

**Zoning Board of Appeals
December 4, 2019 Regular Meeting**

STAFF REPORT

Subject: ZBA19-031; 614 Soule Boulevard

Summary:

Forward Design Build, representing the property owners, are requesting a 16 foot 11" variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions. The property is zoned R1D and has a 20 foot rear yard setback requirement. The owners are proposing construction of a new one car garage and mudroom on the first floor and a master bedroom and bathroom on the second floor.

Background:

The subject property is located on a corner lot at the intersection of Soule Boulevard and Lutz Avenue. The home was built in 1926 and is approximately 1,332 square feet in size.

Description:

The proposed addition will replace their existing detached garage and mudroom to construct a new attached addition to the home. The new first floor area will consist of a mudroom, expanded kitchen and garage that total 613 square feet. The second story addition will contain a new master bedroom, bathroom and walk-in closet. The second story addition creates an additional 390 square feet of living area. The unfinished basement excavation is 224 square feet.

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 has listed corner lot location, existing nonconforming mudroom, site layout constraints, out dated home and limited floor area as reasons a variance is being requested.

- (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 petitioner desires to live at the property long term and are making a long term commitment to the neighborhood. The applicant states the property meets the minimum lot size requirements for the R1D district, but the double front setbacks of a corner lot presents difficulties in expanding the home. Relocation of the addition would detract from the neighborhood fabric.

- (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 applicants states the demolition of a detached garage and the attachment of a new addition will improve the physical appearance of the home. The new design of the planned addition increases the distance to the rear property line by one foot from the location of the existing nonconforming detached garage structure. If the addition was relocated to the buildable area on the south side of the property it would interfere with existing sight lines of neighboring properties.

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

According to the applicant, the location of the attached garage is necessary in the proposed location as the home faces Soule Boulevard but has driveway access from Lutz Avenue. The two front yards are currently being used as outdoor space to enjoy, changing the location of the addition would create a backyard that would not be useable next to the neighbor's driveway and side of their home.

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

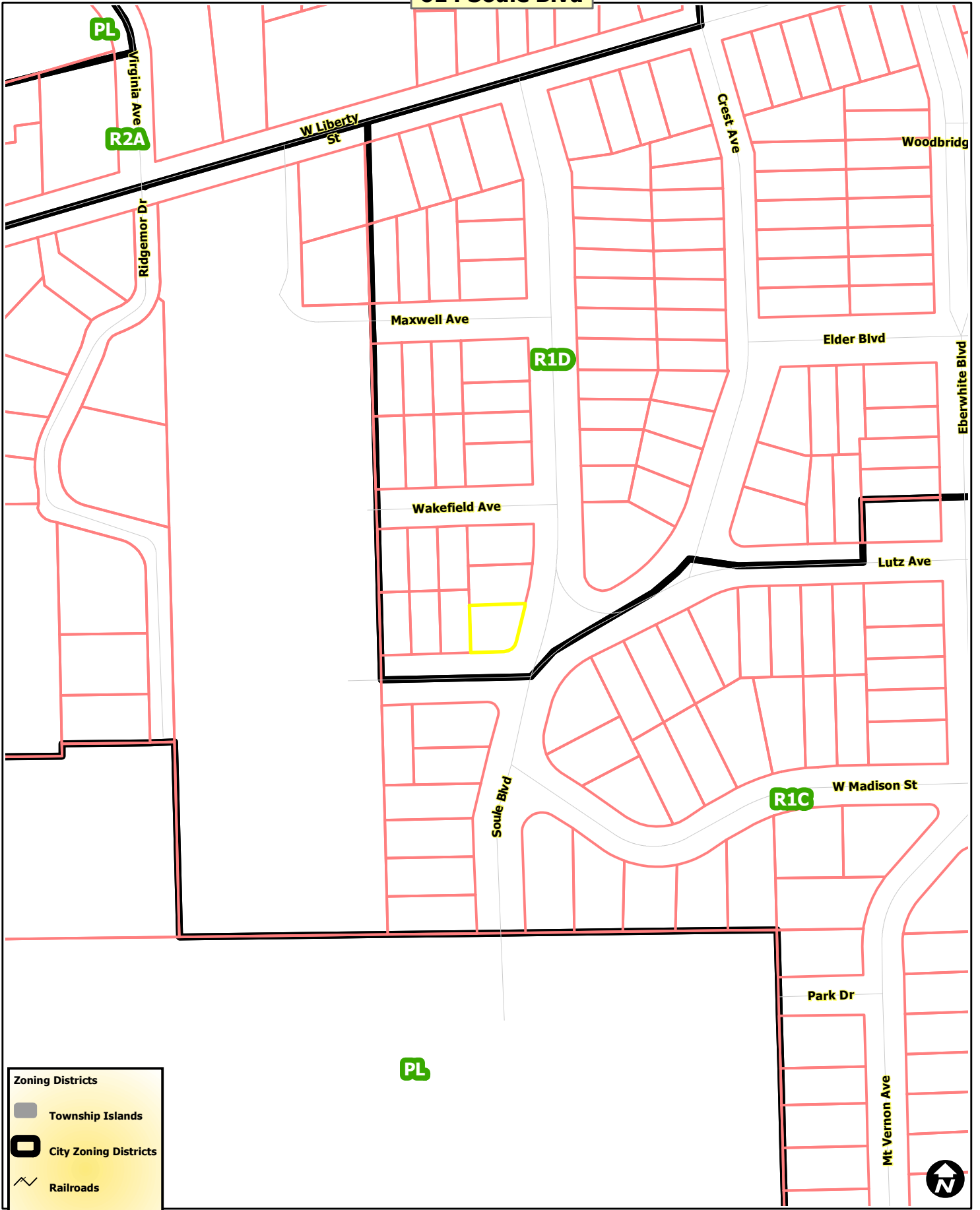
The intersection of the three streets in this neighborhood has created a tree-lined street and park-like characteristic for the area. The siting of the addition allows the preservation of the trees and vegetation in the front yard, which mirrors the other corner lots in the neighborhood.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with a large, looped "J" and a cursive "Barrett".

