

**Zoning Board of Appeals
September 26, 2018 Regular Meeting**

STAFF REPORT

Subject: ZBA 18-025; 3245 Kingwood Street

Summary:

Margaret Szczygiel, property owner, is requesting an alteration to a non-conforming structure in order to construct an addition to the front of the home. The property is zoned R1C, single-family residential. The addition (6'11" x 23'7") will consist of a new porch, powder room and entry way. The existing average front setback is 39 feet and the subject structure is established at approximately 35 feet. The proposed addition will not encroach any further into the setback.

Background:

The subject parcel is zoned R1C (single-family) and is located at the corner of Kingwood Street and Rose Drive. The home was built in 1957 and is approximately 1,250 square feet in size.

Description:

The residence is non-conforming as it does not meet the average front setback of 39 feet established by the two properties to the south. The applicant is requesting permission to alter the non-conforming structure in order to demolish an existing entry way and construct the new addition to the front of the home. The addition will be a 6'11"x 8'9" porch, powder room and entry to the home.

As noted, Chapter 55, Section 5.32.2 states that a nonconforming structure may be maintained or restored, but no alteration shall be made to a nonconforming structure unless one of the following conditions are met:

Standards for Approval- Permission to Alter a Non-Conforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5.27.4, from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

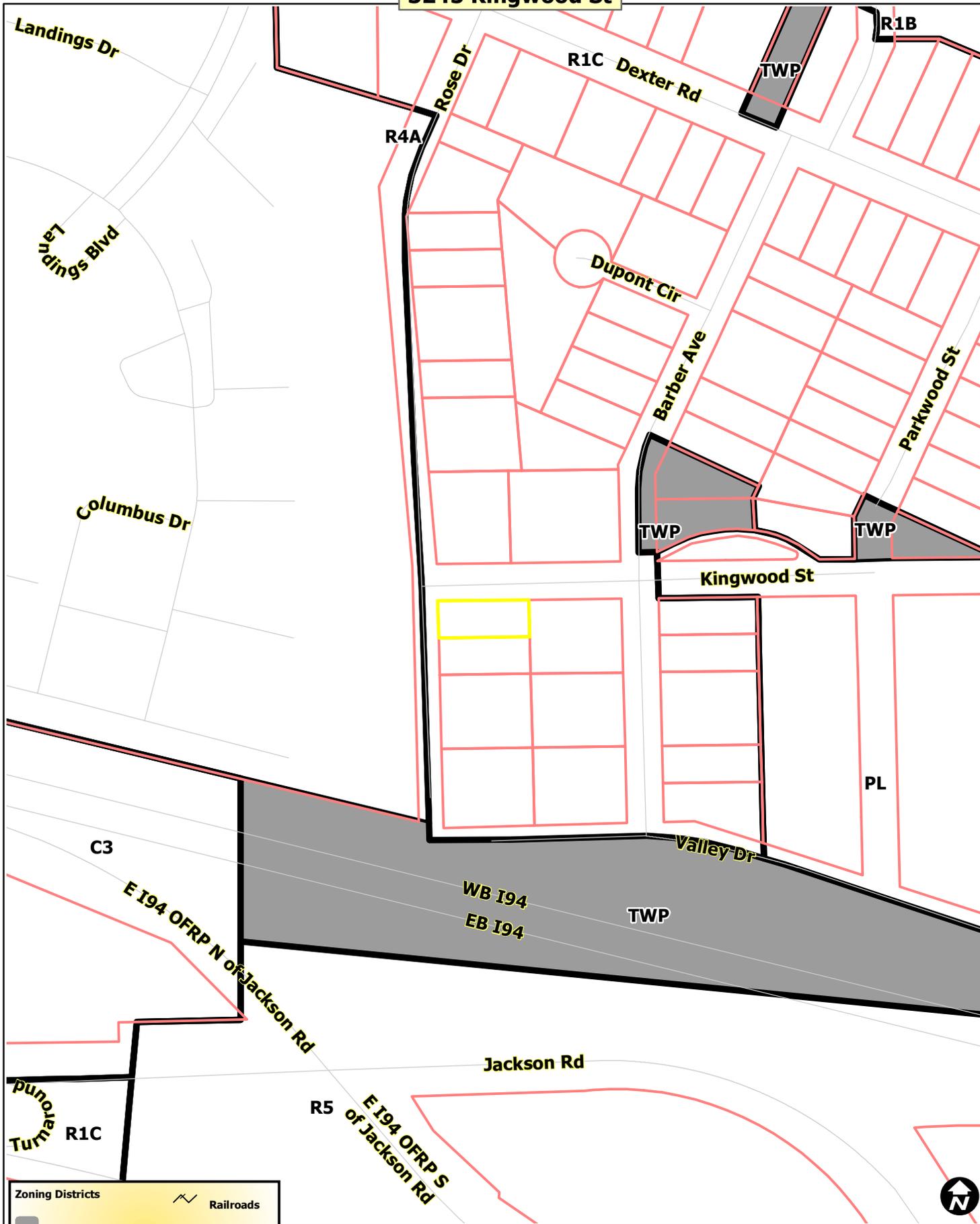
The new construction will not encroach further into the average front setback and will not have any negative impacts on surrounding properties.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large, overlapping loops for the letters "J" and "B".

