



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, April 22, 2026

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**

Vice Chair Daniel called the meeting to order at 6:00 pm

B. **ROLL CALL**

Vice Chair Daniel called the roll.

Present: 6 - David DeVarti, Michael B. Daniel, Kristina A. Glusac, Dharma Akmon, Julie Weatherbee, and Patricia Laskowsky

Absent: 3 - Candice Briere, Drew Denzin, and Roberta Sutton

Others present:

Zoning Coordinator Erik Perdonik

City Planner Alexis DiLeo

Administrative Assistant Courtney Manor

C. **APPROVAL OF AGENDA**

Moved by Julie Weatherbee seconded by Dave DeVarti to approve the meeting agenda. On a voice vote the agenda was approved unanimously.

D. **APPROVAL OF MINUTES**

D-1. 26-0601 Zoning Board of Appeals Meeting Minutes of March 25, 2026

Attachments: Zoning Board of Appeals Meeting Minutes of March 25, 2026.pdf

Moved by Patty Laskowsky seconded by Dharma Akmon to approve the March 25, 2026 ZBA meeting minutes. On a voice vote the minutes were approved unanimously and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. 26-0603 ZBA26-0006; 558 South Fifth Avenue

Midwestern Consulting, Inc., on behalf of property owner GMH Communities, is requesting a variance from Chapter 55 Unified Development Code, Section 5.21.2.B, Table 5.21-1 as follows: (1) A variance to reduce the total street frontage requirement in Table 5.21-1 for the number street openings after the first 200 feet from 600 feet to 300 feet to allow 3 openings for a site with 579 feet of total street frontage. The site is 0.95 acres, located on the north side of East Madison Street between South Fourth and Fifth Avenues, assembled from 9 lots with a total street frontage of 579 feet. It is zoned D1 (Downtown Core) base, Midtown Character overlay, and Secondary Street frontage and is in the Floodplain Management overlay district. A site plan application for a 14-story residential building with below-grade parking is under review (SP25-0016).

Attachments: Staff Report ZBA26-0006; 558 S Fifth Ave.pdf, ZBA26-0006; 558 South Fifth Street Boundary Survey.pdf, ZBA26-0006; 558 South Fifth Street Elevation Plans.pdf, 554-558 S Fifth Ave with 543-553 S Fourth Ave and 201-215 E Madison St Zoning Map.pdf, 554-558 S Fifth Ave with 543-553 S Fourth Ave and 201-215 E Madison St Aerial Map Zoom.pdf, 554-558 S Fifth Ave with 543-553 S Fourth Ave and 201-215 E Madison St Aerial Map.pdf

APPLICANT/REPRESENTATIVE:

Brad Moore of J Bradley Moore & Associates, Neil Reardon ESG Architecture, Brad Strader of Cincar Consulting Group, and Scott Betzoldt of Midwestern Consulting presented the proposed request.

PUBLIC HEARING:

Frank Jacobson, resident, spoke in opposition of the proposed request.

Seeing no additional speakers Vice Chair Daniel closed the Public Hearing.

BOARD DISCUSSION:

The Board took into consideration the presented petition and findings of fact discussed the matter.

[For a complete record of the discussion, please see available video format].

**Moved by DeVarti seconded by Akmon in petition of ZBA26-0006;
558 South Fifth Avenue**

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance from Chapter 55 Unified Development Code, Section 5.21.2.B, Table 5.21-1 to reduce the total street frontage requirement in Table 5.21-1 for the number street openings after the first 200 feet from 600 feet to 300 feet to allow 3 openings for a site with 579 feet of total street frontage.

On a roll call vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 6-0.

Yeas: 6 - DeVarti, Daniel, Glusac, Councilmember Akmon, Weatherbee, and Laskowsky

Nays: 0

Absent: 3 - Chair Briere, Denzin, and Sutton

E-2. [26-0602](#) **ZBA26-0005: 1211 Prospect Street**

Julie Welch, property owner, is requesting three variances from the Unified Development Code ("UDC") as follows: (1) A variance from Section 5.19.6.A.1 to permit parking spaces to be located within a front yard where parking spaces shall not be located within a front yard; (2) a variance from Section 5.19.9.A.1 to permit a driveway to not lead to a garage, carport, parking space, parking lot, or parking structure meeting the requirements of the UDC; and (3) a 14-foot variance from Section 5.19.9.A, Table 5.19-6 to permit a one-way driveway to be 29 feet in width where fifteen feet is the maximum width permitted. The subject property is zoned R4C Multiple-Family Dwelling District.

Attachments: Staff Report ZBA26-0005; 1211 Prospect St.pdf, ZBA26-0005; 1211 Prospect Street Boundary Survey.pdf, 1211 Prospect St Aerial Map Zoom.pdf, 1211 Prospect St Aerial Map.pdf, 1211 Prospect St Zoning Map.pdf

APPLICANT/REPRESENTATIVE:

Emily Myers, representing property owner, presented the proposed request.

PUBLIC HEARING:

*Julie Welch, property owner, spoke in support of the proposed request.
Sarah Nelson, 1211 Prospect, spoke in support of the proposed request.
Aliya Kurian, 1211 Prospect, spoke in support of the proposed request.*

Seeing no additional speakers Vice Chair Daniel closed the Public Hearing.

BOARD DISCUSSION:

The Board took into consideration the presented petition and findings of fact 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 ZBA26-0005; 1211 Prospect Street

In accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance from Section 5.19.6.A.1 of the Unified Development Code to permit parking spaces to be located within a front yard where parking spaces shall not be located within a front yard; a variance from Section 5.19.9.A.1 of the Unified Development Code to permit a driveway to not lead to a garage, carport, parking space, parking lot, or parking structure meeting the requirements of such Code; and a 14-foot variance from Section 5.19.9.A, Table 5.19-6 of the Unified Development Code to permit a one-way driveway to be 29 feet in width where 15 feet is the maximum width permitted.

On a roll call vote the vote was as follows with the Vice Chair declaring the motion failed. Vote 2-4.

Yeas: 2 - DeVarti, and Laskowsky

Nays: 4 - Daniel, Glusac, Councilmember Akmon, and Weatherbee

Absent: 3 - Chair Briere, Denzin, and Sutton

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. 26-0604 Reports from Council

None.

H. COMMUNICATIONS**H-1.** 26-0605 Various Communication to the ZBA

Attachments: Amin 1211 Prospect Street, Driveway Variance - Tenant Statement.pdf, Kurian Written Comments for ZBA Meeting.pdf, Raybuck ZBA Meeting – Written Comment for 1211 Prospect Parking.pdf, Welch 1211 Prospect Street, Driveway variance - Wednesday, April 22 2026 ZBA Agenda Communications.pdf, Welch 1211 Prospect Variance request.pdf

Reviewed and Filed

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Vice Chair Daniel closed the Public Comment.

J. ADJOURNMENT

Moved by DeVarti seconded by Akmon. On a voice vote the board voted unanimously to adjourn the meeting at 7:11 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>).