

Vander Lugt, Kristen

From: Barrett, Jon
Sent: Thursday, October 24, 2019 1:30 PM
To: John Leyland
Subject: RE: 1574 Jones Dr zoning and building

Mr. Leyland,

The front setback is not determined from the curb. The front setback is determined from your property line. Jones Drive has a 50' right of way. The aerial photo from GIS below shows your nonconforming detached garage in the front yard. According to the GIS measurement tool your garage is approximately 17' from the front property line. If you were to propose a 10' addition, the garage would only be approximately 7' to the front property line. The average required front setback for your property is 23.5 feet. However, since your garage is nonconforming you cannot increase or add square footage to the structure to increase its nonconforming status. The same applies if you were to attach the garage to the home, the entire structure is required to meet the front setback, which it would not. The document you attached yesterday is a mortgage survey and not a boundary survey. The mortgage survey does not accurately reflect the distances to property lines, nor did it take into account the right of way width of Jones Drive.

What is the address of the 6-8 unit apartment buildings you have mentioned? Without an address it is difficult to research and respond to.

Let me know if you have additional questions.

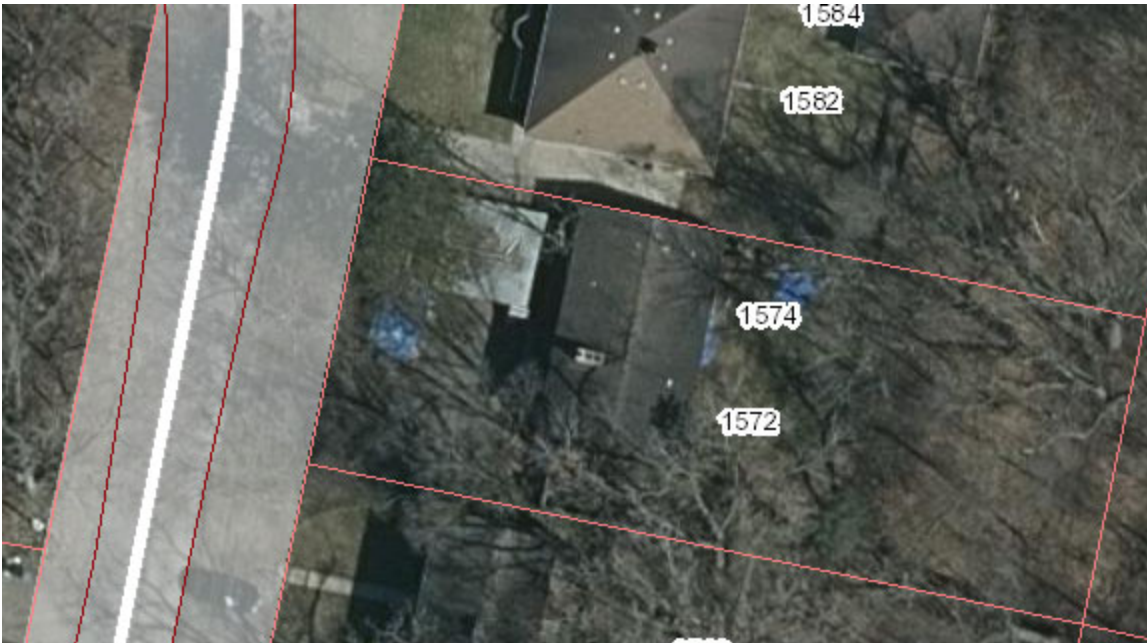
Jon Barrett

Zoning Coordinator, City of Ann Arbor Planning & Development Services

301 E Huron Street, Ann Arbor, MI 48107

General: 734-794-6525 planning@a2gov.org

Direct: 734-794-6000 x 42654 jbarrett@a2gov.org



From: John Leyland <jleyland@umich.edu>
Sent: Thursday, October 24, 2019 12:08 PM
To: Barrett, Jon <JBarrett@a2gov.org>
Subject: Re: 1574 Jones Dr zoning and building

