Zoning Board of Appeals
February 26, 2014 Regular Meeting

STAFF REPORT

Subject: ZBA14-001; 1200 Wright Street

Summary:

Randall Velikan is requesting permission to alter a non-conforming structure in order to expand the non-conforming structure by constructing a front porch addition 10 feet 2 inches from the front property line; existing structure is 10 feet 2 inches from front property line, required setback is 31 feet 8 inches.

Background:

The subject parcel is zoned R2A (Two-Family Residential District) and located on Wright Street, north of Long Shore Drive. The parcel is conforming for required lot size: subject parcel is 12,371 square feet; minimum lot size is 8,500 square feet. The structure was built in 1918 and is 1,010 square feet.

Description:

The petitioner would like to construct an approximately 72 square foot uncovered porch addition to the front (west side) of the house. The porch addition will measure 7 feet 11 inches by 8 feet 7 inches. After construction the entire front porch will be 15 feet 7 inches long by 7 feet 11 inches deep. The existing house is setback 10 feet 2 inches to the covered front porch and 18 feet 2 inches to the front wall of the house. The proposed porch will be unenclosed and will match the original porch design on the house. The original porch was structurally altered to reduce the size to the current configuration by previous owners. There are no building permits on file for this work and it is not known when this work was completed.

This structure did receive Permission to Alter a Non-Conforming Structure from the Zoning Board of Appeals in March 2013 in order to construct an addition on the south side of the house. During the construction and remodeling process, the aluminum siding was removed revealing that the porch previously extended along the front of the house. The petitioner plans to restore the porch to the previous extent.

The required front setback which is based on averaging of existing neighboring properties is 31 feet 8 inches. A variance is not required because the new porch

addition will not encroach any further into the front setback than the existing porch.

Standards for Approval- Permission to Alter a Non-Conforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5:98, from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

> ***The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.***

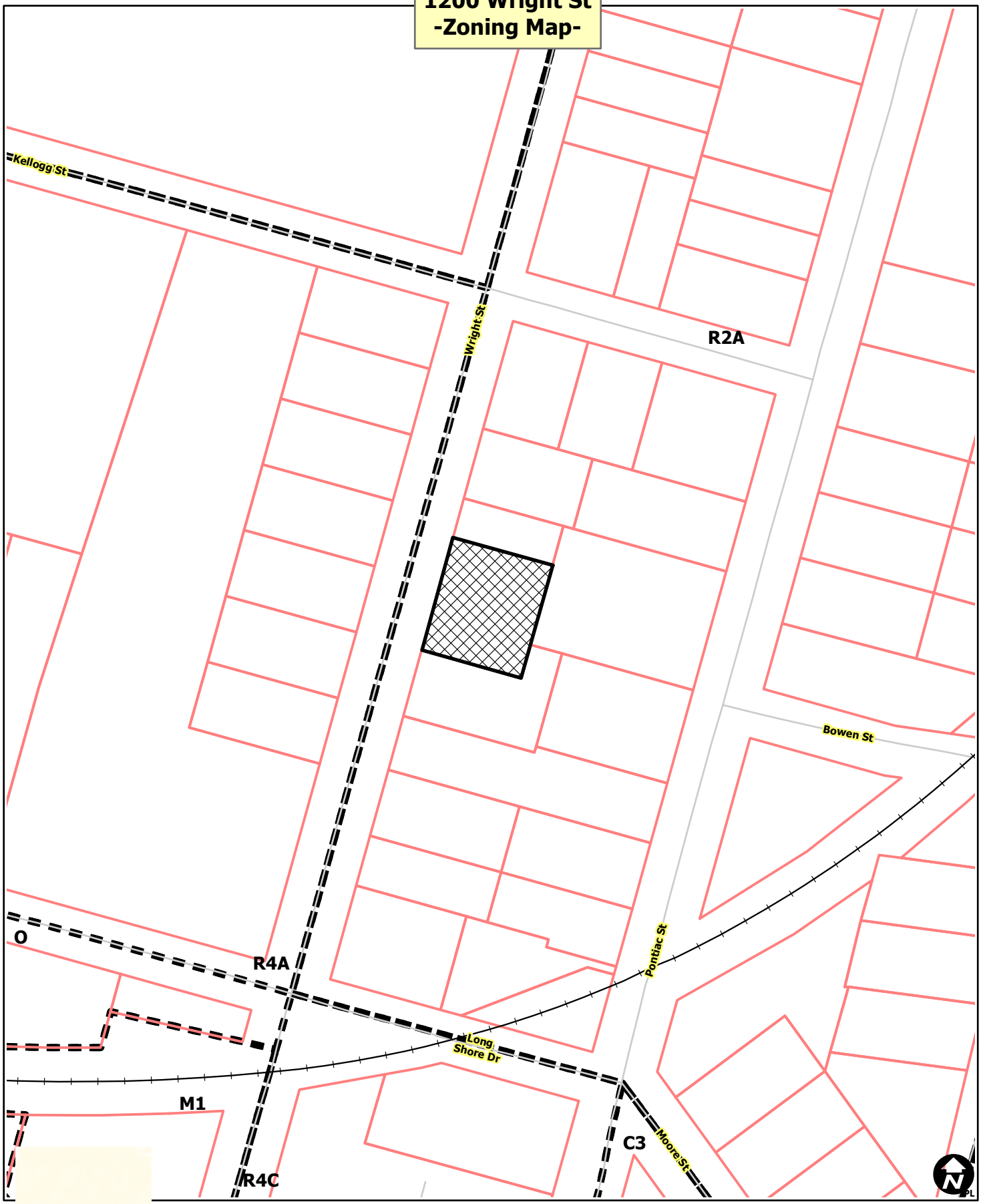
The home was constructed before current zoning standards were in effect. The proposed porch addition will be constructed to match the extent of the porch that was originally constructed on the house. The porch will be setback 10 feet 2 inches from the front property line consistent with the existing front porch.

