

**Zoning Board of Appeals
February 28, 2018 Regular Meeting**

STAFF REPORT

Subject: ZBA 18-002; 216 Bucholz Court

Summary:

Mitch Gasche, representing property owner David Greiner, is requesting permission to alter a non-conforming structure. The applicant is seeking to widen the existing dormer at the front of the residence from the current dimension of thirteen feet in width to 26 feet eight (8) inches. The new construction will not encroach further into the existing front setback of six (6) feet four (4) inches.

Background:

The subject parcel is zoned R1D (single-family) and is located west of North Seventh Street and West Park. The existing two (2) bedroom home consists of approximately 925 square feet and is situated on a lot containing 3,441 square feet. The home was built in 1910 and is six (6) feet three (3) inches from the front property line.

Description:

The lot is non-conforming as it does not meet the 5,000 square foot minimum lot size for the R1D district. Additionally, the structure is non-conforming as it does not meet the district front setback of 25 feet and the average front setback established from the adjacent properties.

The applicants are requesting permission to alter the non-conforming structure in order to construct a new front porch with a dormer addition above that will contain a third bedroom on the second floor. The existing porch and dormer are thirteen feet in width and the new construction will increase the width to 26 feet eight (8) inches, however, the addition will not encroach further into the existing setback. The depth of the porch will be eight (8) feet eight (8) inches for a total of approximately 231 square feet.

As noted above, Chapter 55, Section 5:87 (1) (a) states that a nonconforming structure may be maintained or restored, but no alteration shall be made to a nonconforming structure unless one of the following conditions are met:

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.

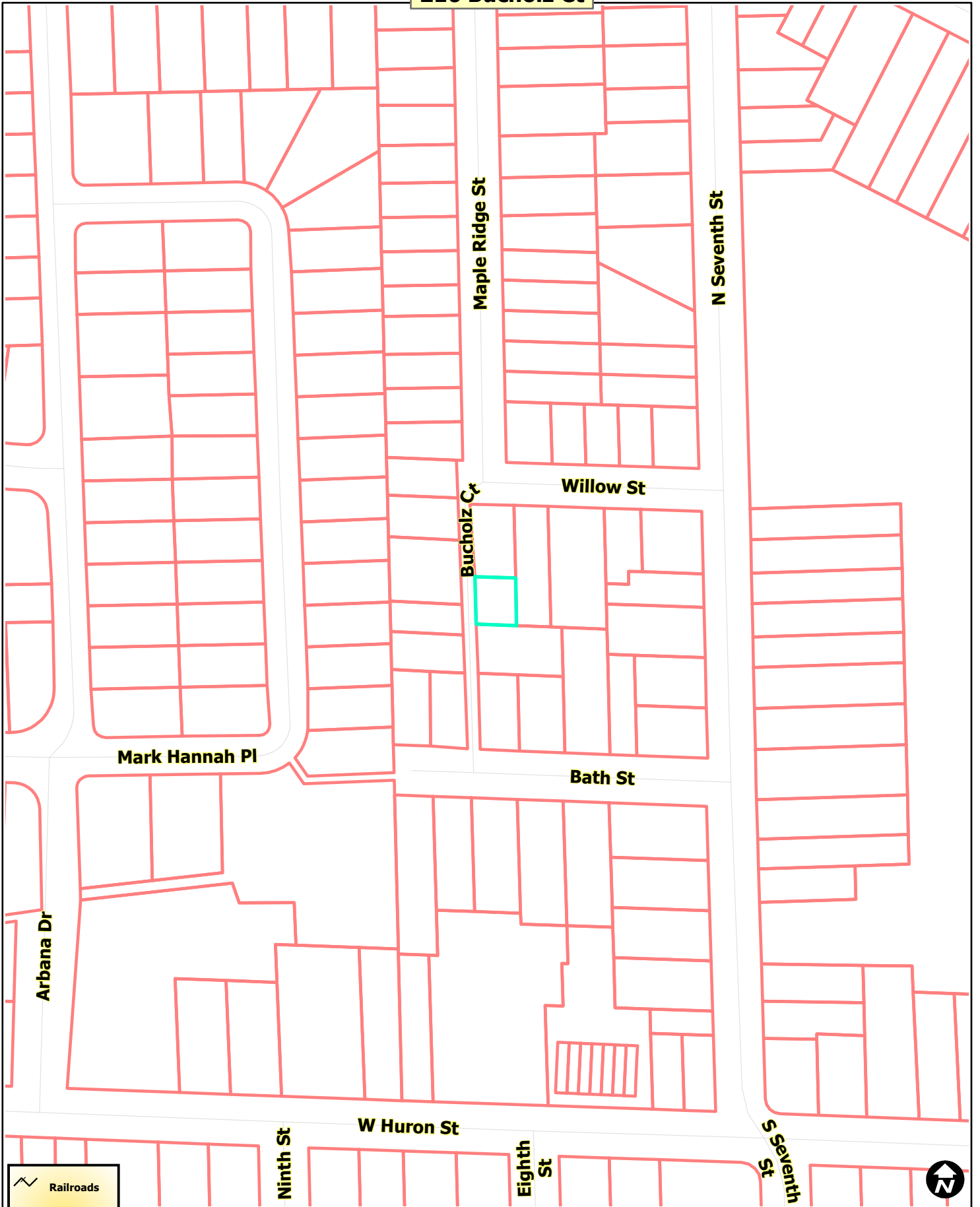
Permission is being requested to increase the width of the front porch to allow for second story improvements to an existing non-conforming structure. The new construction will not encroach further into the front setback and will not have any negative impacts on surrounding properties.


Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large, rounded loops for the letters "J" and "B".

Jon Barrett
Zoning Coordinator

216 Bucholz Ct






 Railroads
 Huron River
 Tax Parcels



Map date 2/2/2018
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms

216 Bucholz Ct



-  Railroads
-  Huron River
-  Tax Parcels




Map date 2/2/2018
Any aerial imagery is circa 2015
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216 Bucholz Ct


Bucholz Ct

Willow St



 Railroads

 Huron River

 Tax Parcels



Map date 2/2/2018
Any aerial imagery is circa 2015
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**ZONING BOARD OF APPEALS
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 planning@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

Office Use Only	
Fee Paid: <u>\$500.⁰⁰</u>	ZBA: <u>18-002</u>
DATE STAMP CITY OF ANN ARBOR RECEIVED JAN 29 2018	
PLANNING & DEVELOPMENT SERVICES	

PROPERTY INFORMATION		
ADDRESS OF PROPERTY: <u>216 BUCHOLZ CT</u>		
ZONING CLASSIFICATION: <u>R1D</u>	TAX ID: (if known) <u>09-09-29-208-014</u>	
NAME OF PROPERTY OWNER*: <u>DAVID GREINER</u>		

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

APPLICANT INFORMATION	
NAME OF APPLICANT: <u>DAVID GREINER Mitch Gasche</u>	
ADDRESS OF APPLICANT: <u>4856 BIRKDALE DR ANN ARBOR MI 48103</u>	
DAYTIME PHONE NUMBER: <u>734-904-5972</u>	FAX NO:
EMAIL: <u>DAVID@GREINERREALTYRESOURCES.COM</u>	
APPLICANT'S RELATIONSHIP TO PROPERTY: <u>REPRESENTATIVE</u>	

REQUEST INFORMATION	
<input type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input checked="" type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)

Section 1 - VARIANCE REQUEST	
CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Chapter 55, Section 5:26)	
Required Dimension: (Example: 40' front setback)	PROPOSED Dimension: (Example: 32')
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary)	



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Section 1 - VARIANCE REQUEST con't

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.

1. 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.

2. That the alleged hardships are 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.

3. 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.

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

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



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Current Use of the Property: SINGLE FAMILY

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.

REQUIREMENT	EXISTING CONDITION	CODE REQUIREMENT
Lot Area	<u>3436</u>	<u>5000</u>
Lot Width		
Floor Area Ratio		
Open Space Ratio		
Setbacks	<u>FRONT 6'4" REAR 16'2"</u>	<u>FRONT 25' REAR 20'</u>
Parking		
Landscaping		
Other		

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

INCREASING THE SIZE OF THE EXISTING DORMER FROM 13' TO 26'8". WE WOULD NOT ENCRDACH ANY FURTHER ON ANY SETBACK THEN WE CURRENTLY ARE

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:

WE ARE EXPANDING ON THE EXISTING DORMER PLANE. THIS WILL HAVE NO DETRIMENTAL EFFECT ON THE NEIGHBORING PROPERTIES.



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

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

Adding A THIRD BEDROOM ON THE SECOND FLOOR.

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 ½" by 11" sheets:

- One (1) hardcopy and one (1) electronic copy shall be submitted.
- The electronic copy shall include all associated supporting documentation with application submission.

- 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.

ACKNOWLEDGEMENT

I, the applicant, hereby 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.

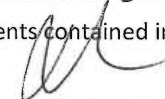
Phone number: 734-904-5972

Signature: X 


Email address: DAVID@GREIVERREALTYRESOURCES.COM

Print Name: DAVID GREINER

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


Signature

Further, I hereby give the City of Ann Arbor Planning and 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.


Signature

David Greiner
4856 Birkdale Drive
Ann Arbor MI 48103

Jon Barrett
Zoning Coordinator
City of Ann Arbor
301 E. Huron Street
Ann Arbor MI 48107

RE: Zoning Board of Appeal

Mr. Barrett

I am authorizing Mitchell Gasche to act as my representative with the Zoning Board of Appeals regarding 216 Bucholz Court, Ann Arbor, MI 48103.

