

City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
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Action Minutes

Wednesday, November 15, 2017

6:00 PM

Larcom City Hall, 301 E Huron St, Sixth floor, conference room

Zoning Board of Appeals

A CALL TO ORDER

Chair Briere called the meeting to order at 6:04 p.m.

B ROLL CALL

Present: 8 - Candice Briere, Heather Lewis, David DeVarti, Kirk Westphal, Michael Dobmeier, Michael B. Daniel, Todd Grant, and Julie Weatherbee

Absent: 1 - Nicole Eisenmann

C APPROVAL OF AGENDA

Moved by DeVarti, seconded by Dobmeier, and approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [17-1783](#) October 25, 2017 ZBA Minutes with Live Links

Moved by Westphal, seconded by DeVarti and approved unanimously by the board and forwarded to the City Council.

E HEARINGS AND APPEALS

E-1 [17-1784](#) ZBA17-031; 621 Madison Place
Onna Solomon, property owner, is requesting a variance from Chapter 55 Zoning Section 5:28 (Area, Height and Placement regulations). Applicant is seeking to construct a 13 foot by 18 foot addition to the rear of the existing residence that will be 20 feet from the rear property line. The property is zoned R1C and requires a rear yard setback of 30 feet, therefore, a ten (10) foot variance will be required.

Moved by DeVarti, seconded by Grant, that Petition ZBA17-031; 621 Madison Place be postponed to a future meeting.

On a roll call, the vote was as follows with the Chair declaring the motion approved. **Vote: 6-2**

Motion APPROVED

Yeas: 6 - Chair Briere, Lewis, DeVarti, Vice Chair Dobmeier, Grant, and Weatherbee

Nays: 2 - Councilmember Westphal, and Daniel

Absent: 1 - Eisenmann

E-2 [17-1785](#) ZBA17-032; 1107 South State Street
1107 South State LLC, represented by Carl O. Hueter, are seeking relief from Chapter 55 Zoning Section 5:87 Structure non-conformance. The owners are proposing to alter a nonconforming structure by constructing

a two (2) story addition to the rear of the existing multi-family residence. The addition will be eight (8) feet by 24 feet in size and contain two (2) bathrooms and an egress stair system to the basement.

Moved by Dobmeier, seconded by Westphal in Petition ZBA17-032; 1107 South State Street, Permission to alter a nonconforming structure:

Based on the following findings of fact and in accordance with the established standards for approval, the Zoning Board of Appeals hereby grants permission to alter a non-conforming structure, per submitted plans.

a) The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

On a roll call, the vote was as follows with the chair declaring the motion approved. Vote: 8-0

Yeas: 8 - Chair Briere, Lewis, DeVarti, Councilmember Westphal, Vice Chair Dobmeier, Daniel, Grant, and Weatherbee

Nays: 0

Absent: 1 - Eisenmann

E-3 [17-1786](#)

ZBA17-033 155 North Maple Road
Brixmoor Property Group is requesting a variance from Chapter 61 Signs, Section 5:502 (1) Exterior Business Signs. The owners are proposing 246 square feet of signage for new commercial construction of a fitness center located at the Maple Village Shopping Center. The ordinance provides for a maximum of 200 square feet of signage. The sign package will consist of three (3) sets of 40" LED illuminated channel letters, with one (1) set on the north, east and west elevations of the building.

Moved by DeVarti, seconded by Westphal, in Petition ZBA17-033; 155 N Maple Rd

Based on the following findings of fact and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 46 square foot variance from Chapter 61, Section 5:502 (1)(Exterior Business Signs). The subject business will install three (3) sets of 40" illuminated channel letters.

a) That the alleged hardships or practical difficulties, or both, are peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the City.

b) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance and the rights of others whose property would be affected by the allowance of the variance.

On a roll call, the vote was as follows with the Chair declaring the motion denied. Vote: 2-6

Variance: DENIED

Yeas: 2 - Lewis, and Grant

Nays: 6 - Chair Briere, DeVarti, Councilmember Westphal, Vice Chair Dobmeier, Daniel, and Weatherbee

Absent: 1 - Eisenmann

F PUBLIC HEARINGS

Individuals may speak for three minutes. Please state your name and address for the record.

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 petitioner's property and the extent to which a proposed project may positively or negatively affect the area.

G NEW BUSINESS

H UNFINISHED BUSINESS

I REPORTS AND COMMUNICATIONS

I-1 [17-1787](#) Various Correspondence to the ZBA

J PUBLIC COMMENTARY - (3 Minutes per Speaker)

(Please state your name and address for the record and sign in)

K ADJOURNMENT

Community Television Network Channel 16 live televised public meetings are also available to watch live online from CTN's website, www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>).

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Cable: Watch CTN Channel 16 public meeting programming via Comcast Cable channel 16.

The complete record of this meeting is available in video format at www.a2gov.org/ctn, on "The Meeting Place" page (<http://www.a2gov.org/livemeetings>), or is available for a nominal fee by contacting CTN at (734) 794-6150.

Candice Briere
Chairperson of the Zoning Board of Appeals
kvl/