Jon Barrett
Zoning Coordinator

3245 Kingwood St



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



Map date: 8/30/2018
 Any aerial imagery is circa 2018 unless otherwise noted
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3245 Kingwood St

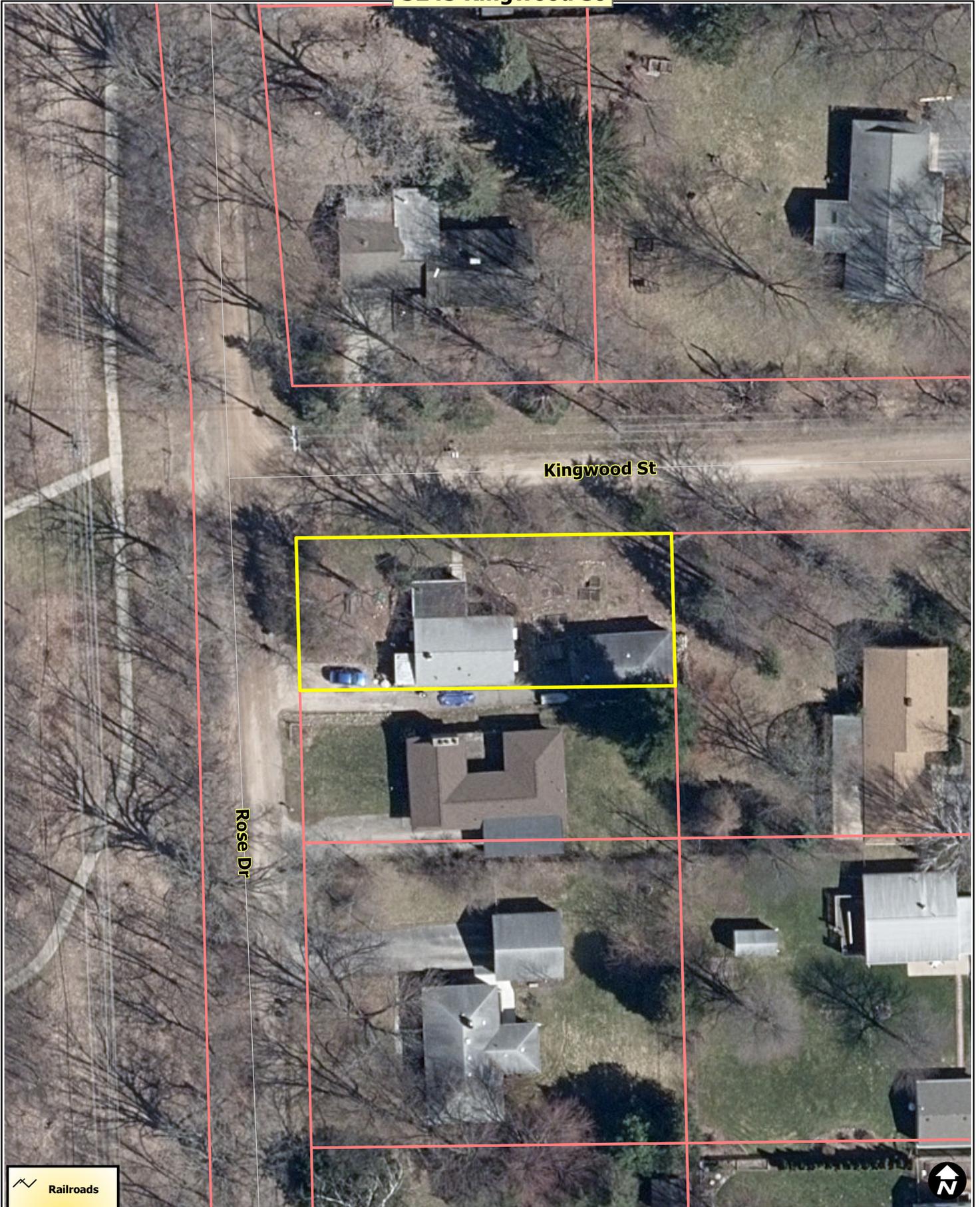


- Railroads
- Huron River
- Tax Parcels



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3245 Kingwood St



 Railroads

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 Tax Parcels



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**ZONING BOARD OF APPEALS
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 planning@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

Office Use Only	
Fee Paid: <u>\$500.00</u>	ZBA: <u>18-025</u>
DATE STAMP CITY OF ANN ARBOR RECEIVED AUG 30 2018 PLANNING & DEVELOPMENT SERVICES	

