



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, April 23, 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, Kristina A. Glusac, Dharma Akmon, Julie Weatherbee, and Patricia Laskowsky

Absent: 2 - Michael B. Daniel, and Drew Denzin

Others present:
Zoning Coordinator Jon Barrett
Zoning Coordinator Charlie Collins
City Planner Mariana Melin-Corcoran

C. APPROVAL OF AGENDA

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

D. APPROVAL OF MINUTES

D-1. 25-0802 March 26, 2025 ZBA Meeting Minutes

Attachments: March 26, 2025 ZBA Meeting Minutes.pdf

Moved by Patty Laskowsky seconded by Dave DeVarti to approve the March 26, 2025 ZBA meeting minutes. Minutes were approved unanimously and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. 25-0803 ZBA25-0010; 910 Briarwood Circle

James Johnson, representing the DBS Group, is requesting a variance of 38.73 square feet from Table 5.24-3 Other Mixed-Use and Nonresidential and Special Purpose Zoning Districts Permanent Signs. The total sign package includes seven wall signs for a new retail grocer at the Briarwood Mall. The property is zoned C2B, Business Service District.

Attachments: Staff Report ZBA25-0010; 910 Briarwood Circle.pdf, 910 Briarwood Circle Boundary Survey.pdf, 910 Briarwood Circle Elevation Plans.pdf, 910 Briarwood Cir Zoning Map.pdf, 910 Briarwood Cir Aerial Map.pdf, 910 Briarwood Cir Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Jay Johnson, 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 Dharma Akmon in petition of ZBA25-0010; 910 Briarwood Circle

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 38.73 square feet from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning Districts Permanent Signs. The sign package includes six wall signs for a total of 238.73 square feet of sign area. The signs must be installed per the submitted plans.

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

Yeas: 1 - Glusac

Nays: 6 - Chair Briere, DeVarti, Grant, Councilmember Akmon, Weatherbee, and Laskowsky

Absent: 2 - Daniel, and Denzin

E-2. [25-0804](#) **ZBA25-0011; 3310 Washtenaw Avenue [POSTPONED]**

James Johnson, representing Chick-fil-A Inc., is requesting a variance of 67 square feet from Table 5.24-3 Other Mixed-Use and Nonresidential and Special Purpose Zoning Districts Permanent Signs. The total sign package includes four Chick-fil-A wall signs at 38 square feet each, a Welcome Friends and Neighbors wall sign at 25 square feet and a 90 square foot monument sign. The property is zoned TC1, Transit Corridor.

Attachments: 3310 Washtenaw Boundary Survey.pdf, 3310 Washtenaw Elevation Plans.pdf, 3310 Washtenaw Ave Zoning Map.pdf, 3310 Washtenaw Ave Aerial Map.pdf, 3310 Washtenaw Ave Aerial Map Zoom.pdf

Seeing no speakers Chair Briere closed the Public Hearing.

E-3. [25-0805](#) **ZBA25-0012; 630 South Ashley Street**

Marc Rueter, representing the property owner, is seeking a 15-foot buffer variance from Section 5.20.4 Public Park and Residential Zoning District Buffers. The variance is required along the western property line for 42 feet running north from the southwest corner of the property. If the variance is granted it will allow construction of a two-story 544 square foot detached garage with a second-story residential unit in the required buffer. The property is zoned C2B, Business Service District. The property is within the Old West Side Historic District.

Attachments: Staff Report ZBA25-0012; 630 S Ashley St.pdf, 630 S Ashley Boundary Survey.pdf, 630 S Ashley Elevation Plans.pdf, 630 S Ashley St Zoning Map.pdf, 630 S Ashley St Aerial Map.pdf, 630 S Ashley St Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Dan Williams of Maven Development, representing property owner, presented the proposed request.

PUBLIC HEARING:

Kathy Kline, 631 South First Street, spoke in opposition to the proposed request.

Seeing no additional 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 Weatehrbee in petition of
ZBA25-0012; 630 South Ashley Street**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 15 feet in width from Section 5.20.4 Public Park and Residential Zoning District Buffers. The variance will run north along the western lot line for a length of 42 feet from the southwest corner of the property. The variance enables the construction of a 544 square foot detached garage to be built in the required buffer of the rear yard. The project 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. Vote 7-0.

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

Nays: 0

Absent: 2 - Daniel, and Denzin

F. UNFINISHED BUSINESS

G. NEW BUSINESS

G-1. [25-0806](#) Reports from Council

Councilmember Akmon reported:

At the Monday, April 21, 2025 City Council meeting City Council passed the UDC change about Alterations to a Non Conforming Structure.

H. COMMUNICATIONS

H-1. [25-0807](#) Various Communication to the ZBA

Attachments: Devereaux Opposition ZBA25-0011; 3310 Washtenaw Avenue.pdf, Lower Opposition ZBA25-0011; 3310 Washtenaw.pdf, Abraham Planned Variance on South Ashley Street.pdf

Received and filed.

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Laskowsky seconded by Akmon. On a voice vote the board voted unanimously to adjourn the meeting at 6:53 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.

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