Jon Barrett
Zoning Coordinator

614 Soule Blvd



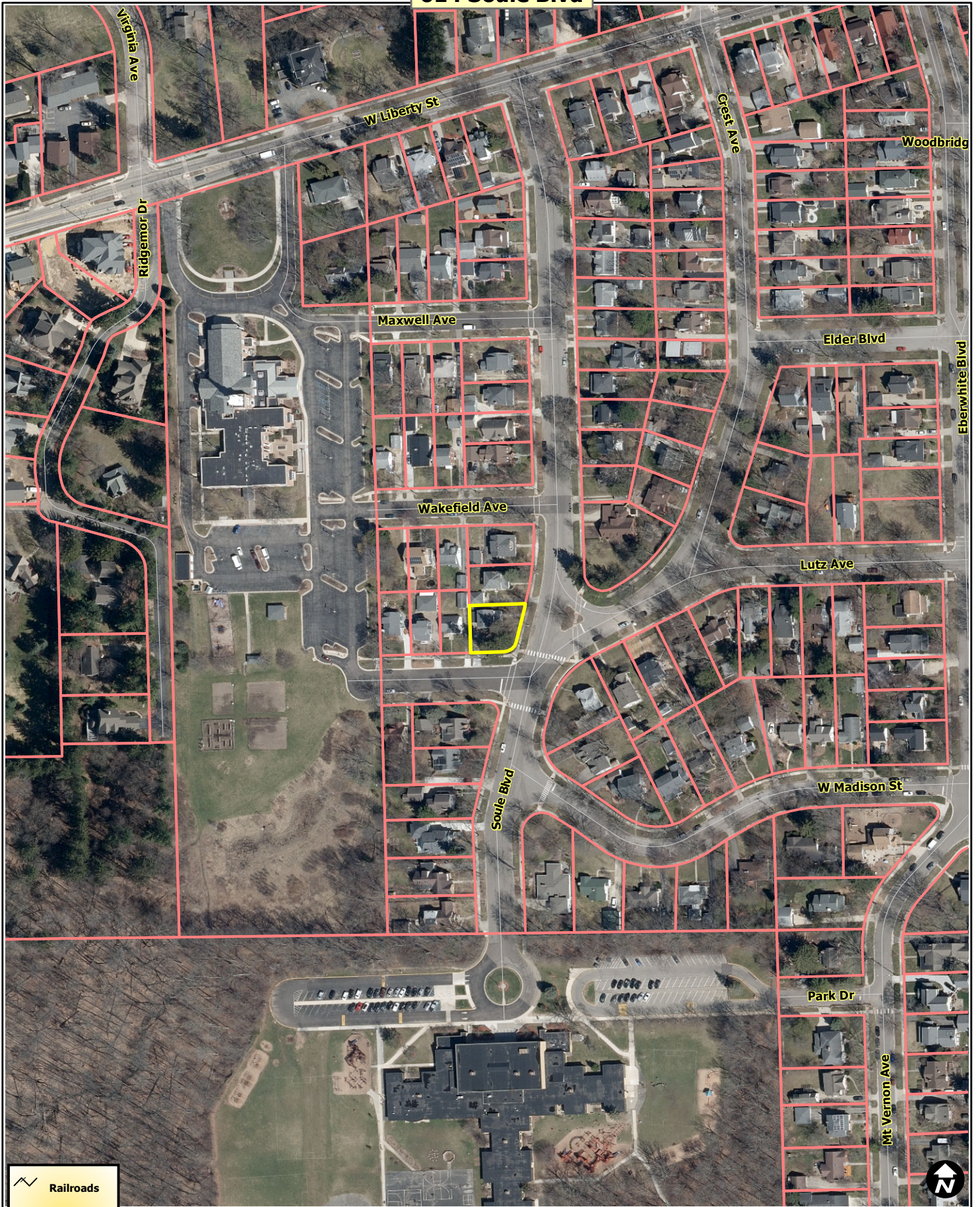
Zoning Districts


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





Map date: 10/1/2019
Any aerial imagery is circa 2018
unless otherwise noted
Terms of use: www.a2gov.org/terms

614 Soule Blvd



 Railroads

 Huron River




 Tax Parcels



Map date: 10/1/2019
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614 Soule Blvd



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 10/1/2019
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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 614 Soule Blvd., Ann Arbor		ZIP CODE 48103
ZONING CLASSIFICATION R1D	NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided Michelle Segar & Jeff Horowitz	
PARCEL NUMBER 09-09-30-418-004	OWNER EMAIL ADDRESS n/a	

APPLICANT INFORMATION

NAME Forward Design Build Remodel			
ADDRESS 6087 Jackson Rd. Suite 100	CITY Ann Arbor	STATE MI	ZIP CODE 48103
EMAIL tim@planforward.net		PHONE (734)761-8403	
APPLICANT'S RELATIONSHIP TO PROPERTY Design / Build Company			

REQUEST INFORMATION

<input checked="" 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: **\$750** ZBA: **19-031**

DATE STAMP
CITY OF ANN ARBOR
RECEIVED

NOV 06 2019

PLANNING & DEVELOPMENT SERVICES

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: **9/17/19**

DocuSigned by:



054E7406D2AA4E8

Michelle Segar

11/6/2019

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

On behalf of our clients, Michelle Segar & Jeff Horowitz, we are proposing an addition in the rear setback of their property at 614 Soule Blvd. Their property is a corner lot, located at the intersection of Soule Blvd. and Lutz Ave., which requires them to have two 25' front setbacks, one 3' side setback and a 20' rear setback. While the front of their home faces Soule, their driveway access is off of Lutz Ave. which leads to their existing detached garage and mudroom on the west side of the property. We are requesting a variance to the rear setback of 20' to 3'-1" which would improve the current location of the existing garage by 1', moving it further away from the property line.

The proposed addition would replace their existing garage and mudroom to accommodate a new attached single car garage and mudroom on the first floor and master bedroom and bathroom on the second floor. This design is being proposed because it's the most practical layout for this home, while also being the least intrusive on the rest of the site / neighborhood.

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.

- **Corner Lot:** This is a corner lot with limited buildable area based on the setback requirements (2 fronts, rear, and side)
- **Nonconforming Residence:** The existing mudroom and 4" of the west side of house are not within the rear setback requirements making the house already a nonconforming structure.
- **Site Layout:** Having a driveway off of Lutz Ave. and a front entry on Soule Blvd. also contributes to the limited buildable area of the site
- **Home Orientation:** Michelle & Jeff would like to maintain the east-west orientation of their home to enjoy the natural light and open area at the south side of their property. The new design proposes access from their dining room so they can utilize this space even more.
- **Age of House:** House was built in 1926. This 93 year old home is antiquated and the homeowners are looking to improve their existing inadequate amenities while preserving the historic character of the home. Their 100 SqFt kitchen is very limited, as it lacks storage and usability for a single family. Also, as the current layout shows, "bedroom 3" does not have a closet and therefore is not considered a bedroom. The proposed additional square footage provides an increase in storage and brings the house up to date.

- **Floor Area:** This is a 1300 SF home with 1 bathroom. Michelle & Jeff would like to expand their home to meet the needs of their family. Michelle also works from home and the current floor plan does not allow for a dedicated office space for her. Increasing the square footage of the home alleviates the contention of sharing one bathroom and working in a hallway.

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.

- This family desires to live in this house long term and therefore are making a long term commitment to the neighborhood. Although they have sufficient lot size for the R1-D zoning district, the setbacks of their corner lot present them with a practical difficulty to expand their home. Given the current setbacks they are unable to meet their needs without detracting from the current neighborhood fabric.

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.