PROPERTY INFORMATION

ADDRESS OF PROPERTY: <u>3245 Kingwood</u>	
ZONING CLASSIFICATION: <u>RIC</u>	TAX ID: (if known) <u>09-08-2A-308-005</u>
NAME OF PROPERTY OWNER*: <u>Margaret Szczygiel</u>	

**If different than applicant, a letter of authorization from the property owner must be provided*

APPLICANT INFORMATION

NAME OF APPLICANT: <u>Amos Sherato (By The River Carpentry)</u>	
ADDRESS OF APPLICANT: <u>3725 E. Delhi</u>	
DAYTIME PHONE NUMBER: <u>734 255 3570</u>	FAX NO:
EMAIL: <u>amos@bytherivercarpentry.com</u>	
APPLICANT'S RELATIONSHIP TO PROPERTY:	

REQUEST INFORMATION

<input type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input checked="" type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)
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Section 1 - VARIANCE REQUEST

CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Chapter 55, Section 5:26)	
Required Dimension: (Example: 40' front setback)	PROPOSED Dimension: (Example: 32')
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary)	



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Current Use of the Property: **S.32.2**

The proposed change is allowed in accordance with Structure Non-Conformance, Section ~~5.07 (1) (a) & (b)~~, which reads as follows:

- (1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:
- a. The alteration is 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.
 - b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1, R2, R3, or R4 district.
 - c. The structure is considered non-conforming due to the following reasons.

REQUIREMENT	EXISTING CONDITION	CODE REQUIREMENT
Lot Area	8,862.8769 Sq FT	
Lot Width	147.69'	
Floor Area Ratio		
Open Space Ratio		
Setbacks	34.91'	
Parking		
Landscaping		
Other		

Describe the proposed alterations and state why you are requesting this approval:
*Build an addition To the west side of House
To The existing set back*

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:
~~a portion the existing Building is at the~~
*the addition will not increase the existing set
Back*



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit:

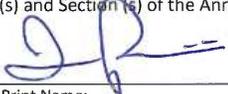
REQUIRED MATERIALS

The following materials are required for **ALL** variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11"** sheets:

- One (1) hardcopy and one (1) electronic copy shall be submitted.
 - The electronic copy shall include all associated supporting documentation with application submission.
- 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.
- Any other graphic or written materials that support the request.

ACKNOWLEDGEMENT

I, the applicant, hereby request a variance from the above named Chapter (s) and Section (s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.
Phone number: _____ Signature: X 

Email address: Amos@ByTheRiverCarpentry.com Print Name: Jesse Pearson

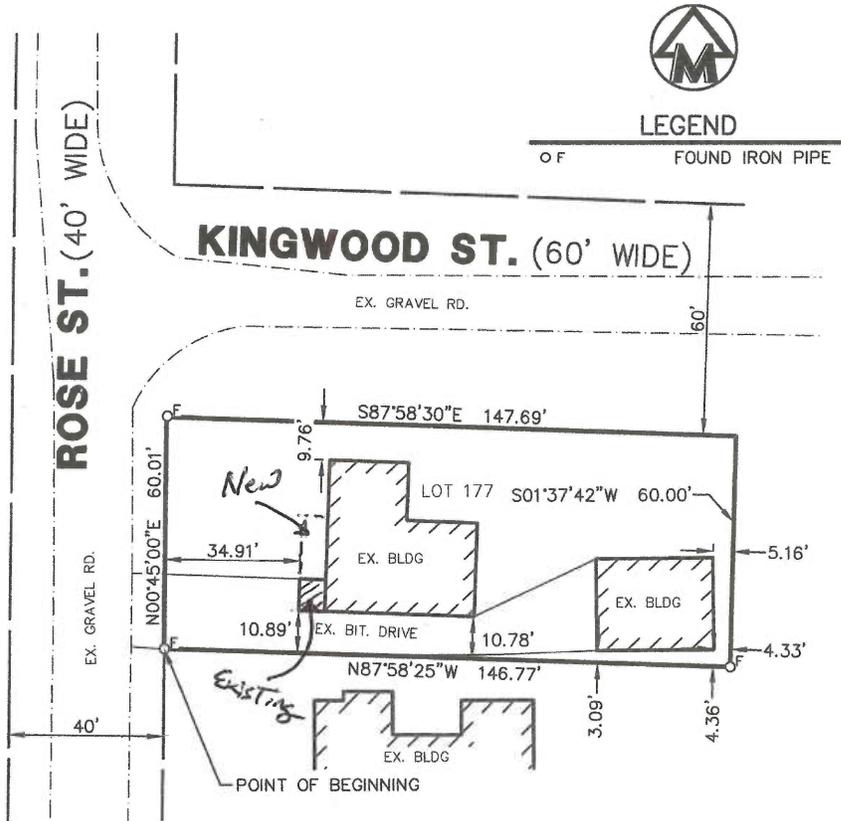
I, applicant, hereby depose and say that all the aforementioned statements, and the statements contained in the materials submitted herewith, as true and correct.

