



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, May 24, 2023

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.

Others present:

Jon Barrett, Zoning Coordinator

Alexis DiLeio, City Planner (via Zoom)

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

Absent: 1 - David DeVarti

C. **APPROVAL OF AGENDA**

Chair Briere noted ZBA23-0013; 3720 Windemere Drive petitioner asked for item to be postponed to the June 28, 2023 ZBA meeting.

Chair Briere stated she would recuse herself from ZBA23-0015; 2025 Traverwood Drive based on her involvement in the proposed project.

Moved by Mike Daniels seconded by Julia Goode to approve the agenda. The agenda was unanimously approved as presented.

D. APPROVAL OF MINUTES**D-1. 23-0889** April 26, 2023 ZBA Meeting Minutes

Attachments: April 26, 2023 ZBA Meeting Minutes.pdf

Moved by Dharma Akmon seconded by Chris Madigan to approve the April 26, 2023 meeting minutes. Minutes were unanimously approved and forwarded to City Council.

E. PUBLIC HEARINGS**E-1. [23-0890](#) ZBA23-0013; 3720 Windemere Drive [Postponed]**

Ljubisa Mladenovic, property owner, is requesting a 2-foot variance from Section 5.26.2 (3) Fences; Residential Zoning Districts to construct a 10-foot privacy fence in the rear yard. The maximum height for a fence in the rear yard is 8 feet. The subject property is zoned R1B, Single-Family Dwelling District.

Attachments: Staff Report ZBA23-0013; 3720 Windemere Dr.pdf, ZBA23-0013; 3720 Windemere Boundary Survey.pdf, ZBA23-0013; 3720 Windemere Elevation Plans.pdf, 3720 Windemere Dr Zoning Map.pdf, 3720 Windemere Dr Aerial Map.pdf, 3720 Windemere Dr Aerial Map Zoom.pdf, Hutton Email of Support 3720 Windemere Drive.pdf

PUBLIC HEARING:

Seeing no speakers, Chair Briere closed the Public Hearing.

E-2. [23-0891](#) ZBA23-0014; 1401 Briarwood Circle

James Horney with H&H Signs, representing property owner, is requesting a 649.34 square foot variance from Section 5.24.5 (B) Permanent Signs, Other Mixed Use and Nonresidential and Special Purpose Districts to install a new sign package for the Hilton Garden Inn. The maximum allowable signage for the property is 200 square feet. The proposed sign package is 849.34 square feet in size. The property is zoned PUD, Planned Unit Development.

Attachments: Staff Report ZBA23-0014; 1401 Briarwood Circle.pdf, ZBA23-0014; 1401 Briarwood Circle Elevation Plans.pdf, 1401 Briarwood Cir Zoning Map.pdf, 1401 Briarwood Cir Aerial Map.pdf, 1401 Briarwood Cir Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

James Horney, H&H Signs, and Jason Schneehagen, Hilton Garden Inn, 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 Madigan seconded by Grace Whitney in petition of ZBA23-0014; 1401 Briarwood Circle

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 5.24.5 (B) Permanent Signs, Other Mixed Use and Nonresidential and Special Purpose Districts to install a new sign package for the Hilton Garden Inn. The maximum allowable signage for the property is 200 square feet. The proposed sign package is 814.34 square feet in size.

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, Grant, Goode, Madigan, Councilmember Akmon, and Whitney

Absent: 1 - DeVarti

E-3. [23-0892](#) **ZBA23-0012; 1601 South State Street**

Brandon Chaney with Nederveld, representing property owner, is requesting a variance from Section 5.37.2 Definitions to exclude the parking structure (26,278 square feet) from the Floor Area Ratio (FAR) calculation. The project includes 216 dwelling units, commercial space, covered parking spaces, a public plaza at grade along Stimson Street to achieve floor area premiums, and a green roof accessible to the public. The site contains 1.66 acres, and the existing 10 parcels are to be demolished. The properties are

currently zoned R4C, Multiple-Family Residential Dwelling District.

Attachments: Staff Report ZBA23-0012; 1601 S State.pdf, Staff Report South Town.pdf, ZBA23-0012; 1601 S State Street Boundary Survey.pdf, ZBA23-0012; 1601 S State Street Site Plans.pdf, Site Plan South Town.pdf, The State-Henry-White-Stimson Block Zoning Map.pdf, The State-Henry-White-Stimson Block Aerial Map.pdf, The State-Henry-White-Stimson Block Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Lisa Sauve, Synecdoche, presented the proposed request.

PUBLIC HEARING:

Brandon Dimchuck, 1401 Harpst, spoke in support of the proposed project..

Ken Garber, 28 Haverhill, spoke in support of the proposed project.

Eric Zechar, resident, spoke in support of the proposed project.

