

**Zoning Board of Appeals
September 22, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-030; 3094 Lakewood Drive

Summary:

Peter and Patricia Jessup, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a one-story four hundred square foot addition to the rear of the residence. The home is nonconforming as it does not meet the required 25-foot front setback along Andrea Court. The proposed addition will not encroach further into the front setback. The property is zoned R1C, Single-Family Residential.

Background:

The subject property is in the Lakewood Subdivision due east of the Dolph Nature Area. The property has three frontages along Lakewood Drive and Andrea Court. The home was constructed in 1928 and is approximately 1,710 square feet in size. The property was granted a variance on August 16, 1978 to allow a 6.5-foot-tall fence in area along Andrea Court.

Description:

The proposed addition will accommodate a new bedroom/living area, a bathroom and a new entryway with laundry facilities and a pantry. The home is currently 20 feet from the front setback along Andrea Court. The proposed addition will be approximately 21 feet 1 inch from the front setback. Both areas of the home do not meet the required 25-foot front setback.

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 owners state the home was built in 1928 and was conforming to the required 20-foot front setback at the time. They would like to construct the addition to assist with aging in place. The impacts to neighboring properties will be minimal as the Andrea Court side of the property has a six -foot privacy fence surrounding the perimeter of the yard.

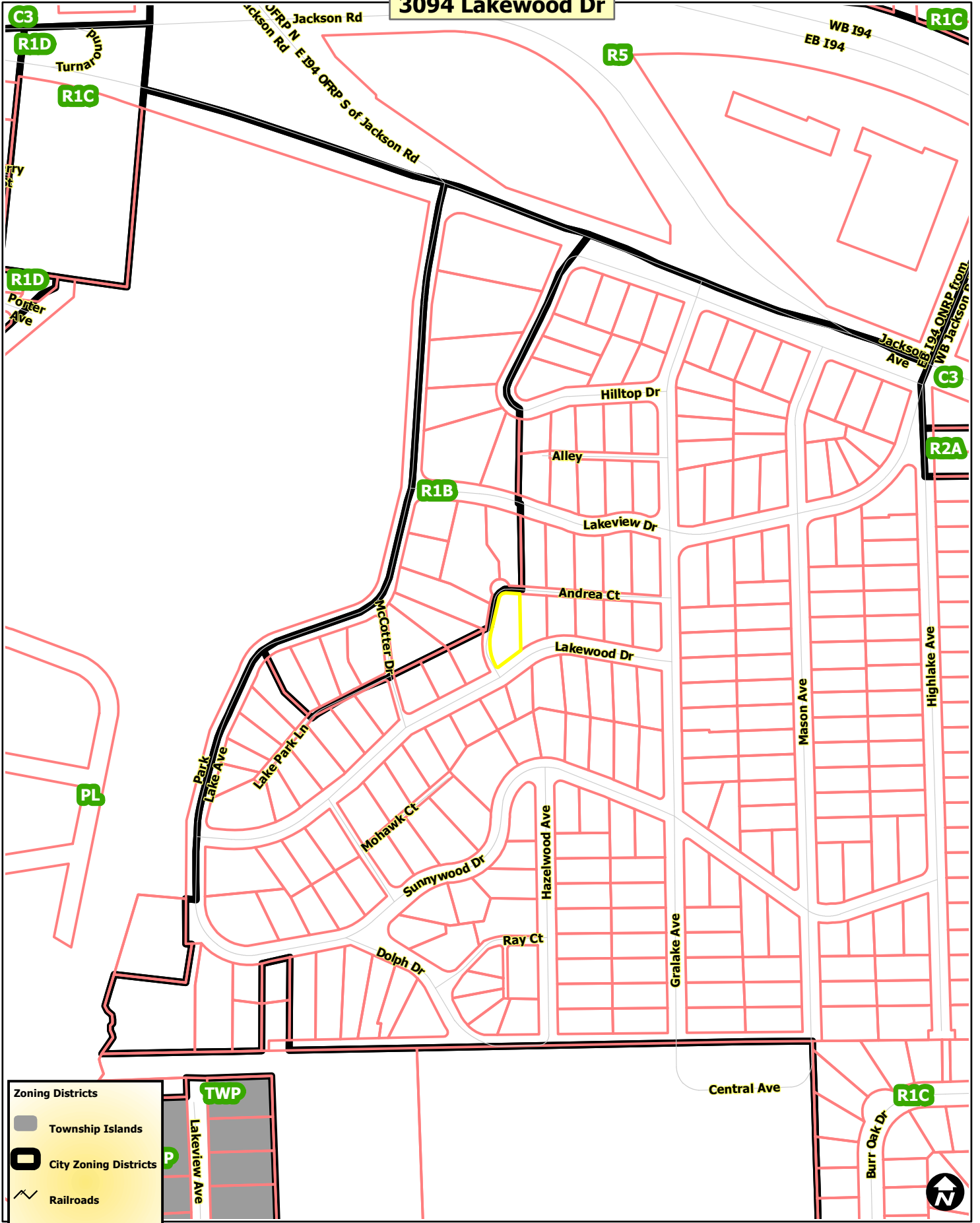
Zoning Board of Appeals
September 22, 2021

