



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 28, 2023

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

Chari Briere called the meeting to order at 6:06 pm.

B. ROLL CALL

Chair Briere called the roll.

Others present:

Jon Barrett, Zoning Coordinator

Alexis DiLeo, City Planner (via Zoom)

Courtney Manor, City Staff

Present: 6 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Kristina A. Glusac, and Grace Whitney

Absent: 2 - Christopher Madigan, and Dharma Akmon

C. APPROVAL OF AGENDA

Chair Briere noted ZBA23-0013, 3720 Windemere Drive petitioner asked for item to be postponed to the August 23, 2023 ZBA meeting.

Chair Briere stated she would be recusing herself from ZBA23-0017; 4080 Glacier Hills Drive based on her involvement in the proposed project.

Moved by Mike Daniel seconded by Grace Whitney to approve the agenda. The agenda was unanimously approved as presented.

D. APPROVAL OF MINUTES

- D-1. **23-1057** May 24, 2023 ZBA Meeting Minutes

Attachments: May 24, 2023 ZBA Meeting Minutes.pdf

Moved by Todd Grant seconded by Dave DeVarti to approve the May 24, 2023 meeting minutes. Minutes were unanimously approved and forwarded to City Council.

E. **PUBLIC HEARINGS**

- E-1. **23-1058** **ZBA23-0013; 3720 Windemere Drive [Postponed]**

Ljubisa Mladenovic, property owner, is requesting a two-foot variance from Section 5.26.2 (3) Fences; Residential Zoning Districts to construct a 10-foot privacy fence in the rear yard. The maximum height for a fence in the rear yard is eight-feet. The subject property is zoned R1B, Single-Family Dwelling District.

Attachments: Staff Report ZBA23-0013; 3720 Windemere Dr.pdf, ZBA23-0013; 3720 Windemere Boundary Survey.pdf, ZBA23-0013; 3720 Windemere Elevation Plans.pdf, 3720 Windemere Dr Zoning Map.pdf, 3720 Windemere Dr Aerial Map.pdf, 3720 Windemere Dr Aerial Map Zoom.pdf, Earhart Knolls Barrier Approval 3720 Windemere Drive.pdf, Earhart Knolls Homeowners Assoc Email of Opposition 3720 Windemere Drive.pdf, Lloyd letter of opposition 3720 Windemere Drive.pdf, McCarren and Spires Letter of Opposition 3720 Windemere Drive.pdf, Stein and Fisher Email of Opposition 3720 Windemere Drive.pdf

PUBLIC HEARING:

Seeing no speakers, Chair Briere closed the Public Hearing.

- E-2. **23-1060** **ZBA23-0018; 1817 Abbott Avenue**

Cherie Donze, representing property owners, is requesting a variance of four feet five inches from Section 5.18.5 Averaging an Established Front Building Line to construct an approximate 110 square foot (12.5' x 8.75') addition for a primary bedroom to the west side of the existing residence. The required average front setback is 29.5 feet. The property is zoned R1D, Single-Family Residential.

Attachments: Staff Report ZBA23-0018; 1817 Abbott Ave.pdf, 1817 Abbott Survey.pdf, 1817 Abbott Site Plans 1.pdf, 1817 Abbott Site Plans 2.pdf, 1817 Abbott Site Plans 3.pdf, 1817 Abbott Ave Zoning Map.pdf, 1817 Abbott Ave Aerial Map.pdf, 1817 Abbott Ave Aerial Map Zoom.pdf,

Boyse Email of Support 1817 Abbott Avenue.pdf, Hirsch
Email of Support 1817 Abbott Avenue.pdf, Lapedis
Email of Support 1817 Abbott Avenue.pdf, Sochacki
Email of Support 1817 Abbott Avenue.pdf

APPLICANT/REPRESENTATIVE:

Cherie Donze, representing property owner, presented the proposed request.

PUBLIC HEARING:

Chris Lucido, property owner, spoke to their reasoning to go before the board with 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 Whitney in petition of ZBA23-0017;
1817 Abbott Avenue**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a four-foot five-inch variance from Section 5.18.5 Averaging an Established Front Building Line to construct a 110 square foot (12.5'x 8.75') addition to the west side of the residence. The required average front setback is 29.5 feet, the variance reduces the setback to 25 feet. The addition is to be built per the submitted plans.

On a roll call vote, the vote was as follows with the Chair declaring the request GRANTED. Vote 6-0.

Yeas: 6 - Chair Briere, DeVarti, Daniel, Grant, Glusac, and Whitney

Nays: 0

Absent: 2 - Madigan, and Councilmember Akmon

E-3. [23-1061](#) ZBA23-0017; 4080 Glacier Hills Drive

Scott Betzoldt, representing property owners, is requesting a variance from Section 5.25.3 Exterior Lighting Specifications. If granted, the developer will be

required to upgrade the existing perimeter (33 total) light poles surrounding the property and not the lighting for the entire site. The property is under review to construct four detached garages for the parking of private vehicles. The property is zoned R4B, Multiple-Family Dwelling District.

Attachments: Staff Report ZBA23-0017; 4080 Glacier Hills.pdf, Revised Site Plan 2-22-23.pdf, Architecture 2-22-23.pdf, Attachment Lighting Evaluation.pdf, 4080 Glacier Hills Dr Zoning Map.pdf, 4080 Glacier Hills Dr Aerial Map.pdf, 4080 Glacier Hills Dr Aerial Map Zoom.pdf

Chair Briere recused herself from the discussion based on her involvement with the project.

APPLICANT/REPRESENTATIVE:

Scott Betzoldt, Midwestern Consulting, presented the proposed request.

PUBLIC HEARING:

Heidi Trudell, resident, spoke to lighting safety.

Sally Oey, Ward 5, spoke to light pollution and lighting safety.

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 Kristina Glusac in petition of ZBA23-0017; 4080 Glacier Hills Drive

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance from Section 5.25.3 (A) Color Spectrum Management to allow the developer to upgrade the outdoor lighting only for the portion of the site that is being developed and the perimeter lightpoles on the circular drive around the property, rather than the entire parcel.

On a roll call vote, the vote was as follows with the Vice Chair declaring the request DENIED. Vote 4-1.

Yeas: 4 - DeVarti, Grant, Glusac, and Whitney

Nays: 1 - Daniel

Absent: 2 - Madigan, and Councilmember Akmon

Recused: 1 - Chair Briere

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

None.

H. COMMUNICATIONS

H-1 [23-1062](#) Various Communication to the ZBA

Received and Filed

I. PUBLIC COMMENT (3 minutes per speaker)

No speakers.

J. ADJOURNMENT

Moved by Whitney seconded by Grant to adjourn the meeting at 7:23 pm. Approved unanimously.

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>).

Zoning Board of Appeals meetings have transitioned to a hybrid meeting model. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed.

These include:

City Hall is mask-friendly to all guests at all times.

Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is high. Check the current level for Washtenaw County through the CDC's website [here](#).

Please do not attend if you are sick for any reason, including having symptoms or a diagnosis of COVID-19, or have recently been in close contact with someone with COVID-19. Several other attendance options are available when you are sick or in quarantine, or simply for your convenience.