

**Zoning Board of Appeals  
August 25, 2021 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 21-031; 2117 Brockman Boulevard**

**Summary:**

Daniel Snyder, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new second story addition to the existing residence. The existing home does not comply with the required rear yard setback of thirty feet. The proposed second story will not encroach further into the required rear yard setback. The property is zoned R1C, Single-Family Residential.

**Background:**

The subject property is located on the east side of Brockman Boulevard and west of Washtenaw Avenue in the North Burns Park neighborhood. The home was built in 1949 and is approximately 2,021 square feet in size. The rear façade of the home currently is 13 feet 10 inches from the rear lot line.

**Description:**

The applicants are seeking to add a second story addition that will accommodate a master suite with dressing room by expanding the existing attic into a habitable second floor. The new addition will be built within the existing footprint, that will encroach into the rear yard setback eight feet four inches. The new second level addition will increase the overall height of the home by eight feet.

**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 applicants state the request to alter this existing nonconforming property will not adversely impact surrounding properties due to the heavily wooded neighborhood and the new addition will not encroach further into the rear setback than the home currently does. The additional height of the structure is minimal and meets the district requirement of 30 feet maximum.

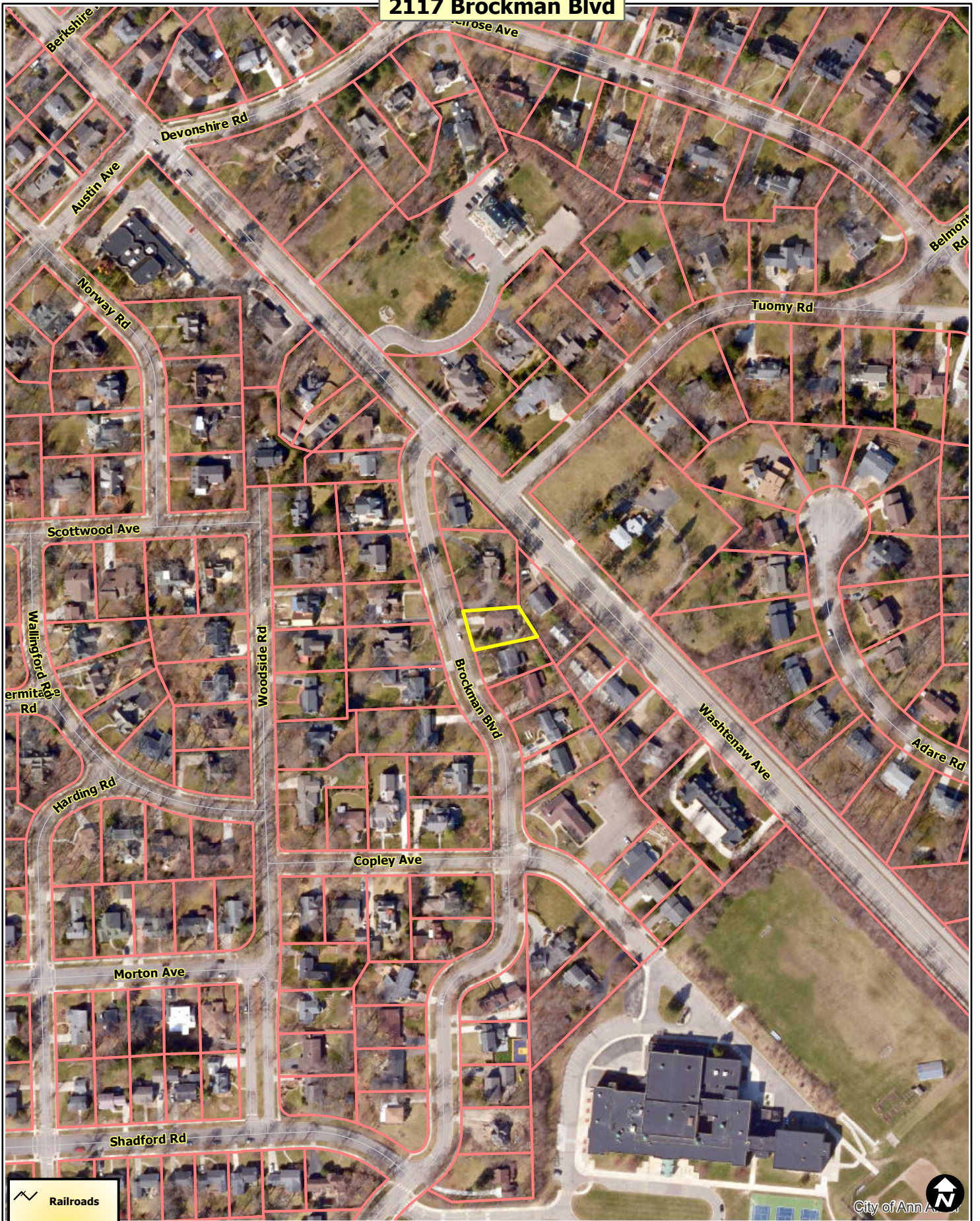
Respectfully submitted,





**Jon Barrett**


Zoning Board of Appeals  
August 25, 2021  
**Zoning Coordinator**

**2117 Brockman Blvd**



 Railroads

 Huron River


 Tax Parcels



Map date: 8/3/2021  
Any aerial imagery is circa 2020 unless otherwise noted  
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2117 Brockman Blvd

