



City of Ann Arbor

Formal Minutes - Final

Zoning Board of Appeals

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

Wednesday, July 24, 2024

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**

Vice Chair Todd Grant called the meeting to order at 6:01 pm.

B. **ROLL CALL**

Vice Chair Grant called the roll.

Present: 6 - David DeVarti, Michael B. Daniel, Todd Grant, Kristina A. Glusac, Dharma Akmon, and Julie Weatherbee

Absent: 1 - Candice Briere

Others present:

*Brett Lenart, Planning Manager [via Zoom]
Jon Barrett, Zoning Coordinator
Mariana Melin-Corcoran, Associate Planner
Alexis DiLeo, Principle Planner [via Zoom]
Courtney Manor, Administrative Assistant*

C. **APPROVAL OF AGENDA**

Jon Barrett, Zoning Coordinator noted ZBA24-0025; 1015 Broadway Street has requested to be postponed to the August 28, 2024 ZBA meeting and that a Public Hearing will still be held.

Moved by Dave DeVarti seconded by Kristina Glusac. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES

D-1. [24-1298](#) June 26, 2024 ZBA Meeting Minutes

Attachments: June 26, 2024 ZBA Meeting Minutes.pdf

Moved by Julie Weatherbee seconded by Dharma Akmon to approve the June 26, 2024 meeting minutes. Minutes were unanimously approved as present and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. [24-1299](#) **ZBA24-0024; 911 Miller Avenue**

Theresa Angelini of Angelini & Associates, representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a second floor addition to the existing nonconforming residence. The second floor will contain a new bedroom and bathroom. The residence is nonconforming for the front setback along Arborview Boulevard and the average front setback along Maple Ridge Street. The property is zoned R1D, Single-Family Dwelling District.

Attachments: Staff Report ZBA24-0024; 911 Miller Ave.pdf, ZBA24-0024; 911 Miller Avenue Boundary Survey.pdf, ZBA24-0024; 911 Miller Avenue Elevation Plans.pdf, 911 Miller Before and After for ZBA.pdf, 911 Miller Ave Zoning Map.pdf, 911 Miller Ave Aerial Map.pdf, 911 Miller Ave Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Theresa Angelini, representing property owner, 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 DeVarti seconded by Weatherbee in petition of ZBA24-0024; 911 Miller Avenue:

The Zoning Board of Appeals hereby GRANTS relief from Section 5.32.2 Alteration to a Nonconforming - Structure to allow construction of a second-story addition to the existing nonconforming residence. The proposed addition will allow for a new bedroom and bathroom. The residence is nonconforming for the front setback along Arborview Boulevard and the average front setback along Maple Ridge Street. The addition will not encroach further into the required front setbacks. The addition is to be built per the submitted plans.

On a roll call vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 6-0.

Yeas: 6 - DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, and Weatherbee

Nays: 0

Absent: 1 - Chair Briere

E-2. 24-1300 ZBA24-0025; 1015 Broadway Street [postponement requested by applicant]

Emily Palacios, representing the property owner, is seeking a variance of 1,683 square feet from Table 5.17-4 Mixed Use Zoning District Dimensions. The owners are applying for an administrative land transfer of 807.5 square feet to be transferred to the abutting property. The district requires a minimum lot area of 6,000 square feet and the current nonconforming lot size is 5,124.5 square feet. The property is zoned C-3 Fringe Commercial District.

Attachments: Staff Report ZBA24-0025; 1015 Broadway Street.pdf, ZBA24-0025; 1015 Broadway Street Boundary Survey.pdf, 1015 Broadway St Zoning Map.pdf, 1015 Broadway St Aerial Map.pdf, 1015 Broadway St Aerial Map Zoom.pdf

PUBLIC HEARING:

Seeing no speakers Vice Chair Grant closed the Public Hearing.

Postponed

E-3. 24-1302 ZBA24-0026; 1000 East Stadium Boulevard

Elton Topalli, representing the property owner, is seeking variances from Section 5.24.5 (B)(1) Other Mixed Use and Nonresidential and Special Purpose Districts and Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The existing building has approximately 201 square feet of existing signage and two freestanding signs. One of the freestanding signs is fronting along East Stadium Boulevard. The variance request will allow an additional freestanding sign along East Stadium Boulevard and 68 square feet of signage over the maximum 200 square foot allowance. The property is zoned O, Office District.

