



City of Ann Arbor

Formal Minutes

Zoning Board of Appeals

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Wednesday, April 28, 2021

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 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 938 1648 1007

A CALL TO ORDER

Chair Candice Briere called the meeting to order at 6:01 PM

B ROLL CALL

All members attended the meeting from the City of Ann Arbor, MI

**Others present: Jon Barrett, City of Ann Arbor Zoning Coordinator
Kristen Vander Lugt, City Staff**

Present: 8 - Candice Briere, David DeVarti, Michael B. Daniel, Todd Grant, Charlotte Wilson, Elizabeth Nelson, Chris Fraleigh, and Julia Goode

Absent: 1 - Nicole Eisenmann

C APPROVAL OF AGENDA

Moved by Wilson, seconded by Fraleigh, approved unanimously as presented.

D APPROVAL OF MINUTES

D-1 [21-0825](#) Minutes of the March 26, 2021 ZBA Meeting

Attachments: 3-24-2021 ZBA Minutes.pdf

Moved by Grant, seconded by Fraleigh, approved unanimously as presented and forwarded to the City Council.

E PUBLIC HEARINGS

- E-1** [21-0826](#) ZBA21-013; 625 North Fourth Street
Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is a nonconforming duplex that does not meet the required lot area, lot width and setbacks for the district. The applicant is seeking to add a second story to the existing structure that will increase both units to six bedrooms.

Attachments: ZBA21-013; 625 N Fourth Staff Report w Attachments.pdf
City of Ann Arbor Zoning Coordinator Jon Barrett presented the staff report.

PRESENTATION BY PETITIONER

*Rob Fowler presented the proposed project.
Paul sty 544 N main next to subject property, concerned about the density but this density not appropriate, windows,*

PUBLIC HEARING

Name unknown, 637 N Fourth Ave, Ann Arbor expressed opposition citing concerns about density, parking, and residents of the proposed project using parks.

Seeing no further callers, Chair Briere closed the Public Hearing.

Moved by DeVarti seconded by Wilson, in petition ZBA21-013; 625 N Fourth Street 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 second story addition to the existing residence that will include six bedrooms in each duplex unit. The new construction will not encroach any further into any of the required setbacks.

On a roll call vote the vote was as follows with the Chair declaring the alteration granted.

Yeas: 7 - Chair Briere, Daniel, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 1 - DeVarti

Absent: 1 - Eisenmann

- E-2** [21-0836](#) ZBA21-014; 2201 Vinewood Boulevard
Blake Lancaster, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R1B, Single-Family Dwelling and is a nonconforming single-family home that does not meet the required rear yard setback. The owner is seeking to enclose an existing breezeway that connects the residence and the garage. The rear yard setback is 40 feet and the garage is located 34 feet from the rear lot line.

Attachments: ZBA21-014; 2201 Vinewood Blvd Staff Report w Attachments.pdf

Barrett presented the staff report.

PRESENTATION BY PETITIONER

Scott Munzel, representing the proposed project, presented the request.

PUBLIC HEARING

Seeing no callers, Chair Briere closed the Public Hearing.

**Moved by Wilson, seconded by Fraleigh, in petition ZBA21-014;
2201 Vinewood Boulevard 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 an existing breezeway that connects the residence and garage to be enclosed and become habitable space. The structure will not encroach any further into the setbacks.

On a roll call vote, the vote was as follows with the Chair declaring the alteration granted.

Yeas: 8 - Chair Briere, DeVarti, Daniel, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 0

Absent: 1 - Eisenmann

- E-3** [21-0837](#) ZBA21-015; 1304 Granger Avenue
Reuters Associates Architects, representing property owner, is seeking a 19- foot 6- inch variance from the required rear yard setback of 30 feet to

construct a new first floor laundry room and half bathroom. The second story dormer will allow for a new master bathroom. The owner is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to increase the width of the front porch four feet six inches. The new front porch will be reduced in size to accommodate an enclosed study room. The property is zoned R4C and is nonconforming for lot size, area and setbacks.

Attachments: ZBA21-015; 1304 Granger Ave Staff Report w Attachments.pdf

Barrett presented the Staff Report.

PRESENTATION BY PETITIONER

Marc Reuter, Architect for the proposed project, presented the request.

PUBLIC HEARING

Seeing no callers, Chair Briere closed the Public Hearing.

MOTION 1: ALTERATION REQUEST

Moved by DeVarti, seconded by Fraleigh, in petition ZBA21-015; 1304 Granger Avenue 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 an existing front porch to be expanded in width four feet six inches and to allow for a portion of the porch to be enclosed for a study room. The structure will not encroach any further into the setbacks.

VOTE ON MOTION 1: ALTERATION REQUEST

On a roll call vote, the vote was as follows with the Chair declaring the alteration request granted.

Yeas: 8 - Chair Briere, DeVarti, Daniel, Grant, Wilson, Councilmember Nelson, Fraleigh, and Goode

Nays: 0

Absent: 1 - Eisenmann

MOTION 2: VARIANCE REQUEST

Moved by DeVarti, seconded by Fraleigh in petition ZBA21-015; 1304 Granger Avenue

Variance:

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS the following variance from Chapter 55 Unified Development Code Table 5.17-1 Single-Family Residential Zoning District Dimensions.

A 19 foot 6 inch variance to allow a new rear addition with a laundry room and bathroom that will encroach into the 30 foot required rear yard setback.

VOTE ON MOTION 2: VARIANCE REQUEST

On a roll call vote, the vote was as follows with the Chair declaring the variance request denied.

Yeas: 1 - Fraleigh

Nays: 7 - Chair Briere, DeVarti, Daniel, Grant, Wilson, Councilmember Nelson, and Goode

Absent: 1 - Eisenmann

F UNFINISHED BUSINESS**G NEW BUSINESS****G-1** [21-0838](#) Election of Officers

Moved by DeVarti, seconded by Fraleigh to nominate Candice Briere to Chair. Unanimously approved.

Moved by DeVarti, seconded by Daniel, to nominate Chris Fraleigh to Vice Chair. Unanimously approved.

G-2 [21-0839](#) Approval of Bylaws

Attachments: ZBA Rules -Approved 4-23-2014.pdf

Moved by Fraleigh, seconded by DeVarti, unanimously approved as presented.

H COMMUNICATIONS

H-1 [21-0832](#) Various Communication to the ZBA

Attachments: Email from Steih - 625 N Fourth.pdf, Email from Steih - 625 N Fourth 2.pdf, Email from Beranek 625 N Fourth.pdf, Email from Luciani- 625 N Fourth.pdf, Letter from Beranek 625 N Fourth.pdf, Email from Linkner-Zagar 2201 Vinewood.pdf, Email from Margolis 2201 Vinewood.pdf, Email from Zagar 2201 Vinewood.pdf, Email from Herrick 2201 Vinewood.pdf, eComment Report.pdf

Received and Filed

I PUBLIC COMMENT

J ADJOURNMENT

Unanimously adjourned.