

**Zoning Board of Appeals
May 25, 2022 Regular Meeting**

STAFF REPORT

Subject: ZBA 22-2008; 3095 Cedarbrook Road

Summary:

Bob Clark, representing property owners, is seeking a variance from Table 5.17-1 Single-Family Residential District Dimensions to construct a 10 foot by 16 foot sunroom at the rear of the existing residence. The requested variance is nine feet five inches to allow the sunroom to be 20 feet seven inches from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a 30 foot rear setback.

Background:

The subject property is located on the north side of Cedarbrook Road south of Green Road. A small portion of Sugarbush Park is situated between the property and Green Road. The home was constructed in 1988 and is approximately 2,853 square feet in size.

Description:

The owners are proposing a new sunroom that will project four feet four inches from the rear façade of the existing nonconforming home. The home is currently sited approximately 26 feet from the rear lot line which does not meet the required 30 foot setback.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5.29.12, Application of the Variance Power from the UDC. The following criteria shall apply:

- (a). ***That the practical difficulties 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 owners have stated that the home is currently nonconforming from the rear setback and the proposed sunroom will only project four feet four inches from the existing façade.

- (b). ***That the practical difficulties 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 practical difficulty is the needed room from Green Road.

- (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.***

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The proposed sunroom will give the owners additional private living space in the rear yard.

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

The room fits the home well and is only 10 ft. projection to give them practical use of the space being created.

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

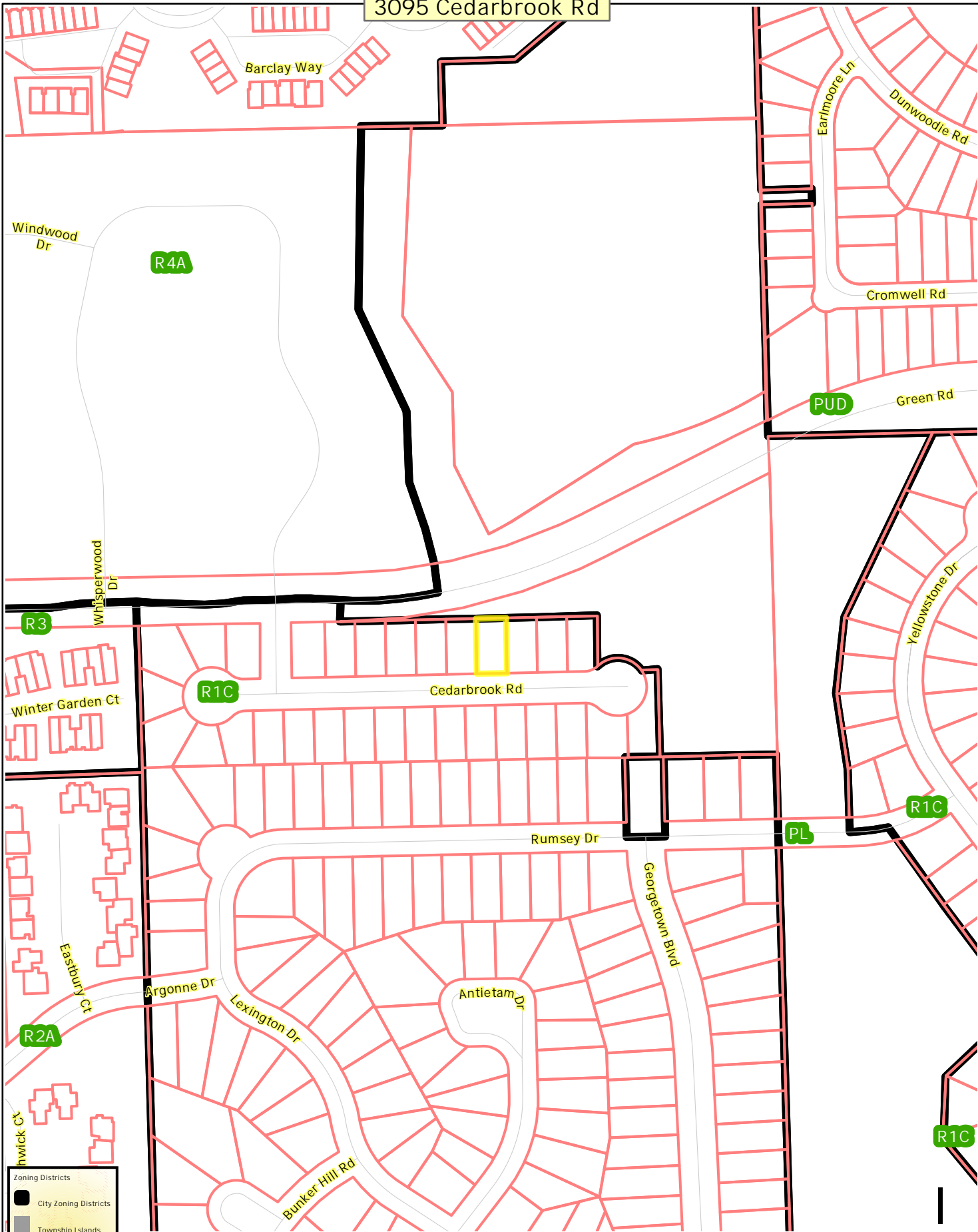
We do not find it to be self-imposed and the addition will not create any site line issues with the neighboring properties. Approval of the request will only give the homeowner use of their yard.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized and cursive.

