



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 24, 2024

6:00 PM

Larcom City Hall, 301 E Huron St,
Basement Room A

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Enter Meeting ID 938 1648 1007

A. CALL TO ORDER

Chair Briere called the meeting to order at 6:10 pm

B. ROLL CALL

Chair Briere called the roll

Present: 6 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Dharma Akmon, and Grace Whitney

Absent: 3 - Christopher Madigan, Kristina A. Glusac, and Sadira Clarke

Others present:

*Jon Barrett, Zoning Coordinator
Courtney Manor, City Staff*

C. APPROVAL OF AGENDA

Chair Briere noted she would need to recuse herself from item ZBA24-0013; 3050 Lakeview Drive due to her employer's involvement

Moved by Grace Whitney seconded by Dave DeVarti. On a voice vote, the agenda was approved unanimously.

D. APPROVAL OF MINUTES

D-1. 24-0708 March 27, 2024 ZBA Meeting Minutes

Attachments: March 27, 2024 ZBA Meeting Minutes.pdf

Moved by DeVarti seconded by Whitney to approve the March 27, 2024 meeting minutes. Minutes were unanimously approved as presented and forwarded to City Council.

E. PUBLIC HEARINGS

ROLL CALL

Kristina Glusac entered the meeting at 6:42 pm

Present: 7 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Kristina A. Glusac, Dharma Akmon, and Grace Whitney

Absent: 2 - Christopher Madigan, and Sadira Clarke

E-1. 24-0714 ZBA24-0010; 216 North State Street [re-noticed from March]

Scott Klaassen, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to create new habitable space in the basement for a three bedroom unit. The existing nonconforming rental home is a seven unit building that is being reduced to four units. Three of the units will be converted to six bedroom units and the proposed three bedroom unit in the basement. The property is nonconforming for lot area. The property is zoned R4C, Multiple Family Dwelling

Attachments: Staff Report 24-0010; 216 North State Street.pdf, 216 N State St Zoning Map 2.pdf, 216 N State St Aerial Map.pdf, 216 N State St Aerial Map Zoom 2.pdf, 216 N STATE ST DEC7, 2022 REVISION 2-DEC 14, 2023 MERGED.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 Whitney in petition of ZBA24-0010;
216 North State 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 seven unit rental home that will be reduced to four units after the proposed interior alterations. The basement alteration 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, Daniel, Grant, Glusac, Councilmember Akmon, and Whitney

Nays: 0

Absent: 2 - Madigan, and Clarke

E-2. 24-0715 ZBA24-0016; 1294 Jewett Avenue

Jeffrey Wynes, property owner, is seeking a variance of 63 square feet from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts, 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 ZBA24-0016; 1294 Jewett Avenue.pdf, ZBA24-0001; 1294 Jewett Avenue Survey.pdf, 1294 Jewett Ave Zoning Map.pdf, 1294 Jewett Ave Aerial Map.pdf, 1294 Jewett Ave Aerial Map Zoom.pdf, Survey.pdf, land division sketch.pdf

APPLICANT/REPRESENTATIVE:

Jeffrey Wynes, 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 Whitney in petition of ZBA24-0016;
1294 Jewett Avenue**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 63 square foot variance from Chapter 55, Lot Area minimum of Table 5.17-1 Single-Family Residential Zoning Districts. The variance applies to the forward facing lot adjacent to Jewett Avenue. A variance of 63 square feet is required to complete the proposed Land Division.

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, Daniel, Grant, Glusac,
Councilmember Akmon, and Whitney

Nays: 0

Absent: 2 - Madigan, and Clarke

E-3. [24-0376](#) ZBA24-0006; 618 Stratford Drive [re-noticed from March]

Tony Weil, property owner, is seeking a variance from Section 5.26.2 (A) (1) Fencing Standards to allow an eight foot tall 100 percent opaque fence in the front yard along Hill Street and Avon Road. The maximum allowed fence height and opacity in the front yard is four feet tall and 50% opaque for residential districts. The property is zoned R1B, Single-Family Residential.

Attachments: Staff Report ZBA24-0006; 618 Stratford Drive.pdf, Boundary Survey - 618 Stratford.pdf, Fence Elevation.pdf, 618 Stratford Dr Aerial Map.pdf, 618 Stratford Dr Zoning Map.pdf, 618 Stratford Dr Aerial Map Zoom.pdf, Proposed Fence Plan.pdf, Site Plan.pdf

APPLICANT/REPRESENTATIVE:

Brandon Bertrain, representing property owner, presented the proposed request.