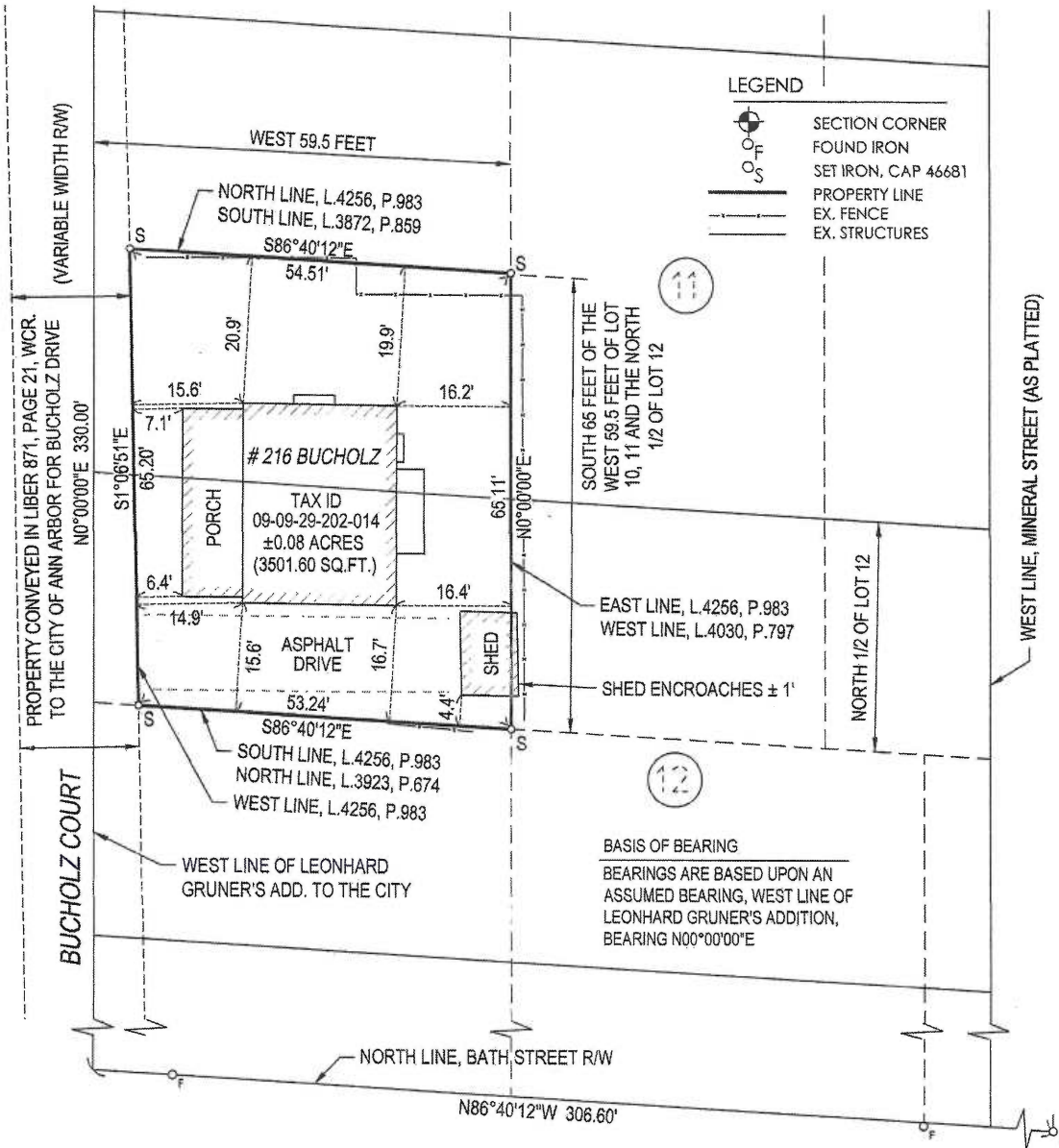
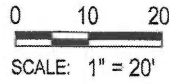
Sincerely,

A handwritten signature in black ink, appearing to be 'D Greiner', written in a cursive style.

David Greiner

CERTIFICATE OF SURVEY

PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R6E,
ANN ARBOR TOWNSHIP (CITY OF ANN ARBOR), WASHTENAW COUNTY



LEGAL DESCRIPTION: (WARRANTY DEED, LIBER 4256, PAGE 983, WASHTENAW CO. REC.)
The South 65 feet of the West 59.5 feet of lots 10 and 11 and the North half of Lot 12, Leonhard Gruner's Addition to the City of Ann Arbor, Michigan, according to the Plat thereof, as recorded in Liber 2 of Plats, Page 9, Washtenaw County Records. EXCEPTING any of the above described property conveyed to the City of Ann Arbor by Quit Claim Deed recorded May 27, 1959 in Uber 871, Page 21, Washtenaw County Records.

