



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, October 22, 2025

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. 25-1728 September 24, 2025 ZBA Meeting Minutes

Attachments: September 24, 2025 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. 25-1730 ZBA25-0022; 301, 311, 315, 317, 319 West Huron Street and 102, 106

South First Street

Brandon Cheney, representing the property owner, is requesting a height variance of 59'11" for a total proposed building height of 137'11" (including mechanical screening). Table 5.17-6 Downtown Character Overlay Zoning Districts Building Massing Standards allows for a maximum building height of 60 feet in the D2 First Street Character Overlay District. The proposed project is further identified as SP25-0014. The site is partially located in a floodplain fringe and zoned D2 Downtown Interface.

Attachments: Staff Report ZBA25-0022 315 W Huron.pdf, 315 W Huron Street Boundary Survey.pdf, 315 W Huron Street Elevation Plans.pdf, ZBA25-0022; 315 W Huron Site Plan SP25-0014.pdf, 301 and 315 W Huron St Zoning Map.pdf, 301 and 315 W Huron St Aerial Map.pdf, 301 and 315 W Huron St Aerial Map Zoom.pdf

E-2. [25-1731](#)**ZBA25-0024; 2201 Lafayette Road**

Saurabh Kumar, property owner, is requesting a variance of 5.25 feet from Table 5.17-1 Single-Family Residential Zoning District Dimensions. If granted, the variance will allow the existing 200 square-foot pergola in the side yard to remain 1.25 feet from the side lot line. The property is zoned R1A, Single-Family Residential District and requires a minimum side yard setback of seven feet.

Attachments: Staff Report ZBA25-0024; 2201 Lafayette Rd.pdf, ZBA25-0024; 2201 Lafayette Road Boundary Survey.pdf, 2201 Lafayette Rd Zoning Map.pdf, 2201 Lafayette Rd Aerial Map.pdf, 2201 Lafayette Rd Aerial Map Zoom.pdf

E-3. [25-1733](#)**ZBA25-0023; 924 Woodlawn Avenue**

Darren Millman, property owner, is requesting a variance of 400 square feet from Table 5.17-2 Two-Family Residential Zoning District Dimensions. If granted, the variance will allow the construction of a duplex to an existing single-family residence. The subject property is 4,600 square feet in area. The property is zoned R2A, Two-Family Dwelling District and requires a minimum lot area of 5,000 square feet.

Attachments: Staff Report ZBA25-0023; 924 Woodlawn Ave.pdf, ZBA25-0023; 924 Woodlawn Avenue Boundary Survey.pdf, 924 Woodlawn Ave Zoning Map.pdf, 924 Woodlawn Ave Aerial Map Zoom.pdf, 924 Woodlawn Ave Aerial Map.pdf

E-4. [25-1734](#)**ZBA25-0032; 520 Soule Boulevard**

Theresa Angelini, representing the property owner, is requesting a variance of 179.6 square feet from Section 5.16.6 (D) Accessory Uses and Structures. If granted, the variance will allow a two-story detached garage with an Accessory Dwelling Unit (ADU) above to exceed the allowable 35% rear open space requirement for accessory buildings and structures. The maximum allowed building footprint in the rear open space on this corner lot is 241 square feet. The proposed two-story garage (AD) will have a footprint of 420.6 square feet. The property is zoned is zoned R1D, Single-Family Residential.

Attachments: Staff Report ZBA25-032; 520 Soule Boulevard.pdf, ZBA25-0032; 520 Soule Boulevard Boundary Survey.pdf, ZBA25-0032; 520 Soule Boulevard Elevation Plans.pdf, 520 Soule Blvd Zoning Map.pdf, 520 Soule Blvd Aerial Map Zoom.pdf, 520 Soule Blvd Aerial Map.pdf, 520 Soule Blvd ZBA Variance Request.pdf

E-5. [25-1735](#)**ZBA25-0025; 601 Mary Court**

David Lewis, representing the property owner, is requesting a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling

Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 2,308 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0025; 601 Mary Court.pdf, ZBA25-0025; 601 Mary Court Boundary Survey.pdf, ZBA25-0025; 601 Mary Court Elevation Plans.pdf, 601 Mary Ct Zoning Map.pdf, 601 Mary Ct Aerial Map Zoom.pdf, 601 Mary Ct Aerial Map.pdf

E-6. [25-1736](#)

ZBA25-0026; 603 Mary Court

David Lewis, representing the property owner, is requesting a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 1,981 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0026; 603 Mary Court.pdf, ZBA25-0026; 603 Mary Court Boundary Survey.pdf, ZBA25-0026; 603 Mary Court Elevation Plans.pdf, 603 Mary Ct Zoning Map.pdf, 603 Mary Ct Aerial Map Zoom.pdf, 603 Mary Ct Aerial Map.pdf