Attachments: Staff Report ZBA24-0026; 1000 E Stadium Blvd.pdf, ZBA24-0026; 1000 E Stadium Blvd Boundary Survey.pdf, 1000 E Stadium Blvd Zoning Map.pdf, 1000 E Stadium Blvd Aerial Map.pdf, 1000 E Stadium Blvd Aerial Map Zoom.pdf

APPLICANT/REPRESENTATIVE:

Eric Frasier and Margaret Poscher, representing property owner, 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 DeVarti seconded by Akmon in petition of ZBA24-0026; 1000 East Stadium Boulevard:

Based on the following findings and in accordance with the established standards for approval, the Zoning Board of Appeals hereby GRANTS a 68 square foot variance from Section 5.24.5 (B)(1) Other Mixed Use and Nonresidential and Special Purpose Districts and Table 5.24-3 Other Mixed Use and Nonresidential and Special Purpose District Permanent Signs. The existing property has 201 square feet of signage and a freestanding sign facing East Stadium Boulevard. The variance allows a two-sided freestanding sign to be installed along East Stadium Boulevard advertising the abutting

restaurant use.

On a roll call vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 5-1.

Yeas: 6 - DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, and Weatherbee

Nays: 0

Absent: 1 - Chair Briere

E-4. [24-1120](#) ZBA24-0023; 2845 South State Street

Tom Covert of Midwestern Consulting is seeking four variances from Table 5.17-8 Transit Corridor Additional Standards. Building A1 is seeking variances from Building Length and Building Frontage. Building C2 is seeking a variance from Building Length and Building D1 is seeking a variance from Building Frontage. The property is being redeveloped for a new mixed-use development at the northeast corner of State Street and Eisenhower Parkway. The property is zoned TC1, Transit Corridor District.

Attachments: Staff Report ZBA24-0023; 2845 S State St-AD.pdf, 2845 S State Boundary Survey.pdf, 2845 S State St Zoning Map.pdf, 2845 S State St Aerial Map.pdf, 2845 S State St Aerial Map Zoom.pdf, 23142A ZBA - Graphic Summary of Request.pdf, 23142 Arbor South ZBA Submittal 1.pdf

APPLICANT/REPRESENTATIVE:

Tom Covert, representing property owner, 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 DeVarti seconded by Weatherbee in petition of ZBA24-0023; 2845 South State Street:

Based on the following findings and in accordance with the

established standards for approval, the Zoning Board of Appeals hereby GRANTS the following variances:

-Variance #1: to allow for Building A1 to exceed the maximum allowable length of 250 feet by 26 feet.

-Variance #2 also associated with Building A1 would allow the building to have a frontage of 52% of the block, which does not meet the required 70%. The proposed building is approximately 21 feet less than the required length to meet the 70% block length requirement along East Eisenhower.

- Variance #3 to allow Building C2 to exceed the maximum building length of 250 feet by 44 feet. The proposed building is to be constructed at a length of 294 feet along Boardwalk Drive.

-Variance #4 being to allow Building D1 to have a building frontage of 49% or 21% less than the required 70%. The overall building length proposed is 117 feet in length or 50 feet less than what would be required to meet the 70% dimension along Boardwalk Drive.

On a voice vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 6-0.

Yeas: 6 - DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, and Weatherbee

Nays: 0

Absent: 1 - Chair Briere

F. UNFINISHED BUSINESS

F-1. [24-1154](#) Alteration to a Non Conforming Structure Proposed Text Amendment [Draft]

Attachments: 6-26-2024 ZBA Alteration to Nonconforming Structure Memo.pdf, A2_ZBA_Nonconforming_Alterations.pdf, 6-26-2024 ZBA Alteration to Nonconforming Structure Memo.pdf, ZBA Alteration to Nonconforming Structure Draft Text Amendment .pdf

Brett Lenart, Planning Manager and Jon Barrett, Zoning Coordinator, presented the proposed request.

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].

On a voice vote the vote was as follows with the Vice Chair declaring the motion carried. Vote 6-0.

Yeas: 6 - DeVarti, Daniel, Grant, Glusac, Councilmember Akmon, and Weatherbee

Nays: 0

Absent: 1 - Chair Briere

G. NEW BUSINESS

G-1. [24-1304](#) Reports from Council

Councilmember Akmon reported:

At the July 15, 2024 Council meeting, City Council discussed the Dark Sky Ordinance

H. COMMUNICATIONS

H-1. [24-1305](#) Various Communication to the ZBA

Attachments: Eliot and Cardiff email of support 911 Miller Avenue.pdf

Received and filed.

J. PUBLIC COMMENT (3 minutes per speaker)

No speakers.

K. ADJOURNMENT

On a voice vote the meeting was adjourned unanimously at 7:53 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>).