

**Zoning Board of Appeals
December 2, 2020 Regular Meeting**

STAFF REPORT

Subject: ZBA 20-025; 1802 North Maple Road

Summary:

Chris Childs of Tri-County Builders, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow for a (20'x13'4") 266 square foot addition to the rear of an existing Single-Family residence. The new construction will accommodate a bedroom and bathroom. The property is zoned R1C Single-Family Residential and currently does not meet the side setback requirement of five feet. The proposed addition will not encroach further into the side setback than the existing south side of the home.

Background:

The subject property is located on the east side of North Maple Road and in the Garden Homes Park subdivision. The home was built in 1930 and is 1,150 square feet in size.

Description:

The property is currently Nonconforming as the residence does not meet the five-foot side setback as it is only one and a half feet from the side lot line. Additionally, the construction plans contain a 180 (15'x12') square foot sunroom addition on the north side of the property that will meet the required setbacks.

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 have stated that the new addition will have minimal impacts to neighboring properties and the new construction will not encroach further into the side setback than what is currently existing.

Respectfully submitted,



**Jon Barrett
Zoning Coordinator**

1802 N Maple Rd

WB M14 CONN
W of N Maple

WB M14
E of N Maple

WB M14

EB M14

E M14 CONN between Miller & N Maple

Roundabout

EB M14 ONRP from NB N Maple

Foss St

Woodrow St

Fo: C

Fulmer St

N Maple Rd

N Franklin Ct

S Franklin Ct

Maple Village Ct

Enclave Ln




Franklin St

Calvin St

Garden Homes Dr

Miller Ave

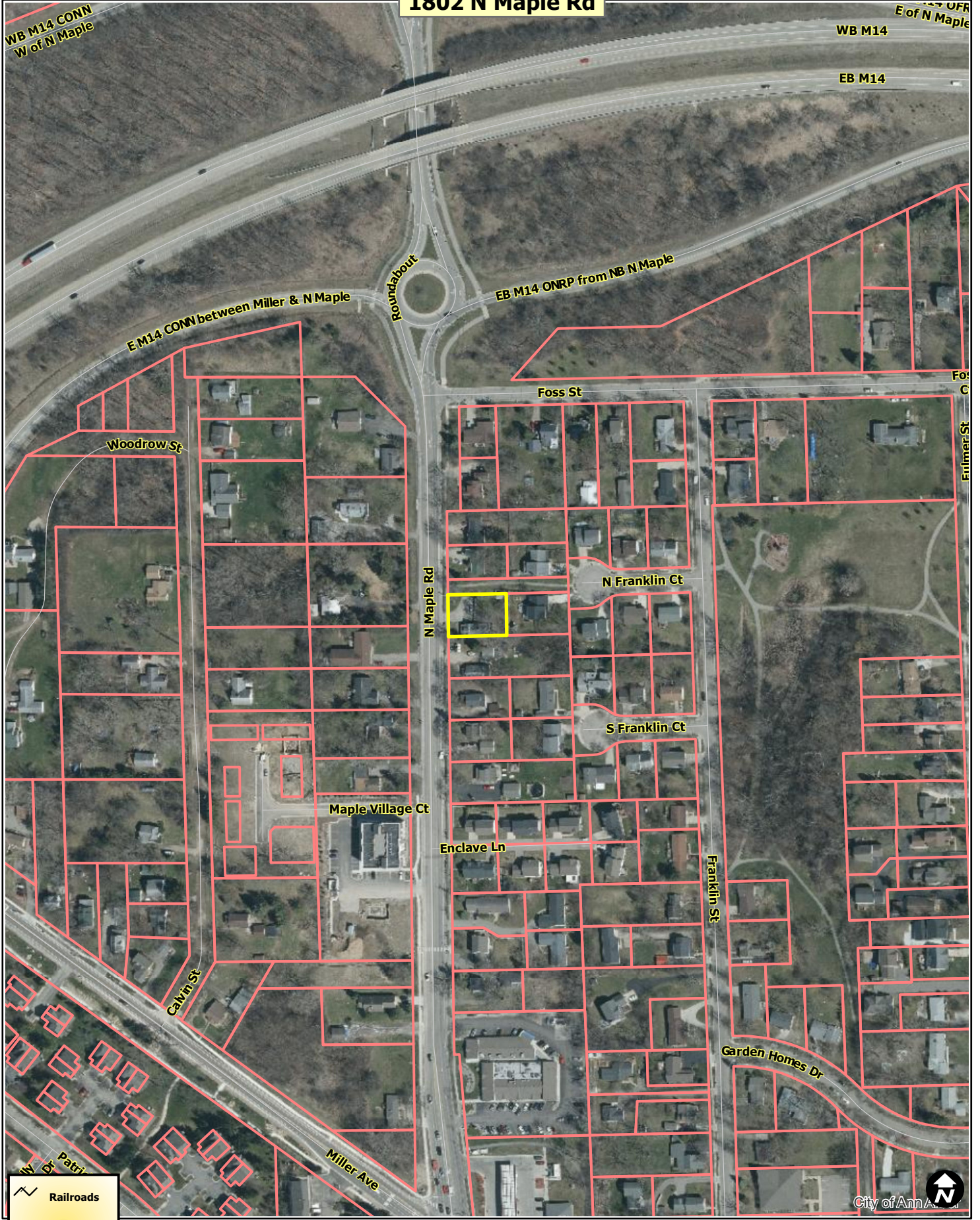
W St Patri

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 11/10/2020
Any aerial imagery is circa 2018
unless otherwise noted
Terms of use: www.a2gov.org/terms

1802 N Maple Rd






- Railroads
- Huron River
- Tax Parcels



Map date: 11/10/2020
Any aerial imagery is circa 2018 unless otherwise noted
Terms of use: www.a2gov.org/terms