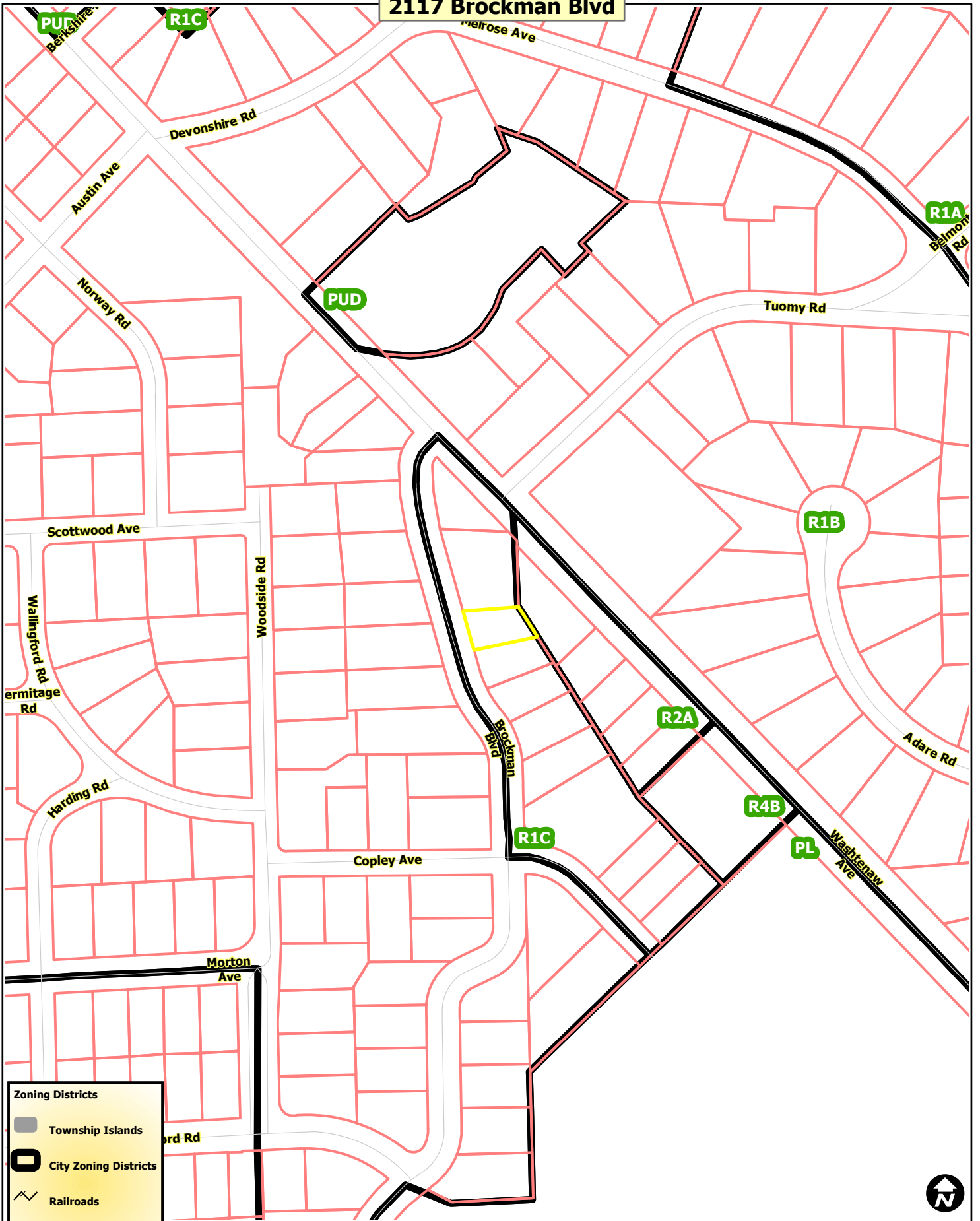


-  Railroads
-  Huron River
-  Tax Parcels



Map date: 8/3/2021  
Any aerial imagery is circa 2020 unless otherwise noted  
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# 2117 Brockman Blvd



**Zoning Districts**

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



Map date: 8/3/2021  
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](mailto:planning@a2gov.org)

## PROPERTY INFORMATION

ADDRESS OF PROPERTY <b>2117 Brockman Blvd Ann Arbor MI</b>		ZIP CODE <b>48104</b>
ZONING CLASSIFICATION <b>R1C</b>	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided <b>Paul and Nicole Brown</b>	
PARCEL NUMBER <b>09-09-34-309-018</b>	OWNER EMAIL ADDRESS <b>paul@pwbrown.com</b>	

## APPLICANT INFORMATION

NAME <b>Daniel Snyder</b>			
ADDRESS <b>8650 Huron River Dr</b>	CITY <b>Dexter</b>	STATE <b>MI</b>	ZIP CODE <b>48130</b>
EMAIL <b>Tdsnydercontracting@gmail.com</b>		PHONE <b>7345454840</b>	
APPLICANT'S RELATIONSHIP TO PROPERTY <b>Contractor</b>			

## 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: 07/07/21

# 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.**

The existing residence is a 2,021 sf single family residence with 2 bedrooms, 2 full bathrooms, and 2 half bathrooms. The proposed addition would add a master suite with a dressing room by expanding the existing attic into a habitable second floor. The dressing room has the potential to be an additional bedroom in the future.

The existing residence presently extends into the rear yard setback. The proposed addition is built within the existing footprint, but encroaches into the rear yard setback by 8' - 4" as part of the second floor expansion.

The new, second level addition will increase the height of the house by roughly 7' - 8". Because the site and surrounding neighborhood are wooded, the additional height will minimally block any possible views for the adjacent neighbors. The addition will be built in the same style of the existing house and, when complete, will blend in with the neighborhood.

**Please complete the table below as it relates to your request**

Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio		
Setbacks	11' 1 3/4" Rear setback	30' 0" Rear setback
Parking		
Landscaping		
Other		

## Project Team

**Owner:** Paul & Nicole Brown

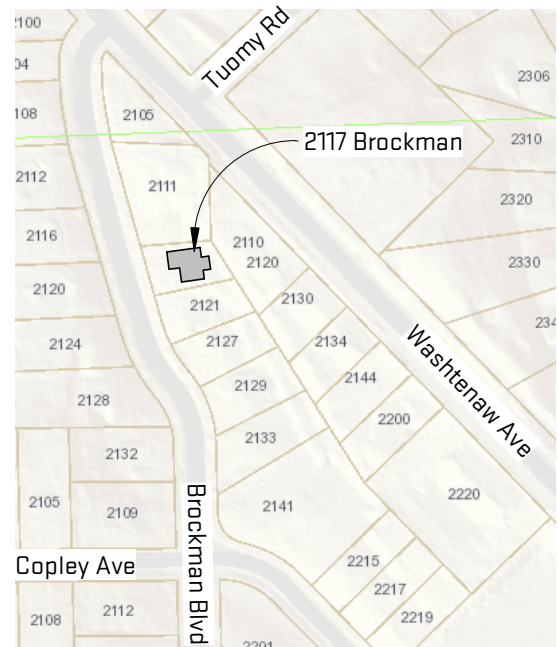
**Architect:** O|X Studio, Inc.  
Contact: Aaron Vermeulen  
2373 Oak Valley Dr., Suite 180  
Ann Arbor, MI 48103  
(734) 929-9000

