



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, July 22, 2020

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: 888 788 0099

Enter Meeting ID: 986 0801 3748

Zoning Board of Appeals meetings are public meetings are held the fourth Wednesday of each month. All persons are encouraged to participate in public meetings. Individuals requiring translation or sign language services or other reasonable 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 or delivered 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>)

A CALL TO ORDER

Chair Candice Briere called the meeting to order at 7:04 p.m.

B ROLL CALL

Chair Briere called the role.

Others present:

Jon Barrett, City of Ann Arbor Zoning Coordinator

Kristen Vander Lugt, City of Ann Arbor Planning Staff

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

Absent: 1 - David DeVarti

C APPROVAL OF AGENDA

Moved by Nelson, seconded by Daniel, approved unanimously as

presented.

D APPROVAL OF MINUTES

D-1 [20-1108](#) Minutes of the June 24, 2020 Zoning Board of Appeals Meeting

Attachments: 6-24-2020 ZBA Minutes .pdf

Moved by Eisenman, seconded by Daniel, approved unanimously as presented and forward to the City Council.

E PUBLIC HEARINGS

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 [20-1046](#) ZBA20-016; 116 Longman Lane
Elizabeth Weber, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R1C, Single-Family residential and is a nonconforming residence that does not meet the required rear yard setback requirement of 30 feet. The home is currently 26 feet 8 inches from the rear property line. The owner is seeking to construct a 7'x22'8" master bedroom addition to the north side of the home and a 4'6"x12' mudroom to the south side of the home. The proposed additions will not encroach further into the rear setback than the existing rear façade.

Attachments: ZBA20-016;116 Longman Lane Staff Report with Attachements.pdf

City of Ann Arbor Zoning Coordinator Jon Barrett presented the Staff Report.

QUESTIONS FROM BOARD TO STAFF

Boardmember Todd Grant inquired about the side setback requirement.

Barrett answered that the proposed project does meet the side setbacks, but does not meet the rear setback. He explained that there is no encroachment proposed.

Boardmember Elizabeth Nelson inquired about the mudroom location and the existing garage behind the house.

Barrett indicated the location of the mudroom on the presentation, and explained that the garage shown is on the neighbor's property.

PRESENTATION BY PETITIONER

Elizabeth Weber, property owner, explained that the home currently does not have entryway space, the bathroom is very small, and due to the basement age and small stairs, they would like to bring the washer and dryer upstairs. Explained that neighbors are being encroached on.

PUBLIC HEARING

Seeing no speakers, Chair Briere closed the Public Hearing.

Moved by Wilson, seconded by Grant in Petition ZBA20-016; 116 Longman Lane

Alteration to a Nonconforming Structure:

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow a 7'x22'8" addition to the north side of the home and a 4'6"x12' addition to the south side of the home.

The Board discussed the size of the request, the low impact to the property, and neighborhood support.

On a roll call vote, the vote was as follows with the Chair declaring the motion passed.

Alteration Granted.

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

Nays: 0

Absent: 1 - DeVarti

Mark Schroeder, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C, Multiple-Family residential and is nonconforming as the lot area and lot width do not meet the R4C requirements. The owner is seeking to convert the non-habitable basement into two new bedrooms and a bathroom in the second unit and the first unit remains a four bedroom rental.

F UNFINISHED BUSINESS

None.

G NEW BUSINESS

None.

H COMMUNICATIONS

H-1 [20-1107](#) Various Communication to the ZBA

Attachments: Email from Peterson.pdf

Received and Filed

I PUBLIC COMMENTARY - (3 Minutes per Speaker)

None.

J ADJOURNMENT

Moved by Fraleigh, seconded by Daniel, to adjourn the meeting at 7:28 p.m.

Community Television Network televised public meetings are available to watch live online from CTN's website and also on demand at any time. Live Web Streaming: a2gov.org/watchctn Video on Demand: Replay public meetings at your convenience online: <https://a2ctn.viebit.com> Cable: Watch CTN public meeting programming via Comcast Channels 16 and AT&T U-Verse Chanel 99 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