



# City of Ann Arbor

## Formal Minutes

### Zoning Board of Appeals

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

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Wednesday, June 23, 2021

6:00 PM

Electronic Meeting

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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)

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 6:05 PM*

**B ROLL CALL**

Boardmember Todd Grant attended the ZBA meeting electronically from San Francisco, California. All other ZBA members attended the meeting electronically from Ann Arbor, MI.

**Staff Present:**

**Matt Kowalski**

**Kristen Vander Lugt**

**Present:** 6 - Candice Briere, David DeVarti, Michael B. Daniel, Nicole Eisenmann, Todd Grant, and Julia Goode

**Absent:** 3 - Charlotte Wilson, Elizabeth Nelson, and Chris Fraleigh

**C APPROVAL OF AGENDA**

**Moved by Daniel, seconded by Grant, approved unanimously as presented.**

**D APPROVAL OF MINUTES**

**D-1**      [21-1196](#)      Minutes of the May 26, 2021 ZBA Meeting

**Attachments:**      5-26-2021 ZBA Minutes.pdf

**Moved by Eisenmann, seconded by DeVarti, approved unanimously**

as presented and forwarded to the City Council.

**E PUBLIC HEARINGS**

- E-1**      [21-1197](#)      ZBA21-020; 216 Beakes Street  
EDB Enterprises, INC., property owner, is requesting a variance from Section 5.26.2(C) Fences, in order to install a fence four feet tall and less than 50% opaque at the intersection of Beakes and North Fifth Street. Fences within 25 feet of intersections in residential districts must not exceed 30 inches in height. The property is zoned R4C, Multiple-Family Dwelling District.

**Attachments:**      ZBA21-020; 216 Beakes St Staff Report with Attachments.pdf

*Robert Kennedy, property owner, explained the proposed request.*

***PUBLIC HEARING***

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

**Moved by DeVarti, seconded by Eisenmann in petition ZBA21-020; 216 Beakes Street 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 Section 5.26.2 (C) Fences.**

**A variance to allow a four-foot tall less than 50% opaque fence to be installed within 25 feet of the intersection of Beakes and North Fifth Street. The fence will match the existing fence height, location and opacity. The fence is to be built per the submitted plans.**

**On a roll call vote, the vote is as follows with the Chair declaring the request granted.**

**Yeas:**    6 -    Chair Briere, DeVarti, Daniel, Eisenmann, Grant, and Goode

**Nays:**    0

**Absent:**   3 -    Wilson, Councilmember Nelson, and Fraleigh

- E-2**      [21-1198](#)      ZBA21-021; 801 Amherst Avenue  
R. Thomas Bray and Jeri S. Hollister, property owners, are requesting an

11 percent variance from Section 5.16.6 (2D) Accessory Uses and Structures in order to construct a 24'x26' (624 square foot) detached garage in the rear yard. The maximum allowable garage is 470 square feet or 35 percent of the rear yard. The property is zoned R1C, Single-Family Dwelling District.

**Attachments:** ZBA21-021; 801 Amherst Ave Staff Report with Attachments .pdf

*Thomas Bray and Jeri Hollister, property owners, presented the proposed request.*

***PUBLIC HEARING***

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

**Moved by DeVarti, seconded by Eisenmann, in petition ZBA21-021; 801 Amherst 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 Section 5.16.6 (2D) Accessory Uses and Structures.**

**A variance of 11 percent from the maximum allowable 35% rear yard coverage to construct a 24'x26' detached garage. The maximum allowable square footage for the subject property is 470 square feet and the proposed garage will be 624 square feet. The garage is to be built per the submitted plans.**

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

**Yeas:** 0

**Nays:** 6 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, and Goode

**Absent:** 3 - Wilson, Councilmember Nelson, and Fraleigh

- E-3**      **21-1199**      ZBA21-022; 1302 Prescott Avenue  
Sarah Hieber, property owner, is requesting a three-foot variance from Section 5.18.1 (B4) Front Porches, in order to construct an eight-foot front porch to the existing residence. The owner is also requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new second story to the single-story home. The residence does not meet

the average front setback by three feet. The property is zoned R1D, Single-Family Dwelling District.

**Attachments:** ZBA21-022; 1302 Prescott Ave Staff Report with Attachments.pdf

*Sarah Hieber, property owner, presented the proposed request.*

**PUBLIC HEARING**

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

**Moved by DeVarti, seconded by Eisenmann, in petition ZBA21-022 Prescott 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 a bedroom, bathroom and study area for the construction of a new second story to the existing one-story single-family home. The new second level will not encroach further into the existing setbacks. The second story is to be built per the submitted plans.**

**On a roll call vote the vote was as follows with the Chair declaring the Alteration request granted.**

**Yeas:** 0

**Nays:** 6 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, and Goode

**Absent:** 3 - Wilson, Councilmember Nelson, and Fraleigh

**Moved by DeVarti, seconded by Eisenmann, in petition ZBA21-022; 1302 Prescott 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 Section 5.18.1 (B4) Front Porches.**

**A variance of three feet to allow construction of an 8'x21'8" front porch. The proposed porch will encroach a maximum of three feet into the average required front setback. The porch is to be built per the submitted plans.**

**On a roll call vote the vote was as follows with the Chair declaring the Variance request denied.**

**Yeas:** 6 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, and Goode

**Nays:** 0

**Absent:** 3 - Wilson, Councilmember Nelson, and Fraleigh

**E-4**

**21-1201**

ZBA21-023; 2205 Navarre Circle

Lynna Chung and Brad Densen, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new addition to the rear of the existing nonconforming home. The addition will replace the existing carport with a two-car garage, a foyer and a laundry room on the main level. A second story to the addition will allow for a master suite. The property is zoned R1B, Single-Family Residential and does not meet the 40-foot required rear yard setback.