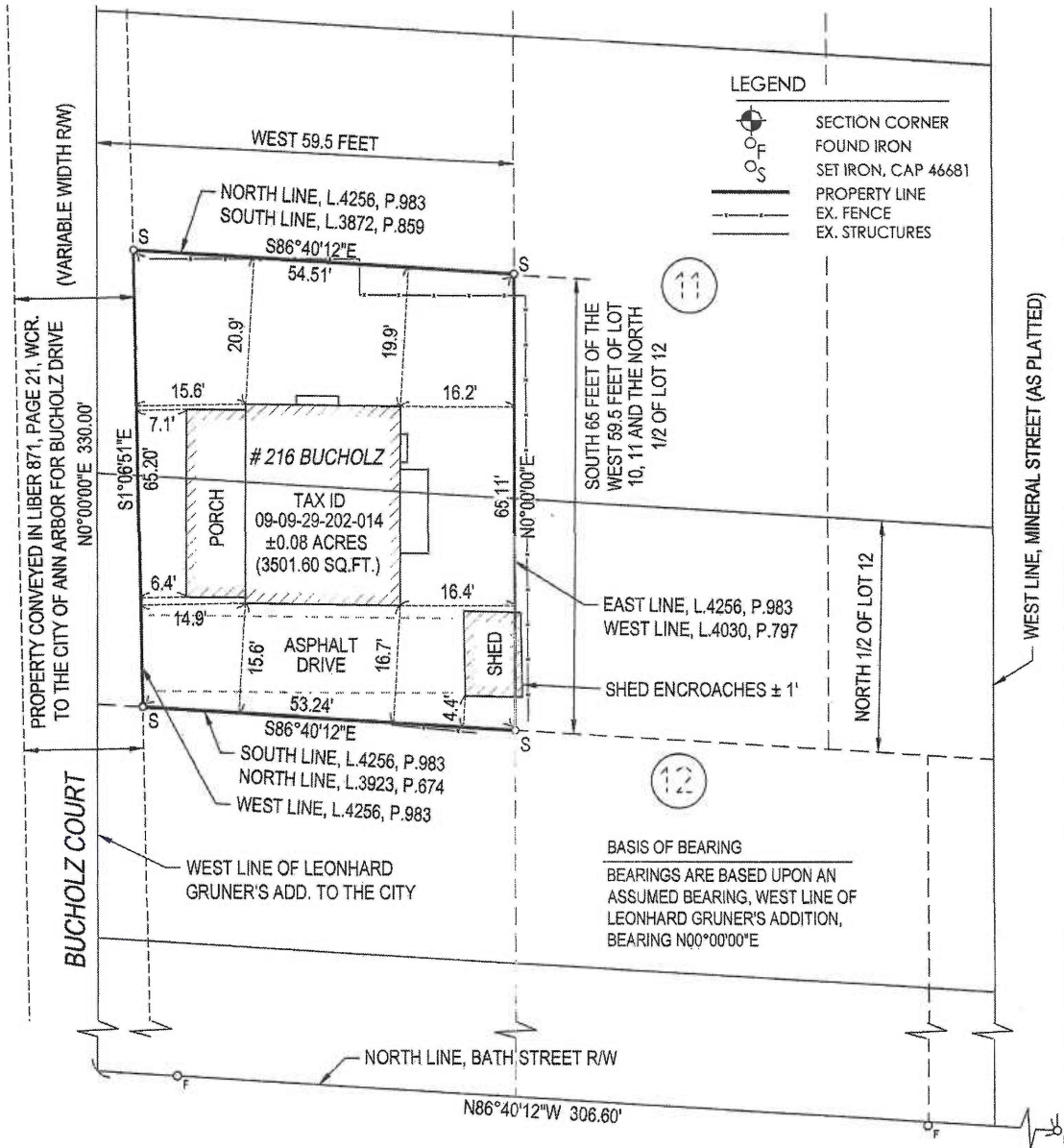
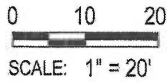
CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED, AND OR DESCRIBED, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS NO GREATER THAN 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: MITCH GASCHÉ	<h2 style="margin: 0;">Piatt Land Surveying</h2> <p style="margin: 0;">P.O. Box 374 20624 Waterloo Road Chelsea, MI 48118 (734) 730 - 8570 piattlandsurveying.com</p>
SCALE: 1" = 20'	JOB NO. 2018-0004
DATE: 01/25/2018	SHEET: 1 OF 1



CERTIFICATE OF SURVEY

PART OF THE NORTHWEST 1/4 OF SECTION 29, T2S, R6E,
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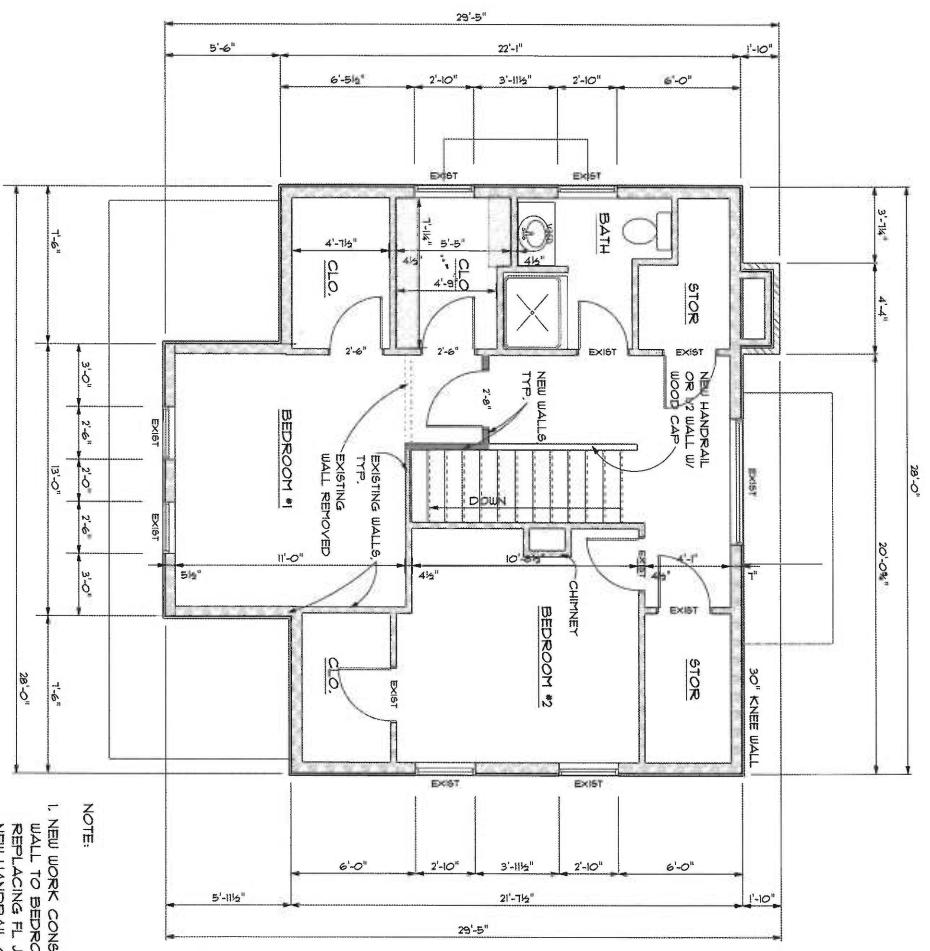
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Part of "LEONHARD GRUNER'S ADDITION TO THE CITY OF ANN ARBOR," as recorded in Liber 2 Plats, Page 9, Washtenaw Co. Records		
SCALE: 1" = 20'	JOB NO. 2018-0004	
DATE: 01/25/2018	SHEET: 1 OF 1	

