



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, December 4, 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**

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, Todd Grant, Kristina A. Glusac, Dharma Akmon, Julie Weatherbee, and Patricia Laskowsky

Absent: 1 - Drew Denzin

Others present:

Jon Barrett, Zoning Coordinator

Charlie Collins, Zoning Coordinator

C. **APPROVAL OF AGENDA**

Moved by Todd Grant seconded by Julie Weatherbee. On a voice vote the agenda was approved unanimously.

D. **APPROVAL OF MINUTES**

D-1. 24-1988 October 23, 2024 ZBA Meeting Minutes

Attachments: 10-23-2024 ZBA Meeting Minutes.pdf

Moved by Dave DeVarti seconded by Patty Laskowsky to approve the October 23, 2024 ZBA meeting minutes. Minutes were unanimously approved as presented and forwarded to City Council.

E. PUBLIC HEARINGS

Jon Barrett Zoning Coordinator introduced new employee Charlie Collins Zoning Coordinator.

E-1. 24-1997 ZBA24-0037; 630 South Ashley Street

Marc Rueter, representing the property owner, is seeking a 26 foot two inch variance from Table 5.17-4 Mixed Use Zoning District Dimensions. If the variance is granted it will allow construction of a two-story 544 square foot detached garage with accessory dwelling unit (ADU) in the rear yard. The property is zoned C2B, Business Service District and requires a minimum 30 foot rear yard setback when abutting residentially zoned property. The property is vacant with a current proposal to construct two single-family dwelling units connected by a garage. The property is within the Old West Side Historic District.

Attachments: Staff Report ZBA24-0037; 630 S Ashley St.pdf, 630 S Ashley St.Survey.pdf, Armen Cleaners 8.7 LR.pdf, 630 S Ashley St Zoning Map.pdf, 630 S Ashley St Aerial Map.pdf, 630 S Ashley St Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Marc Rueter of Ruter Architects, presented the proposed request.

PUBLIC HEARING:

Seeing no additional speakers Chair Briere closed the Public Hearing.

BOARD DISCUSSION:

The Board took into consideration the presented petition and discussed

Moved by DeVarti seconded by Weatherbbe in petition of ZBA24-0037; 630 South Ashley Street:

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals

hereby **GRANTS** a 26 foot two inch variance from Table 5.17-4 Mixed Use Zoning District Dimensions. The variance allows for the construction of a 544 square foot detached accessory building (garage) with an Accessory Dwelling Unit (ADU) above. The building is to be built three feet 10 inches from the rear lot line. The building is to be constructed per the submitted plans.

On a roll call vote the vote was as follows with Chair Briere declaring the motion carried. **Vote 8-0.**

Yeas: 8 - Chair Briere, DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, Weatherbee, and Laskowsky

Nays: 0

Absent: 1 - Denzin

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. [24-1999](#) 2025 Zoning Board of Appeals Calendar for Approval

Attachments: DRAFT 2025 ZBA Meeting Calendar for Approval.pdf

Moved by Mile Daniel seconded by Dharma Akmon that:

The Zoning Board of Appeals approve the 2025 meeting calendar.

On a voice vote the vote was as follows with Chair Briere declaring the motion carried. **Vote 8-0.**

Yeas: 8 - Chair Briere, DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, Weatherbee, and Laskowsky

Nays: 0

Absent: 1 - Denzin

G-2. [24-1998](#) Reports from Council

Councilmember Akmon reported:

At the November 2, 2024 meeting, changes to the UDC that would allow

childcare centers in more districts passed on first reading.

H. COMMUNICATIONS

- H-1. [24-2000](#) 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 Weatherbee seconded by Grant. On a voice vote the board voted to unanimously adjourn the meeting at 6:30 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>).