

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

STAFF REPORT

Subject: ZBA 22-2003; 3805 Waldenwood Drive

Summary:

Khaled and Naznin Mahmood, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a sunroom addition to the rear of the existing nonconforming home. The new sunroom is approximately 355 square feet in area and will not encroach further into the rear setback. The property is zoned R1B, Single-Family Residential District.

Background:

The subject property is located on a cul-de-sac lot in the Waldenwood neighborhood west of Earhart Road and south of Glazier Way. The home was built in 1978 and is approximately 2,817 square feet in size.

Description:

The new construction will allow for a new basement area and first floor sunroom. The sunroom dimensions are 15.3 feet by 19.7 feet and will square off the northwest corner of the home. The second floor will receive a one foot four inch window seat for a child's bedroom. All construction will not encroach further into the existing established rear setback of 19 feet 4.25 inches.

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:

The applicants state that the improvements will not encroach further into the rear setback and will not have a detrimental impact on the adjacent properties.

- 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.

Respectfully submitted,



Jon Barrett-
Zoning Coordinator, City of Ann Arbor



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 3805 Waldenwood Dr.		ZIP CODE 48105	
ZONING CLASSIFICATION R-1B	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided Khaled and Naznin Mahmood		
PARCEL NUMBER 09-09-26-103-012	OWNER EMAIL ADDRESS khaled17@hotmail.com		

APPLICANT INFORMATION

NAME Khaled and Naznin Mahmood			
ADDRESS 3805 Waldenwood Dr.	CITY Ann Arbor	STATE MI	ZIP CODE 48105
EMAIL khaled17@hotmail.com	PHONE (734) 355-1266		
APPLICANT'S RELATIONSHIP TO PROPERTY Owner			

REQUEST INFORMATION

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

<p>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.</p> <p>Required Attachments:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property. <input checked="" type="checkbox"/> Building floor plans showing interior rooms, including dimensions. <input checked="" type="checkbox"/> Photographs of the property and any existing buildings involved in the request. 	OFFICE USE ONLY			
	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Fee Paid:</td> <td style="width: 50%;">ZBA:</td> </tr> <tr> <td colspan="2" style="text-align: center;">DATE STAMP</td> </tr> </table>	Fee Paid:	ZBA:	DATE STAMP
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 2 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

REQUEST TO ALTER A NONCONFORMING STRUCTURE

For the purposes of Article VI: Nonconformities Section 5.32.2 Nonconforming Structure, **alteration** is defined as any change in a Building that results in additional Floor Area being fit for occupancy, a greater number of dwelling or rooming units or an increase in the exterior dimensions of the Building.

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.

Our existing home is non-conforming. We do not know how it was permitted to be built as it is on the property, as the house was built in 1978 and we have only owned it for 10 years.

The west side of our property is considered the rear yard, and a good percentage of our house is built in that section. We would like to build a sunroom to square up the northwest corner of our home. Most of this sunroom would be built in the required rear yard. However, we do not propose to extend it farther than the existing side and back walls of our home, as shown on the attached drawings.

In addition, we would like to build a window seat in our daughter's bedroom on the second floor. This would project 1'-4" farther into the required rear yard.

Neither of these additions would impact our neighbors' properties in any way, as we are not proposing to extend our home any farther than it already extends. The neighboring homes are not close to the adjacent property lines.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio		
Setbacks	Front - 30', Side - 5', total of 14', Rear - 21.3'	Front - 30', Side - 5', total of 14',
Parking		Rear - 40'
Landscaping		
Other		

PRELIMINARY
Not for construction

Project number:	21-038
Drawn by:	EB/DMT
Issued for:	Date:
Documentation of Existing Conditions	12/7/21
Schematic Design Meeting 1	3/8/22
Schematic Design Review 2	3/11/22
Zoning Approval	3/17/22

