

**Zoning Board of Appeals
April 27, 2022 Regular Meeting**

STAFF REPORT

Subject: ZBA 22-2005; 2280 Chaucer Court

Summary:

Frank and Sarah Rampton, property owners, are seeking a variance from Table 5.17-1 Single Family District Dimensions to complete construction on a screened porch at the rear of the existing home. The rear yard setback requirement is 30 feet and the owners are proposing the screened porch to be 26 feet from the rear lot line. The property is zoned R1C, Single-Family Residential District.

Background:

The subject property is located at the end of Chaucer Drive, south of Scio Church Road in the Lawton neighborhood. The home was built in 1986 and is approximately 1,923 square feet in size.

Description:

The owner is proposing to finish construction of a 21 foot wide by nine feet six inch deep screened porch attached to the rear of the home. The construction was started prior to the issuance of a Building permit. The project was issued a stop work order by the Building Department in August 2021. A permit (BLDG21-2059) has been applied for and is currently on hold. The screened in porch is to be finished on the existing deck and will be screened in and used as unconditioned space.

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 owner contends the porch is necessary to change the current roof line to allow for proper drainage to correct the design flaw from the original construction. Secondly, a live electrical wire was installed on the corner of the roof near the gazebo to aid in melting snow accumulation. Eleven damaged roof panels have been replaced as a result of this construction design flaw.

- (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 application states that roof alterations have taken place to allow for proper drainage.

- (c). *That allowing the variance will result in substantial justice being done,***

Zoning Board of Appeals
April 27, 2022

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.

In addition to the variance request the owner has taken the following measures to assist with proper drainage: (1) installation of a dry creek bed on the west side of the property and (2) dry well addition to the east side of the lot in proximity to the porch.

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

During the roof replacement, the owner states that the roof line was extended to repair the inadequacies of the existing roof. The owner states that at the February 23, 2022 ZBA hearing it was mentioned a shortened roof request to five and a half feet would result in a more minimal request.

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

The current variance request for the roofline is adjacent or along the same building plane as the existing deck below.

Respectfully submitted,

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

**Jon Barrett
Zoning Coordinator**



ZONING BOARD OF APPEALS APPLICATION

City of Ann Arbor Planning Services

City Hall: 301 E Huron Street Ann Arbor, MI 48107-8647

Phone: 734-794-6265 Fax: 734-794-8460 Email: planning@a2gov.org

PROPERTY INFORMATION

ADDRESS OF PROPERTY		ZIP CODE	
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided		
PARCEL NUMBER	OWNER EMAIL ADDRESS		

APPLICANT INFORMATION

NAME			
ADDRESS	CITY	STATE	ZIP CODE
EMAIL		PHONE	
APPLICANT'S RELATIONSHIP TO PROPERTY			

REQUEST INFORMATION

<input type="checkbox"/> VARIANCE REQUEST Complete Section 1 of this application	<input type="checkbox"/> REQUEST TO ALTER A NONCONFORMING STRUCTURE Complete Section 2 of this application
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REQUIRED MATERIALS

One hard copy application complete with all required attachments must be submitted. Digital copies of supportive materials included in the submitted hard copy will only be accepted in PDF format by email or accompanying the hard copy application on a USB flash drive.

Required Attachments:

- Boundary 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.

OFFICE USE ONLY

Fee Paid: ZBA:

DATE STAMP

ACKNOWLEDGEMENT

All information and materials submitted with this application are true and correct.

Permission is granted to City of Ann Arbor Planning Services and members of the Zoning Board of Appeals to access the subject property for the purpose of reviewing the variance request.

Property Owner Signature : _____

Date: _____

Section 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: *(Example: Article 3, Section 5.26)*

REQUIRED DIMENSION: *(Example: 40' front setback)*
Feet: Inches:

PROPOSED DIMENSION: *(Example: 32 foot 8 inch front setback)*
Feet: Inches:

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:29. 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 statements are found to be true. Please provide a complete response to each of the statements below.

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.