 Signature

Further, I hereby give the City of Ann Arbor Planning and Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

 Signature

SKETCH OF A PARCEL OF LAND LOCATED
 IN THE SOUTH 1/2 OF SECTION 24, T2S, R5E,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN



LEGAL DESCRIPTION

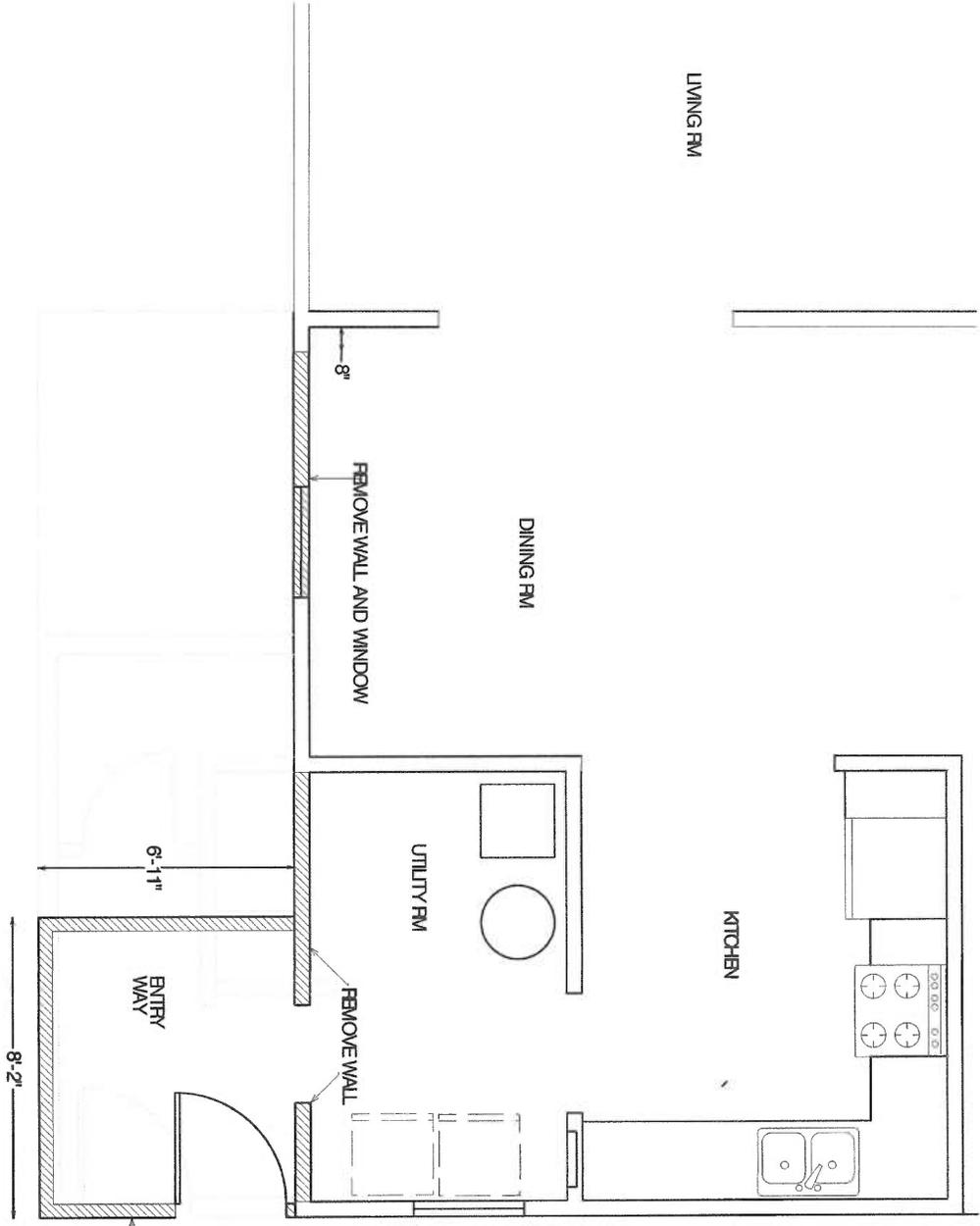
LEGAL DESCRIPTION OF A PARCEL OF LAND LOCATED
 IN THE SOUTH 1/4 OF SECTION 24, TOWN 2 SOUTH, RANGE 5 EAST,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

Lot 177 of "The Evergreens", a subdivision of part of the South half, Section 24, Scio Township, Washtenaw County, Michigan, as recorded in Liber 7 of Plats, Page 42, Washtenaw County Records.

BASIS OF BEARING: BEARINGS BASED ON "THE EVERGREENS", A SUBDIVISION, AS RECORDED IN LIBER 7 OF PLATS, PAGE 42, WASHTENAW COUNTY RECORDS.

