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, October 28, 2026 **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 6:03 pm.

B. ROLL CALL

Chair Briere called the roll.

John Jourden entered the meeting at 6:22 pm.

Present: 8 - Candice Briere, Michael B. Daniel, Kristina A. Glusac, Julie Weatherbee, Patricia Laskowsky, Drew Denzin, Roberta Sutton, and John Jourden

Absent: 1 - Dharma Akmon

Others present:
Zoning Coordinator Erik Perdonik
Principal Planner Alexis DiLeo
Senior Planner Joshua Shake

C. APPROVAL OF AGENDA

Moved by Patty Laskowsky seconded by Julie Weatherbee to approve the meeting agenda. On a voice vote the agenda was approved unanimously.

D. APPROVAL OF MINUTES

D-1. **26-1737** Zoning Board of Appeals Meeting Minutes of September 23, 2026

Attachments: Zoning Board of Appeals Meeting Minutes of September 23, 2026.pdf

Moved by Laskowsky seconded by Weatherbee approve the September 23, 2026 ZBA meeting minutes. On a voice vote the minutes were approved unanimously and forwarded to City Council.

E. PUBLIC HEARINGS

E-1. **26-1738** **ZBA26-0015; 700 North Main Street**

Amie Parisi, representing the property owner, is requesting two variances from Section 5.17.3, Table 5.17-3 Multiple-Family Residential Districts, R4E Multiple-Family Dwelling Districts for a building measuring 86 feet 9 inches in length, 188 feet 6 inches in width and 68 feet in height. A variance of 6.92 feet is requested from the required 20.5-foot minimum side setback to allow a 13.58-foot side setback provided and a variance of 12.49 feet is requested from the required 49.93 foot required rear setback to allow a 37.44-foot rear setback provided. The 51,933-square foot site is zoned R4E With Conditions as adopted and incorporated by Ordinance 26-17.

Attachments: Staff Report ZBA26-0015; 700 N Main Street.pdf, ZBA26-0015; 700 N Main Street Elevation Plans.pdf, ZBA26-0015; 700 N Main Street Boundary Survey.pdf, 700 N Main St Zoning Map.pdf, 700 N Main St Aerial Map Zoom.pdf, 700 N Main St Aerial Map.pdf

APPLICANT/REPRESENTATIVE:
Ray Phillips of Kreger Klatt Architects, representing property owners, presented the proposed request.

PUBLIC HEARING:
Carol Smith, resident, spoke in opposition to 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 Mike Daniel seconded by Drew Denzin in petition of

ZBA26-0015; 700 North Main Street:

The Zoning Board of Appeals hereby GRANTS 6.92-foot and 12.49-foot variances from Table 5.17-3 of the Unified Development Code to permit a new 16,352.375-square-foot multiple-family residential building to have a 13.58-foot side setback and 37.44-foot rear setback where a minimum 19.875-foot side setback and 50.1875-foot rear setback are required.

Criteria 1: this is a exceptional and peculiar property because the flood plane and floodway render a substantial portion of the northern site unavailable for development and reduce the usable development area by more than 20%.

Criteria 2: the standard is met because the quantified loss of more than 20% of the buildable area shows a material physical constraint, not just a abstract inconvenience.

Criteria 3: the standard is met because the requested relief would do substantial justice by allowing the physically constrained parcel to provide 64 multif family units in the high density R4E district while keeping the building and related facilities on the upland portion of the site.

Criteria 4: the standard is met because the flood plane, floodway and site geometry predate this proposal were not created by the applicant.

Criteria 5: the standard is met because a different analysis of alternatives were clearly um looked at and deemed not feasible.

John Jourden noted he would not participate in the vote, having joined the meeting after the item was introduced.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 6-1.

Yeas:	6 -	Daniel, Glusac, Weatherbee, Laskowsky, Denzin, and Sutton
Nays:	1 -	Chair Briere
Absent:	1 -	Councilmember Akmon
Recused:	1 -	Jourden

E-2. 26-1740 **ZBA26-0017; 2250 Ann Arbor Saline Road**

Brandon Guest, representing the property owner, is requesting one variance from Section 5.21 of the Unified Development Code to permit 34 additional curb cuts above the three allowed. The subject property is zoned R4B Multiple Family Dwelling Zoning District.

Attachments: Staff Report ZBA26-0017; 2250 Ann Arbor Saline Rd.pdf, ZBA26-0017; 2250 Ann Arbor Saline Road Site Plans.pdf, 2250 Ann Arbor Saline Rd Zoning Map.pdf, 2250 Ann Arbor Saline Rd Aerial Map Zoom.pdf, 2250 Ann Arbor Saline Rd Aerial Map.pdf

APPLICANT/REPRESENTATIVE:
Brandon Guest of M/I Homes, representing property owners, presented the proposed request.

PUBLIC HEARING:
Karen Anderson, 2119 Chaucer Drive, spoke in opposition to the proposed request.

Greg Hebert, 2058 Ascot, spoke in opposition to the proposed request.

Chuck Wilkins, 2083 Ascot, spoke in opposition to the proposed request.

Robert Livingston, Wembley Court, spoke in opposition to the proposed request.

Eric Macks, 2155 Ascott Road, spoke in opposition to 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 Daniel seconded by Weatherbee in petition of ZBA26-0017; 2250 Ann Arbor Saline Road:

The Zoning Board of Appeals hereby GRANTS a 34-curb-cut variance from Table 5.21-1 of the Unified Development Code to permit 37 curb cuts where a maximum of three are permitted.