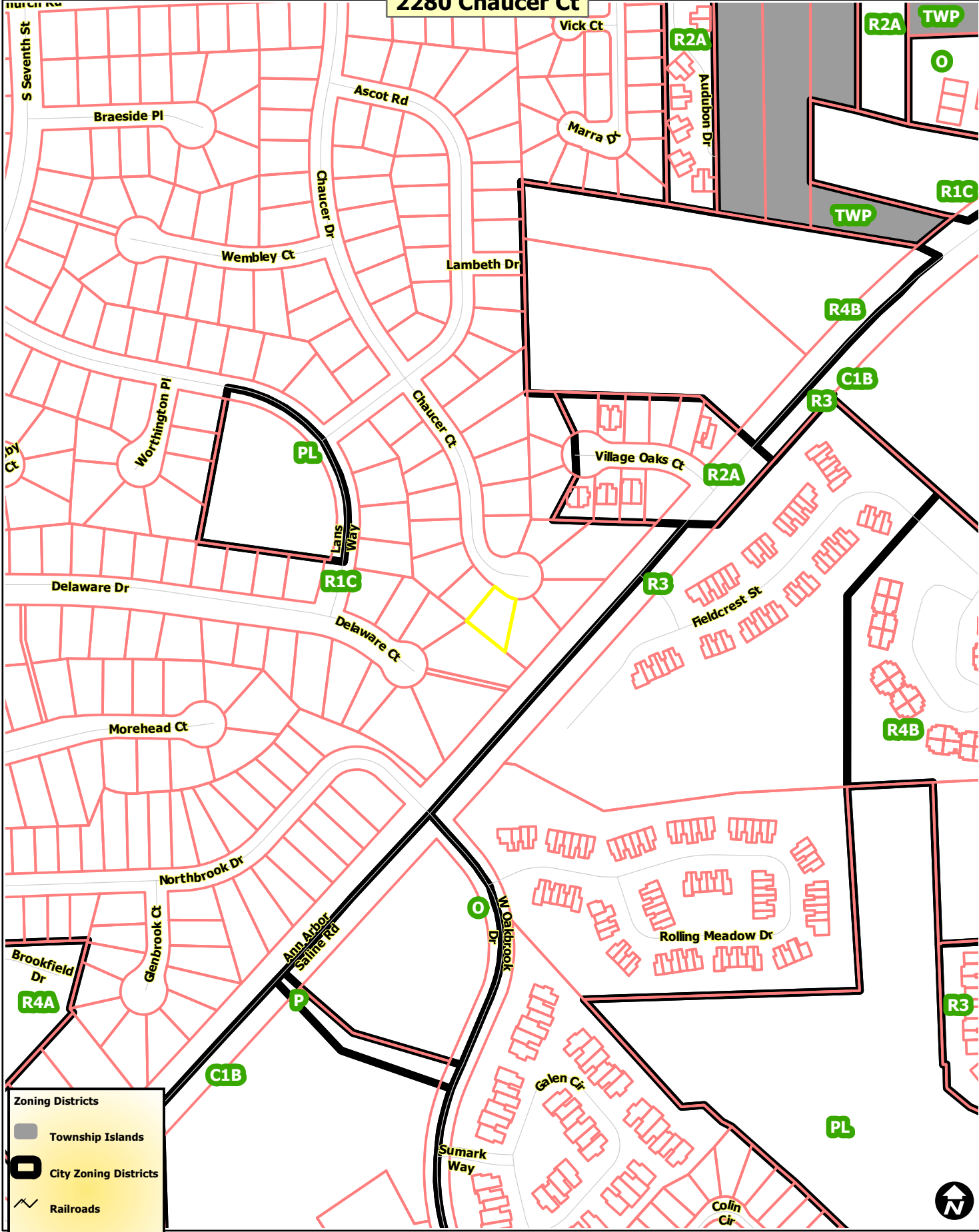
The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

