

**Zoning Board of Appeals
June 26, 2013 Regular Meeting**

STAFF REPORT

ZBA13-012, 2629 Kimberley Road

Summary

Rosalie Meiland, is requesting one variance from Chapter 55 (Zoning), Section 5:28, to permit the creation of two parcels that are 56 feet wide, 60 feet is the minimum parcel width for the R1C Zoning District, both proposed parcels will meet the minimum area (7,200 square feet) required for a R1C parcel.

Description and Discussion

The subject parcel is vacant and addressed as 2629 Kimberley, north of Packard. The parcel is zoned R1C (Single-Family Residential). The existing parcel was originally platted as Lot 91 and Lot 92 of the Kimberley Hills Subdivision. The lots in the subdivision were platted in 1922 with 66 feet for the original lot widths.

The request is discussed in detail below:

The petitioner is proposing to divide one 112 foot wide lot into two 56 feet wide lots. All required setbacks for the R1C Zoning District will still apply. The minimum lot width for a lot in the R1C Zoning District is 60 feet. Both proposed lots will meet the minimum lot area required for the R1C District: 7,200 square feet required and both proposed lots will be 7,859 square feet.

The existing lot was originally two 66 foot wide lots that were combined pre-1970 for a total parcel width at that time of 132 feet. In 1970, the northern 19.70 feet of the parcel was transferred to the adjacent parcel (Lot 93) to the north, establishing the existing 112 foot lot width.

If the variance is granted, the applicant will be required to submit an application, fee and required information to be reviewed by City Staff prior to approval of the Land Division by the City of Ann Arbor. Approval of the requested variance does not indicated approval of the actual Land Division.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5:99, Application of the Variance Power from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

- (a). ***That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.***

The lot is .36 acre (15,722 sq ft) and is 112 feet wide by approximately 140 feet deep. The existing lot is a conforming R1C lot for both lot width required (60 feet) and lot area required (7,200 square feet). The existing lot was formed by a previous owner through the combination of two platted lots and subsequent division of the northern 19.70 feet in order to solve a building encroachment from the adjacent lot to the north.

- (b). ***That the alleged hardships or practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

The variance is being requested in order to facilitate the division of one lot into two lots that are 4 feet less than the required lot width. Each resulting lot could be used to construct a single-family house. If the variance is not granted, the existing lot can still be used to construct one single-family house.

- (c). ***That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.***

Approval of the variance will allow two –single family houses to be constructed on 56 foot lots. Although most of the adjacent lots maintain a 66 foot wide lot width, the addition of two single-family houses in this area is consistent with adjacent land uses and general development pattern.

- (d). ***That the conditions and circumstances on which the variance request is based shall not be a self imposed hardship or practical difficulty.***

The lot combination (from two platted lots into one) and the subsequent division of the north 19 feet to the adjacent lot was completed pre-1970 by the previous owner. .

- (e). ***A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure***

The existing lot could be used to construct one-single family house, however the petitioner is request a variance for 4 feet from the required lot width. A variance

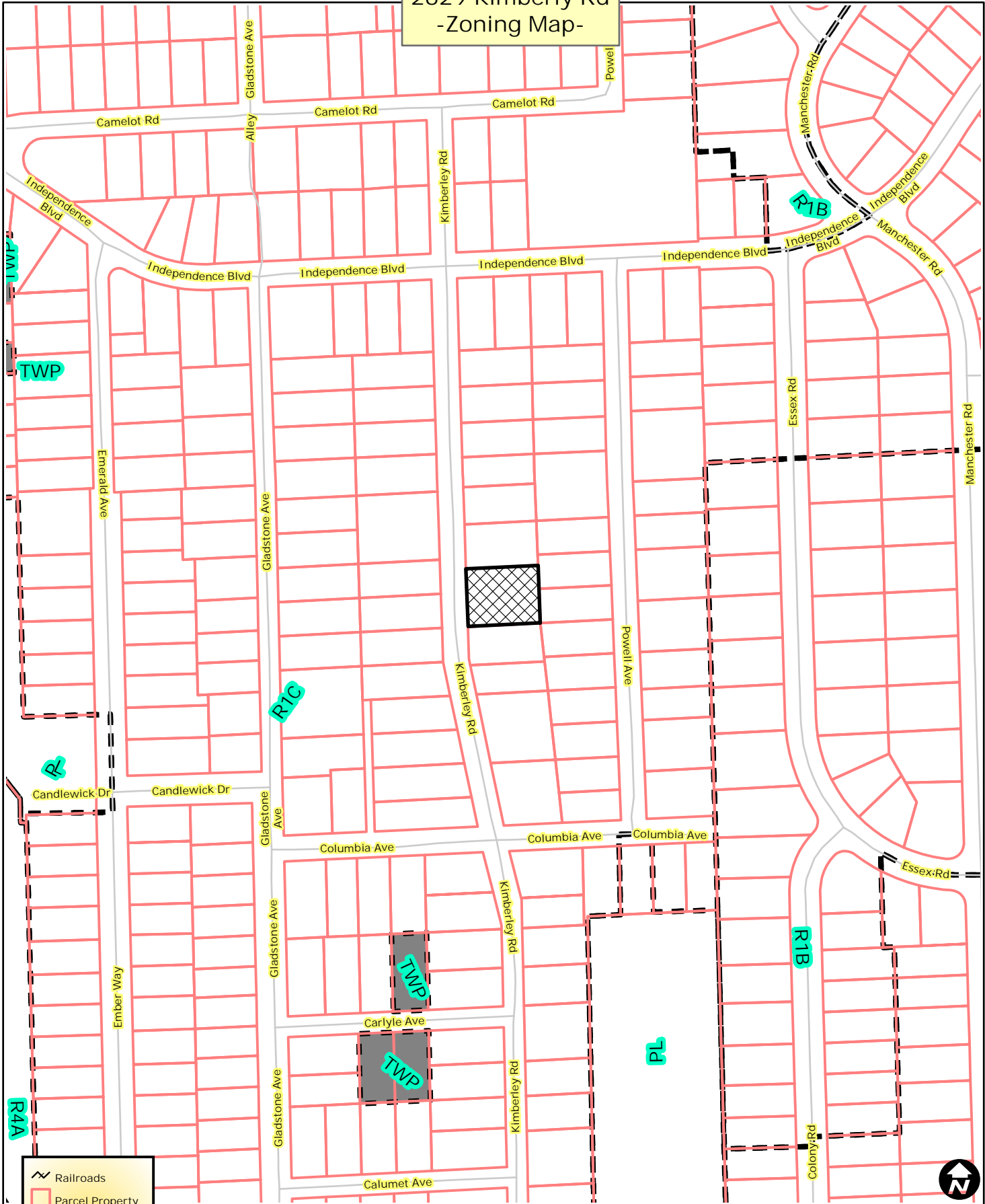
of 4 feet would represent 9% of the required width of 60 feet. Each lot will be conforming for minimum lot area, with an excess of over 600 square feet in area for each lot. As noted above, if the variance is granted all required setbacks (25 feet-front, 30 feet-rear, 5 feet-sides) would still apply for the construction of new houses. Two single-family homes would be a reasonable and consistent use of the land in this neighborhood.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'M. J. Kowalski', written in a cursive style.

