



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, 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

Chair Briere called the meeting to order at 6:02 pm.

B. ROLL CALL

Chair Briere called the roll.

Present: 7 - Candice Briere, David DeVarti, Todd Grant, Kristina A. Glusac, Dharma Akmon, Julie Weatherbee, and Drew Denzin

Absent: 2 - Michael B. Daniel, and Patricia Laskowsky

Others present:

*Zoning Coordinator Charlie Collins
City Planner Mariana Melin-Corcoran*

C. APPROVAL OF AGENDA

Chair Briere noted she would be recusing herself from item ZBA25-0013; 2525 Ann Arbor Saline Road due to her company's involvement in the project.

Moved by Julie Weathebee seconded by Dharma Akmon. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES

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

Attachments: June 25, 2025 ZBA Meeting Minutes.pdf

Moved by Drew Denzin seconded by Weatherbee to approve the June 25, 2025 ZBA meeting minutes. Minutes were approved unanimously and forwarded to City Council.

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

APPLICANT/REPRESENTATIVE:

Phillip Miller, property owner, presented the proposed request.

PUBLIC HEARING:

Rita Ross, resident, spoke in opposition to the proposed request.

Seeing no additional speakers Chair Briere 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 Akmon in petition of ZBA25-0019; 504 Concord Pines

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance from Table 5.17-1 Single-Family

Residential Districts to allow for a 175 square foot screened porch to encroach six feet into the rear yard setback.

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

Yeas: 0

Nays: 7 - Chair Briere, DeVarti, Grant, Glusac, Councilmember Akmon, Weatherbee, and Denzin

Absent: 2 - Daniel, and Laskowsky

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

Chair Briere recused herself from chambers due to her company's involvement in the proposed project and Vice Chair Grant took over chairing the meeting.

APPLICANT/REPRESENTATIVE:

Rob Wagner of Midwestern Consulting, representing property owner, presented the proposed request.

PUBLIC HEARING:

Mary Warshefski, 564 Galen Circle, spoke in opposition to the proposed request.

Seeing no additional 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 Denzin in petition of ZBA25-0013;
2525 Ann Arbor Saline Road**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance from Table 5.17-3: Multiple-Family Residential Districts to allow for a residential building to encroach 18 feet into the side yard setback.

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

Yeas: 7 - Chair Briere, DeVarti, Grant, Glusac, Councilmember Akmon, Weatherbee, and Denzin

Nays: 0

Absent: 2 - Daniel, and Laskowsky

F. UNFINISHED BUSINESS

Chair Briere reentered the meeting.

None.

G. NEW BUSINESS

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

Councilmember Akmon reported at the Monday, July 21, 2025 City Council meeting:

Two ordinance changes were passed on second reading:

-Public Hearings - how and when notices are posted, mailed and published and removing public hearing requirements for certain site plans.

-Citizen Participation Meetings - changing how and when residents are informed about new development project, adding digital communication through City communication channels in addition to the required mailed notices so there can be broader participation, create a City wide calendar of participation meetings on the City's website and require these

meetings to happen at the same time that a site plan is submitted.

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

Received and filed.

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Weatherbee seconded by DeVarti. On a voice vote the board voted unanimously to adjourn the meeting at 7:10 pm.

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>).