E-7. [25-1737](#)

ZBA25-0027; 604 Mary Court

David Lewis, representing the property owner, is requesting a variance of 20 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 10 feet from the rear lot line. The 1,981 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0027; 604 Mary Court.pdf, ZBA25-0027; 604 Mary Court Boundary Survey.pdf, ZBA25-0027; 604 Mary Court Elevation Survey.pdf, 604 Mary Ct Zoning Map.pdf, 604 Mary Ct Aerial Map Zoom.pdf, 604 Mary Ct Aerial Map.pdf

E-8. [25-1738](#)

ZBA25-0028; 605 Mary Court

David Lewis, representing the property owner, is requesting a variance of

18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 1,981 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0028; 605 Mary Court.pdf, ZBA25-0028; 605 Mary Court Boundary Survey.pdf, ZBA25-0028; 605 Mary Court Elevation Plans.pdf, 605 Mary Ct Zoning Map.pdf, 605 Mary Ct Aerial Map Zoom.pdf, 605 Mary Ct Aerial Map.pdf

E-9. [25-1739](#)

ZBA25-0029; 606 Mary Court

David Lewis, representing the property owner, is requesting a variance of 20 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 10 feet from the rear lot line. The 1,981 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0029; 606 Mary Court.pdf, ZBA25-0029; 606 Mary Court Boundary Survey.pdf, ZBA25-0029; 606 Mary Court Elevation Plans.pdf, 606 Mary Ct Zoning Map.pdf, 606 Mary Ct Aerial Map Zoom.pdf, 606 Mary Ct Aerial Map.pdf

E-10. [25-1740](#)

ZBA25-0030; 607 Mary Court

David Lewis, representing the property owner, is requesting a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. A one-foot side yard setback variance on the alley side (east) of the property is also being requested. The 1,915 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0030; 607 Mary Court.pdf, ZBA25-0030; 607 Mary Court Boundary Survey.pdf, ZBA25-0030; 607 Mary Court Elevation Plans.pdf, 607 Mary Ct Zoning Map.pdf, 607 Mary Ct Aerial Map Zoom.pdf, 607 Mary Ct Aerial Map.pdf

E-11. [25-1741](#)**ZBA25-0031; 608 Mary Court**

David Lewis, representing the property owner, is requesting a variance of 26 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located four feet from the rear lot line. A one-foot side yard setback variance on the alley side (east) of the property is also being requested. The 1,741 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0031; 608 Mary Court.pdf, ZBA25-0031; 608 Mary Court Boundary Survey.pdf, ZBA25-0031; 608 Mary Court Elevation Plans.pdf, 608 Mary Ct Zoning Map.pdf, 608 Mary Ct Aerial Map Zoom.pdf, 608 Mary Ct Aerial Map.pdf

F. UNFINISHED BUSINESS**G. NEW BUSINESS**G-1. [25-1742](#) Reports from Council**H. COMMUNICATIONS**H-1. [25-1743](#) Various Communication to the ZBA

Attachments: 1. Brinster 2201 Lafayette ZBA Letter.pdf, 2. Carty Opposition to Proposal to Demolish Mary Court Homes.pdf, 3. Gottlieb D Notice of Public Hearing Commentary.pdf, 4. Gottlieb L Notice of Public Hearing Commentary.pdf, 5. Gottlieb Notice of Public Hearing Commentary.pdf, 6. Harp Patrell-Fazio garage rebuild.pdf, 7. Herrick ZBA Letter 315 West Huron Street.pdf, 8. Kahn Atrium building location height variance.pdf, 9. Kilpatrick Voicing support for ZBA25-0022.pdf, 10. Makosky Protect Mary Court Housing.pdf, 11. Narayan ZBA Letter 315 West Huron Street.pdf, 12. Paul Mary Ct - Notice of Public Hearing Commentary.pdf, 13. Saint Support for 2201 Lafayette.pdf, 14. Wixson 2201 Lafayette request for variance.pdf, Carreathers Notice of Public Hearing - Mary Court.pdf, Cornillie Mary Ct - Notice of Public Hearing Commentary.pdf, Ford Written comments for 1225 ZBA hearing regarding 520 Soule Blvd..pdf, Gilbert Mary Ct Notice of Public Hearing - Commentary.pdf, Luton Notice of Public Hearing Commentary.pdf, Malherbe Mary Court- Public Hearing Commentary.pdf, Paris Opposition to Mary Court Demolition – UofM Student Samantha Paris.pdf, Parzuhoski Objection to ZBA25-0032; 520 Soule Boulevard.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>).