



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, June 25, 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

A. CALL TO ORDER

Chair Briere called the meeting to order at 6:02 pm

B. ROLL CALL

Chair Briere called the roll

Present: 5 - Candice Briere, David DeVarti, Todd Grant, Kristina A. Glusac, and Julie Weatherbee

Absent: 4 - Michael B. Daniel, Dharma Akmon, Patricia Laskowsky, and Drew Denzin

Others present:
Zoning Coordinator Jon Barrett
Zoning Coordinator Charlie Collins

C. APPROVAL OF AGENDA

Moved by Dave DeVarti seconded by Julie Weatherbee. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES

D-1. [25-1213](#) May 28, 2025 ZBA Meeting Minutes

Attachments: May 28, 2025 ZBA Meeting Minutes.pdf

Moved by Weatherbee seconded by Todd Grant to approve the May 28, 2025 ZBA meeting minutes. Minutes were approved unanimously and forwarded to City Council.

E. PUBLIC HEARINGS

ROLL CALL

Dharma Akmon entered the meeting at 6:06 pm.

Present: 6 - Candice Briere, David DeVarti, Todd Grant, Kristina A. Glusac, Dharma Akmon, and Julie Weatherbee

Absent: 3 - Michael B. Daniel, Patricia Laskowsky, and Drew Denzin

E-1. 25-1214 ZBA25-0014; 812 Pauline Boulevard

Brian Watha, property owner, is requesting a variance from Table 5.21-1 Maximum Number of Openings for a second driveway curb cut. The lot is 53 feet wide. A second curb cut requires 101 feet or more lot width. This variance seeks to retain an existing second curb cut. This property is zoned R1D, Single Family Dwelling District.

Attachments: Staff Report ZBA25-0014; 812 Pauline Blvd.pdf, Revised Boundary Survey Drawing LD18-008.pdf, ZBA25-0014; 812 Pauline Plans.pdf, 812 Pauline Blvd Zoning Map.pdf, 812 Pauline Blvd Aerial Map Zoom.pdf, 812 Pauline Blvd Aerial Map.pdf, 812 Pauline fence permit.pdf, 812 Pauline illegal parking letter.pdf, 2025.06.17 812 Pauline ZBA Non Conforming Curb Cut.pdf

Zoning Coordinator Jon Barrett noted the applicant asked to postpone the item to the Wednesday, July 23, 2025 meeting.

PUBLIC HEARING:

Seeing no speakers Chair Briere closed the Public Hearing.

Moved by DeVarti seconded by Grant in petition of ZBA25-0014; 812 Pauline

To postpone ZBA25-0014; 812 Pauline Boulevard to the Wednesday, July 23, 2025 meeting.

On a voice vote the board voted unanimously to postpone.

E-2. 25-1215 ZBA25-0015; 1780 Scio Church Road

Sarah Lorenz, representing property owner, is requesting a 400 square foot variance from Table 5.16-2 Lot Area and Floor Area Requirements for Accessory Dwelling Units (ADUs). Up to one 800 square feet ADU is permitted for a property greater than 7,200 square feet. The proposed ADU is 1,064 square foot in floor area. This property is zoned R1C, Single Family Dwelling District.

Attachments: Staff Report ZBA25-0015; 1780 Scio Church Road.pdf, 1780 Scio Church Boundary Survey.pdf, 1780 Scio Church Elevation Plans.pdf, 1780 Scio Church Rd Zoning Map.pdf, 1780 Scio Church Rd Aerial Map.pdf, 1780 Scio Church Rd Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Sarah Lorenz, representing property owner, presented the proposed request.

PUBLIC HEARING:

Chris Allen, project architect, spoke to the proposed request.

Marietta McGraw, resident, spoke in support of the proposed request.

Liz Ludwig-Borycz, 7360 Geddes Road, spoke in support of the proposed request.

Martin Javornisky, 1760 Scio Church Road, spoke in support of the proposed request.

Elijah Daniels, 3438 Chelsea Circle, spoke in support of the proposed request.

Leslie Mason, 1709 Hanover Road, spoke in opposition of the proposed request.

Nelly Gebert Gray, resident, raised questions about the proposed request to Staff.