Hello Jon,

This is very disappointing news to hear and a little unclear based on what some of the other properties on my street look like. What is the minimum distance from the curb on which any new building can happen at my residence? There are houses and garages on this street that are no more than 10 feet from the street. Section 0921 on the map is a pretty diverse area with a mix of different residential, commercial and planned unit dwellings. My area is supposed to be R2A, I get it and for the most part most units are, but I've got 2 units just 2 houses away from me that are 6-8 unit apartment dwellings, and this was new construction in the last 10 years. How was this allowed to happen in a R2A zone and I can't add 10 feet of space on to my garage? The whole idea that this is a one or two family housing street is just not the truth any more. I've got 35' of frontage on my property, my addition to make my carport a normal sized garage by adding 10 feet on to it would still leave me with 25' of yard to the curb. I really think this is very reasonable.

So what about attaching the garage to my house? Are there any restrictions there? My proposal to attach to my house and add on to the garage are not major projects and add up to only 400 sq ft of space. I would like to meet up and discuss this further if that is possible? Please let me know when we could meet or if there are other ways I need to know to continue to pursue this project.

Thanks,

John

On Wed, Oct 23, 2019 at 4:28 PM Barrett, Jon <JBarrett@a2gov.org> wrote:

Mr. Leyland,

The property is zoned R2A and is currently nonconforming as the accessory structure/carport is located in the front setback area which is not allowed per Section 5.16.6 in the Unified Development Code (UDC). Therefore, an addition to further encroach into the front setback area closer to the public right of way would not be permitted.

Let me know if you have further questions.

Jon Barrett

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From: John Leyland <jleyland@umich.edu>
Sent: Wednesday, October 23, 2019 12:15 PM
To: Barrett, Jon <JBarrett@a2gov.org>
Subject: 1574 Jones Dr zoning and building

Good Morning Jon,

My name is John Leyland and I own property and live at 1574 Jones Dr.. I came by the City Building this morning to speak to some one about a building project I'm hoping to do on my property, and I missed you at that time. The person at the counter gave me you card so that I can set up an appointment with you to discuss zoning and the possibility of this build.

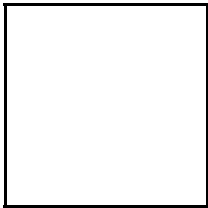
My plans are to attach the original carport (Garage) to my house with and addition that would become my laundry room. Also I'd like to increase the size of my garage by putting on an addition on the NW side of the garage closest to the street curb. I've enclosed a copy of my property survey and the location of the buildings on the property. I've also enclosed a simple drawing of the proposed additions so that you can have a general idea of my plans.

Please let me know when you think we could meet and discuss this further. Thanks, and I look forward to meeting you soon,

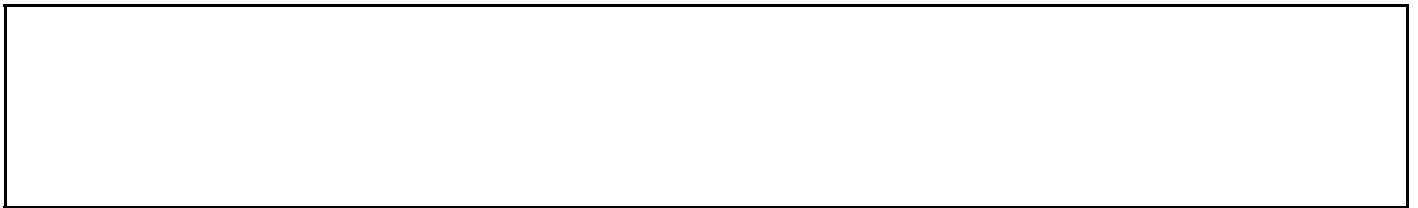
John Leyland

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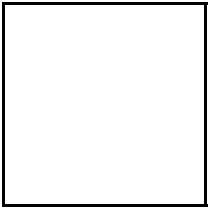


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