Respectfully submitted,

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

Jon Barrett
Zoning Coordinator

3094 Lakewood Dr



3094 Lakewood Dr





Map date: 8/31/2021
Any aerial imagery is circa 2020
unless otherwise noted
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3094 Lakewood Dr

Andrea Ct

Lakewood Dr

 Railroads

 Huron River

 Tax Parcels



City of Ann Arbor



Map date: 8/31/2021
Any aerial imagery is circa 2020
unless otherwise noted
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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 3094 Lakewood Dr Ann Arbor MI		ZIP CODE 48103
ZONING CLASSIFICATION R1C	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided Peter & Patricia Jessup	
PARCEL NUMBER 09-08-25-206-001	OWNER EMAIL ADDRESS jessup@gmail.com	

APPLICANT INFORMATION

NAME Peter & Patricia Jessup			
ADDRESS 3094 Lakewood Dr	CITY Ann Arbor	STATE MI	ZIP CODE 48103
EMAIL jessup@gmail.com		PHONE 734 730 0019	
APPLICANT'S RELATIONSHIP TO PROPERTY OWNERS			

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

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: 9/27/2021

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 home, which we have lived in for 45 years, was built in 1928 and at that time met the subdivision requirement of a 20' side setback. As is seen on the boundary survey the back corner of our house sits at 20.1' feet from Andrea Court. We want to construct a single-story addition to the back of our house to provide for aging in place, including a bedroom, bathroom, and supporting storage with sufficient accessibility for decreasingly-able occupants.

The location and size of this addition will not infringe on neighbors' properties or views. The backyard is surrounded by a 6' fence so the view of the addition is limited.

