



City of Ann Arbor

Meeting 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, August 24, 2022

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

Members of the public can attend this meeting in person, through the webinar link, or by phone. Both the phone number and weblink are available below:

For phone access, please call 877-853-5247 and Enter Meeting ID: 938 1648 1007

For access via zoom, please click this URL to join:

<https://a2gov.zoom.us/j/93816481007?pwd=Tm1abDFtRnJ3SXZ0L2FvMWNBMIh6dz09>

Passcode: 070269

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live, and recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>.

The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150.

A **CALL TO ORDER**

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

B **ROLL CALL**

Chair Briere called the roll

Others present:

Matt Kowalski, City Planner

Courtney Manor, City Staff

Present: 7 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Elizabeth Nelson, Julia Goode, and Kristina A. Glusac

Absent: 2 - Chris Fraleigh, and Christopher Madigan

C **APPROVAL OF AGENDA**

Moved by Julia Goode, Seconded by Mike Daniel.

D **APPROVAL OF MINUTES**

Attachments: July 27 2022 ZBA Formal Minutes.pdf

Moved by Daniel, Seconded by Goode, to approve the July 27, 2022 meeting minutes. Minutes were unanimously approved as presented and forwarded to City Council.

E **PUBLIC HEARINGS**

Attachments: Staff Report ZBA22-2105; 611 Ironwood.pdf, 611 Ironwood Dr Zoning Map.pdf, 611 Ironwood Dr Aerial Map.pdf, 611 Ironwood Dr Aerial Map Zoom.pdf, Communication in support of 611 Ironwood Dr.pdf

Moved by Dave DeVarti Seconded by Todd Grant in petition of ZBA22-2015; 611 Ironwood Drive.

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby grants a two foot 50% opacity fence variance from Chapter 55 Unified Development Code Section 5.26 Fences. The applicant is proposing allow a 6 foot 100% opaque fence to remain in the front open space along Dexter Road.

ZBA22-2015; 611 Ironwood Drive
Dana and Samuel Robinson, property owners are requesting relief from Section 5.26 Fences, to allow an existing six foot high, 100% opaque fence to remain in the front open space along Dexter Avenue. The property is zoned R1C, Single-Family Dwelling District.

APPLICANT/REPRESENTATIVE:

Dana and Samuel Robinson, property owners, presented the proposed request.

PUBLIC HEARING:

Seeing no speakers, Chair Briere closed the public hearing.

On a roll call vote the vote was as follows with Chair Briere declaring the request DENIED. Vote 1-6.

Yeas: 1 - Chair Briere

Nays: 6 - DeVarti, Daniel, Grant, Councilmember Nelson, Goode, and Glusac

Absent: 2 - Fraleigh, and Madigan

ZBA22-2015; 611 Ironwood Drive

Dana and Samuel Robinson, property owners are requesting relief from Section 5.26 Fences, to allow an existing six foot high, 100% opaque fence to remain in the front open space along Dexter Avenue. The property is zoned R1C, Single-Family Dwelling District.

BOARD DISCUSSION:

The Board took into consideration the presented request and discussed the matter. Chair Briere and Member DeVarti discussed if property fenced area is considered front or rear yard.

ZBA22-2016; 700 Barton Drive [Public Hearing Only]

Rodger Bowser, property owner, is requesting a variance from Section 5-17-1 of 4 feet 9 inches from the required front setback of 25 feet for the construction of a detached single-car garage. The property is zoned R1C, Single-Family Dwelling District.

Attachments: Staff Report ZBA22-2019; 1115 Fountain St.pdf, 1115 Fountain St Zoning Map.pdf, 1115 Fountain St Aerial Map.pdf, 1115 Fountain St Aerial Map Zoom.pdf, Communication in support of 1115 Fountain.pdf, 1115 Fountain Street communication in support.pdf

MOTION I

**Moved by DeVarti Seconded by Grant in petition of ZBA 22-2019;
1115 Fountain Street**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby grants a four-foot nine inch rear yard setback variance from Chapter 55 Unified Development Code Table 5.17-1 Single Family District Dimensions. The applicant is proposing construction of a building addition at the rear of the residence. The addition is to be built per the submitted plans.