Criteria 1: the standard is met because this property is peculiar in that it is narrow, has an irregular configuration and is further constrained by existing regional storm water facility, storm water easement and utility infrastructure.

Criteria 2: the standard is met because a denial would require the applicant to abandon the city requested public Lambeth Drive connection and materially redesign the project.

Criteria 3: the standard is met because this will enable the completion of a public street connection that improves pedestrian, bicycle, and local street connectivity and improves emergency response access.

Criteria 4: the standard is met because the applicant originally proposed a private drive and the city has requested to go with a public street.

Criteria 5: the standard is met because these 34 additional curb cuts are limited to the number necessary to serve the 37 town homes on the city requested public street.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 8-0.

Yeas: 8 - Chair Briere, Daniel, Glusac, Weatherbee, Laskowsky, Denzin, Sutton, and Jourden

Nays: 0

Absent: 1 - Councilmember Akmon

E-3. 26-1739 **ZBA26-0016; 603 East Liberty Street**

Mark Chalou, representing the property owner, is requesting three 75-percent variances from Section 5.24.4.C.2 of the Unified Development Code to permit three electronic message signs on the south façade of the subject property at 40.66, 44, and 40.66 square feet in area to not be a component of a larger sign and comprise 100 percent of the total sign area of each sign where such signs shall be a component of a larger sign and 25 percent of the total sign area is the maximum electronic message sign area permitted. The subject property is zoned D1 Downtown Core District.

Attachments: Staff Report ZBA26-0016; 603 E Liberty St.pdf, ZBA26-0016; 603 E Liberty Street Boundary Survey.pdf,

ZBA26-0016; 603 E Liberty Street Elevation Plans.pdf, 603 E Liberty St Zoning Map.pdf, 603 E Liberty St Aerial Map Zoom.pdf, 603 E Liberty St Aerial Map.pdf

APPLICANT/REPRESENTATIVE:
Mark Chalou of Mr. Neon, representing property owners, presented the proposed request.

PUBLIC HEARING:
Molly Rowan, 3667 Meadow Lane, spoke in support 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 Daniel seconded by Weatherbee in petition of ZBA26-0016; 603 East Liberty Street:

The Zoning Board of Appeals hereby GRANTS three 75-percent variances from Section 5.24.4.C.2 of the Unified Development Code to permit three electronic message signs on the south façade of the subject building at 40.66, 44, and 40.66 square feet in area to not be a component of a larger sign and comprise 100 percent of the total sign area of each sign where such signs shall be a component of a larger sign and 25 percent of the total sign area is the maximum electronic message sign area permitted.

Criteria 1: the standard is met because the 1927 Michigan Theater has a fixed three-sided historic marquee uh with existing message faces that must be retrofitted within the constraints of the State Street Historic District.

Criteria 2: the standard is met because obsolete manual lettering system and ladder raise real operational and safety concerns.

Criteria 3: the standard is met because he sign area marquee is not being enlarged and the Historic District conditions make the display effectively static for an hour at a time.

Criteria 4: the standard is met because the historic marquee and obsolete system weren't self imposed by the theater.

Criteria 5: the standard is met because the requested relief is limited to replacing the existing changeable copy areas and it doesn't enlarge the total sign at all.

On a roll call vote the vote was as follows with the Chair declaring the motion carried. Vote 8-0.

Yeas: 8 - Chair Briere, Daniel, Glusac, Weatherbee, Laskowsky, Denzin, Sutton, and Jourden

Nays: 0

Absent: 1 - Councilmember Akmon

F. UNFINISHED BUSINESS

None.

G. NEW BUSINESS

G-1. 26-1741 Reports from Council

None.

H. COMMUNICATIONS

H-1. 26-1742 Various Communication to the ZBA

Attachments: Anderson ZBA26-0017; 2250 Ann Arbor Saline Road - Written Comments.pdf, Atkins Subject ZBA 26-0017; 2250 Ann Arbor-Saline Rd.pdf, Edwards 2250 Ann Arbor Saline Road.pdf, Gordon Public comment ZBA26-0017; 2250 Ann Arbor-Saline Rd Oct 28 ZBA.pdf, McEnroe ZBA26-0017;2250 Ann Arbor Saline Rd.pdf, NCNA Opposition to Zoning Variance for 700 N. Main.pdf, Raghavan 2250 Ann Arbor Saline Development-email comments.pdf, Schankler 700 N. Main variance.pdf, Tatum Public Hearing ZBA26-0017 2250 Ann Arbor Saline Road.pdf, Varnhagen Public comment ZBA26-001; 2250 Ann Arbor-Saline Rd Oct 28 ZBA.pdf, Varnhagen Public

comment ZBA26-001; 2250 Ann ArborSaline Rd Oct 28 ZBA.pdf

Received and filed.

I. PUBLIC COMMENT (3 minutes per speaker)

Seeing no speakers Chair Briere closed the Public Comment.

J. ADJOURNMENT

Moved by Weatherbee seconded by Laskowsky. On a voice vote the board voted unanimously to adjourn the meeting at 7:53 pm.

Candice Briere, Chairperson
Jon Barrett, Zoning Coordinator
/courtney manor
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).