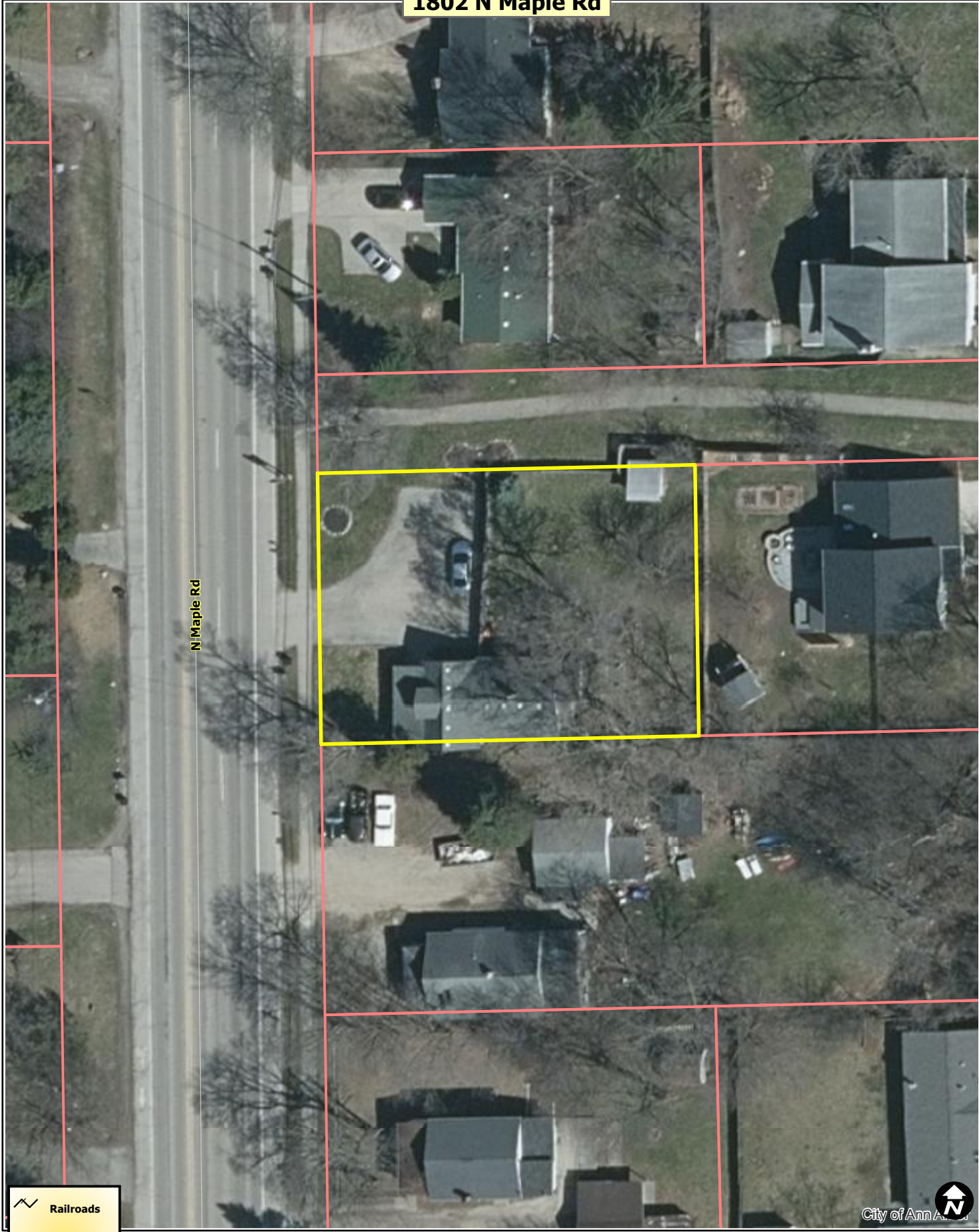
1802 N Maple Rd

N Maple Rd

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 11/10/2020
 Any aerial imagery is circa 2018
 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 1802 N. Maple Rd.		ZIP CODE 48104	
ZONING CLASSIFICATION R1C	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided Erin Larowe		
PARCEL NUMBER 09-09-19-214-069	OWNER EMAIL ADDRESS		

APPLICANT INFORMATION

NAME Tri-County Builders (Chris Childs)			
ADDRESS 11360 Old Hamburg Rd	CITY Whitmore Lake	STATE MI	ZIP CODE 48189
EMAIL tricountybuilder@gmail.com	PHONE (810)691-7089		
APPLICANT'S RELATIONSHIP TO PROPERTY Contractor			

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
---	--

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: _____

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 home is an owner occupied single family residence. The proposed rear addition provides space for a new bedroom, bath, and mudroom entry. The rear addition matches the existing house width (aligning with current side walls) and roof height. The proposed new structure will have minimal impact to neighboring properties.

A sun room addition at the side of the home is also proposed. This addition meets all setback requirements and is proposed at the largest part of the property.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	9,485 sq. ft.	7,200 sq. ft.
Lot Width	82.49 ft.	60 ft.
Floor Area Ratio		
Setbacks	F: 30'; S: 1.5' min/ 56.9' total; R: 37.3'	F: 25'; S: 5' min/10' total; R: 30'
Parking		
Landscaping		
Other		