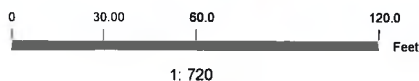
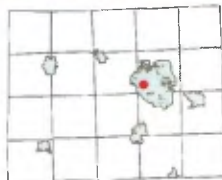
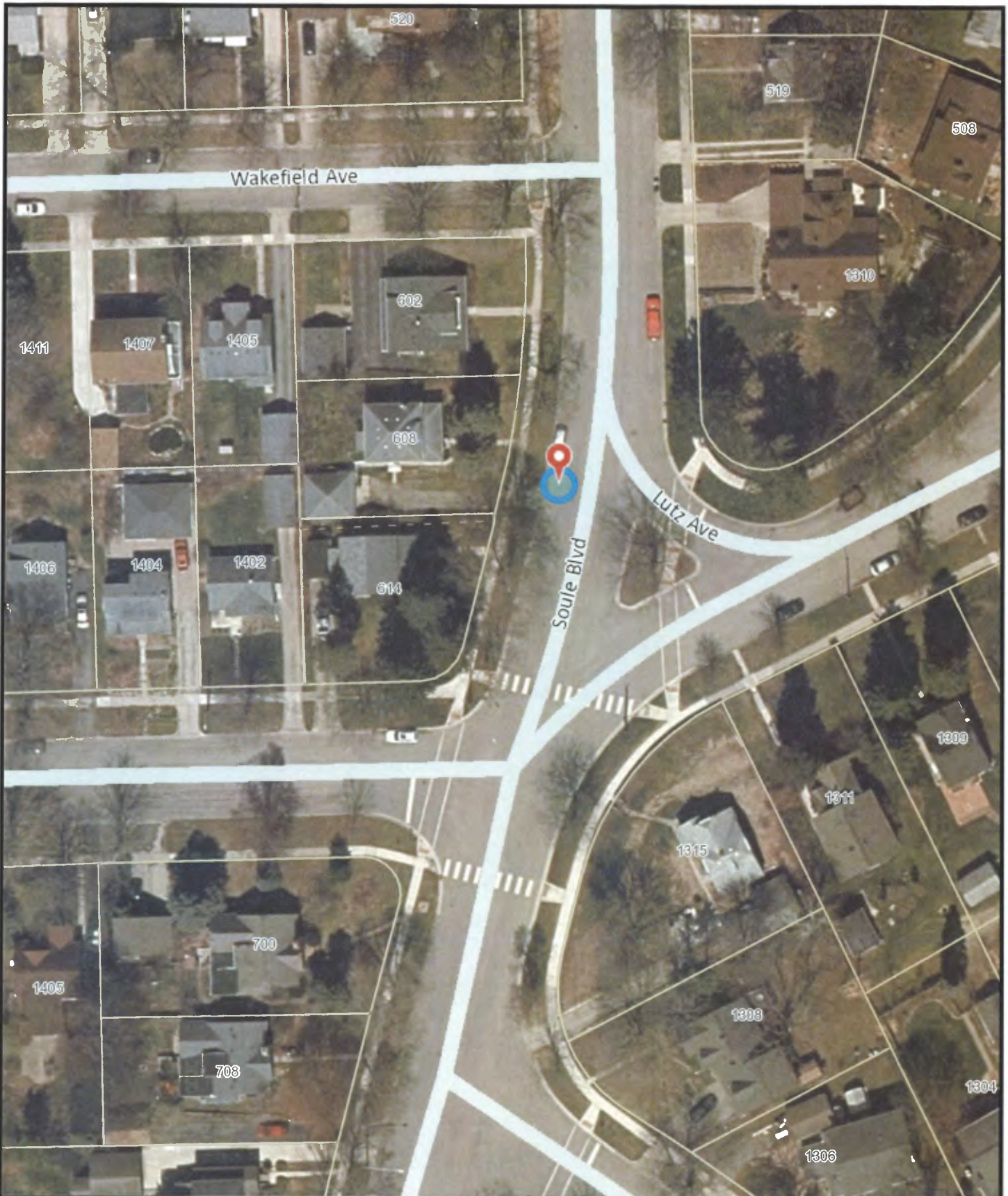
- We are proposing this addition on the west side of the home because it will take the place of the existing garage and mudroom, thus reducing the impact on the neighbors whose garages are also located in this corner on their properties.
- This new design, which better balances the existing structure by tying in the garage with the rest of the home, will not only keep, but improve the physical characteristics of the house and the neighborhood.
- The new design, increases the distance from the property line an additional foot from where the current non-conforming structure is placed.
- Alternatively, if an addition were proposed in the buildable area on the south side of the property, this would have more of an intrusive effect on the neighbors because it would project past the front of the homes on Lutz Ave. and obstruct more sightlines between the three streets.
- The existing intersection of the three streets, creates a park-like feel to the neighborhood. The new design allows us to preserve the vegetation and trees on site, which mirrors corner lots within the neighborhood.

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

- This property is a corner lot with two 25' front setbacks, one 3' side setback and one 20' rear setback.
- The current west elevation of the home does not meet the 20' setback requirement making these walls nonconforming.
- The home faces Soule Blvd. but has driveway access from Lutz Ave.
- While it may appear there is buildable area to the south side of the site, this space does not lend itself to a proper attached garage addition because of the existing layout of the driveway nor does it allow for a new second floor bedroom and bathroom given the home's existing bedroom layout.
- The family also utilizes the existing outdoor space with having two front yards and changing this would create an unusable backyard right next to their neighbors driveway and side of their house.

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

A variance approval of a 3'-1" rear setback will allow us to maintain the existing look of the neighborhood by keeping Michelle & Jeff's garage and mudroom addition on the west side of their home. Due to the limitations of their corner lot and existing layout of the neighboring homes and garages, we feel this is the best use of space that will have the least amount of impact on the neighborhood.



9/24/2019



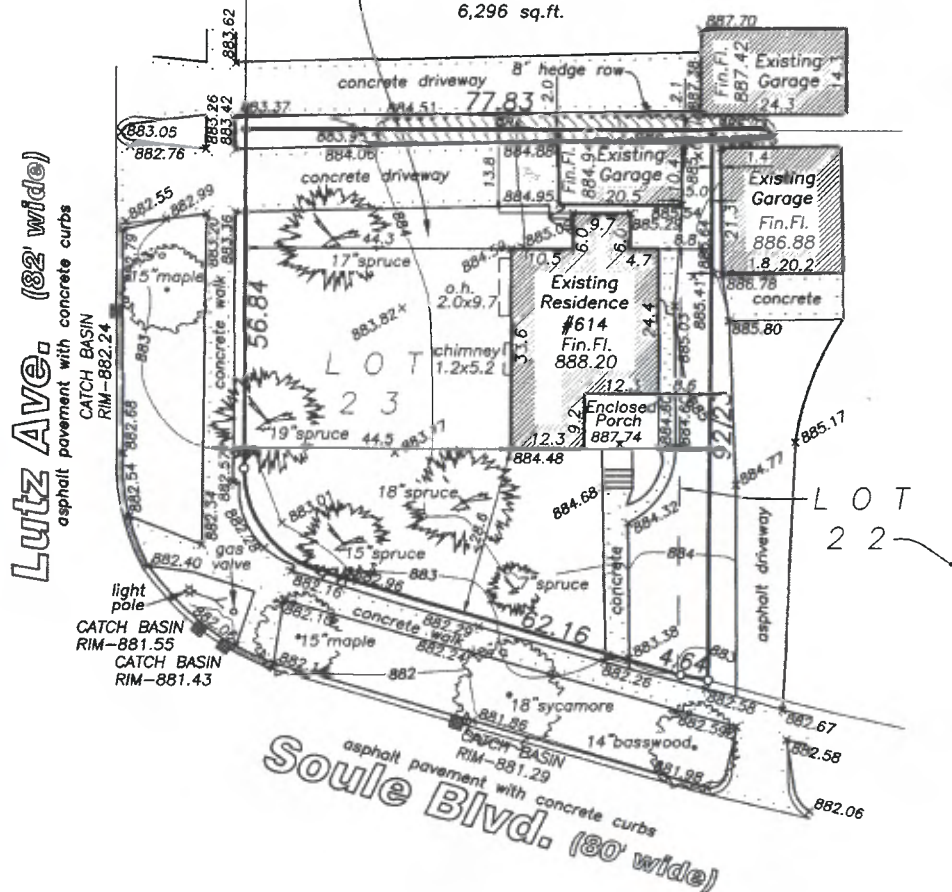
NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



DESCRIBED PARCEL

6,296 sq.ft.



LEGAL DESCRIPTION

THE SOUTH 5 FEET OF LOT 22 & ALL OF LOT 23 OF, "EVER WHITE FIRST ADDITION", PART OF THE SOUTHEAST 1/4 OF SECTION 30, T.2S., R.6E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF PLATS ON PAGES 13 & 14. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NAVD88 BENCH MARK
ARROW ON HYDRANT
ELEVATION = 883.43

HYDRANT

000.00 = EXISTING ELEV.
000.00 = PROPOSED ELEV.
— = DRAINAGE COURSE

TOPOGRAPHIC SURVEY

prepared for: MICHELLE SEGER & JEFF HOROWITZ
614 SOULE BLVD
ANN ARBOR, MI 48103
(734) 995-5152

JEKABSON & ASSOCIATES, P.C.

Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-0200 (734) 414-7272 fax
by *[Signature]*

PLAN	N/A
DATE	10 OCT 14
JOB NO.	14-09-008
SCALE	1" = 20'
DRAWN	JRN
CHECKED	JGE
SHEET	1 OF 1



Know what's below.
Call before you dig.