Matthew J. Kowalski, AICP
City Planner

2629 Kimberly Rd -Zoning Map-

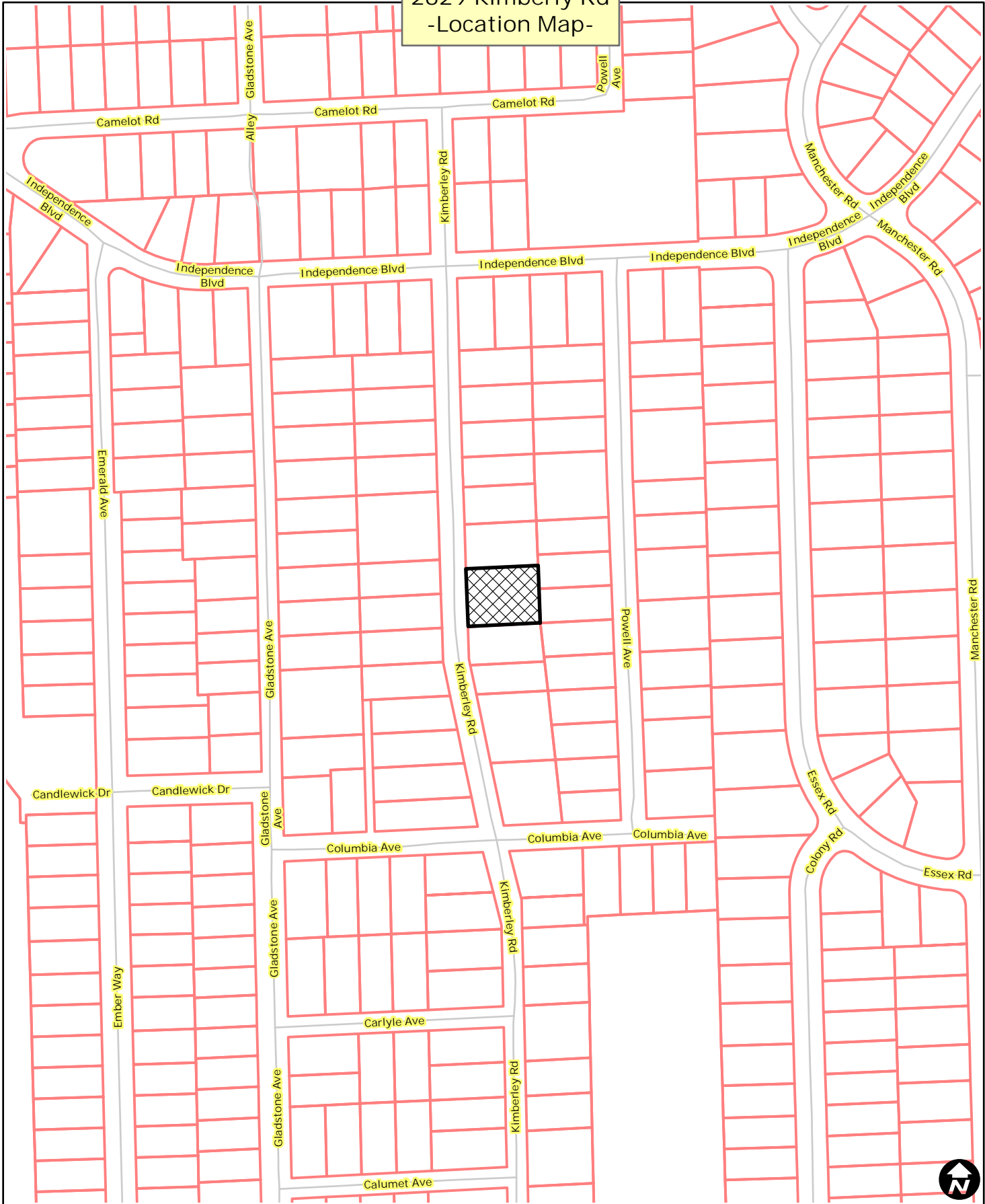


- Railroads
- Parcel Property
- Zoning
- Township Island
- Zoning



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 Map Created: 6/5/2013

2629 Kimberly Rd
-Location Map-




 Railroads
 Parcel Property



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 Map Created: 6/5/2013

2629 Kimberly Rd
-Aerial Map-



 Railroads
 Parcel Property



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Map Created: 6/5/2013

APPLICATION FOR VARIANCE OR NON-CONFORMING STRUCTURE
ZONING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: ROSALIE MEILAND
Address of Applicant: _____
Daytime Phone: 734-761-3639
Fax: _____
Email: meilandr@umich.edu
Applicant's Relationship to Property: OWNER.

Section 2: Property Information

Address of Property: 2629 KIMBERLEY Rd.
Zoning Classification: R1C
Tax ID# (if known): 09-12-03-304-014
*Name of Property Owner: _____

**If different than applicant, a letter of authorization from the property owner must be provided.*

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested:

5:28

Required dimension:

60 FT

PROPOSED dimension:

56.15'

Example: Chapter 55, Section 5:26

Example: 40' front setback

Example: 32'

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

SEE Attached.

Section 4: VARIANCE REQUEST (If not applying for a variance, skip to section 5)

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when **ALL** of the following is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals. (continued...)

Section 3: Request Information

Detailed description of the work....

Construction of single family homes on lots 91 and 92, Kimberly Hills Subdivision. Previous owners on adjacent lots 90 and 93 built garages, encroaching upon lot lines and sideyard setbacks. A variance is required to allow for reduced roadway frontage width from 60 feet to 56.15 feet for lots 91 and 92. Side yard and rear yard setback requirements can be met. See attached survey.

Section 4: Variance Request

1. The property frontage of lots 91 and 92 is 112.3 feet, short 19.7 feet from the required 132 feet to meet zoning requirements for two single family lots and homes. In addition, the home on adjacent lot 90 encroaches into the sideyard setback by 2.5 feet, which would require a minimum 7.5 foot sideyard setback on lot 91. Lots 91 and 92 were originally platted and developed with the required 66 foot frontage.
2. The hardships prevent use of the property for its platted and intended use for 2 single family homes because frontage requirements cannot be met.
