



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, October 22, 2025

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: 7 - Candice Briere, David DeVarti, Kristina A. Glusac,
Dharma Akmon, Julie Weatherbee, Patricia Laskowsky,
and Drew Denzin

Absent: 1 - Michael B. Daniel

Others present:

Zoning Coordinator Jon Barrett

Senior Planner Julia Shake

Administrative Assistant Courtney Manor

C. APPROVAL OF AGENDA

*Chair Briere noted ZBA25-0024; 2201 Lafayette Road requested item be
postponed to the Wednesday, December 3, 2025 ZBA meeting.*

**Moved by Julie Weatherbee seconded by Patty Laskowsky to
approve the meeting agenda. On a voice vote the agenda was
approved unanimously.**

D. APPROVAL OF MINUTES

D-1. 25-1728 September 24, 2025 ZBA Meeting Minutes

Attachments: September 24, 2025 ZBA Meeting Minutes.pdf

Moved by Dharma Akmon seconded by Weatherbee to approve the September 24, 2025 ZBA meeting minutes. On a voice vote the minutes were approved unanimously and forwarded to City Council.

E. PUBLIC HEARINGS**E-1. [25-1730](#) ZBA25-0022; 301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street**

Brandon Cheney, representing the property owner, is requesting a height variance of 59'11" for a total proposed building height of 137'11" (including mechanical screening). Table 5.17-6 Downtown Character Overlay Zoning Districts Building Massing Standards allows for a maximum building height of 60 feet in the D2 First Street Character Overlay District. The proposed project is further identified as SP25-0014. The site is partially located in a floodplain fringe and zoned D2 Downtown Interface.

Attachments: Staff Report ZBA25-0022 315 W Huron.pdf, 315 W Huron Street Boundary Survey.pdf, 315 W Huron Street Elevation Plans.pdf, ZBA25-0022; 315 W Huron Site Plan SP25-0014.pdf, 301 and 315 W Huron St Zoning Map.pdf, 301 and 315 W Huron St Aerial Map.pdf, 301 and 315 W Huron St Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Ryan Talbot of Talbot Development and David Nims of Hobbs and Black Architects presented the proposed request.

PUBLIC HEARING:

Justin Herrick spoke in support of the proposed request.

Dan Gunning spoke in opposition of the proposed request

Seeing no additional 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 Dave DeVarti seconded by Drew Denzin in petition of ZBA25-0022; 301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 59'11" for a total proposed building height of 137'11" (including mechanical screening). Table 5.1 -6 Downtown Character Overlay Zoning Districts Building Massing Standards allows for a maximum building height of 60 feet in the D2 First Street Character Overlay District. The proposed project is further identified as SP25-0014.

On a roll call vote the vote was as follows with the Chair declaring the motion failed. Vote 2-5.

Yeas: 2 - Glusac, and Denzin

Nays: 5 - Chair Briere, DeVarti, Councilmember Akmon, Weatherbee, and Laskowsky

Absent: 1 - Daniel

E-2. [25-1731](#) ZBA25-0024; 2201 Lafayette Road

Saurabh Kumar, property owner, is requesting a variance of 5.25 feet from Table 5.17-1 Single-Family Residential Zoning District Dimensions. If granted, the variance will allow the existing 200 square-foot pergola in the side yard to remain 1.25 feet from the side lot line. The property is zoned R1A, Single-Family Residential District and requires a minimum side yard setback of seven feet.

Attachments: Staff Report ZBA25-0024; 2201 Lafayette Rd.pdf, ZBA25-0024; 2201 Lafayette Road Boundary Survey.pdf, 2201 Lafayette Rd Zoning Map.pdf, 2201 Lafayette Rd Aerial Map.pdf, 2201 Lafayette Rd Aerial Map Zoom.pdf

ZBA25-0024; 2201 Lafayette Road postponed to the Wednesday, December 3, 2025 ZBA meeting.

E-3. [25-1733](#) ZBA25-0023; 924 Woodlawn Avenue

Darren Millman, property owner, is requesting a variance of 400 square feet from Table 5.17-2 Two-Family Residential Zoning District Dimensions. If granted, the variance will allow the construction of a duplex to an existing single-family residence. The subject property is 4,600 square feet in area. The property is zoned R2A, Two-Family Dwelling District and requires a

minimum lot area of 5,000 square feet.