While the subject parcel is large, the placement of the house near the front property line limits the area available for an addition to the rear of the house. The expansion of the porch will allow the petitioner to improve their property while respecting the intent of the Zoning Ordinance and restoring the structure to the historical appearance. Staff does not feel that the requested variance would negatively affect any surrounding property. The subject house is located on a large lot in an area of houses with similar density and scale.

Respectfully submitted,

Matthew J. Kowalski, AICP
City Planner

1200 Wright St
-Zoning Map-



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Map Created: 2/7/2014

1200 Wright St
-Aerial Map-

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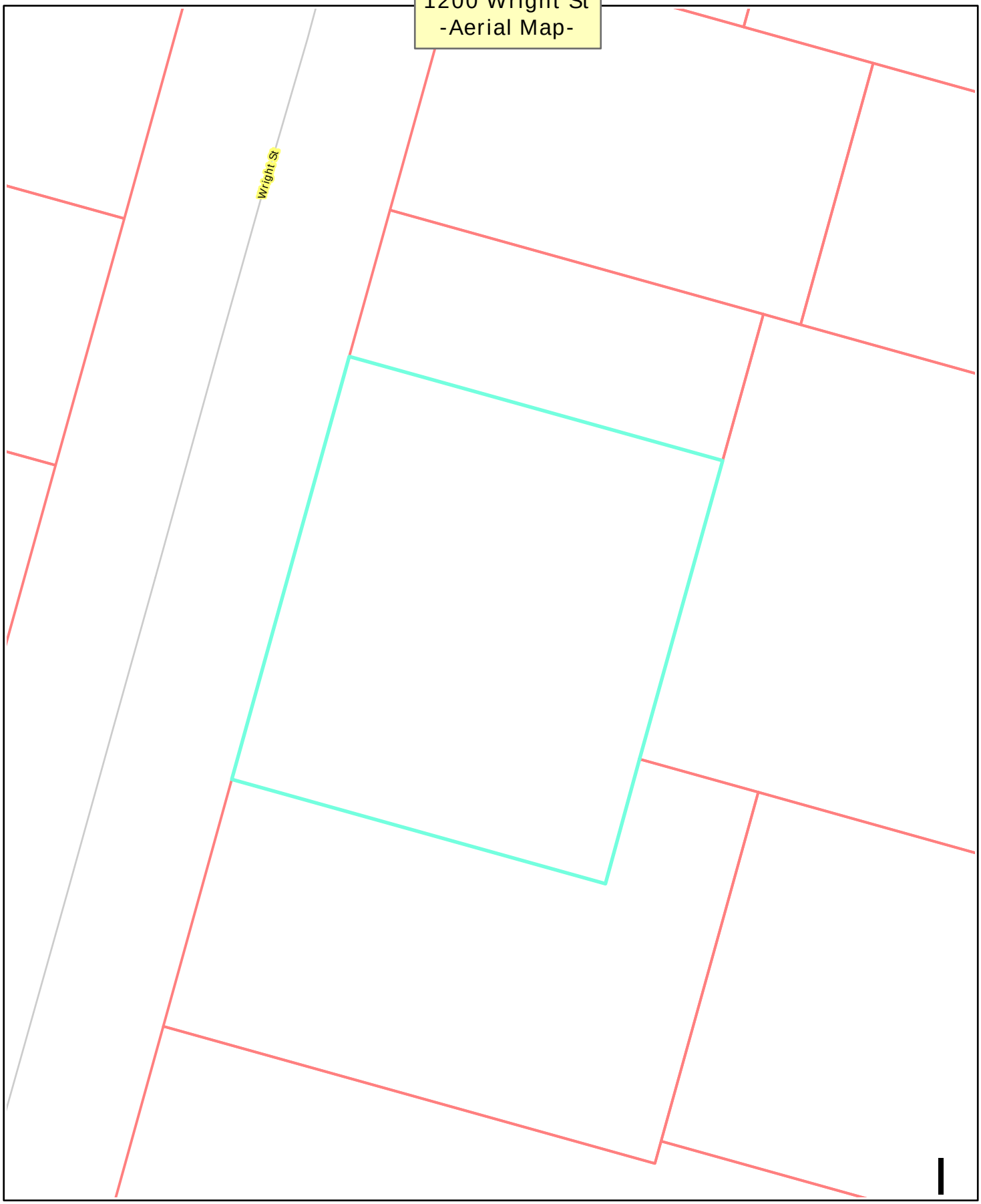
1200 Wright St
-Aerial Map-



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Map Created: 2/7/2014

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10'-2"