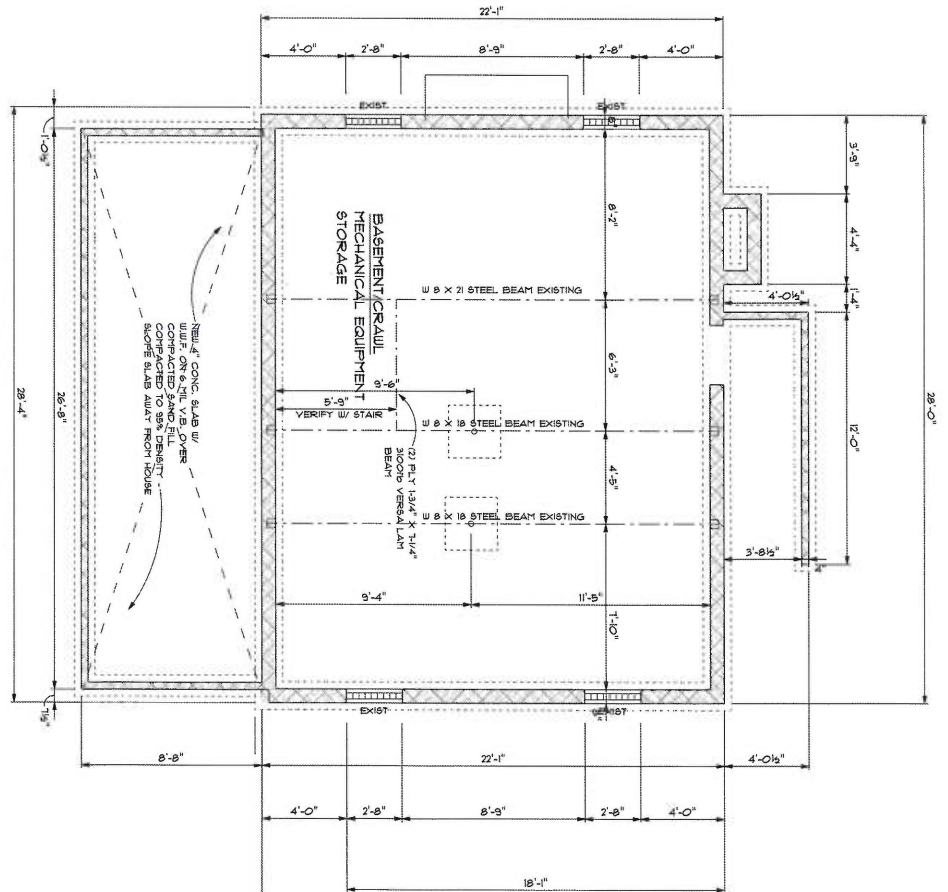


**SECOND FLOOR -
EXISTING RENOVATION
2 BEDROOM OPTION**



- NOTE:**
1. NEW WORK CONSISTS OF MOVING DOOR WALL TO BEDROOM #1 INTO HALL, AND REPLACING FL. JOISTS OF BEDROOM #1, NEW HANDRAIL OR 1/2 WALL FOR STAIR
 2. ALL ROOMS TO BE PAINTED (REPAIR WALLS/CEILING ALSO), WOOD FLOORS RENOVATED PER OWNER, NEW LIGHT FIXTURES, SWITCHES PER OWNER, SMOKE & CO DETECTORS INSTALLED PER CODE.
 3. EXISTING WINDOWS AND DOORS WILL REMAIN.
 4. DIMENSIONS SHALL BE VERIFIED.

SHEET NO. SECOND FLOOR OPTION	RENOVATION FOR: 216 BUCKHOLZ CT. ANN ARBOR, MI	GENERAL CONTRACTOR MITCHELL GASCHE CUSTOM HOMES 9162 CAMBRIDGE DR. SALINE, MI 48176 PH: 734-645-6998 EMAIL: MGASCHE@COMCAST.NET
	DRAWN: R. WELTON DATE: DEC 14, 2017 REVISIONS: 1. REAR BED CLO 2. PERMIT SET 3. PERMIT SET	REVISIONS: 1. REAR BED CLO 2. PERMIT SET 3. PERMIT SET

