



# City of Ann Arbor

## Formal Minutes - Final

### Zoning Board of Appeals

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

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Wednesday, September 25, 2024

6:00 PM

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

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Enter Meeting ID 938 1648 1007

**A. CALL TO ORDER**

*Vice Chair Grant called the meeting to order at 6:00 pm.*

**B. ROLL CALL**

*Vice Chair Grant called the roll.*

**Present:** 7 - Michael B. Daniel, Todd Grant, Kristina A. Glusac, Dharma Akmon, Julie Weatherbee, Patricia Laskowsky, and Drew Denzin

**Absent:** 2 - Candice Briere, and David DeVarti

*Others present:*

*Jon Barrett, Zoning Coordinator*

*Administrative Assistant, Courtney Manor*

**C. APPROVAL OF AGENDA**

*Vice Chair Grant noted ZBA24-0030; 516 East Liberty Street has requested postponement to the Wednesday, October 23, 2024 ZBA meeting.*

**Moved by Mike Daniel seconded by Julie Weatherbee. On a voice vote the agenda was approved unanimously.**

**D. APPROVAL OF MINUTES****D-1. [24-1632](#) August 28, 2024 ZBA Meeting Minutes**

**Attachments:** August 28, 2024 ZBA Meeting Minutes.pdf

**Moved by Akmon seconded by Weatherbee to approve the August 28, 2024 ZBA meeting minutes. Minutes were unanimously approved as presented and forwarded to City Council.**

**E. PUBLIC HEARINGS****E-1. [24-1633](#) ZBA24-0029; 2015 West Stadium Boulevard**

George Haddad, business owner, is seeking a 10 foot wall sign height variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The maximum height of a wall sign for a building less than 45 feet in height is 20 feet. The applicant is proposing to install a 72 square foot wall sign with an 18 square foot electronic message sign at a height of 30 feet. The property is zoned C3, Fringe Commercial District.

**Attachments:** Staff Report ZBA24-0029; 2015 West Stadium Boulevard.pdf, Boundary Survey.pdf, PRO CAM REVISED 041024.pdf, 2015 W Stadium Blvd Zoning Map.pdf, 2015 W Stadium Blvd Aerial Map.pdf, 2015 W Stadium Blvd Aerial Map Zoom.pdf

***APPLICANT/REPRESENTATIVE:***

*Scott Munzel and Michael Zacks, representing property owner, presented the proposed request.*

***PUBLIC HEARING:***

*Seeing no speakers Vice Chair Grant 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 Akmon seconded by Patty Laskowsky in petition of**

**ZBA24-0029; 2015 West Stadium Boulevard:**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby **GRANTS** a 10 foot wall sign height variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The variance allows a 72 square foot sign to be installed at a height of 30 feet from grade. The sign is to be installed per the submitted plans.

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

**Yeas:** 7 - Daniel, Grant, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

**Nays:** 0

**Absent:** 2 - Chair Briere, and DeVarti

**E-2. [24-1634](#) ZBA24-0030; 516 East Liberty Street**

Mark Chalou, representing the business, is seeking a seven foot seven inch variance from Table 5.24-2 D1 District Permanent Signs to install a wall sign at 27 feet seven inches above the maximum allowed height of 20 feet. The applicants are also seeking a variance of 17 square feet above the maximum allowable wall sign square footage of 140 square feet. Section 5.24.5 Permanent Signs allows two square feet of sign area per linear foot of building frontage. The building is 70 feet in width. The property is zoned D1, Downtown District.

**Attachments:** Staff Report ZBA24-0030; 516 East Liberty Street.pdf, Boundary Survey (copy).pdf, Elevation Plans.pdf, 516 E Liberty St Zoning Map.pdf, 516 E Liberty St Aerial Map.pdf, 516 E Liberty St Aerial Map Zoom.pdf

*PUBLIC HEARING:*

*Seeing no speakers Vice Chair Grant closed the Public Hearing.*

**Moved by Akmon seconded by Daniel in petition of ZBA24-0030; 516 East Liberty Street:**

**To postpone to the October 23, 2024 ZBA meeting. On a voice vote the motion was approved unanimously. Vote 7-0.**

**Yeas:** 7 - Daniel, Grant, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

**Nays:** 0

**Absent:** 2 - Chair Briere, and DeVarti

**E-3.      [24-1635](#)      **ZBA24-0031; 203 North State Street****

Yishiuan Shen, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to add habitable space in the basement and a 180 square foot second-story addition to the rear of the residence. The existing structure has four units, and the owner will reduce the unit count to three. The first and second floor units will each contain six bedrooms and the new basement will have a four bedroom unit. The property is nonconforming for lot area, lot width on the North State side of the street and the side and rear setbacks. The property is zoned R4C, Multiple Family Dwelling District and is in the Ann Street Historic District

**Attachments:**      Staff Report ZBA24-0031; 203 North State Street.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 203 N State St Zoning Map.pdf, 203 N State St Aerial Map.pdf, 203 N State St Aerial Map Zoom.pdf