**Project Address:** 2117 Brockman Blvd.  
Ann Arbor, MI 48104

**Parcel #:** 09-09-34-309-018

**Legal Description:** PRT LOT 10 BEG NW COR TH ELY 127.78 FT TH S 30 DEG 51 MIN E 5 FT TH S 77 DEG 12 MIN W 129 FT TH N 14 DEG 14 MIN W 10 FT TO POB & ALL LOT 11 ASSESSORS PLAT NO 40

## Vicinity Map



## Applicable Codes & Life Safety Summary

**Building Code:** 2015 Michigan Residential Code

**Mechanical Code:** 2015 Michigan Mechanical Code

**Electrical Code:** 2017 National Electrical Code (NEC)

**Plumbing Code:** 2015 Michigan Plumbing Code

**Energy Code:** 2015 Michigan Uniform Energy Code

**Use Group:** Single Family Residential (R1D)

**Construction Type:** V-B

**Height, Building:** 27'-7 1/8" to midpoint of roof

**Area, Building:** 3,038 sf

**Work Area:** 958 sf

### Schedule of Area, Height, and Placement Regulations

	Existing Zoning	Existing Conditions	Proposed
Zoning	R1C	R1C	No Change
Required Setback Line Minimum and Maximum Dimensions			
...Front Yard Setback	25'	25'	No Change
...Left Side Yard Setback	5'	5'	No Change
...Right Side Yard Setback	5'	5'	No Change
...Rear Yard Setback	30'	11'-1 3/4"	No Change
Maximum Height (to roof Midpoint)	30'	20' - 8"	28' - 0"
Minimum Gross Lot Size			
...Minimum Gross Lot Area	7,200 sf	8,521 sf	No Change
...Minimum Lot Width	60'	80.35'	No Change
Minimum Usable Open Space (% of Lot Area)	40%	24.30%	No Change

Scales listed are for 8.5x11 drawing size.



architecture | interiors | planning

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Job Title:

Brown Residential  
Addition

2117 Brockman Blvd.  
Ann Arbor, MI 48104

Sheet Title:

