



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, May 22, 2024

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 Todd Grant called the meeting to order at 6:00 pm.

B. ROLL CALL

Vice Chair Todd Grant called the roll.

Present: 7 - David DeVarti, Michael B. Daniel, Todd Grant, Kristina A. Glusac, Dharma Akmon, Grace Whitney, and Julie Weatherbee

Absent: 2 - Candice Briere, and Christopher Madigan

Others present:

*Jon Barrett, Zoning Coordinator
Courtney Manor, City Staff
Brittany Alexander, City Staff*

C. APPROVAL OF AGENDA

Moved by David DeVarti seconded by Grace Whitney. On a voice vote, the agenda was approved unanimously.

D. APPROVAL OF MINUTES

D-1. [24-0877](#) April 24, 2024 ZBA Meeting Minutes

Attachments: April 24, 2024 ZBA Meeting Minutes.pdf

Moved by Mike Daniel seconded by Whitney to approve the April 24, 2024 meeting minutes. Minutes were unanimously approved as present and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. 24-0881 ZBA24-0017; 305 Beakes Street

Michael Bielby, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a two-story addition to the existing nonconforming duplex. The proposed addition will allow for a second bathroom to be added to each unit. The basement laundry room will be removed, and each unit will receive their own laundry rooms. The property is nonconforming for the front setbacks along Beakes Street and North Fifth Street. The property is zoned R4C, Multiple Family Residential.

Attachments: Staff Report ZBA24-0017; 305 Beakes Street.pdf, ZBA24-0017; 305 Beakes Street Boundary Survey.pdf, ZBA240017; 305 Beakes Street Elevation 1.jpeg, ZBA240017; 305 Beakes Street Elevation 2.jpeg, ZBA240017; 305 Beakes Street Elevation 3.jpeg, 305 Beakes St Zoning Map.pdf, 305 Beakes St Aerial Map.pdf, 305 Beakes St Aerial Map Zoom.pdf

APPLICANT/ REPRESENTATIVE:

Michael Bilbey, the 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 DeVarti seconded by Kristina Glusac in petition of ZBA24-0017; 305 Beakes Street.

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming -Structure to allow

construction of a two-story addition to the existing nonconforming duplex. The proposed 12'x12' addition will allow for a second bathroom to each unit. The basement laundry room will be removed, and each unit will receive their own laundry rooms. The 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 as carried. Vote 7-0

Yeas: 7 - DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, Whitney, and Weatherbee

Nays: 0

Absent: 2 - Chair Briere, and Madigan

E-2. [24-0882](#) **ZBA24-0018; 518 West Summit Street**

Thomas Waters, property owner, is seeking a 15 foot variance from Section 5.18.5 Averaging an Established Front Building Line. The property is applying for a land division to create a new parcel on the Fountain Street side of the lot. The average front setback is 40 feet on the Fountain Street side and the owner is seeking to reduce the front setback to 25 feet. The property is zoned R2A, Two-Family Dwelling District.

Attachments: Staff Report ZBA24-0018; 518 W Summit St.pdf, 518 W Summit Boundary Survey.pdf, Variance Request v2 Elevation Plan.pdf, 518 W Summit St Zoning Map.pdf, 518 W Summit St Aerial Map.pdf, 518 W Summit St Aerial Map Zoom.pdf

APPLICANT/ REPRESENTATIVE:

Thomas Waters, the property owner, presented the proposed request.

PUBLIC HEARING:

Bruce McCullen, 510 West Summit Street, spoke in support of the proposed request.

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 DeVarti seconded by Whitney in petition of ZBA24- 0018;

518 West Summit Street.

In accordance with the established standards for approval, the Zoning Board of Appeals hereby **GRANTS** a 15 foot variance from **Section 5.18.5 Averaging an Established Front Building Line** requirement of 40 feet. The variance allows for a land division to be completed with a new parcel on the west side of the property to have the reduced average front setback along the Fountain Street side of the property.