*APPLICANT/REPRESENTATIVE:*

*Yishiuan Shen, property owner, presented the proposed request.*

*PUBLIC HEARING:*

*Seeing no speakers Vice Chair Grant 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 Akmon seconded by Weatherbee in petition of  
ZBA24-0031; 203 North State Street:**

**The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow habitable space in the basement and a 180 square foot second-story addition to the rear of the residence. The existing structure has four units, and the owner will reduce the unit count to three. The first and second floor units will each contain six bedrooms, and the new basement will have a four bedroom unit. The basement alteration and the second story addition is to be built per the submitted plans.**

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

**Yeas:** 7 - Daniel, Grant, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

**Nays:** 0

**Absent:** 2 - Chair Briere, and DeVarti

**E-4.      24-1636      ZBA24-0032; 207 North State Street**

Yishiuan Shen, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to add habitable space in the basement and two new dormers to the attic. The existing structure has four units, and the unit total will remain the same. All four units will contain six bedrooms. The property is nonconforming for lot area and the south side setback. The property is zoned R4C, Multiple Family Dwelling District and is in the Ann Street Historic District.

**Attachments:**      Staff Report ZBA24-0032; 207 North State Street.pdf, Boundary Survey.pdf, Elevation Plans.pdf, 207 N State St Zoning Map.pdf, 207 N State St Aerial Map.pdf, 207 N State St Aerial Map Zoom.pdf

***APPLICANT/REPRESENTATIVE:***

*Yishiuan Shen, property owner, presented the proposed request.*

***PUBLIC HEARING:***

*Seeing no speakers Vice Chair Grant 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 Akmon seconded by Weatherbee in petition of ZBA24-0032; 207 North State Street:**

**The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming -Structure to allow habitable space in the basement and two new dormers to the attic. The existing structure has four units, and the unit total will remain the**

same. All four units will contain six bedrooms. The basement alteration and the new dormers are to be built per the submitted plans.

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

**Yeas:** 7 - Daniel, Grant, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

**Nays:** 0

**Absent:** 2 - Chair Briere, and DeVarti

**E-5.      [24-1637](#)      **ZBA24-0033; 710 Spring Street****

Tim Rayburn, representing the property owner, is seeking a 22 square foot variance from Section 5.16.6 (A) (2D) Accessory Uses and Structures. The variance will allow construction of a single-car garage that exceeds the maximum allowed building coverage in the rear open space. The maximum allowed impervious area is 216 square feet and the applicants are seeking to have 238 square feet of impervious area in the rear open space. The garage is 20'x14' (280 square foot) that will be three feet from the rear lot line. The property is zoned R2A, Two-Family Dwelling District.

**Attachments:**      Staff Report ZBA24-0033; 710 Spring Street.pdf,  
Boundary Survey.pdf, 710 Spring St Zoning Map.pdf, 710  
Spring St Aerial Map.pdf, 710 Spring St Aerial Map  
Zoom.pdf

***APPLICANT/REPRESENTATIVE:***

*Tim Rayburn, representing property owner, presented the proposed request.*

***PUBLIC HEARING:***

*Seeing no speakers Vice Chair Grant 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 Akmon seconded by Laskowsky in petition of  
ZBA24-0033; 710 Spring Street:**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 22 square foot variance from Section 5.16.6 (A) (2D) Accessory Uses and Structures. The variance will allow construction of a single-car garage that exceeds the maximum allowed building coverage in the rear open space. The maximum allowed impervious area is 216 square feet and the applicants are seeking to have 238 square feet of impervious area in the rear open space. The garage is 20'x14' (280 square foot) that will be three feet from the rear lot line. The new detached one-car garage is to be built per the submitted plans.

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

**Yeas:** 7 - Daniel, Grant, Glusac, Councilmember Akmon, Weatherbee, Laskowsky, and Denzin

**Nays:** 0

**Absent:** 2 - Chair Briere, and DeVarti

**F. UNFINISHED BUSINESS**

*None.*

**G. NEW BUSINESS**

**G-1. [24-1638](#) Communication from Council**

*Councilmember Akmon reported:*

*The last of the four identified corridors, Washtenaw Stadium area, have been zoned to TC1.*

**H. COMMUNICATIONS**

**H-1. [24-1639](#) Various Communication to the ZBA**

**Attachments:** 710 Spring St. Support - Chiara Barbier.pdf, 710 Spring St. Support - Hula Corsa.pdf, Hill Comments ZBA24-0033; 710 Spring Street.pdf, Letter - Knoop Variance.pdf,

Tomsic letter of suppoer ZBA24-0033; 710 Spring  
Street.pdf

*Received and filed.*

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

*Seeing no speakers Vice Chair Grant closed the Public Comment.*

**J. ADJOURNMENT**

**Moved by Weatherbee seconded by Daniel. On a voice vote the  
board voted to unanimously adjourn the meeting at 6:57 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](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> ).