Project Information

Released For: ZBA Submittal

Project #

SCN-PBR21

Draw Date

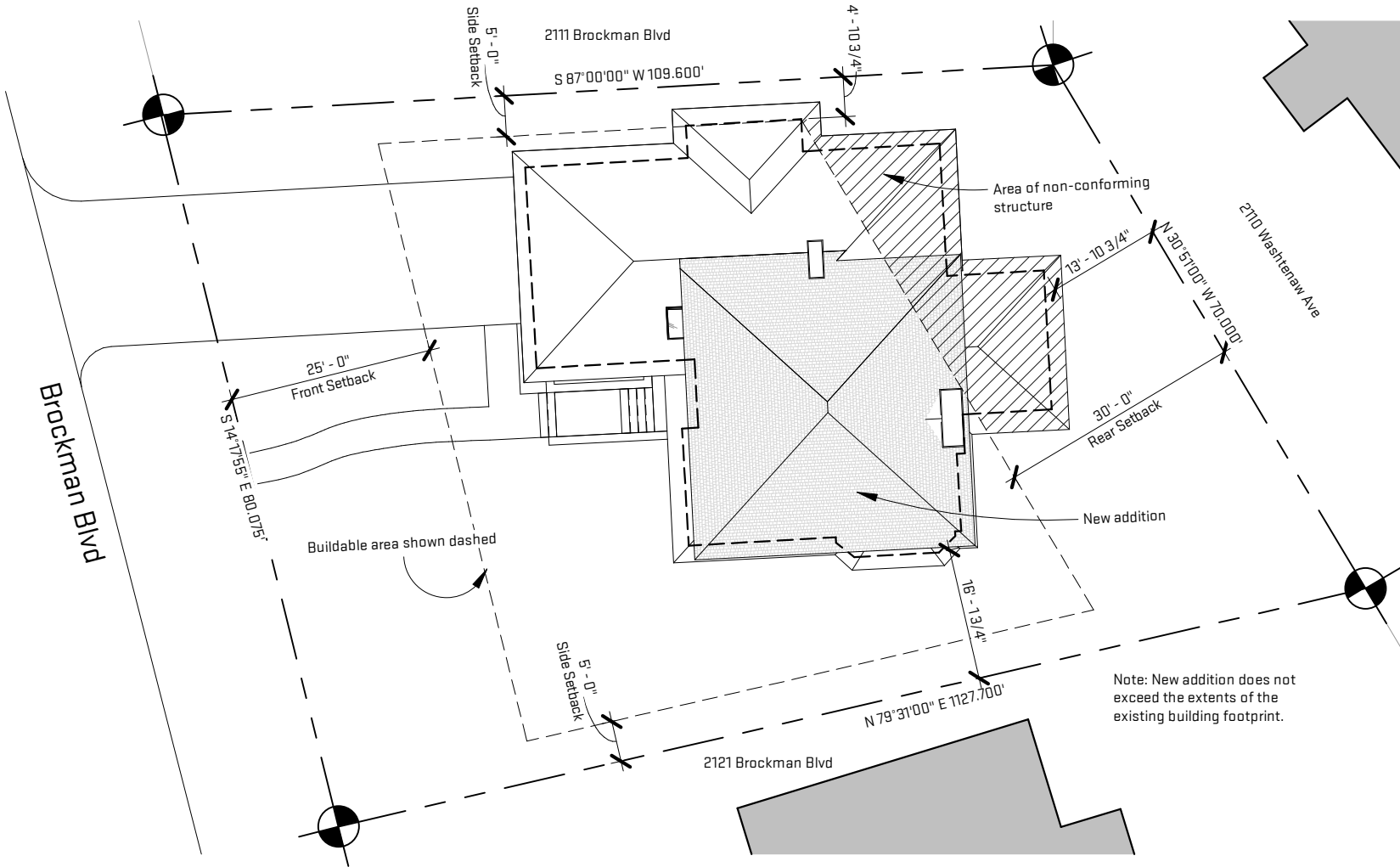
07/07/2021

Sheet #


A-1



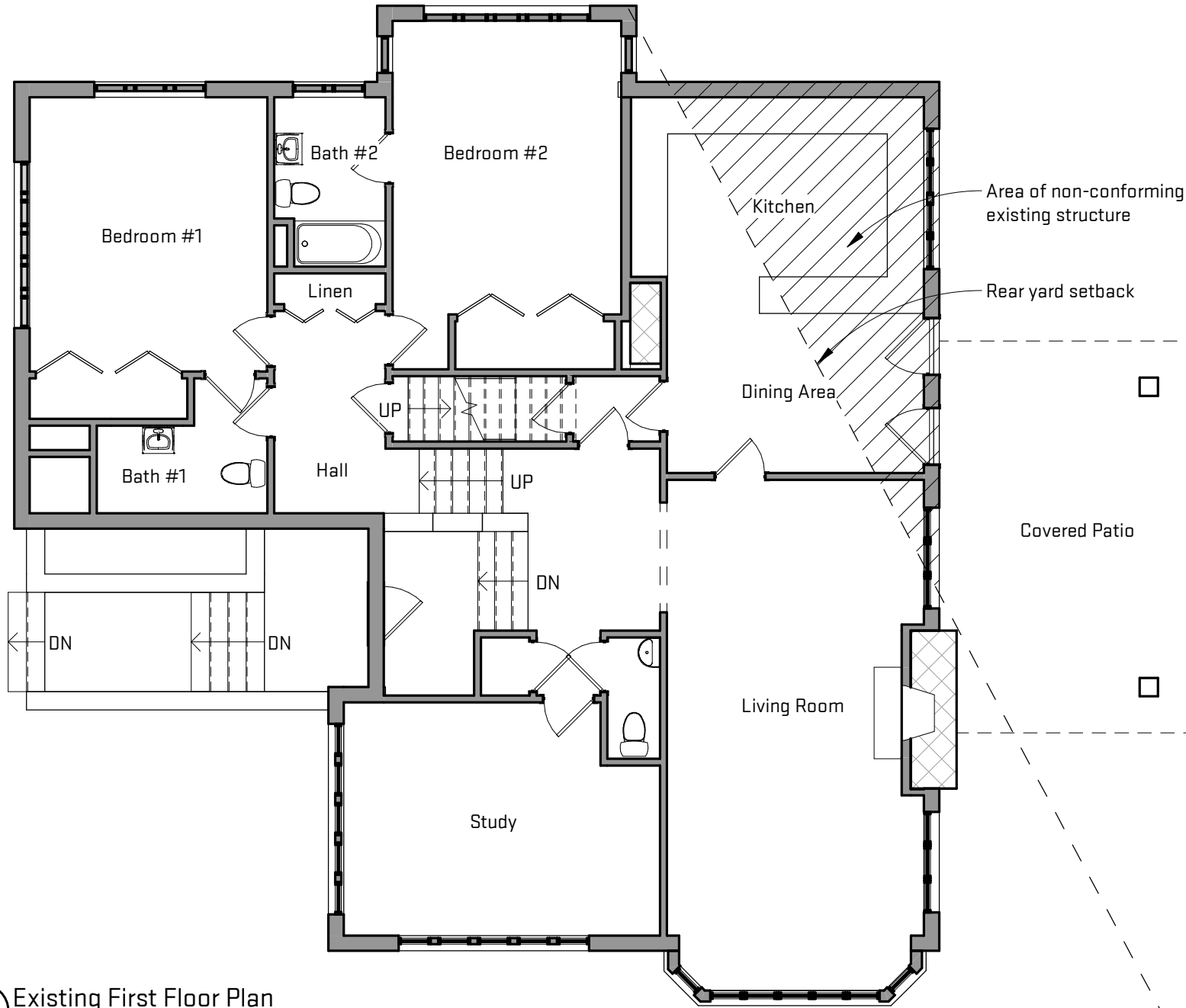
2 Site Plan (For Reference Only)  
 A-2 10' 20' 40' 1" = 20'-0"



Scales listed are for 8.5x11 drawing size.

 architecture   interiors   planning P: (734) 929-9000   F: (734) 929-9001   www.oxstudioinc.com	Job Title: <b>Brown Residential Addition</b> 2117 Brockman Blvd. Ann Arbor, MI 48104	Sheet Title: <b>Proposed Site Plan</b> Released For: ZBA Submittal	Drawing # <b>SCN-PBR21</b>
	Proposed Site Plan	Project # <b>07/07/2021</b>	Drawing # <b>A-2</b>


**Existing First Floor Plan**  
 1/8" = 1'-0"  
 4' 8' 16'



Scales listed are for 8.5x11 drawing size.

Project # <b>SCN-PBR21</b>	Dwg Date <b>07/07/2021</b>	<b>Existing Main Level Floor Plan</b>	Drawing # <b>A-3</b>
Sheet Title: <b>Brown Residential Addition</b> 2117 Brockman Blvd. Ann Arbor, MI 48104	Job Title: <b>Released For: ZBA Submittal</b>	 architecture   interiors   planning P: (734) 929-9000   F: (734) 929-9001   www.oxstudioinc.com	

BASIS OF BEARING: Assessor's Plat No. 40, as recorded in Liber 12, Pages 43 & 44, Washtenaw County Records.