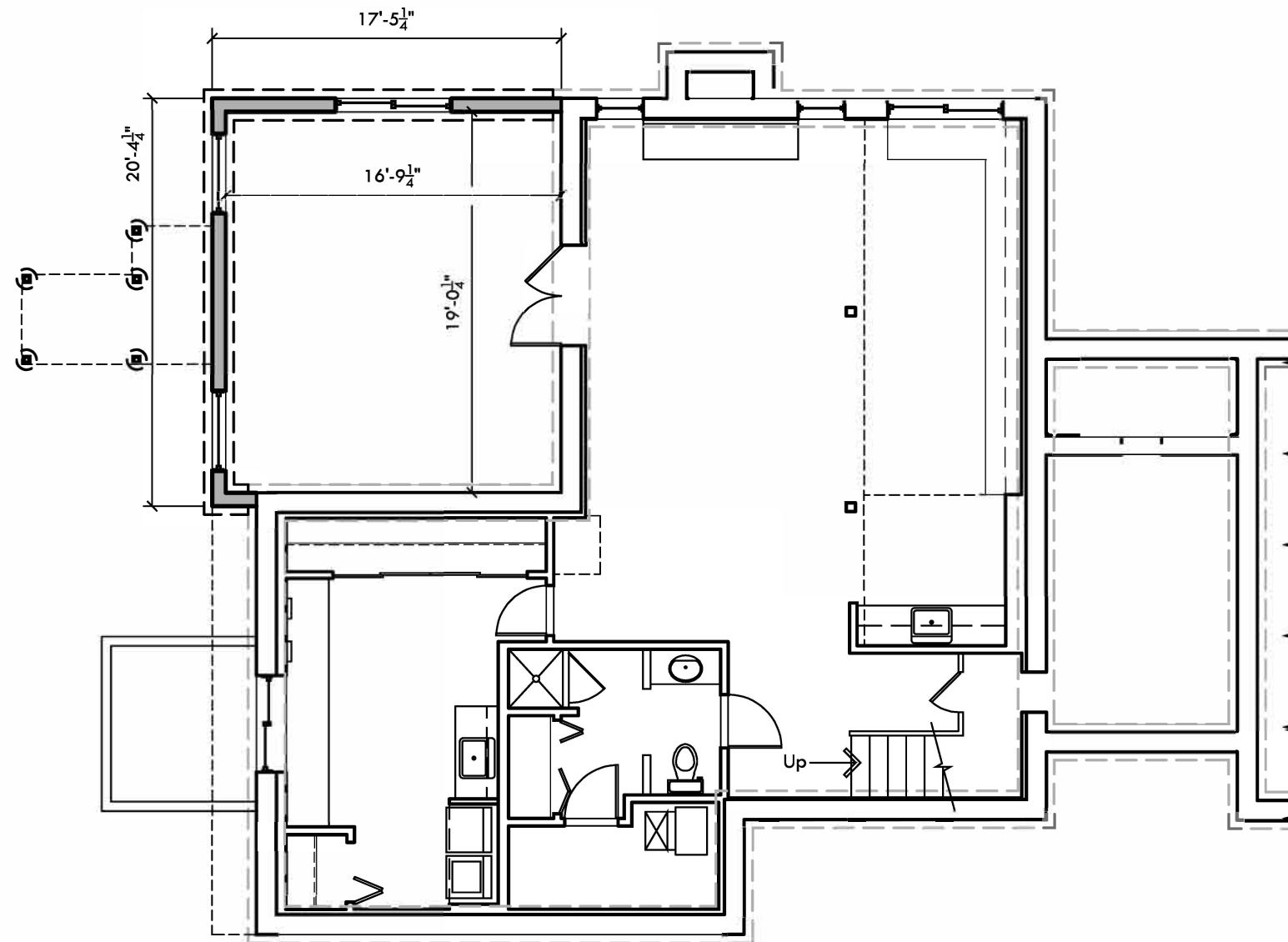
Xref:
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Project:
**Mahmood
Residence**

3805 Waldenwood Dr
Ann Arbor, MI 48105





Basement Plan

SD-1



Basement Plan
Plan North $\frac{1}{8}'' = 1'-0''$

Design Plan Legend

-  Existing wall to remain
-  New wall
-  New brick veneer
-  Existing wall to be demolished

Note: Room dimensions are expressed as X by Y.