10/30/2020

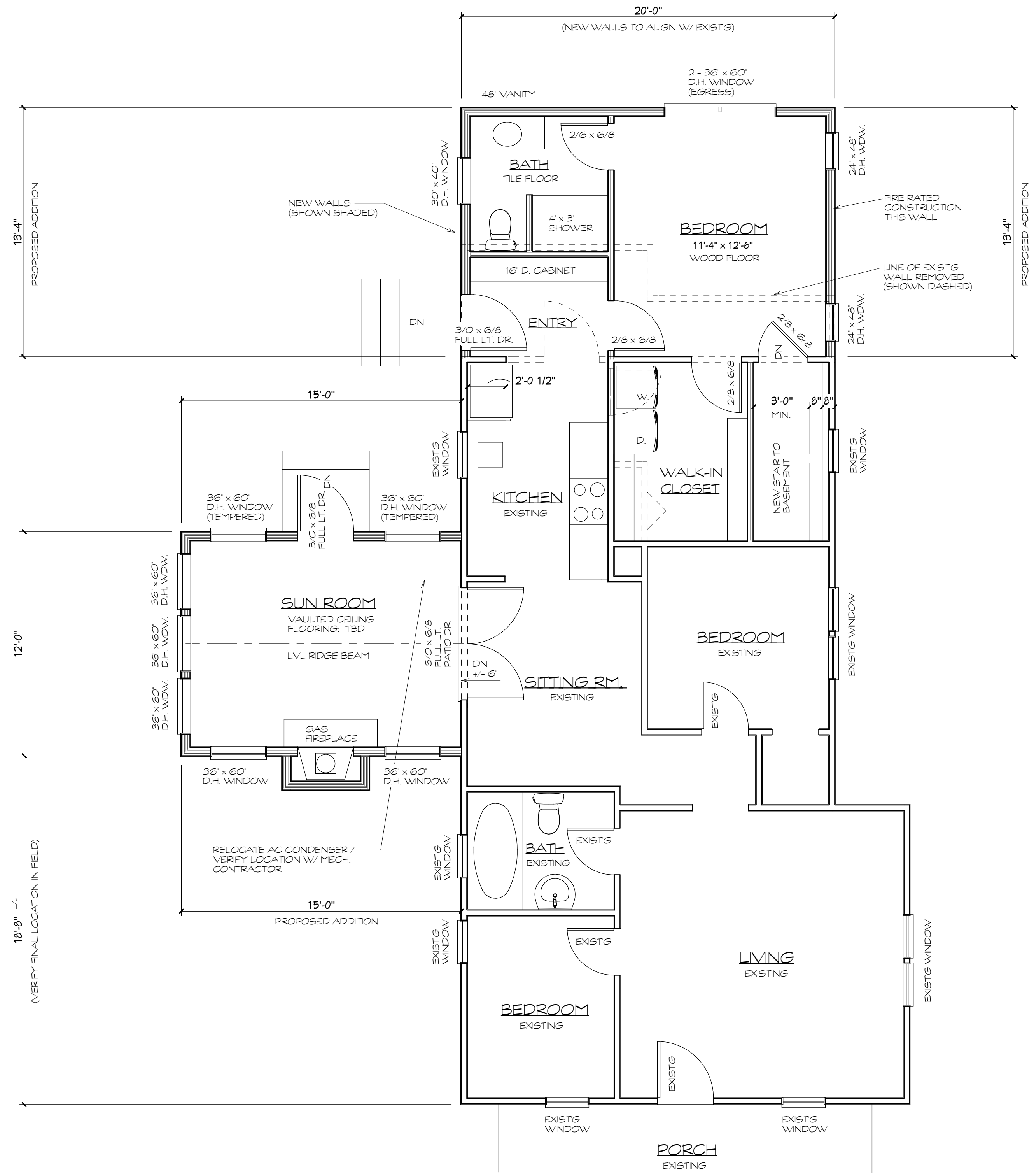
I Erin M. Larowe owner of 1802 N. Maple Road Ann Arbor, MI 48103 grant Chris Childs of Tri-County Builders permission to appear before the Zoning Board of Appeals (ZBA) on my behalf.

Printed Name

Erin M. Larowe

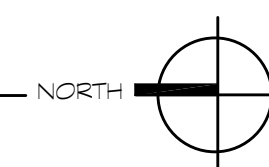
Signature

A handwritten signature in black ink that reads "Erin Larowe". The signature is written in a cursive style with a large initial 'E' and a long, sweeping tail.



FIRST FLOOR PLAN

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



Proposed Addition & Renovation
LAROWE RESIDENCE

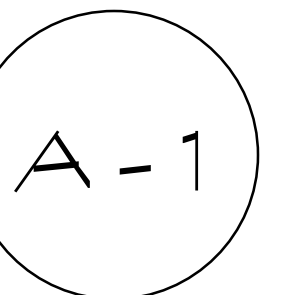
1802 N. MAPLE RD.