ZBA22-2019; 1115 Fountain Street

Anna Milanowski, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct an attached garage. A variance from Section 5-17-1 of 4 feet 9 inches from the required rear setback of 30 feet is also required. The property is zoned R1C, Single-Family Dwelling District and is nonconforming for setbacks.

APPLICANT/REPRESENTATIVE:

Kevin Adkins from Ad Room Architecture, representing the property owners, presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Chair Briere closed the public hearing.

On a roll call vote the vote was as follows with Chari Briere declaring the request APPROVED. Vote 7-0.

Yeas: 7 - Chair Briere, DeVarti, Daniel, Grant, Councilmember Nelson, Goode, and Glusac

Nays: 0

Absent: 2 - Fraleigh, and Madigan

ZBA22-2019; 1115 Fountain Street

Anna Milanowski, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct an attached garage. A variance from Section 5-17-1 of 4 feet 9 inches from the required rear setback of 30 feet is also required. The property is zoned R1C, Single-Family Dwelling District and is nonconforming for setbacks.

BOARD DISCUSSION:

Members Grant, DeVarti, Goode and Kristina Glusac expressed support for the proposed request.

MOTION II

**Moved by DeVardi seconded by Grant in petition of ZBA 22-2019;
1115 Fountain Street**

Alteration of a Non Conforming Structure.

The Zoning Board of Appeals hereby grants relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow construction of an addition that will be attached to an existing dwelling at the rear

of the property. The new construction is to be built per the submitted plans.

ZBA22-2019; 1115 Fountain Street

Anna Milanowski, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct an attached garage. A variance from Section 5-17-1 of 4 feet 9 inches from the required rear setback of 30 feet is also required. The property is zoned R1C, Single-Family Dwelling District and is nonconforming for setbacks.

APPLICANT/REPRESENTATIVE:

Kevin Adkins from Ad Room Architecture, representing the property owners, presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Chair Briere closed the public hearing.

On a roll call vote the vote was as follows with Chari Briere declaring the request APPROVED. Vote 7-0.

Yeas: 7 - Chair Briere, DeVarti, Daniel, Grant, Councilmember Nelson, Goode, and Glusac

Nays: 0

Absent: 2 - Fraleigh, and Madigan

ZBA22-2019; 1115 Fountain Street

Anna Milanowski, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct an attached garage. A variance from Section 5-17-1 of 4 feet 9 inches from the required rear setback of 30 feet is also required. The property is zoned R1C, Single-Family Dwelling District and is nonconforming for setbacks.

BOARD DISCUSSION:

Members Grant, DeVarti, Goode and Kristina Glusac expressed support for the proposed request.

Application Withdrawn.

ZBA22-2009; 107 Valhalla Drive (Postponed from July ZBA meeting)
(Public Hearing Only)

McIntosh Poris Associates is requesting a variance from Section 5.19.1 (A) Parking Standards Applicability. A variance of 99 vehicle parking spaces for this multi-family housing development. Proposed vehicular parking

reduction: parking ratio of 1.28 parking spaces per unit (576 spaces) proposed versus 1.5 parking spaces per unit (675 spaces) required by Chapter 55, Unified Development Code.

Item was withdrawn due to Zoning code amendments approved by City Council after public notice was sent out.

PUBLIC HEARING:

Seeing no speakers, Chair Briere closed the public hearing.

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

Attachments: Support of Ironwood Dr.pdf

Received and Filed

Various Communication to the ZBA

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

No Speakers.

J ADJOURNMENT

Moved Goode Seconded DeVarti to adjourn the meeting at 7:06 pm

Candice Briere, Chairperson

Matt Kowalski, City Planner
/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>). Zoning Board of Appeals meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to view and participate in public meetings remotely due to the high COVID-19 transmission rate in Washtenaw County. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment, City Council has established a regulation that all in-person attendees at meetings are required to wear a mask. See the Mask Requirement signage that is posted throughout City Hall. The City of Ann Arbor has existing COVID-19 safety rules that are required of visitors entering city facilities. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Required in Council Chambers. Masks are available at the guest services desk in the lobby of Larcom City Hall.

Physical Distancing - Individuals should be physically distanced from one another at least 6 feet.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.