Please complete the table below as it relates to your request

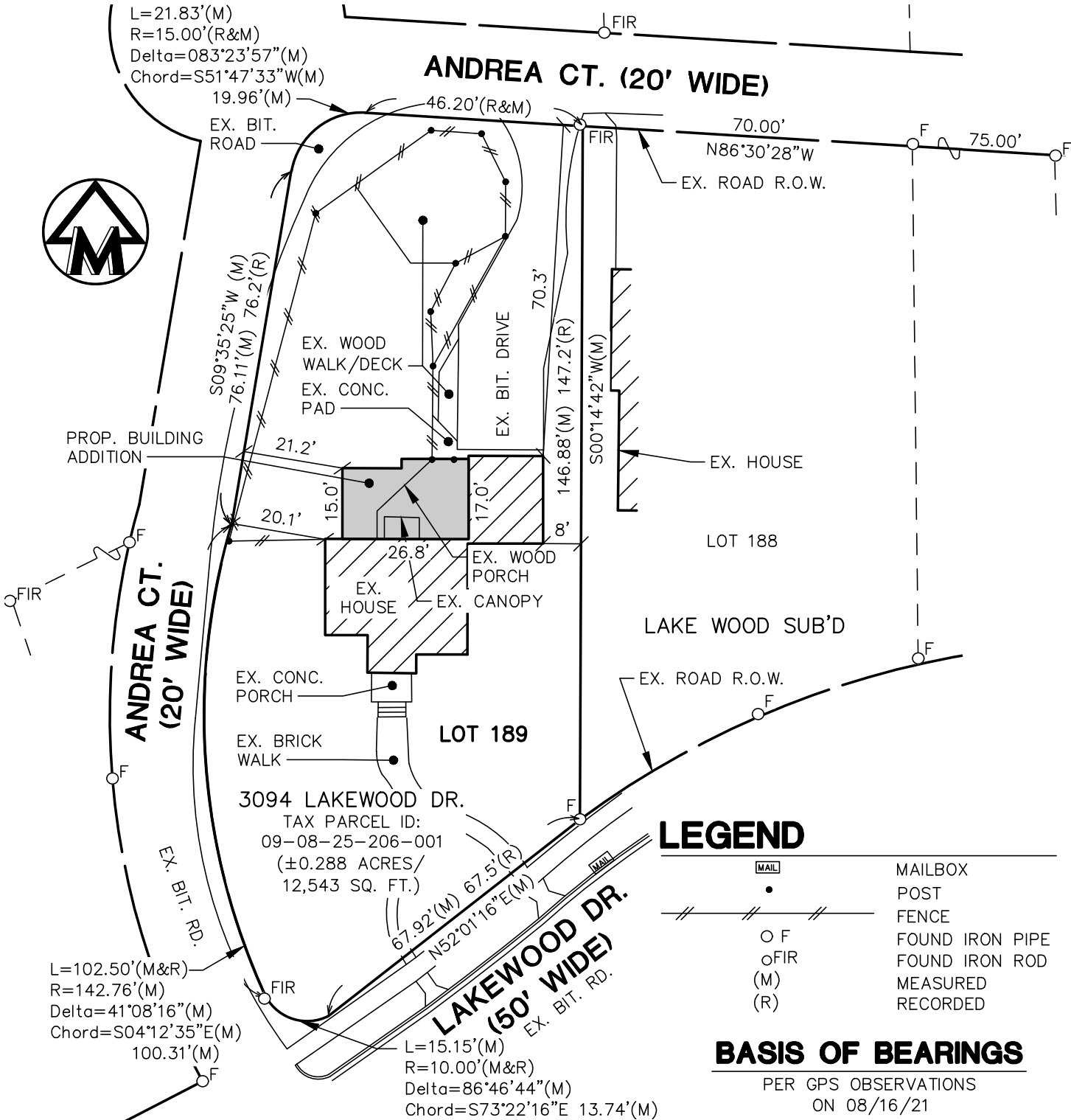
Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio		
Setbacks		
Parking		
Landscaping		
Other		

CERTIFIED SURVEY

CERTIFIED SURVEY ON A PARCEL OF LAND IN THE N 1/2 OF SECTION 25,
T2S, R5E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

LEGAL DESCRIPTION

(FROM QUIT CLAIM DEED, AS RECORDED IN LIBER 5340, PAGE 951, WASHTENAW COUNTY RECORDS)
Lot 189, LAKE WOOD SUBDIVISION, according to the plat thereof as recorded in Liber 6 of Plats,
page 12, Washtenaw County Records.



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL HEREON DESCRIBED ON August 20, 2021 AND THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING AND THAT ALL REQUIREMENTS OF SURVEYING AND THAT ALL REQUIREMENTS OF P.A. 132 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: JESSUP	DATE: 08/23/21
JOB NO.: 21218	SHEET 1 OF 1
SECTION: 25 TOWN: 2S RANGE: 5E	SCALE: 1in. = 30 ft.
CITY OF ANN ARBOR	BOOK: 1047
WASHTENAW COUNTY, MICHIGAN	BY: KJB