CLIENT: AMOS SHIRATO	DATE: 08/24/18	
	SHEET 1 OF 1	
SECTION: 24 TWN: 02S RANGE: 05E	SCALE: 1 in. = 30 ft.	
CITY OF ANN ARBOR	BOOK:	
WASHTENAW COUNTY	BY:	
3245 KINGWOOD STREET		

EXISTING FLOOR PLAN
& DEMO PLAN



EXISTING HOUSE - 1,250 SQFT
 DEMO - 56.5 SQ FT
 ADDITION - 1,093.5 SQFT
 PORCH - 603.5 SQFT
 ADDITIONAL SQFT TO HOUSE OVERALL - 53 SQFT

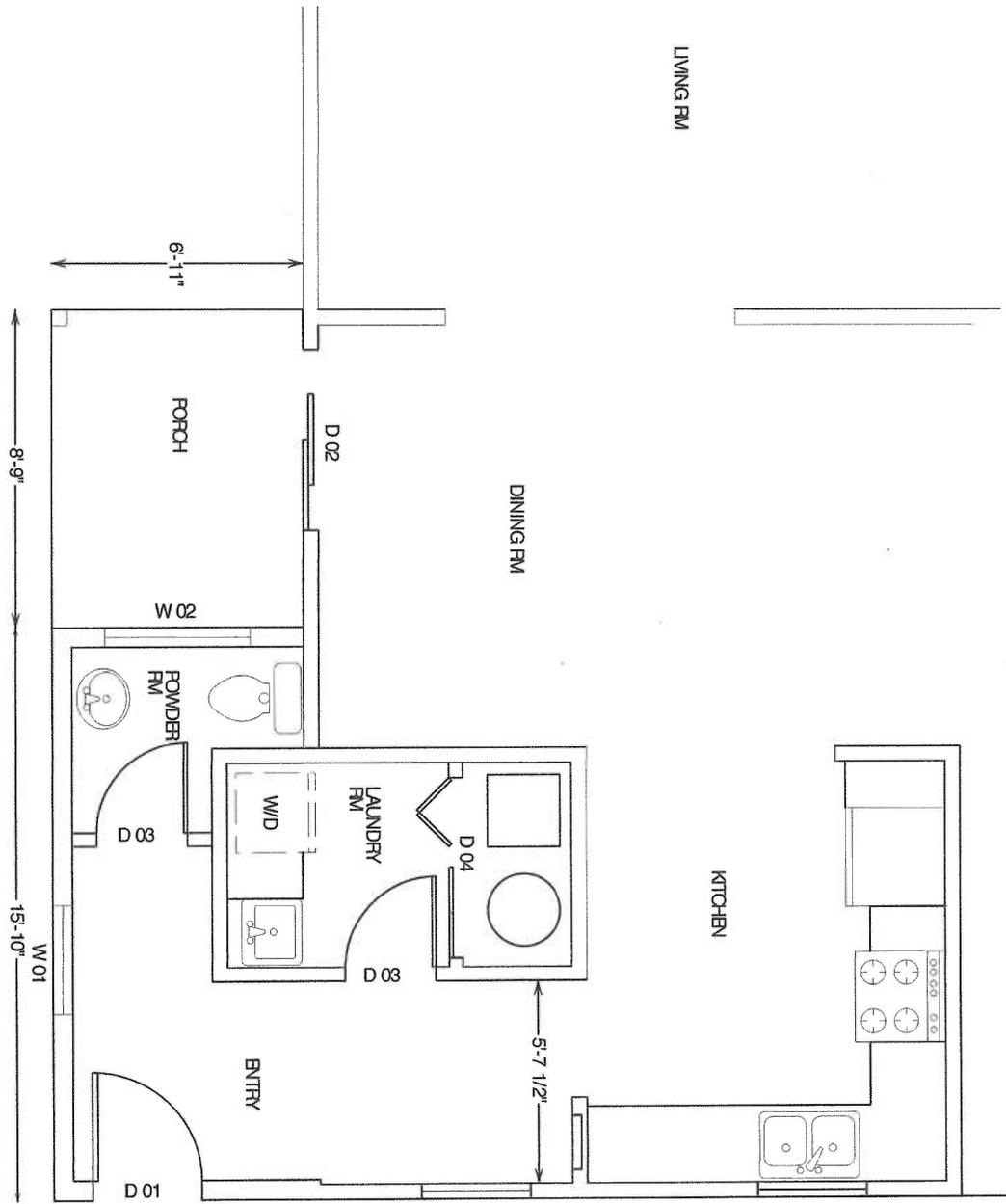
REMOVE EXISTING
 ADDITION SLAB AND
 FOUNDATION

DATE 7/8/18

SCALE 1/4" = 1'