3. The attached survey shows a plan that would maintain the required minimum sideyard setback of 5 feet, plus the additional 2.5 feet required to maintain a distance of 10 feet between sideyard structures. This will correct the encroachment of lot 90. There will be no adverse effect on adjacent lot 93 as there is currently a sideyard setback with lot 92 of 13.3 feet.
4. When lot 92 was reduced in size by 19.7 feet to correct an encroachment by lot 93, the remaining width of lot 92 made it unbuildable per ordinance requirements. Lots 91 and 92 can be combined and meet sideyard setback requirements with a variance on frontage width.
5. Lots 91, 92 and 93 were previously owned by Vern Steinway. Vern built an addition to his home on lot 93 that encroached onto lot 92. Vern added 19.7 feet to lot 93 from lot 92 to cure the encroachment. Vern subsequently sold lots 91 and 92 to Rosalie Meiland in 1984, representing the property to be 2 single family lots. Rosalie did not know that the lots were combined into one parcel and were no longer large enough to build 2 single family homes. To make matters worse, the home built on lot 90 by another third party is built only 2.5 feet from the property

line of lot 91. This represents a peculiar difficulty and unique situation that prevents Rosalie from using the property for 2 single family lots as intended by the plat and her purchase.

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

SEE Attached

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

See Attached

3. What effect will granting the variance have on the neighboring properties?

See Attached

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

See Attached

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

See Attached.

Section 5: ALTERATION TO A NON-CONFORMING STRUCTURE

Current use of the property N/A

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

(1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:

- a. The alteration is approved by the Zoning Board of Appeals upon finding that it complies as nearly as practicable with the requirements of this Chapter and that it will not have a detrimental effect on neighboring property.
- b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1, R2, R3, or R4 district.
- c. The structure is considered non-conforming due to the following reasons

(continued)

Existing Condition

Code Requirement

Lot area _____
Lot width _____
Floor area ratio _____
Open space ratio _____
Setbacks _____
Parking _____
Landscaping _____
Other _____

Describe the proposed alterations and state why you are requesting this approval:

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit _____

Section 6: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets.** (Continued.....)

- Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

734-761-3639
Phone Number

Rosalie R. Meiland
Signature

meilanda@umich.edu
Email Address

ROSALIE R. MEILAND
Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct.