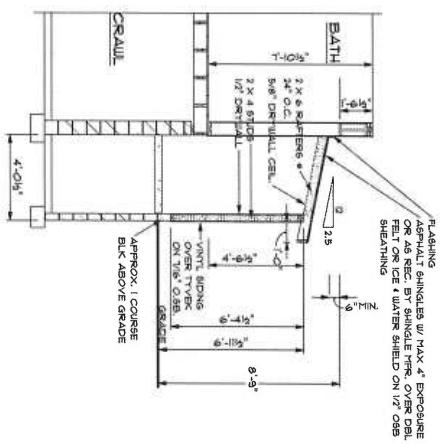


FOUNDATION PLAN

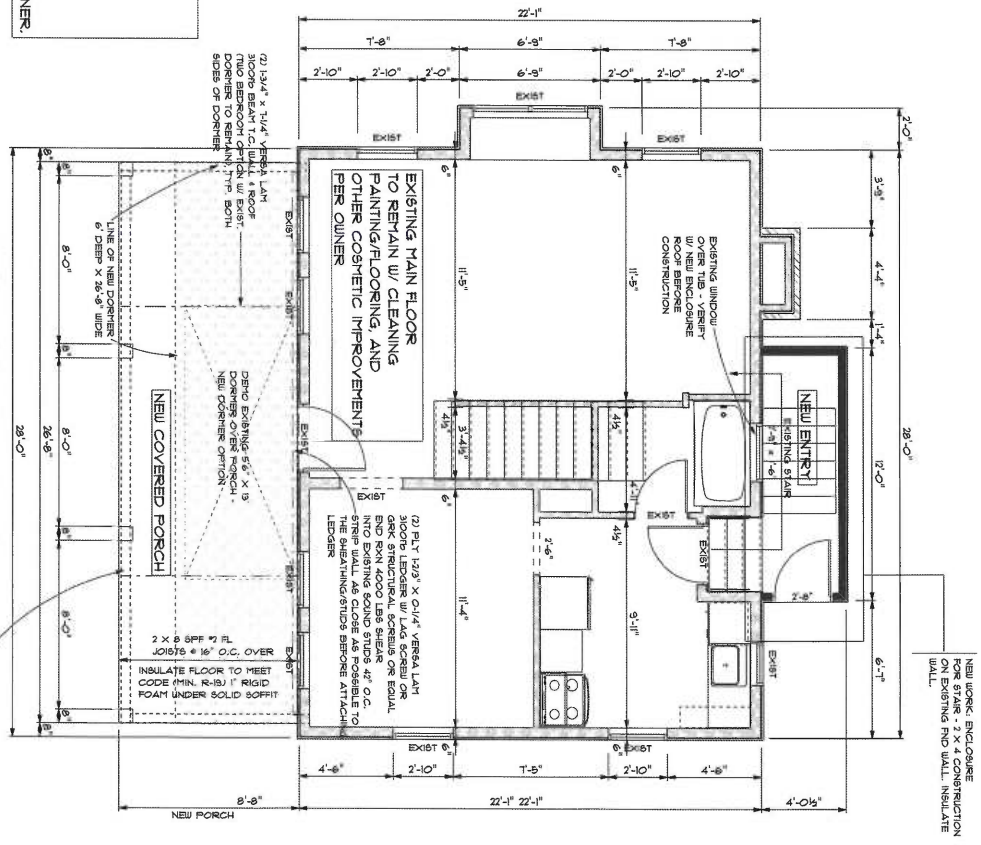
SCALE: 1/4" = 1'-0"

NOTE: ALL FOUNDATION WALLS ARE EXISTING AND IN GOOD CONDITION (RECENTLY REBUILT) STEEL BEAMS AND POSTS ARE NEW

<p>1 OF 3</p>	<p>SHEET NO.</p>	<p>RENOVATION FOR: 216 BUCKHOLZ CT. ANN ARBOR, MI</p>	<p>GENERAL CONTRACTOR MITCHELL GASCHE CUSTOM HOMES 9162 CAMBRIDGE DR. SALINE, MI 48176 PH: 734-645-6998 EMAIL: MGASCHE@COMCAST.NET</p>
	<p>DATE: DEC 14, 2017 PROJECT: REAR BED CLO</p>		
<p>DRAWN: R WELTON</p>		<p>REVISIONS: REV 01/2017 PERMIT SET</p>	



- PROJECT DESCRIPTION:**
1. THE CONSTRUCTION OF A NEW ENCLOSED ENTRY AT THE REAR OF THE HOUSE ON EXISTING FOUNDATION.
 2. THE CONSTRUCTION OF A NEW PORCH ON EXISTING FOUNDATION.
 3. THE DEMOLITION OF THE EXISTING DORMER OVER THE PORCH AND THE CONSTRUCTION OF A NEW LARGER DORMER TO REPLACE IT.
 4. MINOR INTERIOR REMODELING AS DIRECTED BY OWNER.



FIRST FLOOR PLAN

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

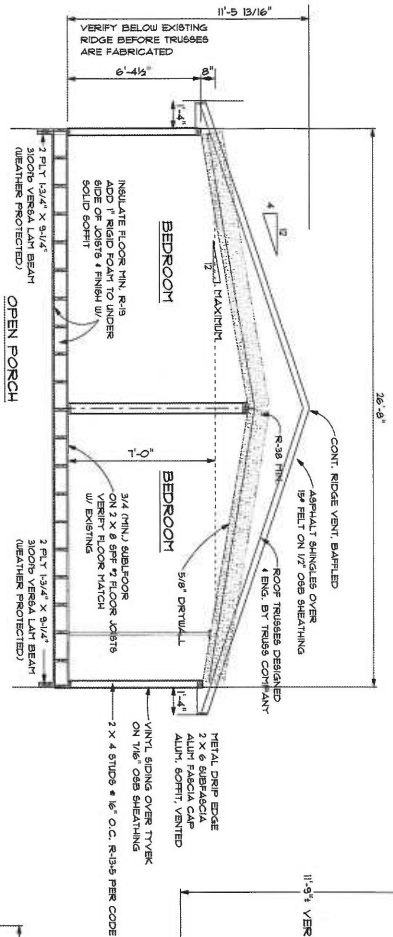
NOTE: ALL DIMENSIONS TO BE VERIFIED BEFORE CONSTRUCTION BEGINS, AND BY CONTRACTOR BIDDING WORK.

