



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, March 26, 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 6:01 pm.

B. **ROLL CALL**

Chair Briere called the roll.

Present: 5 - Candice Briere, Todd Grant, Kristina A. Glusac, Julie Weatherbee, and Patricia Laskowsky

Absent: 4 - David DeVarti, Michael B. Daniel, Dharma Akmon, and Drew Denzin

Others present:

Jon Barrett, Zoning Coordinator

Charlie Collins, Zoning Coordinator

C. **APPROVAL OF AGENDA**

Moved by Todd Grant seconded by Patty Laskowsky. On a voice vote the agenda was approved unanimously.

D. **APPROVAL OF MINUTES**

D-1. 25-0579 February 26, 2025 ZBA Meeting Minutes

Attachments: February 26, 2025 ZBA Meeting Minutes.pdf

Moved by Julie Weatherbee seconded by Grant to approve the February 26, 2025 ZBA meeting minutes. Minutes were approved unanimously and forwarded to City Council.

E. PUBLIC HEARINGS

ROLL CALL

Dave DeVarti entered the meeting at 6:08 pm.

Present: 6 - Candice Briere, David DeVarti, Todd Grant, Kristina A. Glusac, Julie Weatherbee, and Patricia Laskowsky

Absent: 3 - Michael B. Daniel, Dharma Akmon, and Drew Denzin

E-1. 25-0581 ZBA25-0002; 2915 Boardwalk Drive (Postponed from February)

James Johnson, representing property owner, is seeking a nine-foot variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs. The applicant is replacing two existing nonconforming signs and installing two new signs at 29 feet in height. The maximum allowable height for the building is 20 feet. The property is zoned TC1 Transit Corridor.

Attachments: Staff Report ZBA25-0002; 2915 Boardwalk Drive.pdf, Site Boundary.pdf, KB2-60845_Grainger_Ann Arbor 236_MI_USA (1).pdf, 2915 Boardwalk Dr Zoning Map.pdf, 2915 Boardwalk Dr Aerial Map.pdf, 2915 Boardwalk Dr Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Will Johnson, 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 Grant in petition of ZBA25-0002; 2915 Boardwalk Drive

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of nine feet to allow two wall signs to

be installed at a height of 29 feet. Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs requires a maximum height of 20 feet for wall signs on buildings less than 45 feet in height. The signs are to be installed per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion denied. Vote 4-2.

Yeas: 4 - Chair Briere, Glusac, Weatherbee, and Laskowsky

Nays: 2 - DeVarti, and Grant

Absent: 3 - Daniel, Councilmember Akmon, and Denzin

E-2. [25-0582](#) ZBA25-0006; 3755 Washtenaw Avenue

Patrick Stieber, representing property owner, is seeking a seven-foot variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent Signs. The applicant is installing a new sign that will be 27 feet in height. The maximum allowable height for the building is 20 feet. The property is zoned TC1 Transit Corridor.

Attachments: Staff Report ZBA25-0006; 3755 Washtenaw Ave.pdf, Boundary Survey.pdf, 3755 Washtenaw Plans.pdf, 3755 Washtenaw Ave Zoning Map.pdf, 3755 Washtenaw Ave Aerial Map.pdf, 3755 Washtenaw Ave Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Jim Fields, 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 Dave DeVarti seconded by Grant in petition of ZBA25-0006; 3755 Washtenaw Avenue

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of seven feet to allow a wall sign to be installed at a height of 27 feet. Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning District Permanent

Signs requires a maximum height of 20 feet for wall signs on buildings less than 45 feet in height. The sign is to be installed per the submitted plans.

On a roll call vote the vote was as follows with the Chair declaring the motion denied. Vote 3-3.

Yeas: 3 - Glusac, Weatherbee, and Laskowsky

Nays: 3 - Chair Briere, DeVarti, and Grant

Absent: 3 - Daniel, Councilmember Akmon, and Denzin

E-3. [25-0584](#) ZBA25-0007; 1537 Packard Street

David Lewis, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to renovate an existing basement. The renovation will include a recreation room, bathroom, and laundry area for each unit of the duplex. The proposed construction does not include new bedrooms or kitchens. The property is zoned R4C Multiple Family Dwelling.

Attachments: Staff Report ZBA25-0007; 1537 Packard St.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 1537 Packard St Zoning Map.pdf, 1537 Packard St Aerial Map.pdf, 1537 Packard St Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

David Lewis, 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 Weatherbee in petition of ZBA25-0007; 1537 Packard Street

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow new habitable space in the basement of a nonconforming duplex. The alteration will include a recreation room, bathroom and laundry area for each unit of the duplex. The proposed construction does not include kitchens and bedrooms. The addition 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 6-0.

Yeas: 6 - Chair Briere, DeVarti, Grant, Glusac, Weatherbee, and Laskowsky

Nays: 0

Absent: 3 - Daniel, Councilmember Akmon, and Denzin

E-4. [25-0585](#) ZBA25-0008; 2103 Copley Avenue

Terrafirma Inc., representing property owner, is seeking a seven-foot five-inch variance from the required 40-foot rear yard setback. The proposed construction includes the demolition of the existing screened porch and new construction of an approximately 123 square foot screened porch in the same footprint. The property is zoned R1B Single Family Dwelling.

Attachments: Staff Report ZBA25-0008; 2103 Copley Ave.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 2103 Copley Ave Zoning Map.pdf, 2103 Copley Ave Aerial Map.pdf, 2103 Copley Ave Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Dave Silverman of Terrafirma, 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 Weatherbee in petition of ZBA25-0008; 2103 Copley Avenue

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of seven-foot five-inch from Table 5.17-1 Single-Family Residential Districts. A 40-foot rear yard setback is required in the R1B Single-Family Residential District. The variance will allow construction of a new 123 square foot screened porch to the rear of the existing nonconforming residence. The existing nonconforming screened porch will be demolished and replaced with the new porch. The addition 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 6-0.

Yeas: 6 - Chair Briere, DeVarti, Grant, Glusac, Weatherbee, and Laskowsky

Nays: 0

Absent: 3 - Daniel, Councilmember Akmon, and Denzin

E-5. [25-0586](#) ZBA25-0009; 717 Arbor Street

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, to renovate an existing two unit seven-bedroom apartment building. The proposed construction will allow new habitable space in the basement. The new construction will create two six-bedroom apartments. The property is nonconforming for lot width, area, and setbacks. The property is zoned R4C Multiple Family Dwelling.

Attachments: Staff Report ZBA25-0009; 717 Arbor St.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 717 Arbor St Zoning Map.pdf, 717 Arbor St Aerial Map.pdf, 717 Arbor St Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Rob Fowler, 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 ZBA25-0009; 717 Arbor Street

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming Structure to renovate an existing two unit seven-bedroom apartment building. The proposed construction will allow new habitable space in the basement. The new construction will create two six-bedroom apartments. The property is nonconforming for lot width, area, and setbacks. The addition 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 6-0.

- Yeas:** 6 - Chair Briere, DeVarti, Grant, Glusac, Weatherbee, and Laskowsky
- Nays:** 0
- Absent:** 3 - Daniel, Councilmember Akmon, and Denzin

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

- G-1.** [25-0587](#) Reports from Council

None.

H. COMMUNICATIONS

- H-1.** [25-0588](#) Various Communication to the ZBA

Attachments: Worden email of support ZBA25-0008 2103 Copley.pdf
Received and filed.

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by DeVarti seconded by Laskowsky. On a voice vote the board voted to unanimously adjourn the meeting at 7:28 pm.

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>).