



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, June 26, 2024

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: 6 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Dharma Akmon, and Julie Weatherbee

Absent: 2 - Christopher Madigan, and Kristina A. Glusac

Others present:

Jon Barrett, Zoning Coordinator

Brittany Alexander, Administrative Assistant

C. **APPROVAL OF AGENDA**

Chair Briere noted the first applicant has requested to postpone their item to a future meeting and a Public Hearing will still be held.

Chair Brire also noted she will be recusing herself from the third item due to her company's involvement in the project.

Jon Barrett, Zoning Coordinator, noted due to Chair Briere's recusal, there will be five board members for a vote and will need all five affirmative votes for the item to be approved. The applicant may postpone item to the next meeting.

Moved by Julie Weatherbee seconded by Dave DeVarti. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES

D-1. 24-1117 May 22, 2024 ZBA Meeting Minutes

Attachments: May 22, 2024 ZBA Meeting Minutes.pdf

Moved by Dharma Akmon seconded by DeVarti to approve the May 22, 2024 meeting minutes. Minutes were unanimously approved as present and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. 24-1118 ZBA24-0021; 195 North Maple Road [POSTPONED]

Lauren Robinson of Brixmor Property Group is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a 4,560 square foot one-story addition to an existing bank. The proposed addition is to be occupied by a single tenant. The existing structure is nonconforming for the TC1 District requirements. The existing building does not meet the minimum two-story height requirement, the building frontage lot width requirement, and the district design standards. The property is zoned TC1, Transit Corridor District.

Chair Briere noted the applicant asked for item to be postponed.

PUBLIC HEARING:

Seeing no speakers Chair Briere closed the Public Hearing.

E-2. 24-1119 ZBA24-0022; 618 Stratford Drive

Ventures Design, representing the property owner, is seeking a 10 foot variance from Section 5.18.5 Averaging an Established Front Building Line. The owners are proposing to construct a pool in the average front setback. The established average front setback is 40 feet, and a variance is being sought to allow for the construction to take place in the front setback area. The property is zoned R1B, Single Family Dwelling District.

Attachments: Staff Report ZBA24-0022; 618 Stratford Drive.pdf, 618 Stratford Drive Boundary Survey.pdf, 618 Stratford Dr Zoning Map.pdf, 618 Stratford Dr Aerial Map.pdf, 618 Stratford Dr Aerial Map Zoom.pdf, 5-7 Orr Overlay Plan

(1).pdf

APPLICANT/REPRESENTATIVE:

Brandon Bertrain, 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 ZBA24-0022;
618 Stratford Drive:**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 10 foot variance from Section 5.18.5 Averaging an Established Front Building Line requirement of 40 feet. The variance allows for construction of an in ground pool located 30 feet from the front property line along Hill Street and Avon Road. The pool is to be constructed 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, Daniel, Grant, Councilmember Akmon, and Weatherbee

Nays: 0

Absent: 2 - Madigan, and Glusac

E-3. 24-1120 ZBA24-0023; 2845 South State Street

Tom Covert of Midwestern Consulting is seeking four variances from Table 5.17-8 Transit Corridor Additional Standards. Building A1 is seeking variances from Building Length and Building Frontage. Building C2 is seeking a variance from Building Length and Building D1 is seeking a variance from Building Frontage. The property is being redeveloped for a new mixed-use development at the northeast corner of State Street and

Eisenhower Parkway. The property is zoned TC1, Transit Corridor District.

Attachments: Staff Report ZBA24-0023; 2845 S State St-AD.pdf, 2845 S State Boundary Survey.pdf, 2845 S State St Zoning Map.pdf, 2845 S State St Aerial Map.pdf, 2845 S State St Aerial Map Zoom.pdf, 23142A ZBA - Graphic Summary of Request.pdf, 23142 Arbor South ZBA Submittal 1.pdf

Chair Briere recused herself from the item.

Jon Barrett, Zoning Coordinator noted the applicant will need five affirmative votes for the item to pass.

Tom Covert, applicant, asked to postpone item to the August 28, 2024 meeting.

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 Akmon seconded by DeVarti that

I move to postpone the item to the July 24, 2024 ZBA meeting.

On a voice vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 5-0.

Yeas: 5 - DeVarti, Daniel, Grant, Councilmember Akmon, and Weatherbee

Nays: 0

Absent: 2 - Madigan, and Glusac

Recused: 1 - Chair Briere

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. [24-1154](#) Alteration to a Non Conforming Structure Proposed Text Amendment [Draft]

Attachments: 6-26-2024 ZBA Alteration to Nonconforming Structure Memo.pdf

Jon Barrett, Zoning Coordinator, presented the proposed request.

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].

G-2. [24-1121](#) Reports from Council

Councilmember Akmon reported:

City Council passed the Five Corners PUD.

H. COMMUNICATIONS

H-1. [24-1122](#) Various Communication to the ZBA

Received and filed.

J. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

K. ADJOURNMENT

Moved by Akmon seconded by Grant. On a voice vote the board voted to unanimously adjourn the meeting at 6:49 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.

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