



City of Ann Arbor
Formal Minutes
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, October 27, 2021

6:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 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 6:05 PM

B ROLL CALL

Chair Briere called the roll.

Others present:

*Jon Barrett, City of Ann Arbor Zoning Coordinator
Kristen Vander Lugt, City of Ann Arbor Planning Staff*

All Board members attended the meeting electronically from Ann Arbor MI, with the exception of Charlotte Wilson who attended electronically from San Diego, California.

Present: 8 - Candice Briere, David DeVarti, Nicole Eisenmann, Todd Grant, Charlotte Wilson, Elizabeth Nelson, Chris Fraleigh, and Julia Goode

Absent: 1 - Michael B. Daniel

C APPROVAL OF AGENDA

Moved by DeVarti, seconded by Goode, approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [21-1872](#) Minutes of the September 22, 2021 ZBA Meeting

Attachments: 9-22-2021 ZBA Minutes.pdf

Moved by Fraleigh, seconded by Grant, approved unanimously as presented and forwarded to the City Council.

E PUBLIC HEARINGS

- E-1** **21-1873** ZBA21-035; 719 Oakland Avenue
Dan Jones, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to convert the existing basement to habitable space. The residence is currently a nonconforming three-story three-unit rental property with a total of 10 bedrooms. The petitioner is seeking to increase the number of bedrooms to 15 while maintaining the number of units to three. The property is nonconforming for lot area, lot width and required setbacks. The property is zoned R4C, Multiple-Family Residential District.

Attachments: ZBA21-035; 719 Oakland Ave Staff Report w Attachments.pdf

Daniel Jones, property owner, and Sarah Rowse, Architect, presented the proposed request.

Public Hearing:

Seeing no callers, Chair Briere closed the Public Hearing.

Moved by DeVarti, seconded by Fraleigh, in Petition ZBA21-035; 719 Oakland Avenue: Alteration to a Nonconforming Structure:

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to convert the existing basement to habitable space. Upon completion, the basement will be a four- bedroom two- bathroom unit. The interior alterations are to be built per the submitted plans.

On a roll call vote, the vote was as follows with the Chair declaring the request granted.

Yeas: 8 - Chair Briere, DeVarti, Eisenmann, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 0

Absent: 1 - Daniel

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

H-1 [21-1874](#) Various Communication to the ZBA

Received and Filed

I PUBLIC COMMENT

No callers.

J ADJOURNMENT

Unanimously adjourned at 6:29 PM