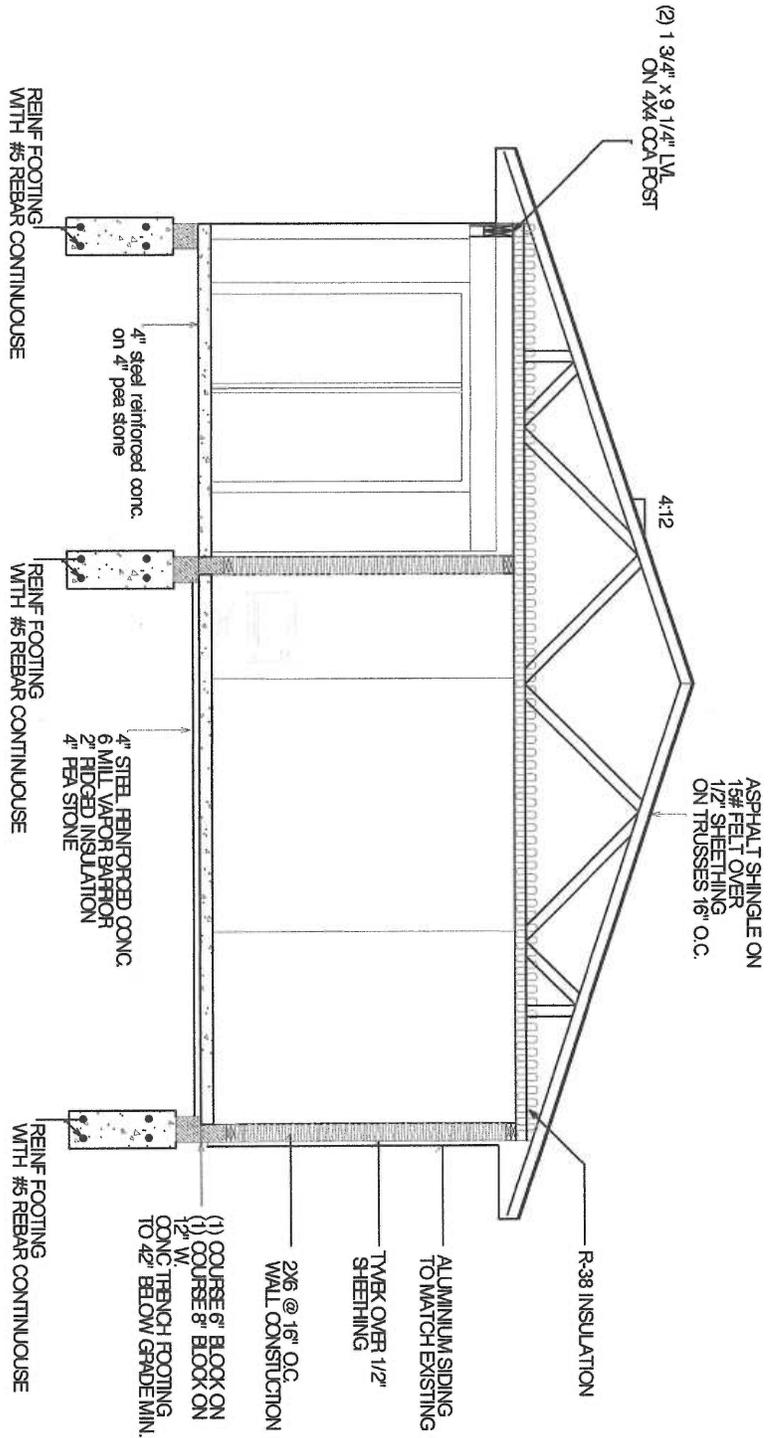
3245 KINGWOOD

DRAWINGS BY:
 PENNISI BROTHERS LLC
 558 Sixth St
 Ann Arbor, MI
 48103
 #(734) 216-1923



PROPOSED FLOOR PLAN

- WINDOW SCHEDULE**
- W 01 36" X 36" double hung
 - W 02 48" X 12" fixed
- DOOR SCHEDULE**
- D 01 3/0 x 6/8 exterior
 - D 02 5/0 x 6/8 slider
 - D 03 2/6 x 6/8 (2) interior
 - D 04 5/0 x 6/8 bifold