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Not for construction

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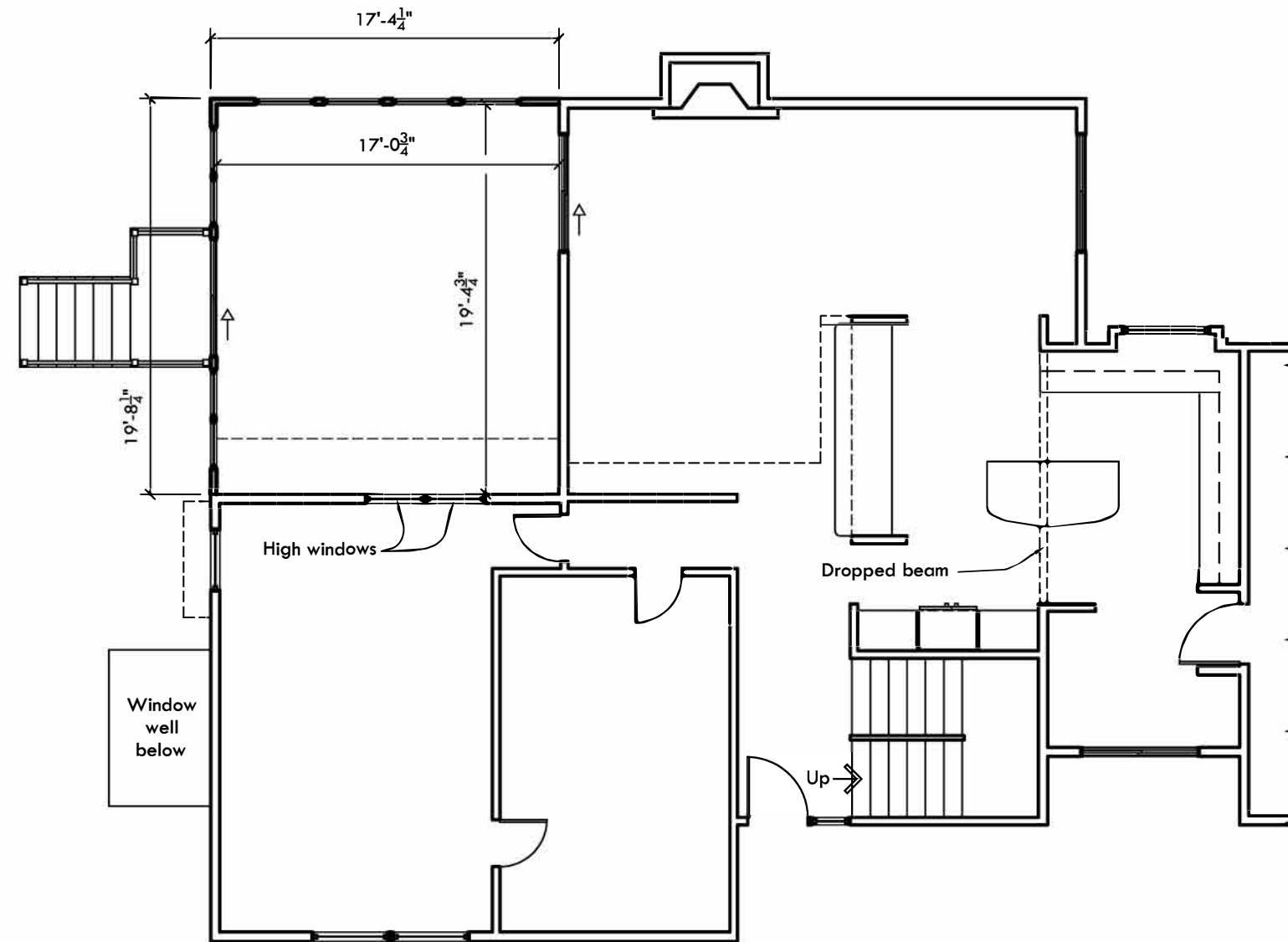
Xref:
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Project:
**Mahmood
Residence**

3805 Waldenwood Dr
Ann Arbor, MI 48105





First Floor Plan

SD-2



First Floor Plan
Plan North $\frac{1}{8}'' = 1'-0''$

Design Plan Legend

-  Existing wall to remain
-  New wall
-  New brick veneer
-  Existing wall to be demolished

Note: Room dimensions are expressed as X by Y.