SEGAR / HOROWITZ RESIDENCE
614 SOULE BLVD., ANN ARBOR, MICHIGAN



BEFORE PHOTO



AFTER RENDERING

6087 Jackson Rd Suite 100
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.phillipward.net

CONSTRUCTION
DOCUMENTS

REMODEL / ADDITION
JEFF HOROWITZ & MICHELLE SEGAR
614 SOULE BLVD
Ann Arbor, MI 48103

SHEET INDEX	
ID	Name
	COVER SHEET
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A102	GROUND FOUNDATION PLAN
A103	GROUND FIRST FLOOR PLAN
A104	GROUND SECOND FLOOR PLAN
A105	GROUND TERTIARY PLAN
A106	GROUND FIRST TLOOR
A107	GROUND SECOND TLOOR PLAN
A108	GROUND ROOF PLAN
A109	GROUND EXTERIOR ELEVATIONS
A201	GROUND EXTERIOR ELEVATIONS
	BUILDING SECTIONS
	BUILDING SECTION
	3D VIEWS

FLOOR AREA CALCULATION

EXISTING FLOOR AREA:	
BASEMENT - 791 SQ.FT. (0 SQ.FT. FINISHED)	
1ST F.L.R. - 768 SQ.FT.	
2ND F.L.R. - 532 SQ.FT.	
EXISTING FINISHED FLOOR AREA - 1,290 SQ.FT.	
NEW FLOOR AREA:	
BASEMENT - 1,048 SQ.FT. (0 SQ.FT. FINISHED)	
1ST F.L.R. - 960 SQ.FT.	
2ND F.L.R. - 964 SQ.FT.	
NEW FINISHED FLOOR AREA - 1,884 SQ.FT.	
NEW ATTACHED GARAGE SQ.FT. - 341 SQ.FT.	

SITE LINE KEY

LIMIT OF DISTURBANCE
(SEE GRADING SHEET FOR DETAILS)

SOIL TYPE

MIAMI LOAM

GENERAL NOTES

ZONING:
R-1D SINGLE FAMILY RESIDENTIAL
SETBACKS:
"THIS LOT HAS 2 FRONT YARDS"
FRONT: 25'
SIDE: 3' MIN.
REAR: 20'
LOT AREA:
6,296 SQ. FT. (15 AC.)

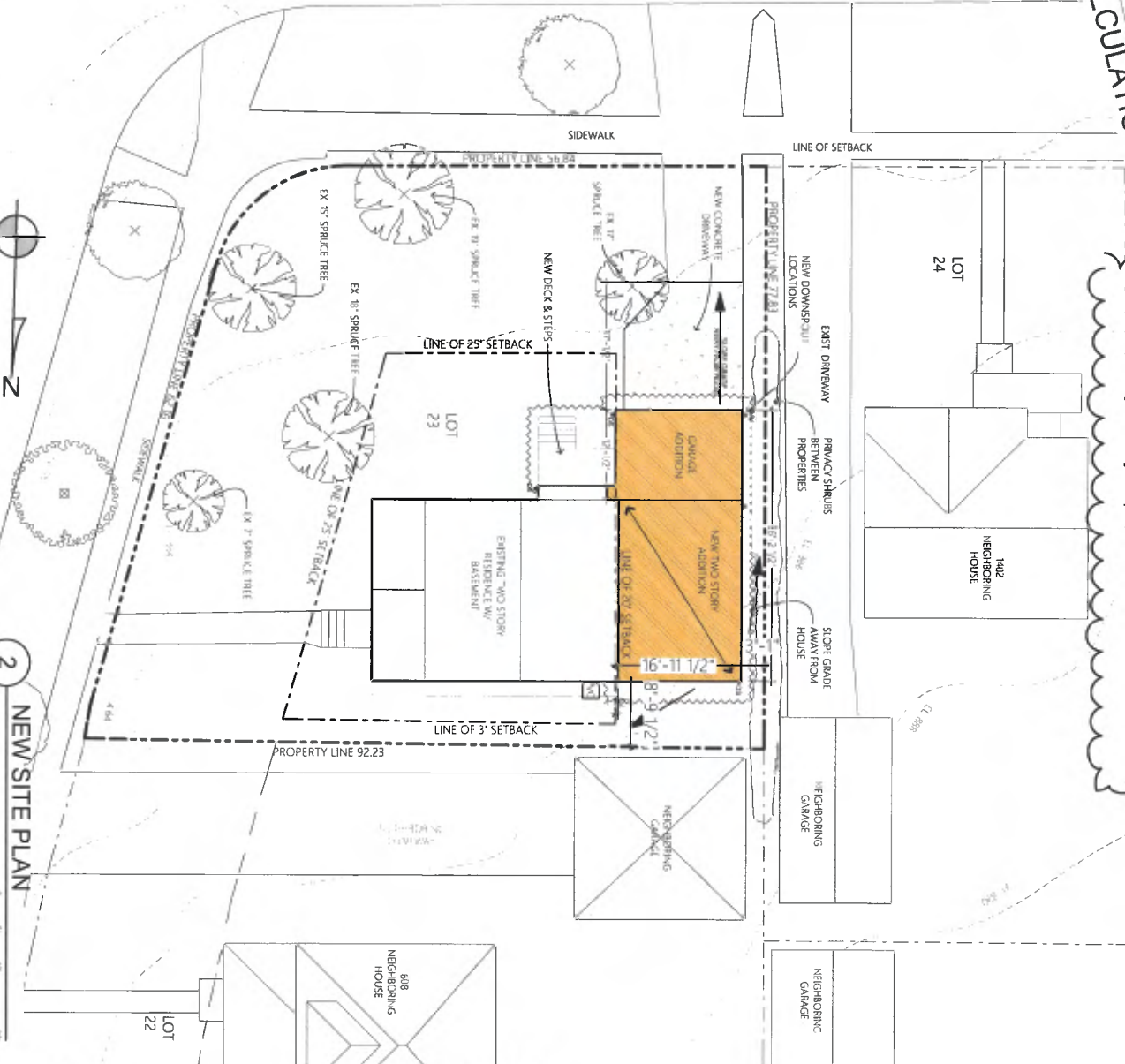
CORRECTED FLOOR AREA CALCULATION

	Existing house (sq ft)	Proposed addition to existing house (sq ft)	Proposed total (sq ft)
First Floor	747	199	946
Second Floor	577	391	968
Total Square Footage	1324	590	1914

*Proposed total = the total house square footage of the house after completion of the proposed project. This increases the square footage of the existing house by 44%.



3 DEMO SITE PLAN



2 NEW SITE PLAN

REMDEL / ADDITION

JEFF HOROWITZ & MICHELLE SEGAR
614 SOULE BLVD
Ann Arbor, MI 48103

CONSTRUCTION DOCUMENTS

6087 Jackson Rd Suite 100
Ann Arbor, MI 48103
P 734-761-9403
F 734-761-9413
www.plmhd.com

SHEET INDEX

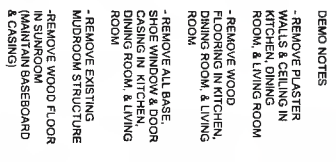
No.	Name
101	CORR SHEET
102	SITE PLAN
103	DEMO FLOOR PLAN
104	DEMO FIRST FLOOR PLAN
105	DEMO SECOND FLOOR PLAN
106	DEMOS THIRTEEN
107	DEMOS FOURTEEN
108	DEMOS FIFTEEN
109	DEMOS SIXTEEN
110	DEMOS SEVENTEEN
111	DEMOS EIGHTEEN
112	DEMOS NINETEEN
113	DEMOS TWENTY
114	DEMOS TWENTY ONE
115	DEMOS TWENTY TWO
116	DEMOS TWENTY THREE
117	DEMOS TWENTY FOUR
118	DEMOS TWENTY FIVE
119	DEMOS TWENTY SIX
120	DEMOS TWENTY SEVEN
121	DEMOS TWENTY EIGHT
122	DEMOS TWENTY NINE
123	DEMOS THIRTY

11/6/2019

SITE TITLE

SITE PLAN

A101


$$M_{\infty}^{\pm} = \chi_{\infty}^{\pm} \mathbf{1}_{\mathbb{R}^d} \otimes M_{\infty}^{\pm}$$

= ALL ITEMS TO BE DISMANTLED AND / OR REMOVED, SALVAGED-SEE SCOPE OF WORK

EXISTING POURED CONCRETE

EXISTING INTERIOR WALLS ASSUMED
ASSEMBLY 2x4 W/ 3/4" PLASTER BOTH
SIDES



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**CONSTRUCTION
DOCUMENTS**

REMODEL / ADDITION
JEFF HOROWITZ & MICHELLE SEGAR
614 SOULE BLVD
Ann Arbor, MI 48103

SHEET INDEX	
ID	Name
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A104	OHIO SECOND FLOOR PLAN
A105	NEW FOUNDATION PLAN
A106	NEW FIRST FLOOR
A107	NEW SECOND FLOOR PLAN
A108	NEW ROOF PLAN
A201	NEW EXTERIOR ELEVATIONS
A300	NEW EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A303	3D VIEWS

