

**Zoning Board of Appeals
December 1, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-042; 1455 Kelly Green Drive

Summary:

Chima Ozor, property owner, is seeking a variance from Table 5.17-1 Single-Family Residential District Dimensions in order to construct a one-story addition to the rear of the existing home. The new 290 square foot addition containing a bedroom and bathroom and is proposed to be five and a half feet from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a 30-foot rear yard setback. The home is currently 20 feet from the rear lot line.

Background:

The subject property is located between Patricia Avenue and Abbot Elementary School in the Abbot neighborhood. The home was built in 1991 and is approximately 2,343 square feet in size.

Description:

The owners are proposing to construct a 15 foot by 19-foot four-inch bedroom addition that will provide the necessary living space to accommodate a family member with a medical condition. The home is currently 20 feet from the rear lot line and the proposed addition will reduce that to five feet six inches resulting in a 24.5 foot overall variance. The area of the proposed bedroom addition previously had a deck in the approximate location which is no longer existing.

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 applicant states the addition is needed to allow improved transportation of a disabled family member to medical appointments.

- (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 is based on disability issues.

- (c). ***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.***

The applicant states the neighbors are in support of the project and the variance request.

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

The applicant has stated that the medical conditions resulting in the variance request are not self-created or self-imposed.

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

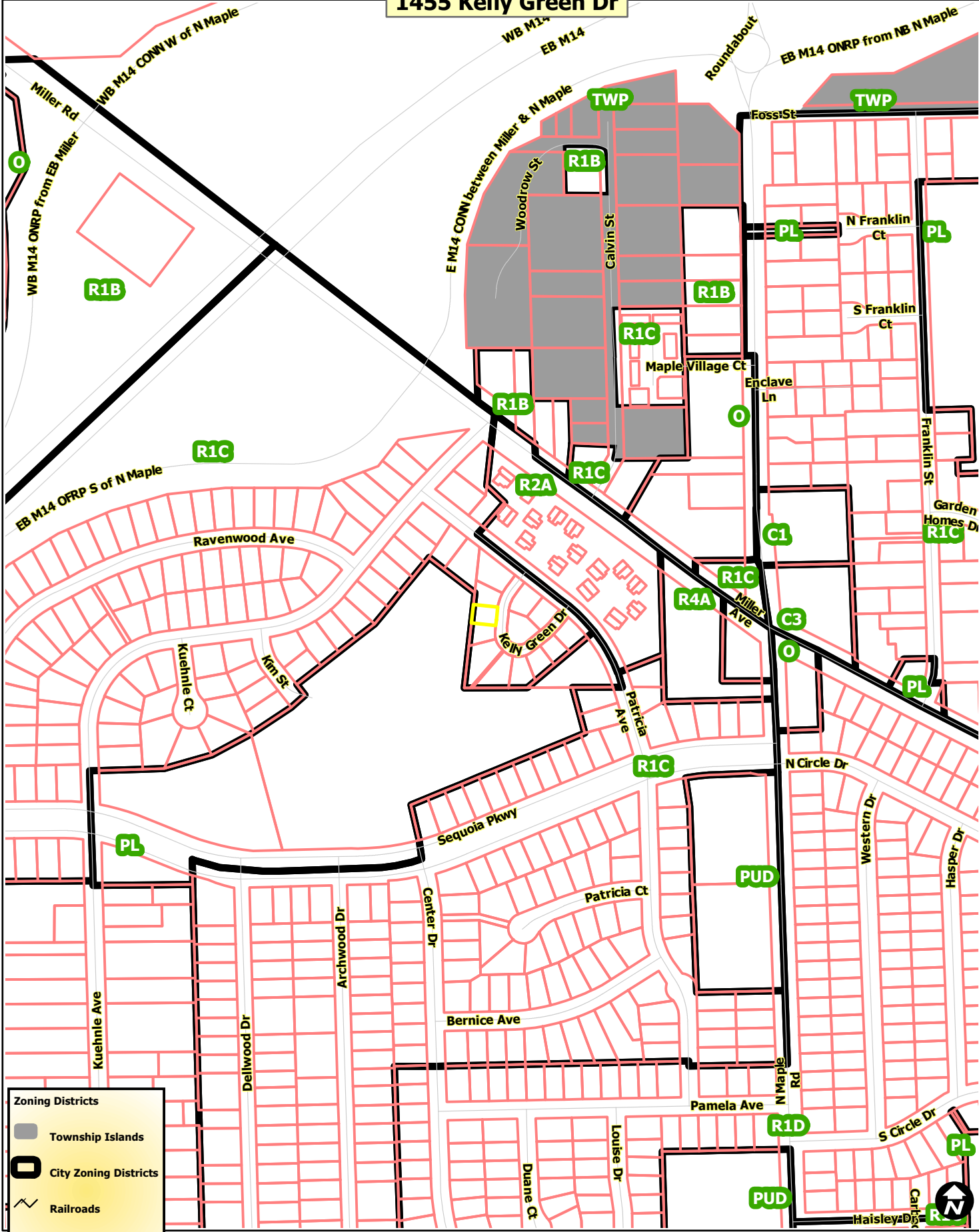
The applicants understand that the variance request is the minimum being requested and are asking for a resolution to their difficult position.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with loops and a cursive-like flow.

**Jon Barrett-
Zoning Coordinator**

1455 Kelly Green Dr



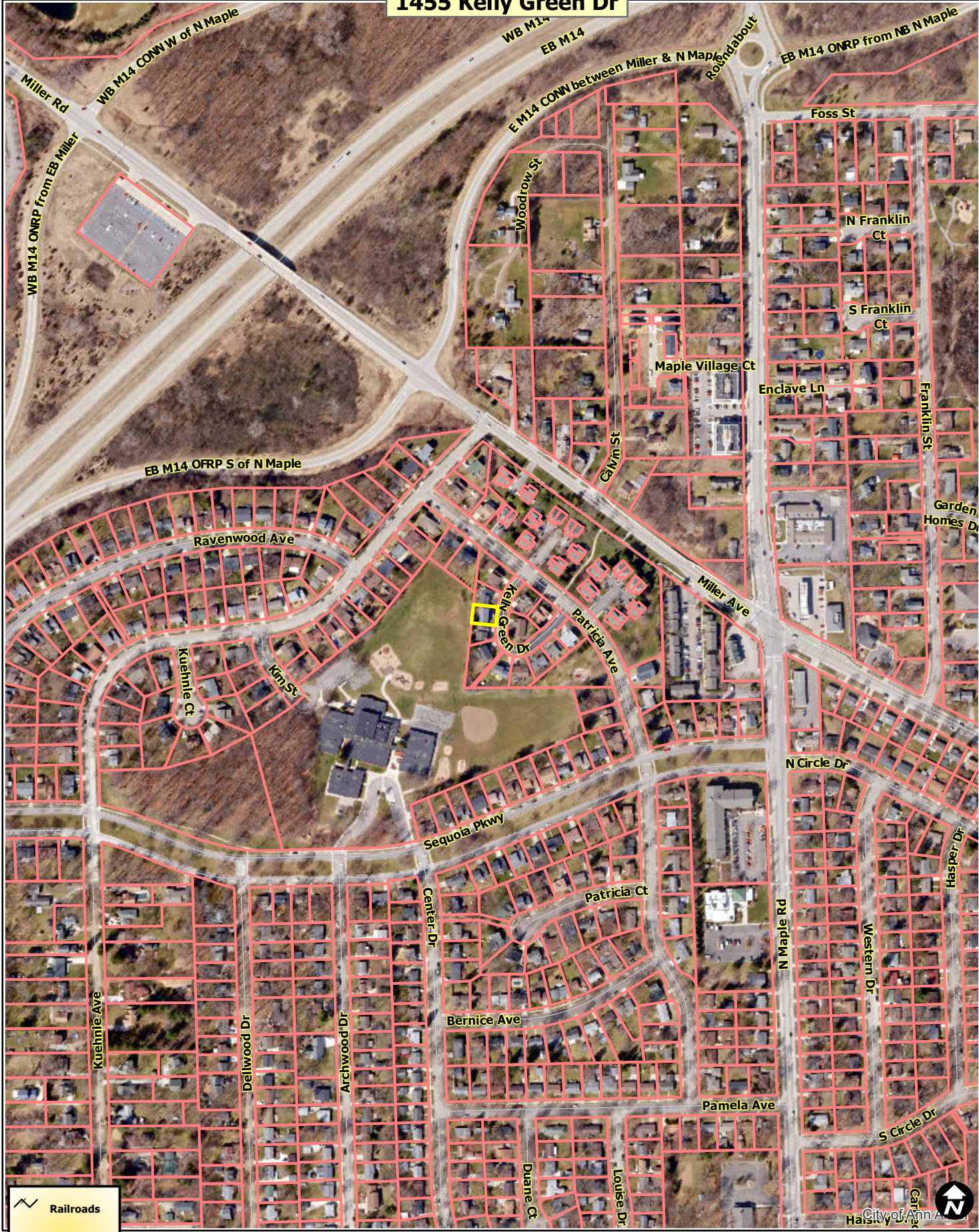
Zoning Districts

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



Map date: 11/4/2021
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms

1455 Kelly Green Dr



- Railroads
- Huron River
- Tax Parcels






Map date: 11/4/2021
Any aerial imagery is circa 2020 unless otherwise noted
Terms of use: www.a2gov.org/terms



1455 Kelly Green Dr



-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor 

Map date: 11/4/2021
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms



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
---	---

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: 10/25/21

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.

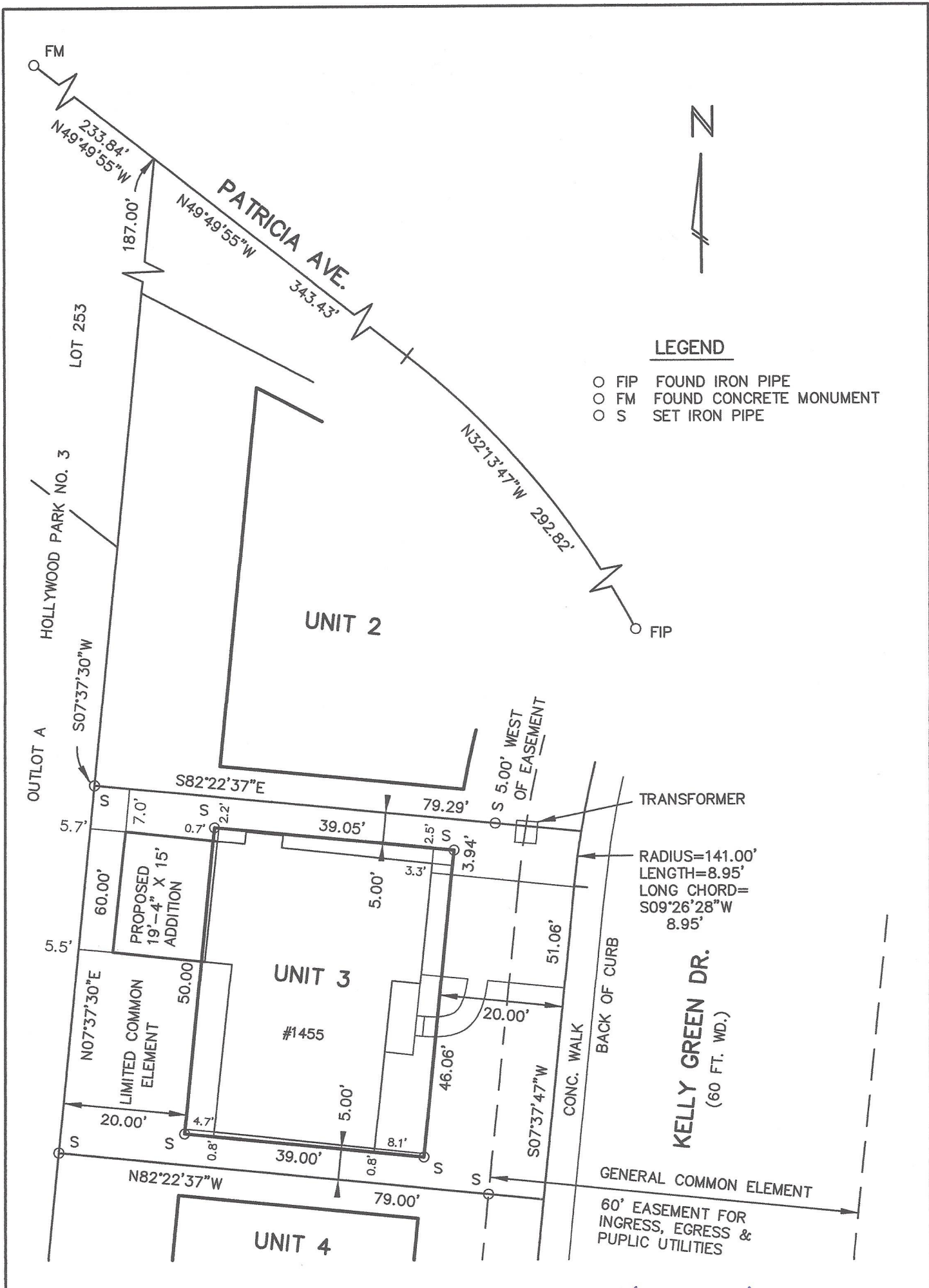
The alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the city.

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.

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.

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

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



LEGEND

- FIP FOUND IRON PIPE
- FM FOUND CONCRETE MONUMENT
- S SET IRON PIPE

RADIUS=141.00'
 LENGTH=8.95'
 LONG CHORD=
 S09°26'28"W
 8.95'

KELLY GREEN DR.
 (60 FT. WD.)

GENERAL COMMON ELEMENT
 60' EASEMENT FOR
 INGRESS, EGRESS &
 PUBLIC UTILITIES

COLEMAN LAND SURVEYING, PLC

4301 SALINE-WATERWORKS, RD.
 SALINE, MI. 48176

PH 734-944-3266
 FAX 734-944-3263

K R Coleman

KENNETH R. COLEMAN
 PROFESSIONAL SURVEYOR NO. 37271

CLIENT: CHIMA OZOR

SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST

SURVEY OF UNIT 3,
 KELLY GREEN MEADOWS,
 IN THE NE 1/4 OF
 SECTION 24, T2S, R5E

CITY OF ANN ARBOR

WASHTENAW COUNTY, MICHIGAN

DATE 10-26-21

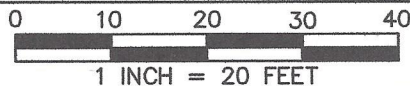
JOB NO. 2372

BOOK 46-74

CAD NO. 2372

SHEET 1 OF 1

FILE NO. 2372



DR & DR MRS. OZOR

ROOM ADDITION

1455 KELLY GREEN DR.

ANN ARBOR, MI.