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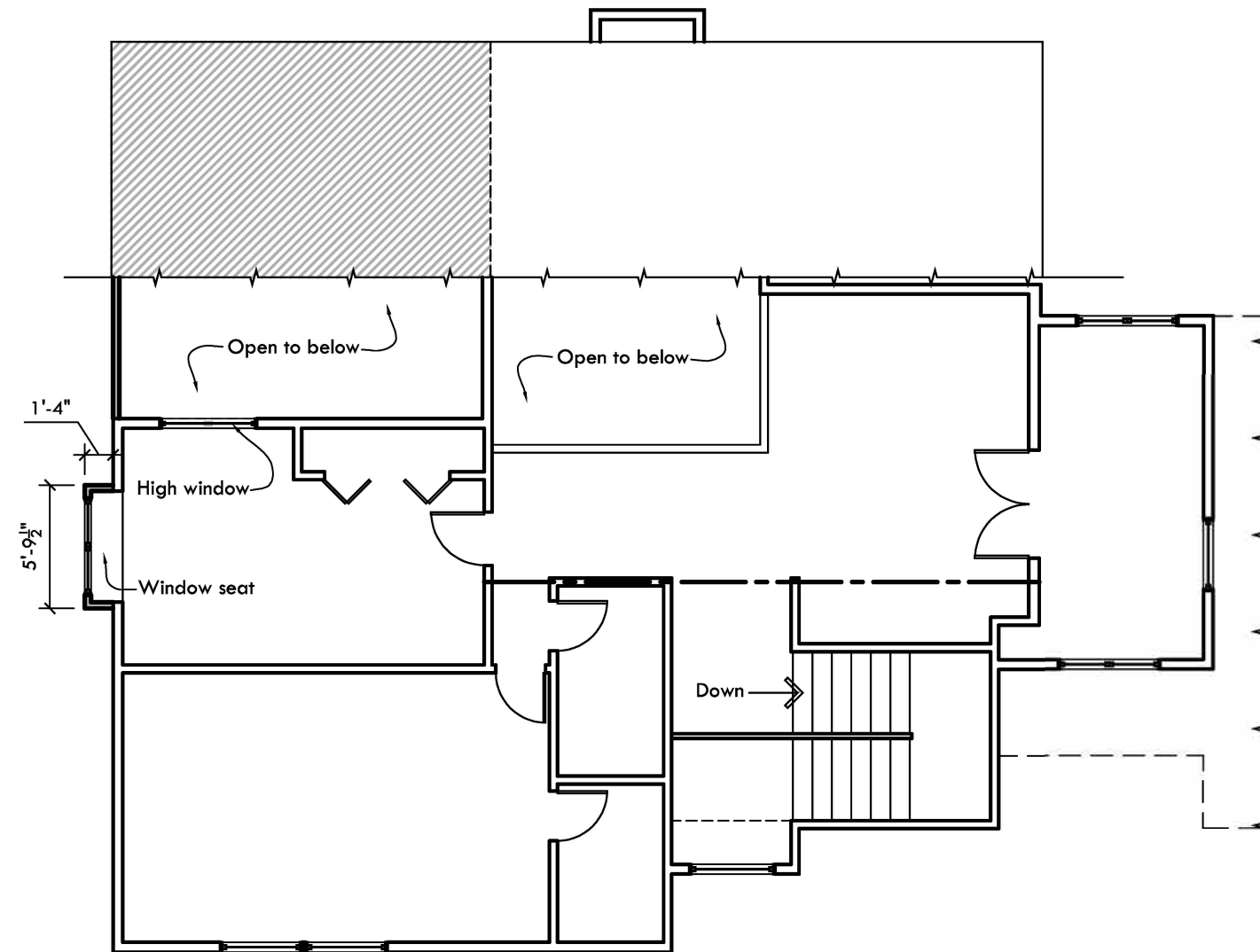
Xref:
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Project:
**Mahmood
Residence**

3805 Waldenwood Dr
Ann Arbor, MI 48105





Second Floor Plan

SD-3



 **Second Floor Plan**
Plan North $\frac{1}{8}'' = 1'-0''$

Design Plan Legend

-  Existing wall to remain
-  New wall
-  New brick veneer
-  Existing wall to be demolished

Note: Room dimensions are expressed as X by Y.