Attachments: Staff Report ZBA25-0023; 924 Woodlawn Ave.pdf, ZBA25-0023; 924 Woodlawn Avenue Boundary Survey.pdf, 924 Woodlawn Ave Zoning Map.pdf, 924 Woodlawn Ave Aerial Map Zoom.pdf, 924 Woodlawn Ave Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

Darren Millman, 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 Akmon in petition of ZBA25-0023; 924 Woodlawn Avenue:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 400 square feet from Table 5.17-2 Two-Family Residential Zoning District Dimensions. If granted, the variance will allow the construction of a duplex to an existing single-family residence. The subject property is 4,600 square feet in area. The duplex is to be built according to the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 7-0.

Yeas: 7 - Chair Briere, DeVarti, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

Nays: 0

Absent: 1 - Daniel

E-4. 25-1734 ZBA25-0032; 520 Soule Boulevard

Theresa Angelini, representing the property owner, is requesting a variance of 179.6 square feet from Section 5.16.6 (D) Accessory Uses and Structures. If granted, the variance will allow a two-story detached garage with an Accessory Dwelling Unit (ADU) above to exceed the allowable 35%

rear open space requirement for accessory buildings and structures. The maximum allowed building footprint in the rear open space on this corner lot is 241 square feet. The proposed two-story garage (AD) will have a footprint of 420.6 square feet. The property is zoned is zoned R1D, Single-Family Residential.

Attachments: Staff Report ZBA25-032; 520 Soule Boulevard.pdf, ZBA25-0032; 520 Soule Boulevard Boundary Survey.pdf, ZBA25-0032; 520 Soule Boulevard Elevation Plans.pdf, 520 Soule Blvd Zoning Map.pdf, 520 Soule Blvd Aerial Map Zoom.pdf, 520 Soule Blvd Aerial Map.pdf, 520 Soule Blvd ZBA Variance Request.pdf

PROJECT PRESENTATION:

Rob Davis of Angelini and Associates Architects presented the proposed request.

PUBLIC HEARING:

Gregg Crane, 1404 Wakefield Avenue, spoke in opposition to the proposed request.

Leslie Ford, 1404 Wakefield Avenue, spoke in opposition to the proposed request.

Seeing no additional 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 Denzin in petition of ZBA25-0032; 520 Soule Boulevard:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 179.6 square feet from Section 5.16.6 (D) Accessory Uses and Structures. If granted, the variance will allow a two-story detached garage with an Accessory Dwelling Unit (ADU) above to exceed the allowable 35% rear open space requirement for accessory buildings and structures. The maximum allowed building footprint in the rear open space on this corner lot is 241 square feet. The proposed two-story garage (ADU) will have a footprint of 420.6 square feet in the rear open space.

On a roll call vote the vote was as follows with the Chair declaring the motion denied. Vote 0-7.

Yeas: 0

Nays: 7 - Chair Briere, DeVarti, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

Absent: 1 - Daniel

E-5. 25-1735 ZBA25-0025; 601 Mary Court

David Lewis, representing the property owner, is requesting a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 2,308 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0025; 601 Mary Court.pdf,
ZBA25-0025; 601 Mary Court Boundary Survey.pdf,
ZBA25-0025; 601 Mary Court Elevation Plans.pdf, 601
Mary Ct Zoning Map.pdf, 601 Mary Ct Aerial Map
Zoom.pdf, 601 Mary Ct Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

David Lewis of Lewis Greenspoon Architects, presented the proposed request.

PUBLIC HEARING:

Dahlia Gottlieb, 608 Mary Court, spoke in opposition to the proposed request.

Ally Bazarian, 606 Mary Court, spoke in opposition to the proposed request.

Jacqueline Blundermann, 608 Mary Court, spoke in opposition to the proposed request.

Frankie, 608 Mary Court, spoke in opposition to the proposed request.

Lily Gottlieb, 608 Mary Court, spoke in opposition to the proposed

request.

Arunima Paul, 604 Mary Court, spoke in opposition to the proposed request.

Samantha Paris, 604 Mary Court, spoke in opposition to the proposed request.

Katelynn Luton, 604 Mary Court, spoke in opposition to the proposed request.

Elodie Malherbe, 603 Mary Court, spoke in opposition to the proposed request.

Roman Smith, 602 Mary Court, spoke in opposition to the proposed request.

Seeing no additional 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 Denzin in petition of ZBA25-0025;
601 Mary Court:**

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 2,308 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The new residence is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion denied. Vote 2-5.