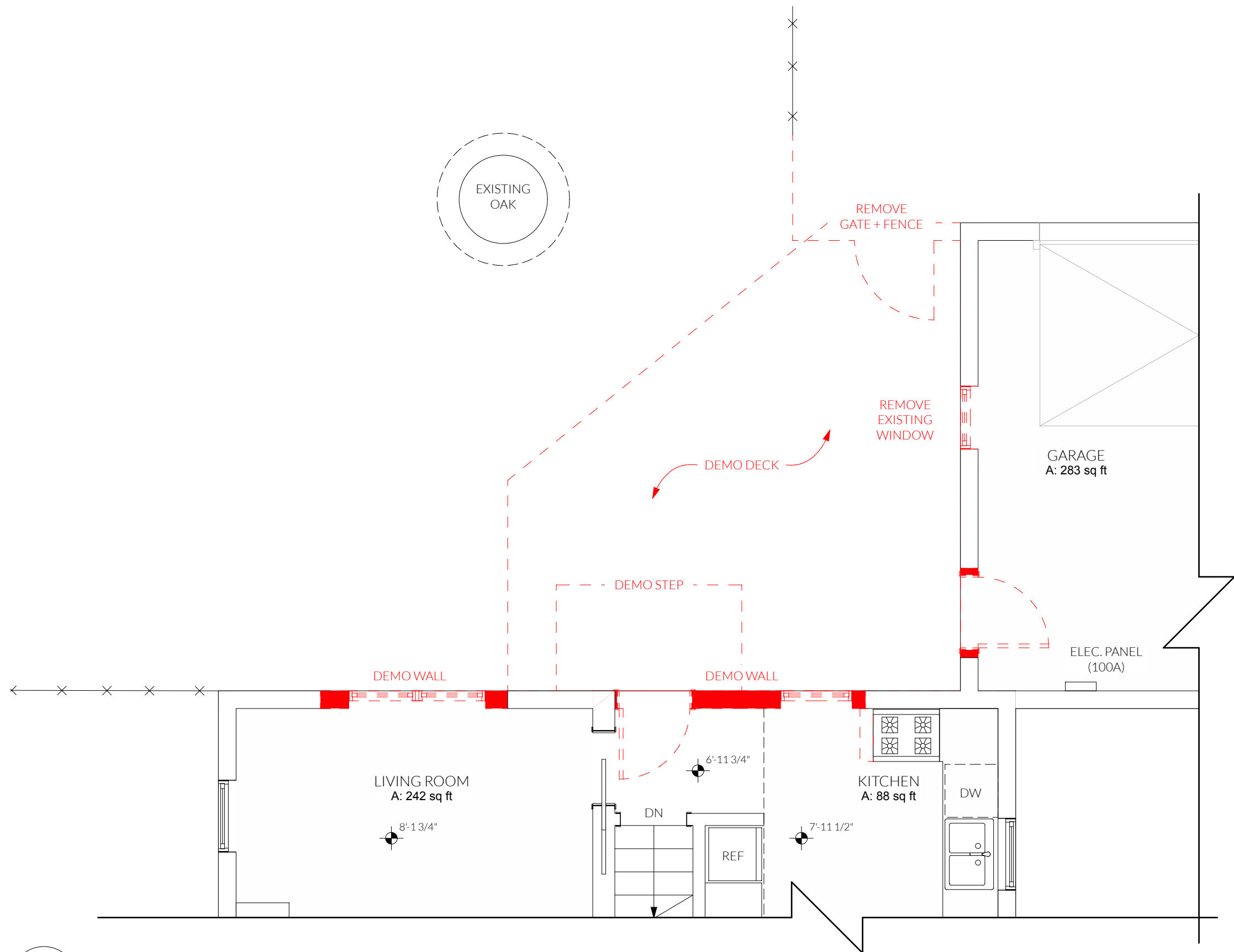
MIDWESTERN
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