PRELIMINARY
Not for construction

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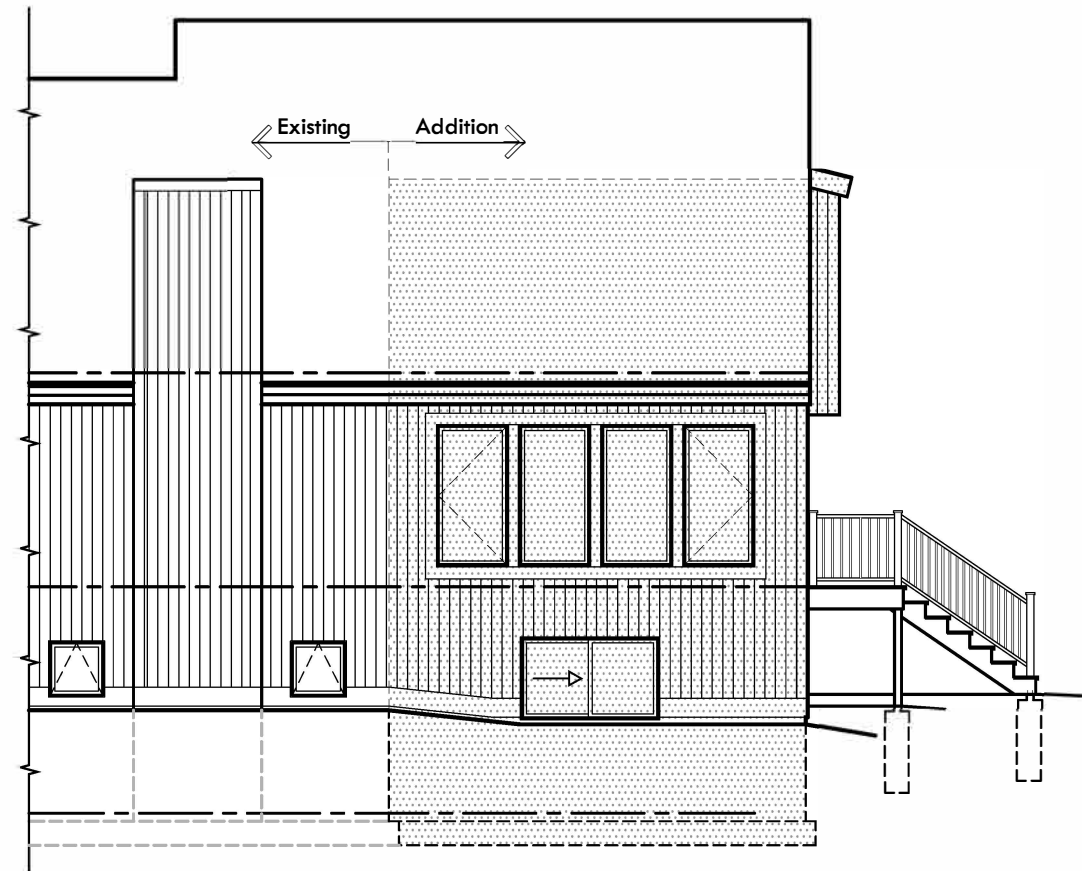
Xref:
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Project:
**Mahmood
Residence**

3805 Waldenwood Dr
Ann Arbor, MI 48105

Back Elevation

SD-4



N Back Elevation
 $\frac{1}{8}'' = 1'-0''$

PRELIMINARY
Not for construction

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Project:
**Mahmood
Residence**