ARCHITECT

BIDC
 6331 W. GRAND RIVER
 DETROIT, MI. 48208
 313-575-5407

CODE
 2015 MICHIGAN RESIDENTIAL CODE
 CONSTRUCTION TYPE
 TYPE VB
 ROOM ADDITION, APX. 285 SQFT
 EXIST. BUILDING HEIGHT
 2- STORY
 ADDITION
 1- STORY
 ZONING
 R 1

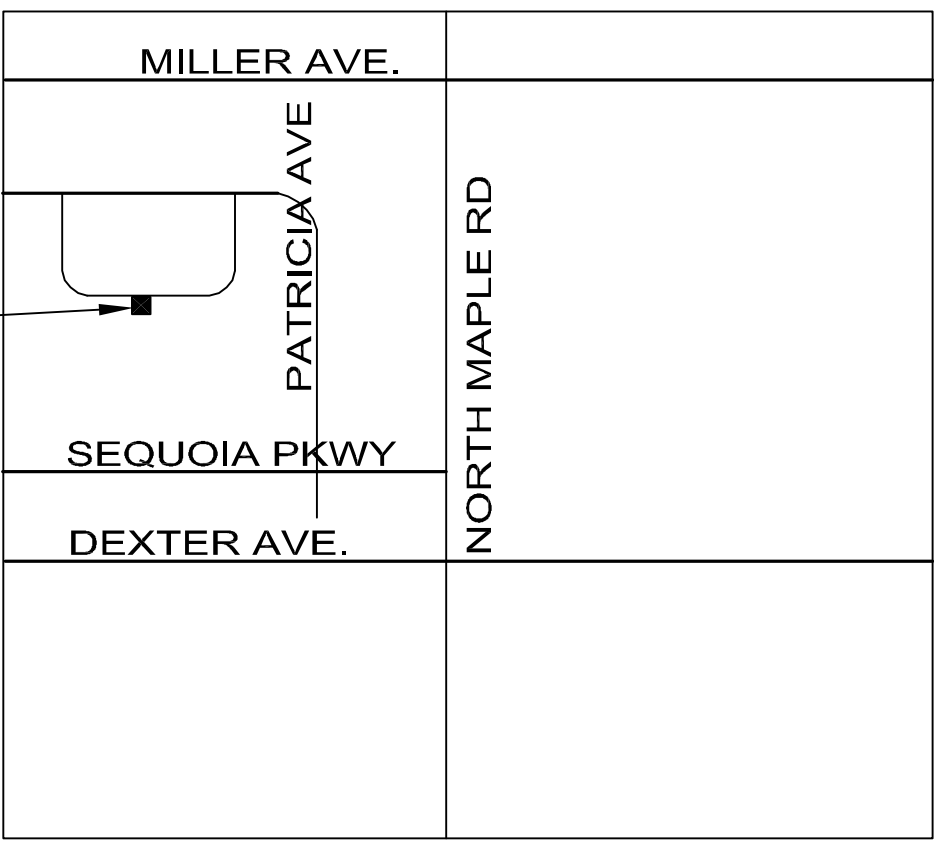
LEGAL DESCRIPTION

PROJECT DESCRIPTION
 REQUESTING VARIANCE TO BUILD A ONE ROOM ADDITION
 TO 1455 KELLY GREEN DR. AT THE EAST END OF THE HOUSE

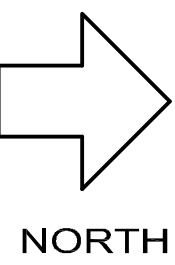
INDEX OF DRAWINGS:

- T-101 TITLE SHEET
- SP-1 SITE PLAN
- A-1 FOUNDATION PLAN AND FLOOR PLAN
- A-2 FLOORSTRUCT. PLAN AND ROOF PLAN
- A-3 ELEVATIONS AND SECTION
- A-4 EXIST. PICTURE OF THE HOUSE
- A-5 WALL DETAILS
- PI,MI,EI PLUMBING, MECHANICAL, ELECTRICAL PLAN

PROJECT SITE
 1455 KELLY GREEN DR.
 ANN ARBOR



LOCATION MAP



CONSULTANTS

**BUILDING
 INFRASTRUCTURE
 DESIGN
 CONSTRUCTION**

6331 W. GRAND RIVER
 DETROIT, MI 48208
 TEL. 313-575-2099
 TEL. 313-575-5407
 email bidc@sbglobal.net

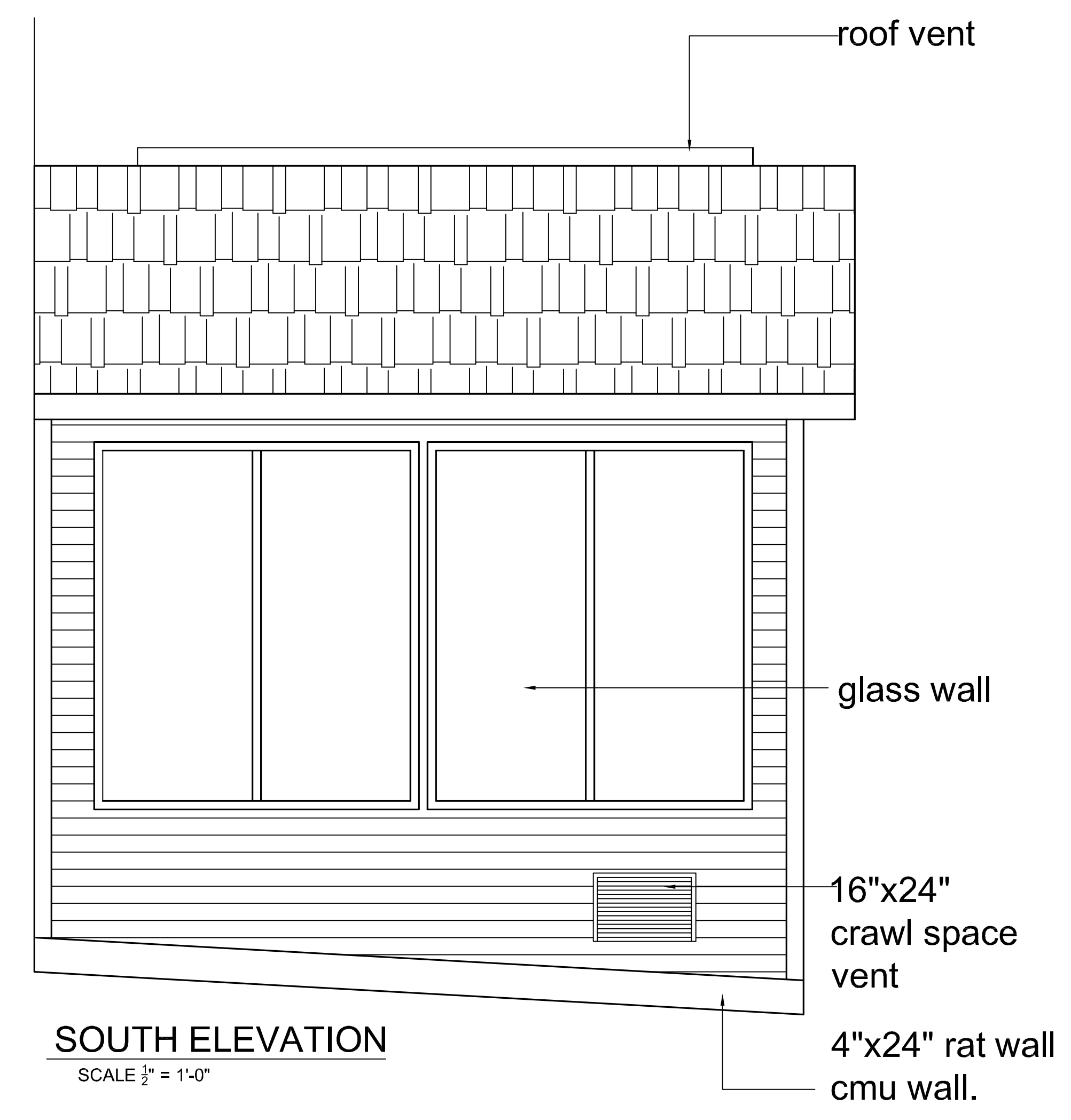
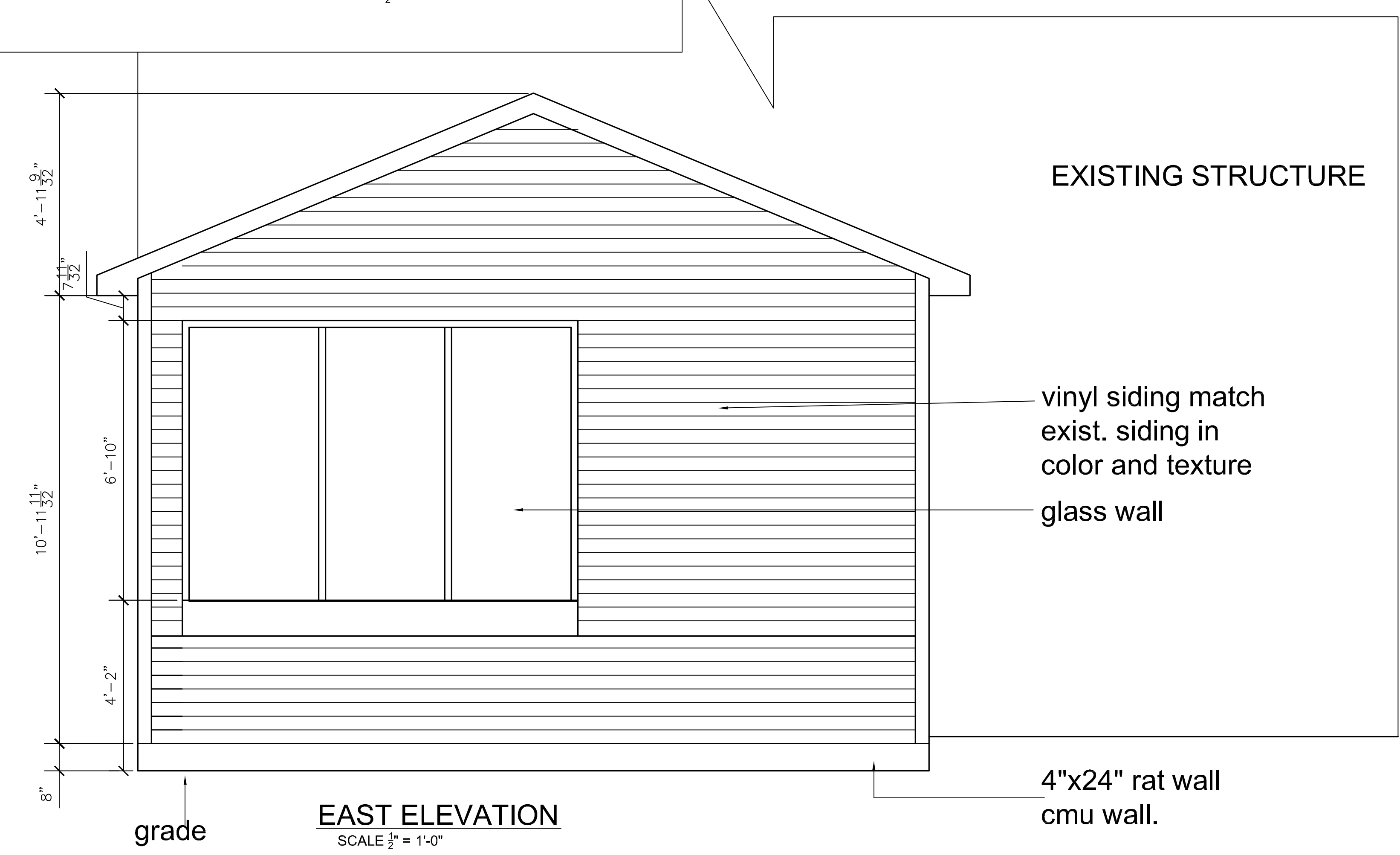
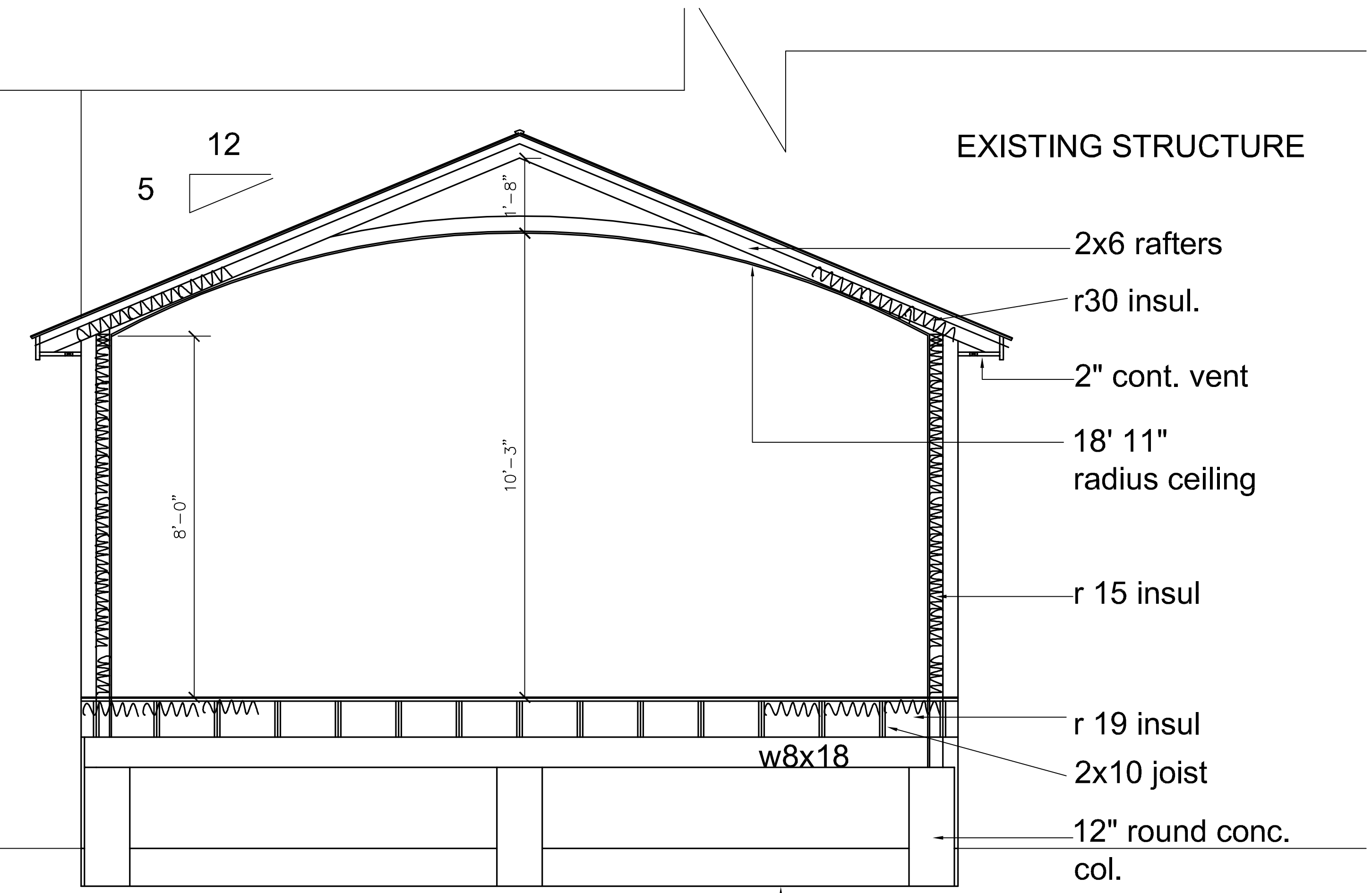
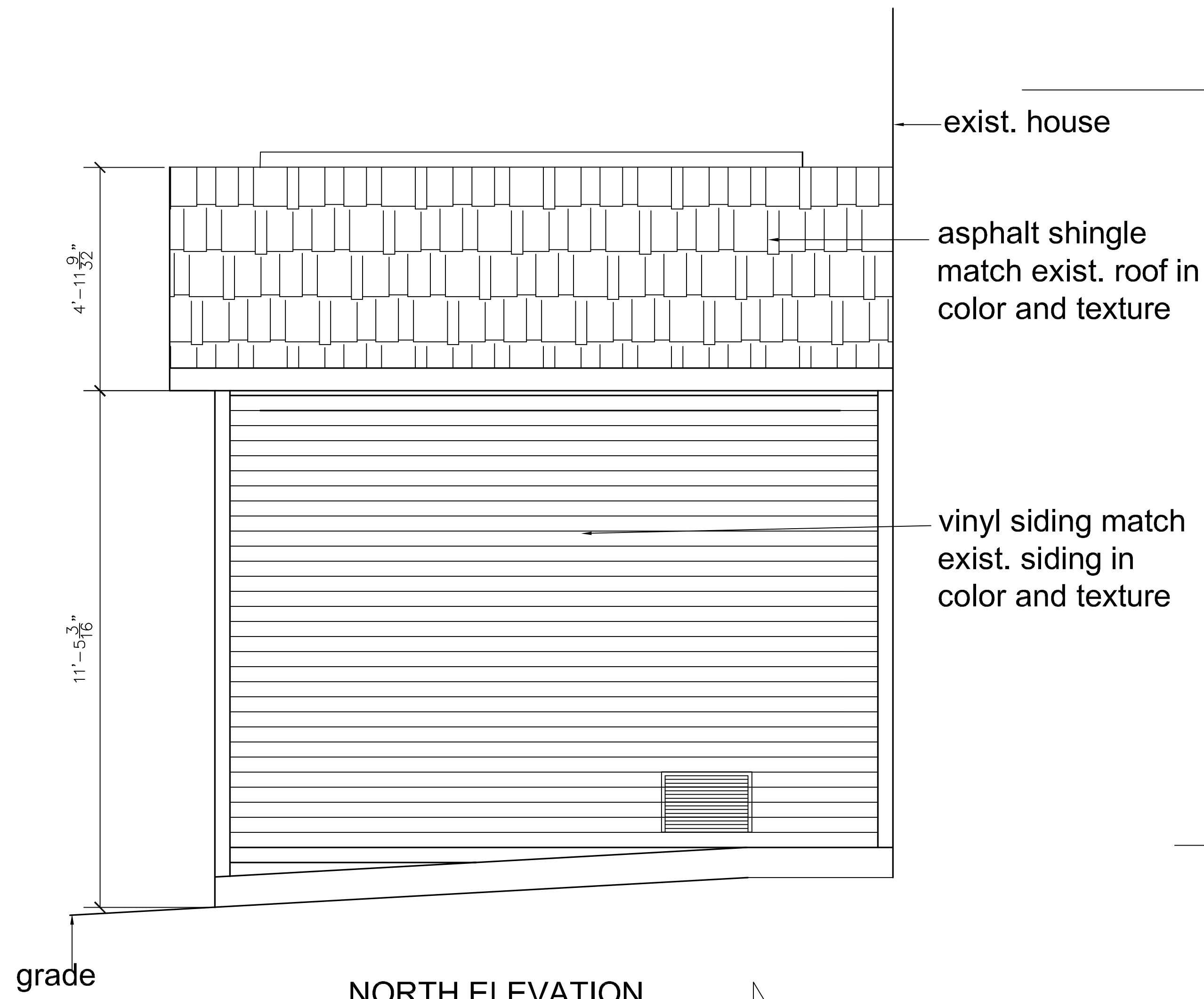
No.	Revision/Issue	Date