Jon Barrett
Zoning Coordinator

3095 Cedarbrook Rd



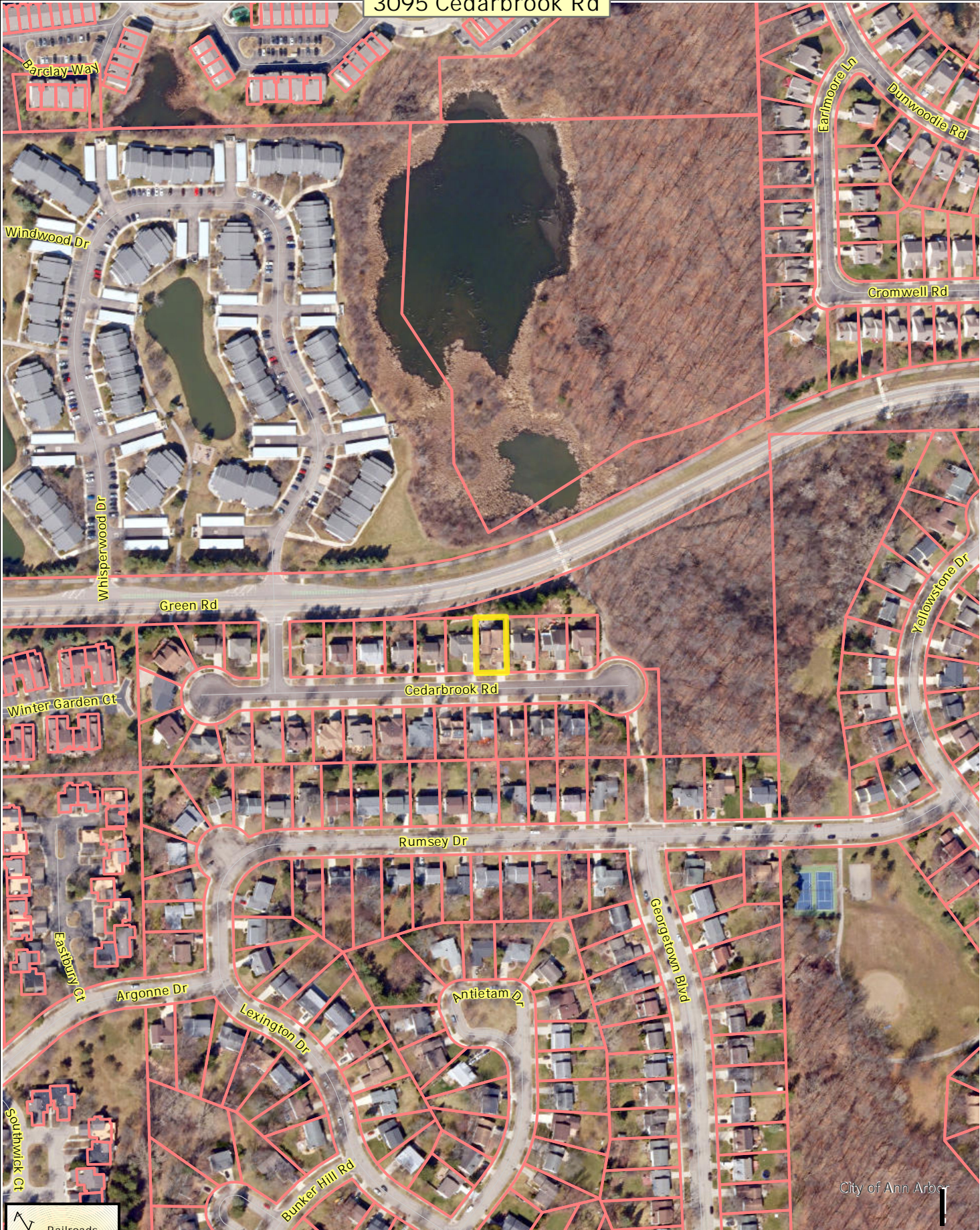
Zoning Districts




- City Zoning Districts
- Township Islands
- Railroads
- Huron River
- Tax Parcels



Map date: 5/5/2022
 Any aerial imagery is circa 2020 unless otherwise noted
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3095 Cedarbrook Rd



-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor




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3095 Cedarbrook Rd

Green Rd

Cedarbrook Rd

City of Ann Arbor

-  Railroads
-  Huron River
-  Tax Parcels



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A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardship when all of the following statements are found to be true by the Zoning Board of Appeals. PLEASE PROVIDE A COMPLETE RESPONSE TO THE STATEMENTS BELOW EXPLAINING THE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN RELATION TO THIS VARIANCE REQUEST.

General

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Code Section from which a variance is requested (example: Table 5.17-1 Single Family District Dimensions):

Rear Yard set back do not have the section number

Required Dimension - Feet 30

Required Dimension - Inches 360

Proposed Dimension - Feet 10

Proposed Dimension - Inches 120

30' is required and the room will be 20.9 ft. away from the rear yard lot line

Kind of Property Use

<input type="checkbox"/>	2 Family
<input type="checkbox"/>	Commercial
<input type="checkbox"/>	Multi-Family
<input checked="" type="checkbox"/>	Single Family

Difficulties or Hardships Related to Request

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The house is 25 ft. from the lot line so we need 9.2 variance to build the sunroom

The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

The home faces Green rd. we believe this is the reason the home it is built in the position that it is. We will only be 4.3 ft. further than the home is now. Practical difficulties would be the room need for Green rd.

Difficulties or Hardships Related to Request

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The alleged practical difficulties that 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 room is going to give the more private outdoor living from Green rd. they want.

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties 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.

The room fits the home well and is only 10 ft. projection to give them practical use of the space being created.

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.