PUBLIC HEARING:

Janet Thornberg, 500 Burson Place, 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 Todd Grant in petition of ZBA24-0006; 618 Stratford Drive

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a four foot 50 percent opacity variance from Section 5.26.2 (A)(1) Fencing Standards. The variance permits an eight foot tall 100 percent opaque fence in the front yard along Stratford Drive, Avon Road and Hill Street. The fence is to be constructed per the submitted plans.

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

Yeas: 0

Nays: 7 - Chair Briere, DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, and Whitney

Absent: 2 - Madigan, and Clarke

E-4. [24-0377](#) ZBA24-0007; 2119 Devonshire Road [re-noticed from March]

Robert Clark, representing the property owner, is seeking a variance of 7.5 feet from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts. The variance, if granted, will allow for a new enclosed glass sunroom addition in the rear yard of the parcel. The new addition is approximately 21.5 feet by 16 feet and will be a total of 344 total square feet. When finished, the sunroom will be 32.5 feet from the rear lot line. The property is zoned R1B, Single-Family Residential and requires a 40 foot rear yard setback.

Attachments: Staff Report ZBA24-0007; 2119 Devonshire Road.pdf, Marked Up Survey.pdf, 2119 Devonshire Rd Zoning Map.pdf, 2119 Devonshire Rd Aerial Map.pdf, 2119 Devonshire Rd Aerial Map Zoom.pdf, KaulFoundation12-23-23.pdf

APPLICANT/REPRESENTATIVE:

Robert Clark, 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 Whitney in petition of ZBA24-0007;
2119 Devonshire Road**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 7.5 foot variance from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts. The required rear yard setback is 40 feet. The variance allows for a 32.5 foot rear yard setback and a new enclosed sunroom to be built. The sunroom 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 5-2.

Yeas: 5 - Chair Briere, Daniel, Grant, Councilmember Akmon, and Whitney

Nays: 2 - DeVarti, and Glusac

Absent: 2 - Madigan, and Clarke

E-5. [24-0717](#) **ZBA24-0011; 1316 Geddes Avenue**

Rob Fowler, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to allow for a 300 square foot addition to an existing one bedroom, one bathroom 625 square foot apartment. The proposed alteration will convert the apartment to a five bedroom, two bathroom apartment 925 square feet in size. The property is nonconforming for the number of dwelling units allowed per lot area. The property is zoned R4C, Multiple-Family Dwelling District.

Attachments: Staff Report ZBA24-0011; 1316 Geddes Ave.pdf, 1316 Geddes survey.pdf, 1316 GEDDES MASTER PLANS

combinepdf (28).pdf, 1316 Geddes Ave Zoning Map.pdf,
1316 Geddes Ave Aerial Map.pdf, 1316 Geddes Ave
Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Rob Fowler, 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
ZBA24-0011; 1316 Geddes Road**

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming -Structure to allow construction to allow for a 300 square foot addition to an existing one bedroom, one bathroom 625 square foot apartment. The proposed alteration will convert the apartment to a five bedroom, two bathroom apartment 925 square feet in size. The property is nonconforming for the number of dwelling units allowed per lot area. The apartment addition and renovation 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 6-1.

Yeas: 6 - Chair Briere, Daniel, Grant, Glusac, Councilmember Akmon, and Whitney

Nays: 1 - DeVarti

Absent: 2 - Madigan, and Clarke

E-6. [24-0718](#) ZBA24-0013; 3050 Lakeview Drive

Melissa and Michael Schmidt, property owners, are seeking a variance of 22 feet from Table 5.17-1 Single-Family Residential Zoning District Dimensions to allow construction of a 672 square foot attached garage to encroach into the required 30 foot rear setback. The existing 529 square

foot detached garage will be demolished. A new 501 square foot addition to the rear of the residence is to be constructed with the new garage attached. The property is zoned R1C, Single-Family Residential.

Attachments: Staff Report ZBA24-0013; 3050 Lakeview Drive.pdf, 3050 Lakeview Drive Survey.pdf, 240318 3050 Lakeview ZBA.pdf, 3050 Lakeview Dr Zoning Map.pdf, 3050 Lakeview Dr Aerial Map.pdf, 3050 Lakeview Dr Aerial Map Zoom.pdf

Chair Briere recused herself due to her employer's involvement in the project. Vice Chair Grant took over chairing the meeting.

