



# 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](http://a2gov.legistar.com/Calendar.aspx)

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Wednesday, April 26, 2023

6:00 PM

Larcom City Hall, 301 E Huron St, Second  
floor, City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and  
online at [a2gov.org/watchCTN](http://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 6:03pm.*

**B.**      **ROLL CALL**

*Chair Briere called the roll.*

*Others present:*

*Jon Barrett, Zoning Coordinator  
Hank Kelley, Deputy Planning Manager  
Alexis DiLeo, City Planner (via Zoom)  
Matt Kowalski, City Planner (via Zoom)*

**Present:** 8 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Julia Goode, Kristina A. Glusac, Dharma Akmon, and Grace Whitney

**Absent:** 1 - Christopher Madigan

**C.**      **APPROVAL OF AGENDA**

*Chair Briere noted petition ZBA23-0009 was represented by her employer, but she is not working on the project and would recuse herself if the board deemed it a conflict of interest.*

*Moved by Dharma Akmon seconded by Mike Daniel to approve the agenda. The agenda was unanimously approved as presented.*

**D. APPROVAL OF MINUTES****D-1. [23-0642](#) March 22, 2023 ZBA Meeting Minutes**

**Attachments:** March 22, 2023 ZBA Meeting Minutes draft.pdf

**Moved by Julia Goode seconded by Kristina Glusac to approve the March 22, 2023 meeting minutes. Minutes were unanimously approved and forwarded to City Council.**

**E. PUBLIC HEARINGS****E-1. [23-0645](#) ZBA23-0006; 619 Felch Street**

David Lewis, representing property owner, is requesting a 173 square foot (17.4%) variance from Section 5.16.6 (D) to construct a new deck in the rear yard that will exceed the maximum allowable 35% rear setback coverage. The applicants are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to enclose the first and second floor exterior decks and convert to habitable space. The property is zoned R2A, Two-Family Dwelling District.

**Attachments:** Staff Report ZBA23-0006; 619 Felch Street.pdf, Boundary Survey 2013.pdf, Site Plans ZBA23-0006; 619 Felch Street.pdf, 619 Felch St Zoning Map.pdf, 619 Felch St Aerial Map.pdf, 619 Felch St Aerial Map Zoom.pdf

***APPLICANT/REPRESENTATIVE:***

*David Lewis, architect, and Debra Moore, builder, presented the proposed request.*

***PUBLIC HEARING:***

*Seeing no 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 Dave DeVarti seconded by Todd Grant in petition of**

**ZBA23-0006; 619 Felch Street****Motion I: 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 the enclosure of the first and second floor exterior decks and conversion to habitable space. The existing decks do not comply with the rear yard setback requirement. The newly enclosed living space will not encroach further into the rear yard setback. The enclosure is to be built per the submitted plans.

On a roll call vote with the vote as follows, Chair Briere declared the request **GRANTED**. **Vote 8-0**.

**Yeas:** 8 - Chair Briere, DeVarti, Daniel, Grant, Goode, Glusac, Councilmember Akmon, and Whitney

**Nays:** 0

**Absent:** 1 - Madigan

**Moved by DeVarti seconded by Grant in petition of ZBA23-0006; 619 Felch Street**

**Motion II: Variance**

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby **GRANTS** a (17.4% or 173 square foot) variance from Section 5.16.6 (D) to allow a new deck to exceed the maximum allowable 35% rear setback coverage. The deck is to be built according to the submitted plans.

On a roll call vote with the vote as follows, Chair Briere declared the request **GRATED**. **Vote 7-1**.

**Yeas:** 7 - Chair Briere, DeVarti, Daniel, Goode, Glusac, Councilmember Akmon, and Whitney

**Nays:** 1 - Grant

**Absent:** 1 - Madigan

**E-2.**     [23-0646](#)     ZBA23-0010; 721 Brooks Street  
Steve and Pei-Shan Van Zoeren, property owners, are requesting a seven

foot six inch variance from Section 5.21.4 (A)(3) Lot Accessibility to reduce the required 30 foot unobstructed access and utility easement for a proposed Land Division. The variance would reduce the easement to 22 feet six inches to access the newly proposed single-family lot at the rear of the property. The property is zoned R1C, Single-Family Dwelling District.

**Attachments:** Staff Report ZBA23-0010; 721 Brooks St.pdf, Boundary Survey 721 Brooks Street.pdf, 721 Brooks St Zoning Map.pdf, 721 Brooks St Aerial Map.pdf, 721 Brooks St Aerial Map Zoom.pdf

**APPLICANT/REPRESENTATIVE:**

*Steve Van Zoeren, property owner, presented the proposed request.*

**PUBLIC HEARING:**

*David Haig, resident, spoke in opposition of 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 Glusac in petition of ZBA23-0010;  
721 Brooks Street**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a seven foot six inch variance from Section 5.21.4 (A)(3) Lot Accessibility to reduce the required 30 foot access and utility easement to 22 feet six inches. The variance reduces the required easement width to allow access to a rear lot being created by a Land Division.**

**On a roll call vote the vote was as follows with Chair Briere declaring the request GRANTED. Vote 5-3**

**Yeas:** 5 - Daniel, Grant, Goode, Councilmember Akmon, and Whitney

**Nays:** 3 - Chair Briere, DeVarti, and Glusac

**Absent:** 1 - Madigan

**E-3.**      [23-0647](#)      ZBA23-0007; 890 West Eisenhower [Withdrawn]

Jamie Sherlock, representing property owner, is requesting a 75% variance from Table 5.24-5 Window Signs, to allow the Big Blue Swim School to install permanent graphics on the exterior storefront. The maximum allowable window signage for businesses is 25% coverage for ground floor windows. The graphics will cover 352 square foot of window area. The property is zoned C1B, Community Convenience Center District.