We do not find it to be self imposed and the addition will not create the neighboring homes and line of site issues. Approval of the request will only give the homeowner use of their yard.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

GIS Info

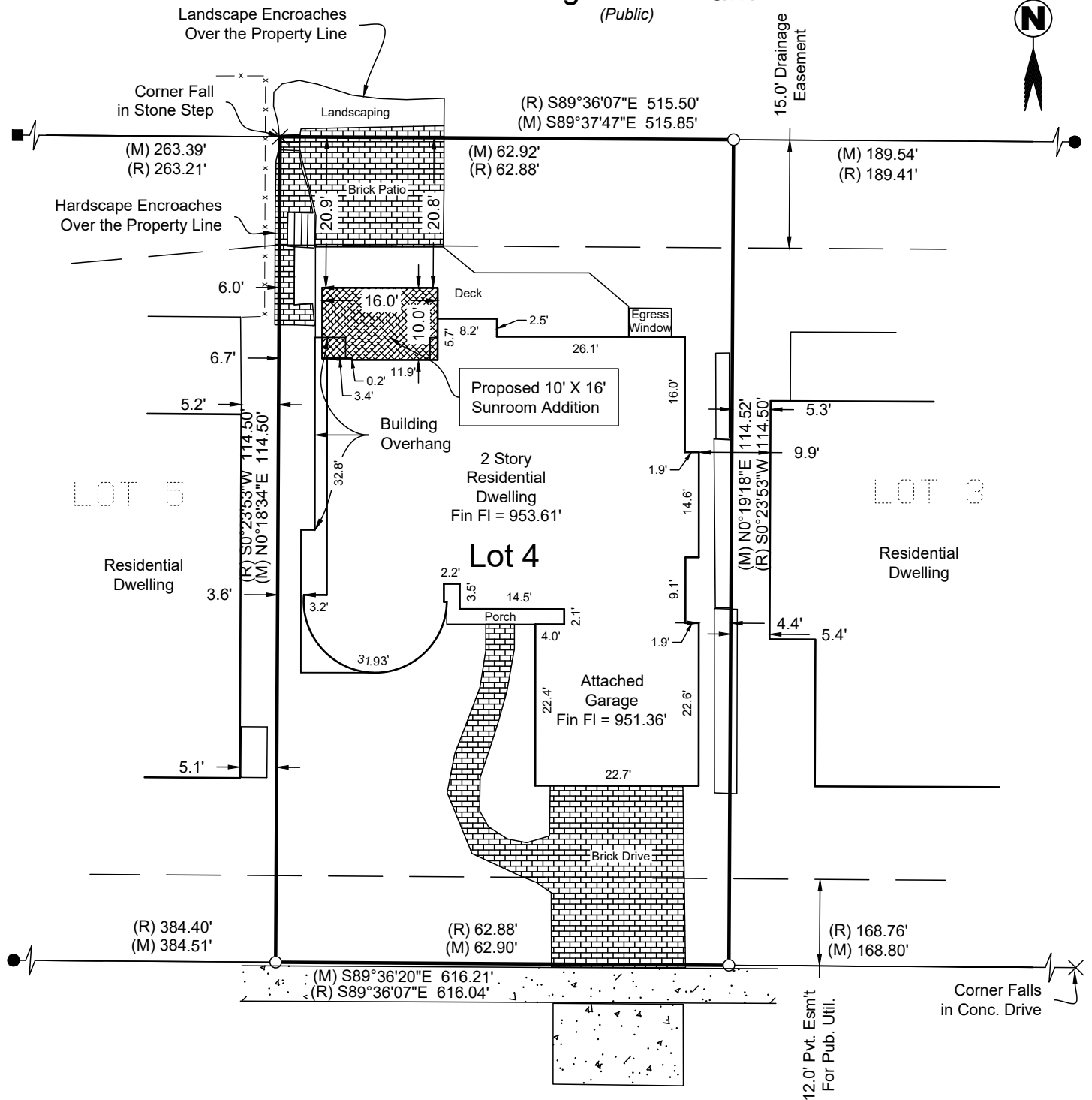
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Is this a Rental Property? NO

MAP OF SURVEY

WINDEMERE SUBDIVISION
SECTION 14, T2S, R6E, CITY OF ANN ARBOR
WASHTENAW COUNTY, MICHIGAN

Sugarbush Park
(Public)



Cedarbrook Road
66' Wide Public Road

Property Description:

Lot 4, Windemere Subdivision, part of the Southwest $\frac{1}{4}$ of Section 11 and Part of the Northwest $\frac{1}{4}$ of Section 14, and part of the Northeast $\frac{1}{4}$ of Section 15, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 25 of Plats, Pages 90 thru 93, Washtenaw County Public Records.

Prepared For:






Four Seasons Sunrooms of Ann Arbor
6055 Jackson Road
Ann Arbor, MI 48103



COPY

I, Terry R. Campbell, have surveyed the above mapped and described property and that the Relative Positional Precision of each corner is within the limits accepted by the professional practice of surveying.		LEGEND ⊙ FOUND CAPPED IRON ○ SET CAPPED IRON ● FOUND IRON OR PIPE ■ FOUND CONCRETE MONUMENT (R) RECORD (M) MEASURED		Terry R. Campbell, P.S. No: 60806 ORIGINAL SIGNATURE IN BLUE OFFICIAL SEAL
		Bearing Basis: Windemere Sub.		
DATE: April 26, 2022	PAGE: Sheet 1 of 1	Campbell Surveying Engineering, Inc. Professional Surveying Services 8437 Pineview Lake Drive www.campbellse.com Linden, Michigan 48451 (989) 390-1189		
SCALE: 1" = 20'	REVISED:			
DWG NO: S22D23AR	DRAWN BY: TRC			
CLIENT: JOB Four Season: S22D23A	CHK:			
		©2022, Campbell Surveying Engineering, Inc. REPRODUCTION IN ANY FORM PROHIBITED WITHOUT WRITTEN PERMISSION		

IAN & AMANDA MCLAREN
 3095 CEDARBROOK RD.
 ANN ARBOR, MI 48105
 (734) 645-9008

	APPROVAL	DATE
 DESIGN:	_____	_____
 SALES REP.:	_____	_____
 SUPERINTENDENT:	_____	_____
 CUSTOMER:	_____	_____
 CUSTOMER:	_____	_____

DATE: 5/30/21

MODEL: SYSTEM 9W5LT-10BW x (5) 36" BAYS

WALL FRAME COLOR: BRONZE ALUM. EXT., PINE INT.