Rosalie R. Meiland
Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Rosalie R. Meiland
Signature

I have received a copy of the informational cover sheet with the deadlines and meeting dates and acknowledge that **staff does not remind the petitioner of the meeting date and times.**

Rosalie R. Meiland
Signature

On this 16 day of MAY, 2013 before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

Mary Elizabeth Couch
Notary Public Signature

Notary Commission Expiration Date 6-2-18

MARY ELIZABETH COUCH
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF LIVINGSTON
My Commission Expires June 2, 2018
Acting in the County of WASHINGTON

Staff Use Only

Date Submitted: _____

Fee Paid: _____

File No.: _____

Date of Public Hearing _____

Pre-filing Staff Reviewer & Date _____

ZBA Action: _____

Pre-Filing Review: _____

Staff Reviewer & Date: _____

May 16, 2013

To Whom It May Concern:

Joe Hileman is authorized by me to act on my behalf in regard to my application for a variance, to the City of Ann Arbor Zoning Board of Appeals.

Rosalee Meiland

LEGAL DESCRIPTIONS

ORIGINAL:

LOT 91 AND THE SOUTH 46.30 FEET OF LOT 92 OF "KIMBERLEY HILLS" A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 3 AND THE NORTHEAST 1/4 OF SECTION 4, T.3S., R.6E., WASHTENAW COUNTY, MICHIGAN AS RECORDED IN LIBER 3 OF PLATS PAGE 32 WASHTENAW COUNTY RECORDS. CONTAINING 0.36 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD IF ANY.

PARCEL A:

PART OF LOT 91 AND 92 OF "KIMBERLEY HILLS" A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 3 AND THE NORTHEAST 1/4 OF SECTION 4, T.3S., R.6E., WASHTENAW COUNTY, MICHIGAN AS RECORDED IN LIBER 3 OF PLATS PAGE 32 WASHTENAW COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 91; THENCE N 01° 00' 30" E 56.15 FEET ALONG THE WEST LINE OF SAID LOT 91 SAID WEST LINE ALSO BEING THE EAST LINE OF KIMBERLEY ROAD (50 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING N 01° 00' 30" E 56.15 FEET ALONG SAID EAST LINE OF KIMBERLEY ROAD ALSO BEING THE WEST LINE OF LOT 92; THENCE N 89° 50' 23" E 140.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 92; THENCE S 01° 00' 30" W 56.15 FEET ALONG THE EAST LINE OF SAID LOT 92 AND 91; AND THENCE S 89° 50' 23" W 140.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD IF ANY.

PARCEL B:

PART OF LOT 91 OF "KIMBERLEY HILLS" A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 3 AND THE NORTHEAST 1/4 OF SECTION 4, T.3S., R.6E., WASHTENAW COUNTY, MICHIGAN AS RECORDED IN LIBER 3 OF PLATS PAGE 32 WASHTENAW COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 91; THENCE N 01° 00' 00" E 56.15 FEET ALONG THE WEST LINE OF SAID LOT 91 SAID WEST LINE ALSO BEING THE EAST LINE OF KIMBERLEY ROAD (50 FEET WIDE); THENCE N 89° 50' 23" E 140.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 91; THENCE S 01° 00' 30" W 56.15 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 91; AND THENCE S 89° 50' 23" W 140.00 FEET ALONG THE SOUTH LINE OF SAID LOT 91 TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD IF ANY.

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby Certify that the parcel of land described and delineated hereon has been surveyed under my supervision, that the plat hereon is a true representation of the survey as performed and that there are no encroachments other than as shown hereon, that said survey was performed with an error of closure no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.



MICHAEL J. NOWRY
PROFESSIONAL SURVEYOR, 52472

Michael J. Nowry

DATE:	02-26-13	CLIENT:
PROJ. #	013-020	ROSALIE MEILAND 2629 KIMBERLY ROAD ANN ARBOR, MI 48104
DWG BY:	MJN	
CHKD BY:	ALH	



**Nowry & Hale
Land Surveying LLC**

192 N Main, Suite D, Plymouth, MI, 48170
ph. 734.446.5501 email. info@nowryandhalelandsurveying.com

General Property Information

City of Ann Arbor

[Back to Non-Printer Friendly Version] [Send To Printer]

Parcel: 09-12-03-304-014 Unit: City of Ann Arbor Data Current As Of: 5/11/2013 1:03:03 AM

Property Address	[collapse]
2629 KIMBERLEY RD Ann Arbor, MI 48104	

Owner Information	[collapse]
MEILAND ROSALIE TRUST 2630 KIMBERLEY RD Ann Arbor, MI 48104	Unit: 09

Taxpayer Information	[collapse]
SEE OWNER INFORMATION	

General Information for Tax Year 2013				[collapse]
Property Class:	402 - 402 Residential Vacant	Assessed Value:	\$46,300	
School District:	81010 - Ann Arbor	Taxable Value:	\$26,718	
State Equalized Value:	\$46,300	Map #	N/A	
User Number Indx:		Date of Last Name Chg:	07/15/2003	
		Date Filed:		
		Notes:	N/A	
Historical District:	N/A	Census Block Group:	N/A	
Principal Residence Exemption	June 1st	Final		
2014	0.0000 %	-		
2013	0.0000 %	0.0000 %		
Previous Year Info	MBOR Assessed	Final S.E.V.	Final Taxable	
2012	\$46,300	\$46,300	\$26,092	
2011	\$46,300	\$46,300	\$25,407	

Land Information				[collapse]
	Frontage		Depth	
Lot 1:	112.00 Ft.		140.00 Ft.	
Lot 2:	0.00 Ft.		0.00 Ft.	
Lot 3:	0.00 Ft.		0.00 Ft.	
Total Frontage:	112.00 Ft.	Average Depth:	140.00 Ft.	
Total Acreage:	0.36			
Zoning Code:	R1C			
Land Value:	\$92,600	Mortgage Code:	N/A	
Land Improvements:	N/A	Lot Dimensions/Comments:		
Renaissance Zone:	NO			

Renaissance Zone Expiration

Date:

ECF Neighborhood Code: 0071 - 071 Kimberly Hills & Packard Area

Legal Information for 09-12-03-304-014

[collapse]

LOT 91 AND S 46.30 FT LOT 92 KIMBERLEY HILLS

Sales Information

3 sale record(s) found.