Yeas: 2 - Glusac, and Councilmember Akmon

Nays: 5 - Chair Briere, DeVarti, Weatherbee, Laskowsky, and Denzin

Absent: 1 - Daniel

E-6. 25-1736 ZBA25-0026; 603 Mary Court

David Lewis, representing the property owner, is requesting a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 1,981 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0026; 603 Mary Court.pdf,
ZBA25-0026; 603 Mary Court Boundary Survey.pdf,
ZBA25-0026; 603 Mary Court Elevation Plans.pdf, 603
Mary Ct Zoning Map.pdf, 603 Mary Ct Aerial Map
Zoom.pdf, 603 Mary Ct Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

David Lewis of Lewis Greenspoon Architects, representing 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 Denzin in petition of ZBA25-0026; 603 Mary Court:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 2,308 square

foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The new residence is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion denied. Vote 2-5.

Yeas: 2 - Glusac, and Councilmember Akmon

Nays: 5 - Chair Briere, DeVarti, Weatherbee, Laskowsky, and Denzin

Absent: 1 - Daniel

E-7. 25-1737 ZBA25-0027; 604 Mary Court

David Lewis, representing the property owner, is requesting a variance of 20 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 10 feet from the rear lot line. The 1,981 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0027; 604 Mary Court.pdf,
ZBA25-0027; 604 Mary Court Boundary Survey.pdf,
ZBA25-0027; 604 Mary Court Elevation Survey.pdf, 604
Mary Ct Zoning Map.pdf, 604 Mary Ct Aerial Map
Zoom.pdf, 604 Mary Ct Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

David Lewis of Lewis Greenspoon Architects, representing 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 Kristina Glusac in petition of

ZBA25-0027; 604 Mary Court:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby **GRANTS** a variance of 20 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 2,308 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The new residence is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion denied. **Vote 2-5.**

Yeas: 2 - Glusac, and Councilmember Akmon

Nays: 5 - Chair Briere, DeVarti, Weatherbee, Laskowsky, and Denzin

Absent: 1 - Daniel

E-8. [25-1738](#) **ZBA25-0028; 605 Mary Court**

David Lewis, representing the property owner, is requesting a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 1,981 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0028; 605 Mary Court.pdf,
ZBA25-0028; 605 Mary Court Boundary Survey.pdf,
ZBA25-0028; 605 Mary Court Elevation Plans.pdf, 605
Mary Ct Zoning Map.pdf, 605 Mary Ct Aerial Map
Zoom.pdf, 605 Mary Ct Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

David Lewis of Lewis Greenspoon Architects, representing 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 Denzin in petition of ZBA25-0028;
605 Mary Court**

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 2,308 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The new residence is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion denied.

Yeas: 2 - Glusac, and Councilmember Akmon

Nays: 5 - Chair Briere, DeVarti, Weatherbee, Laskowsky, and Denzin

Absent: 1 - Daniel

E-9. [25-1739](#) **ZBA25-0029; 606 Mary Court**

David Lewis, representing the property owner, is requesting a variance of 20 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 10 feet from the rear lot line. The 1,981 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0029; 606 Mary Court.pdf,
ZBA25-0029; 606 Mary Court Boundary Survey.pdf,
ZBA25-0029; 606 Mary Court Elevation Plans.pdf, 606

Mary Ct Zoning Map.pdf, 606 Mary Ct Aerial Map
Zoom.pdf, 606 Mary Ct Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

David Lewis of Lewis Greenspoon Architects, representing 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 Laskowsky in petition of
ZBA25-0029; 606 Mary Court:**

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 20 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. The 2,308 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The new residence is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion denied. Vote 2-5.

Yeas: 2 - Glusac, and Councilmember Akmon

Nays: 5 - Chair Briere, DeVarti, Weatherbee, Laskowsky, and Denzin

Absent: 1 - Daniel

E-10. 25-1740 ZBA25-0030; 607 Mary Court

David Lewis, representing the property owner, is requesting a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. A one-foot side yard setback

variance on the alley side (east) of the property is also being requested. The 1,915 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0030; 607 Mary Court.pdf, ZBA25-0030; 607 Mary Court Boundary Survey.pdf, ZBA25-0030; 607 Mary Court Elevation Plans.pdf, 607 Mary Ct Zoning Map.pdf, 607 Mary Ct Aerial Map Zoom.pdf, 607 Mary Ct Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

David Lewis of Lewis Greenspoon Architects, representing 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 Glusac in petition of ZBA25-0030; 607 Mary Court:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 18 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located 12 feet from the rear lot line. A one-foot side yard setback variance on the alley side (east) of the property is also being requested. The 1,915 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The new residence is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion denied. Vote 2-5.

