



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>

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

A. CALL TO ORDER

Chair Briere called the meeting to order at 6:00 pm

B. ROLL CALL

Chair Briere called the roll

Present: 8 - Candice Briere, David DeVarti, Michael B. Daniel, Kristina A. Glusac, Dharma Akmon, Julie Weatherbee, Patricia Laskowsky, and Drew Denzin

Absent: 1 - Roberta Sutton

Others present:
Zoning Coordinator Jon Barrett
Zoning Coordinator Erik Perdonik

C. APPROVAL OF AGENDA

Moved by Mike Daniel seconded by Dharma Akmon to approve the meeting agenda. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES

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

Attachments: December 3, 2025 ZBA Meeting Minutes.pdf

Moved by Drew Denzin seconded by Dave DeVarti approve the December 3, 2025 ZBA meeting minutes. On a voice vote the minutes were approved unanimously and forwarded to City Council.

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

APPLICANT/REPRESENTATIVE:

Yuan Zhu and Jennifer Head, property owners, presented the proposed request.

PUBLIC HEARING:

Shannon Schuler, spoke in support of the proposed request.

Len Harding, spoke in support of 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 ZBA25-0035; 1795 Sheridan Drive:

In accordance with the established standards for approval, the

Zoning Board of Appeals hereby **GRANTS** a variance of two (2) feet in height and fifty (50) percent opacity from Section 5.26.2.B, Table 5.26-1 – Height and Opacity Standards for Fences. If granted, the variance will allow the existing six (6)-foot-tall, one-hundred (100) -percent-opaque fence in the front yard to remain. The fence is to remain in its current location and configuration.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. **Vote 6-2.**

Yeas: 6 - Chair Briere, DeVarti, Daniel, Councilmember Akmon, Laskowsky, and Denzin

Nays: 2 - Glusac, and Weatherbee

Absent: 1 - Sutton

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

APPLICANT/REPRESENTATIVE:

Gabrielle Mancy and Danielle Perkins of Stubborn Brothers Pizza 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 Denzin in petition of ZBA25-0036;
405 S Main Street:**

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of one hundred (100) square feet in area from Section 5.24.5.A.2, Table 5.24-2 – D1, D2, and C1A/R District Permanent Signs. The maximum area of all sign types on the property is two hundred (200) square feet, and the applicant is proposing three-hundred (300) square feet of sign area. The sign is 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 7-1.

Yeas: 7 - Chair Briere, DeVarti, Daniel, Glusac, Weatherbee, Laskowsky, and Denzin

Nays: 1 - Councilmember Akmon

Absent: 1 - Sutton

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. 26-0085 Reports from Council

Councilmember Akmon reported the Comprehensive Land Use Plan is going to go before City Council and will share updates at a later date.

G-2. 26-0086 Election of Officers

Chair Briere opened nominations for Vice Chair noting Councilmember Akmon could not hold the position due to serving on City Council.

Dave DeVarti nominated Mike Daniel.

Mike Daniel accepted the nomination.

With no additional names submitted, Chair Briere closed the nominations.

On a voice vote the vote carried unanimously.

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

Received and Filed

I. PUBLIC COMMENT (3 minutes per speaker)

Dave DeVarti shared a poem by Andrea Gorman.

Seeing no additional speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Denzin seconded by Akmon. On a voice vote the board voted unanimously to adjourn the meeting at 7:02 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 ; 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>).