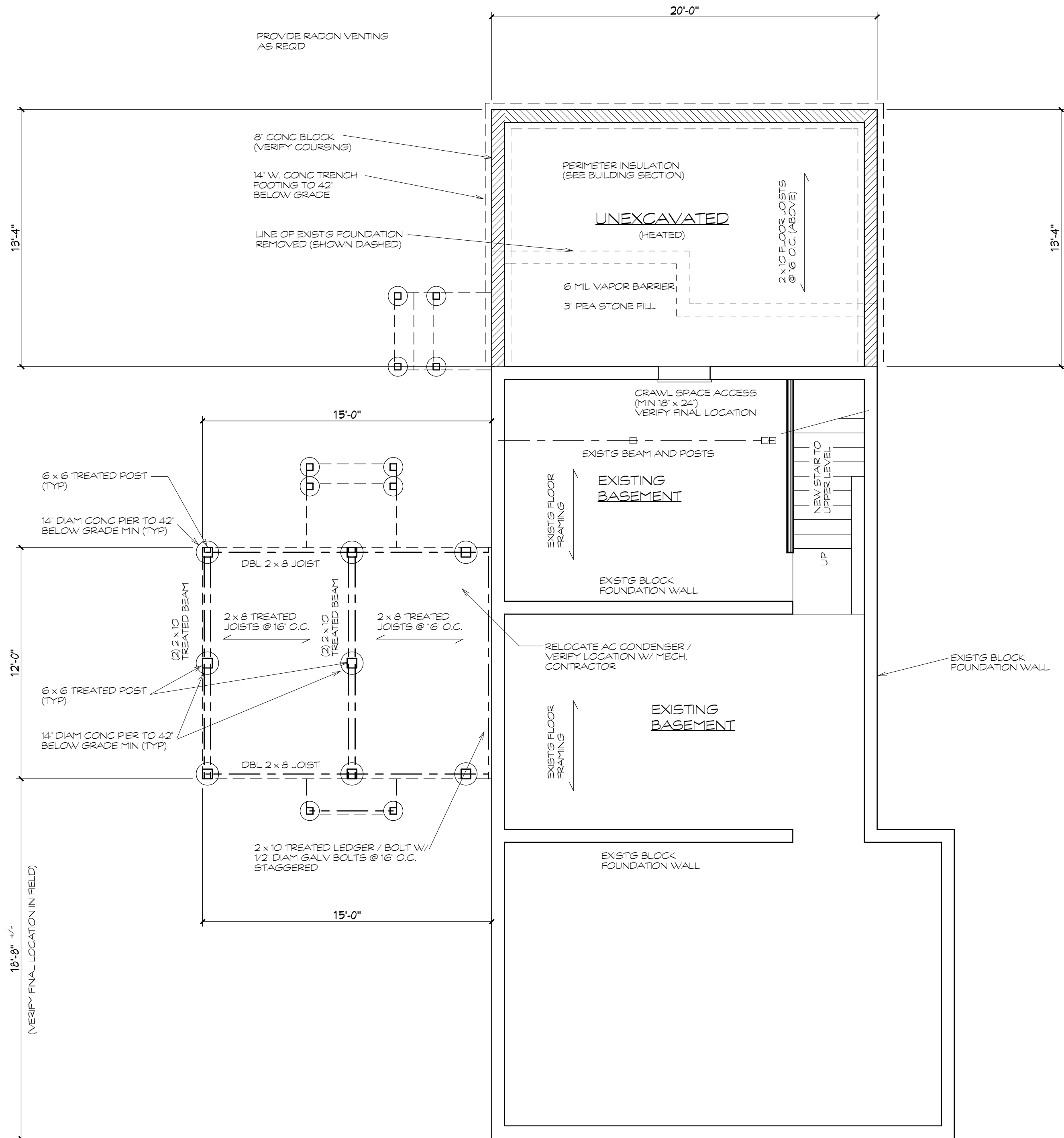
ANN ARBOR, MI

Edwin R. Wier ARCHITECT

Ann Arbor, MI 48104
1503 Shadford Rd.
EdWier@aol.com
Tele: 734-761-3015

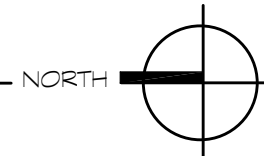
11-4-20
10-28-20
10-13-20
9-21-20





FOUNDATION PLAN

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



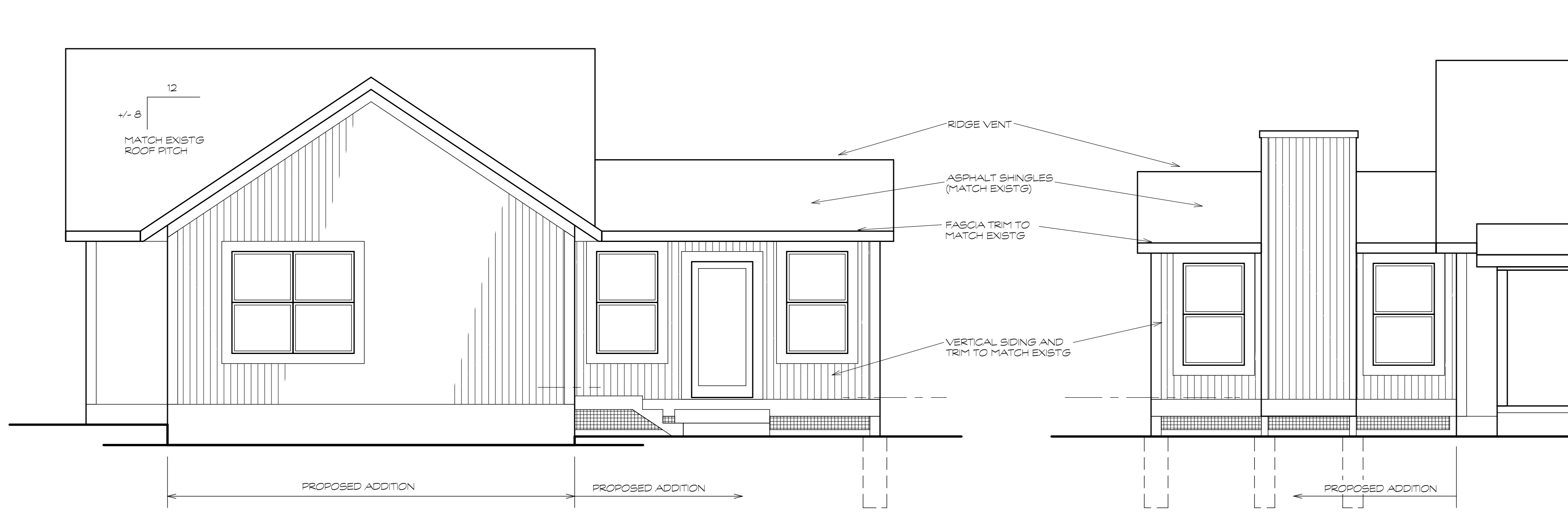
Proposed Addition & Renovation
LAROWE RESIDENCE