Sale Date	Sale Price	Adj Sale Price	Instrument	Grantor	Grantee	Terms Of Sale	Liber/Page
10/26/1999	\$1.00	\$1.00	U	MEILAND JACK TRUST	MEILAND ROSALIE TRUST	Warranty Deed	3920/24
01/12/1996	\$1.00	\$1.00	U	MEILAND JACK & ROSALIE	MEILAND JACK TRUST	Warranty Deed	3842:0840
06/01/1986	\$18,000.00	\$18,000.00	Q			Warranty Deed	2051:0493

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Detailed Tax Information

City of Ann Arbor

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Parcel: 09-12-03-304-014 **Data Current As Of:** 5/10/2013 11:26:07 PM

Property Address [collapse]

2629 KIMBERLEY RD
Ann Arbor, MI 48104

Owner Information [collapse]

MEILAND ROSALIE TRUST
2630 KIMBERLEY RD
Ann Arbor, MI 48104

Unit: 09


Taxpayer Information [collapse]

SEE OWNER INFORMATION

Legal Information for 09-12-03-304-014 [collapse]

LOT 91 AND S 46.30 FT LOT 92 KIMBERLEY HILLS

Enter Future Interest Date:

5/11/2013 

Re-Calculate

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
+ 2012, Winter	\$314.63	\$314.63	12/07/2012	\$0.00
+ 2012, Summer	\$1,238.73	\$1,238.73	09/17/2012	\$0.00
+ 2011, Winter	\$302.19	\$302.19	12/13/2011	\$0.00
+ 2011, Summer	\$1,201.69	\$1,201.69	07/31/2011	\$0.00
+ 2010, Winter	\$296.62	\$296.62	12/10/2010	\$0.00
+ 2010, Summer	\$1,189.31	\$1,189.31	07/26/2010	\$0.00
+ 2009, Winter	\$295.73	\$295.73	12/10/2009	\$0.00
+ 2009, Summer	\$1,190.94	\$1,190.94	08/14/2009	\$0.00
+ 2008, Winter	\$285.25	\$285.25	12/09/2008	\$0.00
+ 2008, Summer	\$1,152.09	\$1,152.09	07/16/2008	\$0.00
+ 2007, Winter	\$278.28	\$278.28	12/10/2007	\$0.00
+ 2007, Summer	\$1,126.54	\$1,126.54	07/10/2007	\$0.00
+ 2006, Winter	\$302.48	\$302.48	12/12/2006	\$0.00
+ 2006, Summer	\$1,047.10	\$1,047.10	07/17/2006	\$0.00
+ 2005, Winter	\$322.64	\$322.64	12/09/2005	\$0.00
+ 2005, Summer	\$985.38	\$985.38	07/18/2005	\$0.00
+ 2004, Winter	\$373.08	\$373.08	12/07/2004	\$0.00
+ 2004, Summer	\$914.97	\$914.97	07/19/2004	\$0.00
+ 2003, Winter	\$341.47	\$341.47	12/08/2003	\$0.00
+ 2003, Summer	\$868.05	\$868.05	07/03/2003	\$0.00
+ 2002, Winter	\$400.49	\$400.49	12/09/2002	\$0.00

+ 2002, Summer	\$815.11	\$815.11	07/02/2002	\$0.00
+ 2001, Winter	\$374.22	\$374.22	12/11/2001	\$0.00
+ 2001, Summer	\$779.90	\$779.90	07/05/2001	\$0.00
+ 2000, Winter	\$362.39	\$362.39	12/05/2000	\$0.00
+ 2000, Summer	\$762.69	\$762.69	07/11/2000	\$0.00
+ 1999, Winter	\$357.33	\$357.33	12/10/1999	\$0.00
+ 1999, Summer	\$745.28	\$745.28	07/13/1999	\$0.00

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Image/Sketch for Parcel: 09-12-03-304-014

City of Ann Arbor

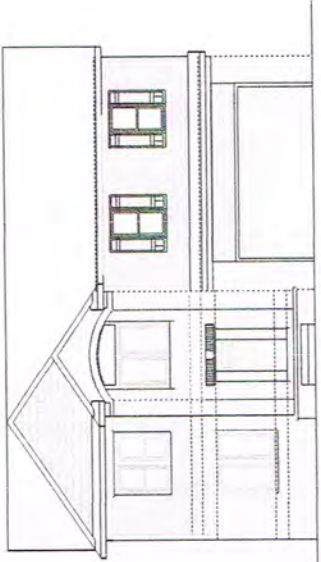
[\[Back to Non-Printer Friendly Version\]](#) [\[Send To Printer\]](#)

