

**Zoning Board of Appeals
June 22, 2022 Regular Meeting**

STAFF REPORT

Subject: ZBA 22-2011; 831 Avon Road

Summary:

Bonnie Greenspoon, representing property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a second story addition over an existing nonconforming single-family residence. The existing residence does not meet the required 50 foot rear yard setback. The home is located 47 feet from the rear lot line. The second story addition will contain three bedrooms, two bathrooms and a sitting area. The property is zoned R1A, Single-Family Residential District.

Background:

The subject property is located near the intersection of Hill Street and Avon Road south of Geddes Road. The home was built in 1951 and is approximately 1,578 square feet in size.

Description:

The applicants are proposing to construct a second story addition that will be 25 feet four inches in width by 37 feet in length for a total of 937 square feet of new living area. The new level will not project further into the rear yard setback than the existing first floor.

Standards for Approval- Alteration to a Nonconforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5.32.2, Application of the Variance Power from the UDC. The following criteria shall apply:

- A) The alteration is approved by the Zoning Board of Appeals upon a 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.

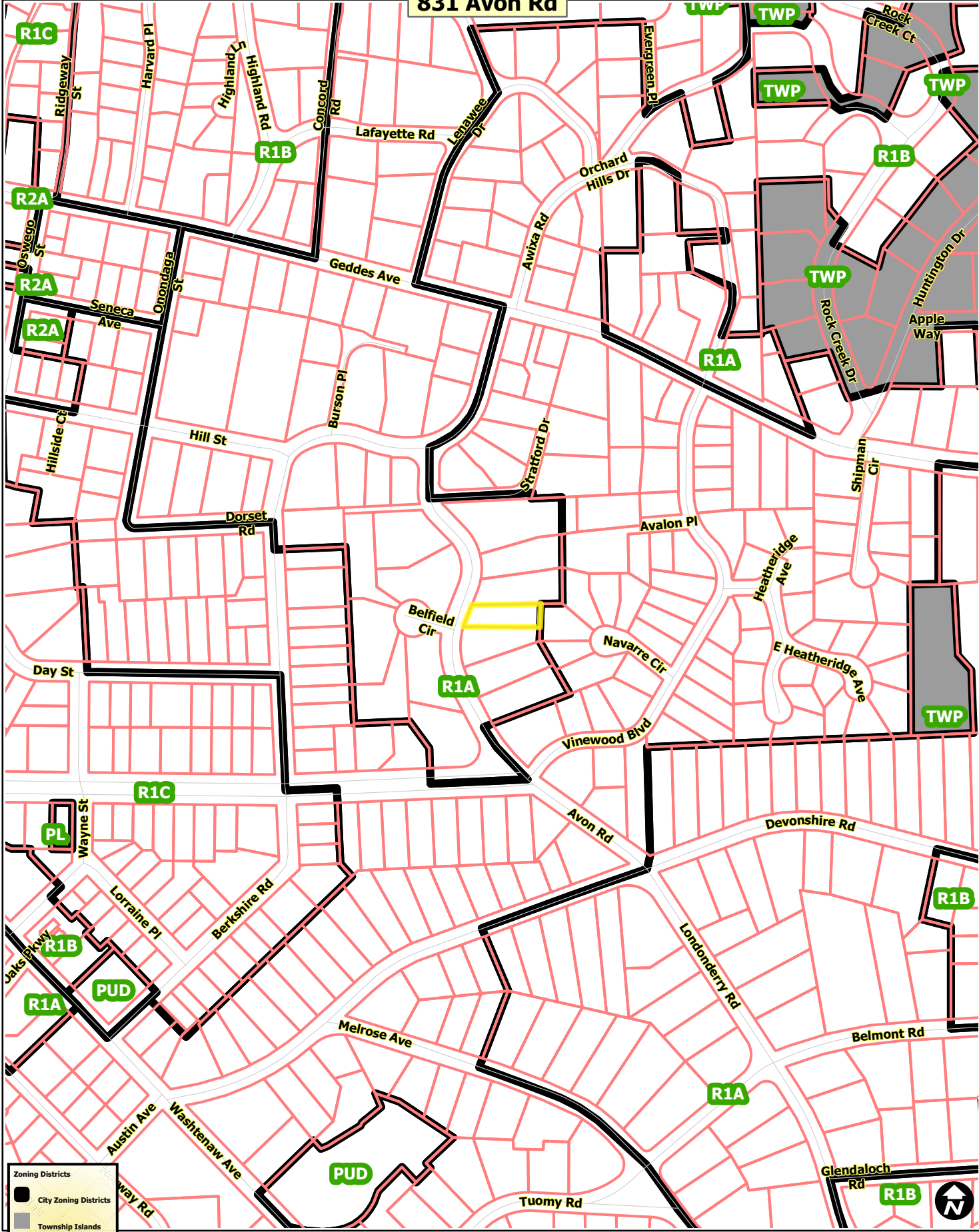
The applicants have stated that they are not changing the footprint or projecting any further into the required rear yard setback. The impact on neighboring properties would be negligible, as they are not changing the footprint of the house.

Respectfully submitted,



**Jon Barrett-
Zoning Coordinator, City of Ann Arbor**

831 Avon Rd



Zoning Districts

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



Map date: 6/1/2022
 Any aerial imagery is circa 2020 unless otherwise noted
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831 Avon Rd






- Railroads
- Huron River
- Tax Parcels



Map date: 6/1/2022
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831 Avon Rd



 Railroads
 Huron River
 Tax Parcels



City of Ann Arbor 

Map date: 6/1/2022
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Plan Number: ZBA22-2011

[Plan Details \(\)](#) | [Tab Elements \(\)](#) | [Main Menu \(\)](#)

^ (.multi-collapse)

Type:	Zoning Board of Appeals - Alteration to Non-Conforming Structure	Status:	Fees Paid
IVR Number:	103684	Project Name:	
Expiration Date:		Applied Date:	05/25/2022
District:	Ward 2	Assigned To:	Barrett, Jon
Completion Date:			
Description:	Second floor addition on top of a portion of an existing non-conforming single-family residence		

[Summary](#) | [Locations](#) | [Fees](#) | [Reviews](#) | [Attachments](#) | [Contacts](#) | [Sub-Records](#) | [More Info](#)

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More Info

General

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ZBA Non-Conforming Structures

REQUIREMENT	EXISTING CONDITIONS	CODE REQUIREMENTS
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Please complete the table below as it relates to your request

Kind of Property Use	<input type="checkbox"/> 2 Family
	<input type="checkbox"/> Commercial
	<input type="checkbox"/> Multi-Family
	<input checked="" type="checkbox"/> Single Family

Responses

[Previous Section \(\)](#) | [Next Section \(\)](#) | [Top \(\)](#) | [Main Menu \(\)](#)

A nonconforming structure may be maintained or restored, but permission to alter a nonconforming structure will only be 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.