RESIDENCE
#1200
26.4

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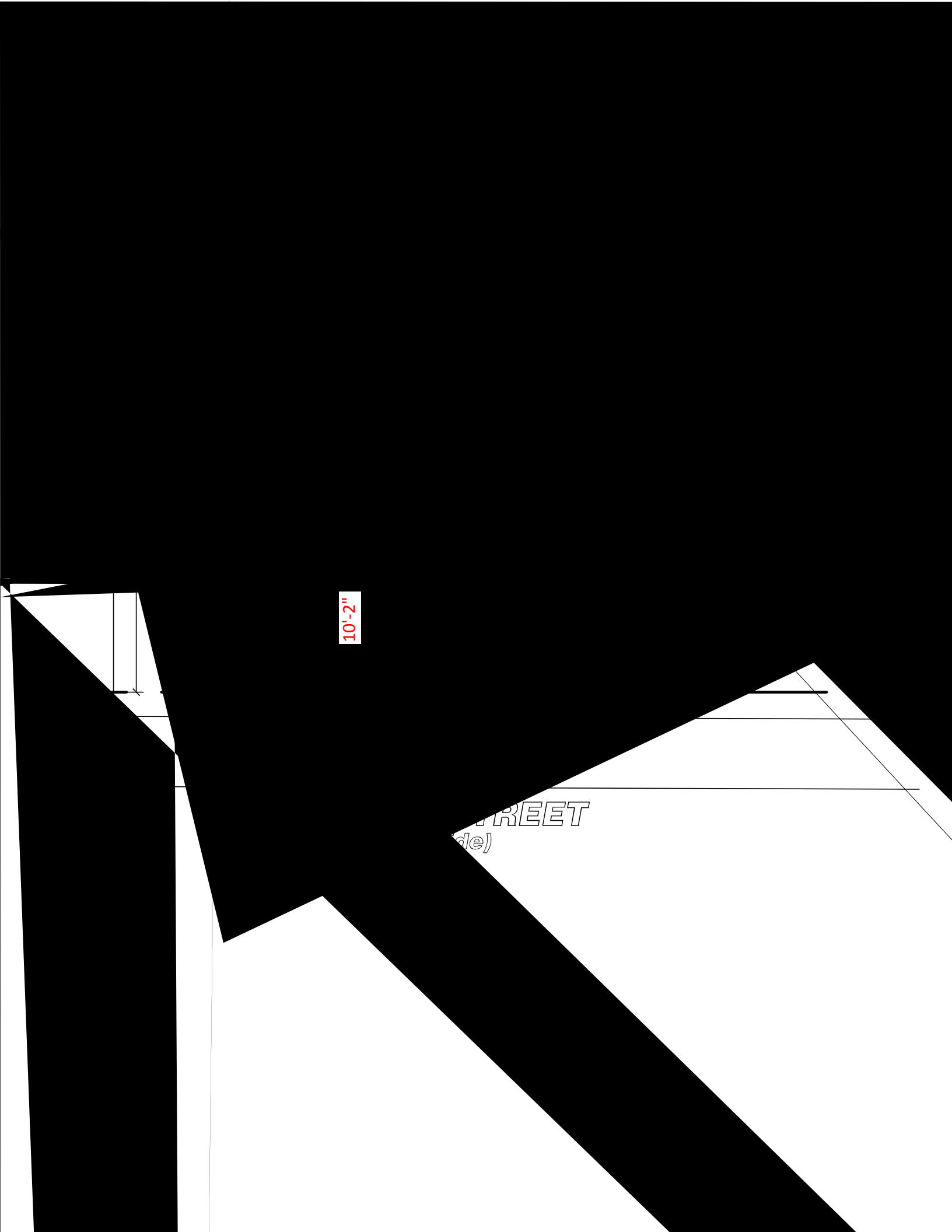