# CERTIFICATE OF SURVEY

## ZONING INFORMATION

### R1C Zoning Requirements

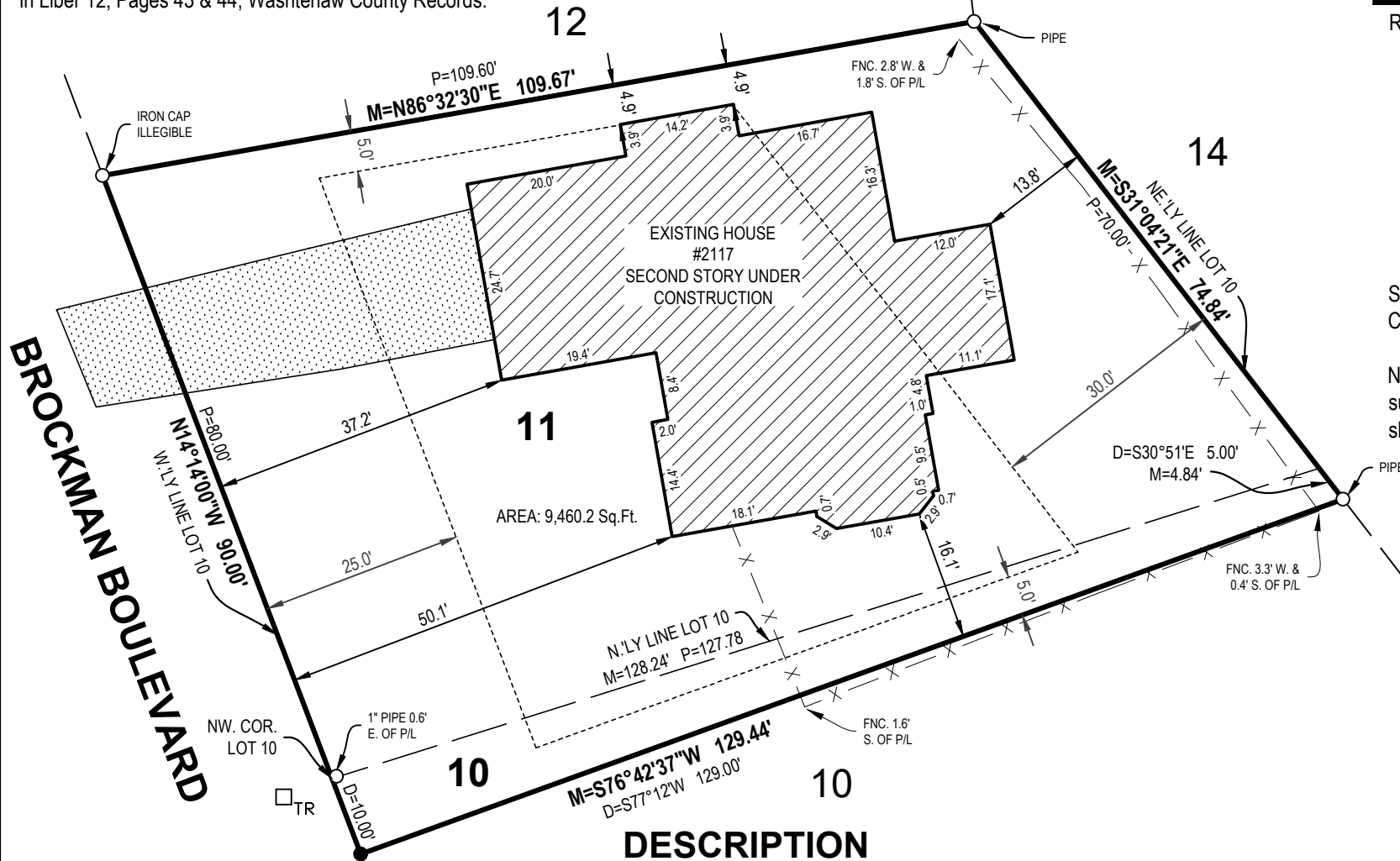
- A) Minimum Lot Area = 7,200 SQ.FT.
- B) Minimum Lot Width = 60 FT.
- C) Maximum Building Height = 30 FT
- D) Building Spacing = [C]

### Setbacks

- A) Front Yard = 25 FT. [A]
- B) Side Yard = 5 FT. (One side); 10 FT. (Total two sides)
- C) Rear Yard = 30 FT.

SOURCE OF ZONING INFORMATION: Code of Ordinances, City of Ann Arbor, Michigan, Chapter 55

NOTE: This may not be a complete compilation of the zoning regulations governing the subject property, and the Code of Ordinances, City of Ann Arbor, Michigan, Chapter 55 should be consulted for the accuracy and completeness of the information shown hereon.



**BRACKMAN BOULEVARD**

## DESCRIPTION

Land in the City of Ann Arbor, County of Washtenaw, Michigan, described as:

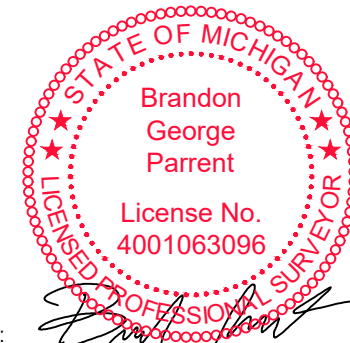
Lot 11 and part of Lot 10, morefully described as follows: Beginning at the Northwestern corner of Lot 10 of Assessor's Plat NO. 40 as recorded in Liber 12 of Plats, Pages 43 and 44, Washtenaw County Records; thence Easterly along the Northerly line of said Lot 10, 127.78 feet to the Northeast corner of said lot; thence South 30°51' East 5.00 feet along the Northeasterly line of said lot; thence South 77°12' West 129.00 feet; thence North 14°14' West 10.0 feet along the Westerly line of said Lot 10 to the PLACE OF BEGINNING, Assessor's Plat No. 40, as recorded in Liber 12 of Plats, Pages 43 and 44, Washtenaw County Records.

(Warranty Deed as recorded in Liber 4938, Page 184, Washtenaw County Register of Deeds.)

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

### SURVEYOR'S CERTIFICATE:

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.