In the space below, describe the current use of the property, the proposed alteration, and the impact it would have on neighboring property.

Single-family residence with a portion of main floor projecting 3 feet into the rear yard setback. We are proposing a second floor at the back of the house, on top of the portion that is within the setback (existing / non-conforming). We are not changing the footprint / not projecting any further into the setback. The impact on neighboring properties would be negligible, as we are not changing the footprint of the house.

GIS Info

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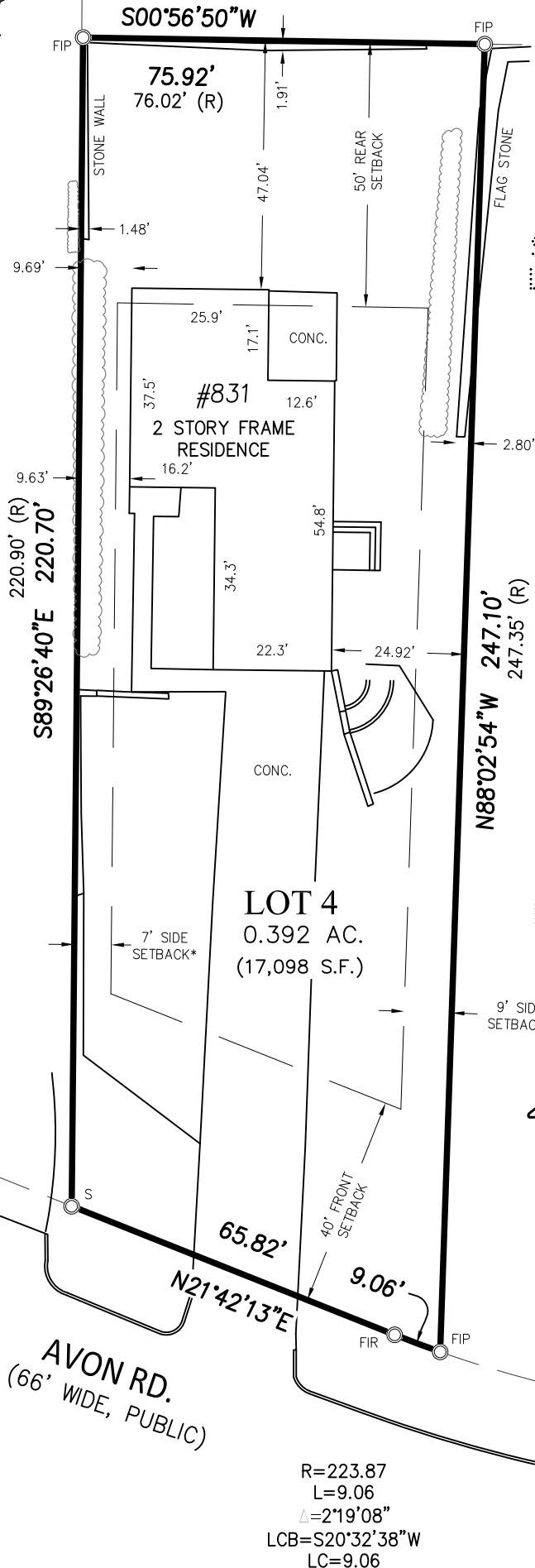
Historic District	None
Floodplain	No
Rental Property	NO



CERTIFICATE OF SURVEY

NOTE:

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD '83



"BEAL'S SUBDIVISION" L. 10, P. 24

LOT 4, "BEAL'S SUBDIVISION", a part of the Northwest 1/4 of Section 34, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan according to the plat thereof as recorded in Liber 10 or plats, Page 24, Washtenaw County Records.



[Handwritten Signature]

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON MARCH 18, 2022, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

ZONING NOTE:
* R1A MIN. SIDE SETBACK = 7' WITH A COMBINED TOTAL OF 18'

CLIENT: FLACK

BOUNDARY SURVEY

#831 AVON
IN THE NW 1/4 OF SECTION 34, T2S, R6E CITY OF ANN ARBOR, WASHTENAW COUNTY, STATE OF MICHIGAN.

LEGEND:

