



# City of Ann Arbor

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

## Meeting Agenda Zoning Board of Appeals

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Wednesday, April 23, 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

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. [25-0802](#) March 26, 2025 ZBA Meeting Minutes

Attachments: March 26, 2025 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [25-0803](#) ZBA25-0010; 910 Briarwood Circle

James Johnson, representing the DBS Group, is requesting a variance of 38.73 square feet from Table 5.24-3 Other Mixed-Use and Nonresidential and Special Purpose Zoning Districts Permanent Signs. The total sign package includes seven wall signs for a new retail grocer at the Briarwood Mall. The property is zoned C2B, Business Service District.

**Attachments:** Staff Report ZBA25-0010; 910 Briarwood Circle.pdf, 910 Briarwood Circle Boundary Survey.pdf, 910 Briarwood Circle Elevation Plans.pdf, 910 Briarwood Cir Zoning Map.pdf, 910 Briarwood Cir Aerial Map.pdf, 910 Briarwood Cir Aerial Map Zoom.pdf

E-2. [25-0804](#)

**ZBA25-0011; 3310 Washtenaw Avenue [POSTPONED]**

James Johnson, representing Chick-fil-A Inc., is requesting a variance of 67 square feet from Table 5.24-3 Other Mixed-Use and Nonresidential and Special Purpose Zoning Districts Permanent Signs. The total sign package includes four Chick-fil-A wall signs at 38 square feet each, a Welcome Friends and Neighbors wall sign at 25 square feet and a 90 square foot monument sign. The property is zoned TC1, Transit Corridor.

**Attachments:** 3310 Washtenaw Boundary Survey.pdf, 3310 Washtenaw Elevation Plans.pdf, 3310 Washtenaw Ave Zoning Map.pdf, 3310 Washtenaw Ave Aerial Map.pdf, 3310 Washtenaw Ave Aerial Map Zoom.pdf

E-3. [25-0805](#)

**ZBA25-0012; 630 South Ashley Street**

Marc Rueter, representing the property owner, is seeking a 15-foot buffer variance from Section 5.20.4 Public Park and Residential Zoning District Buffers. The variance is required along the western property line for 42 feet running north from the southwest corner of the property. If the variance is granted it will allow construction of a two-story 544 square foot detached garage with a second-story residential unit in the required buffer. The property is zoned C2B, Business Service District. The property is within the Old West Side Historic District.

**Attachments:** Staff Report ZBA25-0012; 630 S Ashley St.pdf, 630 S Ashley Boundary Survey.pdf, 630 S Ashley Elevation Plans.pdf, 630 S Ashley St Zoning Map.pdf, 630 S Ashley St Aerial Map.pdf, 630 S Ashley St Aerial Map Zoom.pdf

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

G-1. [25-0806](#) Reports from Council

**H. COMMUNICATIONS**

H-1. [25-0807](#) Various Communication to the ZBA

**Attachments:** Devereaux Opposition ZBA25-0011; 3310 Washtenaw Avenue.pdf, Lower Opposition ZBA25-0011; 3310 Washtenaw.pdf, Abraham Planned Variance on South Ashley Street.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](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> ).