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

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

2280 Chaucer Ct



Zoning Districts

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



Map date: 4/5/2022
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms



2280 Chaucer Ct



- Railroads
- Huron River
- Tax Parcels






City of Ann Arbor

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2280 Chaucer Ct



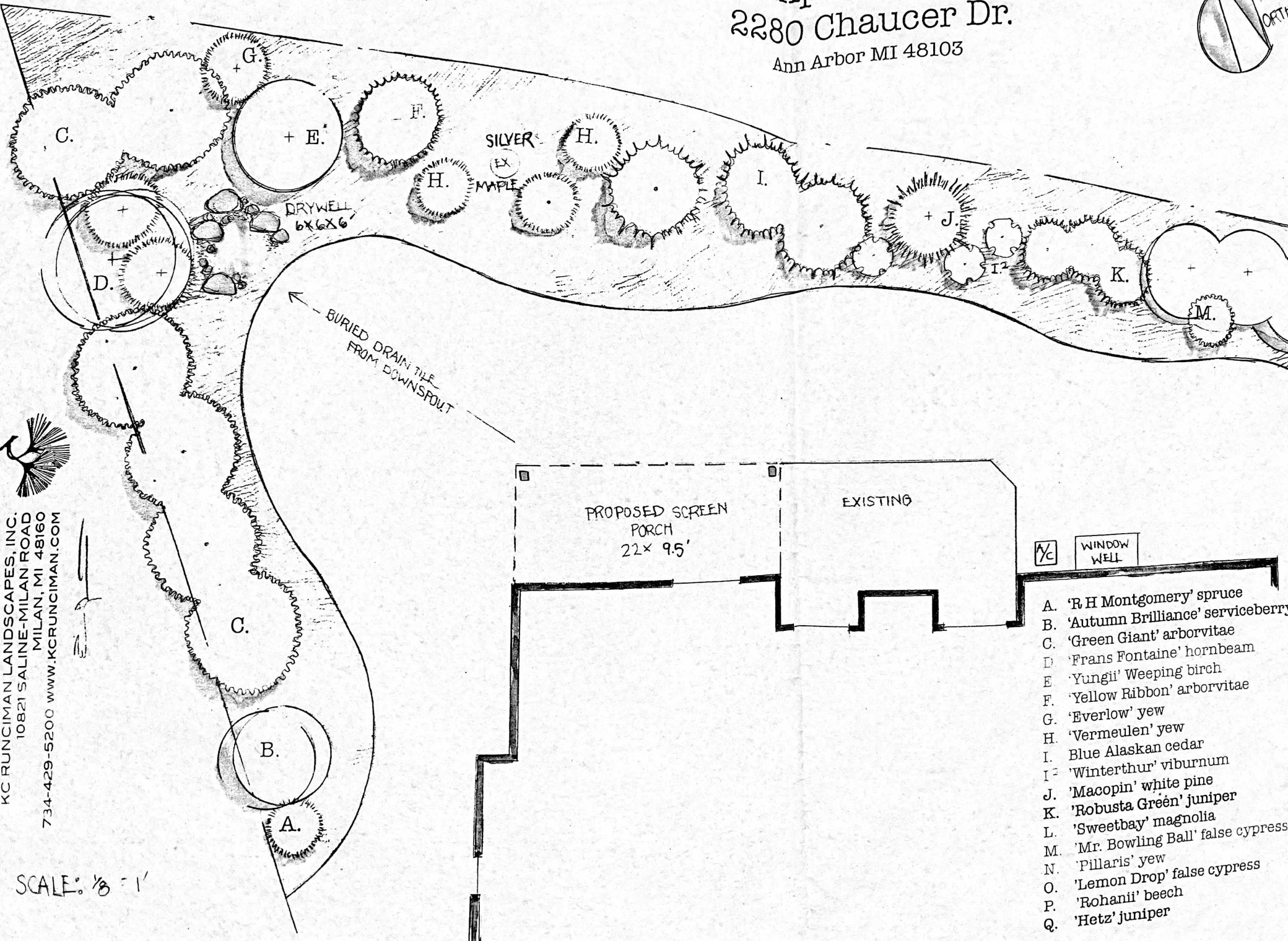
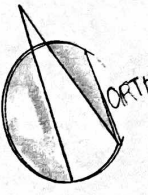
-  Railroads
-  Huron River
-  Tax Parcels



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The Rampton Residence.