3805 Waldenwood Dr
Ann Arbor, MI 48105



W Side Elevation
 $\frac{1}{8}'' = 1'-0''$

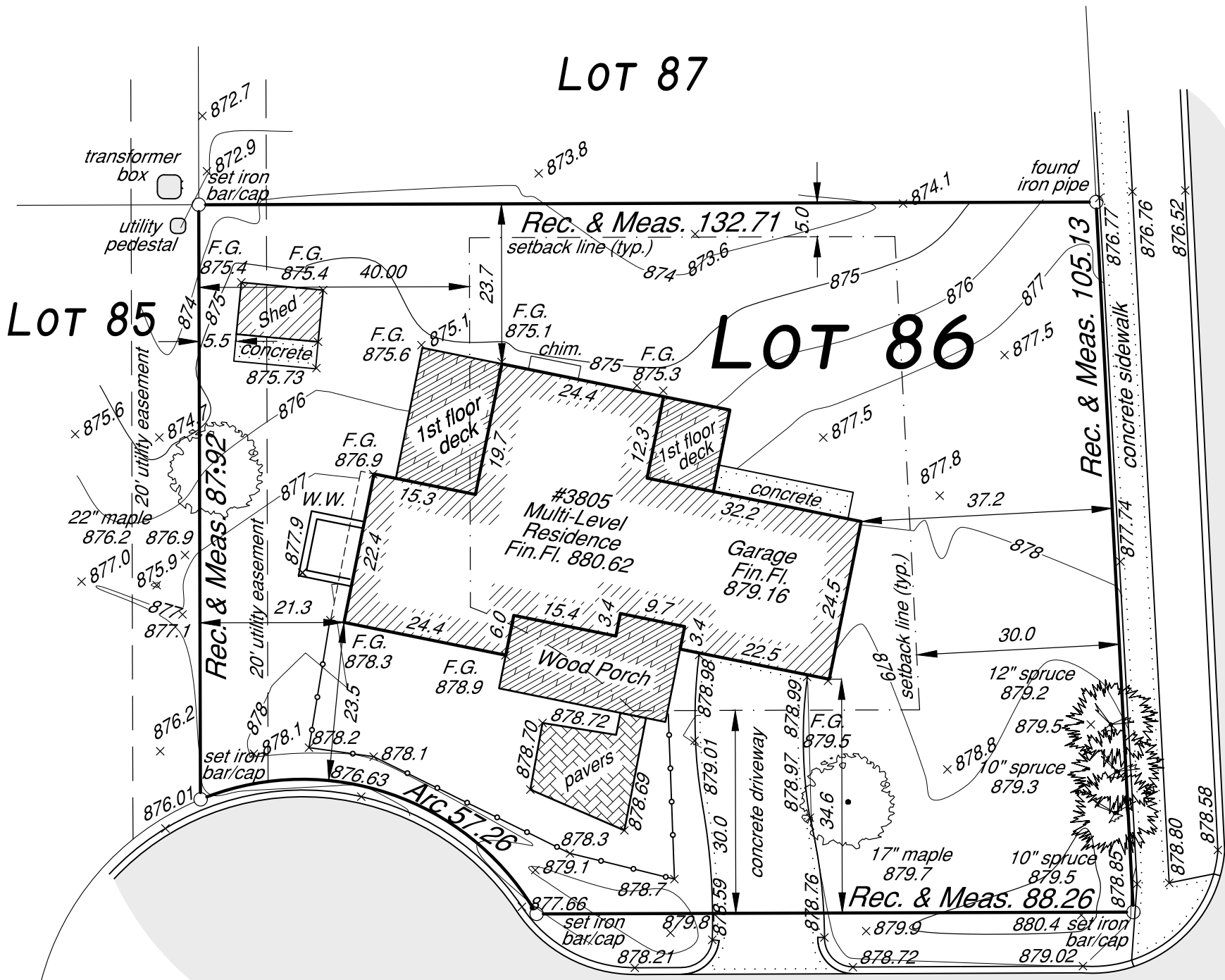
Side Elevation

SD-5

LEGAL DESCRIPTION

LOT 86 OF "EARHART SUBDIVISION", PART OF THE WEST 1/2 OF SECTION 25 AND THE EAST 1/2 OF SECTION 26, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 19 OF PLATS ON PAGE 20 - PAGE 25, WASHTENAW COUNTY RECORDS. LOT CONTAINS 13,430 SQUARE FEET. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

LOT 87



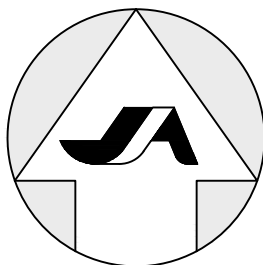
WALDENWOOD DR.

asphalt pavement with concrete curbs

Zoning:
R1B Single-Family Dwelling

Setbacks:
Front - 30'
Side - 5'
Side total - 14'
Rear - 40'

Check title policy for subdivision deed restrictions that may affect setback requirements.



LEGEND

- 000.00 = Existing elevation
- 000.00 = Proposed elevation
- = Drainage course
- ~ = Silt fence
- F.G. = Finish Grade
- = Existing contour
- (TBR) = To Be Removed



Know what's below.
Call before you dig.



CERTIFICATE OF SURVEY

Prepared For: Khaled Mahmood
3805 Waldenwood Dr.
Ann Arbor, MI 48105
(586) 588-0484

Jekabson & Associates, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax

by: *[Signature]*



Date	14 JAN 2022
Job No.	21-12-004
Scale	1" = 20'
Drawn	AAH
Checked	JGE
Sheet	1 OF 1