11/6/2019

SHEET TITLE

DEMO FIRST FLOOR
PLAN



SHEET INDEX	
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A103	DRAWING FIRST FLOOR PLAN
A104	DRAWING SECOND FLOOR PLAN
A105	DRAWING FOUNDATION PLAN
A106	NEW FIRST FLOOR
A107	NEW SECOND FLOOR PLAN
A108	NEW ROOF PLAN
A200	NEW EXTERIOR ELEVATIONS
A201	NEW EXTERIOR ELEVATIONS
A100	BUILDING SECTIONS
A201	BUILDING SECTION
A300	10 VIEWS

**CONSTRUCTION
DOCUMENTS**

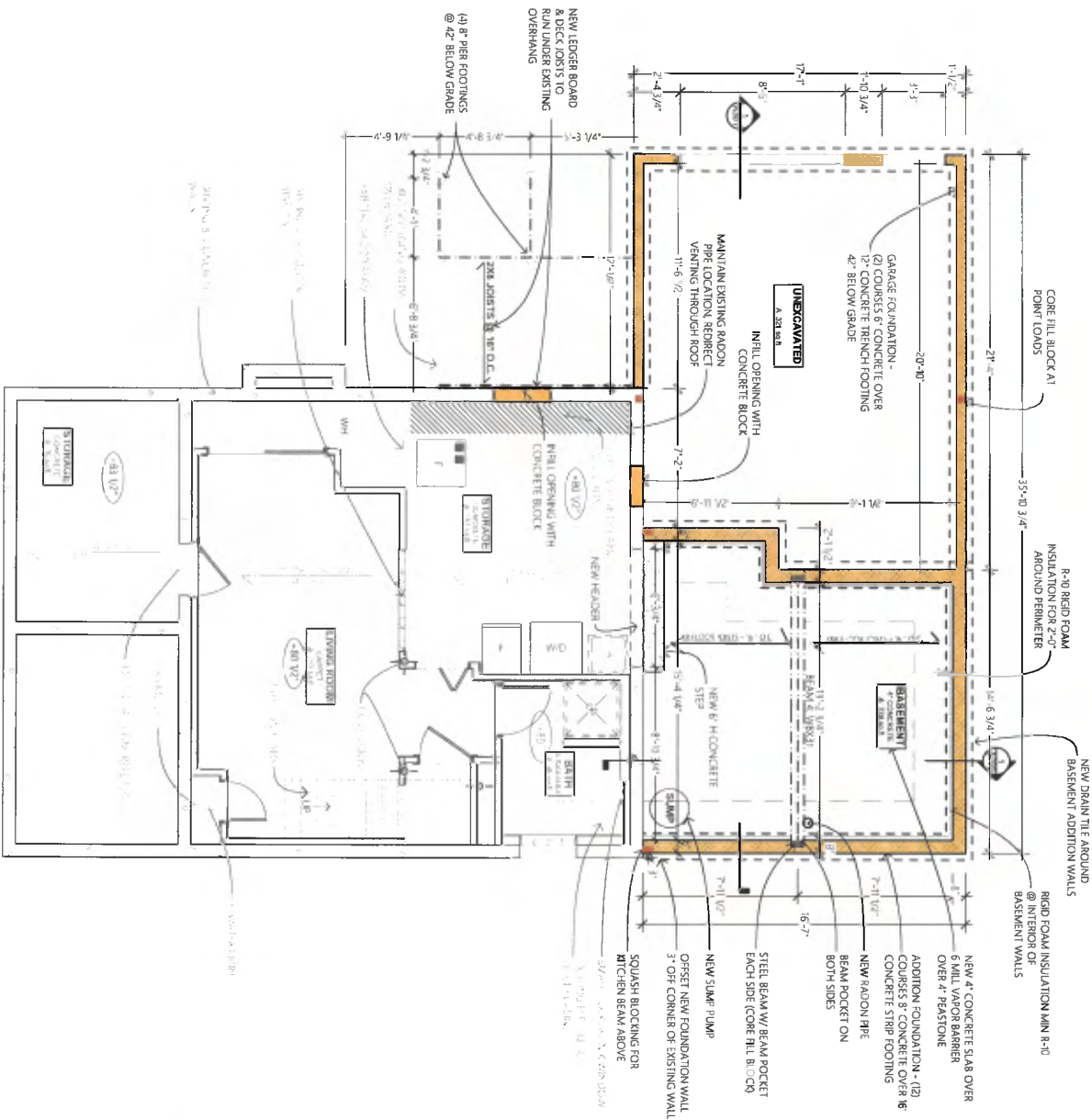
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11/6/2019
SHEET TITLE
DEMO SECOND FLOOR
PLAN

1 DEMO SECOND FLOOR PLAN



A104



Beam Number	Beam Location	Beam Size	End Reaction in Pounds	Bearing Condition	Notes
B1	Living Room Header	(2) 11-7/8\" Verap-Lam 2.0	6,135	min (3) 2x4	solid blocking to beam below
B2	Kitchen Beam	7x14\" Verap-Lam 2.0	8,206	Column Type 1	Provide solid blocking at floor joist center to bear onto foundation
B3	Garage Beam	(2) 16\" Verap-Lam 2.0 3100	6,283	min (4) 2x4 at 2x4 wall	2x4 wall bearing is less than 7'-0\" and 2x6 wall bearing is approximately 9'-6\"
B4	Basement Addition	WB31	9,487	beam pocket	bear onto foundation wall

1 NEW FOUNDATION PLAN



DRAWING KEY

- ALL ITEMS TO BE REMOVED, SALVAGED- SEE SCOPE OF WORK
- NEW COUNTERTOPS
- NEW WALLS- SEE SCOPE OF WORK AND WALL LEGEND

WALL LEGEND

- EXISTING POLYMER CONCRETE WALL, 8\" THICK
- EXISTING INTERIOR WALLS, AS-BUILT
- ASSEMBLY 2x4 W/ 3/4\" PLASTER BOTH SIDES
- CONCRETE BLOCK WALL OVER CONCRETE TRENCH FOOTING, MIN 4\" BELOW GRADE

SHEET INDEX	NAME
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A112	FRONT ELEVATION PLAN
A113	FRONT ELEVATION PLAN
A114	FRONT ELEVATION PLAN
A115	FRONT ELEVATION PLAN
A116	FRONT ELEVATION PLAN
A117	FRONT ELEVATION PLAN
A118	FRONT ELEVATION PLAN
A119	FRONT ELEVATION PLAN
A120	FRONT ELEVATION PLAN

REMDEL / ADDITION

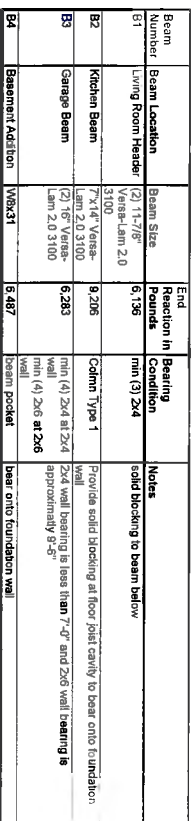
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11/6/2019
SHEET TITLE
NEW FOUNDATION PLAN