Mark Vander Veen

Mark Vander Veen PS NO. 56788



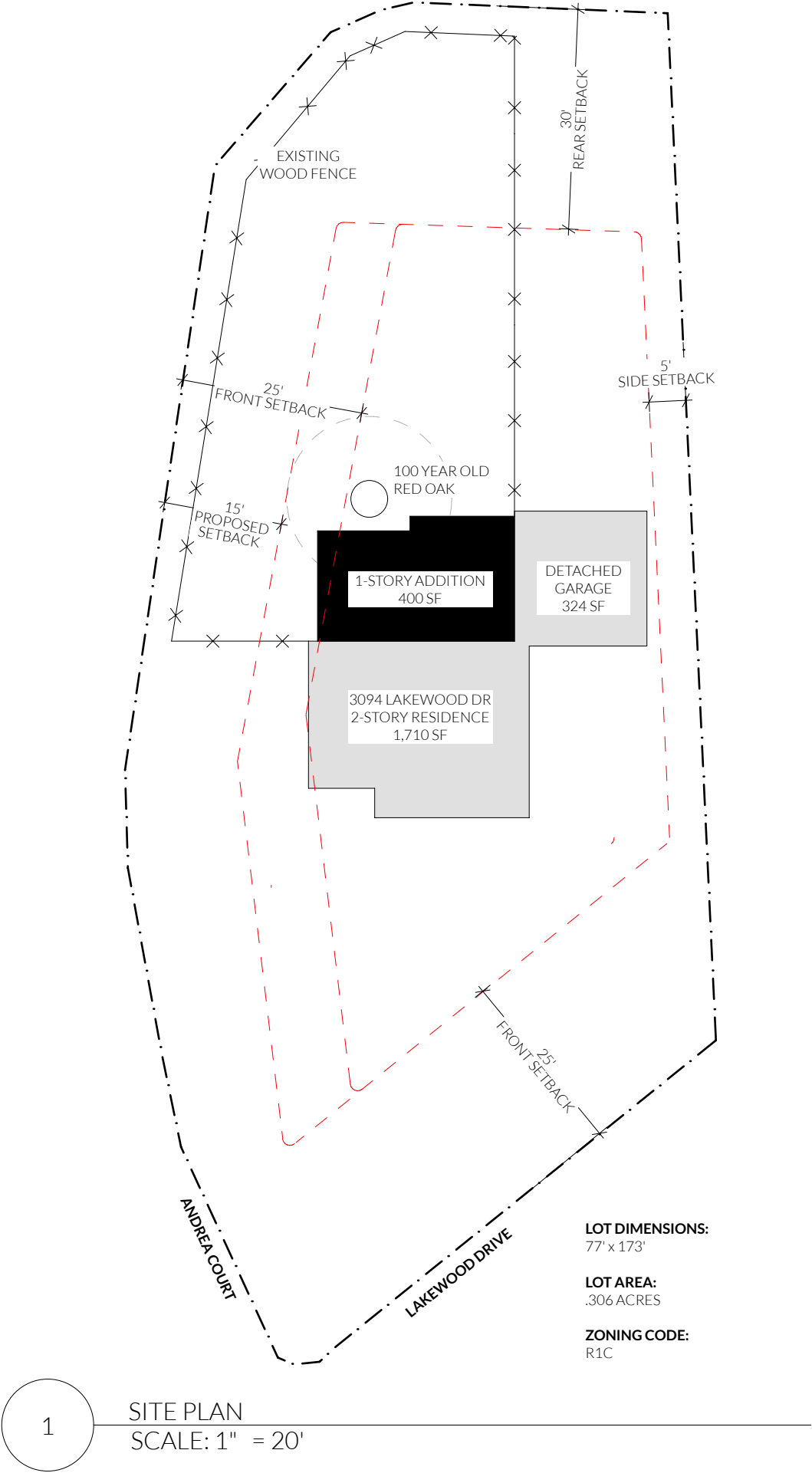


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