



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](http://a2gov.legistar.com/Calendar.aspx)

Wednesday, May 27, 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: 6 - Candice Briere, Michael B. Daniel, Julie Weatherbee,
Patricia Laskowsky, Drew Denzin, and Roberta Sutton

Absent: 3 - David DeVarti, Kristina A. Glusac, and Dharma Akmon

Others present:

Zoning Coordinator, Jon Barrett

Zoning Coordinator, Erik Perdonik

C. **APPROVAL OF AGENDA**

**Moved by Julie Weatherbee seconded by Roberta Sutton to
approve the meeting agenda. On a voice vote the agenda was
approved unanimously.**

D. **APPROVAL OF MINUTES**

D-1. **26-0889** Zoning Board of Appeals Meeting Minutes of April 22, 2026

Attachments: Zoning Board of Appeals Meeting Minutes of April 22,
2026.pdf

Zoning Coordinator, Erik Perdonik noted that staff made a minor correction to the meeting minutes.

Moved by Mike Daniel seconded by Patty Laskowsky to approve the April 22, 2026 ZBA meeting minutes. On a voice vote the minutes were approved unanimously and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. 26-0890 ZBA26-0008; 1620 Kearney Road

Mary Hunter and Stephen Hunter, property owners, are requesting a variance of four (4) feet in height and fifty (50) percent opacity from Section 5.26.2.B, Table 5.26-1 of the Unified Development Code to permit an eight (8)-foot-tall, one-hundred (100)-percent-opaque fence within a front yard where fences shall not exceed four (4) feet in height and fifty (50) percent opacity. The subject property is a through lot fronting on both Kearney Road and Washtenaw Avenue. The subject fence would front on Washtenaw Avenue. The subject property is zoned R1B Single-Family Dwelling District.

Attachments: Staff Report - 1620 Kearney Rd.pdf, 1620 Kearney Rd Zoning Map.pdf, 1620 Kearney Rd Aerial Map.pdf, 1620 Kearney Rd Aerial Map Zoom.pdf, 2597 survey, Hunter.pdf, 100_5878.JPG, 100_5879.JPG, 100_5880.JPG, 100_5881.JPG, 100_5882.JPG

APPLICANT/REPRESENTATIVE:

Mary Hunter, 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 Mike Daniel seconded by Patty Laskowsky in petition of ZBA26-0008; 1620 Kearney Road

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a four (4)-foot and fifty (50)-percent variance from Section 5.26.2.B, Table 5.26-1 of the Unified Development Code (UDC) to permit an eight (8)-foot-tall, one-hundred (100)-percent opaque fence within a front yard along

Washtenaw Avenue where four (4) feet is the maximum height permitted and fifty (50) percent is the maximum opacity permitted.

On a roll call vote the vote was as follows with the Chair declaring the motion failed. Vote 2-4.

Yeas: 4 - Daniel, Laskowsky, Denzin, and Sutton

Nays: 2 - Chair Briere, and Weatherbee

Absent: 3 - DeVarti, Glusac, and Councilmember Akmon

E-2. [26-0891](#) ZBA26-0007; 182 Hiscock Street

Marc Rueter, representing the property owner, is requesting a required 15-foot average front setback variance from Section 5.18.5 Averaging an Established Front Building Line. If granted, the variance will allow the 40-foot average front setback to be reduced to 25 feet. The lot is currently vacant. The vacant lot has an established 40-foot average front setback based on the parcel to the west and the three parcels to the east. The property is zoned R2A, Two-Family Residential Districts.

Attachments: 182 Hiscock Staff Report.pdf, Kay 182 Hiscock ZBA.pdf, 182 Hiscock St Zoning Map.pdf, 182 Hiscock St Aerial Map Zoom.pdf, 182 Hiscock St Aerial Map.pdf, 100_5870.JPG, 100_5871.JPG, 100_5872.JPG, 100_5873.JPG, 100_5874.JPG, 100_5875.JPG, 100_5876.JPG, 100_5877.JPG

APPLICANT/REPRESENTATIVE:

Marc Rueter, representing the 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 Mike Daniel seconded by Patty Laskowsky in petition of ZBA26-0007; 182 Hiscock Street

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 15-foot average front setback variance from Section 5.18.5 Averaging an Established

Front Building Line. If granted, the variance will allow the 40-foot average front setback to be reduced to 25 feet. The property is zoned R2A, Two-Family Residential Districts.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 6-0.

Yeas: 6 - Chair Briere, Daniel, Weatherbee, Laskowsky, Denzin, and Sutton

Nays: 0

Absent: 3 - DeVarti, Glusac, and Councilmember Akmon

F. UNFINISHED BUSINESS

None at this time.

G. NEW BUSINESS

G-1. Discussion of 2026 Annual Retreat

Zoning Coordinator, Erik Perdonik noted that staff would like to host an Annual Retreat in August or September and that the Board should look for future communication from staff regarding the matter.

H. COMMUNICATIONS

H-1. [26-0892](#) Various Communication to the ZBA

Reviewed and Filed

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers at this time, Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Julie Weatherbee seconded by Mike Daniel. On a voice vote the board voted unanimously to adjourn the meeting at 6:43 pm.

Candice Briere, Chairperson

Jon Barrett, Zoning Coordinator

Brittany Alexander, Administrative Assistant

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>).