M 100.23

KEILOGG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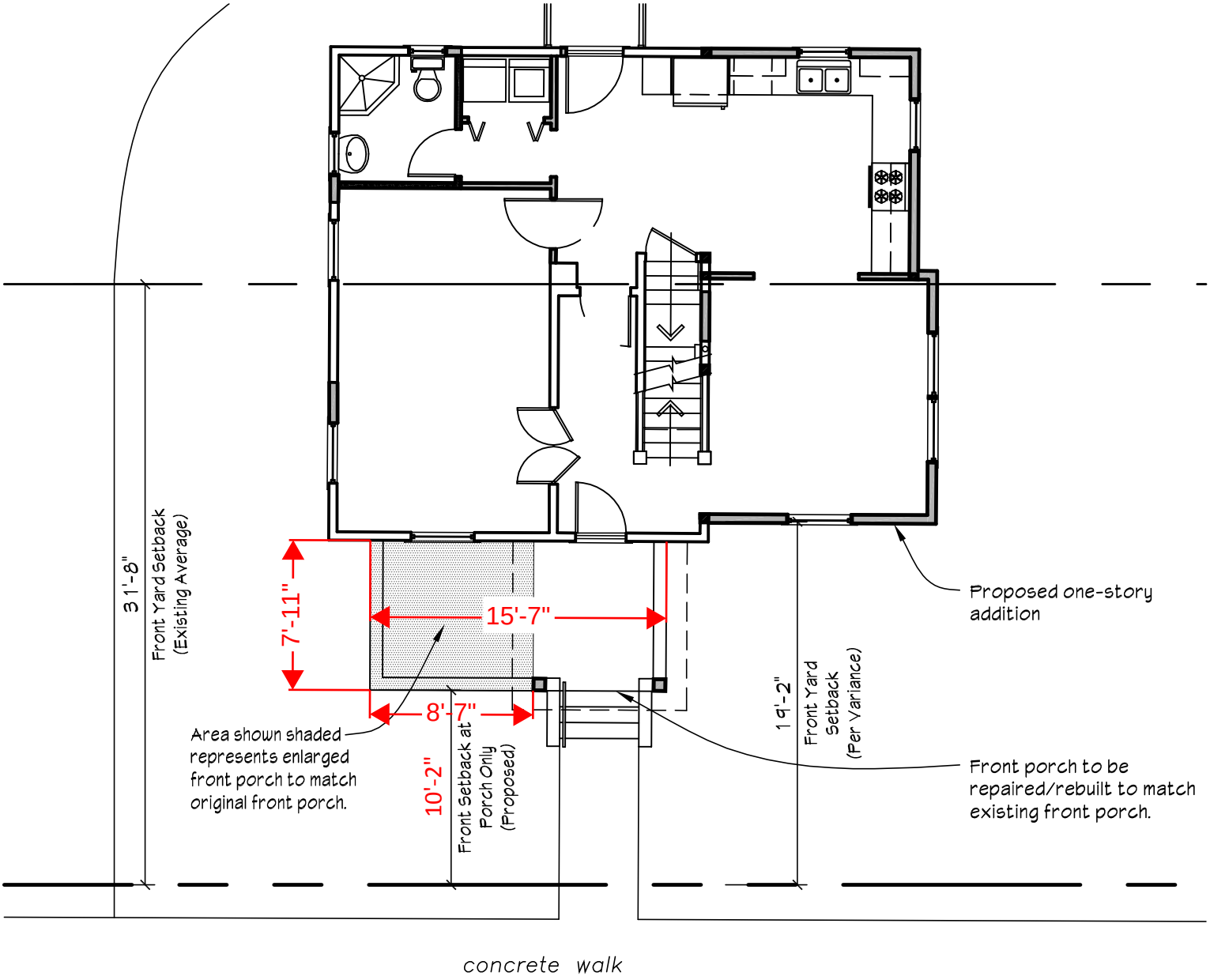