Constantine Boyd, resident, spoke in opposition 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 Grant in petition of ZBA25-0015;
1780 Scio Church Road**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 400 square foot variance from Table 5.16-2 Lot Area and Floor Area Requirements for Accessory Dwelling Units (ADUs). The maximum area for an ADU for the subject property is 800 square feet. The variance allows for an ADU of 1,200 square feet. The ADU is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion failed. Vote 1-5.

Yeas: 1 - DeVarti

Nays: 5 - Chair Briere, Grant, Glusac, Councilmember Akmon, and Weatherbee

Absent: 3 - Daniel, Laskowsky, and Denzin

E-3. 25-1216 ZBA25-0016; 1788 Scio Church Road

Sarah Lorenz, representing property owner, is requesting a 400 square foot variance from Table 5.16-2 Lot Area and Floor Area Requirements for Accessory Dwelling Units (ADUs). Up to one 800 square feet ADU is permitted for a property greater than 7,200 square feet. The proposed ADU is 1,064 square foot in floor area. This property is zoned R1C, Single Family Dwelling District.

Attachments: Staff Report ZBA25-0016; 1788 Scio Church Road.pdf, 1788 Scio Church Road Boundary Survey.pdf, 1788 Scio Church Road Elevation Plans.pdf, 1788 Scio Church Rd Zoning Map.pdf, 1788 Scio Church Rd Aerial Map.pdf, 1788 Scio Church Rd Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Sarah Lorenz, representing property owner, presented the proposed request.

PUBLIC HEARING:

Chris Allen, project architect, spoke to the proposed request

Constantine Boyd, resident, spoke in opposition 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 Grant in petition of ZBA25-0016;
1788 Scio Church Road**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 400 square foot variance from Table 5.16-2 Lot Area and Floor Area Requirements for Accessory Dwelling Units (ADUs). The maximum area for an ADU for the subject property is 800 square feet. The variance allows for an ADU of 1,200 square feet. The ADU is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion failed. Vote 1-5.

Yeas: 1 - DeVarti

Nays: 5 - Chair Briere, Grant, Glusac, Councilmember Akmon, and Weatherbee

Absent: 3 - Daniel, Laskowsky, and Denzin

E-4. 25-1217 ZBA25-0018; 3675 Washtenaw Avenue

Tina Arcuri, representing property owner, is requesting a six foot height variance from Table 5.24-3 Other Mixed-Use and Nonresidential and Special Purpose Zoning Districts Permanent. The proposed signage is 26 feet in height. The permitted height for signage is 20 feet maximum. This property is zoned TC1, Transit Corridor District.

Attachments: Staff Report ZBA25-0017; 3675 Washtenaw Ave.pdf, 3675 Washtenaw Avenue Elevation Plans.pdf, 3675 Washtenaw Ave Zoning Map.pdf, 3675 Washtenaw Ave Aerial Map.pdf, 3675 Washtenaw Ave Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Tina Arcuri, 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 Dharma Akmon in petition of ZBA25-0017; 3675 Washtenaw Avenue

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a six foot height variance from Table 5.24-3 Other Mixed-Use and Nonresidential and Special Purpose Zoning Districts Permanent Signage. The proposed signage is 26 feet in height. The permitted height for signage is 20 feet maximum. 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 failed. Vote 0-6.

Yeas: 0

Nays: 6 - Chair Briere, DeVarti, Grant, Glusac, Councilmember Akmon, and Weatherbee

Absent: 3 - Daniel, Laskowsky, and Denzin

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. [25-1218](#) Reports from Council

Councilmember Akmon reported at the Monday, June 16, 2025 City Council meeting:

City Council passed the Green Rental Housing Ordinance.

H. COMMUNICATIONS

H-1. [25-1219](#) Various Communication to the ZBA

Received and filed.

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Akmon seconded by DeVarti. On a voice vote the board voted unanimously to adjourn the meeting at 7:44 pm.

Candice Briere, Chairperson

Jon Barrett, Zoning Coordinator

/courtney manor

eComments for the Board may be left via our Legistar calendar page (column to the very right)

<http://a2gov.legistar.com/Calendar.aspx>

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>).