Sheet

T-101

BIDC
 6331 GRAND RIVER
 DETROIT, MI. 48208
 313-575 5407
 313-899-2099
 bidci@sbcglobal.net

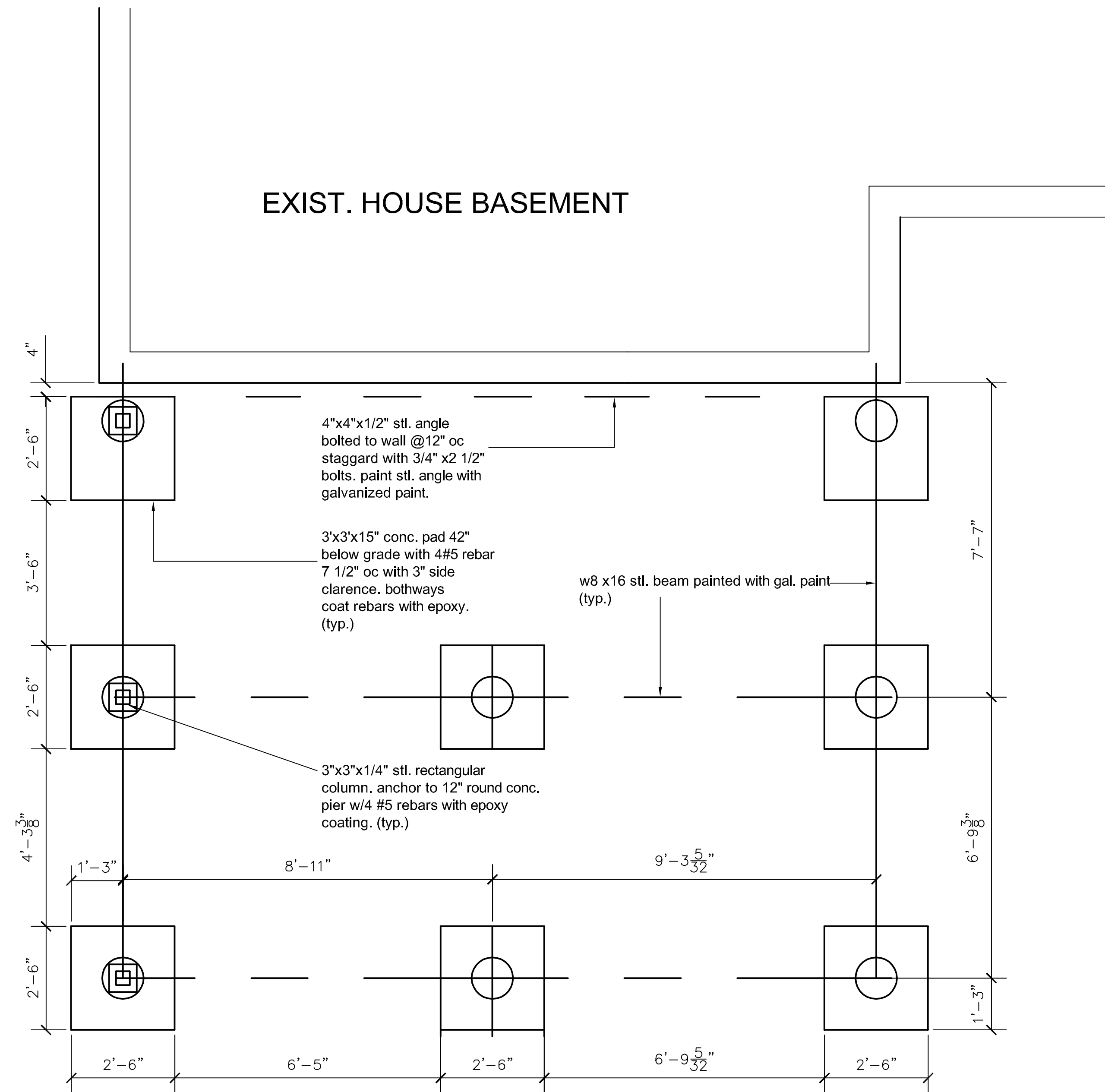
Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN



IDO	IO
DRAWN	CHECKED

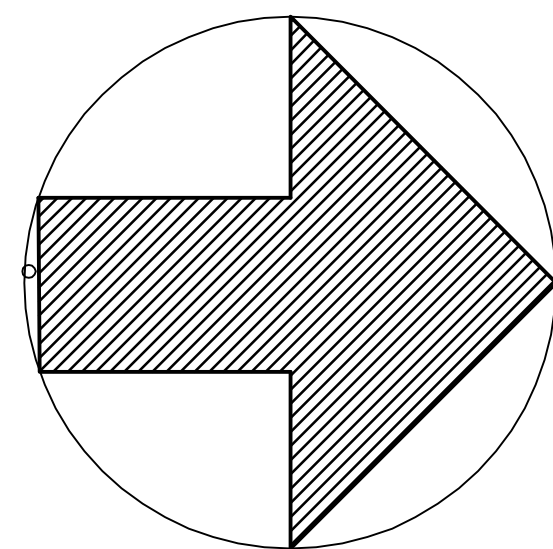
ELEVATIONS
SECTION

A-3

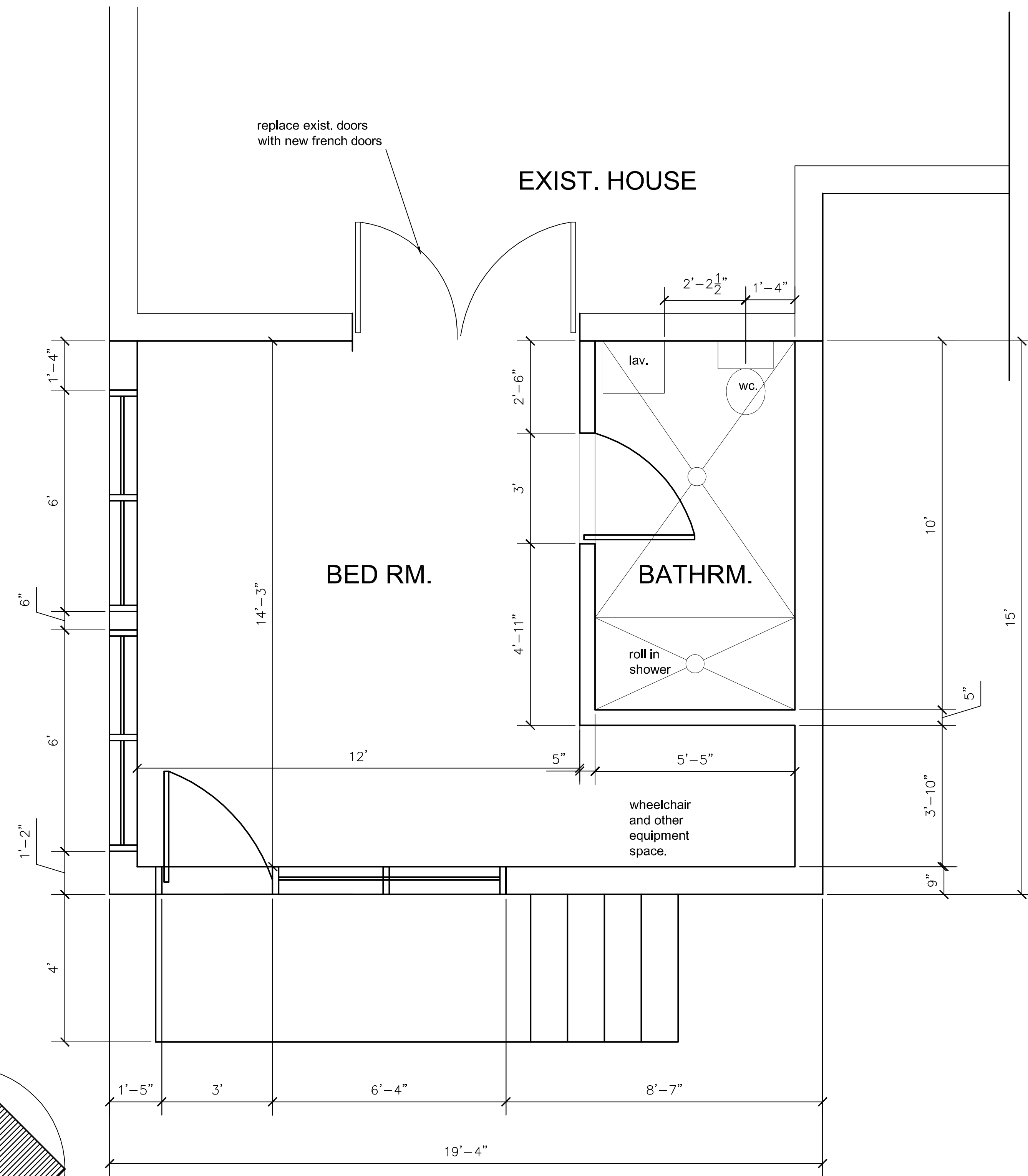


FOUNDATION/COLUMN PLAN

SCALE $\frac{1}{2}'' = 1'-0''$



NORTH



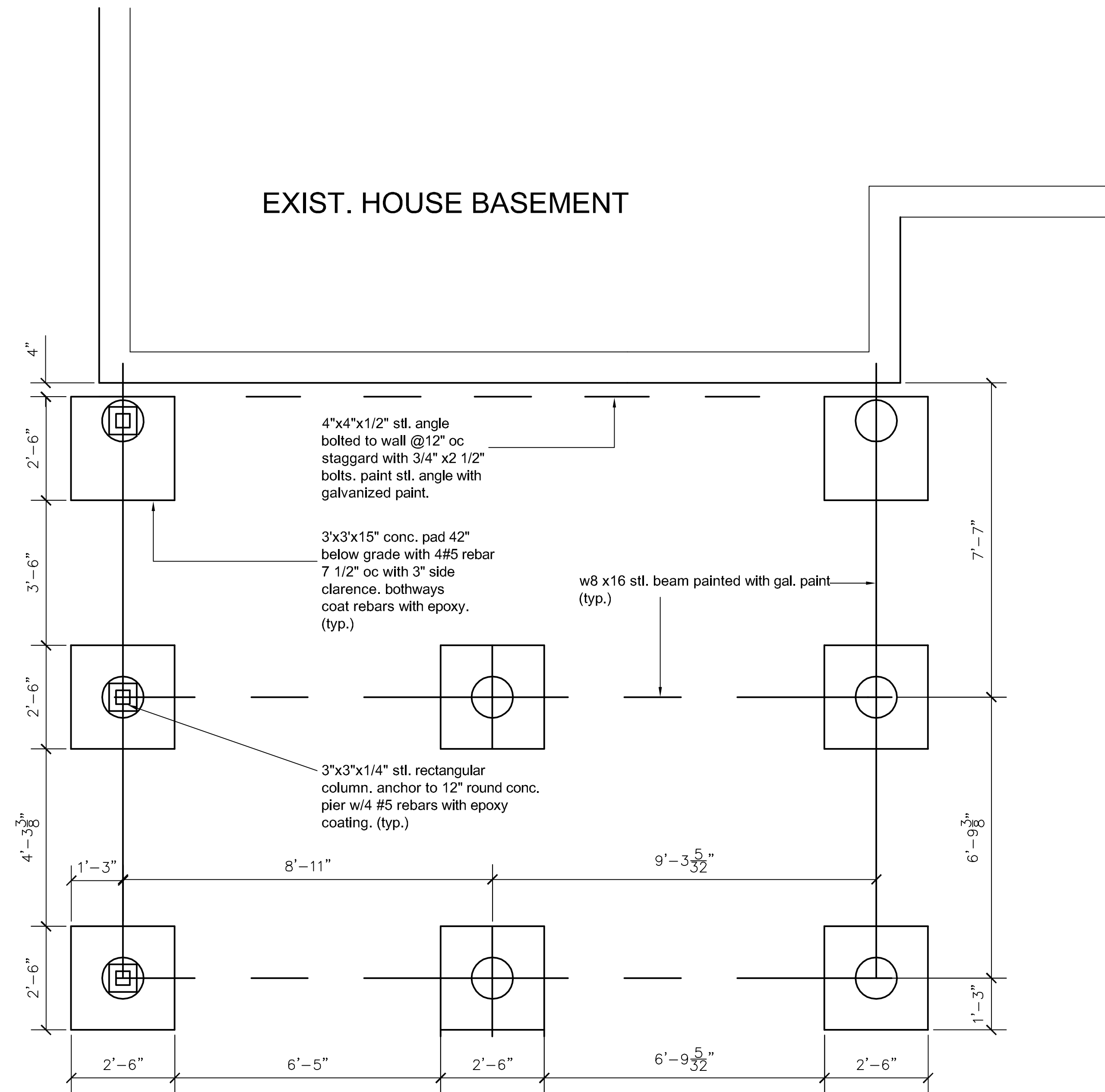
FIRST FLOOR PLAN

SCALE $\frac{1}{2}'' = 1'-0''$

Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN

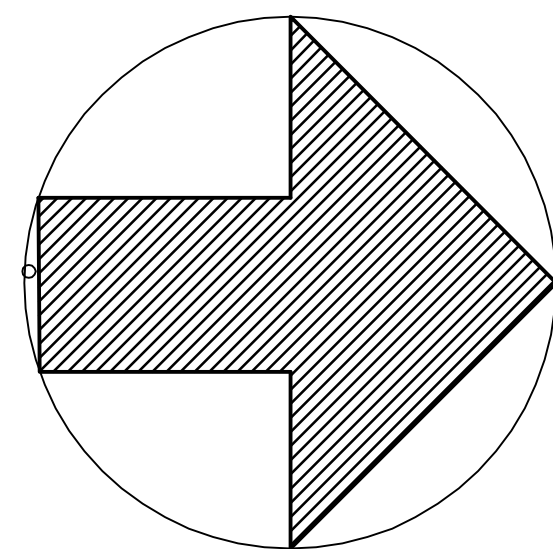
ID0	IO
DRAWN	CHECKED

**FOUNDATION
 PLAN
 FIRST FLOOR
 PLAN**

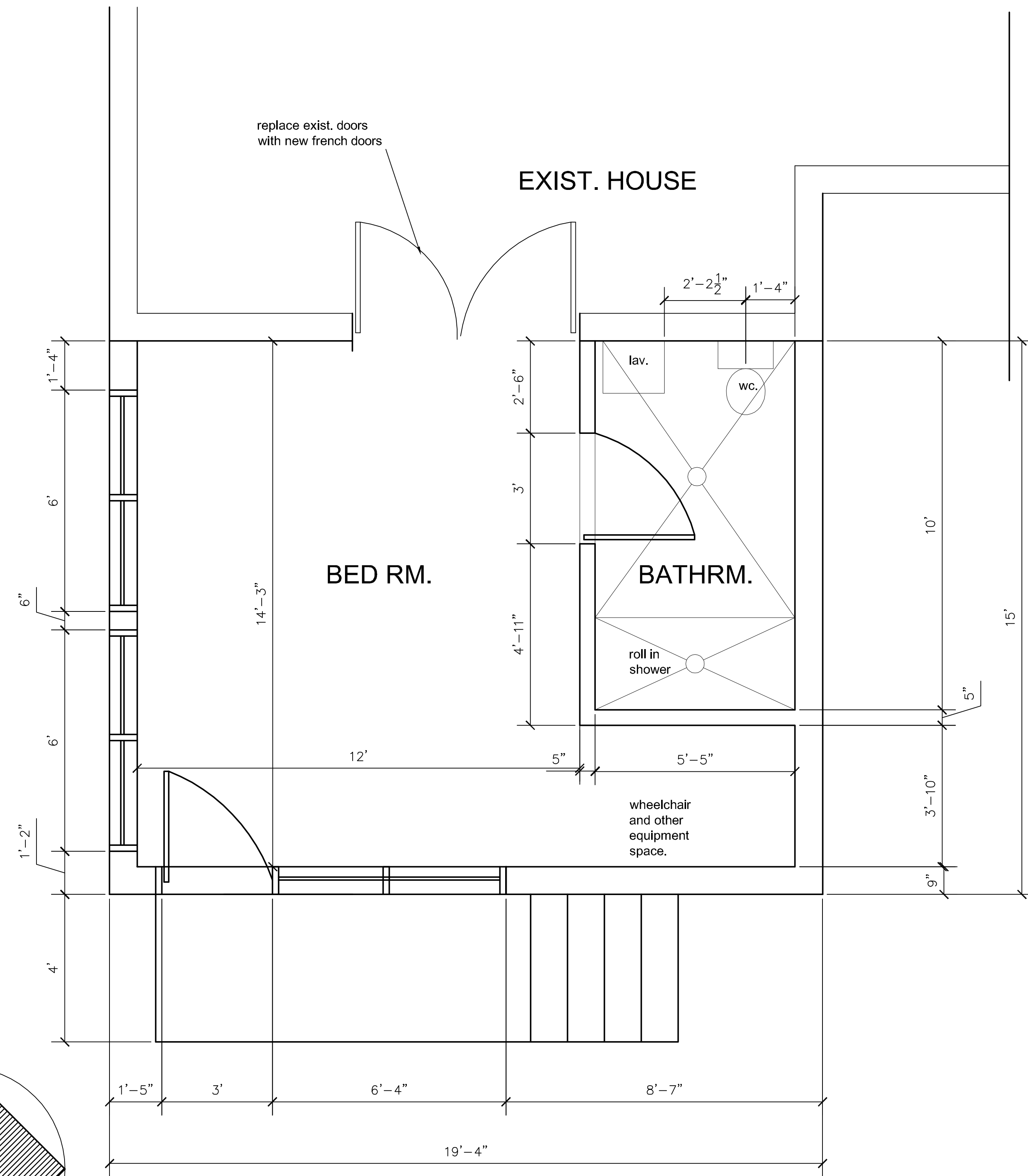


FOUNDATION/COLUMN PLAN

SCALE $\frac{1}{2}'' = 1'-0''$



NORTH



FIRST FLOOR PLAN

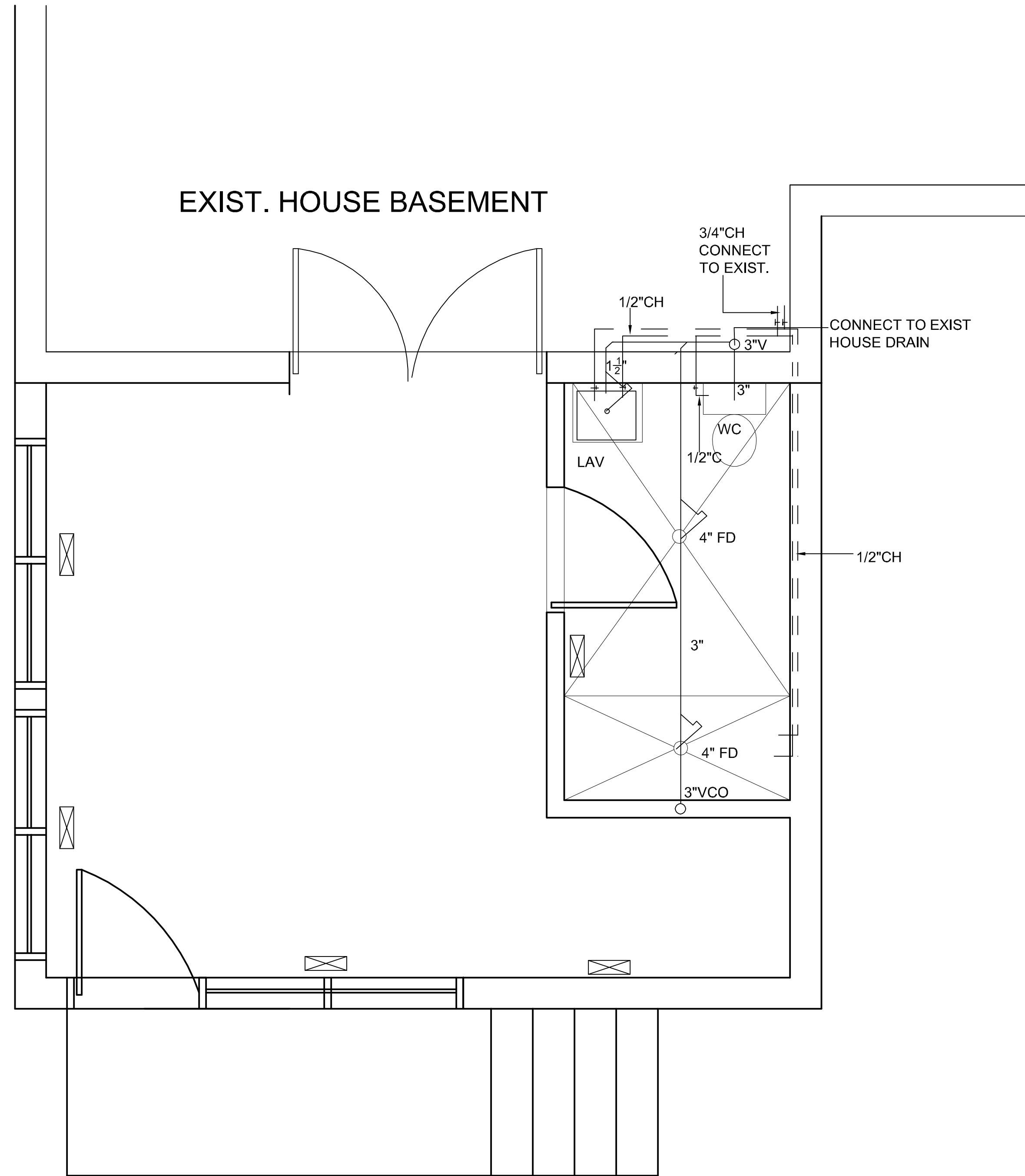
SCALE $\frac{1}{2}'' = 1'-0''$

Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN

ID0	IO
DRAWN	CHECKED

**FOUNDATION
 PLAN
 FIRST FLOOR
 PLAN**

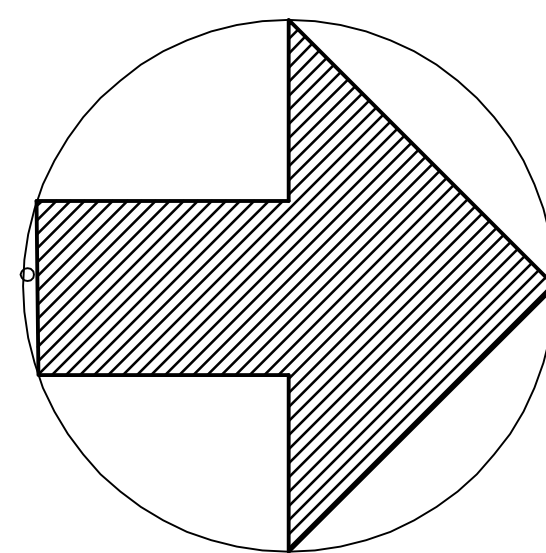
BIDC
 6331 GRAND RIVER
 DETROIT, MI. 48208
 313-575 5407
 313-899-2099
 bidci@sbcglobal.net



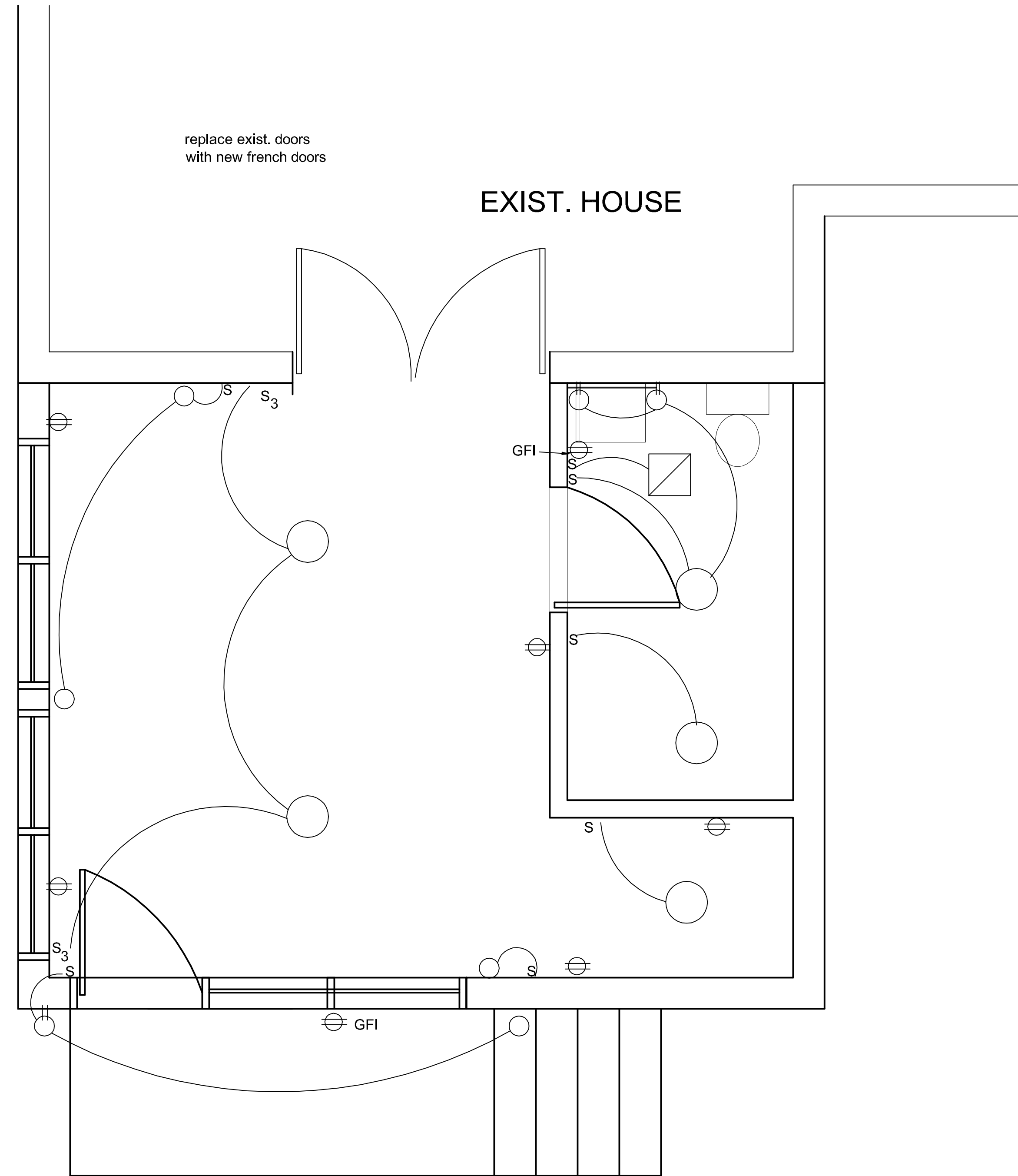
EXIST. HOUSE BASEMENT

PLUMBING & MECH. PLAN

SCALE 1/2" = 1'-0"



NORTH



replace exist. doors
with new french doors

EXIST. HOUSE

ELECTRICAL PLAN

SCALE 1/2" = 1'-0"