Tom Stulberg, resident, spoke in opposition to how project is presented, suggested project should be PUD.

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 Madigan seconded by Whitney in petition of ZBA23-0012;
1601 South State Street**

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 5.37.2 Definitions to exclude the parking structure (26,278 square feet) from the Floor Area Ratio (FAR) calculation.

On a roll call vote, the vote was as follows with the Chair declaring the request GRANTED. Vote 8-0.

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

Nays: 0

Absent: 1 - DeVarti

E-4. [23-0893](#) ZBA23-0015; 2025 Traverwood Drive

Tom Covert with Midwestern Consulting, representing property owners, is requesting relief from Section 5.32.1 (A) Nonconforming Use to allow a new nonconforming use (medical/dental office) to replace a previous nonconforming use in the existing office building. The property is zoned ORL, Office Research Limited Industrial.

Attachments: Staff Report ZBA23-0015; 2025 Traverwood Dr.pdf, ZBA23-0015; 2025 Traverwood Drive Boundary Survey.pdf, ZBA23-0015; 2025 Traverwood Drive Elevation Plans.pdf, 2025 Traverwood Dr Zoning Map.pdf, 2025 Traverwood Dr Aerial Map.pdf, 2025 Traverwood Dr Aerial Map Zoom.pdf

Chair Briere recused herself from the discussion based on her involvement with the project.

APPLICANT/REPRESENTATIVE:

Tom Covert, Midwestern Consulting and Mike Martin, First Martin, presented the proposed request.

PUBLIC HEARING:

Seeing no 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 Daniel seconded by Madigan in petition of ZBA23-0015, 2025 Traverwood Drive

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming -Structure to allow a new nonconforming use (medical/dental office) to replace a previous

nonconforming use in the existing office building.

On a roll call vote, the vote was as follows with the Vice Chair declaring the request GRANTED. Vote 7-0.

Yeas: 7 - Daniel, Grant, Goode, Madigan, Glusac, Councilmember Akmon, and Whitney

Nays: 0

Absent: 1 - DeVarti

Recused: 1 - Chair Briere

E-5. [23-0894](#) ZBA23-0016; 980 Sherwood Street

Race Lamkin of Lamkin Group LLC, representing property owners, are requesting a 10-foot variance from Section 5.18.5 Averaging an Established Front Building Line. The average front setback is 31 feet, and the request is to reduce the front setback to 21 feet. The owners are proposing to construct a 324 square foot (27'x12') addition to the northwest corner of the residence. The proposed addition will contain a master bedroom, bathroom, and kitchen addition. The subject property is zoned R1C, Single-Family Residential Dwelling District.

Attachments: Staff Report ZBA23-0016; 980 Sherwood St.pdf, ZBA23-0016; 980 Sherwood Boundary Survey.pdf, ZBA23-0016; 980 Sherwood Site Plan with Variance Location.pdf, ZBA23-0016; 980 Sherwood Site Plan.pdf, 980 Sherwood St Zoning Map.pdf, 980 Sherwood St Aerial Map.pdf, 980 Sherwood St Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Race Lamkin, representing property owner, 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 Madigan seconded by Whitney in petition of ZBA23-0016;
980 Sherwood Street

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 5.18.5 Averaging an Established Front Building Line. The average front setback is 31 feet, and the request is to reduce the front setback to 21 feet. The owners are proposing to construct a 324 square foot (27'x12') addition to the northwest corner of the residence. The addition is to be built per the submitted plans.

On a roll call vote, the vote was as follows with the Chair declaring the request GRANTED. Vote 8-0.

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

Nays: 0

Absent: 1 - DeVarti

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

Zoning Coordinator Jon Barrett presented departing ZBA board member Julia Goode a certificate of appreciation for time served on the Zoning Board of Appeals.

H. COMMUNICATIONS

H-1. [23-0895](#) Enactment No: Received and Filed

Received and Filed

Various Communication to the ZBA

I. PUBLIC COMMENT (3 minutes per speaker)

No speakers.

J. ADJOURNMENT

Moved by Madigan seconded by Akmon to adjourn the meeting at 8:02 pm. Approved unanimously.

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>). Zoning Board of Appeals meetings have transitioned to a hybrid meeting model. In order to prevent the transmission of COVID-19, protect the health of meeting attendees, minimize the possibility of disrupting the meeting, and thereby promote public participation by creating a safer meeting environment. If you choose to attend a meeting in-person, the following safety rules are expected to be observed. These include:

Masks - Masks will be required for all meeting participants and guests when the local CDC Community Level in Washtenaw County is HIGH. Check the current level for Washtenaw County through the CDC's website.

Illness - Anyone diagnosed with COVID-19, who has symptoms of COVID-19, or has had recent close contact with someone with COVID-19, should not attend a public meeting.