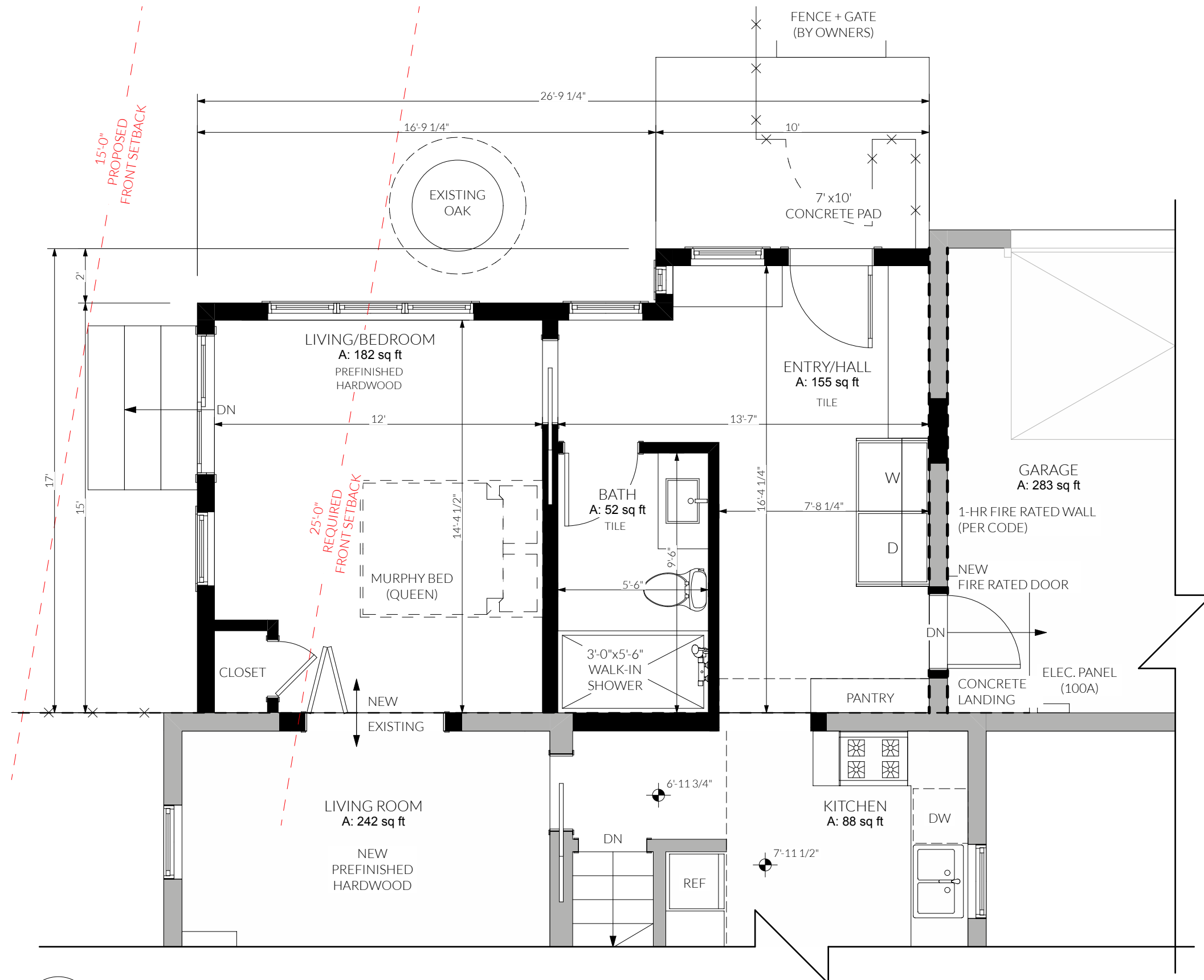
DEMO PLAN
SCALE: 1/4" = 1'-0"



DEMO PLAN



SITE PLAN



1

MAIN FLOOR

SCALE: 1/4" = 1'-0"