1802 N. MAPLE RD.

ANN ARBOR, MI

Edwin R. Wier ARCHITECT
 Ann Arbor, MI 48104
 1503 Shadford Rd.
 EdWier@aol.com
 Tele: 734-761-3015

11-4-20
 10-28-20
 10-13-20
 9-21-20

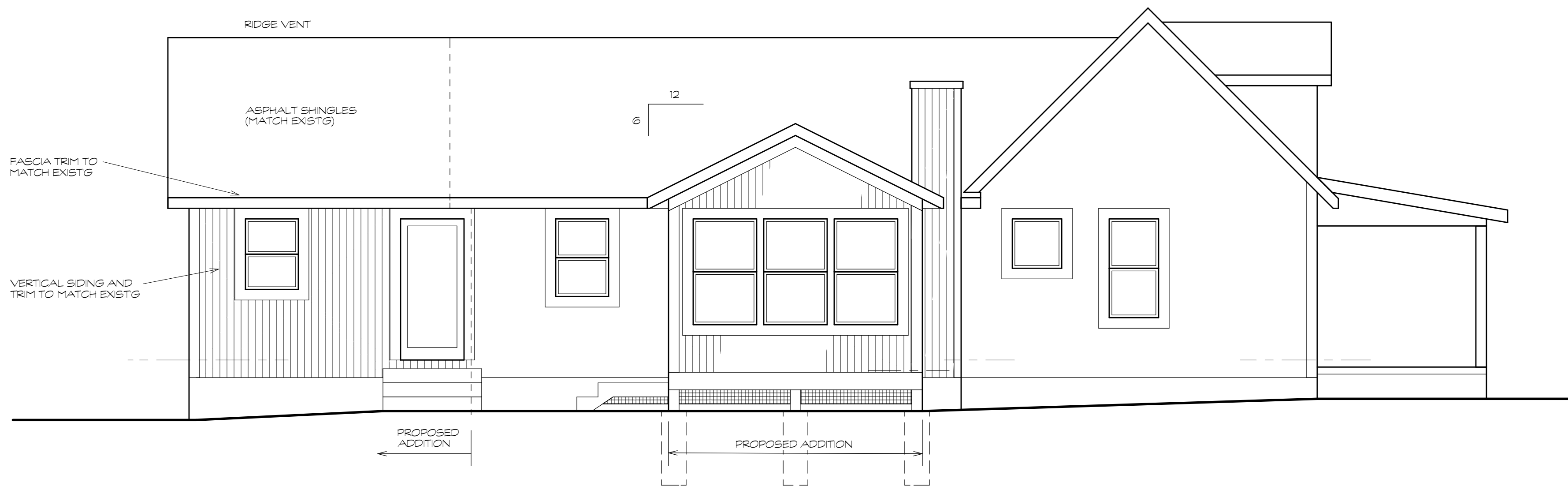


REAR ELEVATION (East)

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

FRONT ELEVATION (West / at Addition)

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



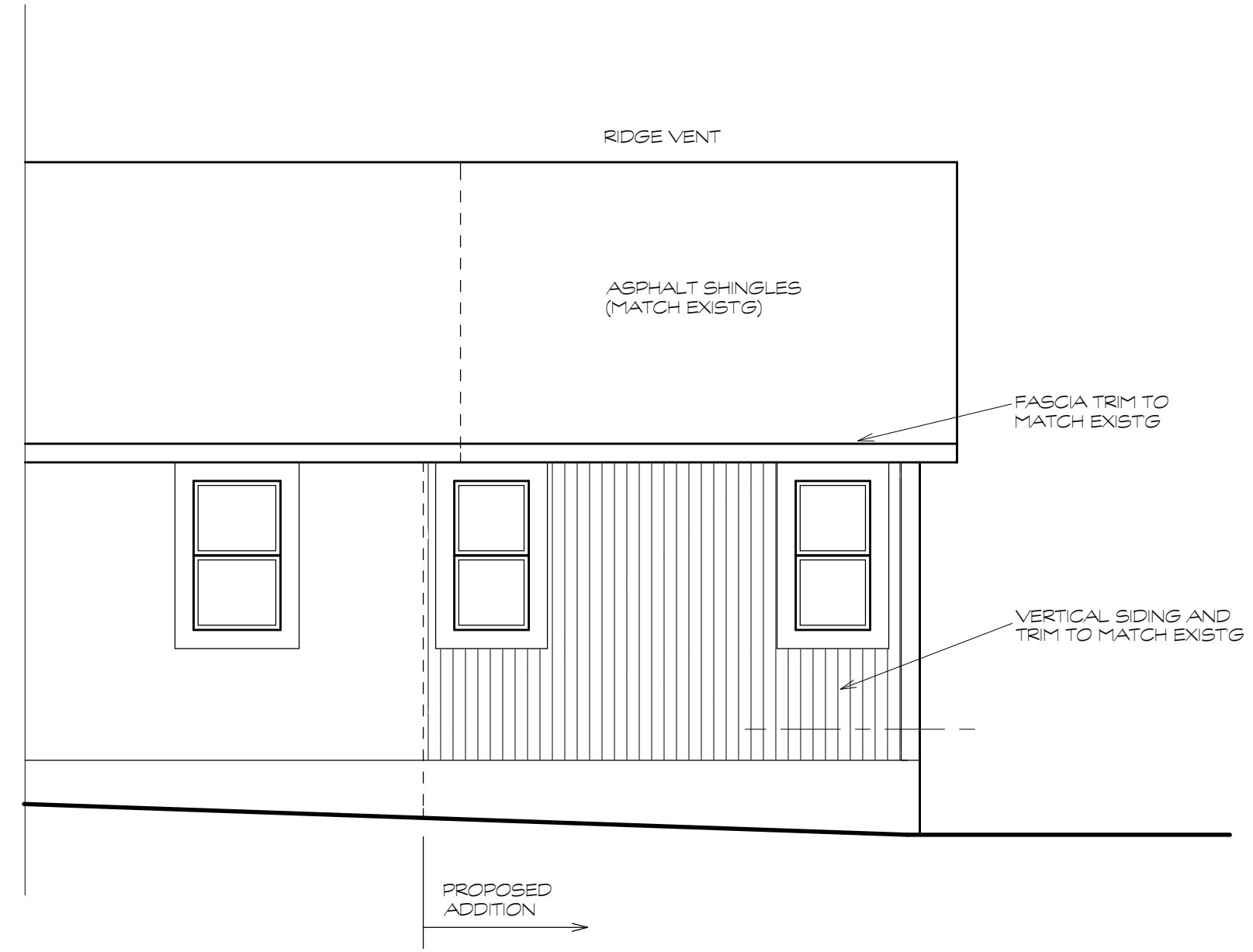
LEFT SIDE ELEVATION (North)