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- RECORDED
- CALCULATED



6653 Schneider Rd. • Manchester, MI • 48158

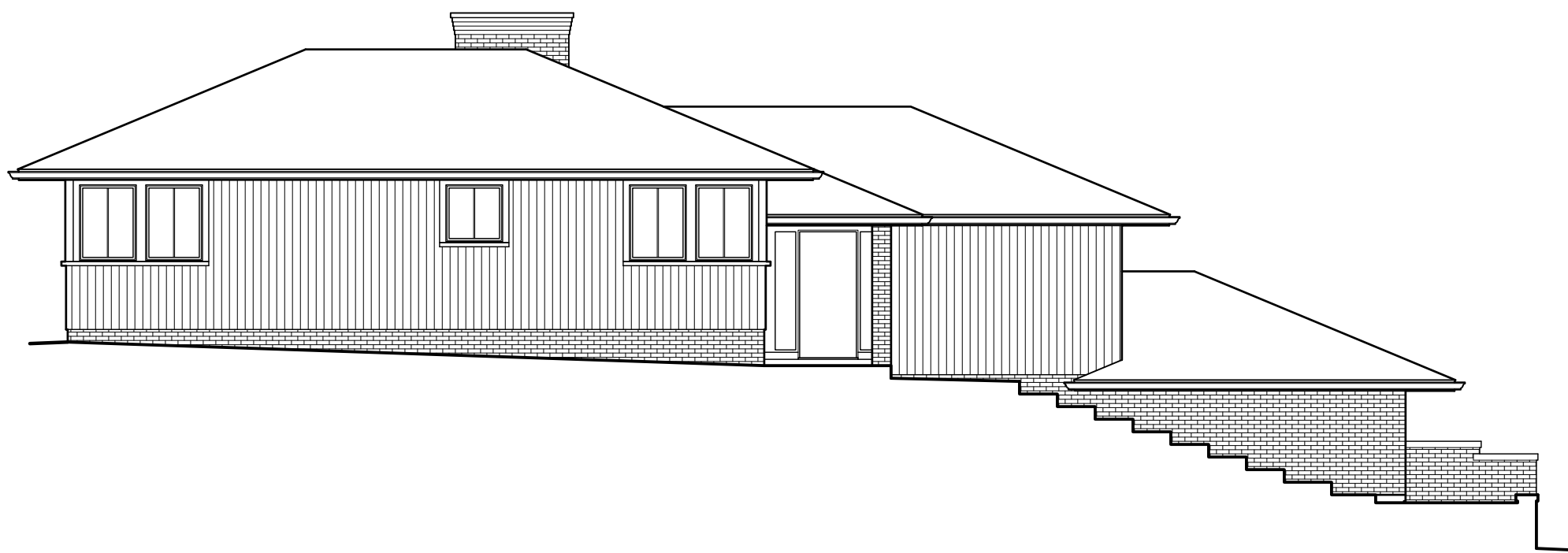
(734) 669-2960 • arborlandinc.com

JOB NO.: 05922 DATE: 3-21-2022

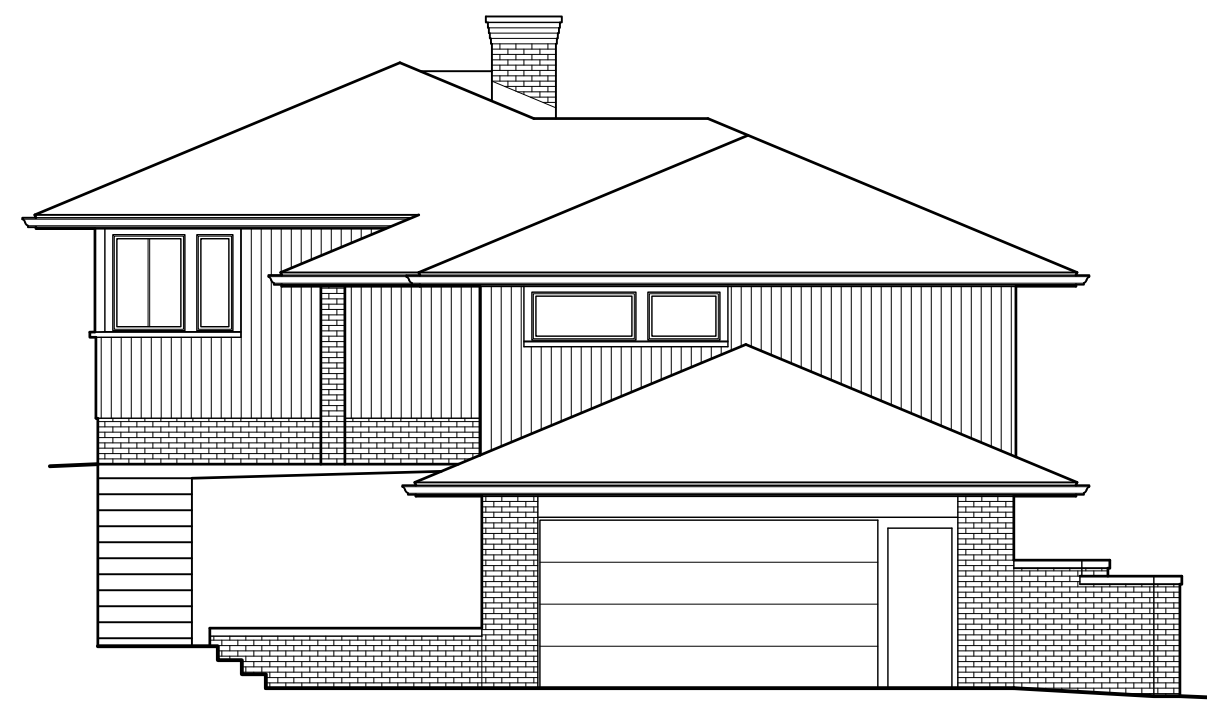
FLD. BOOK: 22-1 REVISED: -

SHEET 1 OF 1 BY: KJG

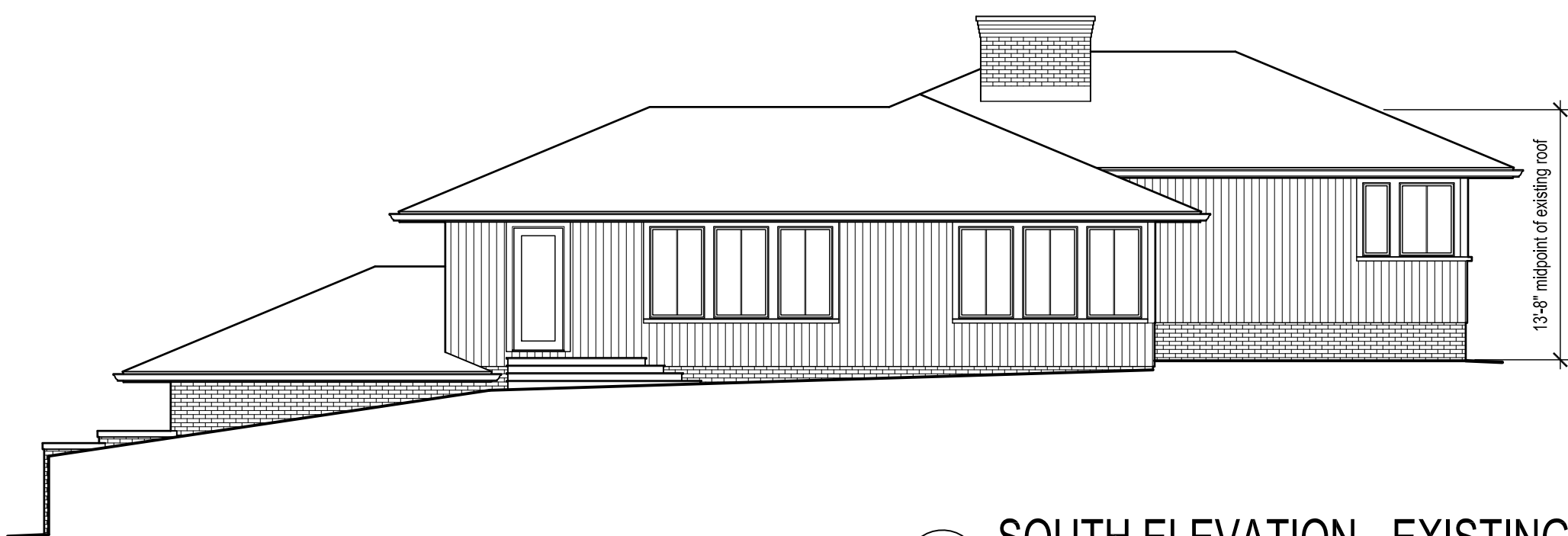
SCALE: 1" = 30'