Caption: FRONT 5_20_99



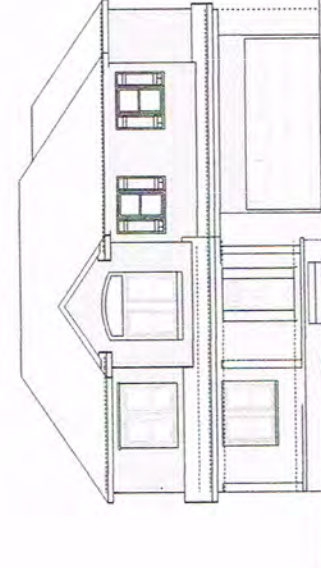
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Proposed Elevation 'B'

SCALE: 1/8" = 1'-0" 2000 sf



Proposed Elevation 'A'

SCALE: 1/8" = 1'-0" 2000 sf



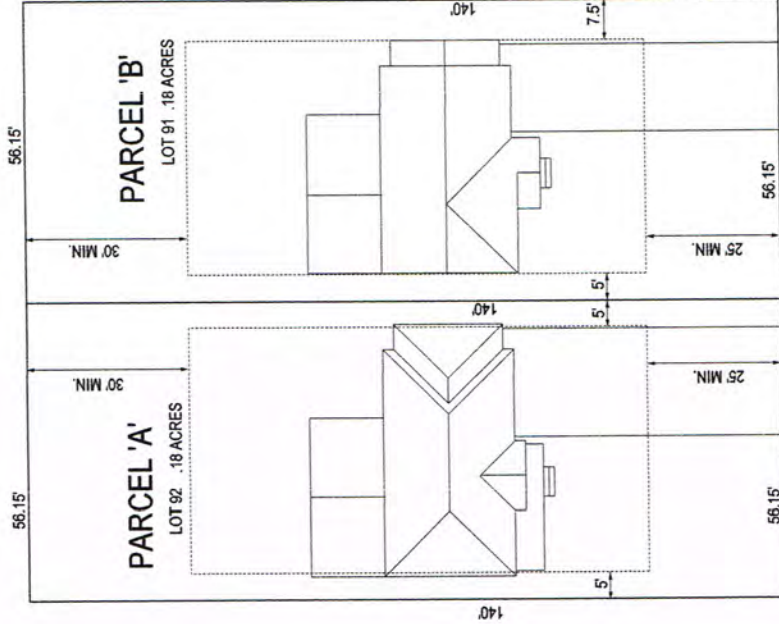
Neighbor 1 (Kimberley Road)



Neighbor 2 (Kimberley Road)



Neighbor 3 (Kimberley Road)



ZONE DISTRICT RIC	
AREA	7,200 SF
WIDTH	60 FT. MIN.
REAR YARD	30 FT. MIN.
FRONT YARD	25 FT. MIN.
SIDE YARD	5 FT. MIN.

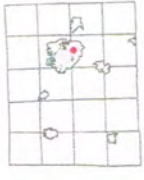
Kimberley Road (50 feet wide)

PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"



...:\rosalier-kimberley\rosalier.dgn May 09, 2013 07:15:56



Legend

- Police Stations
- Fire Stations
- County Buildings
- Local Unit Offices
- Right of Way
- Quarter Sections
- Parcels
- K12 Schools Footprints
- University and College F
- Building Footprints
- DropShadow2
- Railroads_Close
- Sections
- Lakes
- Streams
- Park Labels
- Parks
- Game Area
- Park
- Preserve

THIS MAP REPRESENTS PARCELS AS THEY EXIST AT THE TIME OF THE OFFICIAL PARCEL TAX MAPS MAINTAINED SOLELY BY THE WASHTEENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6862.