ROOF FRAME COLOR: BRONZE ALUM. EXT., LAMINATED PINE INT.

FLOOR SYSTEM: 4" INSULATED CONCRETE SLAB

FOUNDATION TYPE: 12"x42" CONCRETE FOOTING W/ STEEL REBAR, 8" BLOCK

ROOF SYSTEM: CONSERVAGLASS PLUS CODE 78 GLAZING, DOUBLE TEMPERED

SKYLIGHTS: NONE

TRANSOMS: (4) STD. GLASS TRAPEZOIDS- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

WINDOWS: (5) 36"x27" AWNING WINDOWS- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

DOORS: (1) 6' SLIDING DOOR- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

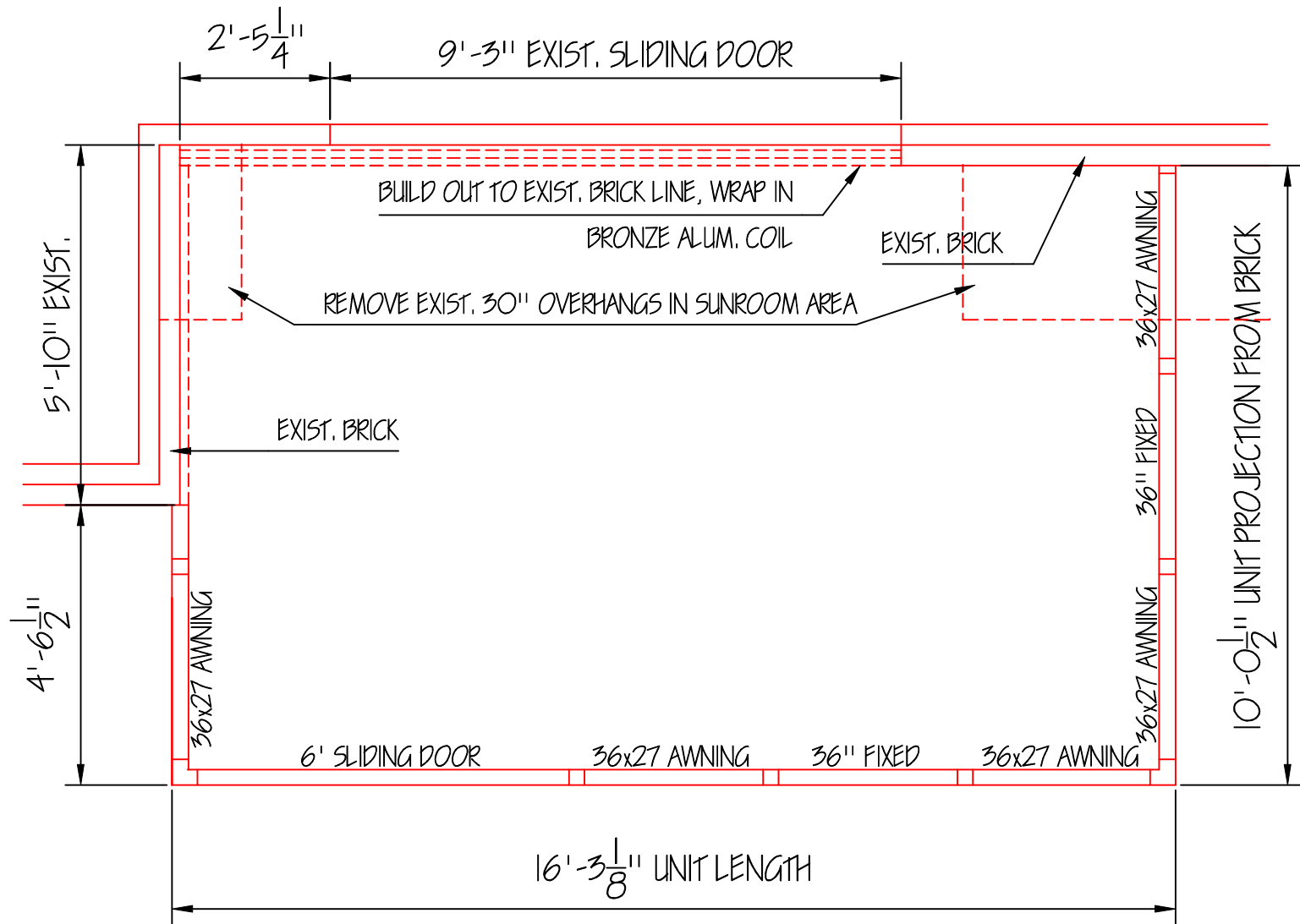
KNEEWALL: 2x6 KNEEWALL @16" O.C., R-19 INSULATION, 1/2" SHEATHING W/ TYVEC HOUSE WRAP, EXT. FINISH T&D, DRYWALL & TRIM INT.

