

City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Action Minutes - Draft

Wednesday, June 26, 2019

6:00 PM

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

Zoning Board of Appeals

A CALL TO ORDER

Chair Candice Briere called the meeting to order at 6:05 p.m.

B ROLL CALL

Chair Briere called the roll.

Dave DeVarti joined the meeting at 6:20 p.m.

Present: 8 - Candice Briere, David DeVarti, Michael B. Daniel, Nicole Eisenmann, Todd Grant, Julie Weatherbee, Charlotte Wilson, and Elizabeth Nelson

C APPROVAL OF AGENDA

Moved by Weatherbee, seconded by Nelson, and approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [19-1270](#) Zoning Board of Appeals Meeting Minutes of May 22, 2019

Moved by Wilson, seconded by Daniel, approved unanimously as amended and forwarded to the City Council.

E PUBLIC HEARINGS

E-1 [19-1271](#) ZBA19-011; 1103 West Madison
Margaret and Theron Dobson, property owners, are seeking a variance from Chapter 55 Unified Development Code Section 5.18.5 Averaging an Established Front Building Line. An eight foot two inch variance is requested from the 28 foot two inch required front setback in order to construct a new porch and vestibule.

Moved by DeVarti, seconded by Weatherbee in Petition ZBA19-011; 1103 W. Madison

Variance:

Based on the following findings of fact 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 5.18.5 Averaging an Established Front Building Line.

A variance of eight feet two inches from the 28 foot two inch required front setback to allow construction of a new front porch and vestibule. The construction is to be built per the submitted plans:

a) The alleged practical difficulties are peculiar to the property and result from conditions which do not exist generally throughout the City.

- b) That the practical difficulties, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.
- c) The variance, if granted, will not significantly affect surrounding properties.
- d) The circumstances of the variance request are not self-imposed.
- e) The variance request is the minimum necessary to achieve reasonable use of the land or structure.

On a roll call vote, the vote was as follows with the Chair declaring the motion passed.

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

Nays: 2 - DeVarti, and Eisenmann

E-2 [19-1272](#)

ZBA19-012; 2167 Medford Road

John Oslin and Five Star Signs, representing Ann Arbor Woods is seeking a variance from Section 5.33.2 (B) Nonconforming Signs. A new sign package is proposed to replace the color, fonts and logos of directional and identification signs for a multi-family development.

Moved by DeVarti, seconded by Grant Petition ZBA19-012; 2167 Medford Road

Variance:

Based on the following findings of fact 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 5.33.2 (B) Nonconforming Signs:

A variance to allow a new sign package that changes the color, fonts and logos of the existing nonconforming directional and identification signs for a multi-family development. The signs package must comply with the submitted plans:

- a) The alleged practical difficulties are peculiar to the property and result from conditions which do not exist generally throughout the City.
- b) That the practical difficulties, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.
- c) The variance, if granted, will not significantly affect surrounding properties.
- d) The circumstances of the variance request are not self-imposed.
- e) The variance request is the minimum necessary to achieve reasonable use of the land or structure.

On a voice vote, the vote was as follows with the Chair declaring the motion passed.

Yeas: 8 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Weatherbee, Wilson, and Councilmember Nelson

Nays: 0

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

H-1 [19-1274](#) Various Communication to the ZBA

Received and Filed

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

J ADJOURNMENT

Moved by DeVarti, seconded by Grant to adjourn the meeting at 6:51 p.m.

Approved Unanimously

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**Candice Briere, Chairperson of the Zoning Board of Appeals
/kvl**