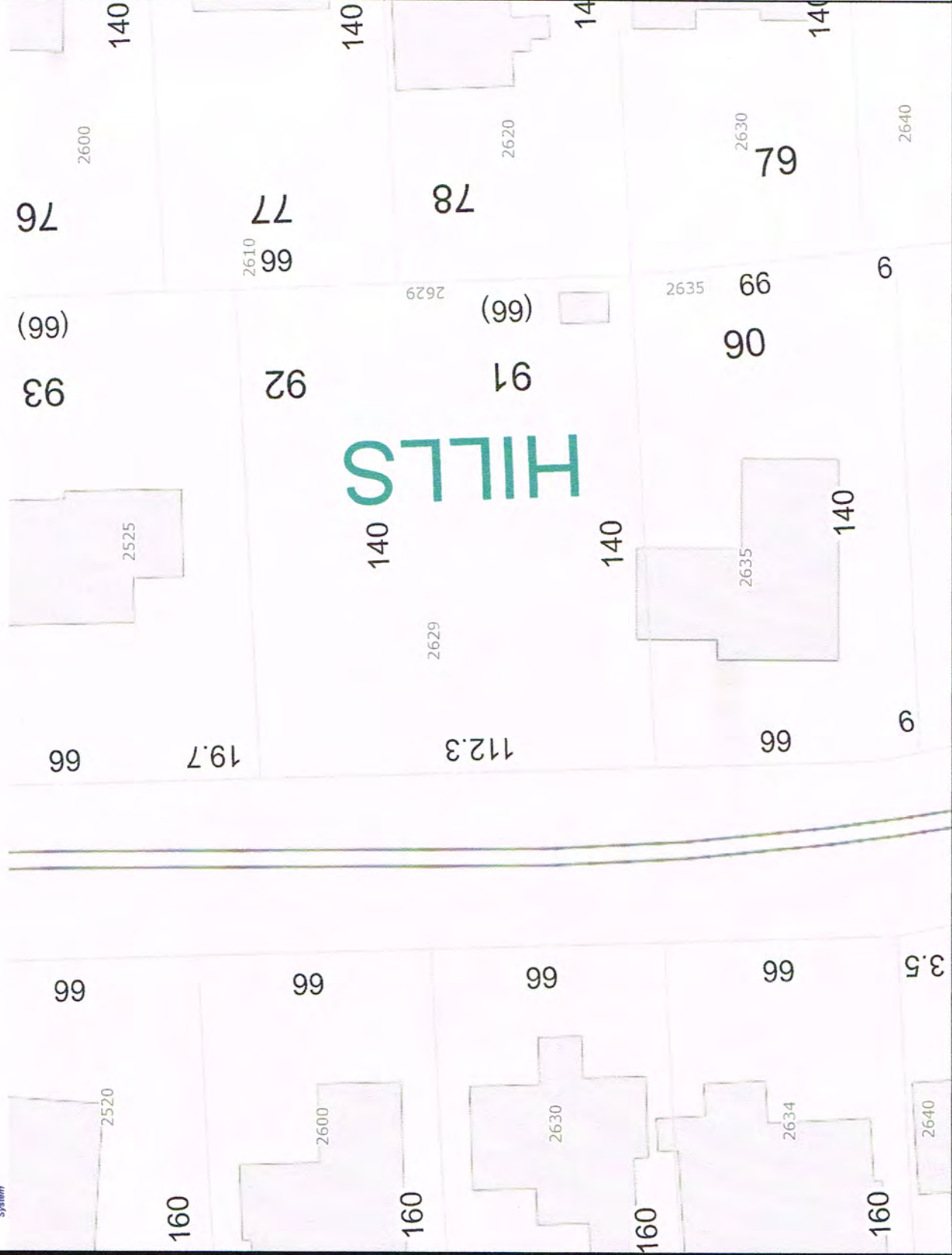
The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and tax purposes. It is not intended to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

NOTE: Parcels may not be to scale.
5/11/2013

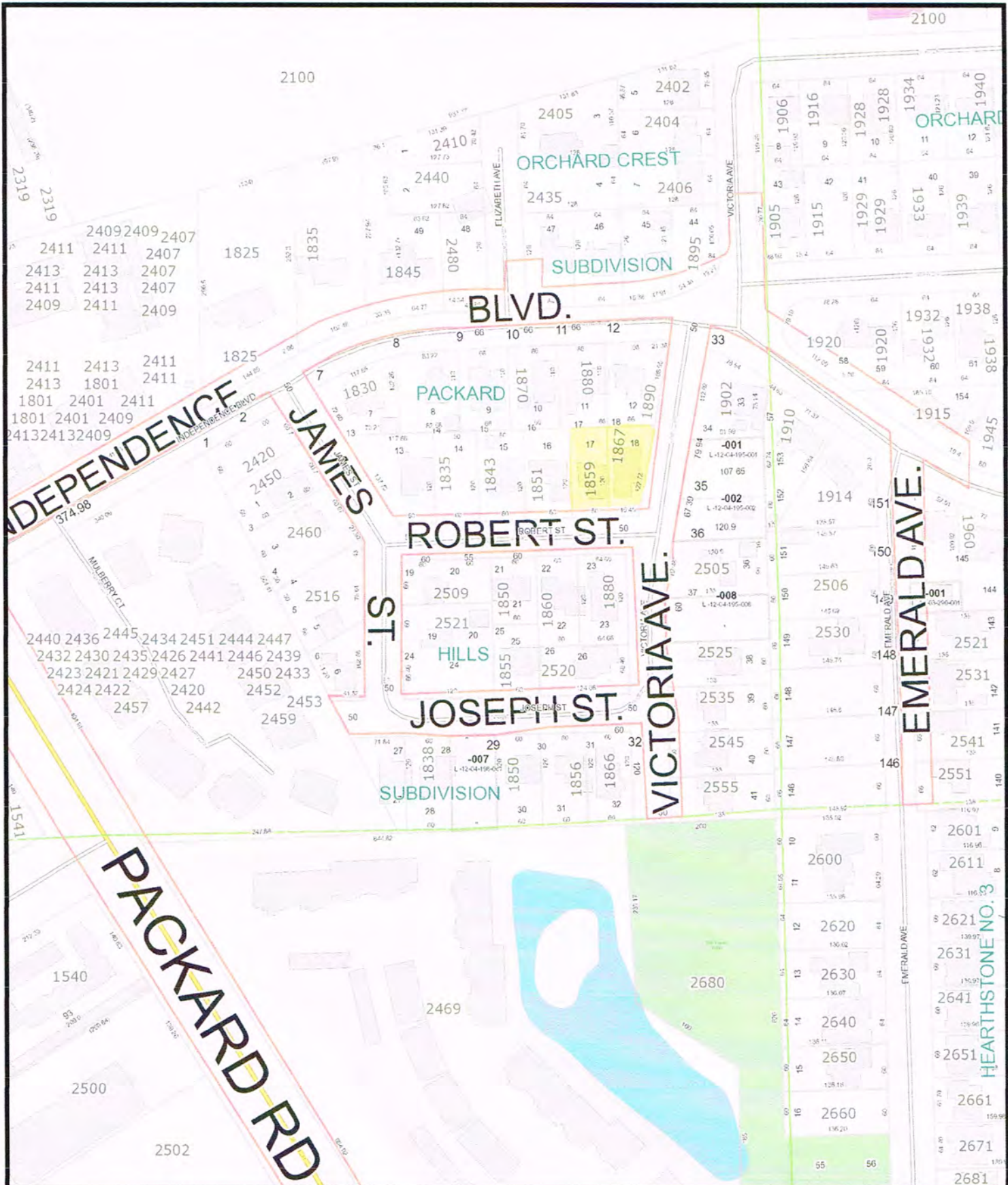
Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