FANS & VENTS: BY FAMILY HEATING, COOLING, & ELECTRIC

ELECTRIC: BY FAMILY HEATING, COOLING, & ELECTRIC

HEAT: BY FAMILY HEATING, COOLING, & ELECTRIC

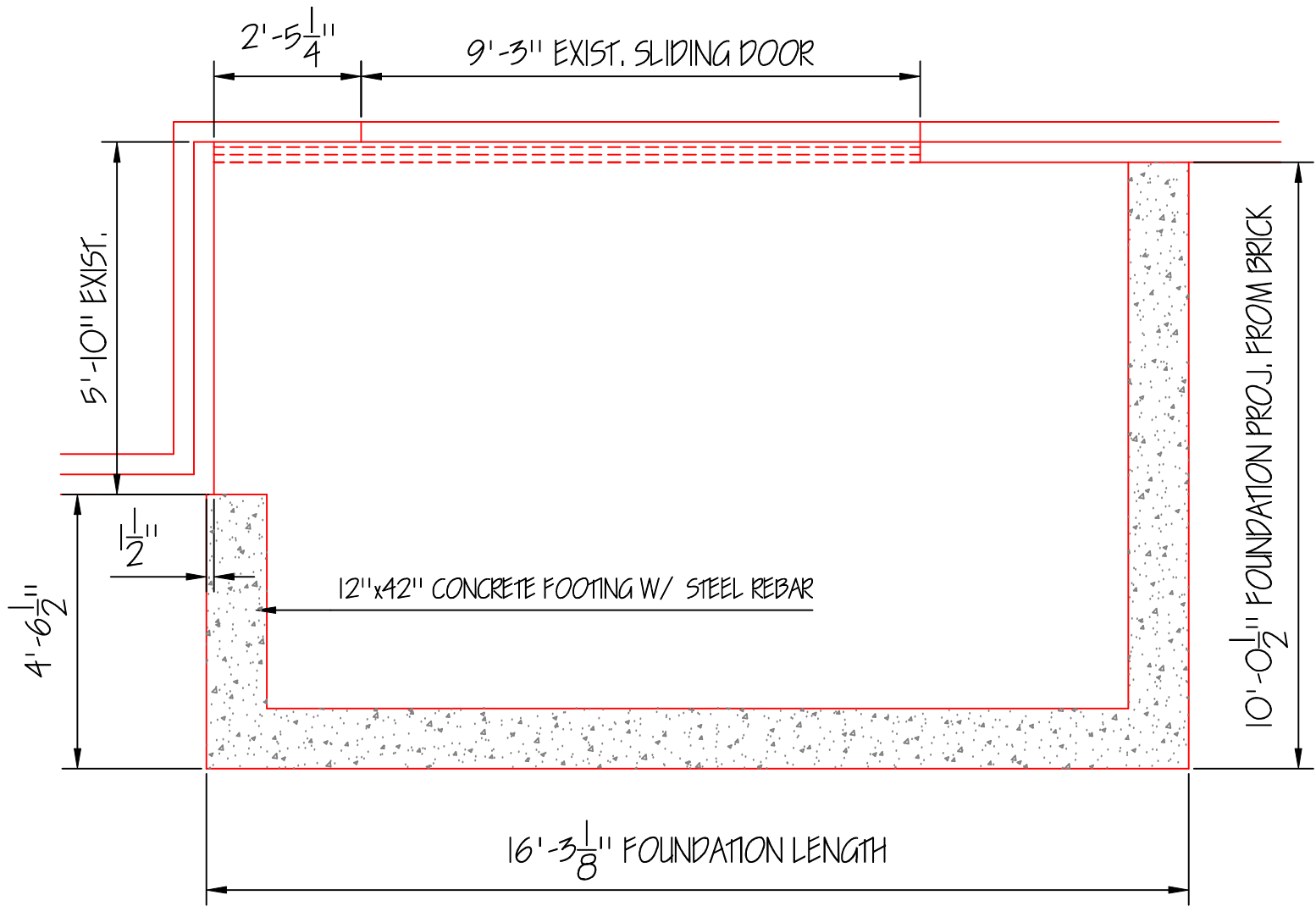
FINISH WORK: DRYWALL & TRIM KNEEWALL AREA, FINISH UNDERSIDE OF REMOVED OVERHANGS



