



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, December 3, 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 6:00 pm.

Zoning Coordinator Jon Barrett introduced newest board member Roberta Sutton and staff member Zoning Coordinator Erik Perdonik.

B. ROLL CALL

Chair Briere called the roll.

Present: 8 - Candice Briere, David DeVarti, Michael B. Daniel, Kristina A. Glusac, Julie Weatherbee, Patricia Laskowsky, Drew Denzin, and Roberta Sutton

Absent: 1 - Dharma Akmon

Others present:
Zoning Coordinator Jon Barrett
Zoning Coordinator Erik Perdonik
Planner Jill Thacher

C. APPROVAL OF AGENDA

Moved by Julie Weatherbee seconded by Drew Denzin to approve the meeting agenda. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES**D-1. 25-1980** October 22, 2025 ZBA Meeting Minutes

Attachments: October 22, 2025 ZBA Meeting Minutes.pdf

Moved by Patty Laskowsky seconded by Dave DeVarti approve the October 22, 2025 ZBA meeting minutes. On a voice vote the minutes were approved unanimously and forwarded to City Council.

E. PUBLIC HEARINGS**E-1. 25-1981 ZBA25-0033; 495 Earhart Road**

Sydney Kanan, representing property owner, is requesting a variance of 75 electric vehicle spaces from Section 5.19.2 (C) Parking Requirements. The property is completing the site plan project process, and 171 total parking spaces are being proposed. Section 5.19.2.(C) requires 10% EV-I (18 spaces) and 40% EV-C (69 spaces). The applicant requests installing 8 EV-I spaces and 4 EV-R spaces. A total of 87 EV spaces is required, and the applicant proposes 12 spaces.

Attachments: ZBA25-0033; 495 Earhart Rd Staff Report.pdf, 495 Earhart Road Boundary Survey.pdf, 495 Earhart Plans.pdf, 495 Earhart Rd Zoning Map.pdf, 495 Earhart Rd Aerial Map Zoom.pdf, 495 Earhart Rd Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

Sydney Kanan of AEW, and Dan Brushki, representing property owners, 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 Denzin in petition of ZBA25-0033; 495 Earhart Road:

In accordance with the established standards for approval, the

Zoning Board of Appeals hereby **GRANTS** a variance of 75 electric vehicle spaces from Section 5.19.2 (C) Parking Requirements. The property is completing the site plan project process, and 171 total parking spaces are being proposed. Section 5.19.2.C requires 10% EV-I (18 spaces) and 40% EV-C (69 spaces). The applicant requests installing 8 EV-I spaces and 4 EV-R spaces. A total of 87 EV spaces is required, and the applicant proposes 12 EV spaces.

On a roll call vote the vote was as follows with the Chair declaring the motion failed. **Vote 4-4.**

Yeas: 4 - DeVarti, Daniel, Glusac, and Denzin

Nays: 4 - Chair Briere, Weatherbee, Laskowsky, and Sutton

Absent: 1 - Councilmember Akmon

E-2.. 25-1731 ZBA25-0024; 2201 Lafayette Road

Saurabh Kumar, property owner, is requesting a variance of 5.25 feet from Table 5.17-1 Single-Family Residential Zoning District Dimensions. If granted, the variance will allow the existing 200 square-foot pergola in the side yard to remain 1.25 feet from the side lot line. The property is zoned R1A, Single-Family Residential District and requires a minimum side yard setback of seven feet.

Attachments: Staff Report ZBA25-0024; 2201 Lafayette Rd.pdf,
ZBA25-0024; 2201 Lafayette Road Boundary Survey.pdf,
2201 Lafayette Rd Zoning Map.pdf, 2201 Lafayette Rd
Aerial Map.pdf, 2201 Lafayette Rd Aerial Map Zoom.pdf

Kristina Glusac recused herself due to the applicant being her neighbor.

APPLICANT/REPRESENTATIVE:

Saurabh Kumar, 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 Denzin in petition of ZBA25-0024; 2201 Lafayette Road (Postponed from October 22, 2025):

In accordance with the established standards for approval, the Zoning Board of Appeals hereby **GRANTS** a variance of 5.75 feet from Table 5.17-1 Single-Family Residential Zoning District Dimensions. If granted, the variance will allow the existing 200 square-foot pergola in the side yard to remain 1.25 feet from the side lot line. The pergola is to remain in its current location and configuration.

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

Yeas: 6 - Chair Briere, Daniel, Weatherbee, Laskowsky, Denzin, and Sutton

Nays: 1 - DeVarti

Absent: 1 - Councilmember Akmon

Recused: 1 - Glusac

E-3. [25-1982](#) **ZBA25-0034; 1369 Jewett**

Sarah Lorenz, property owner, is requesting a 63 square foot variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions Lot Area Minimum. The property is zoned R1B, Single-Family Residential, and is 19,937 square feet. Parcels in the R1B district require a minimum lot area of 10,000 square feet. The variance, if granted, will allow for approval of a Land Division and the creation of one 9,937 square foot parcel and one 10,000 square feet parcel.

Attachments: Staff Report ZBA25-0034; 1369 Jewett Avenue.pdf, 1369 Jewett Land Division Survey 16425 7-21-25.pdf, 1369 Jewett Ave Zoning Map.pdf, 1369 Jewett Ave Aerial Map Zoom.pdf, 1369 Jewett Ave Aerial Map.pdf

Kristina Glusac re-entered the meeting.

APPLICANT/REPRESENTATIVE:

Sarah Lorenz of Ann arbor Community Land Trust, representing property owner, presented the proposed request.

PUBLIC HEARING:

James Scrivens, 1374 Jewett Street, spoke in opposition of the proposed request.

Tom Stulberg, 1202 Traver Street, spoke in support of 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 Laskowsky in petition of ZBA25-0034; 1369 Jewett:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 63 square foot variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions Lot Area Minimum. The property is zoned R1B, Single-Family Residential, and is 19,937 square feet. Parcels in the R1B district require a minimum lot area of 10,000 square feet. The variance, if granted, will allow for approval of a Land Division and the creation of one 9,937 square foot parcel and one 10,000 square feet parcel.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 8-0.

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. [25-1984](#) Reports from Council

None.

G-2. [25-1985](#) ZBA 2026 Meeting Calendar

Attachments: 2026 ZBA Meeting Calendar.pdf

Moved by DeVarti seconded by Denzin that:

The Zoning Board of Appeals accept the proposed meeting date

calendar which is the fourth Wednesday of every month January through October and combine the November and December meeting on the first Wednesday of December 2026.

On a voice vote the item was approved unanimously.

H- **COMMUNICATIONS**

H-1. **25-1987** Various Communication to the ZBA

Attachments: Bogart ZBA25-0034; 1369 Jewett Avenue lot area variance request.pdf, Kadel-Taras ZBA25-0034 1369 Jewett Ave - resident comments.pdf

Received and Filed

H-2.. **25-2066** Planning Activities Report

Attachments: FINAL 2023-2024 Activities Report.pdf

Julie Weatherbee noted board member Kristina Glusac had not been included in the Activities Report. Zoning Coordinator Jon Barrett stated that error had been noted and was being corrected.

Dave Devarti recognized and thanked retired City of Ann Arbor staff members.

Received and Filed

I. **PUBLIC COMMENT (3 minutes per speaker)**

Seeing no speakers Chair Briere closed the Public Comment.

J. **ADJOURNMENT**

Moved by Mike Daniel seconded by Weatherbee. On a voice vote the board voted unanimously to adjourn the meeting at 7:28 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>).