



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, July 23, 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

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

D-1. 25-1355 June 25, 2025 ZBA Meeting Minutes

Attachments: June 25, 2025 ZBA Meeting Minutes.pdf

E. PUBLIC HEARINGS

E-1. [25-1356](#) **ZBA25-0019; 504 Concord Pines**

Phillip Miller, property owner, is requesting a six-foot variance from Table 5.17-1 Single-Family Residential Districts. The owners are proposing to construct a new 175 square foot screened porch in the rear yard. The property is zoned R1B and requires a minimum 40-foot rear yard setback.

Attachments: Staff Report ZBA25-0019; 504 Concord Pines Dr.pdf, 01 - SITE PLAN - 504 CONCORD PINES DR.pdf, 504 Concord Pines Dr Zoning Map.pdf, 504 Concord Pines Dr Aerial Map Zoom.pdf, 504 Concord Pines Dr Aerial Map.pdf

E-2. [25-1357](#) **ZBA25-0013; 2525 Ann Arbor-Saline Road**

Rob Wagner, representing property owner, is requesting a variance of 18 feet from Table 5.17-3: Multiple-Family Residential Districts. The variance will allow construction of a building with 262 residential units to encroach into the required side setback of 51.2 feet. The property is currently zoned Office and is proposed to be rezoned R4E Multiple-Family Dwelling

District.

Attachments: Staff Report ZBA25-0013; 2525 Ann Arbor-Saline Rd.pdf, 2525 Ann Arbor-Saline Rd Boundary Survey.pdf, 2525 Ann Arbor-Saline Rd Plans.pdf, 2525 Ann Arbor-Saline Rd Zoning Map.pdf, 2525 Ann Arbor-Saline Rd Aerial Map Zoom.pdf, 2525 Ann Arbor-Saline Rd Aerial Map.pdf

F. UNFINISHED BUSINESS

G. NEW BUSINESS

G-1. [25-1358](#) Reports from Council

H. COMMUNICATIONS

H-1. [25-1359](#) Various Communication to the ZBA

Attachments: 1. Berry ZBA25-0013; 2525 Ann Arbor-Saline Road.pdf, 2. Goodly CORRECTED LETTER REGARDING ZBA25-0013; 2525 Ann Arbor Saline Road Project.pdf, 3. Hatcher ZBA25-0019; 504 Concord Pines Drive.pdf, 4. Lefton 2525 Ann Arbor Saline Project.pdf, 5. Reach 504 Concord Pines variance request.pdf, 6. Earhart Village Board of Appeals- ZBA25-0019; 504 Concord Pines Dr..pdf, 7. Aaron No to variance request..pdf, 8. Moran Zoning.pdf, 9. Robertson Variance request - Concord Pines Earhart Village.pdf, 10. Ross 504 Concord Pines Request for Variance.pdf, 11. Sefa Vote NO on 504 Concord Pines Variance request.pdf, 12. Wilhelm 504 Concord Pines variance.pdf, Botoseneanu Vote NO on request for variance from building code at 504 Concord Pines.pdf, Cook Variance Application 504 Concord Pines.pdf, Janczak NO for the waiver of the minimum 40-foot setback along EVHA and Concord Pines properties.pdf, Johnson 504 Concord Pines.pdf, Nicholls 2525 Ann Arbor Saline Project.pdf, Price NO to Concord Pines variance request.pdf, Reichard 504 Concord Pines Variance Request.pdf, Warshefski Opposition ZBA25-0013; 2525 Ann Arbor Saline.pdf, Blouin Variance Request from 504 Concord Pines.pdf

I. PUBLIC COMMENT (3 minutes per speaker)

J. ADJOURNMENT

Candice Briere, Chairperson

Jon Barrett, Zoning Coordinator

/courtney manor

eComments for the Board may be left via our Legistar calendar page (column to the very right)

<http://a2gov.legistar.com/Calendar.aspx>

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>).