INITIALS

FLOOR PLAN- MCLAREN

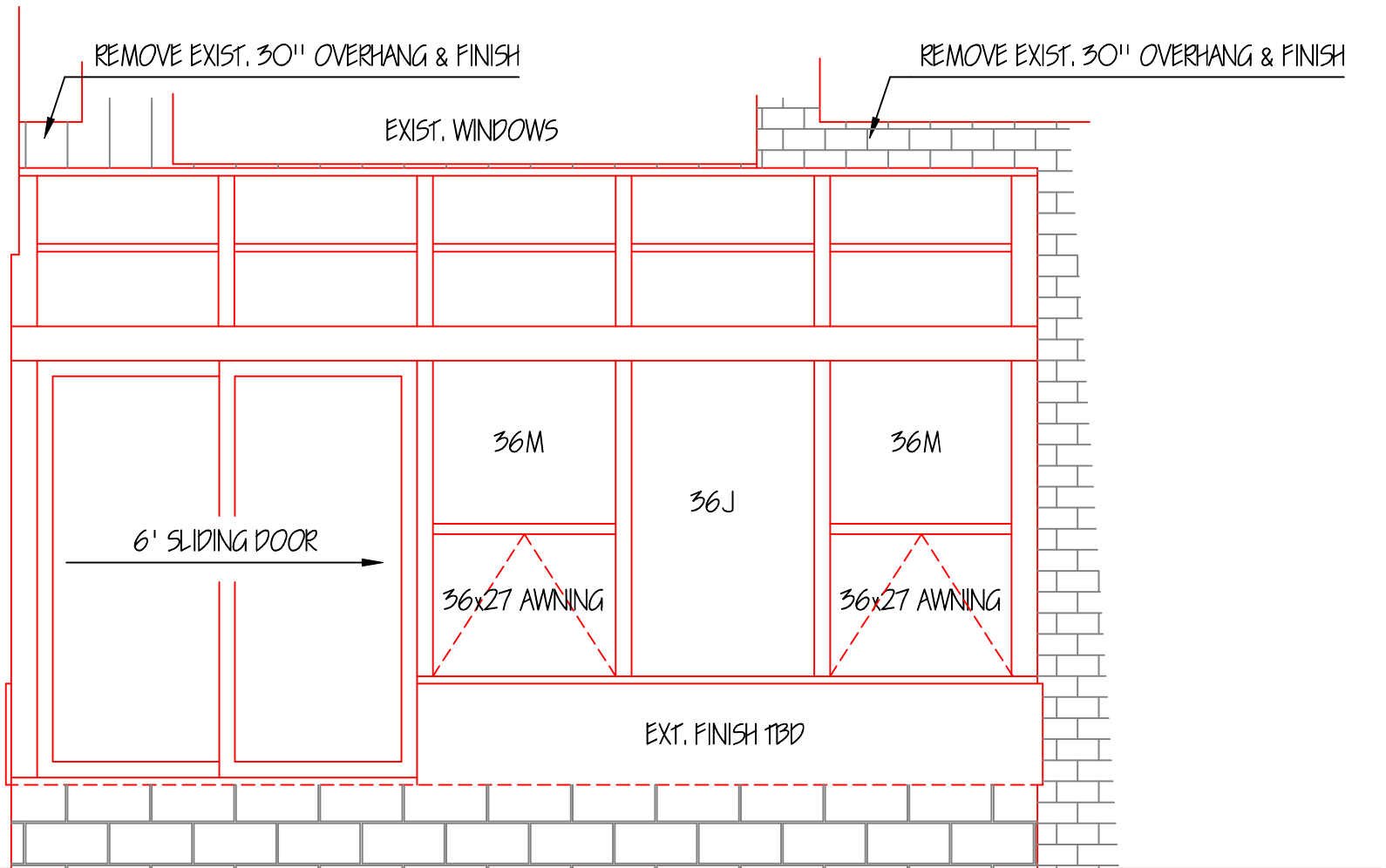
SCALE: 1/4" = 1'-0"



INITIALS

FOUNDATION PLAN- MCLAREN

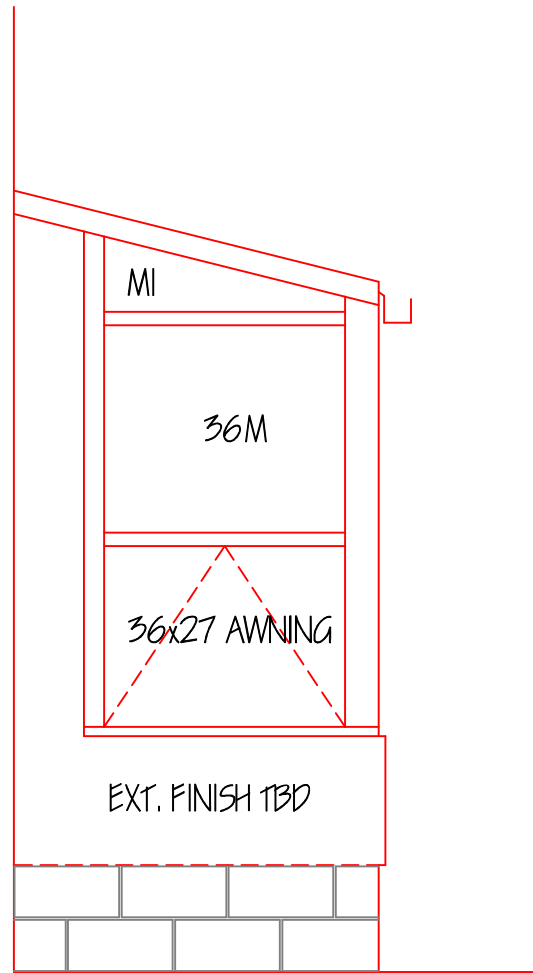
SCALE: 1/4" = 1'-0"