REVISIONS:
 DEC 14, 2017
 R1 DEC 15
 REAR BED CLO
 PERMIT SET

DATE:
 DEC 14, 2017
 R1 DEC 15
 REAR BED CLO
 PERMIT SET

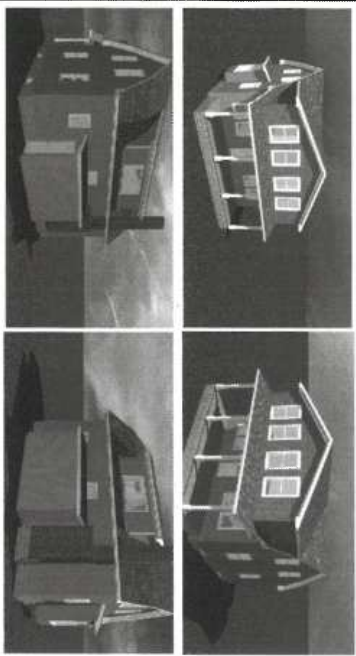
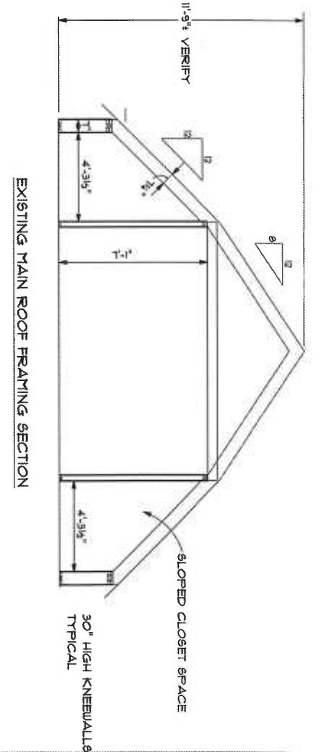
RENOVATION FOR:
**216 BUCKHOLZ CT.
 ANN ARBOR, MI**

GENERAL CONTRACTOR
MITCHELL GASCHÉ CUSTOM HOMES
 9162 CAMBRIDGE DR.
 SALINE, MI 48176
 PH: 734-645-6998
 EMAIL: MGASCHE@COMCAST.NET

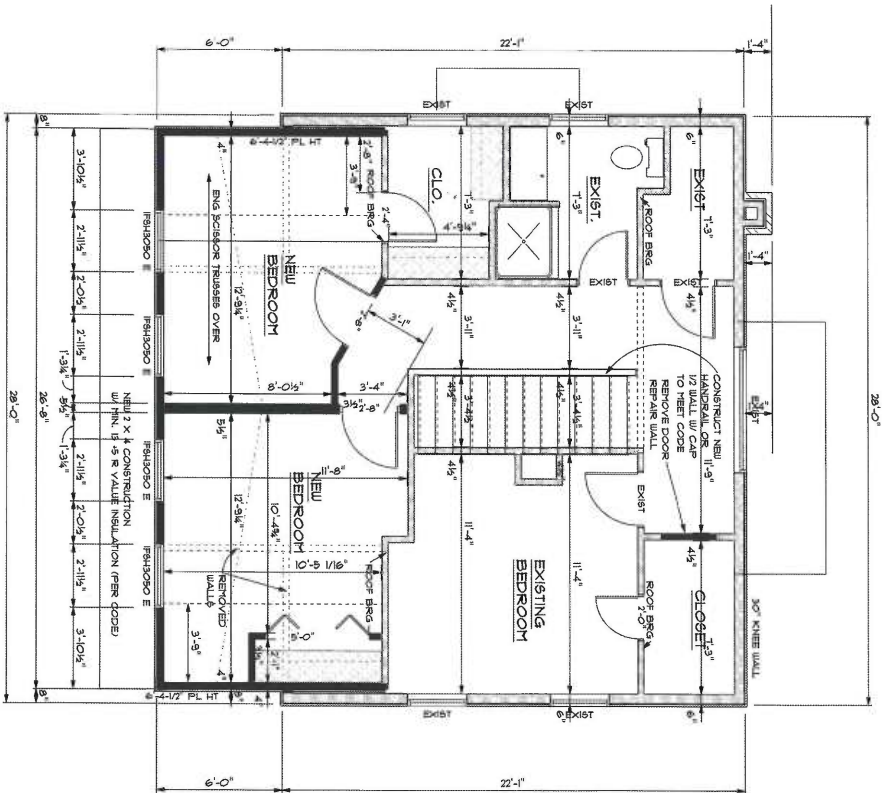


NEW DORMER SECTION

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



EXTERIOR VIEWS
(CONCEPTUAL, N.T.S.)