MAIN FLOOR

JESSUP |

1-STORY ADDITION

3094 Lakewood Dr, Ann Arbor MI 48103

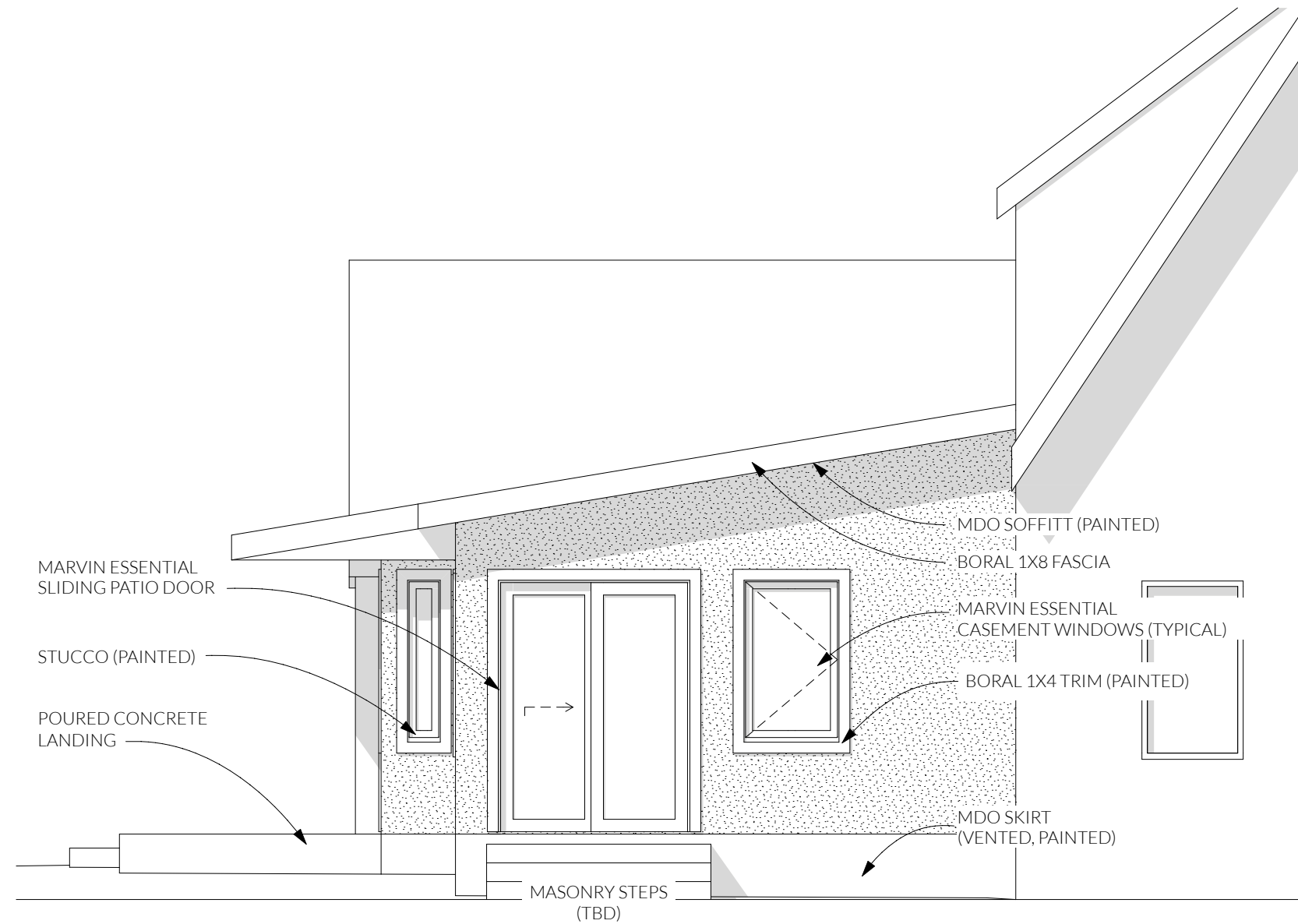
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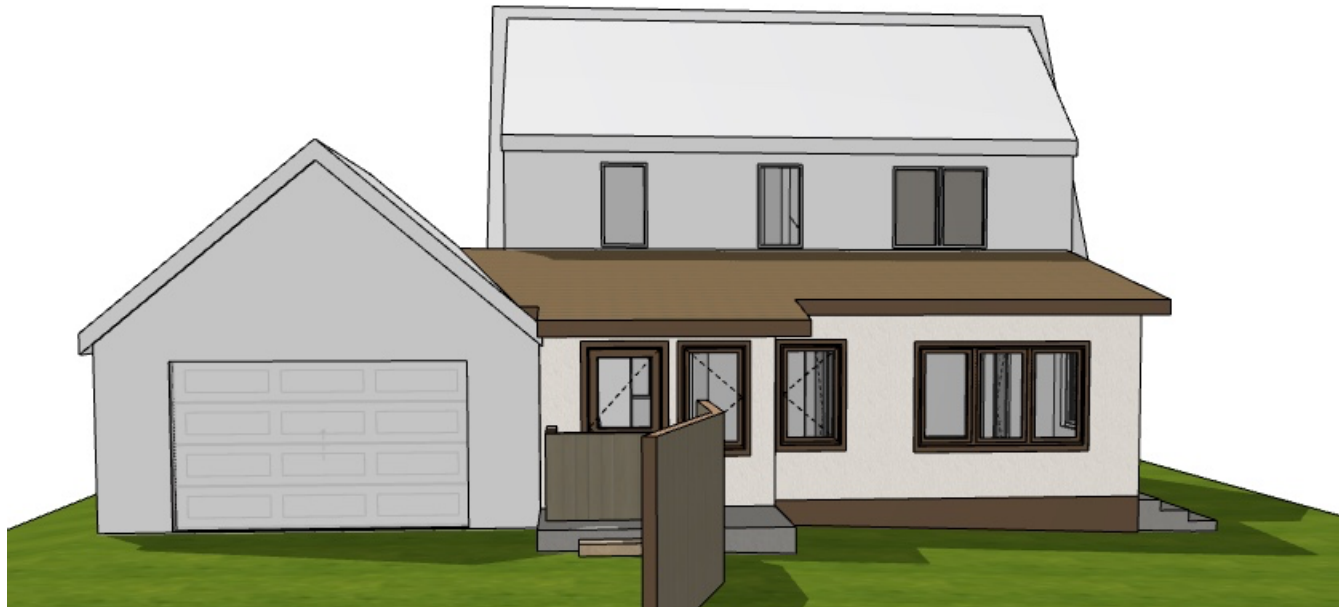
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