FRONT ELEVATION- MCLAREN

INITIALS

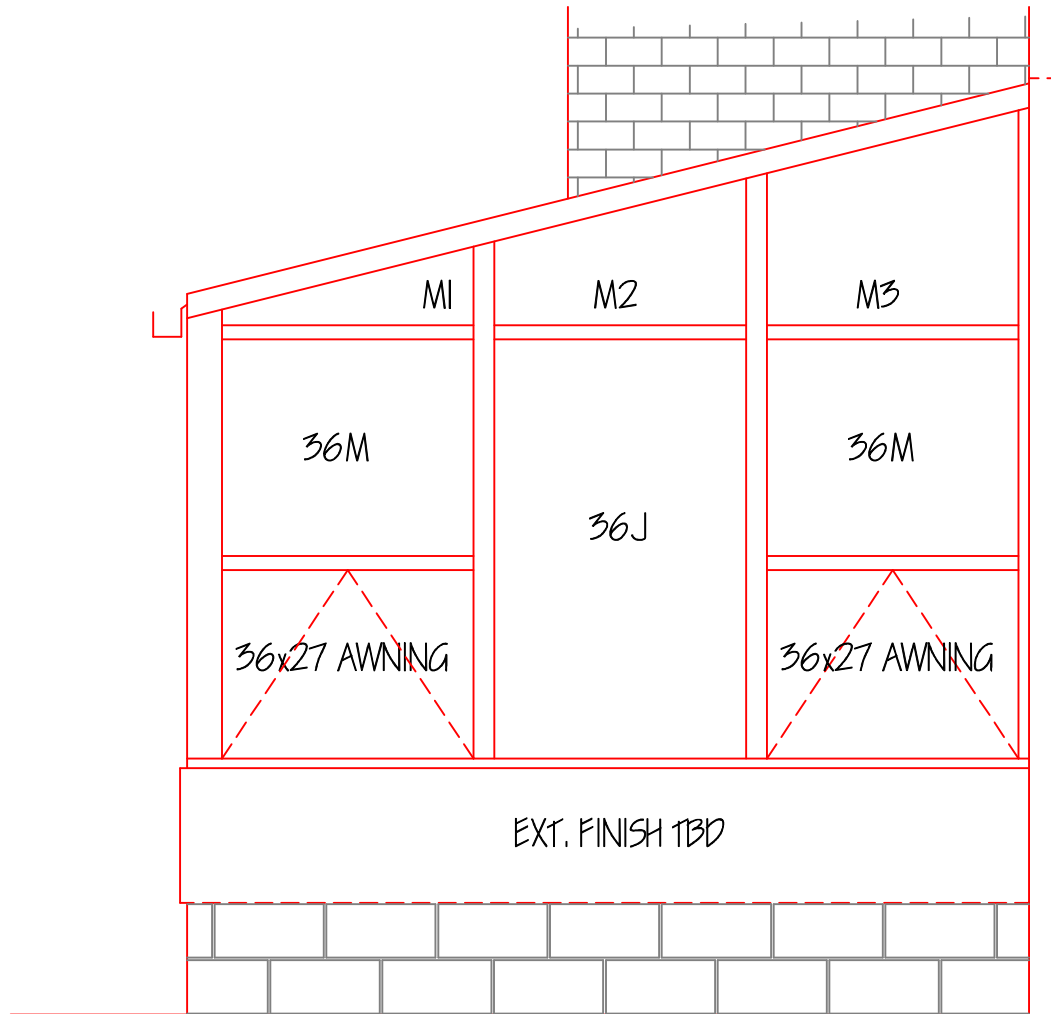
SCALE: 1/4" = 1'-0"



INITIALS

LEFT ELEVATION- MCLAREN

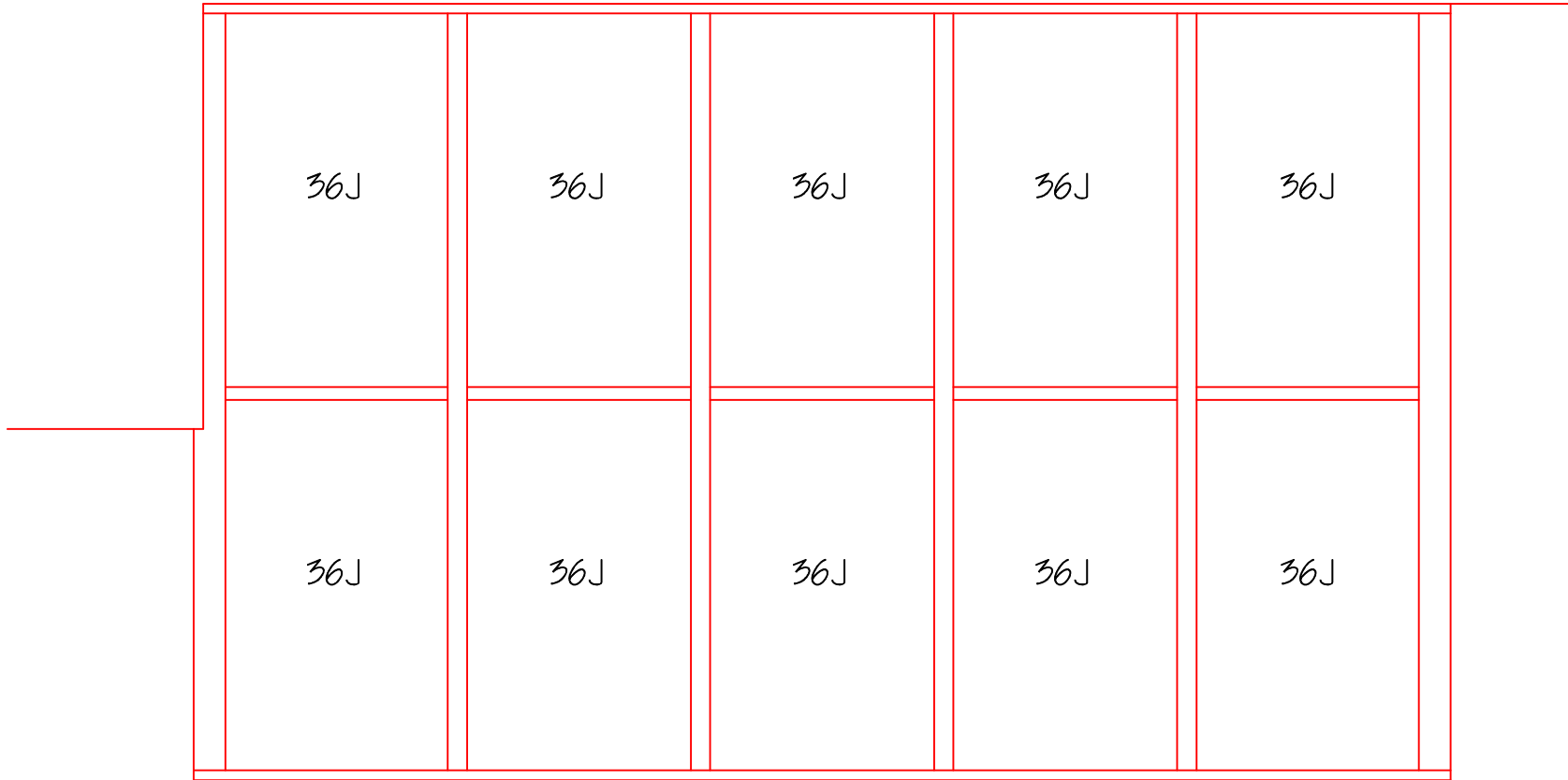
SCALE: 1/4" = 1'-0"



