

- 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

Moved by Mike Daniel seconded by DeVarti approve the January 28, 2026 ZBA meeting minutes. On a voice vote the minutes were approved unanimously and forwarded to City Council.

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

Chair Briere recused herself from the item and Vice Chair Daniel took over chairing the meeting.

APPLICANT/REPRESENTATIVE:

Matthew Buds, representing property owners, presented the proposed request.

PUBLIC HEARING:

Seeing no speakers Vice Chair Daniel 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 Dharma Akmon in petition of ZBA26-0001; 404 West Huron Street:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance from Table 5.19-2 Special Parking District Requirements to not require one EV-Installed and nine EV-Capable parking spaces.

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

Yeas: 7 - DeVarti, Daniel, Glusac, Councilmember Akmon, Weatherbee, Denzin, and Sutton

Nays: 0

Absent: 1 - Laskowsky

Recused: 1 - Chair Briere

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

Chari Briere re-entered the meeting and resumed chairing.

APPLICANT/REPRESENTATIVE:

Bob Bongiorno of Allied Signs, representing property owners, 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 accordance of ZBA26-0002; 872 Briarwood Circle:

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance of 126.5 square feet 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 to allow 326.5 square feet of wall signage (max. 200 sf allowed). A variance of 12.67 feet is also requested to allow a wall sign to be installed at 32.167 feet in height (20-foot height maximum). 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 3-5.

Yeas: 3 - Daniel, Denzin, and Sutton

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

Absent: 1 - Laskowsky

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

APPLICANT/REPRESENTATIVE:

Dan Sonntag, representing property owners, presented the proposed request.

PUBLIC HEARING:

Prasad Phatak, 1001 Aberdeen Drive, spoke in opposition to the proposed request.

Mark LePage, 995 Aberdeen Drive, 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 Kristina Glusac in petition of
ZBA26-0003; 1125 Arlington Boulevard:**

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a four-foot variance from Section 5.16.6 (A)(2c) Accessory Uses and Structures. The variance allows construction of 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 pool house 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 0-8.

Yeas: 0

Nays: 8 - Chair Briere, DeVarti, Daniel, Glusac, Councilmember Akmon, Weatherbee, Denzin, and Sutton

Absent: 1 - Laskowsky

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

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

None.

H. COMMUNICATIONS

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

Attachments: LePage 1125 Arlington Blvd Concerns.pdf, Phatak Concerns 1125 Arlington.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 DeVarti. On a voice vote the board voted unanimously to adjourn the meeting at 6:59 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>).