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

Proposed Addition & Renovation
LAROWE RESIDENCE

1802 N. MAPLE RD.
ANN ARBOR, MI

11-4-20
10-28-20
10-13-20
9-21-20



RIGHT SIDE ELEVATION (South)

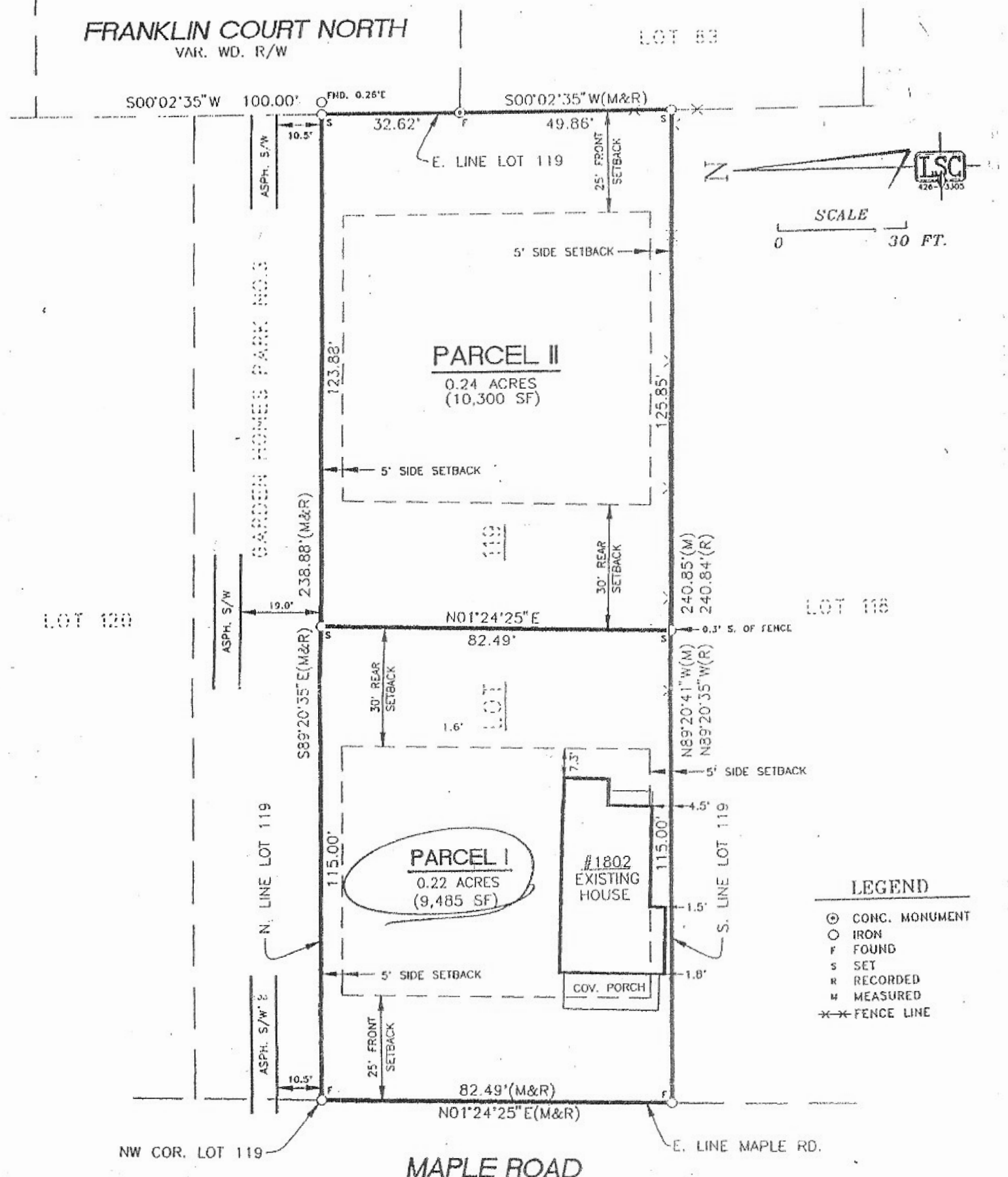
SCALE: 1/4" = 1'-0"

Proposed Addition & Renovation
LAROWE RESIDENCE

1802 N. MAPLE RD.
ANN ARBOR, MI

11-4-20
10-28-20
10-13-20
9-21-20

CERTIFICATE OF SURVEY



REVISED: 26 JAN. 1996

CERTIFICATION - I, R. Timothy Tietsema, a Michigan Professional Surveyor, hereby states that a properly line survey of the parcel land described and delineated hereon was performed under my direct supervision; the Certificate of Survey is in compliance with P.A. 132 of 1970, as amended; and the ratio of closure of latitudes and departures was less than 1 part in 5000.

