



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, February 28, 2024

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**

Char Briere called the meeting to order at 6:05 pm.

B. **ROLL CALL**

Chair Briere called the roll.

Others present:

Jon Barrett, Zoning Coordinator

Present: 8 - Candice Briere, Michael B. Daniel, Todd Grant, Christopher Madigan, Kristina A. Glusac, Dharma Akmon, Grace Whitney, and Sadira Clarke

Absent: 1 - David DeVarti

C. **APPROVAL OF AGENDA**

Moved by Mike Daniel seconded by Todd Grant. On a voice vote, the agenda was approved unanimously.

D. **APPROVAL OF MINUTES**

D-1. **24-0227** January 24, 2024 ZBA Meeting Minutes

Attachments: January 24, 2024 ZBA Meeting Minutes.pdf

Moved by Chris Madigan seconded by Kristina Glusac to approve the January 24, 2024 meeting minutes. Minutes were unanimously approved as presented and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. 24-0228 ZBA24-0001; 1294 Jewett Avenue

Jeffrey Wynes, property owner, is seeking a variance of 63 square feet from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts, Lot Area Minimum. The property is zoned R1B, Single-Family Residential, and is 19,937 square feet. Parcels in the R1B district require a minimum lot area of 10,000 square feet. The variance, if granted, will allow for approval of a Land Division and the creation of one 9,937 square foot parcel and one 10,000 square feet parcel.

Attachments: Staff Report ZBA24-0001; 1294 Jewett Avenue.pdf, ZBA24-0001; 1294 Jewett Avenue Survey.pdf, 1294 Jewett Ave Aerial Map.pdf, 1294 Jewett Ave Aerial Map Zoom.pdf, 1294 Jewett Ave Zoning Map.pdf

Chair Briere noted item is postponed until the March meeting.

PUBLIC HEARING:

Seeing no speakers Chair Briere closed the Public Hearing.

E-2. 24-0229 ZBA-24-0002; 1960 Ivywood Drive

Robert Clark, representing the property owner, is seeking a variance of 12 feet one inch from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts. The variance, if granted, will allow for a new enclosed glass sunroom addition in the rear yard of the parcel. The new addition is 19 feet by 16 feet and will be a total of approximately 304 total square feet. When finished, the sunroom will be 17.9 feet from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a 30 foot required rear setback.

Attachments: Staff Report ZBA24-0002; 1960 Ivywood Drive.pdf, Corrected Marked up survey.pdf, 1960 Ivywood Dr Zoning Map.pdf, 1960 Ivywood Dr Aerial Map.pdf, 1960 Ivywood Dr Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Robert Clark, 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 Madigan seconded by Glusac in petition of ZBA24-0002;
1960 Ivywood Drive**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 12 foot one inch variance from Chapter 55, Table 5.17-1 Single-Family Residential Zoning Districts. The required rear yard setback is 30 feet. The variance allows for a 17.9 foot rear yard setback and a new enclosed sunroom to be built. The sunroom 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 0-8.

Yeas: 0

Nays: 8 - Chair Briere, Daniel, Grant, Madigan, Glusac,
Councilmember Akmon, Whitney, and Clarke

Absent: 1 - DeVarti

E-3. [24-0230](#) **ZBA24-0005; 805 Third Street**

Martin Clarke, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to allow an alteration to a nonconforming structure. The owners are proposing an approximate 460 square foot one-story addition with a walk-out basement below to the rear of the existing home. The addition will maintain the same 5.2 foot side yard setback. The property is zoned R4B, Multiple-Family Dwelling District and has a 12 foot required side yard setback.

Attachments: Staff Report ZBA24-0005; 805 Third Street.pdf,
ZBA24-0005; 805 Third Street Survey.pdf,
240108_Janssens_SD_Elevations.pdf, 805 Third St

Zoning Map.pdf, 805 Third St Aerial Map.pdf, 805 Third St Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Adam Wilbanks, 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 Madigan seconded Grace Whitney by in petition of ZBA24-0005; 805 Third Street

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming -Structure to allow construction of an approximate 460 square foot one-story addition with a walk-out basement below to the rear of the existing home. The addition will maintain the same 5.2 foot side yard setback as the existing structure. 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 motion carried. Vote 8-0.

Yeas: 8 - Chair Briere, Daniel, Grant, Madigan, Glusac, Councilmember Akmon, Whitney, and Clarke

Nays: 0

Absent: 1 - DeVarti

E-4. [24-0231](#) ZBA24-0004; 1125 Fair Oaks Parkway

Scott Crandall, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to allow an alteration to a nonconforming structure. The owners are proposing an approximate 210 square foot screened porch addition to the side of the existing nonconforming residence. The addition will not encroach further into the

required rear yard. The property is zoned R1B, Single-Family Residential and has a 40 foot required rear yard setback.

Attachments: Staff Report ZBA24-0004; 1125 Fair Oaks Pkwy.pdf, MI73-110 Boundary Survey 240123.pdf, MI73-002 ZBA Set Elevations 240109.pdf, 1125 Fair Oaks Pkwy Zoning Map.pdf, 1125 Fair Oaks Pkwy Aerial Map.pdf, 1125 Fair Oaks Pkwy Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Timothy Risk, 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 Madigan seconded by Glusac in petition of ZBA24-0004;
1125 Fair Oaks Parkway**

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming -Structure to allow construction of an approximate 210 square foot screened porch addition to the side of the nonconforming residence. The screened room addition will not encroach further into the required rear yard setback. 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 motion carried. Vote 8-0.

Yeas: 8 - Chair Briere, Daniel, Grant, Madigan, Glusac, Councilmember Akmon, Whitney, and Clarke

Nays: 0

Absent: 1 - DeVarti

F. UNFINISHED BUSINESS

F-1. [24-0232](#) 2024 Calendar Review

Attachments: 2024 ZBA Meeting Calendar Schedule Clerks For Posting.pdf

The board discussed the April meeting and whether the meeting should be cancelled due to a scheduling conflict or if the meeting should be held in the basement of City Hall.

The April meeting will remain as scheduled in the basement of City Hall.

G. **NEW BUSINESS**

None.

H. **COMMUNICATIONS**

H-1. [24-0233](#) Various Communication to the ZBA

Attachments: Garland email of support ZBA24-0002;1960 Ivywood Drive.pdf, Neighbor Support Letters for ZBA24-0004; 1125 Fair Oaks Pkwy.pdf

Received and filed.

I. **PUBLIC COMMENT (3 minutes per speaker)**

Seeing no speakers Chair Briere closed the Public Comment.

H. **COMMUNICATION**

Councilmember Akmon provided a Council update from last meeting:

Change to the UDC about the conflicting land use buffer. Eliminated the requirement to buffer the same uses from each other. Specifically multi-family dwellings from other multi-family dwellings in the same district. Noting this allows the City to more efficiently use parcels, build in density and maintain neighborhood character.

J. **ADJOURNMENT**

Moved by Madigan seconded by Councilmember Akmon. On a

voice vote the board voted to unanimously adjourn the meeting at 7:05 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>).