**Attachments:** ZBA21-023; 2205 Navarre Circle Staff Report with .pdf

*Lynna Chung and Brad Densen, property owners, presented the proposed request.*

*PUBLIC HEARING*

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

**Moved by DeVarti, seconded by Eisenmann in petition ZBA21-024;  
2122 Geddes 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 Dwelling District Dimensions.**

**A variance of four foot three and a half inches on the north elevation and a four-inch variance on the east elevation for the new construction of a single-family residence. The home is to be built per the submitted plans.**

**ZBA21-023; 2205 Navarre Circle 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 construction of a new addition to the rear of the existing nonconforming home. The addition is to replace the existing carport with a two-car garage,**

a foyer and a laundry room on the main level. The second story will allow for a new master suite. The addition will not encroach further into the required rear yard setback. The addition is to be built per the submitted plans.

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

**Yeas:** 6 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, and Goode

**Nays:** 0

**Absent:** 3 - Wilson, Councilmember Nelson, and Fraleigh

**E-5**      [21-1204](#)      ZBA21-024; 2122 Geddes Avenue  
Theresa L. Angelini, representing property owners, is requesting a variance from Table 5.17-1 Single-Family Dwelling District Dimensions. A four-foot three and a half-inch variance on the north elevation and a four-inch variance on the east elevation for the construction a new single-family residence. The property is zoned R1A, Single-Family Dwelling and allows a 30-foot maximum height for structures.

**Attachments:**      ZBA21-024; 2122 Geddes Ave Staff Report w Attachments.pdf

*Theresa L. Angelini, Architect, and Mauro Gregorio, property owner, presented the proposed project.*

*PUBLIC HEARING*

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

**Moved by DeVarti, seconded by Goode in petition ZBA21-024; 2122 Geddes 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 Dwelling District Dimensions.**

**A variance of four foot three and a half inches on the north elevation and a four-inch variance on the east elevation for the new construction of a single-family residence. The home is to be built per the submitted plans.**

**On a roll call vote the vote was as follows with the Chair declaring the Variance request denied.**

**Yeas:** 0

**Nays:** 6 - Chair Briere, DeVarti, Daniel, Eisenmann, Grant, and Goode

**Absent:** 3 - Wilson, Councilmember Nelson, and Fraleigh

- E-6**      [21-1205](#)      WITHDRAWN ZBA21-025; 214 West Kingsley Avenue  
Robb Burroughs of O/X Studios, representing property owners, is requesting a 12.2% variance from Section 5.29.6 (B)(3A) Site Plans-Administrative Approval in order to increase the floor area of a building within a multiple-family development. An addition of 468 square feet has been administratively approved in 2020 and the ordinance allows for a 354 square foot addition or ten percent of the existing floor area. The applicants are requesting an additional 541 square feet (12.2%) resulting in a 1,363 square foot second-story addition with roof deck. The property is zoned R4D Multiple-Family Dwelling District and is in the Floodplain.

**Attachments:**      ZBA21-025; 214 W Kingsley St Staff Report w Attachments.pdf

*PUBLIC HEARING*

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

**Held and Closed**

**F      UNFINISHED BUSINESS**

**G      NEW BUSINESS**

**H      COMMUNICATIONS**

- H-1**      [21-1206](#)      Various Communication to the ZBA

**Attachments:**      Email from Wolgat - 801 Amherst.pdf, Email from Mcdonald - 801 Amherst.pdf, Email from Wolgat - 801 Amherst.pdf, Email from Clarke - 801 Amherst.pdf, Email from Kocolosk -1302 Prescott.pdf, Email from Kocoloski 2 - 1302 Prescott.pdf, Email from Carano - 1302

Prescott.pdf, Email from Maheras- 1302 Prescott.pdf, Email from Maheras 2 -1302 Prescott.pdf, Email from Mohrlock - 1302 Prescott .pdf, Email from Todd- 1302 Prescott .pdf, Email from Todd 2 -1302 Prescott.pdf, Letter from Rolina - 2122 Geddes Ave .pdf, Letter from Cassidy-2122 Geddes Ave.pdf, Letter from Rolina -2122 Geddes Ave.pdf, Email from Corby - 1302 Prescott.pdf, Email from Funkenstein - 2205 Navarre Cir.pdf, Email from Michener -801 Hollister.pdf, Email from Mohrlock 1302 Prescott.pdf, 6-23-2021 ZBA Meeting eComment Report.pdf

**Received and Filed**

**I PUBLIC COMMENT**

**J ADJOURNMENT**

*Unanimously adjourned*