Yeas: 2 - Glusac, and Councilmember Akmon

Nays: 5 - Chair Briere, DeVarti, Weatherbee, Laskowsky, and Denzin

Absent: 1 - Daniel

E-11. [25-1741](#) **ZBA25-0031; 608 Mary Court**

David Lewis, representing the property owner, is requesting a variance of 26 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom dwelling to be located four feet from the rear lot line. A one-foot side yard setback variance on the alley side (east) of the property is also being requested. The 1,741 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The property is zoned R4C, Multiple-Family Dwelling District. The nonconforming lot is permitted to use the R1C district dimensions per Section 5.32.3 Nonconforming Lot of the Unified Development Code (UDC).

Attachments: Staff Report ZBA25-0031; 608 Mary Court.pdf,
 ZBA25-0031; 608 Mary Court Boundary Survey.pdf,
 ZBA25-0031; 608 Mary Court Elevation Plans.pdf, 608
 Mary Ct Zoning Map.pdf, 608 Mary Ct Aerial Map
 Zoom.pdf, 608 Mary Ct Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

David Lewis of Lewis Greenspoon Architects, representing 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 Akmon in petition of ZBA25-0031; 608 Mary Court:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 26 feet from Section Table 5.17-1 Single-Family Residential Dwelling Districts. If granted, the variance will allow the existing residence to be demolished and construction of a new three-story six-bedroom

dwelling to be located four feet from the rear lot line. A one-foot side yard setback variance on the alley side (east) of the property is also being requested. The 1,741 square foot nonconforming parcel does not meet the minimum 8,500 square foot lot requirement for the district. The new residence is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion denied. Vote 2-5.

Yeas: 2 - Glusac, and Councilmember Akmon

Nays: 5 - Chair Briere, DeVarti, Weatherbee, Laskowsky, and Denzin

Absent: 1 - Daniel

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. [25-1742](#) Reports from Council

Councilmember Akmon reported at the Monday, October 20, 2025 City Council meeting:

Rezoning of 2525 Ann Arbor Saline Road passed on second reading.

The Comprehensive Plan is in the it's 63 day mandatory public review period.

H. COMMUNICATIONS

H-1. [25-1743](#) Various Communication to the ZBA

Attachments: 1. Brinster 2201 Lafayette ZBA Letter.pdf, 2. Cauty Opposition to Proposal to Demolish Mary Court Homes.pdf, 3. Gottlieb D Notice of Public Hearing Commentary.pdf, 4. Gottlieb L Notice of Public Hearing Commentary.pdf, 5. Gottlieb Notice of Public Hearing Commentary.pdf, 6. Harp Patrell-Fazio garage rebuild.pdf, 7. Herrick ZBA Letter 315 West Huron Street.pdf, 8. Kahn

Atrium building location height variance.pdf, 9. Kilpatrick Voicing support for ZBA25-0022.pdf, 10. Makosky Protect Mary Court Housing.pdf, 11. Narayan ZBA Letter 315 West Huron Street.pdf, 12. Paul Mary Ct - Notice of Public Hearing Commentary.pdf, 13. Saint Support for 2201 Lafayette.pdf, 14. Wixson 2201 Lafayette request for variance.pdf, Carreathers Notice of Public Hearing - Mary Court.pdf, Cornillie Mary Ct - Notice of Public Hearing Commentary.pdf, Ford Written comments for 1 22 25 ZBA hearing regarding 520 Soule Blvd..pdf, Gilbert Mary Ct Notice of Public Hearing - Commentary.pdf, Luton Notice of Public Hearing Commentary.pdf, Malherbe Mary Court-Public Hearing Commentary.pdf, Paris Opposition to Mary Court Demolition – UofM Student Samantha Paris.pdf, Parzuhoski Objection to ZBA25-0032; 520 Soule Boulevard.pdf

Received and Filed

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Akmon seconded by Laskowsky. On a voice vote the board voted unanimously to adjourn the meeting at 8:58 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 ; 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>).