APPLICANT/REPRESENTATIVE:

Kevin Adkins, representing property owner, presented the proposed request.

PUBLIC HEARING:

Scott Rosencranz, neighbor, spoke in support of the proposed request.

Seeing no additional speakers Vice Chair Grant 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 Akmon in petition of ZBA24-0013; 3050 Lakeview Drive

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 22 feet from Table 5.17-1 Single-Family Residential Zoning District Dimensions to allow construction of a 672 square foot attached garage to encroach into the required 30 foot rear setback. The existing 529 square foot detached garage will be demolished. A new 501 square foot addition to the rear of the residence is to be constructed with the new garage attached. The garage is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 6-0.

Yeas: 6 - DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, and Whitney

Nays: 0

Absent: 2 - Madigan, and Clarke

Recused: 1 - Chair Briere

E-7. 24-0719 ZBA24-0014; 3645 Washtenaw Avenue

Kevin Deters of Metro Detroit Signs, representing the business and property owners is seeking a variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The request of six feet six and a half inches would allow a permanent wall sign to be installed above the maximum allowable height of 20 feet. The property is zoned C3, Fringe Commercial.

Attachments: Staff Report ZBA24-0014; 3645 Washtenaw Ave.pdf, 3645 Washtenaw Ave Boundary Survey.pdf, 3645 Washtenaw Ave Elevation Plans.pdf, 3645 Washtenaw Ave Zoning Map.pdf, 3645 Washtenaw Ave Aerial Map.pdf, 3645 Washtenaw Ave Aerial Map Zoom.pdf

Chair Briere reentered the room and resumed chairing the meeting.

APPLICANT/REPRESENTATIVE:

Paul Deters and Jamie Wagner, 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 Whitney in petition of ZBA24-0014; 3645 Washtenaw Avenue

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a six foot six and a half inch variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The request of six feet six and a half

inches would allow a permanent wall sign to be installed above the maximum allowable height of 20 feet. The sign is to be installed per the submitted plans.

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, Grant, Glusac, and Whitney

Nays: 1 - Councilmember Akmon

Absent: 2 - Madigan, and Clarke

E-8. 24-0720 ZBA24-0015; 3635 Washtenaw Avenue

Kevin Deters of Metro Detroit Signs, representing the business and property owners is seeking a variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The request of eight feet nine inches would allow a permanent wall sign to be installed above the maximum allowable height of 20 feet. The property is zoned C3, Fringe Commercial.

Attachments: Staff Report ZBA24-0015; 3635 Washtenaw Ave.pdf, Boundry Survey 3521 Washtenaw.pdf, 3635 Washtenaw Ave Elevation Plans.pdf, 3635 Washtenaw Ave Zoning Map.pdf, 3635 Washtenaw Ave Aerial Map.pdf, 3635 Washtenaw Ave Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Paul Deters and Jamie Wagner, 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 Akmon in petition of ZBA24-0015; 3635 Washtenaw Avenue

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals

hereby **GRANTS** an eight foot nine inch variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The request of eight feet nine inches would allow a permanent wall sign to be installed above the maximum allowable height of 20 feet. The sign is to be installed per the submitted plans.

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

Yeas: 0

Nays: 7 - Chair Briere, DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, and Whitney

Absent: 2 - Madigan, and Clarke

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. [24-0721](#) Reports from Council

None.

H. COMMUNICATIONS

H-1. [24-0722](#) Various Communication to the ZBA

Attachments: Binder email of support 3050 Lakeview Drive.pdf, Coady email of support 3050 Lakeview Drive.pdf, Kafka email of support 3050 Lakeview Drive.pdf, Kim email of opposition ZBA24-0014; 3645 Washtenaw Avenue.pdf, Kloss and Cipa email of support 3050 Lakeview Drive.pdf, Krugman email of support 3050 Lakeview Drive.pdf, Pawloski email of support 3050 Lakeview Drive.pdf, Crispin letter of support ZBA24-0007; 2119 Devonshire.pdf, Heben email of support ZBA24-0007; 2119 Devonshire.pdf, Hightower email of support ZBA24-0007; 2119 Devonshire.pdf, Sanders email 1294 Jewett.pdf, ZBA24-0006; 618 Stratford Drive Letters of support from Neighbors .pdf

Received and filed.

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Akmon seconded by Grant. On a voice vote the board voted to unanimously adjourn the meeting at 9:10 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.

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