24, 2024 ZBA Meeting Minutes.pdf

Moved by Grant seconded by Dave DeVarti to approve the July 24, 2024 ZBA meeting minutes. Minutes were unanimously approved as presented and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. 24-1481 ZBA24-0025; 1015 Broadway Street

Emily Palacios, representing the property owner, is seeking a variance of 1,683 square feet from Table 5.17-4 Mixed Use Zoning District Dimensions. The owners are applying for an administrative land transfer of 807.5 square feet to be transferred to the abutting property. The district requires a minimum lot area of 6,000 square feet and the current nonconforming lot size is 5,124.5 square feet. The property is zoned C-3 Fringe Commercial District.

Attachments: Staff Report ZBA24-0025; 1015 Broadway Street.pdf, Northside Grill Boundary Survey.pdf, 1015 Broadway St Zoning Map.pdf, 1015 Broadway St Aerial Map.pdf, 1015 Broadway St Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Emily Palacios, 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 Kristina Glusac in petition of ZBA24-0025; 1015 Broadway Street:

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 1,683 square foot variance from Table 5.17-4 Mixed Use Zoning District Dimensions. The variance allows for 807.5 square feet of parcel area to be transferred to the abutting property

located at 1006 Pontiac Street. The C-3 Fringe Commercial District requires a minimum lot size of 6,000 square feet. The variance allows the new parcel configuration to be 4,317 square feet in area.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 6-1.

Yeas: 6 - Chair Briere, DeVarti, Daniel, Glusac, Weatherbee, and Laskowsky

Nays: 1 - Grant

Absent: 1 - Councilmember Akmon

E-2. [24-1482](#) **ZBA24-0027; 2951 Kimberley Road**

Connie Berry, representing the property owner, is seeking a variance of 2,478 square feet from Table 5.17-1 Single-Family Residential Districts. The variance would allow for a land division of three lots that would be approximately 6,400 square feet in area. The parcel size is currently 19,122 square feet in area and three parcels in the R1C district would require a minimum lot size of 21,600 square feet. The property is zoned R1C, Single-Family and requires a minimum lot area of 7,200 square feet per parcel.

Attachments: Staff Report ZBA24-0027; 2951 Kimberley Rd.pdf, 2951 Kimberley Road Survey.pdf, 2951 Kimberley Rd Zoning Map.pdf, 2951 Kimberley Rd Aerial Map Zoom.pdf, 2951 Kimberley Rd Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

Kevin Adkins, 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 Weatherbee in petition of
ZBA24-0027; 2951 Kimberley Road:**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 2,478 square foot variance from Table 5.17-1 Single-Family Residential Districts. The variance allows a land division for three lots that will be approximately 6,400 square feet in size. The newly created lots will allow for new single-family construction.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 6-1.

Yeas: 6 - Chair Briere, DeVarti, Daniel, Glusac, Weatherbee, and Laskowsky

Nays: 1 - Grant

Absent: 1 - Councilmember Akmon

E-3. 24-1483 ZBA24-0028; 1033 Packard Street

Scott Klaassen, representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to create habitable space in the basement of an existing five unit rental property. The property is nonconforming for lot area, lot width and setbacks. The owners are seeking to reduce the number of units from five to four. The new unit in the basement will be a six bedroom unit. The property is zoned R4C, Multiple Family Residential District.

Attachments: Staff Report ZBA24-0028; 1033 Packard Street.pdf,
ZBA24-0028; 1033 Packard St Boundary Survey.pdf,
ZBA24-0028; 1033 Packard St Elevation Plans.pdf, 1033
Packard St Zoning Map.pdf, 1033 Packard St Aerial
Map.pdf, 1033 Packard St Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Scott Klaassen, 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 Mike Daniel in petition of ZBA24-0028; 1033 Packard Street:

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming - Structure to allow construction of new habitable space in the basement. The residence is an existing five unit rental home that will be reduced to four units after the proposed interior alterations. The basement alteration and small bump out is to be built per the submitted plans.

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

Yeas: 7 - Chair Briere, DeVarti, Daniel, Grant, Glusac, Weatherbee, and Laskowsky

Nays: 0

Absent: 1 - Councilmember Akmon

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. [24-1582](#) Reports from Council

None.

H. COMMUNICATIONS

H-1. [24-1484](#) Various Communication to the ZBA

Attachments: Golden email of support ZBA24-0027; 2951 Kimberley Road.pdf, Gruber and Schutzgruber email of support 2951 Kimberley.pdf

Received and filed.

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Daniel seconded by DeVarti. On a voice vote the board voted to unanimously adjourn the meeting at 7:11 pm.

Candice Briere, Chairperson

Jon Barrett, Zoning Coordinator

/courtney manor

eComments for the Board may be left via our Legistar calendar page (column to the very right)

<http://a2gov.legistar.com/Calendar.aspx>

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>).