By: *[Signature]*  
Brandon G. Parrent Licensed Professional Surveyor No. 4001063096

## LEGEND

- Iron - Set 1/2" X 18" iron rebar with NED Cap
- Iron - Found as noted
- <sub>TR</sub> Transformer
- X - X - Fence
- [Dotted Pattern] Concrete
- [Hatched Pattern] Existing Building
- M= Measured Dimension
- P= Platted Dimension
- D= Described Dimension

SCALE: 1" = 20' 0' 10' 20'

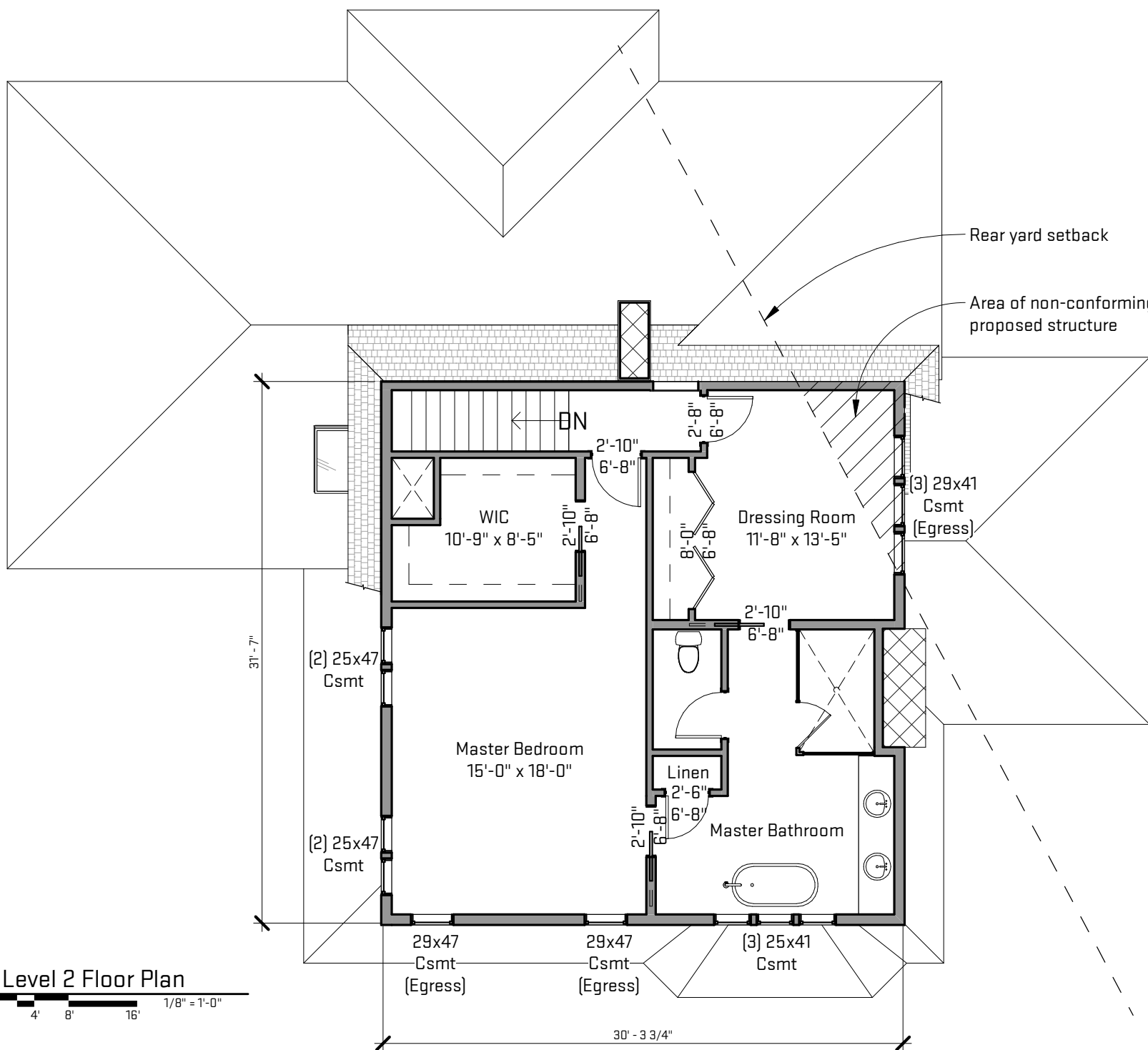


OX Studio Inc  
Robb Burroughs  
2373 Oak Valley Drive, Suite 180  
Ann Arbor, MI 48103


2117 Brockman Boulevard

DRAWN BY: RP DATE: 07.30.21 PRJ #: 21500162TO  
REV. BY: REV. DATE: 1 OF 1

**NEDERVELD**  
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Grand Rapids  
217 Grandville Ave., Suite 302  
Grand Rapids, MI 49503  
Ann Arbor, Chicago, Columbus,  
Holland, Indianapolis, St. Louis



Scales listed are for 8.5x11 drawing size.

 architecture   interiors   planning P: (734) 929-9000   F: (734) 929-9001   www.ovstudioinc.com	Job Title: <b>Brown Residential Addition</b> 2117 Brockman Blvd. Ann Arbor, MI 48104	Sheet Title: <b>Upper Level Floor Plan</b>	Drawing # <b>A-4</b>
	Released For: ZBA Submittal	Project # <b>SCN-PBR21</b>	Date <b>07/07/2021</b>