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

Yeas: 7 - DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, Whitney, and Weatherbee

Nays: 0

Absent: 2 - Chair Briere, and Madigan

E-3. [24-0883](#) **ZBA24-0019; 305 East Eisenhower Parkway**

Jim Johnson, representing the property owner, is seeking a variance from Section 5.24.5 (B) Permanent Signs, Other Mixed Use and Nonresidential and Special Purpose Districts. The total signage for the property currently is nonconforming. The office building has 394 square feet of signage involving a double sided freestanding sign and two wall signs. The applicant is seeking to install two new wall signs totaling 75 square feet. The property is permitted a maximum of 200 square feet of signage. The property is zoned TC1, Transit Corridor District.

Attachments: Staff Report ZBA24-0019; 305 East Eisenhower Pkwy.pdf, Site Boundary.pdf, 305 E Eisenhower - Bank Michigan Signs - Pre Sub Package (1) (1).pdf, 305 E Eisenhower Pkwy Zoning Map.pdf, 305 E Eisenhower Pkwy Aerial Map.pdf, 305 E Eisenhower Pkwy Aerial Map Zoom.pdf

APPLICANT/ REPRESENTATIVE:

Rick Northrop representing the property owner, presented the proposed request.

PUBLIC HEARING:

Seeing no speakers at this time, Vice Chair Todd 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 DeVarti seconded by Glusac in petition of ZBA24- 0019;
305 East Eisenhower Parkway.**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS an 85 square foot variance from Section 5.24.5 (B) Permanent Signs, to allow for two new wall signs to the existing nonconforming building. The signs are to be installed per the submitted plans.

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

Yeas: 7 - DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, Whitney, and Weatherbee

Nays: 0

Absent: 2 - Chair Briere, and Madigan

E-4. [24-0884](#) **ZBA24-0020; 3501 South State Street**

Northern Sign Company, representing the business and property owners, is seeking a variance from Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The variance request of 20 feet would allow a permanent wall sign to be installed above the maximum allowable height of 20 feet. The property is zoned TC1, Transit Corridor District.

Attachments: Staff Report ZBA24-0020; 3501 S State St.pdf, Spark Wall Sign Engineer Renderings.pdf, 3501-State-St-Comfort Inn - Ann Arbor - renderings for signs_v1 (1).pdf, 3501 S State St Zoning Map.pdf, 3501 S State St Aerial Map.pdf, 3501 S State St Aerial Map Zoom.pdf

APPLICANT/ REPRESENTATIVE:

Joel Yono, representing property owner, presented the proposed request.

PUBLIC HEARING:

Seeing no speaker Vice Chair Todd 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 DeVarti seconded by Whitney in petition of ZBA24- 0020;
3501 South State Street.**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 21 foot variance from Table 5.24-3 to allow two wall signs to be installed at a height of 41 feet where the maximum height is 20 feet. The signs are 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 - DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, Whitney, and Weatherbee

Nays: 0

Absent: 2 - Chair Briere, and Madigan

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

None.

G-1. [24-0885](#) Reports from Council

Councilmember Akmon noted that City Council passed the budget, including additional resources for the Planning Department and UDC changes, switching out a junior Planner for a senior Planner.

H. COMMUNICATIONS**H-1. [24-0886](#) Various Communication to the ZBA**

Attachments: Burton email of support ZBA24-0018; 518 W Summit.pdf, McCullen email of support ZBA24-0018; 518 W Summit.pdf, Rominski email of support ZBA24-0018; 518 W Summit.pdf

Received and Filed

I. PUBLIC COMMENT (3 minutes per speaker)

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

J. ADJOURNMENT

Moved by DeVarti Seconded by Whitney. On a voice vote the board voted to unanimously adjourn the meeting at 7:22 pm.

Candice Briere, Chairperson
Jon Barrett, Zoning Coordinator
/courtney manor
/Brittany Alexander

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>).