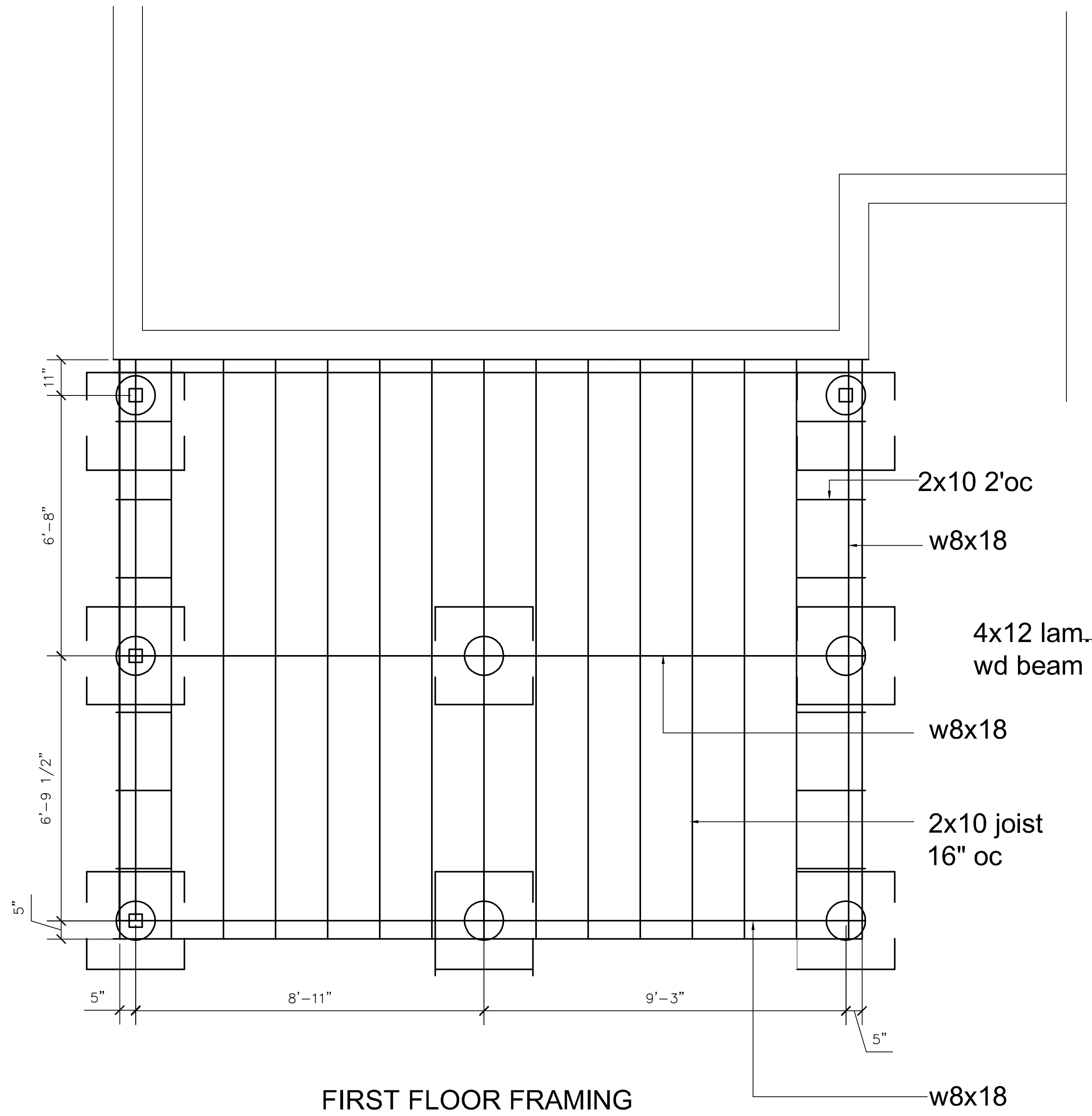
Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN

ID0	IO
DRAWN	CHECKED

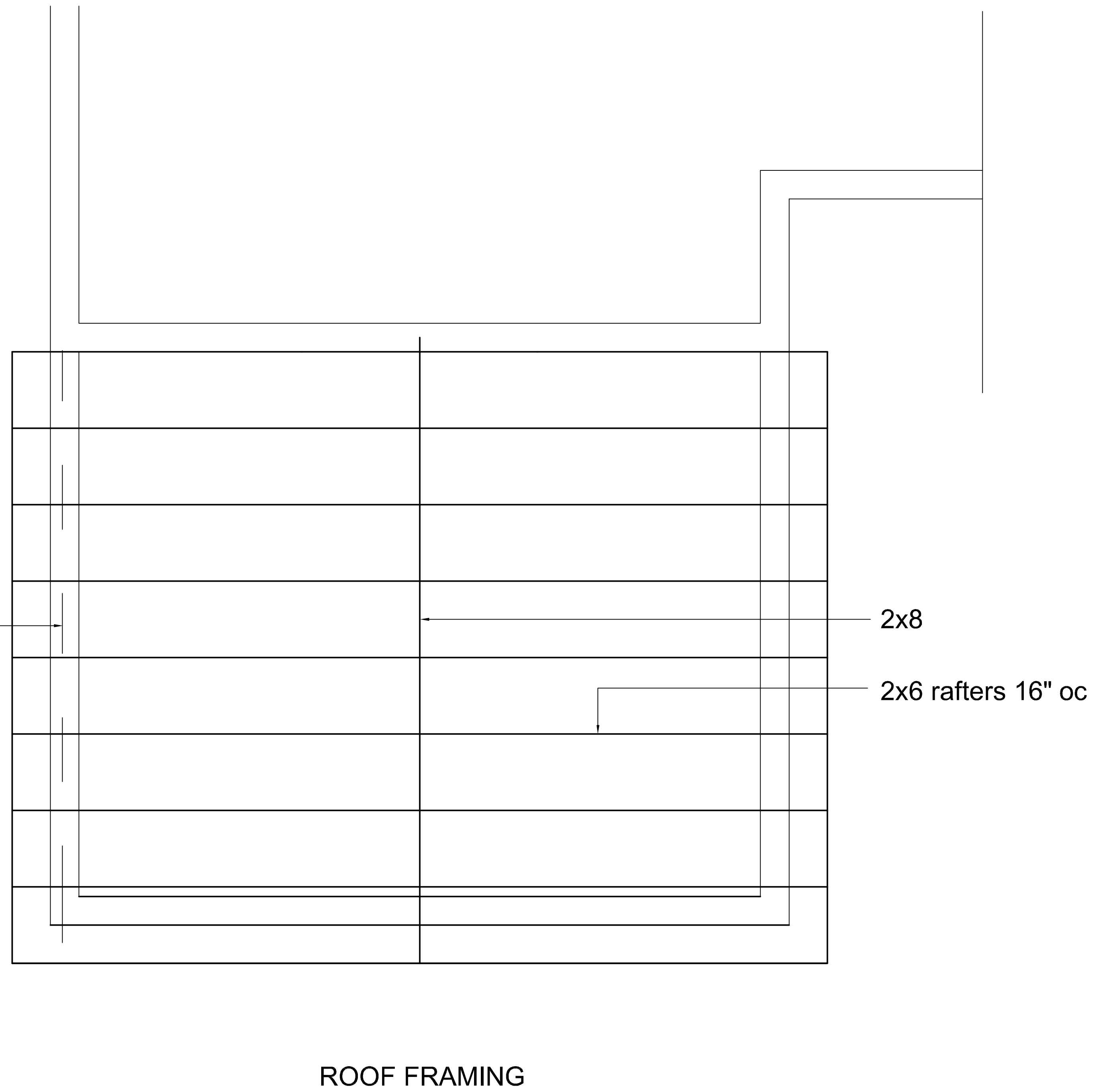
**PLUMBING
 MECHANICAL
 ELECTRICAL
 PLANS**

P1M1E1

BIDC
 6331 GRAND RIVER
 DETROIT, MI. 48208
 313-575 5407
 313-899-2099
 bidci@sbcglobal.net



FIRST FLOOR FRAMING
 SCALE 1/2" = 1'-0"



ROOF FRAMING
 SCALE 1/2" = 1'-0"

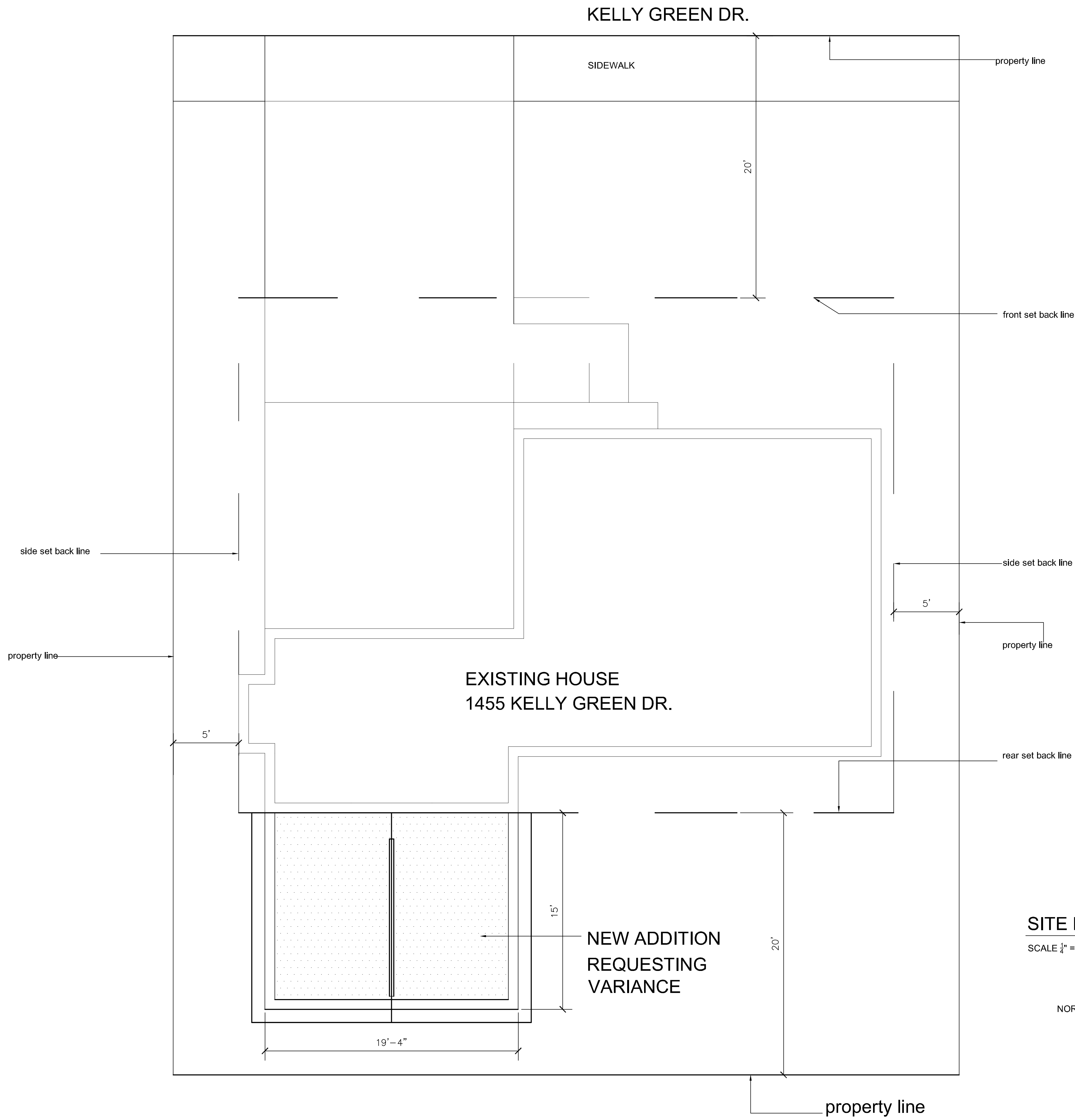
Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN

ID0	IO
DRAWN	CHECKED

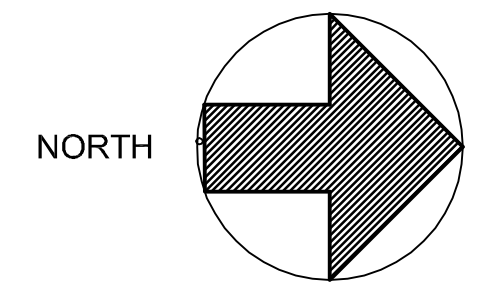
**FIRST FLOOR
 FRAMING
 ROOF FRAMING**

BIDC
 6331 GRAND RIVER
 DETROIT, MI. 48208
 313-575 5407
 313-899-2099
 bidci@sbcglobal.net

Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN



SITE PLAN
 SCALE 1/4" = 1'-0"



ID0	IO
DRAWN	CHECKED

SITE PLAN

DR & DR MRS. OZOR

ROOM ADDITION

1455 KELLY GREEN DR.

ANN ARBOR, MI.

ARCHITECT

BIDC

6331 W. GRAND RIVER

DETROIT, MI. 48208

313-575-5407

CODE

2015 MICHIGAN RESIDENTIAL CODE
 CONSTRUCTION TYPE
 TYPE VB
 ROOM ADDITION, APX. 285 SQFT
 EXIST. BUILDING HEIGHT
 2- STORY
 ADDITION
 1- STORY
 ZONING
 R 1

LEGAL DESCRIPTION

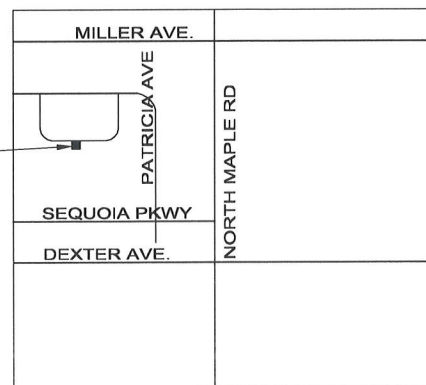
PROJECT DESCRIPTION

REQUESTING VARIANCE TO BUILD A ONE ROOM ADDITION
 TO 1455 KELLY GREEN DR. AT THE EAST END OF THE HOUSE

INDEX OF DRAWINGS:

T-101	TITLE SHEET
SP-1	SITE PLAN
A-1	FOUNDATION PLAN AND FLOOR PLAN
A-2	FLOORSTRUCT. PLAN AND ROOF PLAN
A-3	ELEVATIONS AND SECTION
A-4	EXIST. PICTURE OF THE HOUSE
A-5	WALL DETAILS
PI,MI,EI	PLUMBING, MECHANICAL, ELECTRICAL PLAN

PROJECT SITE
 1455 KELLY GREEN DR.
 ANN ARBOR



LOCATION MAP



NORTH

CONSULTANTS

BIDC

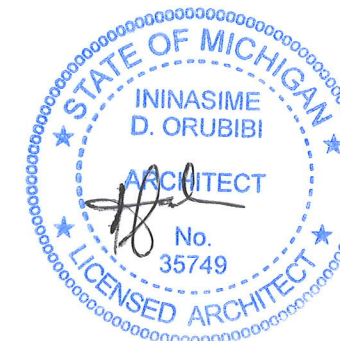
BUILDING
INFRASTRUCTURE
DESIGN
CONSTRUCTION

6331 W. GRAND RIVER
DETROIT, MI 48208
TEL. 313-899-2099
TEL. 313-575-5407
email bidc@sbcglobal.net

No.	Revision/Issue	Date

Sheet

T-101



BIDC
 6331 GRAND RIVER
 DETROIT, MI. 48208
 313-575 5407
 313-899-2099
 bidci@sbcglobal.net