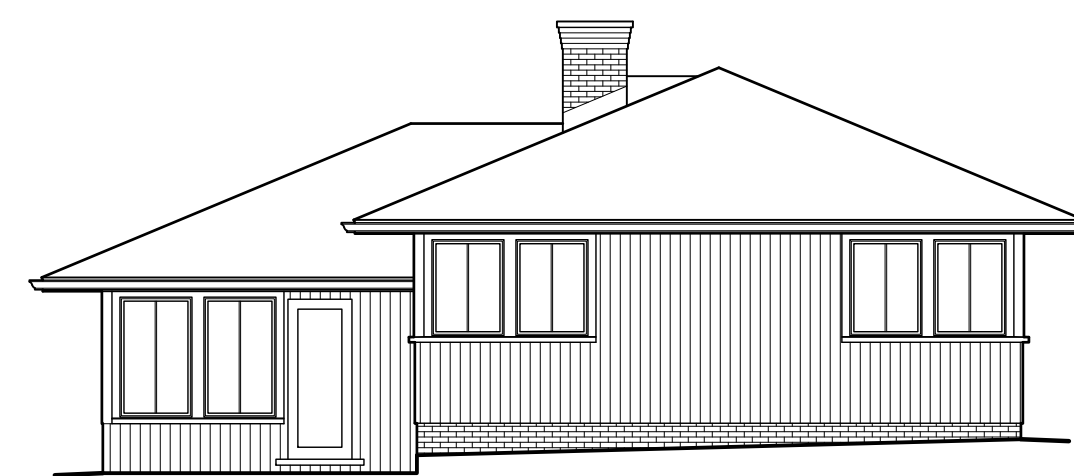
4 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



