



City of Ann Arbor

Formal Minutes

Zoning Board of Appeals

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Wednesday, August 25, 2021

6:00 PM

Electronic Meeting

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 938 1648 1007

A CALL TO ORDER

Chair Candice Briere called the meeting to order at 6:00 PM

B ROLL CALL

**Also present: Jon Barrett, City of Ann Arbor Zoning Coordinator
Chris Fraleigh Joined the meeting at 6:14 PM**

All ZBA members attended the meeting electronically from Ann Arbor, Michigan.

Present: 9 - Candice Briere, David DeVarti, Michael B. Daniel, Nicole Eisenmann, Todd Grant, Charlotte Wilson, Elizabeth Nelson, Chris Fraleigh, and Julia Goode

C APPROVAL OF AGENDA

Moved by Wilson, seconded by Daniel, approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [21-1505](#) Minutes of the July 28, 2021 ZBA Meeting

Attachments: 7-28-2021 ZBA Minutes.pdf

Moved by Eisenmann, seconded by DeVarti, approved unanimously as presented and forwarded to the City Council.

E PUBLIC HEARINGS

To speak during any of the Public Hearings please call +1 213 338 8477 or +1 206 337 9723 or 888 788 0099 (Toll Free) or 877 853 5247 (Toll Free) and enter meeting ID 938 1648 1007

In order to be called on to speak, callers must press *9 to raise their hand. Callers will then be called upon by City staff one by one using the last 3 numbers of their phone number. Comments about a proposed project are most constructive when they relate to:

(1) City Code requirements, or (2) additional information about the area around the applicant's property and the extent to which a proposed project may positively or negatively affect the area.

- E-1** **21-1501** ZBA21-029; 2060 West Stadium Boulevard Withdrawn
North Stadium LLC, is requesting variances from Section 5.20.3 (B) Vehicular Use Area Interior Landscape Islands and Section 5.20.10 (B) Trees in the Public Right of Way. The vacant parcel is being redeveloped for a new two-story financial institution with non medical offices on the second floor. The applicants are requesting to waive the installation of bio-retention islands and street trees. The property is zoned C2B (Business Service District) and P (Parking).

Seeing no callers Chair Briere closed the Public Hearing.

- E-2** **21-1504** ZBA21-031; 2117 Brockman Boulevard
Daniel Snyder, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new second story addition to the existing residence. The existing home does not comply with the required rear yard setback of thirty feet. The proposed second story will not encroach further into the required rear yard setback. The property is zoned R1C, Single-Family Residential.

Attachments: ZBA21-031; 2117 Brockman Blvd Staff Report with Attachments.pdf, COMM 1.pdf

Dan Snyder and Sarah Rowse with OX Studios, and Paul and Nicole Brown, property owners, presented the proposed project

PUBLIC HEARING

Seeing no callers Chair Briere closed the Public Hearing.

Moved by Wilson, seconded by Eisenmann, in petition ZBA21-031; 2117 Brockman Boulevard: Alteration to a Nonconforming Structure:

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new second story addition to the existing residence. The addition will not encroach further into the existing setbacks. The construction is to be completed per the submitted plans.

On a roll call vote, the vote was as follows with the Chair declaring the request granted.

Yeas: 9 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 0

F UNFINISHED BUSINESS

G NEW BUSINESS

H COMMUNICATIONS

H-1 [21-1538](#) Various Communication to the Zoning Board of Appeals

Attachments: Email from Boddy.pdf, Support for 2117 Brockman Variance - Boddy.pdf, Support for 2117 Brockman Variance - Keidel.pdf, Support for 2117 Brockman Variance - King.pdf, Support for 2117 Brockman Variance - Polley.pdf, Support for 2117 Brockman Variance - Weiser.pdf

Received and Filed

I PUBLIC COMMENT (3 Minutes per Speaker)

Seeing no callers Chair Briere closed Public Comment.

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J ADJOURNMENT

Moved by Fraleigh, seconded by Wilson to adjourn the meeting at

6:25 PM.

Adjourned unanimously