True North

Plan North

Site Plan - Detail

1/8" = 1'-0"

STUDIO Z
ARCHITECTURE
POST OFFICE BOX 87889
CANTON, MICHIGAN 48187
TELEPHONE: (734) 394-9400
FACSIMILE: (734) 394-9401

Project:

Velikan Residence

1200 Wright Street, Ann Arbor, MI

Project number: 1107
Drawn by: DMZ
ZBA Application 2/4/14

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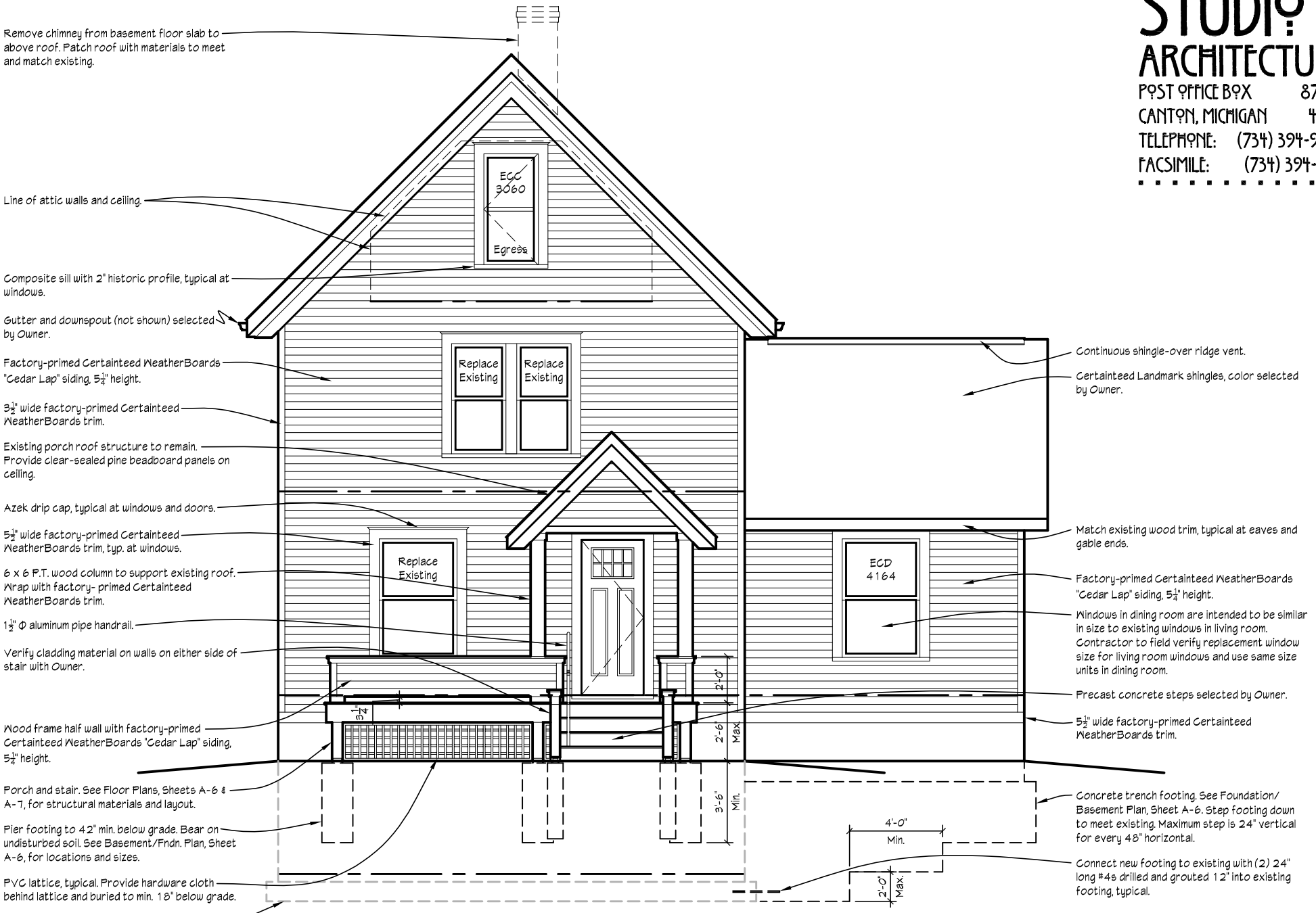

Note: Window sizes shown are for Jeld Wen Siteline EX window units.

W

Front Elevation

¼" = 1'-0" (Reduced)