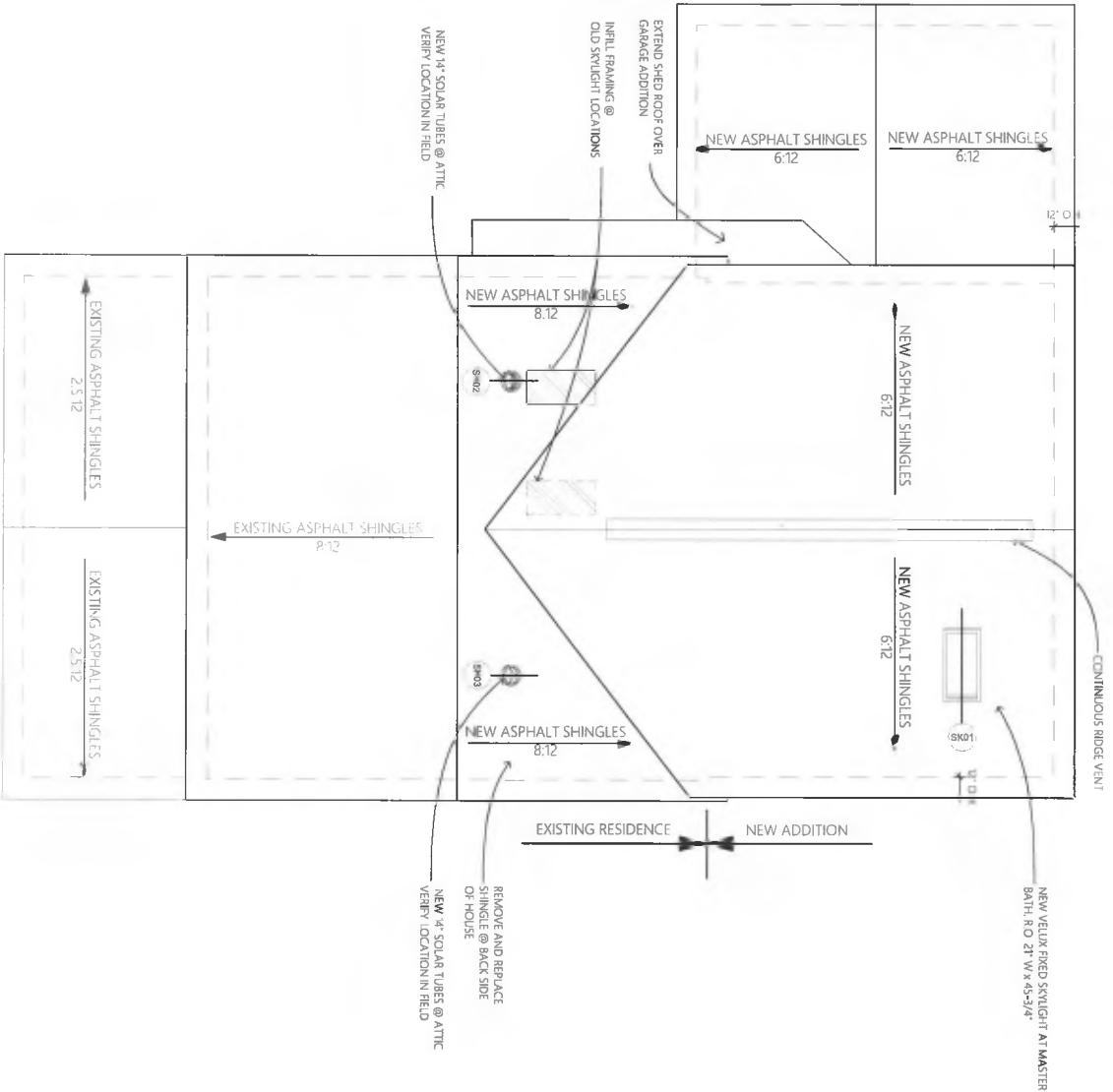
A105



NEW SECOND FLOOR PLAN

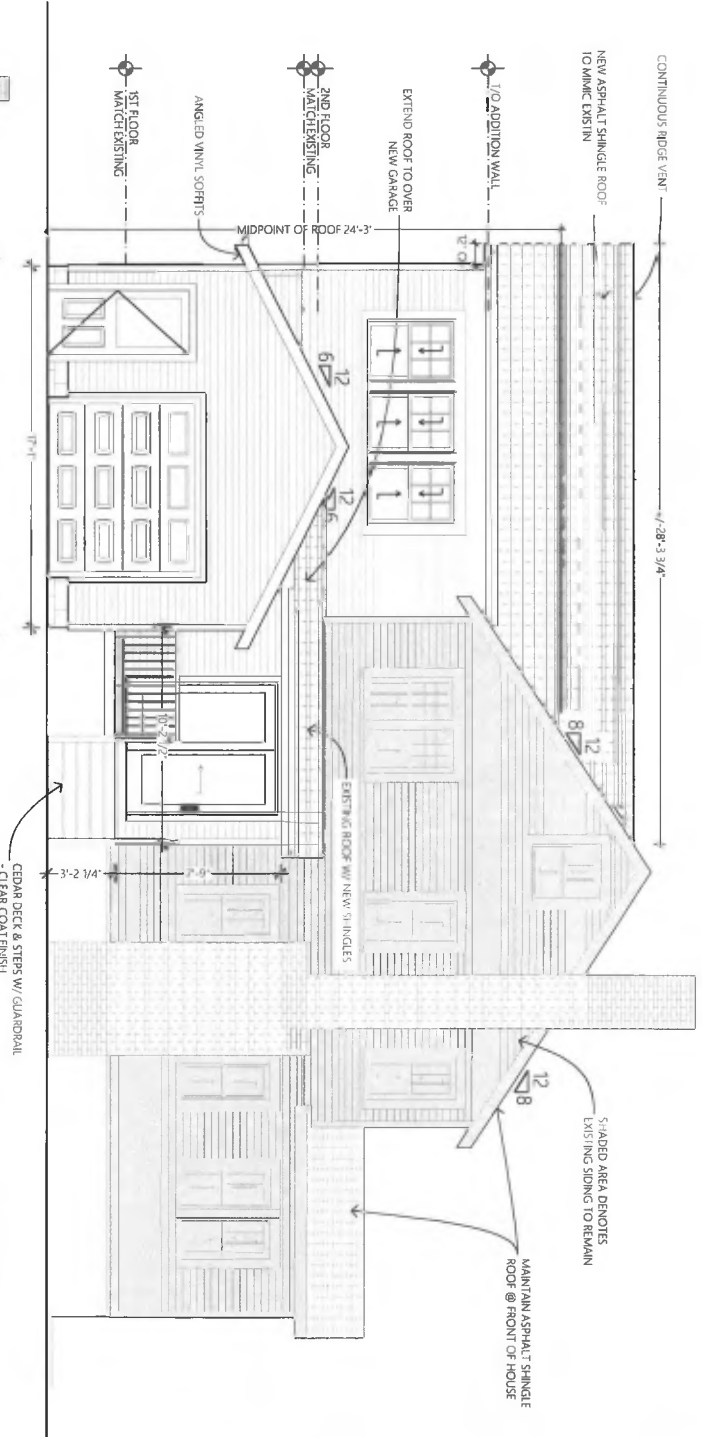


A107



1 NEW ROOF PLAN

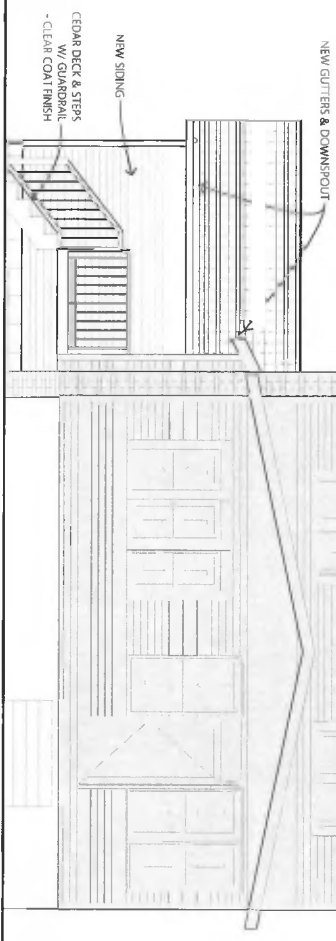
<p>6087 Jackson Rd Suite 100 Ann Arbor, MI 48103 P 734-761-8403 F 734-761-8419 www.planetward.net</p>		<p>CONSTRUCTION DOCUMENTS</p>		<p>REMODEL / ADDITION</p> <p>JEFF HOROWITZ & MICHELLE SEGAR 614 SOULE BLVD Ann Arbor, MI 48103</p>		<p>11/6/2019</p> <p>SHEET TITLE</p> <p>NEW ROOF PLAN</p>	<p>A108</p>
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1 SOUTH ELEVATION