**Attachments:**      Staff Report ZBA23-0007; 890 W Eisenhower Parkway.pdf, Exterior Window Rendering - BB Ann Arbor.pdf, 890 W Eisenhower Pkwy Zoning Map.pdf, 890 W Eisenhower Pkwy Aerial Map.pdf, 890 W Eisenhower Pkwy Aerial Map Zoom.pdf

*PUBLIC HEARING:*

*Seeing no speakers, Chair Briere closed the Public Hearing.*

**E-4.**      [23-0648](#)      ZBA23-0011; 1835 Cambridge Road

David Lewis, representing property owner, is requesting a nine foot variance from Table 5.17-2 Two-Family Dwelling District Dimensions to construct a new attached garage to the existing nonconforming residence. The proposed garage will be approximately 588 square feet in size with the attachment including an eating area and mudroom. The property is zoned R2A, Two-Family Dwelling District and requires a 20 foot rear yard setback.

**Attachments:**      Staff Report ZBA23-0011; 1835 Cambridge Road.pdf, ZBA23-0011; 1835 Cambridge Variance Drawings.pdf, ZBA23-0011; 1835 Cambridge Variance Photos.pdf, 1835 Cambridge Rd Zoning Map.pdf, 1835 Cambridge Rd Aerial Map.pdf, 1835 Cambridge Rd Aerial Map Zoom.pdf

*APPLICANT/REPRESENTATIVE:*

*David Lewis, Architect, presented the proposed request.*

*PUBLIC HEARING:*

*Seeing no 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 Daniel in petition of ZBA23-0011;  
1835 Cambridge Road**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a nine foot variance from Table 5.17-2 Two-Family Dwelling District Dimensions to construct a new attached garage to the existing nonconforming residence. The R2A district requires a 20 foot rear yard setback and the proposed garage will be 11 feet from the lot line. The attached garage is to be built per the submitted plans.**

**On a roll call vote the vote was as follows with Chair Briere declaring the request DENIED. Vote 2-6.**

**Yeas:** 2 - Daniel, and Glusac

**Nays:** 6 - Chair Briere, DeVarti, Grant, Goode, Councilmember Akmon, and Whitney

**Absent:** 1 - Madigan

- E-5.**      **23-0649**      **ZBA23-0009; 4080 Glacier Hills Drive**  
Scott Betzoldt, representing property owners, is requesting a variance from Section 5.29.8 (L) Photometric Plan. The variance, if granted, would only require the developer to upgrade outdoor lighting for the area of the property being redeveloped. The property is zoned R4B, Multiple-Family Dwelling District.

**Attachments:**      Staff Report ZBA23-0009; 4080 Glacier Hills.pdf, 4080 Glacier Hills Dr Zoning Map.pdf, Revised Site Plan 2-22-23.pdf, Architecture 2-22-23.pdf, 4080 Glacier Hills Dr Aerial Map.pdf, 4080 Glacier Hills Dr Aerial Map Zoom.pdf

***APPLICANT/REPRESENTATIVE:***

*Scott Betzoldt, Civil Engineer, presented the proposed request.*

***PUBLIC HEARING:***

*Seeing no 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 Grace Whitney in petition of ZBA23-0009; 4080 Glacier Hills Drive**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a variance from Section 5.29.8 (L) Photometric Plan to allow the developer to upgrade the outdoor lighting only for the portion of the site that is being developed, rather than the entire parcel.**

**On a roll call vote the vote was as follows, with Chair Briere declaring the request DENIED. Vote 4-4.**

**Yeas:** 4 - Chair Briere, Grant, Glusac, and Whitney

**Nays:** 4 - DeVarti, Daniel, Goode, and Councilmember Akmon

**Absent:** 1 - Madigan

**E-6. [23-0650](#) ZBA23-0008; 3310 Washtenaw Avenue**

Leslie Accardo, representing property owners, is requesting a five foot variance from Section 5.20.4 Conflicting Land Use Buffers to reduce the required 15 foot buffer to 10 feet at the rear of the parking lot. The request will allow an existing driveway to the adjacent property to maintain access between the two properties. The property is zoned C3, Fringe Commercial District.

**Attachments:** Staff Report ZBA23-0008; 3310 Washtenaw.pdf, 3310 Washtenaw Site Plans.pdf, 3310 Washtenaw Photos.pdf, 3310 Washtenaw Ave Zoning Map.pdf, 3310 Washtenaw Ave Aerial Map.pdf, 3310 Washtenaw Ave Aerial Map Zoom.pdf

**APPLICANT/REPRESENTATIVE:**

*Jordan Chapman, property owner, and Leslie Accardo, presented the proposed request.*

**PUBLIC HEARING:**

*Norga Saldana, resident, spoke in opposition of proposed request.*

*Jonathan Benzerra, resident, spoke in opposition of proposed request.*

*Rich Martinez, resident, spoke in opposition of 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 in petition of ZBA23-0008; 3310 Washtenaw Avenue**

**Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a five foot variance from Section 5.20.4 Conflicting Land Use Buffers. A 15 foot buffer is required at the rear of the parking lot. The variance allows a 10 foot buffer and the existing driveway to the adjacent property to remain which allows access to both properties.**

**On a roll call vote the vote was as follows with Chair Briere declaring the request DENIED. Vote 1-7.**

**Yeas:** 1 - Glusac

**Nays:** 7 - Chair Briere, DeVarti, Daniel, Grant, Goode, Councilmember Akmon, and Whitney

**Absent:** 1 - Madigan

**F. UNFINISHED BUSINESS**

*Jon Barrett, Zoning Coordinator, discussed ZBA retreat dates with the board.*

**G. NEW BUSINESS**

*None.*

**H. COMMUNICATIONS**