Existing entry



Existing west elevation



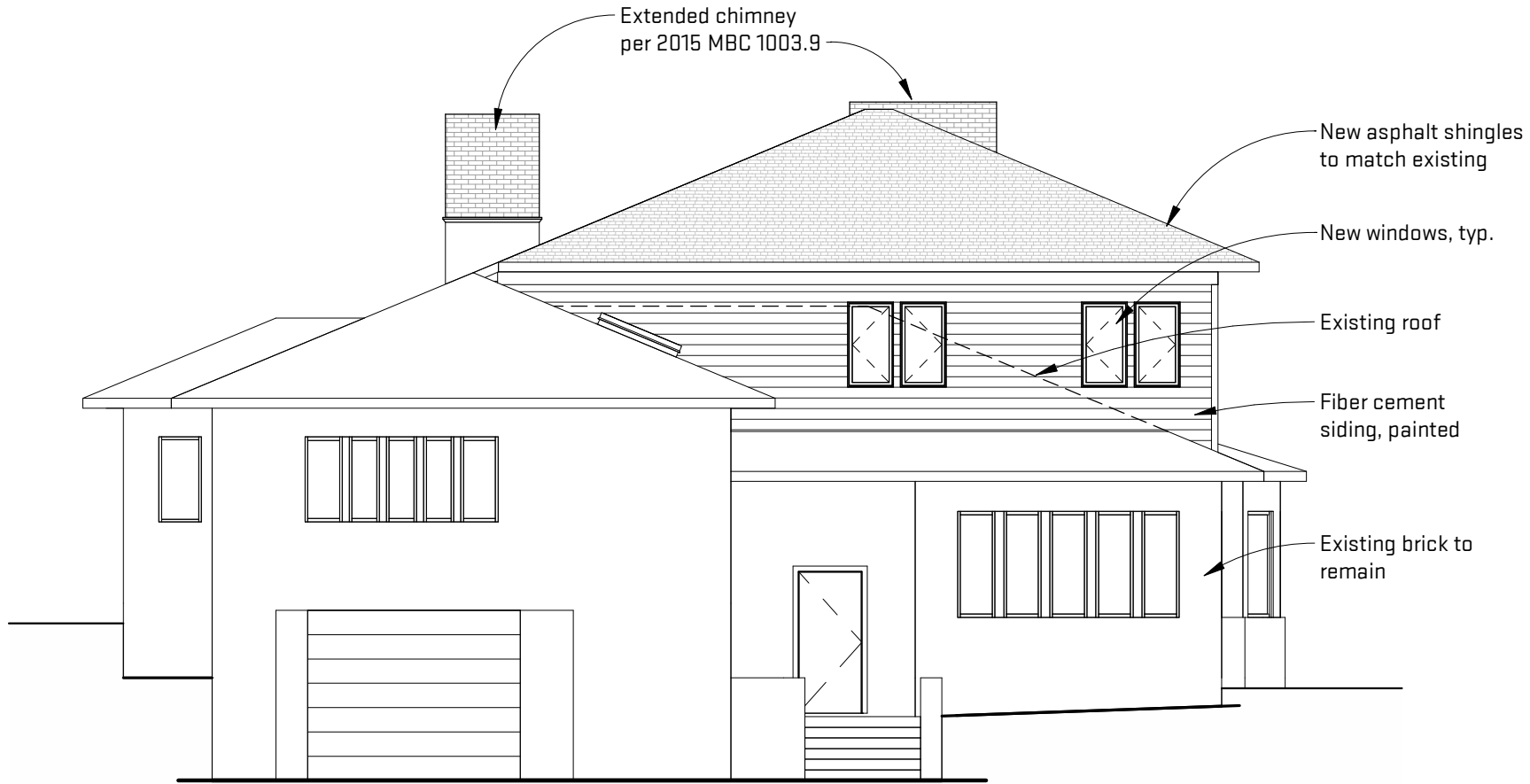
Existing west elevation and entry



Existing south elevation

Scales listed are for 8.5x11 drawing size.

<b>Existing Photos</b>	Project # <b>SCN-PBR21</b>
	Draw Date <b>07/07/2021</b>
<b>Brown Residential Addition</b>	Released For: ZBA Submittal
Job Title: <b>2117 Brockman Blvd. Ann Arbor, MI 48104</b>	Drawing # <b>A-5</b>
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Scales listed are for 8.5x11 drawing size.

Project #	SCN-PBR21
Dwg Date	07/07/2021
Drawing #	A-6

Proposed West Elevation

Sheet Title:

Released For: ZBA Submittal

Brown Residential Addition

Job Title:

2117 Brockman Blvd.  
Ann Arbor, MI 48104

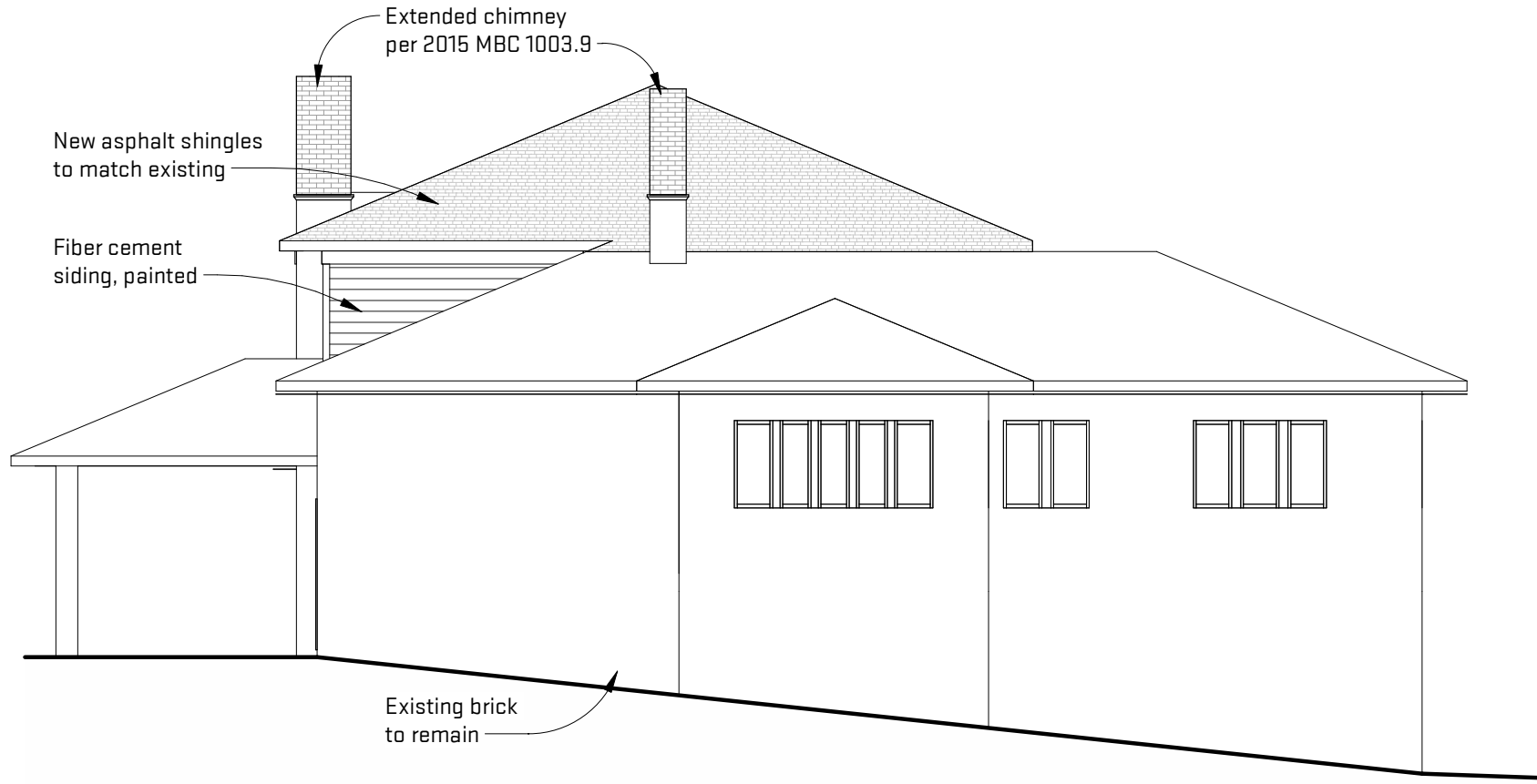
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1 West Elevation