SIDING NOTES

- 4" EXPOSURE VINYL LAP SIDING TO MATCH-EXISTING
- 3" VINYL CORNER BOARDS TO MATCH-EXISTING
- B&B FASCIA WRAPPED W/ALUMINUM TO MATCH-EXISTING
- ANGLED VINYL VENTED SOFFITS
- SHADED AND DOOR CASING TO MATCH-EXISTING
- SHADED AREA IS EXISTING SIDING



4 EAST ELEVATION

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CONSTRUCTION
DOCUMENTS

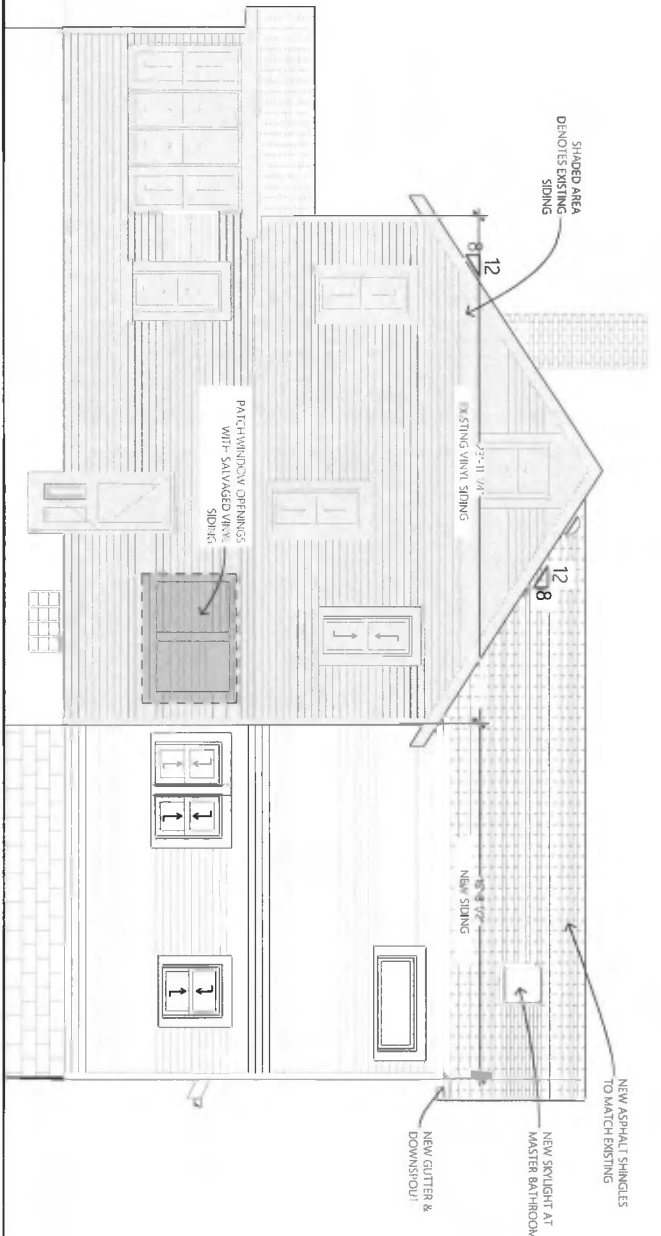
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A-104	SHED 2ND FLOOR PLAN
A-105	NEW FOUNDATION PLAN
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A-110	NEW EXTERIOR ELEVATIONS
A-111	NEW INTERIOR ELEVATIONS
A-112	BUILDING SECTIONS
A-113	DO DETAILS

11/6/2019

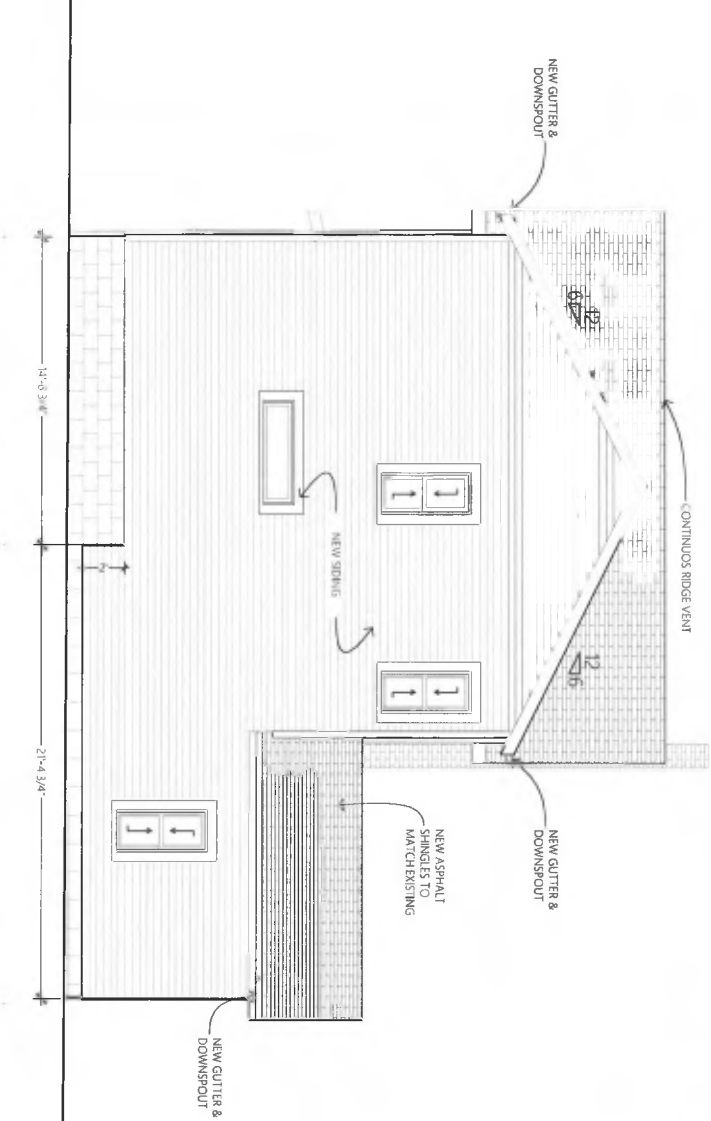
SHEET TITLE
NEW EXTERIOR
ELEVATIONS

A200



1 NORTH ELEVATION

SIDING NOTES
 -4" EXPOSURE VINYL LAP SIDING TO MATCH EXISTING
 -3" VINYL CORNER BOARDS TO MATCH EXISTING
 -888 FASCIA WRAPPED W/ALUMINUM TO MATCH EXISTING
 -EXISTING VINYL VENTED SOFFITS
 -WINDOW AND DOOR CASING TO MATCH EXISTING
 -SHADED AREA IS EXISTING SIDING



