



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, May 28, 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, Michael B. Daniel, Todd Grant, Julie Weatherbee, Patricia Laskowsky, and Drew Denzin

Absent: 2 - Kristina A. Glusac, and Dharma Akmon

Others present:
Zoning Coordinator Jon Barrett
Zoning Coordinator Charlie Collins

C. APPROVAL OF AGENDA

Moved by Todd Grant seconded by Dave DeVarti. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES

D-1. [25-1036](#) April 23, 2025 ZBA Meeting Minutes

Attachments: April 23, 2025 Zoning Board of Appeals Meeting

Minutes.pdf

Moved by Patty Laskowsky seconded by Julie Weatherbee to approve the April 23, 2025 ZBA meeting minutes. Minutes were approved unanimously and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. 25-1037 ZBA25-0011; 3310 Washtenaw Avenue

James Johnson, representing Chick-fil-A Inc., is requesting a variance of 59 square feet from Table 5.24-3 Other Mixed-Use and Nonresidential and Special Purpose Zoning Districts Permanent Signs. The total sign package includes one Chick-fil-A wall signs at 59 square feet and a 92 square foot monument sign. The property is allowed to have a maximum of 92 square feet of signage and 151 square feet is being requested. The property is zoned TC1, Transit Corridor.

Attachments: Staff Report ZBA25-0011; 3310 Washtenaw Ave.pdf, 3310 Washtenaw Boundary Survey.pdf, 3310 Washtenaw Elevation Plans.pdf, 3310 Washtenaw Ave Zoning Map.pdf, 3310 Washtenaw Ave Aerial Map Zoom.pdf, 3310 Washtenaw Ave Aerial Map.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 ZBA25-0011; 3310 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 59 square feet from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose Zoning Districts Permanent Signs. The sign package includes one Chick-fil-A wall sign at 59 square feet and a 92 square foot monument sign. The

property is allowed to have a maximum of 92 square feet of signage and 151 square feet has been requested. The signs must be installed per the submitted plans.

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, Daniel, Grant, Weatherbee, Laskowsky, and Denzin

Absent: 2 - Glusac, and Councilmember Akmon

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. [25-1038](#) Reports from Council

None.

H. COMMUNICATIONS

H-1. [25-1039](#) Various Communication to the ZBA

Attachments: Devereaux Opposition ZBA25-0011; 3310 Washtenaw Avenue.pdf, Lower Opposition ZBA25-0011; 3310 Washtenaw.pdf

Received and filed.

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Grant seconded by Weatherbee. On a voice vote the board voted unanimously to adjourn the meeting at 6:37 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>).