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2100

2100

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2440 2436 2445 2434 2451 2444 2447
2432 2430 2435 2426 2441 2446 2439
2423 2421 2429 2427 2450 2433
2424 2422 2420 2452 2453
2457 2442 2459

1541
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PACKARD RD

BLVD.

PACKARD

ROBERT ST.

JOSEPH ST.

SUBDIVISION

ORCHARD CREST

SUBDIVISION

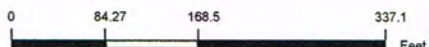
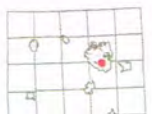
ORCHARD

HILLS

VICTORIA AVE.

EMERALD AVE.

HEARTHSTONE NO. 3



1: 2,023

5/11/2013



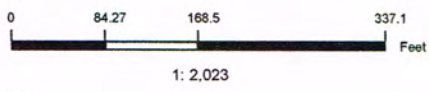
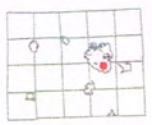
NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6962.



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5/11/2013



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SUBJECT PHOTOGRAPH ADDENDUM

Borrower/Client <u>Rosalie Meiland</u>		Unit No. <u>N/A</u>	
Address <u>2629 Kimberley Road</u>		State <u>MI</u>	
City <u>Ann Arbor</u>	County <u>Washtenaw</u>	Zip Code <u>48104</u>	
Lender/Client <u>Rosalie Meiland</u>			



Front View



Side View



Street View

To whom it may concern:

I am the property owner at 2525 Kimberley Road, Ann Arbor, Michigan. I understand that a variance has been requested for the vacant lot just south of my property, parcel # ZBA-13-012.

I am opposed to granting a variance to allow the property to be split and sold as 2 separate lots. I feel it would negatively impact my property value.

Please let me know if there is anything else you need from me regarding this proposed variance. I would appreciate a reply to this email to confirm that my opinion was received.

Thank you very much,

Christine Clisham
2525 Kimberley Road
Ann Arbor, MI 48104
Home Phone: 734-429-0124



Rehmann Robson
555 Briarwood Circle, Suite 300
Ann Arbor, MI 48108
Phone: 734.761.2005 Ext: 1327
Fax: 734.761.3856
Email: Christine.Clisham@rehmann.com
www.rehmann.com

Business wisdom delivered.

Dear Ms Gale,

I live on 2515 Kimberley Rd in Ann Arbor and received a notification that Rosalie Meiland is requesting a variance to permit the creation of 2 parcels.

I am not able to attend the public hearing because I will be out of the country , on vacation but I would like to comment:

I am opposed to the creation of 2 parcels and here are my reasons:

- I am worried about the drainage on Kimberley Rd. Our house is on a low point and water falling on Ms Meilands lot is running down the street. We usually have large puddles in front of our driveway and our neighbors driveway after a heavy rain. At times we have water standing for weeks. We also get a lot of potholes (due to drainage of water) especially in spring and fall. The city is aware of the problem and the only solution they had was paving the road and having residents pay for that. Nobody I talked to in my neighborhood was in favor of that. There would be so much more water runoff if there would be 2 large homes on the lot. I am afraid that it really would worsen the runoff problem that already exists. The home across the street from me which is a rental had water in the basement numerous times and the owner spend a lot of money on improving drainage in the yard to prevent garage and lower level of home to flood . I can show you pictures about the water problem if you are interested.
- Splitting this large lot and making parcels out of it would not look good and fit in our neighborhood. Kimberley Rd is not Gladstone. On Gladstone all houses are big and the lots are small, the houses are close together. Kimberley Rd is different. We have smaller homes and larger lots and a lot of trees. To build 2 large homes in tiny lots would be disruptive.
- The only people who benefit from the approval of the variance is Ms Meiland and the builder. The neighbors I talked to are all opposed to splitting the lot , even people who decided not to protest. Lynn Sipher Mann who lives right next to the lot is opposed but does not want to protest because Rosalie Meiland was a good neighbor for many years.
- I know that Ms Meiland bought the lot many years ago because she did not want a house across the street. If she would still live here she would be opposed to the variance too.

I am very thankful to have the opportunity to comment on the issue. If the planning and Development Department is approving the variance I would like to hear what solutions they would have for the potential worsening of the already bad drainage problem in front of my house.

Regards,
Ingeborg Gaiser

Dear Planning & Development Dept.

Please do not allow ZBA13-012 - 2629 Kimberly Road to be split into 2 lots.

Our road is different. We all know each other, forget borrowing a cup of sugar. I request chocolate at 11:00 and everyone comes through. This beautiful grassed lot has been part of our special, safe, no crime area. Bottom line, it would have a negative affect. If you are on the fence. Please drive down my block.

Respectfully,
Gail Dodge Reisdorph
2506 Kimberly

Sent from my iPhone