FOUNDATION & FRAMING PLAN

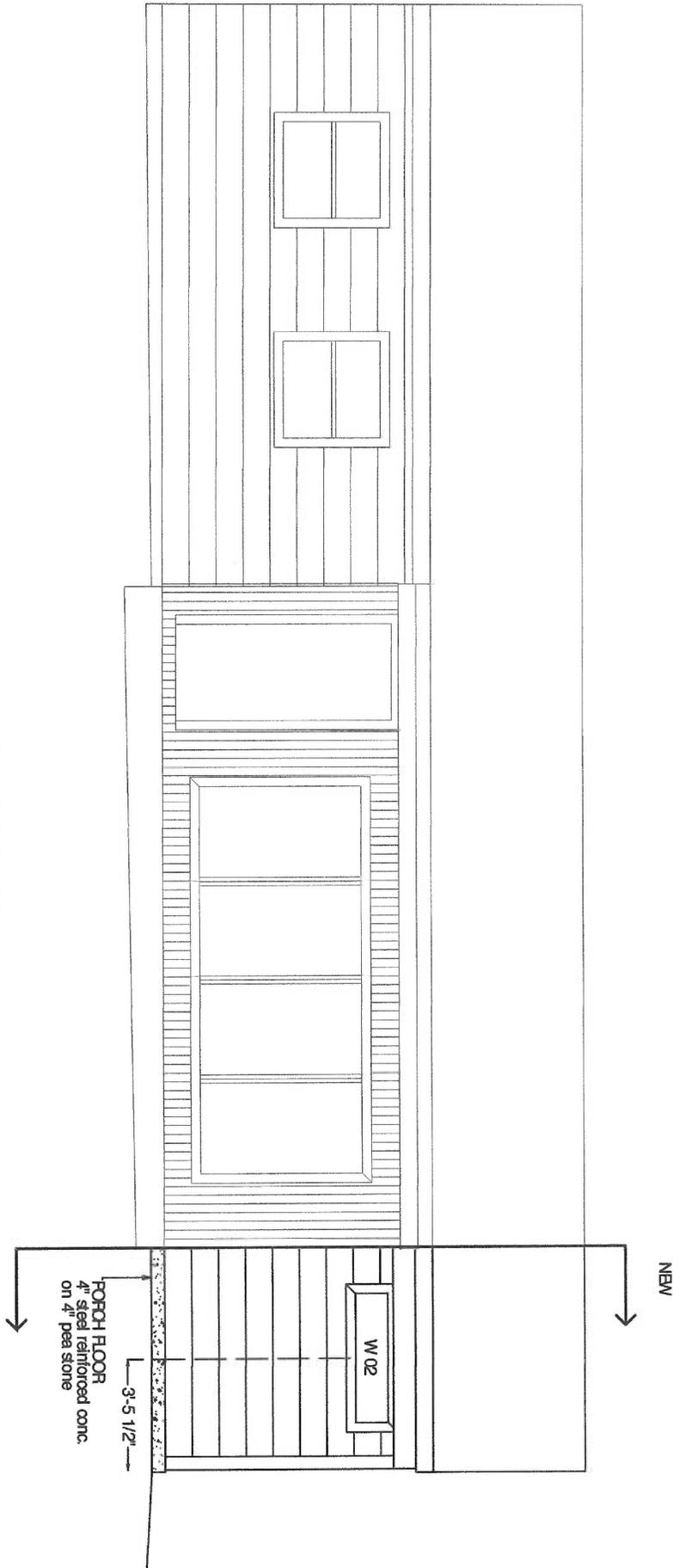
DATE 7/8/18

SCALE 1/4" = 1'