PROPOSED SECOND FLOOR

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

GENERAL CONTRACTOR
MITCHELL GASCHÉ CUSTOM HOMES
 9162 CAMBRIDGE DR.
 SALINE, MI 48176
 PH: 734-645-6998
 EMAIL: MGASCHÉ@COMCAST.NET

RENOVATION FOR:
**216 BUCKHOLZ CT.
 ANN ARBOR, MI**

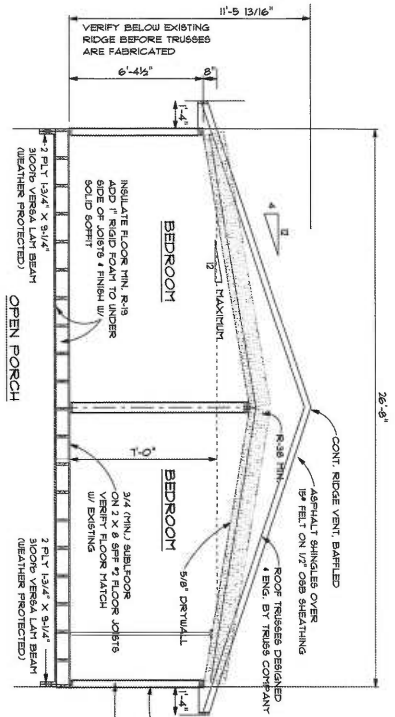
DRAWN:
 R WELTON

DATE:
 DEC 14, 2017

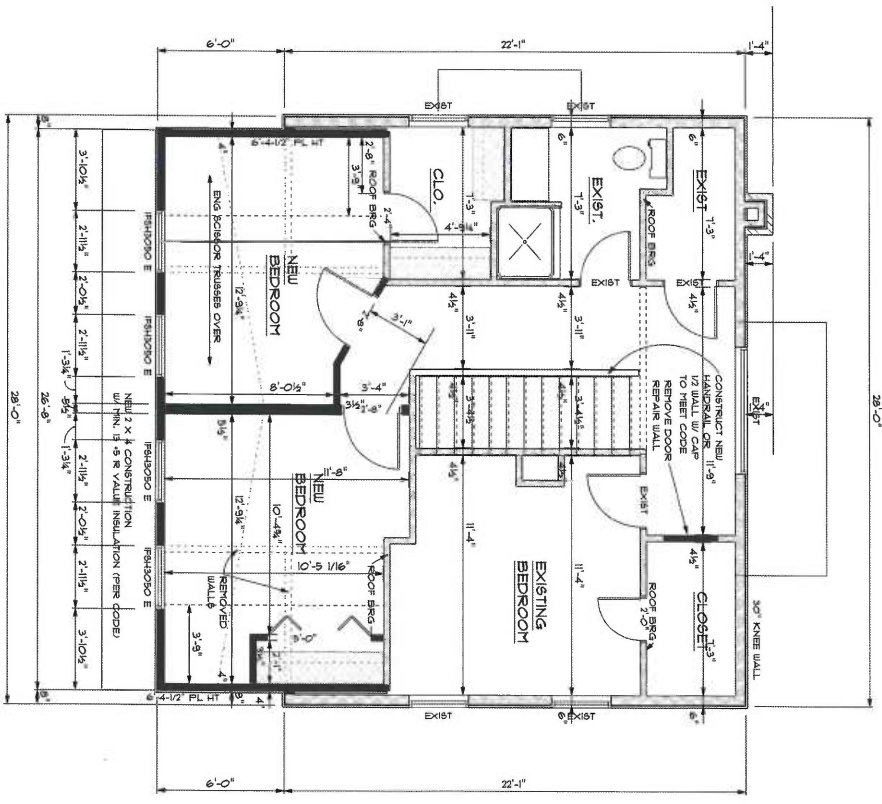
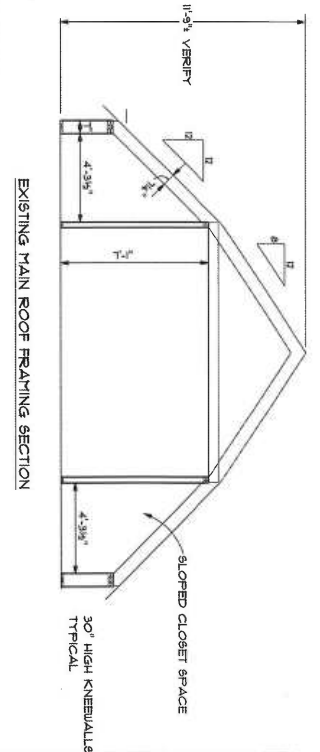
PROJECT:
 15
 REAR BED CLO

REVISIONS:
 7
 2/1 SET
 PERMIT SET

SHEET NO.
3 OF 3



NEW DORMER SECTION
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR
SCALE: 1/4" = 1'-0"

SHEET NO. 3 OF 3	REVISIONS: 2017 PERMIT SET	DATE: DEC 14, 2017	GENERAL CONTRACTOR MITCHELL GASCHE CUSTOM HOMES
	REAR BED CLO	PROJECT: 216 BUCKHOLZ CT. ANN ARBOR, MI	9162 CAMBRIDGE DR. SALINE, MI 48176 PH: 734-645-6998 EMAIL: MGASCHE@COMCAST.NET
	REAR BED CLO	DESIGNER: R WELTON	
		PROJECT NO. 15	

Skip to content

Design of porch

Visually similar results

- houses plans
- house
- craftsman
- houseplans
- plan
- exterior
- craftsman style
- bungalow
- porch

