



# City of Ann Arbor

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

## Meeting Agenda Zoning Board of Appeals

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Wednesday, February 25, 2026

6:00 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**

D-1. [26-0231](#) Zoning Board of Appeals Meeting Minutes of January 28, 2026

**Attachments:** Zoning Board of Appeals Meeting Minutes of January 28, 2026.pdf

**E. PUBLIC HEARINGS**

E-1. [26-0232](#) **ZBA26-0001; 404 W Huron Street**

Hugo Ceron, representing property owner, is requesting a variance from Table 5.19-2: Special Parking District Requirements. A variance of one EV-Installed and nine EV-Capable parking spaces is requested to provide ten new parking spaces in the floodway. When new parking is provided in special parking districts, 90% of spaces must be EV-Capable and 10% must be EV-Installed. An associated site plan (SP25-0018) is currently under review. The property is zoned D2, Downtown Interface and R2A, Two-Family Dwelling. As part of the site plan, a rezoning is proposed to zone the entire site D2, Downtown Interface. Associated addresses: 390, 400, 404, 410, and 416 West Huron Street.

**Attachments:** Staff Report ZBA26-0001; 404 W Huron St.pdf, ZBA26-0001; West Huron Street Boundary Survey.pdf, ZBA26-0001; West Huron Street Elevation Plans.pdf, 390 and 400 W Huron St Zoning Map.pdf, 390 and 400 W Huron St Aerial Map Zoom.pdf, 390 and 400 W Huron St Aerial Map.pdf

E-2. [26-0233](#)

**ZBA26-0002; 872 Briarwood Circle**

Patrick Stieber, representing the property owner(s), is requesting a variance from Section 5.24.5.B.1 - Area, and Section 5.24.5.B.2, Table 5.24-3 - Other Mixed-Use and Nonresidential and Special Purpose Zoning Districts Permanent Signs, of the Unified Development Code. The applicant is requesting a variance of 126.5 square feet to permit 326.5 square feet of wall sign area on a building where a maximum of 200 square feet of sign area is permitted, and a variance of 12.167 feet to permit a wall sign to be 32.167 feet in height from grade where wall signs shall be within the lowest 20 feet of the building. The subject property is zoned C2B Business Service District.

**Attachments:** Staff Report ZBA 26-0002; 872 Briarwood Cir.pdf, ZBA26-0002; 872 Briarwood Circle Site Map and Elevations.pdf, 872 Briarwood Cir Zoning Map.pdf, 872 Briarwood Cir Aerial Map Zoom.pdf, 872 Briarwood Cir Aerial Map.pdf

E-3. [26-0234](#)

**ZBA26-0003; 1125 Arlington Boulevard**

Daniel Sonntag, representing the property owners, is requesting a four-foot variance from Section 5.16.6 (A)(2c) Accessory Uses and Structures. If granted, the variance would allow for a 1,578 square foot pool enclosure to be constructed over an existing in-ground pool. The pool is in the side yard and is required to be a minimum of seven feet from the side lot line. The property is zoned R1A, Single-Family Dwelling District.

**Attachments:** Staff Report ZBA26-0003; 1125 Arlington Blvd.pdf, ZBA26-0003; 1125 Arlington Boulevard Boundary Survey.pdf, ZBA26-0003; 1125 Arlington Boulevard Elevation Plans.pdf, 1125 Arlington Blvd Zoning Map.pdf, 1125 Arlington Blvd Aerial Map Zoom.pdf, 1125 Arlington Blvd Aerial Map.pdf

**F. UNFINISHED BUSINESS**

**G. NEW BUSINESS**

G-1. [26-0235](#) Reports from Council

**H. COMMUNICATIONS**

H-1. [26-0236](#) Various Communication to the ZBA

**Attachments:** LePage 1125 Arlington Blvd Concerns.pdf, Phatak Concerns 1125 Arlington.pdf

**I. PUBLIC COMMENT (3 minutes per speaker)**

**J. ADJOURNMENT**

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](mailto: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> ).