3245 KINGWOOD

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NORTH ELEVATION

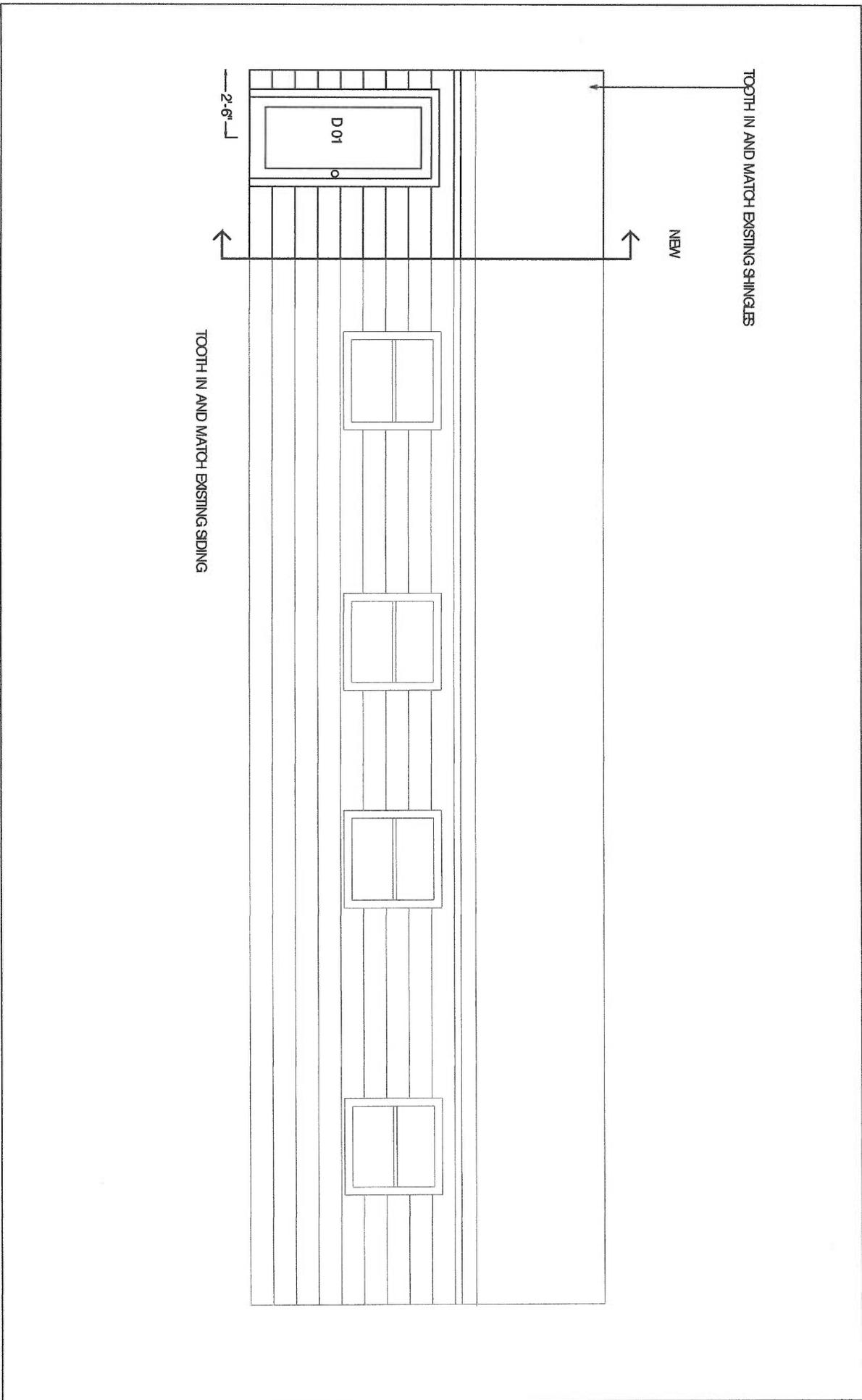


DATE 7/8/18

SCALE 1/4" = 1'

3245 KINGWOOD

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Ann Arbor, MI
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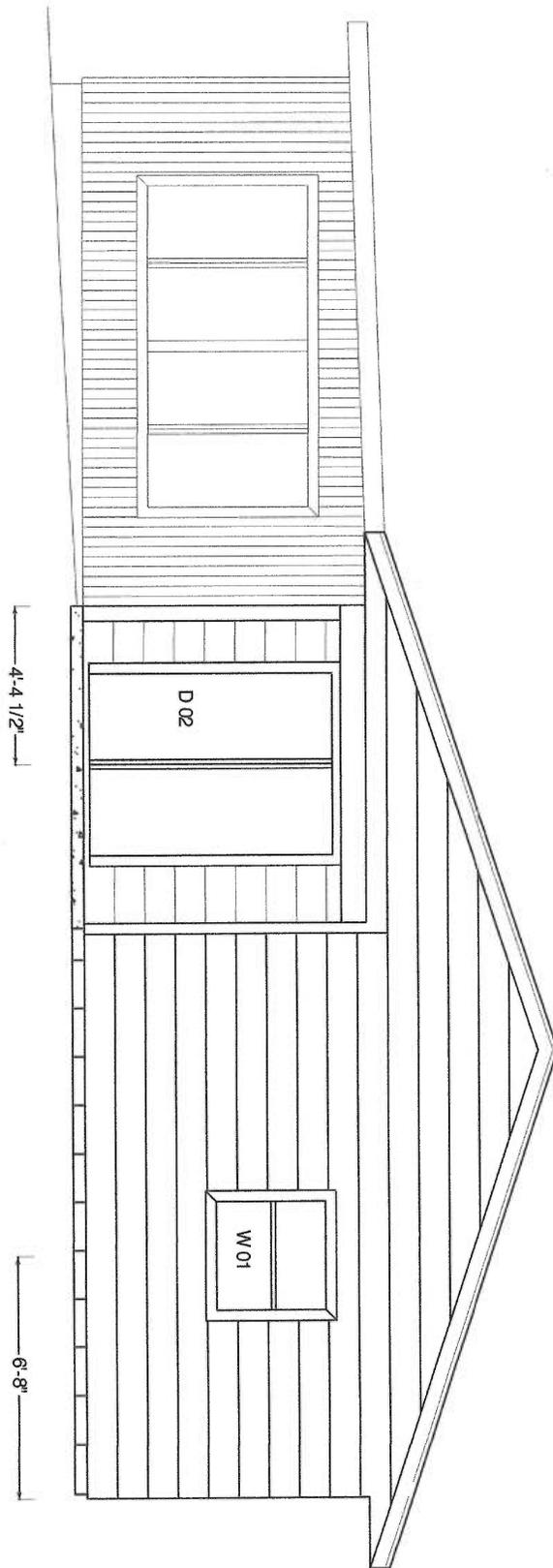
DATE 7/8/18

SCALE 1/4" = 1'

3245 KINGWOOD

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 PENNISI EPROTHERS LLC
 558 Sixth st
 Ann Arbor, MI
 48103
 #(734) 216-1923

WEST ELEVATION



DATE 7/8/18

SCALE 1/4" = 1'

3245 KINGWOOD

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