3 WEST ELEVATION - EXISTING
1/8" = 1'-0"



2 SOUTH ELEVATION - EXISTING
1/8" = 1'-0"



1 EAST ELEVATION - EXISTING
1/8" = 1'-0"

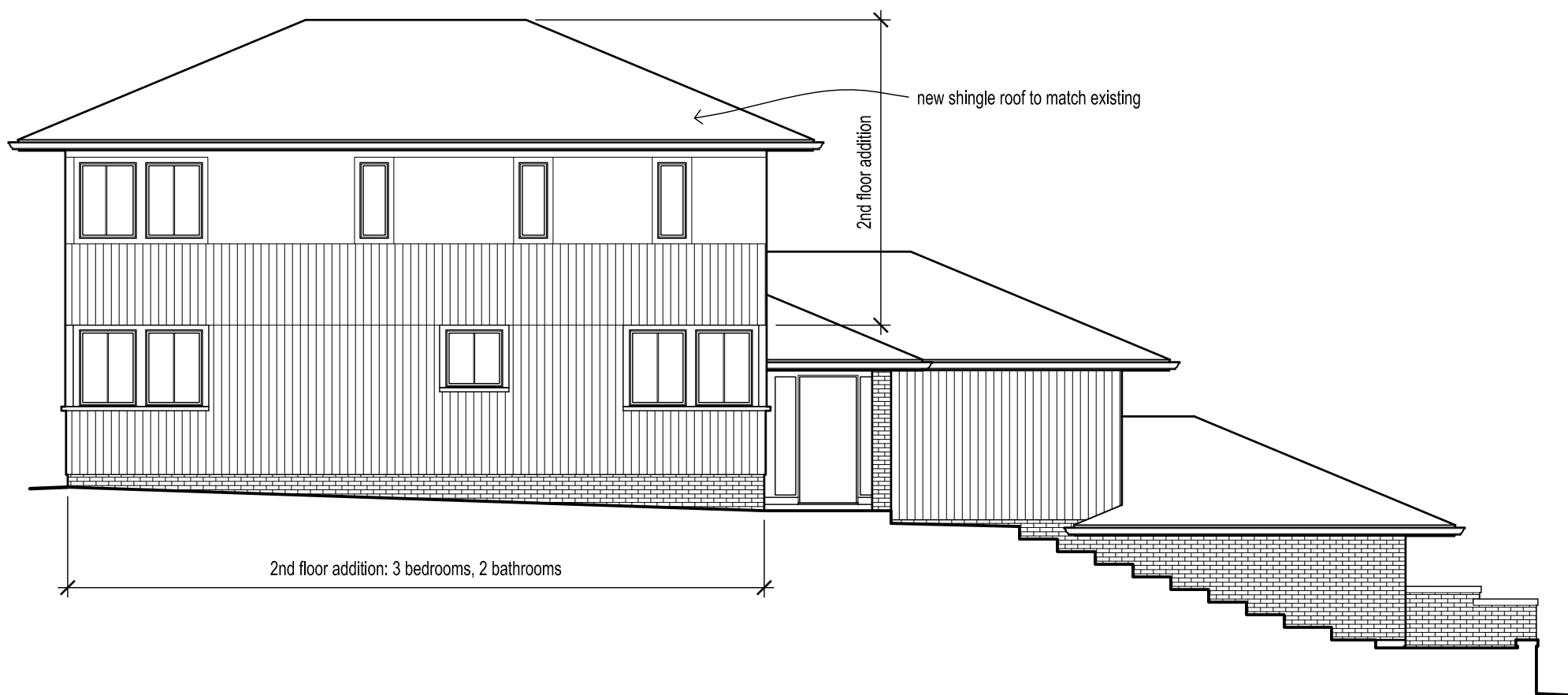
**F l a c k
R e s i d e n c e**

living room &
bed room
additions

831 Avon Road
Ann Arbor MI 48104

project no: 21066

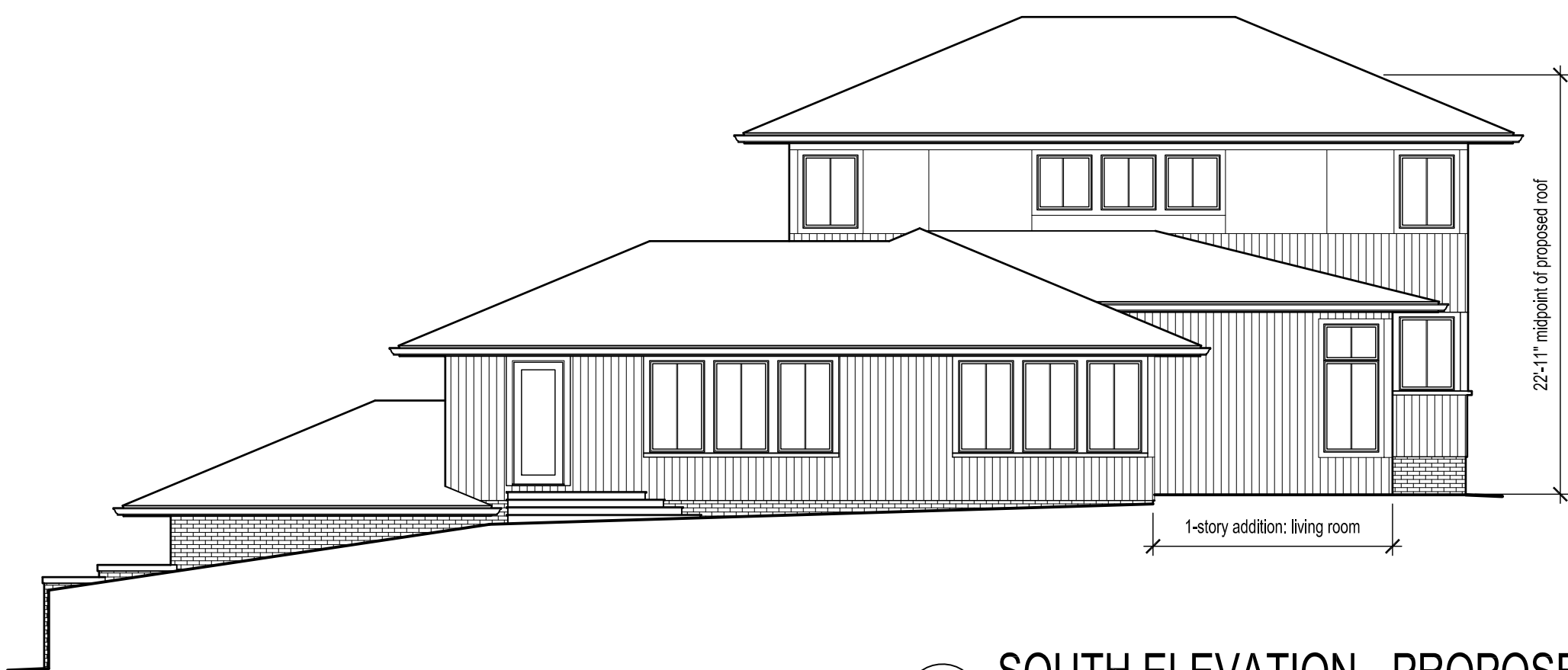
issue no:
ZBA 25 May '22



4 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



3 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



2 SOUTH ELEVATION - PROPOSED