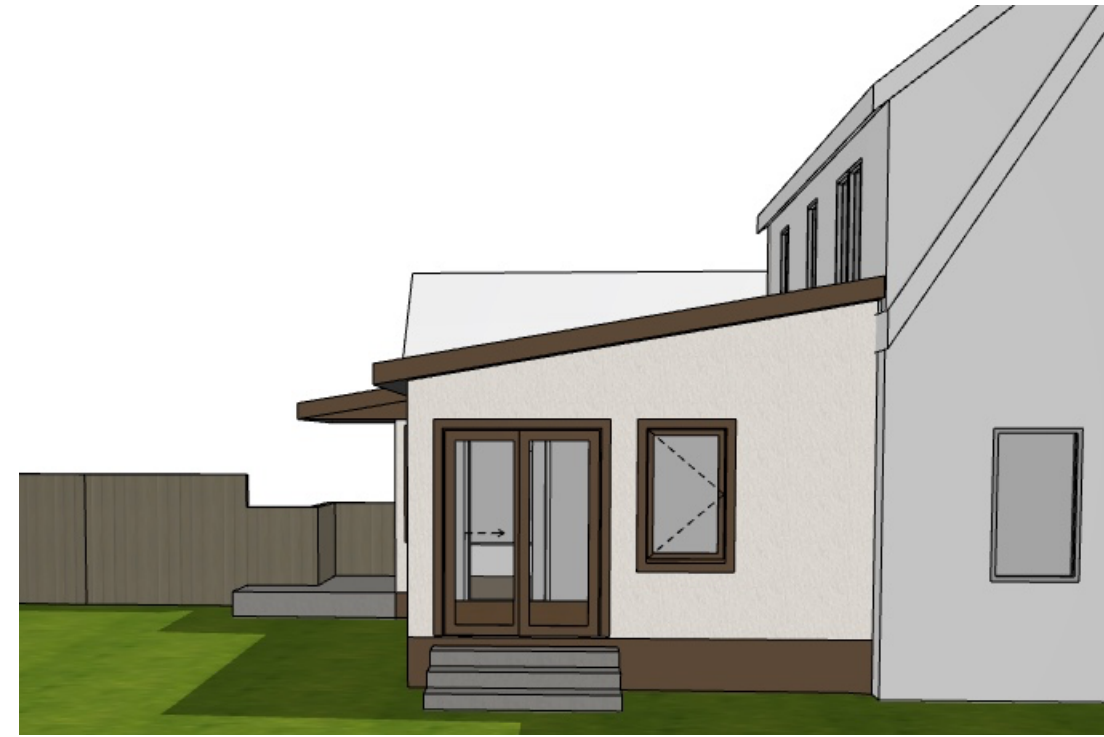
1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS



3

3D- NORTH
NOT TO SCALE



2

3D - WEST
NOT TO SCALE



1

3D - NORTHWEST
NOT TO SCALE

3D VIEWS



View of front of the house with the over 100-year-old red oak directly behind the house and the over 100-year-old white oak to the west of the red oak.



View of house from west side along Andrea Ct with red oak showing over house



View down Andrea Ct by side of our house showing the curve in Andrea Ct and the neighbors' driveways on the opposite side of Andrea Ct



View from the west (Andrea Ct) toward the back of the house



Looking toward the back of the house with the addition staked out as if we had a 20' setback



Looking toward the back of the house with the addition staked out at 25' setback