



City of Ann Arbor

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

Meeting Agenda Zoning Board of Appeals

Wednesday, December 3, 2025

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

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. [25-1980](#) October 22, 2025 ZBA Meeting Minutes

Attachments: October 22, 2025 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [25-1981](#) **ZBA25-0033; 495 Earhart Road**

Sydney Kanan, representing property owner, is requesting a variance of 75 electric vehicle spaces from Section 5.19.2 (C) Parking Requirements.

The property is completing the site plan project process, and 171 total parking spaces are being proposed. Section 5.19.2.(C) requires 10% EV-I (18 spaces) and 40% EV-C (69 spaces). The applicant requests installing 8 EV-I spaces and 4 EV-R spaces. A total of 87 EV spaces is required, and the applicant proposes 12 spaces.

Attachments: ZBA25-0033; 495 Earhart Rd Staff Report.pdf, 495 Earhart Road Boundary Survey.pdf, 495 Earhart Plans.pdf, 495 Earhart Rd Zoning Map.pdf, 495 Earhart Rd Aerial Map Zoom.pdf, 495 Earhart Rd Aerial Map.pdf

E-2.. [25-1731](#)

ZBA25-0024; 2201 Lafayette Road

Saurabh Kumar, property owner, is requesting a variance of 5.25 feet from Table 5.17-1 Single-Family Residential Zoning District Dimensions. If granted, the variance will allow the existing 200 square-foot pergola in the side yard to remain 1.25 feet from the side lot line. The property is zoned R1A, Single-Family Residential District and requires a minimum side yard setback of seven feet.

Attachments: Staff Report ZBA25-0024; 2201 Lafayette Rd.pdf, ZBA25-0024; 2201 Lafayette Road Boundary Survey.pdf, 2201 Lafayette Rd Zoning Map.pdf, 2201 Lafayette Rd Aerial Map.pdf, 2201 Lafayette Rd Aerial Map Zoom.pdf

E-3. [25-1982](#)

ZBA25-0034; 1369 Jewett

Sarah Lorenz, property owner, is requesting a 63 square foot variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions Lot Area Minimum. The property is zoned R1B, Single-Family Residential, and is 19,937 square feet. Parcels in the R1B district require a minimum lot area of 10,000 square feet. The variance, if granted, will allow for approval of a Land Division and the creation of one 9,937 square foot parcel and one 10,000 square feet parcel.

Attachments: Staff Report ZBA25-0034; 1369 Jewett Avenue.pdf, 1369 Jewett Land Division Survey 16425 7-21-25.pdf, 1369 Jewett Ave Zoning Map.pdf, 1369 Jewett Ave Aerial Map Zoom.pdf, 1369 Jewett Ave Aerial Map.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

G-1. [25-1984](#) Reports from Council

G-2. [25-1985](#) ZBA 2026 Meeting Calendar

Attachments: 2026 ZBA Meeting Calendar.pdf

H. COMMUNICATIONS

H-1. [25-1987](#) Various Communication to the ZBA

Attachments: Bogart ZBA25-0034; 1369 Jewett Avenue lot area variance request.pdf, Kadel-Taras ZBA25-0034 1369 Jewett Ave - resident comments.pdf

H-2.. [25-2066](#) Planning Activities Report

Attachments: FINAL 2023-2024 Activities Report.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 ; 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>).