1/8" = 1'-0"



1 EAST ELEVATION - PROPOSED
1/8" = 1'-0"

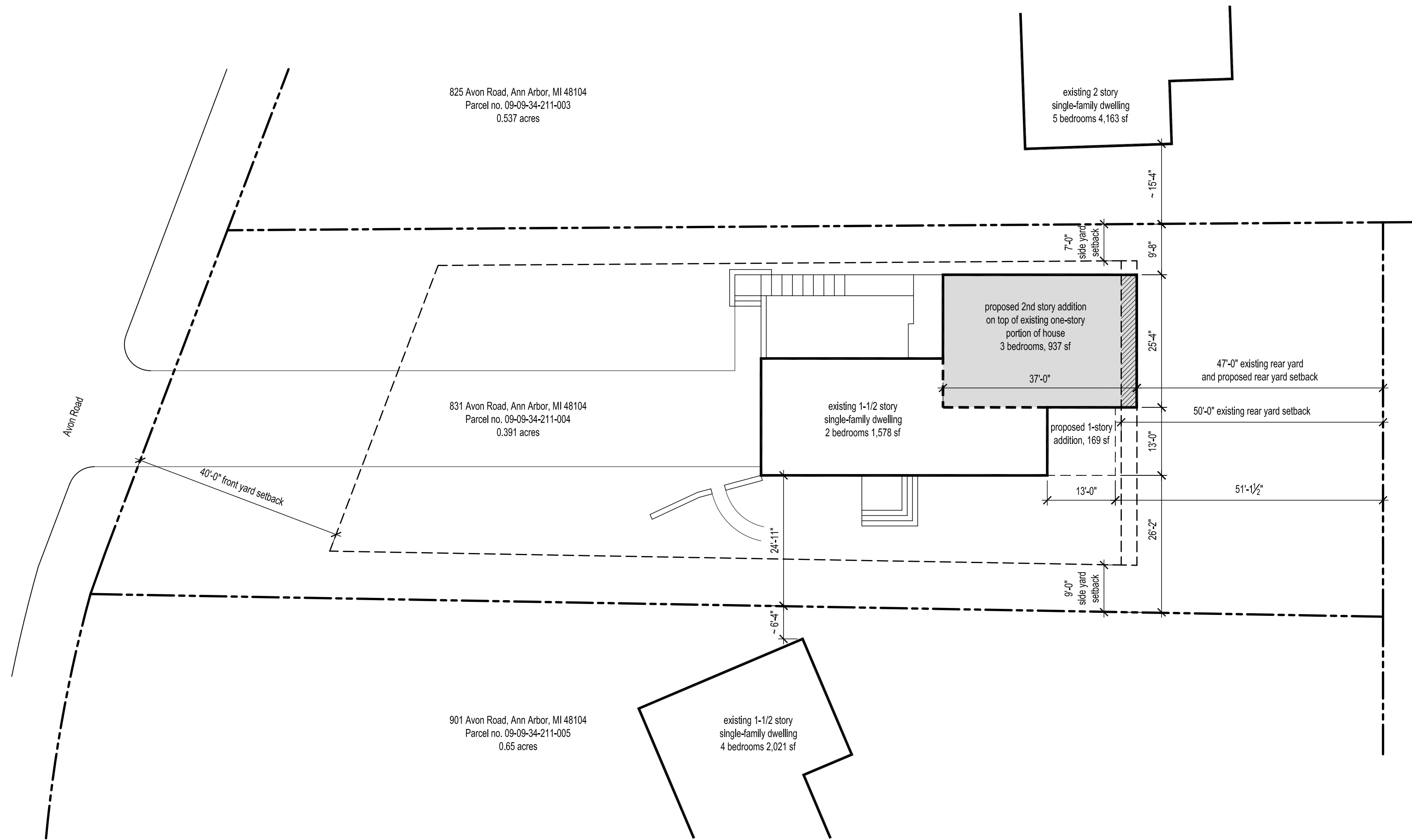
Flack Residence

living room & bedroom additions

831 Avon Road
Ann Arbor MI 48104

project no: 21066

issue no:
ZBA 25 May '22



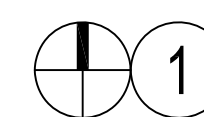
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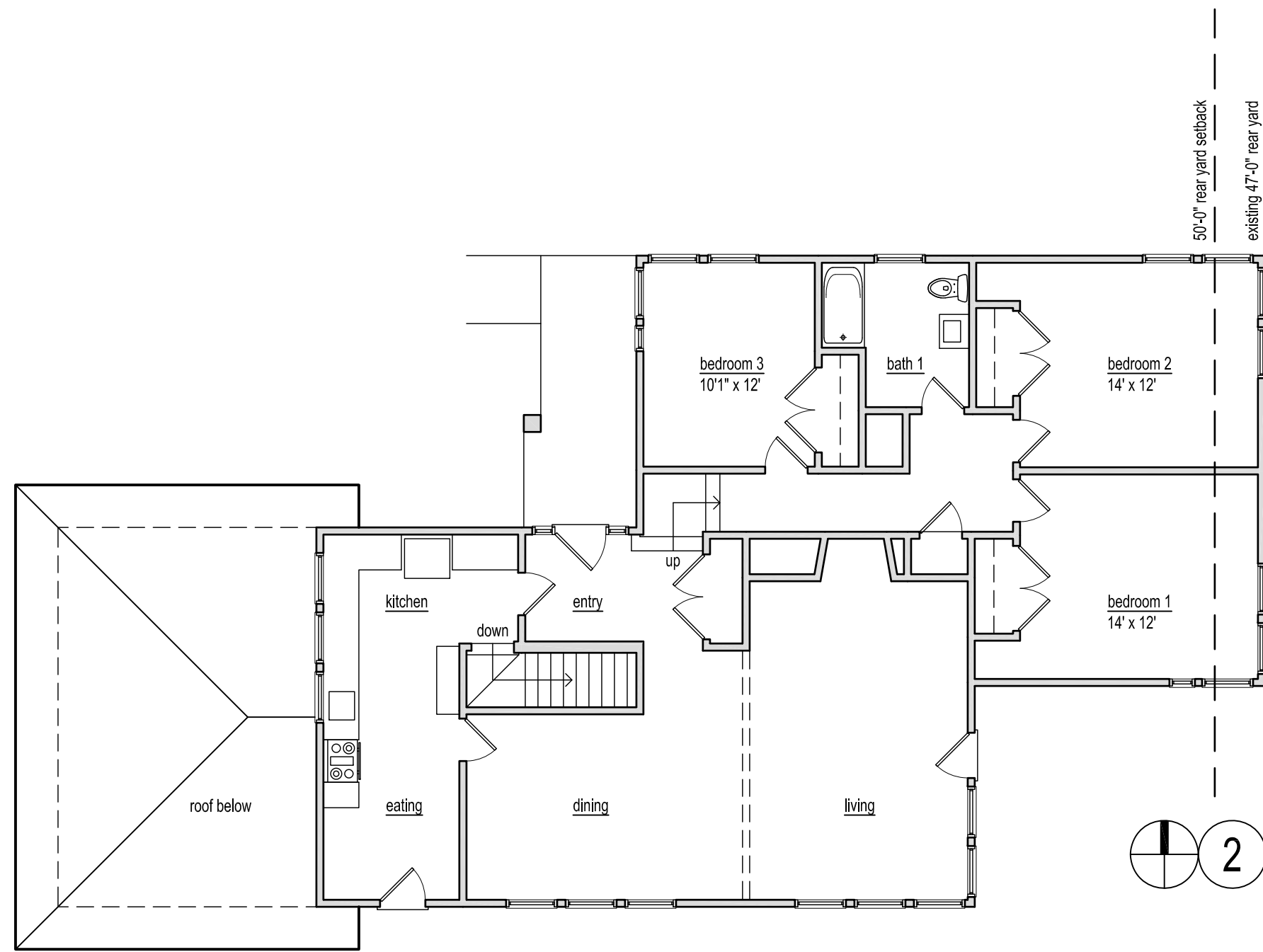
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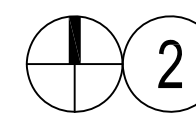


SITE PLAN - PROPOSED

1/16" = 1'-0"