A-6


4' 8' 16'

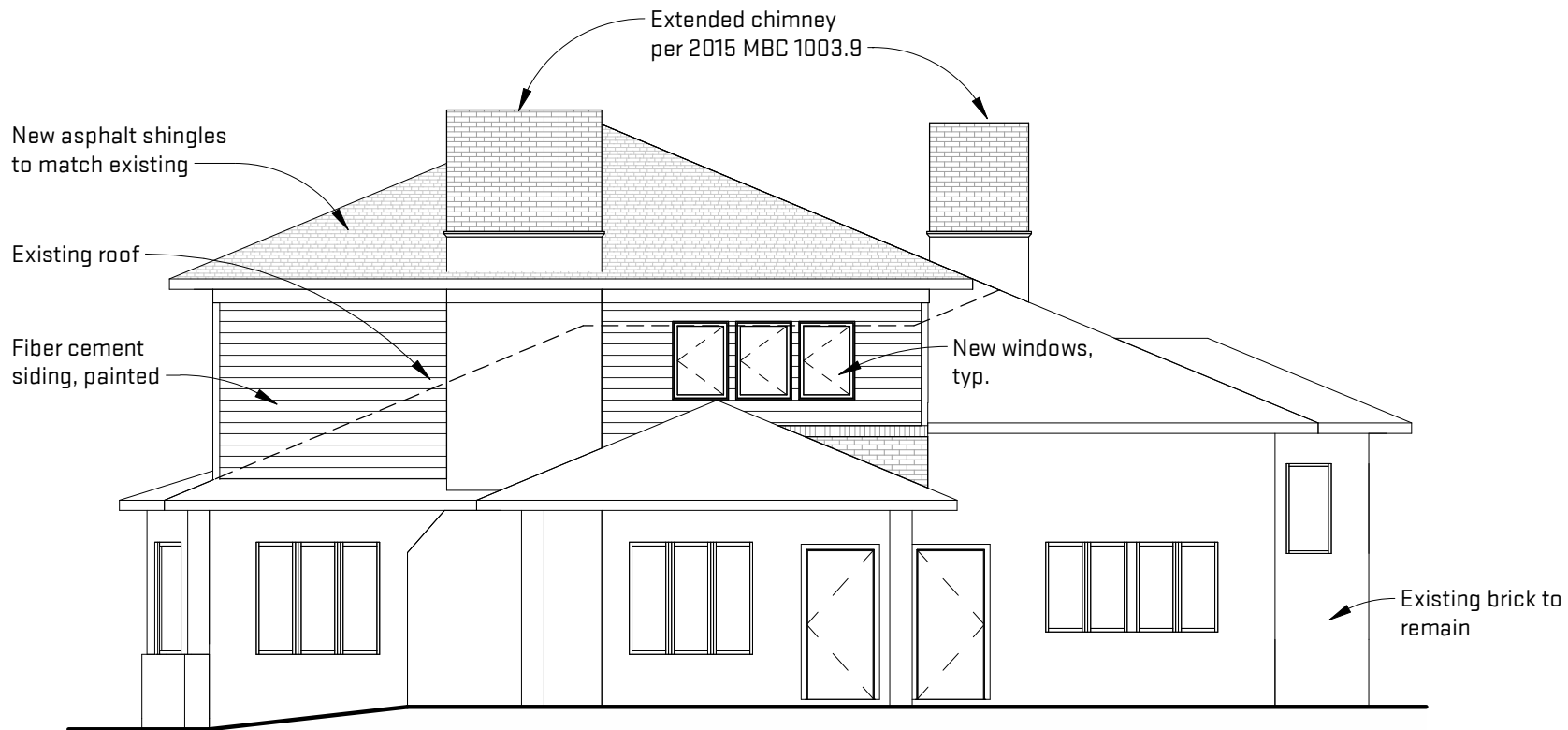
1/8" = 1'-0"



1 North Elevation  
 A-7  
 4' 8' 16' 1/8" = 1'-0"

Scales listed are for 8.5x11 drawing size.

Project # SCN-PBR21	Proposed North Elevation	Brown Residential Addition	 architecture   interiors   planning P: (734) 929-9000   F: (734) 929-9001   www.oxstudioinc.com
Dwg Date 07/07/2021	Released For: ZBA Submittal	2117 Brockman Blvd. Ann Arbor, MI 48104	
Drawing # A-7			



1 East Elevation  
 A-B 4' 8' 16' 1/8" = 1'-0"

Scales listed are for 8.5x11 drawing size.


<b>OX STUDIO</b> INC. architecture   interiors   planning P: (734) 929-9000   F: (734) 929-9001   www.oxstudioinc.com	Job Title: <b>Brown Residential Addition</b> 2117 Brockman Blvd. Ann Arbor, MI 48104	Sheet Title: <b>Proposed East Elevation</b>	Project # <b>SCN-PBR21</b>
	Existing brick to remain	Released For: ZBA Submittal	Drawing # <b>A-8</b>





1 South Elevation  
 A-9 4' 8' 16' 1/8" = 1'-0"

Scales listed are for 8.5x11 drawing size.

SCN-PBR21 Project #	Proposed South Elevation Sheet Title:	Brown Residential Addition Job Title:	 architecture   interiors   planning P: (734) 929-9000   F: (734) 929-9001   www.oxstudioinc.com
07/07/2021 Date	Released For: ZBA Submittal	2117 Brockman Blvd. Ann Arbor, MI 48104	
A-9 Drawing #			