



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, July 26, 2023

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

A. CALL TO ORDER

Vice Chair Grant called the meeting to order at 6:14 pm.

B. ROLL CALL

Vice Chair Grant called the roll. Due to lack of quorum the meeting was adjourned.

Others present:

Jon Barrett, Zoning Coordinator

Jill Thacher, City Planner

Courtney Manor, City Staff

Present: 4 - David DeVarti, Todd Grant, Kristina A. Glusac, and Dharma Akmon

Absent: 4 - Candice Briere, Michael B. Daniel, Christopher Madigan, and Grace Whitney

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

D-1. [23-1195](#) June 28, 2023 ZBA Meeting Minutes

Attachments: June 28, 2023 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [23-1196](#) **ZBA23-0019; 3380 Nixon Road**

Scott Betzoldt PE Midwestern Consulting, representing property owners, is requesting a 7.08 foot variance from Table 5.17.3 (B) Multiple-Family Residential Zoning District Dimensions. The owners are proposing construction of a new building in the northern section of the existing multi-family community. The variance is for the southeast corner of the proposed building adjacent to the wetland area owned by the City of Ann Arbor. The property is zoned R4D Multiple-Family Dwelling District and requires a 25 foot side yard setback.

Attachments: Staff Report ZBA23-0019; 3380 Nixon Road.pdf, 3380 Nixon Road Boundary Survey.pdf, 3380 Nixon Rd Zoning Map.pdf, 3380 Nixon Rd Aerial Map.pdf, 3380 Nixon Rd Aerial Map Zoom.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

H. COMMUNICATIONS

H-1. [23-1197](#) Various Communication to the ZBA

I. PUBLIC COMMENT (3 minutes per speaker)

J. ADJOURNMENT

**Due to lack of quorum the meeting was adjourned at 6:16 pm.
Approved unanimously.**

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>).

Zoning

Board of Appeals meetings have transitioned to a hybrid meeting model. 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, 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 - Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is HIGH. Check the current level for Washtenaw County through the CDC's website.

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.