INITIALS

LEFT ELEVATION- MCLAREN

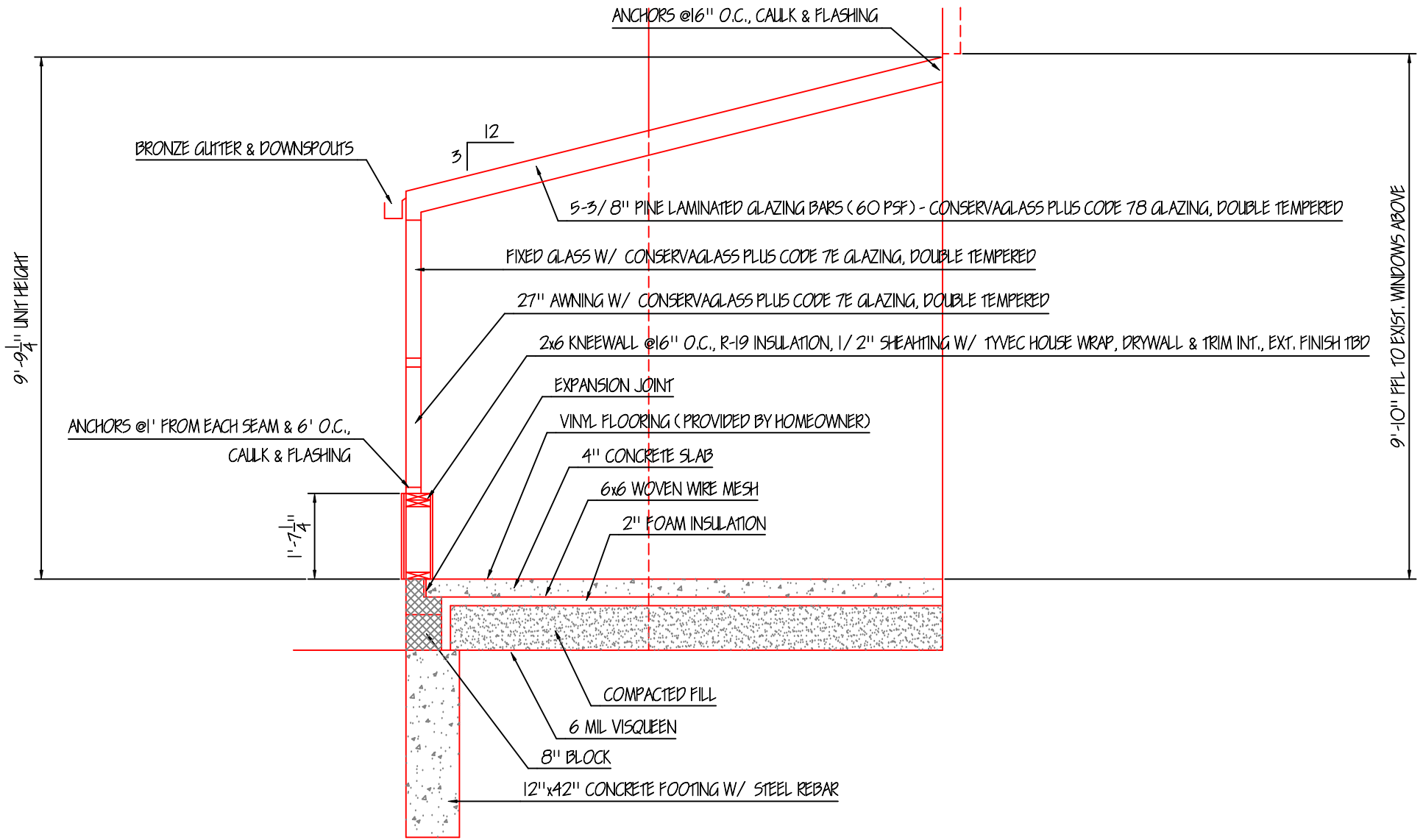
SCALE: 1/4" = 1'-0"



INITIALS

ROOF PLAN- MCLAREN

SCALE: 1/4" = 1'-0"



9'-9 1/4" UNIT HEIGHT

9'-10" FFL TO EXIST. WINDOWS ABOVE

ANCHORS @ 16" O.C., CAULK & FLASHING

BRONZE GLITTER & DOWNSPOUTS

3/12

5-3/8" PINE LAMINATED GLAZING BARS (60 PSF) - CONSERVAGLASS PLUS CODE 78 GLAZING, DOUBLE TEMPERED

FIXED GLASS W/ CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

27" AWNING W/ CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

2x6 KNEEWALL @ 16" O.C., R-19 INSULATION, 1/2" SHEATHING W/ TYVEC HOUSE WRAP, DRYWALL & TRIM INT., EXT. FINISH TBD

EXPANSION JOINT

VINYL FLOORING (PROVIDED BY HOMEOWNER)

4" CONCRETE SLAB

6x6 WOVEN WIRE MESH

2" FOAM INSULATION

ANCHORS @ 1' FROM EACH SEAM & 6' O.C.,
CAULK & FLASHING

1'-7 1/4"

COMPACTED FILL

6 MIL VISQUEEN

8" BLOCK

12"x42" CONCRETE FOOTING W/ STEEL REBAR

INITIALS

SECTION- MCLAREN

SCALE: 1/2" = 1'-0"