



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)

Wednesday, March 24, 2021

6:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 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

Chair Briere called the meeting to order at 6:00 p.m.

B ROLL CALL

Present: 6 - Candice Briere, Michael B. Daniel, Nicole Eisenmann, Todd Grant, Charlotte Wilson, and Elizabeth Nelson

Absent: 3 - David DeVarti, Chris Fraleigh, and Julia Goode

C APPROVAL OF AGENDA

Moved by Daniel, seconded by Wilson, approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [21-0590](#) Minutes of the February 24, 2021 ZBA Meeting

Attachments: 2-24-2021 ZBA Minutes.pdf

Moved by Eisenmann, seconded by Daniel, approved unanimously as presented and forwarded to the City Council.

E PUBLIC HEARINGS

E-1 [21-0591](#) ZBA21-008; 903 East Huron Street Withdrawn
Scott Klaasen, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. A bedroom,

bathroom and study area are proposed for the basement to expand the existing first floor unit in order to make a six- bedroom rental apartment. The property is a nonconforming duplex and is zoned R4C Multiple-Family Dwelling.

PUBLIC HEARING

No callers.

- E-2** [21-0592](#) ZBA21-009; 809 Third Street
Lehti Keelman and Dane Wiebe, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The owners are proposing to construct a second story that will include three bedrooms, two bathrooms and mechanical room. The property is a nonconforming single-family residence and is zoned R4B Multiple-Family Dwelling.

Attachments: ZBA21-009; 809 Third St Staff Report with Attachments.pdf

Moved by Eisenmann, seconded by Wilson, in petition ZBA21-009; 809 Third 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 a second story addition to the existing residence that will include three bedrooms, two bathrooms and a mechanical room. 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 Chair declaring the request granted.

Yeas: 6 - Chair Briere, Daniel, Eisenmann, Grant, Wilson, and Councilmember Nelson

Nays: 0

Absent: 3 - DeVarti, Fraleigh, and Goode

- E-3** [21-0593](#) ZBA21-010; 1 Harvard Place
Timothy Risk, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The owners are proposing a 663 square foot addition to the existing nonconforming residence that will not meet the required 40-foot rear yard setback. The addition will include a master bedroom, bathroom, closet, laundry room and hallway. The property is zoned R1B, Single-Family Dwelling.

Attachments: ZBA21-010; 1 Harvard PI Staff Report w Attachments.pdf

Moved by Wilson, seconded by Eisenmann, in petition ZBA21-010; 1 Harvard Place 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 a 663 square foot addition that will include a master bedroom, bathroom, closet, laundry room and hallway. The addition will not encroach further into the rear setback than the existing residence.

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

Yeas: 6 - Chair Briere, Daniel, Eisenmann, Grant, Wilson, and Councilmember Nelson

Nays: 0

Absent: 3 - DeVarti, Fraleigh, and Goode

E-4 **21-0594** ZBA21-011; 920 Greenwood Avenue
Rob Fowler, representing property owner, is requesting relief from Section 5.32.2

Alteration to a Nonconforming Structure. The existing residence is a nonconforming six- bedroom single-family residence. The owner is proposing a third story to the existing two-story structure. The bedroom count will not change and remain at six. The property is zoned R4C, Multiple Family Dwelling and does not meet the requirements of lot area and lot width for the district.

Attachments: ZBA21-011; 920 Greenwood Ave Staff Report with Attachments.pdf

Moved by Eisenman, seconded by Daniel in petition ZBA21-011; 920 Greenwood Avenue 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 a third story addition to the existing residence that will include two bedrooms and a bathroom. The new construction will not encroach further into the existing setbacks and the residence is to remain Single-Family.

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

Yeas: 6 - Chair Briere, Daniel, Eisenmann, Grant, Wilson, and Councilmember Nelson

Nays: 0

Absent: 3 - DeVarti, Fraleigh, and Goode

E-5 [21-0595](#) ZBA21-012; 231 South State Street
Zack Kartak, representing property owner, is seeking a variance from Section 5.24.5 Permanent Signs in order to install 30.56 square feet of new signage. The maximum sign area allowed for this property is 200 square feet. The request will increase the total signage to 220.28 square feet along with the existing State Theater signage. The property is zoned D1, Downtown District and is located in the State Street Historic District.

Attachments: ZBA21-012; 231 S State St Staff Report w Attachments.pdf

Moved by Wilson, seconded by Daniel ,ZBA21-012; 231 South State Street 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 5.24.5 Permanent Signs.

A variance to allow a 14 square foot variance to allow three permanent signs to the existing State Theater. The total signage for the property will increase to 214 square feet overall.

On a roll calll vote the vote was as follows with the chair declaring the request denied.

Yeas: 0

Nays: 6 - Chair Briere, Daniel, Eisenmann, Grant, Wilson, and Councilmember Nelson

Absent: 3 - DeVarti, Fraleigh, and Goode

UNFINISHED BUSINESS

C NEW BUSINESS

H COMMUNICATIONS

H-1 [21-0596](#) Various Communication to the ZBA

Attachments: Email from Segall.pdf, Email from Whittier-Ferguson .pdf,
Email from Yates.pdf, Letter from Kessler.pdf, Letter from
Patil.pdf, Email from JoyauxBlanck .pdf, Email from
Savas.pdf, 809 Third St Letters; Andrews,
Beardsley-Hoops, Metzger, Groh, Livingstone,
Speth-Young.pdf

Received and Filed

I **PUBLIC COMMENTARY**

No callers.

J **ADJOURNMENT**

**Moved by Nelson, seconded by Eisenmann, adjourned
unanimously at**