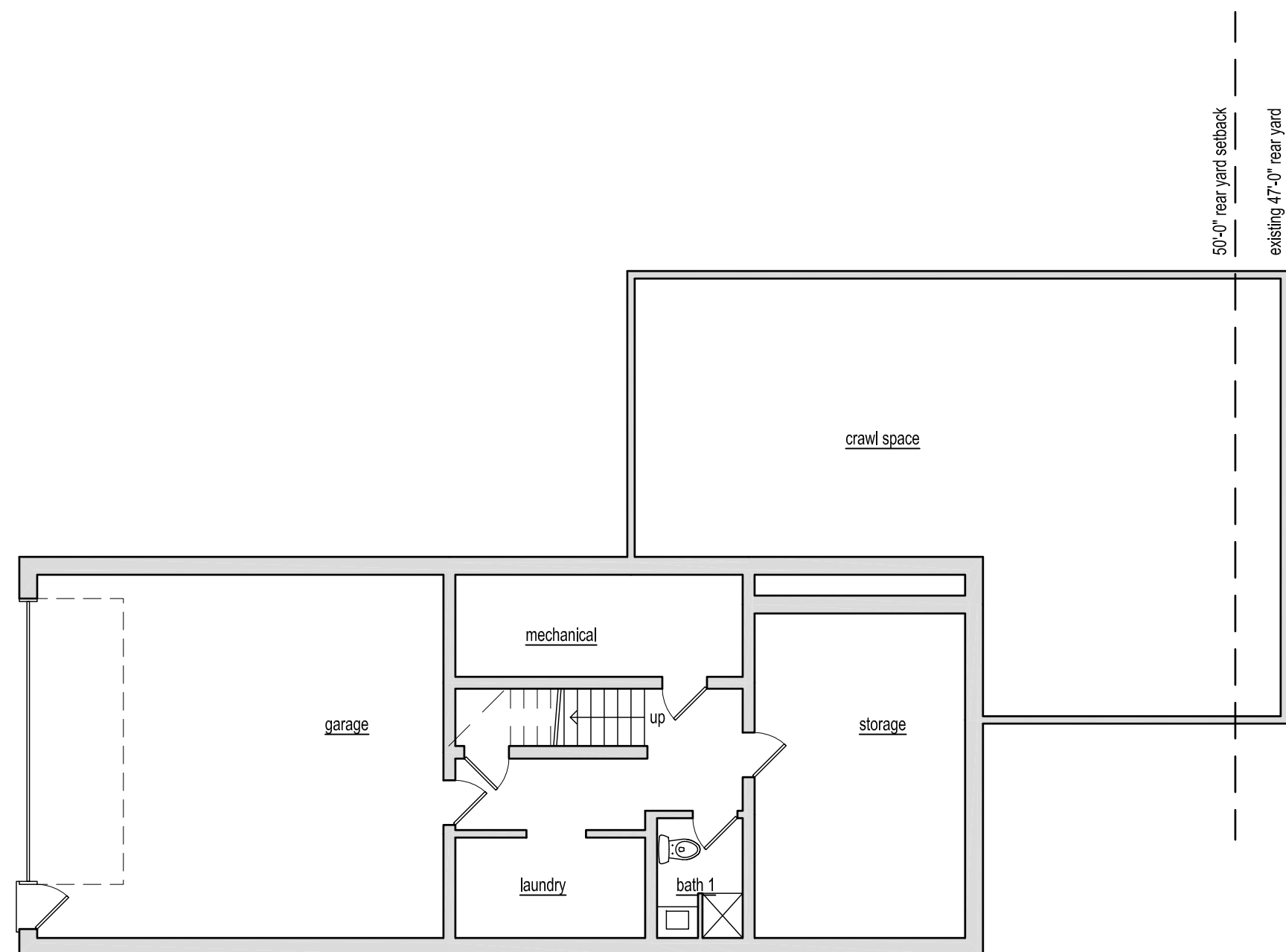


existing main floor:
1,578 square feet



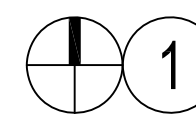
MAIN LEVEL FLOOR PLAN - EXISTING

1/8" = 1'-0"



existing basement:
858 square feet

existing garage:
330 square feet



LOWER LEVEL FLOOR PLAN - EXISTING

1/8" = 1'-0"