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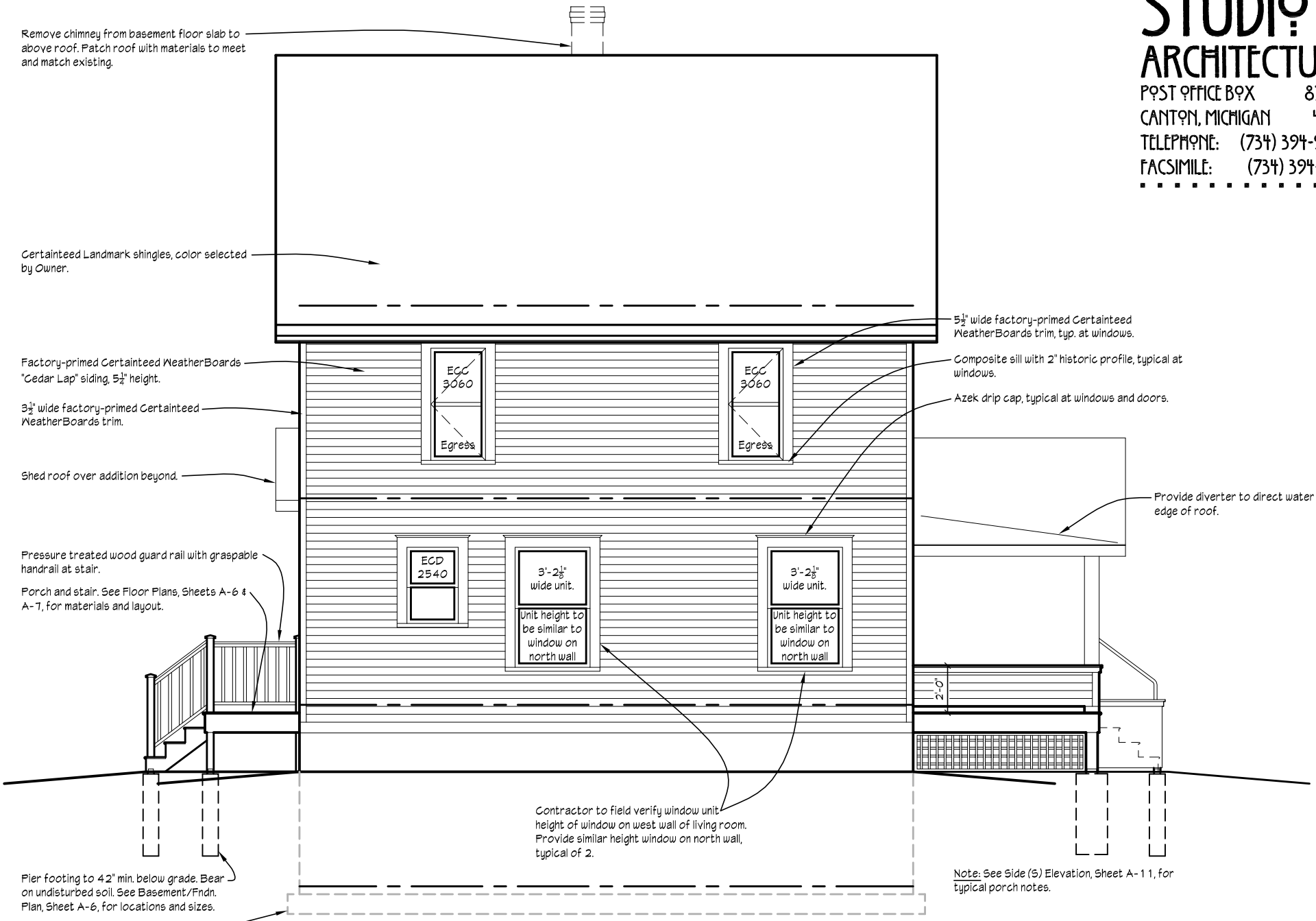

Note: See Side (S) Elevation, Sheet A-11, for typical porch notes.

Note: Window sizes shown are for Jeld Wen Siteline EX window units.

N

Side Elevation

¼" = 1'-0" (Reduced)

This is to support the appeal of Karla and Randy Velikan to modify their porch. We neighbors are delighted that this young couple is restoring and improving the old house. There have been too many teardowns by people who don't appreciate the historic architecture on Wright Street and the nearby neighborhood.

Bertie Bonnell
bbonnell@provide.net

RE: ZBA14-001

To; Zoning Board of Appeals

We have received your notice of a public hearing regarding the request for permission for a front porch addition at 1200 Wright Street.

We write as neighbors, immediately to the south, at 1126 Wright Street. We are also proximate neighbors of the property at 1129 Pontiac.

We enthusiastically support the Velikan request. The new front porch will be a vast improvement over the existing structure, which needs to be replaced. The new porch will constitute a very nice improvement to the look of the east side of Wright Street, and also to the livability of the Velikan residence.

We ask that you give their request a positive review.

Thank you and sincerely,

David William Cohen and Gretchen Elsner-Sommer
1126 Wright Street

and
1129 Pontiac Trail
Ann Arbor, MI 48105 USA
734-604-2180

Sent: Wednesday, February 12, 2014 9:03 PM
To: Gale, Mia
Subject: support for renovations to 1200 Wright St.

To Whom It May Concern,

Our neighbors Karla and Randy Velikan are seeking permission to renovate an aspect of their property at 1200 Wright Street. I live directly behind this property and my husband and I would like to express our complete support for their request. Randy and Karla are working tirelessly to bring back to life a house that might have simply been demolished by another buyer. My husband and I are delighted they are making such efforts to revitalize the house that is there. Their work is enhancing the neighborhood!

Sincerely,

Susanna Hapgood & Jeff Kupperman
1205 Pontiac Trail
Ann Arbor, MI 48105