



# 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>

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Wednesday, February 26, 2025

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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:** 9 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Kristina A. Glusac, Dharma Akmon, Julie Weatherbee, Patricia Laskowsky, and Drew Denzin

*Others present:*

*Jon Barrett, Zoning Coordinator  
Charlie Collins, Zoning Coordinator*

**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. 25-0267** January 22, 2025 ZBA Meeting Minutes

**Attachments:** January 22, 2025 ZBA Meeting Minutes.pdf

**Moved by Drew Denzin seconded by Dave DeVarti to approve the January 22, 2025 ZBA meeting minutes. Minutes were approved unanimously and forwarded to City Council.**

**E. PUBLIC HEARINGS**

**E-1. 25-0268 ZBA25-0001; 311 Westwood Avenue [WITHDRAWN]**

Forwal Construction, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to construct a 32 square foot addition to the existing nonconforming residence. The alteration will allow the new addition to be located four feet from the side lot line. The new addition is to be part of a kitchen remodel. The property is zoned R1C Single-Family Residential District.

**Attachments:** Staff Report ZBA25-0001; 311 Westwood Ave.pdf, Karp Boundary Survey.pdf, Karp Elevations.pdf, 311 Westwood Ave Zoning Map.pdf, 311 Westwood Ave Aerial Map.pdf, 311 Westwood Ave Aerial Map Zoom.pdf

**E-2. 25-0269 ZBA25-0002; 2915 Boardwalk Drive**

James Johnson, representing property owner, is seeking a nine-foot variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs. The applicant is replacing two existing nonconforming signs and installing two new signs at 29 feet in height. The maximum allowable height for the building is 20 feet. The property is zoned TC1 Transit Corridor.

**Attachments:** Staff Report ZBA25-0002; 2915 Boardwalk Drive.pdf, Site Boundary.pdf, KB2-60845\_Grainger\_Ann Arbor 236\_MI\_USA (1).pdf, 2915 Boardwalk Dr Zoning Map.pdf, 2915 Boardwalk Dr Aerial Map.pdf, 2915 Boardwalk Dr Aerial Map Zoom.pdf

**Moved by DeVarti seconded by Grant to table item to the end of Public Hearings due to applicant not being in attendance.**

**Moved by Grant seconded by DeVarti to postpone to the Wednesday, March 26, 2025 Zoning Board of Appeals meeting.**

**On a voice vote the vote was as follows with the Chair declaring the motion to postpone carried. The motion was approved unanimously.**

**E-3.      25-0270      ZBA25-0003; 333 Mulholland Avenue**

Robin Edelstein, property owner, is requesting a variance of 144 square feet from Table 5.16-2 Lot Area and Floor Area Requirements for Accessory Dwelling Units (ADUs). If granted, the variance will allow for an ADU of 744 square feet to become a habitable space for the existing detached garage. The property is zoned R2A Two Family Dwelling District.

**Attachments:**      Staff Report ZBA25-0003; 333 Mulholland Avenue.pdf, Boundary Survey.pdf, Edelstein Kitchenette Drawings and Renderings- Signed.pdf, 333 Mulholland Ave Zoning Map.pdf, 333 Mulholland Ave Aerial Map.pdf, 333 Mulholland Ave Aerial Map Zoom.pdf

***APPLICANT/REPRESENTATIVE:***

*Robin Edelstein, 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 Grant in petition of ZBA25-0003; 333 Mulholland Avenue**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 144 square feet from Table 5.16-2 Lot Area and Floor Area Requirements for Accessory Dwelling Units (ADUs). If granted, the variance will allow for an ADU of 744 square feet to become a habitable space for the existing detached garage. The construction of a new kitchen and ADU are to be completed per the submitted plans.**

**On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 9-0.**

**Yeas:**    9 -    Chair Briere, DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

**Nays:**    0

**E-4.      25-0271      ZBA25-0004; 2661 Essex Road**

Theresa Angelini, representing property owner, is requesting a variance of 14 feet four inches from the 40-foot required rear yard setback to construct a 390 square foot addition to the rear of the existing nonconforming residence. The existing nonconforming screened porch will be demolished and replaced with the new addition. The property is zoned R1B Single-Family Residential District.

**Attachments:**      Staff Report ZBA25-0004; 2661 Essex Road.pdf,  
2025.01.21 Site Survey.pdf, 2025.01.21 Gott ZBA  
Drawing Set.pdf, 2661 Essex Rd Zoning Map.pdf, 2661  
Essex Rd Aerial Map.pdf, 2661 Essex Rd Aerial Map  
Zoom.pdf

***APPLICANT/REPRESENTATIVE:***

*Theresa Angelini,, representing property owner, presented the proposed request.*

***PUBLIC HEARING:***

*Sue Gott, 2661 Essex Road, spoke 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 Patty Laskowsky in petition of  
ZBA25-0004; 2661 Essex Road**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 14 feet four inches from Table 5.17-1 Single-Family Residential Districts. A 40-foot rear yard setback is required in the R1B Single-Family Residential District. The variance will allow construction of a new 390 square foot addition to the rear of the existing nonconforming residence. The existing nonconforming screened porch will be demolished and replaced with the new addition. The addition 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 9-0.**

**Yeas:** 9 - Chair Briere, DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

**Nays:** 0

**E-5.      25-0272      ZBA25-0005; 617 Detroit Street**

Edward Phillips, representing property owner, is seeking a three-foot eight inch variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs. The applicant is proposing to install a 29 square foot wall sign at 23 feet 8 inches in height. The maximum allowable height for the building is 20 feet. The property is zoned C2B Business Service District.

**Attachments:**      Staff Report ZBA25-0005; 617 Detroit Street.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 617 Detroit St Zoning Map.pdf, 617 Detroit St Aerial Map.pdf, 617 Detroit St Aerial Map Zoom.pdf

***APPLICANT/REPRESENTATIVE:***

*Scott McColley of Phillips Sign and Lighting and Dan Cook of Symbolis, 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 Laskowsky in petition of  
ZBA25-0005; 617 Detroit 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 three feet eight inches to allow a wall signs to be installed at a height of 23 feet eight inches. Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs requires a maximum height of 20 feet for wall signs on buildings less than 45 feet in height. The signs are 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 7-2.**

**Yeas:** 7 - Chair Briere, Daniel, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

**Nays:** 2 - DeVarti, and Grant

**F. UNFINISHED BUSINESS**

*None.*

**G. NEW BUSINESS**

**G-1. [25-0273](#) Reports from Council**

*Councilmember Akmon reported:*

*- At the Monday, March 3, 2025 City Council meeting first reading of the ordinance change to Non Conforming Structures will go before Council*

**H. COMMUNICATIONS**

**H-1. [25-0274](#) Various Communication to the ZBA**

**Attachments:** Askins Email of Support ZBA25-0003; 333 Mulholland Avenue.pdf, Dahlem email of Support ZBA25-0004; 2661 Essex.pdf, Gonzalez email of Opposition ZBA25-0003; 333 Mulholland Avenue.pdf, Greenwood and Mansfield email of support ZBA25-0004; 2661 Essex Road.pdf, Karp Neighbor Email.pdf, Ricoy email of Support ZBA25-0004; 2661 Essex.pdf, Vandermade email of Support ZBA25-0004; 2661 Essex.pdf

*Received and filed.*

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

*Seeing no speakers Chair Briere closed the Public Comment.*

**J. ADJOURNMENT**

**Moved by Weatherbee seconded by Laskowsky. On a voice vote the board voted to unanimously adjourn the meeting at 7:10 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](mailto: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> ).