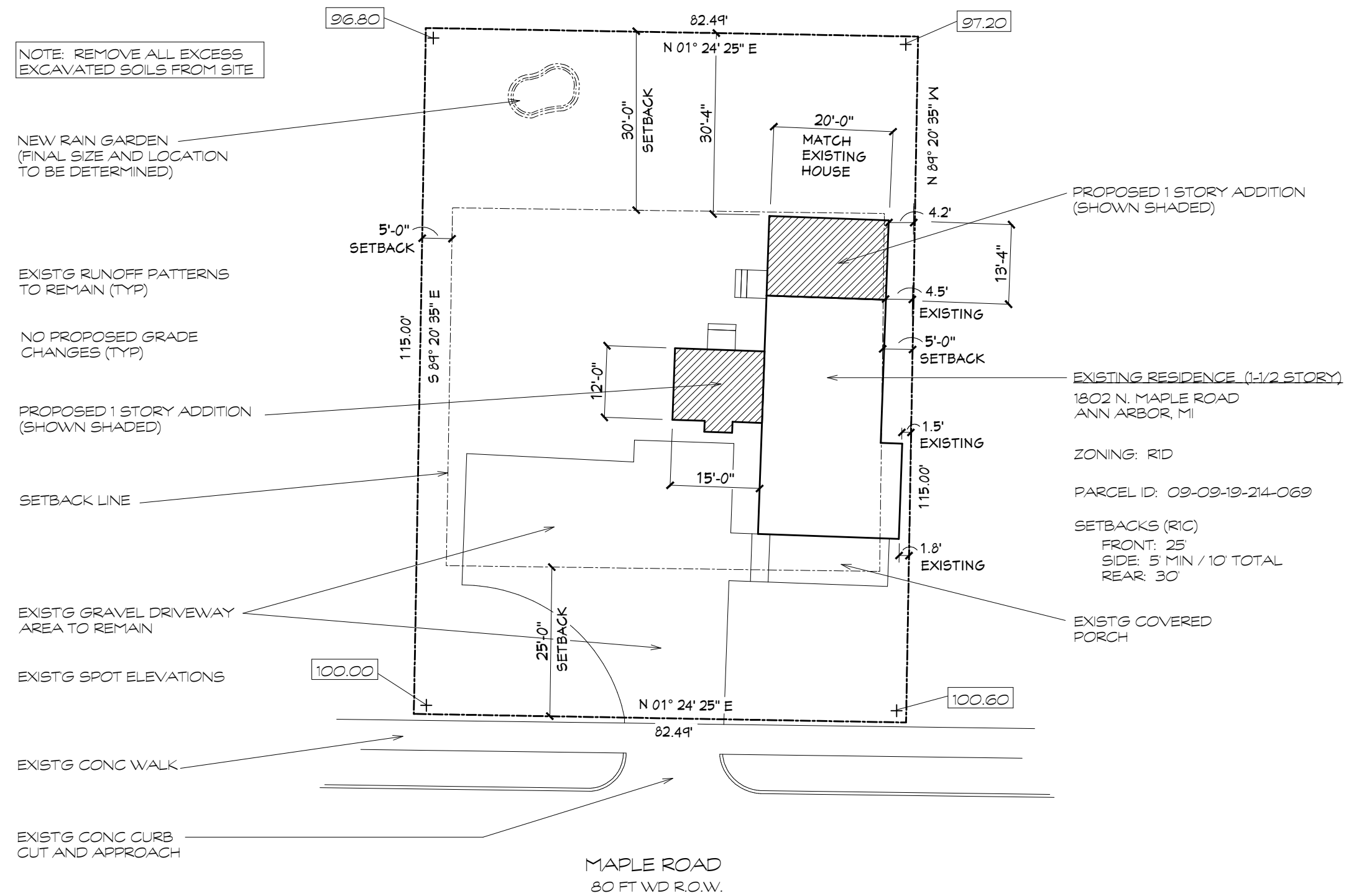
<p>PLAT OF SURVEY of Lot 119 of "Garden Homes Park Sub.", in the W 1/2 of Section 19, T2S, R5E, City of Ann Arbor and in the NE 1/4 of Section 24, T2S, R5E, Scio Twp., Washtenaw Co., Michigan as rec. in L. 20 of Plats, P. 92-94, W.C.R.</p>	<p>SCALE: 1" = 30'</p>	<p>By: <i>R. Timothy Tietsema</i> By: R. TIMOTHY TIETSEMA Professional Surveyor No. 20712</p>
	<p>Flid. Bk: 141 Pg: 45-48</p>	
<p>Client: JAMES VOLLMERS / 282 Job No: 16495-255E24-L20P92-94</p>	<p>Drn. By: RH Ckd. By: BEB</p>	<p>LSC LAND SURVEYING CONSULTANTS SURVEY ENGINEERING P.O. BOX 65, 3225 CENTRAL ST. DEXTER, MICHIGAN (313) 426-3306 (313) 761-5577</p>
<p>Date: JAN. 1996 Issued: JAN 26 Sheet: 1 of 2</p>		

EXISTING SITE PLAN
 SCALE: 1" = 30'-0"

DESCRIPTION

LOT 119 OF GARDEN HOMES PARK SUBDIVISION, IN THE W. 1/2 OF SECTION 19, T2S, R5E, CITY OF ANN ARBOR AND IN THE NE 1/4 OF SECTION 24, T2S, R5E, SCIO TOWNSHIP, WASHTENAW COUNTY MICHIGAN AS RECORDED IN LIBER 20 OF PLATS, OF WASHTENAW COUNTY RECORDS.