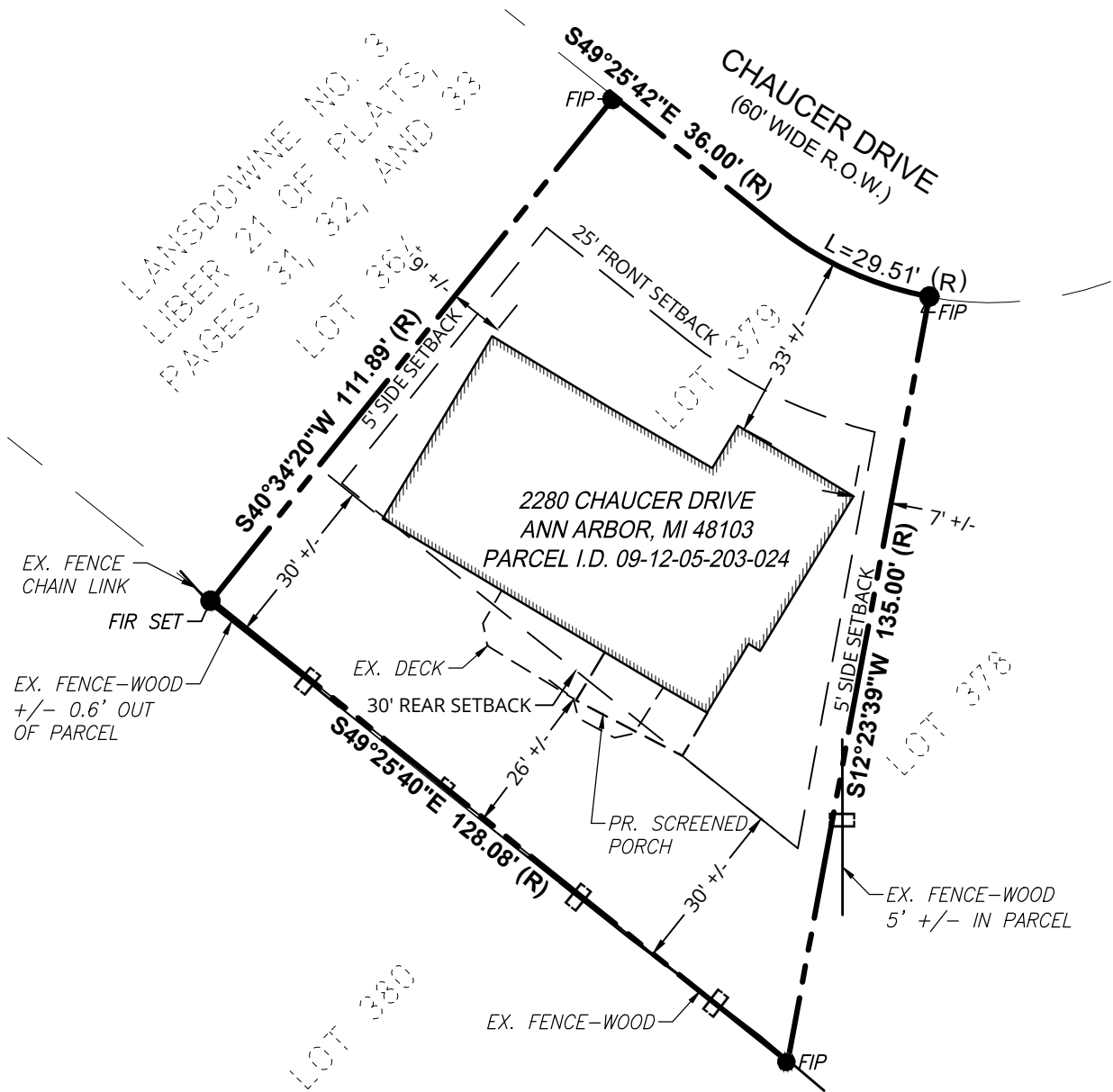
2280 Chaucer Dr.
Ann Arbor MI 48103



KC RUNCIMAN LANDSCAPES, INC.
10821 SALINE-MILAN ROAD
MILAN, MI 48160
734-429-5200 WWW.KCRUNCIMAN.COM

SCALE: 1/8" = 1'

- A. 'R H Montgomery' spruce
- B. 'Autumn Brilliance' serviceberry
- C. 'Green Giant' arborvitae
- D. 'Frans Fontaine' hornbeam
- E. 'Yungii' Weeping birch
- F. 'Yellow Ribbon' arborvitae
- G. 'Everlow' yew
- H. 'Vermeulen' yew
- I. Blue Alaskan cedar
- I². 'Winterthur' viburnum
- J. 'Macopin' white pine
- K. 'Robusta Green' juniper
- L. 'Sweetbay' magnolia
- M. 'Mr. Bowling Ball' false cypress
- N. 'Pillar' yew
- O. 'Lemon Drop' false cypress
- P. 'Rohanii' beech
- Q. 'Hetz' juniper



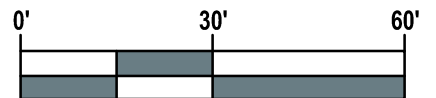
LEGEND

- ✕ FENCE
- FOUND IRON ROD/PIPE
- SET IRON ROD

LEGAL DESCRIPTION

LAND IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, MICHIGAN, DESCRIBED AS:

LOT 379, LANDSDOWNE NO. 3, AS RECORDED IN LIBER 21 OF PLATS, PAGES 31, 32, AND 33, WASHTENAW COUNTY RECORDS.



GRAPHIC SCALE: 1" = 30'

No.	Revision Date	Date	12/14/2021
1	04/08/2022	Drawn By	SBW
		Designed By	JSE
		Scale	1" = 30'
		Project	088207.00

BOUNDARY SKETCH
RAMPTON RESIDENCE SURVEY
2280 CHAUCER DRIVE
ANN ARBOR, MICHIGAN 48103



Figure No. 1