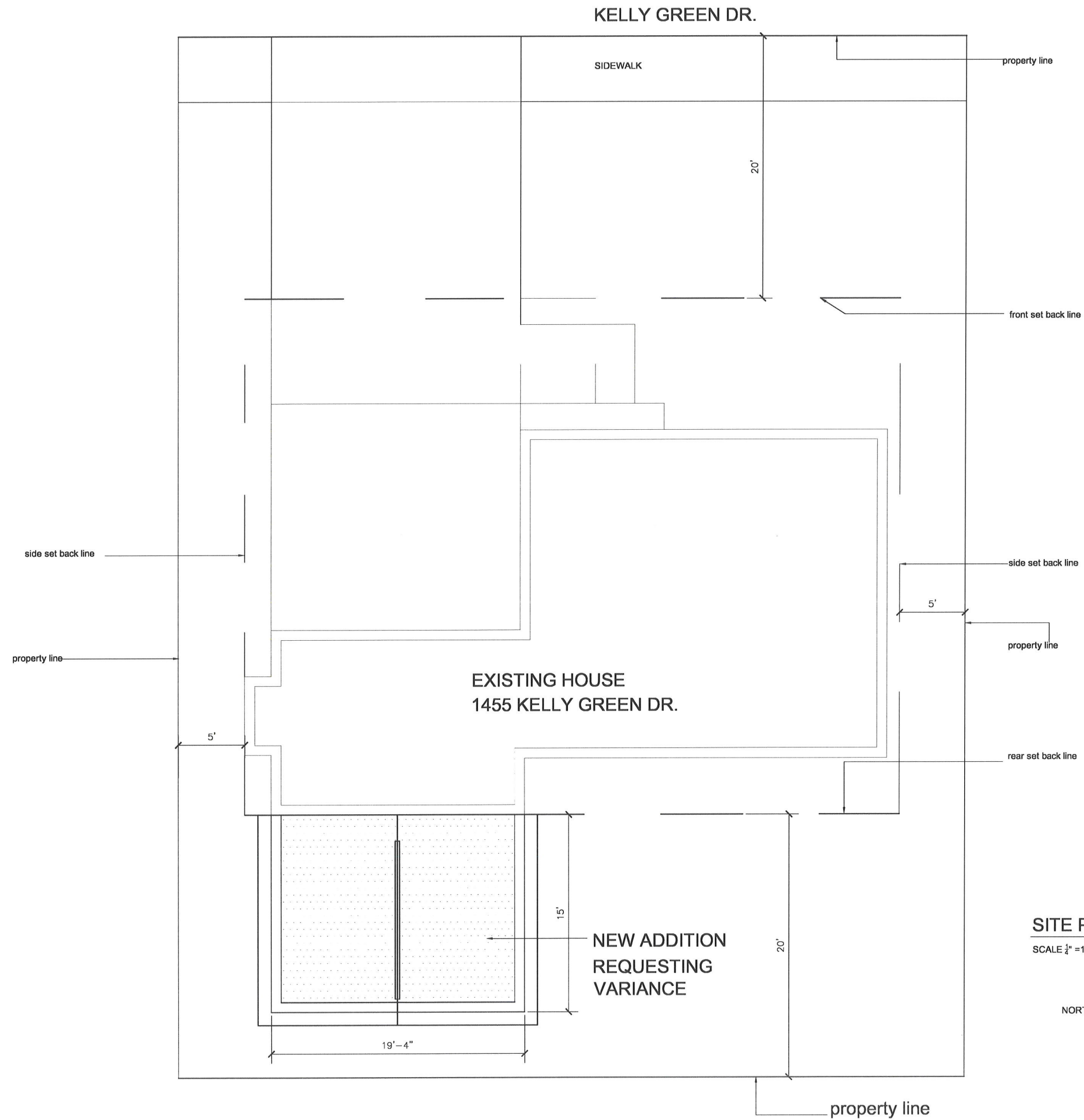
Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN

ID0	IO
DRAWN	CHECKED

SITE PLAN



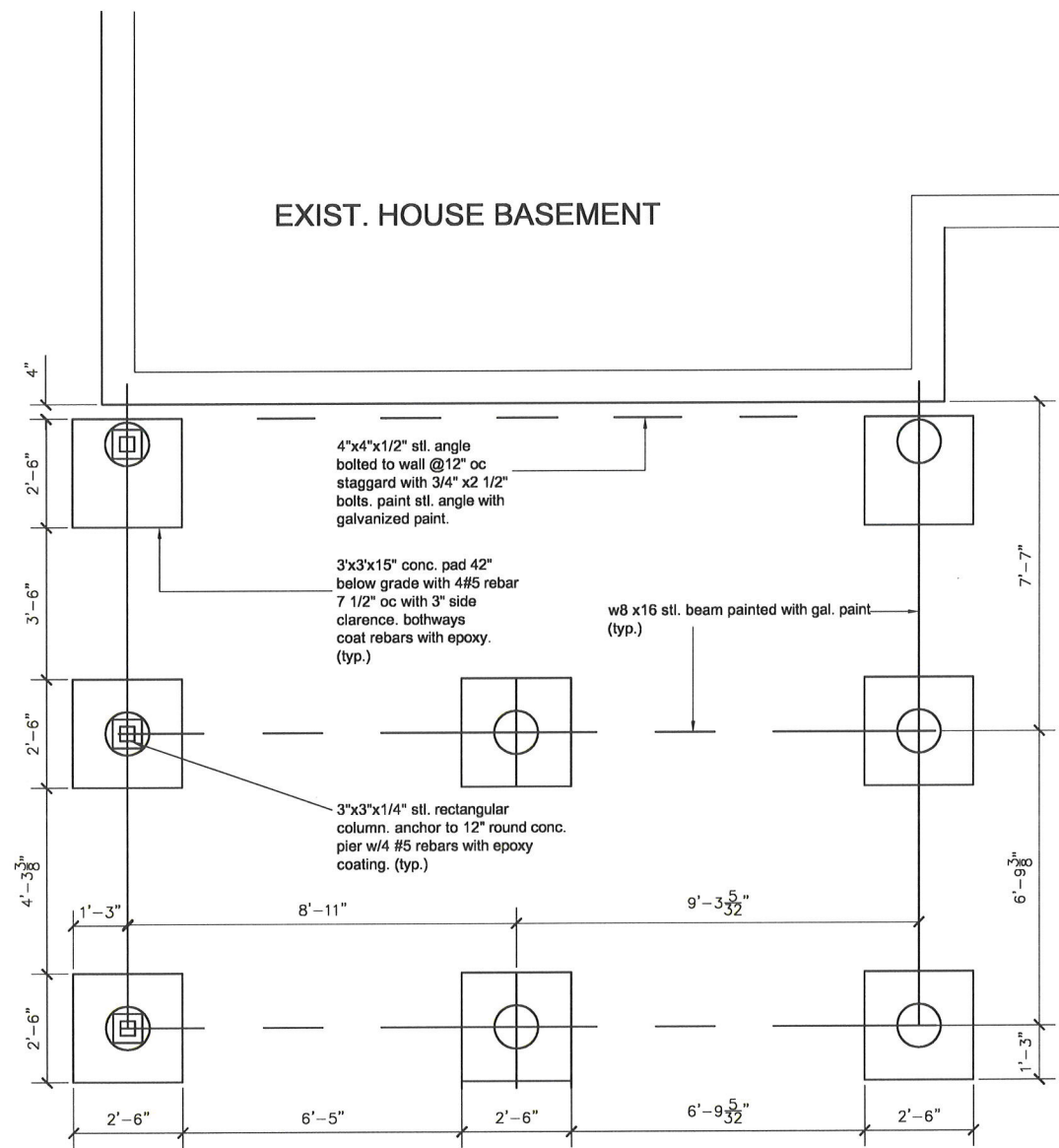
SP-1



SITE PLAN
 SCALE 1/4" = 1'-0"

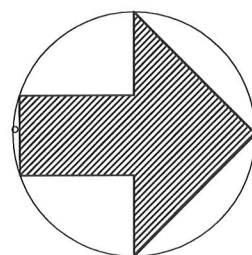


BIDC
 6331 GRAND RIVER
 DETROIT, MI. 48208
 313-575 5407
 313-899-2099
 bidci@sbcglobal.net

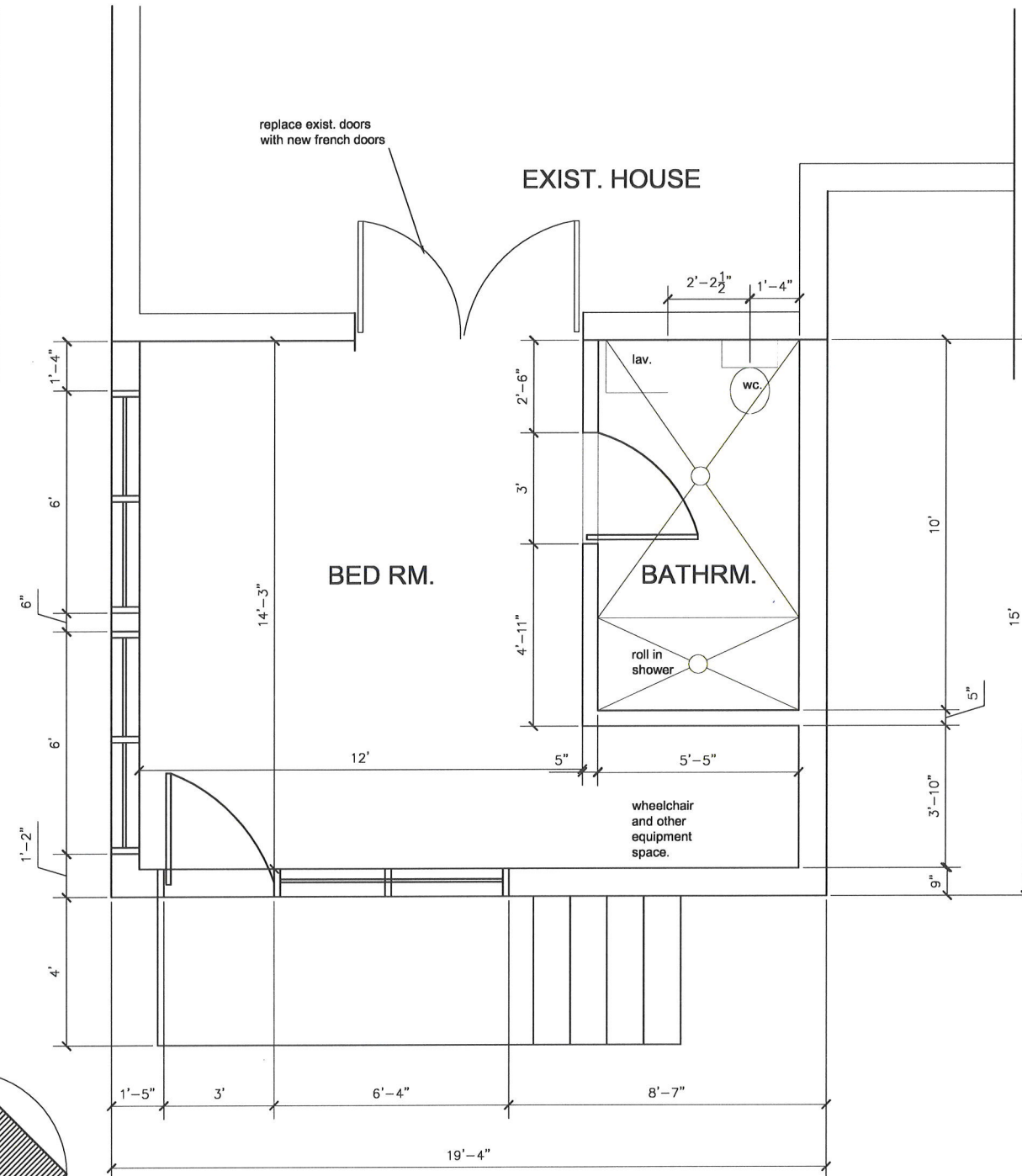


FOUNDATION/COLUMN PLAN

SCALE 1/2" = 1'-0"



NORTH



FIRST FLOOR PLAN

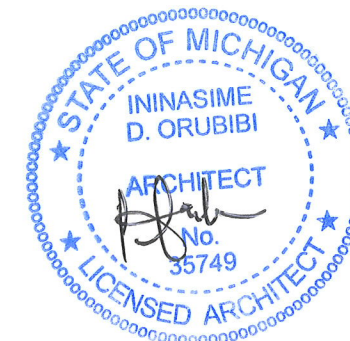
SCALE 1/2" = 1'-0"

Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN

ID0	IO
DRAWN	CHECKED

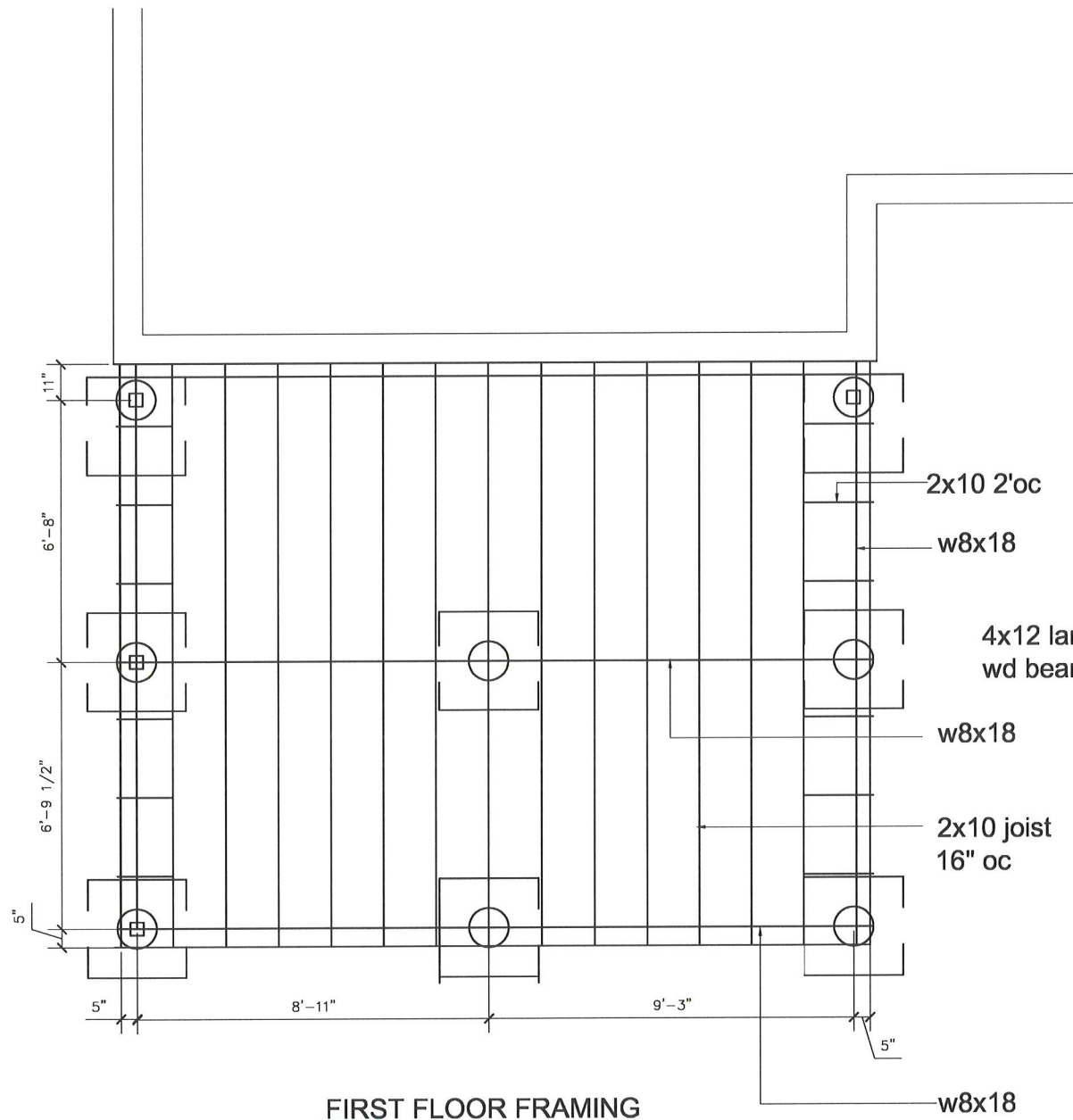
FOUNDATION PLAN
FIRST FLOOR PLAN

A-1

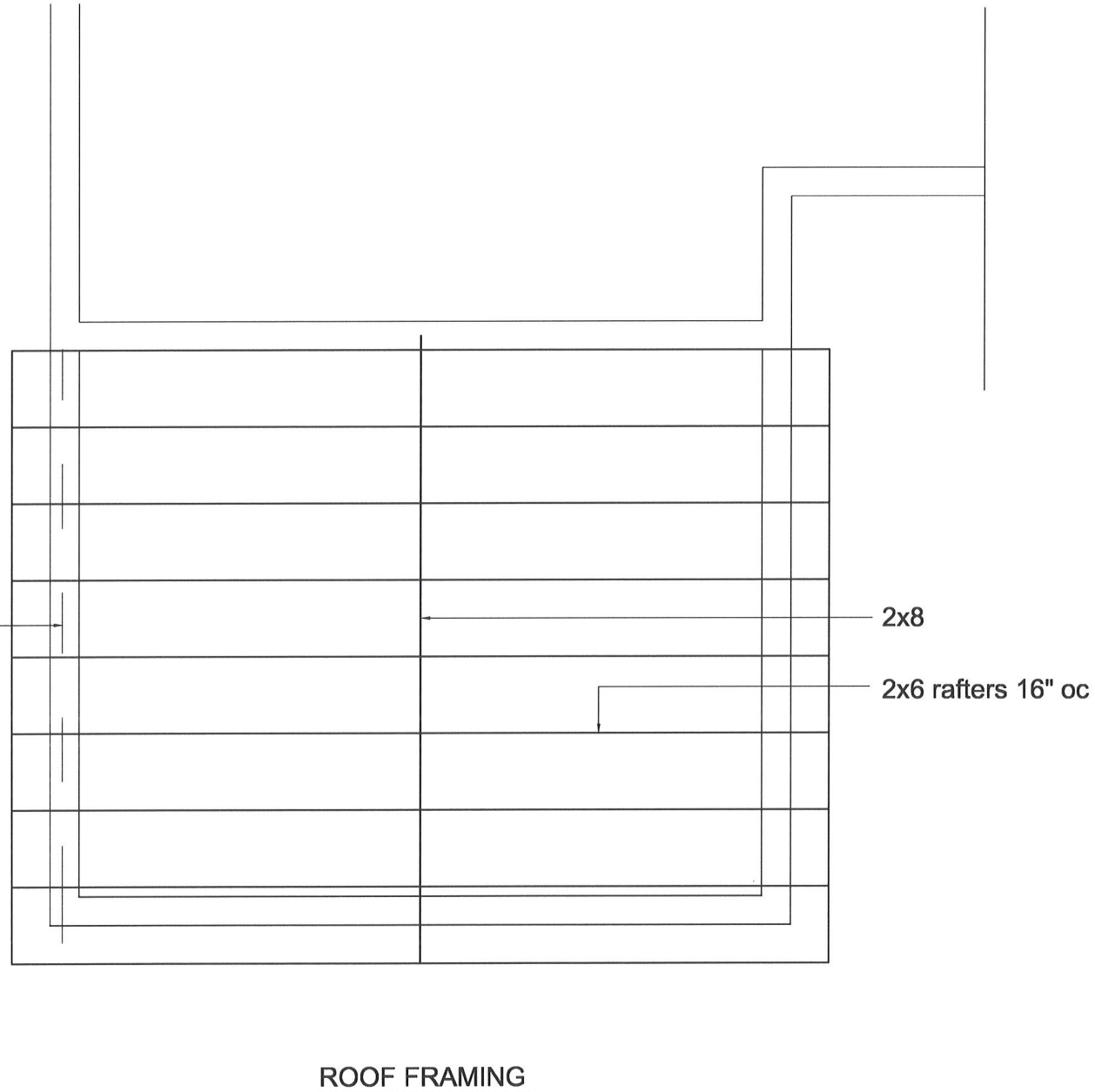


BIDC
 6331 GRAND RIVER
 DETROIT, MI. 48208
 313-575 5407
 313-899-2099
 bidci@sbcglobal.net

Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN

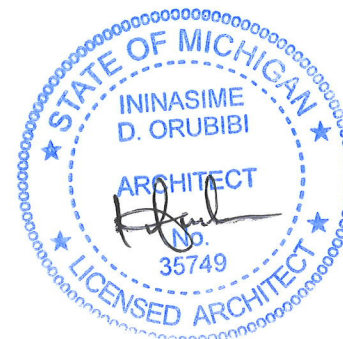


FIRST FLOOR FRAMING
 SCALE 1/2" = 1'-0"



ROOF FRAMING
 SCALE 1/2" = 1'-0"

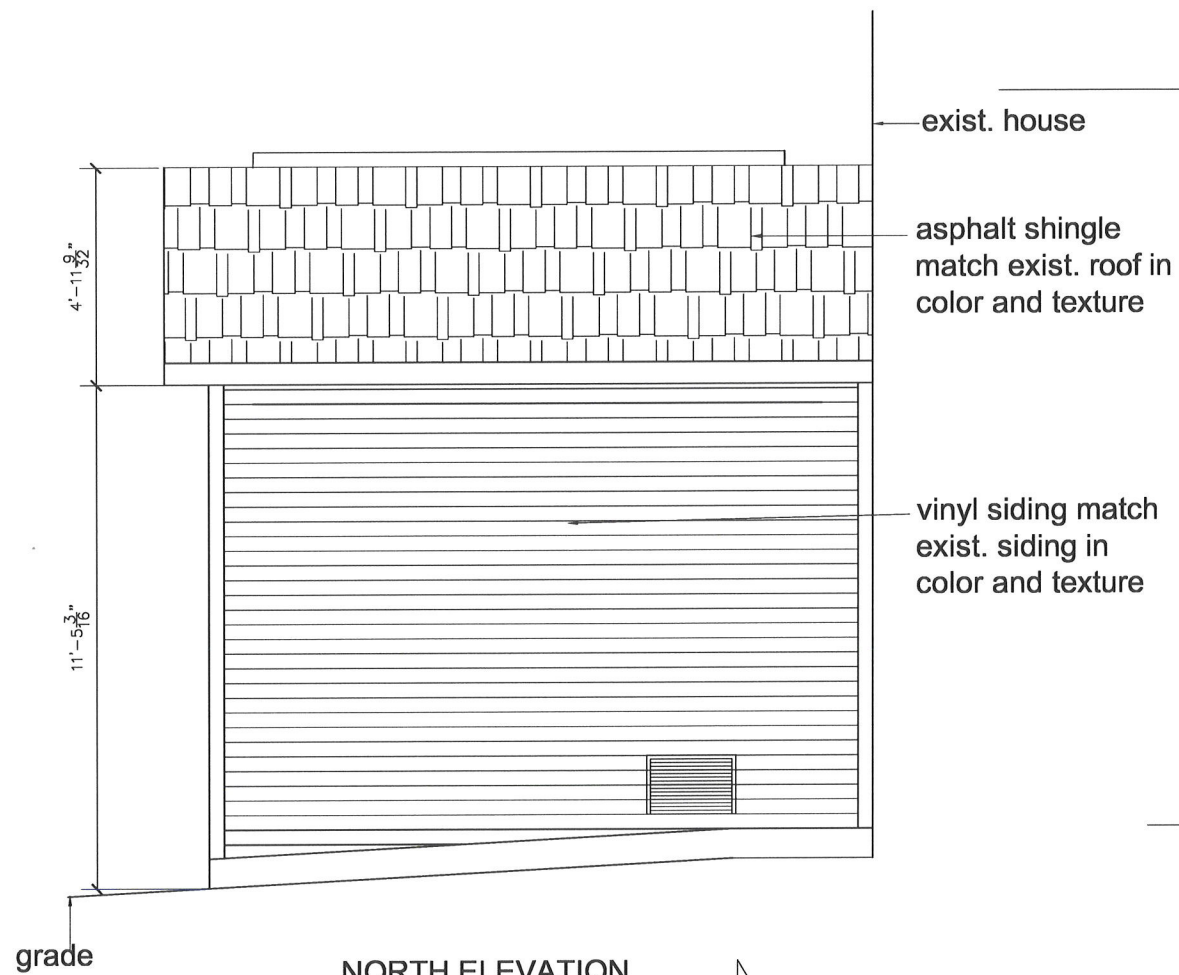
ID0	IO
DRAWN	CHECKED



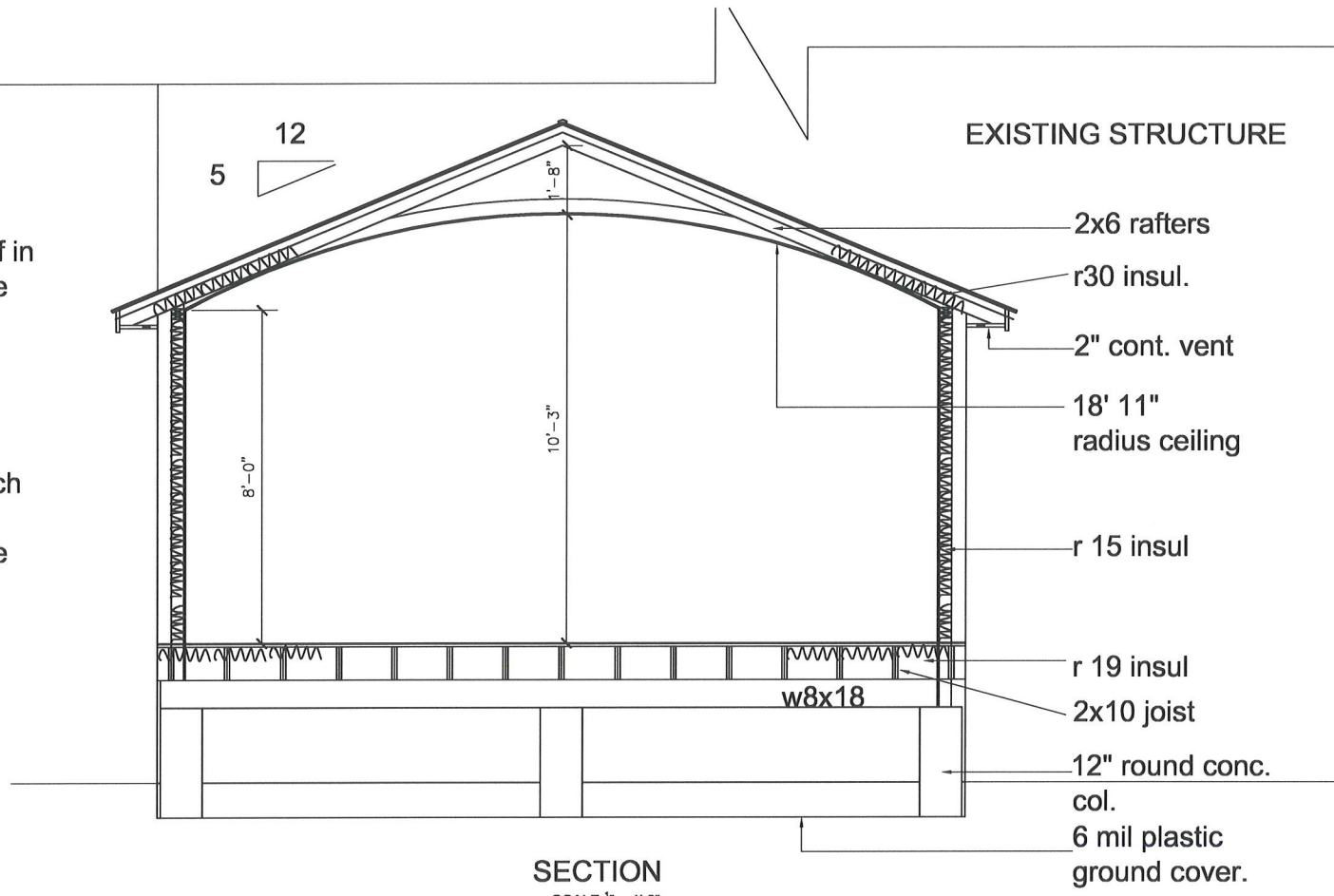
**FIRST FLOOR
 FRAMING
 ROOF FRAMING**

BIDC
 6331 GRAND RIVER
 DETROIT, MI. 48208
 313-575 5407
 313-899-2099
 bidci@sbcglobal.net

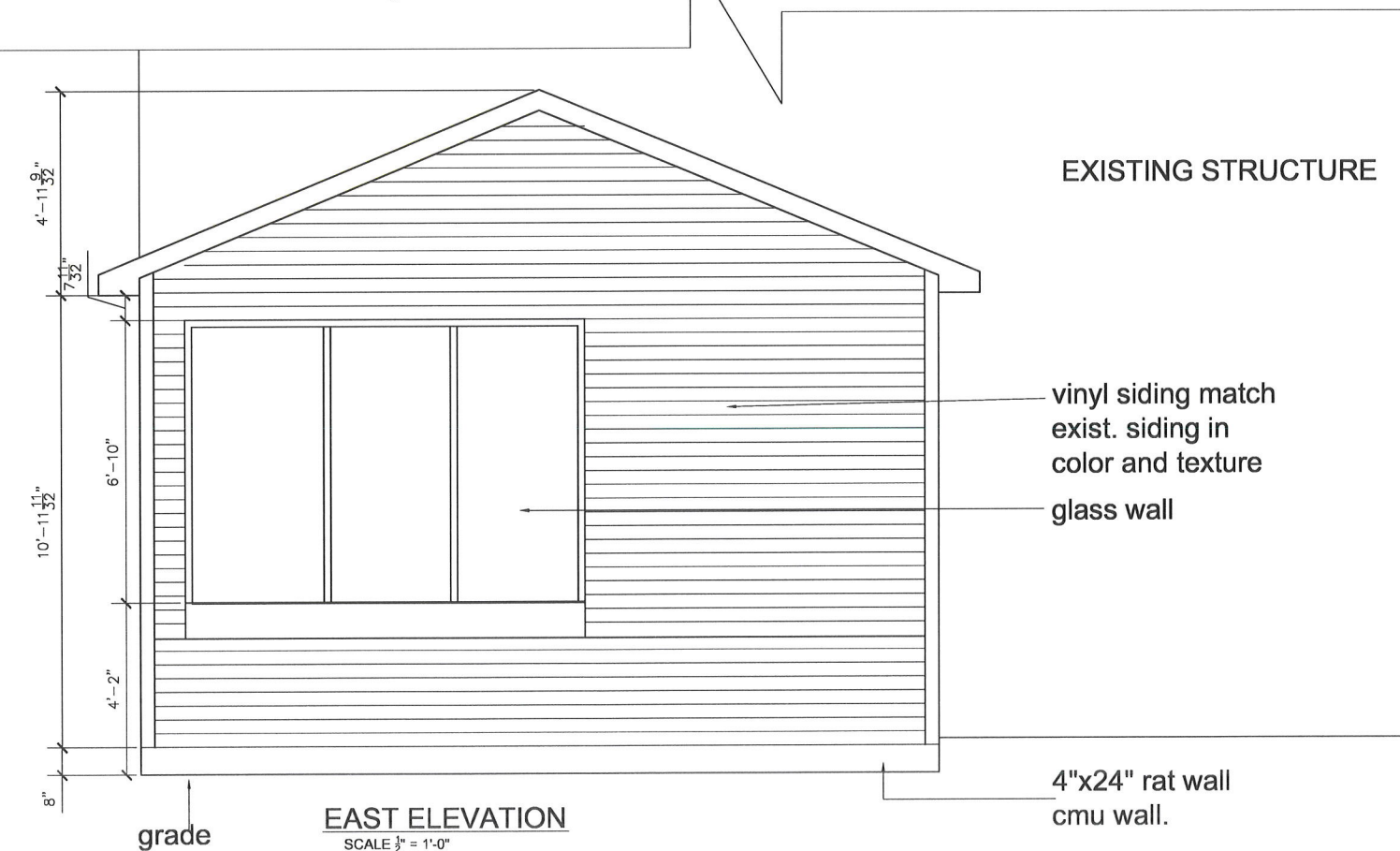
Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN



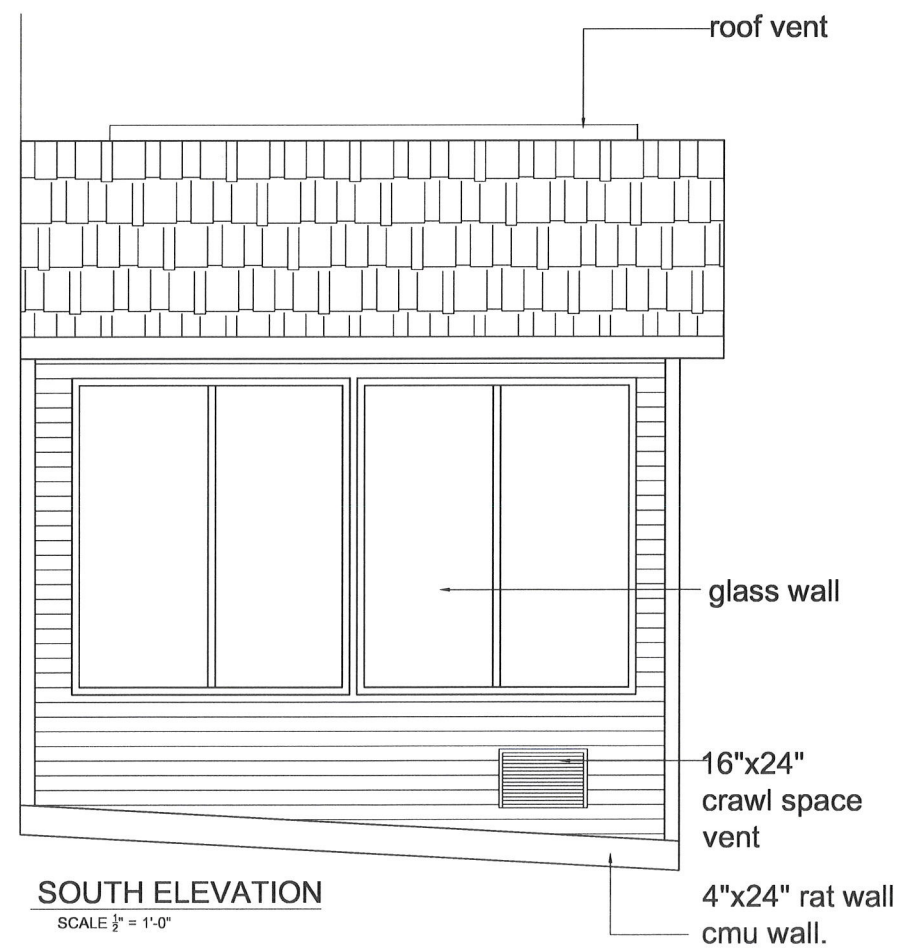
NORTH ELEVATION
 SCALE 1/2" = 1'-0"



SECTION
 SCALE 1/2" = 1'-0"



EAST ELEVATION
 SCALE 1/2" = 1'-0"



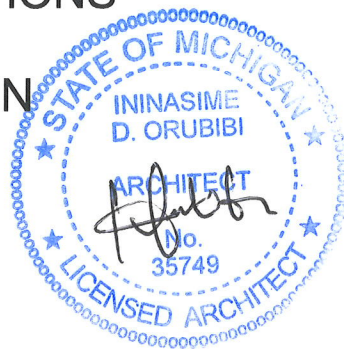
SOUTH ELEVATION
 SCALE 1/2" = 1'-0"

IDD	IO
DRAWN	CHECKED

ELEVATIONS

SECTION

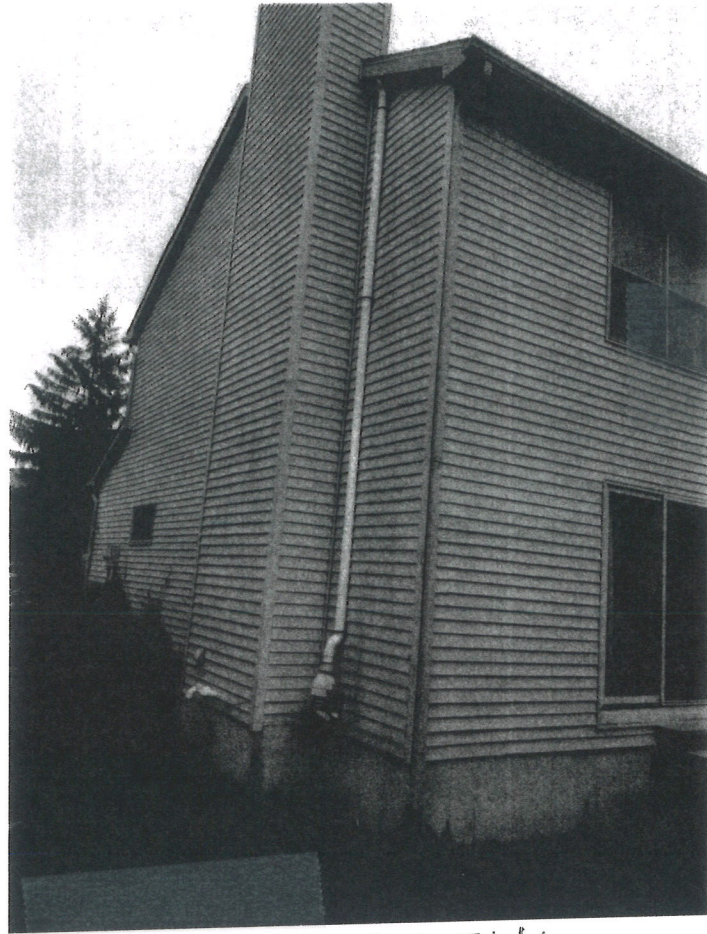
A-3



LICENS



NORTH ELEV.



SOUTH ELEV.

BIDC
6331 GRAND RIVER
DETROIT, MI. 48208
313-575 5407
313-899-2099
bidci@sbcglobal.net

Dr. & Dr Mrs OZOR
1455 KELLEY GREEN
ANN ARBOR, MICHIGAN



WEST ELEVATION



EAST ELEVATION



BIDC

IDO	IO
DRAWN	CHECKED

EXISTING
HOUSE
PICTURES

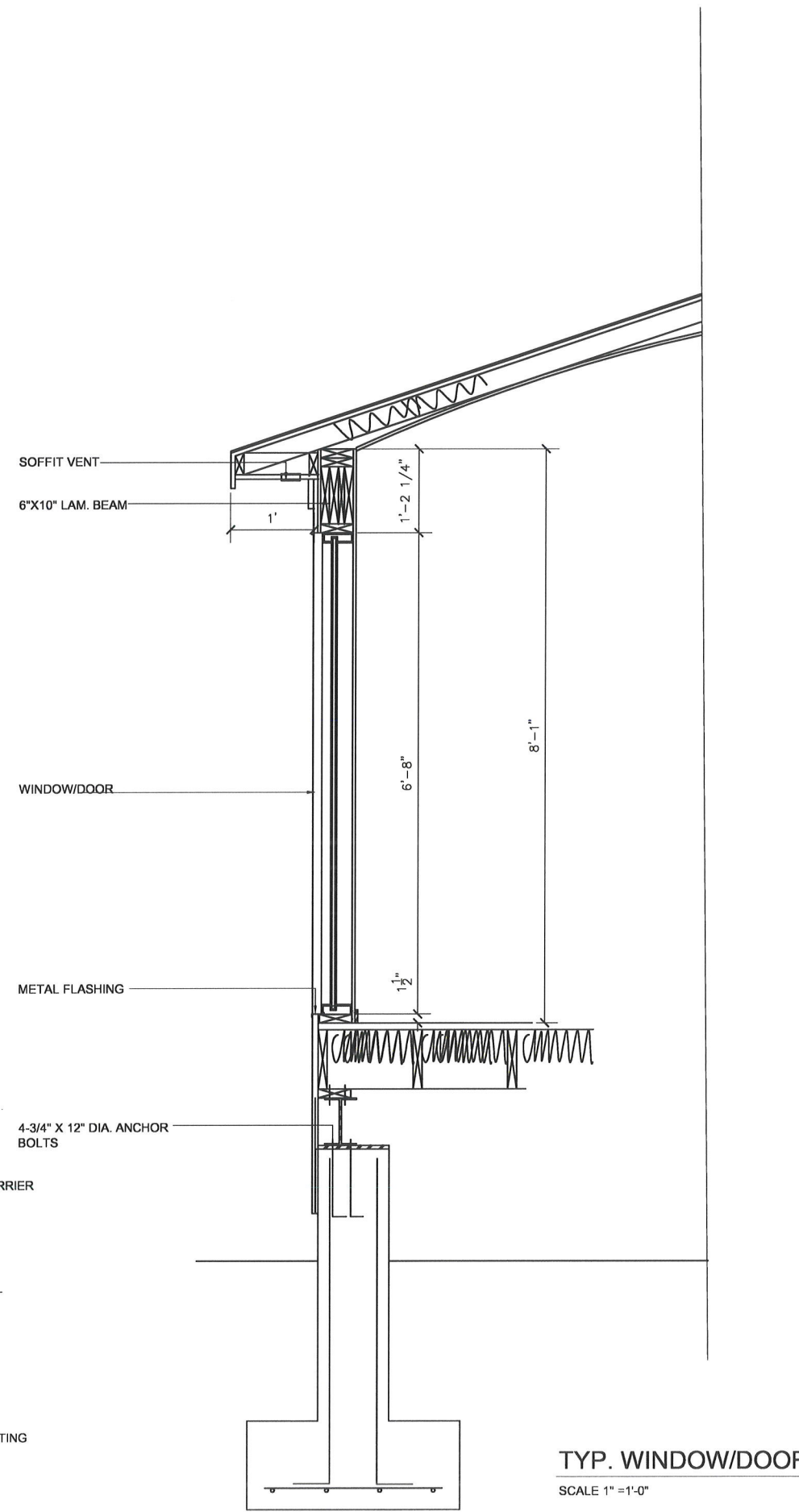
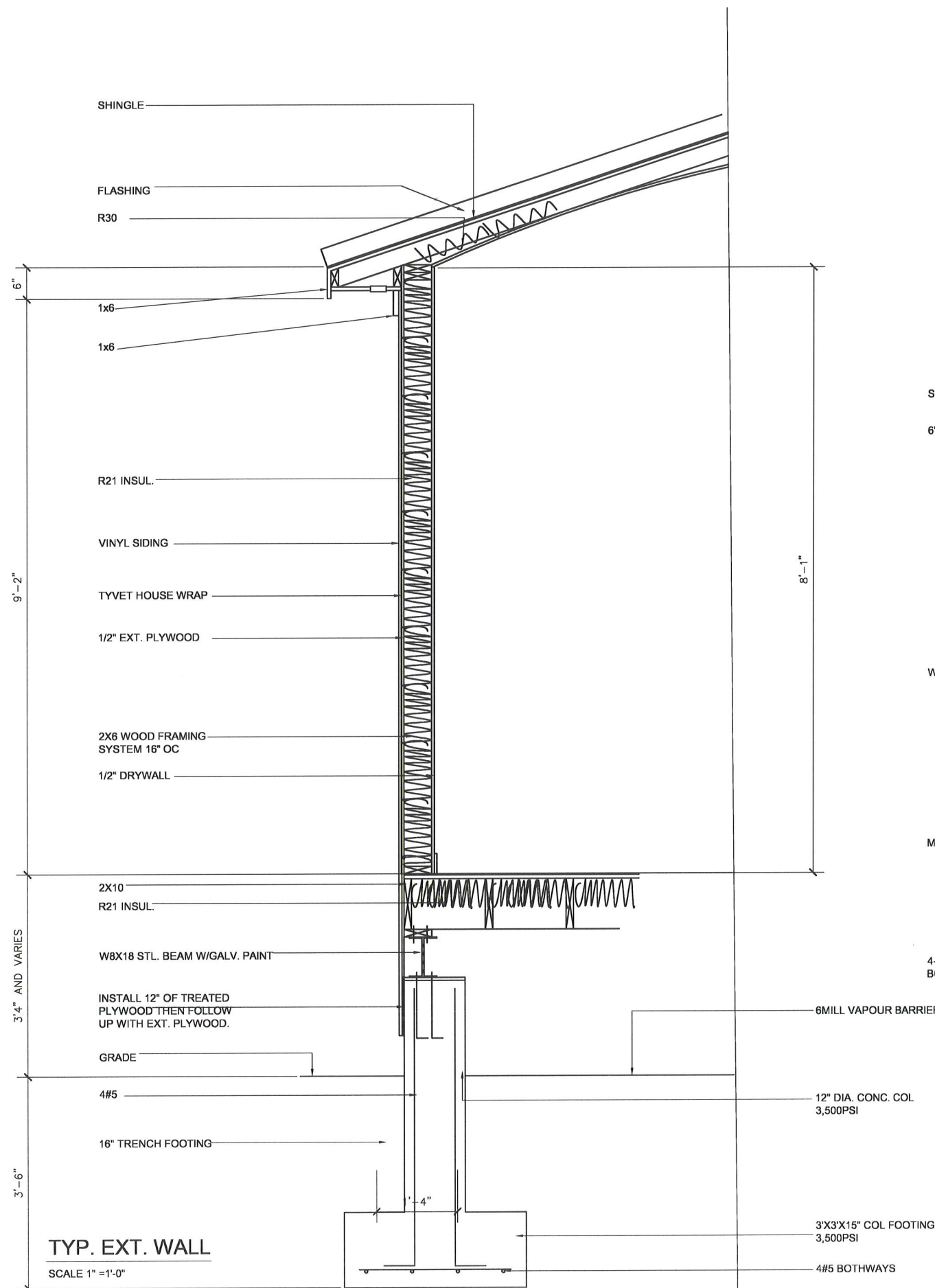
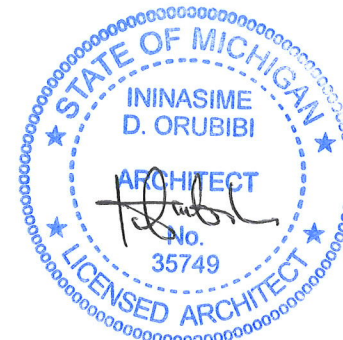


A-4

BIDC
 6331 GRAND RIVER
 DETROIT, MI. 48208

313-899-2099
 bidci@sbcglobal.net

Dr. & Dr Mrs OZOR
 1455 KELLEY GREEN
 ANN ARBOR, MICHIGAN



IDD	IO
DRAWN	CHECKED

**TYP. WALL
 DETAILS**

A - 5

TYP. WINDOW/DOOR
 SCALE 1" = 1'-0"