PARCEL ID: 09-09-19-214-069



SITE PLAN / GRADING PLAN
 SCALE: 1" = 20'-0"

Proposed Addition & Renovation
LAROWE RESIDENCE
 1802 N. MAPLE RD.
 ANN ARBOR, MI

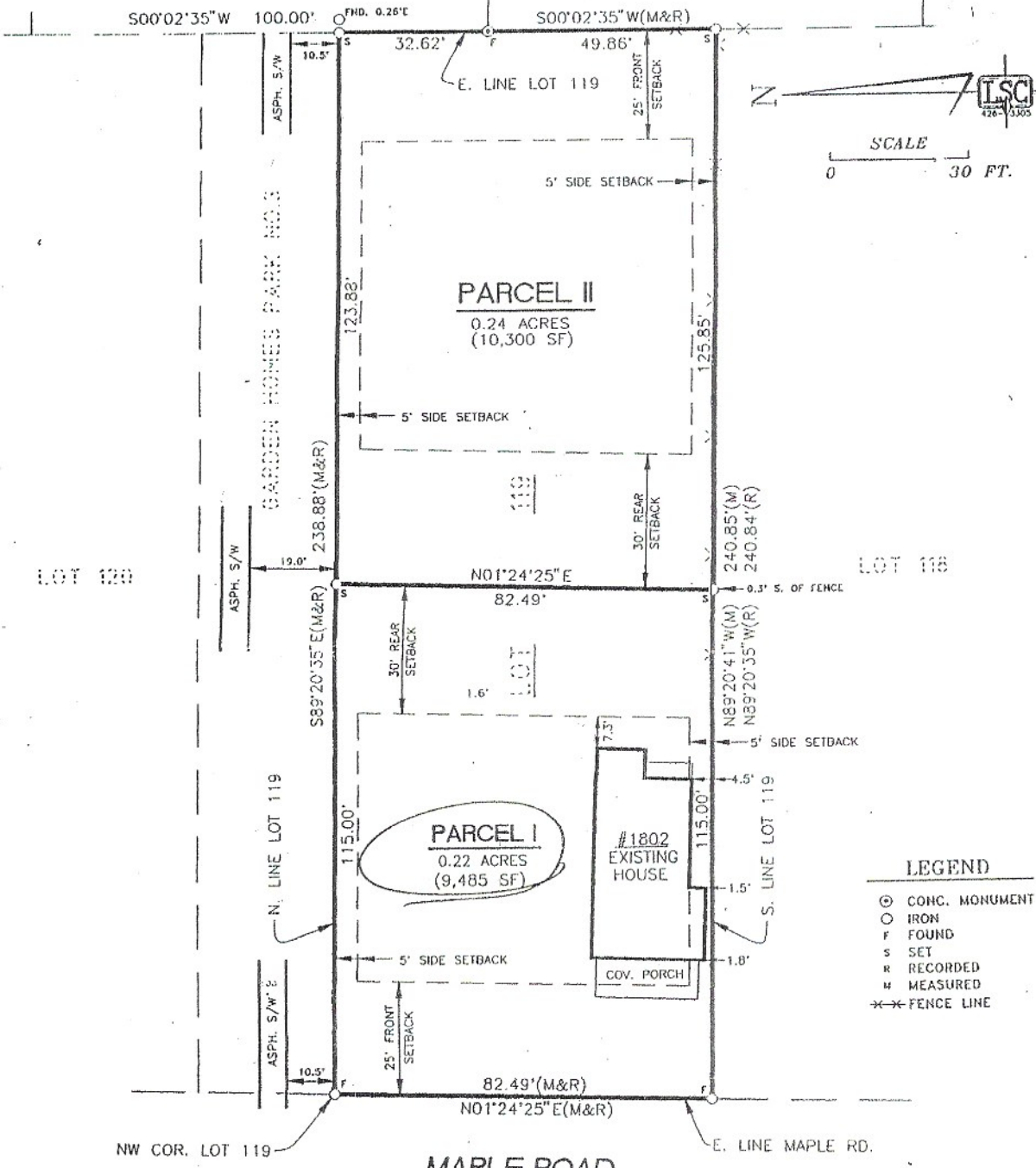
11-4-20
 10-28-20
 10-13-20
 9-21-20

SP-1

CERTIFICATE OF SURVEY

FRANKLIN COURT NORTH
VAR. WD. R/W

LOT 83



LEGEND

- ⊙ CONC. MONUMENT
- IRON
- F FOUND
- S SET
- R RECORDED
- M MEASURED
- X— FENCE LINE

MAPLE ROAD

80 FT. WD. R/W

REVISED: 26 JAN. 1996

CERTIFICATION - I, R. Timothy Tietsema, a Michigan Professional Surveyor, hereby states that a property line survey of the parcel and land described and delineated hereon was performed under my direct supervision; the Certificate of Survey is in compliance with P.A. 132 of 1970, as amended; and the ratio of closure of latitudes and departures was less than 1 part in 5000.

<p>PLAT OF SURVEY of Lot 119 of "Garden Homes Park Sub.", in the W 1/2 of Section 19, T2S, R5E, City of Ann Arbor and in the NE 1/4 of Section 24, T2S, R5E, Scio Twp., Washtenaw Co., Michigan as rec. in L. 20 of Plats, P 92-94, W.C.R.</p>	<p>SCALE: 1" = 30' Fld. Bk: 141 Pg: 45-48 Drn. By: RH Ckd. By: BEB</p>	<p>By: <i>R. Timothy Tietsema</i> By: R. TIMOTHY TIETSEMA Professional Surveyor No. 20712</p> <p>LSC LAND SURVEYING CONSULTANTS</p>
<p>Client: JAMES VOLLMERS / 282 Job No: 16495-255E24-L20P92-94</p>	<p>Date: JAN. 1996 Issued: JAN 26 1996 Sheet: 1 of 2</p>	<p>SURVEY ENGINEERING P.O. BOX 65, 3225 CENTRAL ST. DEXTER, MICHIGAN (313) 426-3305 (313) 761-3577</p>