



# City of Ann Arbor

## Formal Minutes - Final

### Zoning Board of Appeals

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

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Wednesday, August 27, 2025

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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:** 7 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Kristina A. Glusac, Julie Weatherbee, and Patricia Laskowsky

**Absent:** 2 - Dharma Akmon, and Drew Denzin

*Others present:*  
*Zoning Coordinator Jon Barrett*

**C. APPROVAL OF AGENDA**

**Moved by Todd Grant seconded by Dave DeVarti. On a voice vote the agenda was approved unanimously.**

**D. APPROVAL OF MINUTES**

**D-1. 25-1510** July 23, 2025 ZBA Meeting Minutes

**Attachments:** July 23, 2025 ZBA Meeting Minutes.pdf

**Moved by Julie Weatherbee seconded by DeVarti to approve the July 23, 2025 ZBA meeting minutes. Minutes were approved unanimously and forwarded to City Council.**

**E. PUBLIC HEARINGS**

**E-1. 25-1511 ZBA25-0020; 470 Huron Parkway**

Stephanie Chen, property owner, is requesting a two-foot height and 50 percent opacity variance from Table 5.26-1 Height and Opacity Standards for Fences. The owners are seeking to install a new six-foot tall full privacy fence that will be 35 linear feet in length in the front yard. The maximum height and opacity for a fence in the front yard in a residential district is four feet tall and 50% opacity. The property is zoned R1B, Single-Family Residential.

**Attachments:** Staff Report ZBA25-0020; 470 Huron Pkwy.pdf, ZBA25-0020; 470 Huron Parkway Boundary Survey.pdf, 470 Huron Pkwy Zoning Map.pdf, 470 Huron Pkwy Aerial Map Zoom.pdf, 470 Huron Pkwy Aerial Map.pdf

***APPLICANT/REPRESENTATIVE:***

*Stephanie and Kevin Chen, 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 Grant in petition of ZBA25-0020; 470 Huron Parkway**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of two feet in height and 50 percent opacity variance from Table 5.26-1 Height and Opacity Standards for Fences. The owners are seeking to install a new six-foot tall full privacy fence that will be 35 linear feet in length in the front yard. The fence 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 5-2.**

**Yeas:** 5 - Chair Briere, DeVarti, Daniel, Grant, and Laskowsky

**Nays:** 2 - Glusac, and Weatherbee

**Absent:** 2 - Councilmember Akmon, and Denzin

**F. UNFINISHED BUSINESS**

*None.*

**G. NEW BUSINESS**

**G-1. [25-1512](#) Reports from Council**

*None.*

**H. COMMUNICATIONS**

**H-1. [25-1513](#) Various Communication to the ZBA**

**Attachments:** Cowen Support for zoning variance at 470 Huron Pkwy.pdf, Gordon Letter of Opposition for variance.pdf, Letter of support for fence variance.pdf, Ruan Letter of support for variance application (470 Huron Pkwy).pdf, Textley ZBA25-0020 470 Huron Pkwy.pdf, Alan ZBA25-0020 470 Huron Parkway.pdf, Bennett A2 - Public Hearing 8.27.25 - 470 Huron Parkway.pdf, Westphal ZBA250020 470 Huron Parkway opposition.pdf

*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 Patty Laskowsky. On a voice vote the board voted unanimously to adjourn the meeting at 6:55 pm.**

Candice Briere, Chairperson  
Jon Barrett, Zoning Coordinator  
/courtney manor

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](mailto: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> ).