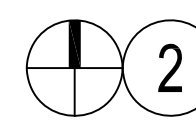
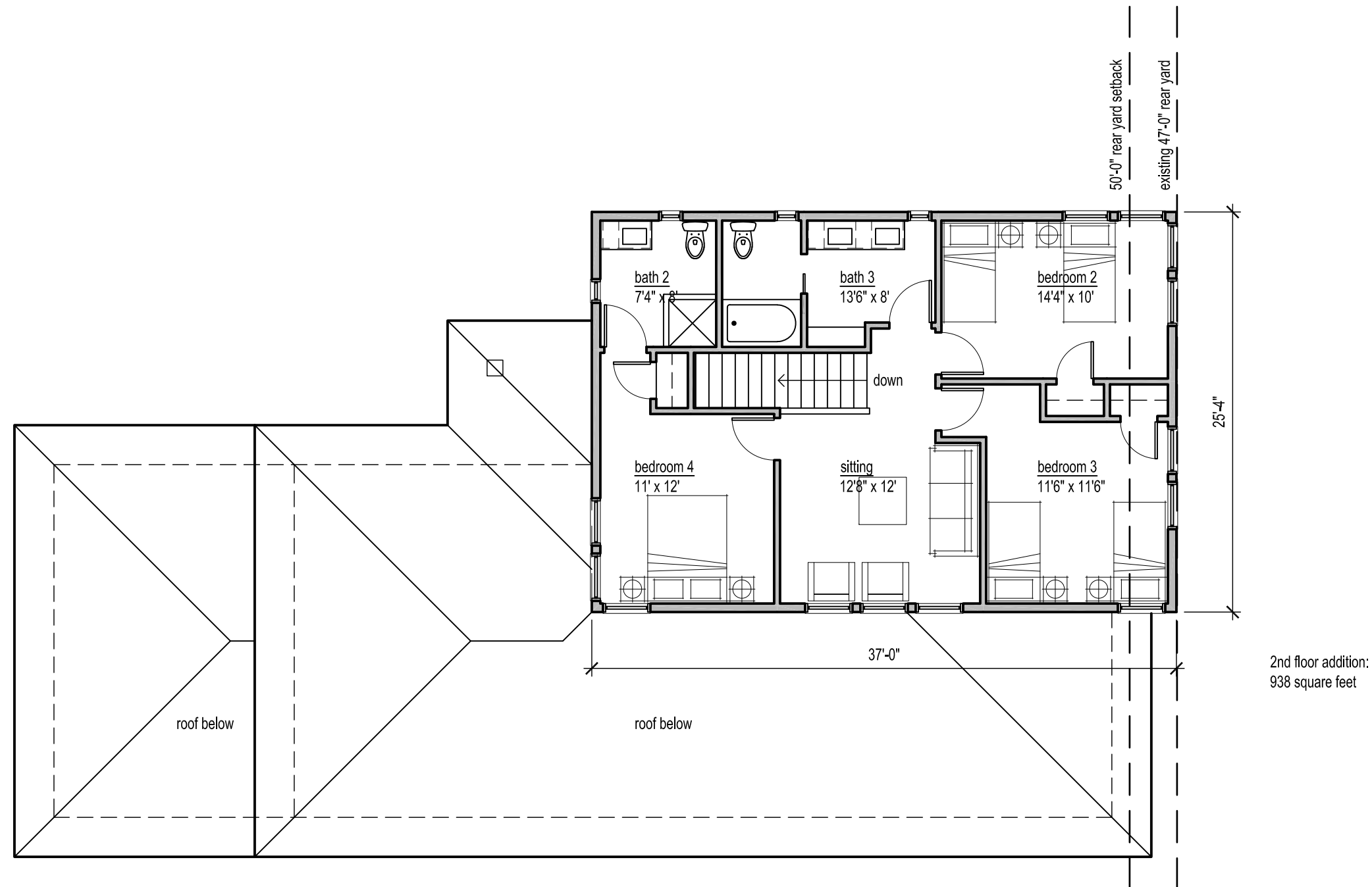
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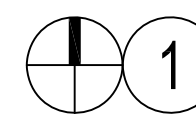
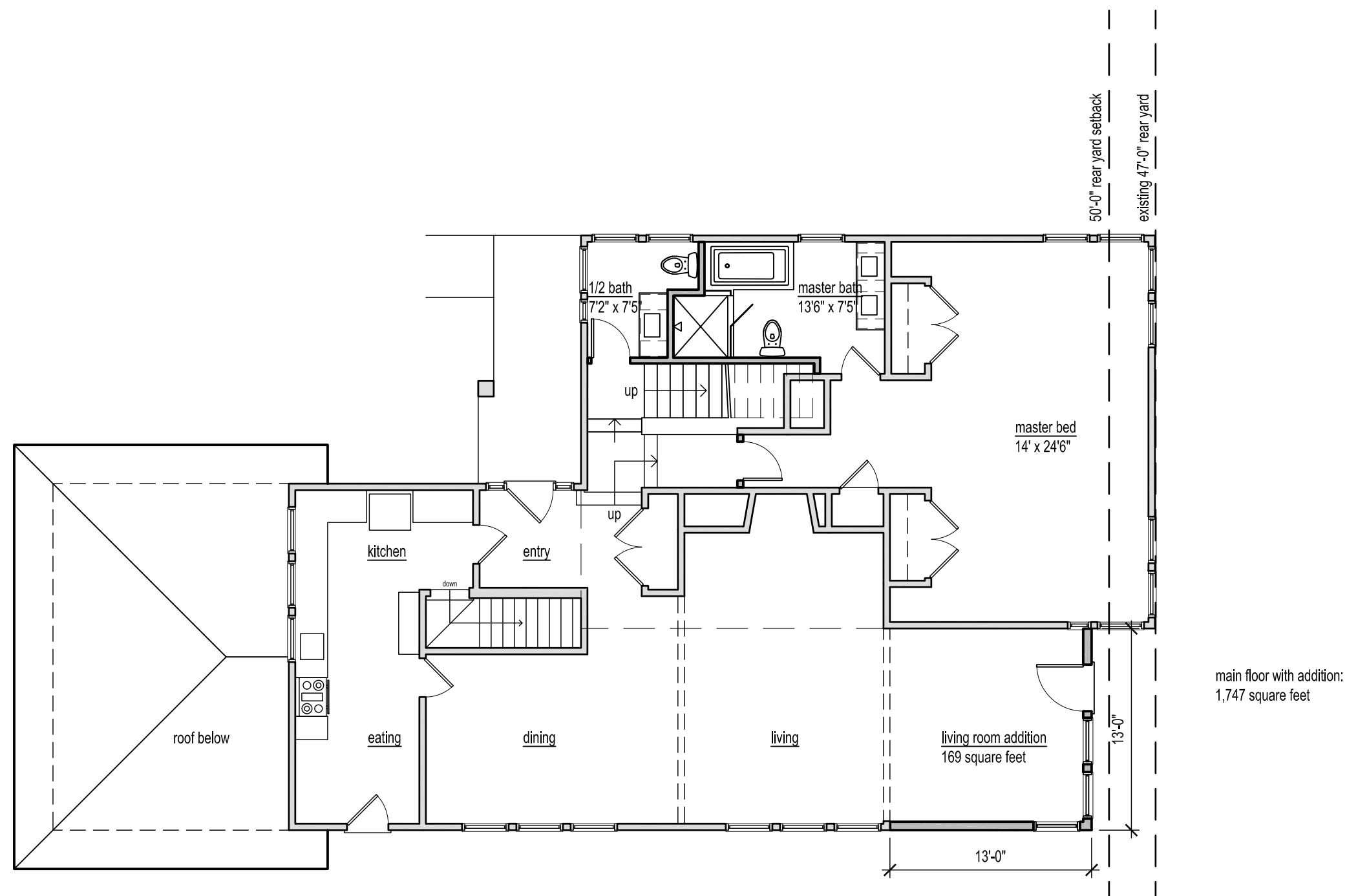
project no: 21066

issue no:
ZBA 25 May '22



NEW SECOND FLOOR PLAN - PROPOSED

1/8" = 1'-0"



MAIN LEVEL FLOOR PLAN - PROPOSED

1/8" = 1'-0"

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