3 WEST ELEVATION

6087 Jackson Rd Suite 100
 Ann Arbor, MI 48103
 P 734-761-8403
 F 734-761-8419
www.philipownd.net

CONSTRUCTION DOCUMENTS

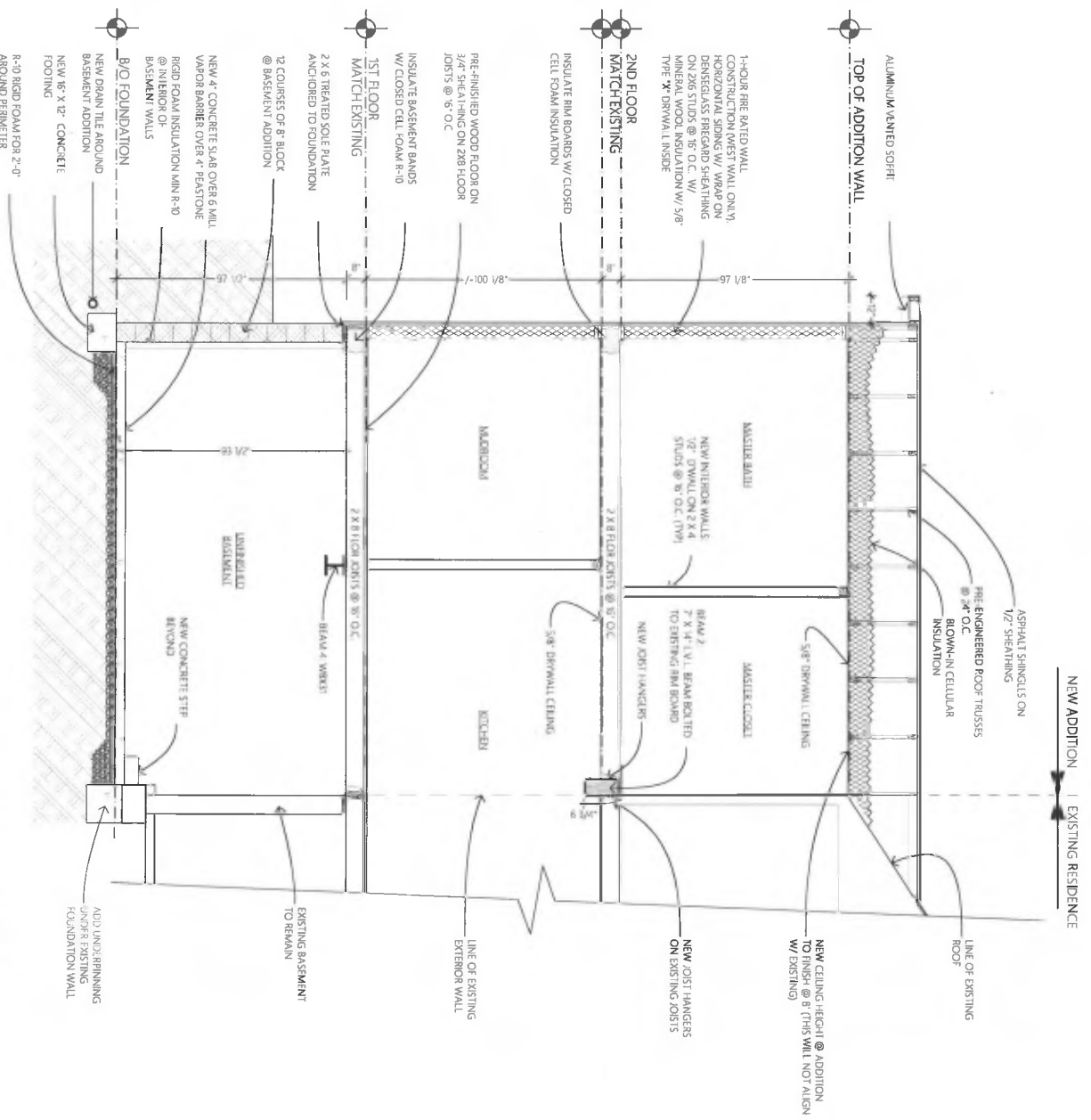
REMODEL / ADDITION
 JEFF HOROWITZ & MICHELLE SEGAR
 614 SOULE BLVD
 Ann Arbor, MI 48103

ID	SHEET INDEX	NAME
A-100	COVER SHEET	
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11/6/2019
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NEW EXTERIOR ELEVATIONS

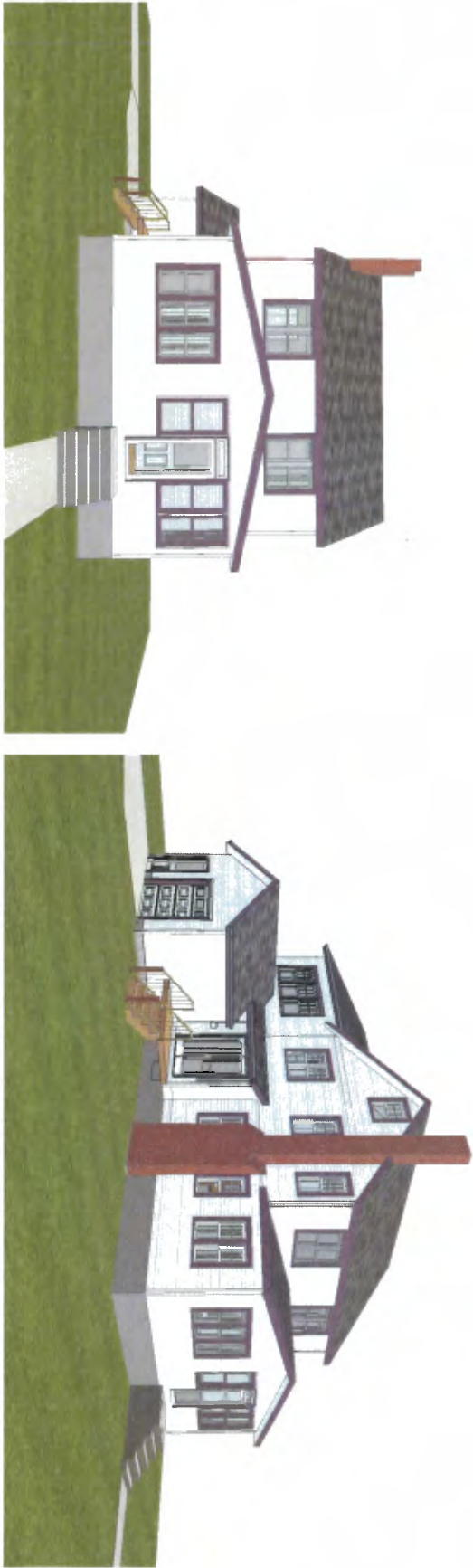
A201



1 CROSS SECTION

<p>6087 Jackson Rd Suite 100 Ann Arbor, MI 48103 P 734-761-8403 F 734-761-8419 www.jhorowitz.net</p>		<p>CONSTRUCTION DOCUMENTS</p>																																																																
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02	EXISTING FOUNDATION PLAN	
03	NEW FOUNDATION PLAN	
04	EXISTING FLOOR PLAN	
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11	LANDSCAPE PLAN	
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DOCUMENTS

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Ann Arbor, MI 48103

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A110	NEW INTERIOR ELEVATIONS
A111	BUILDING SECTIONS
A112	3D VIEWS

11/6/2019
SHEET TITLE
3D VIEWS

A900

614 Soule Blvd. Site Photos



Front entry on Soule Blvd.



Front of house showing neighboring house on 608 Soule Blvd. and relationship to neighboring house & garage.

614 Soule Blvd. Site Photos



Front setback on Lutz Ave. showing relationship to road and neighboring house at 1402 Lutz Ave.



Elevation from Lutz Ave. showing existing garage, driveway and mudroom.

614 Soule Blvd. Site Photos



Driveway off of Lutz Ave. showing existing relationship to neighboring garage, driveway and house at 1402 Lutz Ave.



Existing side of house, mudroom, garage and driveway.

614 Soule Blvd. Site Photos



Corner of property



Corner of property perspective from opposite side of street

614 Soule Blvd. Site Photos



Existing Kitchen. Approx. 100 SF.



FORWARD
DESIGN BUILD REMODEL

LETTER OF AUTHORIZATION

9-17-2019

To whom it may concern,

We hereby authorize, Forward Design Build Remodel, to act on our behalf in all matters relating to the application(s) of the building permit and/or zoning variance, including signing of all documents relating to these matters. Any and all acts carried out by Forward Design Build shall have the same effects as acts of our own.

This authorization is valid until further written notice from Forward Design Build Remodel.

Sincerely,

Michelle Segar

(Michelle Segar)

9/17/19

date

Jeff Horowitz

(Jeff Horowitz)

9/17/19

date