



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Agenda Zoning Board of Appeals

Wednesday, January 28, 2026

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

Members of the public can attend this meeting in person, through the webinar link, or by phone. Both the phone number and weblink are available below:

For phone access, please call 877-853-5247 and Enter Meeting ID: 938 1648 1007

For access via zoom, please click this URL to join:

<https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09>

Passcode: 070269

A. **CALL TO ORDER**

B. **ROLL CALL**

C. **APPROVAL OF AGENDA**

D. **APPROVAL OF MINUTES**

- D-1. [26-0082](#) December 3, 2025 ZBA Meeting Minutes
Attachments: December 3, 2025 ZBA Meeting Minutes.pdf

E. **PUBLIC HEARINGS**

- E-1. [26-0083](#) **ZBA25-0035; 1795 Sheridan Drive**
Yuan Zhu and Jennifer Head, property owners, are requesting a variance from Section 5.26.2 (A) Fence Standards of the Unified Development Code (UDC). A variance of two feet in height and 50% opacity is required to allow a six-foot tall 100% opaque fence to remain in the front yard. The subject property is located on a corner lot at Sheridan Drive and Washtenaw Avenue. The six-foot tall privacy fence fronts Washtenaw Avenue and was constructed without a permit. The property is zoned R1A, Single-Family Residential

Attachments: Staff Report ZBA25-0035; 1795 Sheridan Dr.pdf, ZBA25-0035; 1795 Sheridan Drive Boundary Survey.pdf, ZBA25-0035; 1795 Sheridan Drive Boundary Survey 2.pdf, 1795 Sheridan Dr Zoning Map.pdf, 1795 Sheridan Dr Aerial Map Zoom.pdf, 1795 Sheridan Dr Aerial Map.pdf

E-2. [26-0084](#) **ZBA25-0036; 405 South Main Street**

Danielle Perkins, representing The Stubborn Brothers Pizza restaurant, is requesting a variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs of the Unified Development Code (UDC). A variance request of 100 square feet for permanent signs is being requested for a new restaurant located inside the existing Standard multiple-family dwelling building. The building has 102 square feet of existing signs, and the applicants are proposing to install a 198-square-foot sign package. The subject property is permitted to have 200 square feet of permanent signs. If granted, the variance would allow the building 300 square feet of signage. The property is zoned D2, Downtown Interface.

Attachments: Staff Report ZBA25-0036; 405 S Main St.pdf, ZBA25-0036; 405 South Main Street Boundary Survey.pdf, ZBA25-0036; 405 South Main Street Elevation Plans.pdf, 405 S Main St Zoning Map.pdf, 405 S Main St Aerial Map Zoom.pdf, 405 S Main St Aerial Map.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

G-1. [26-0085](#) Reports from Council

G-2. [26-0086](#) Election of Officers

H. COMMUNICATIONS

H-1. [26-0087](#) Various Communication to the ZBA

Attachments: Adar Letter of Support for Variance Request – 1795 Sheridan Drive.pdf, Thomas ZBA25-0035 1795 Sheridan Drive.pdf

I. PUBLIC COMMENT (3 minutes per speaker)

J. ADJOURNMENT

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>).