

**Zoning Board of Appeals
January 26, 2022 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-046; 2280 Chaucer Court

Summary:

Frank and Sarah Rampton, property owners, are seeking a variance from Table 5.17-1 Single Family District Dimensions to complete construction on a screened porch at the rear of the existing home. The rear yard setback requirement is 30 feet and the owners are proposing the screened porch to be 21 feet from the rear lot line. The property is zoned R1C, Single-Family Residential District.

Background:

The subject property is located at the end of Chaucer Drive, south of Scio Church Road in the Lawton neighborhood. The home was built in 1986 and is approximately 1,923 square feet in size.

Description:

The owner is proposing to finish construction of a 22 foot wide by 15 foot deep screened porch attached to the rear of the home. The construction was started prior to the issuance of a Building permit. The project was issued a stop work order by the Building Department in August 2021. A permit (BLDG21-2059) has been applied for and is currently on hold. The screened in porch is to be finished on the existing deck and will be screened in and used as unconditioned space.

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 owner contends the porch is necessary to change the current roof line to allow for proper drainage to correct the design flaw from the original construction. Secondly, the screened porch will allow for outdoor family functions.

- (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 application states that a live wire was installed to assist with snow melt to properly drain snow melt and prevent snow build-up, which has resulted in numerous plywood panels to be replaced.

- (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***

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variance, and the rights of others whose property would be affected by the allowance of the variance.

In addition to the variance request the owner has taken the following measures to assist with proper drainage: (1) installation of a dry creek bed on the west side of the property and (2) dry well addition to the east side of the lot in proximity to the porch.

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

During the roof replacement construction the owner states that the roof line was extended to repair the inadequacies of the existing roof.

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

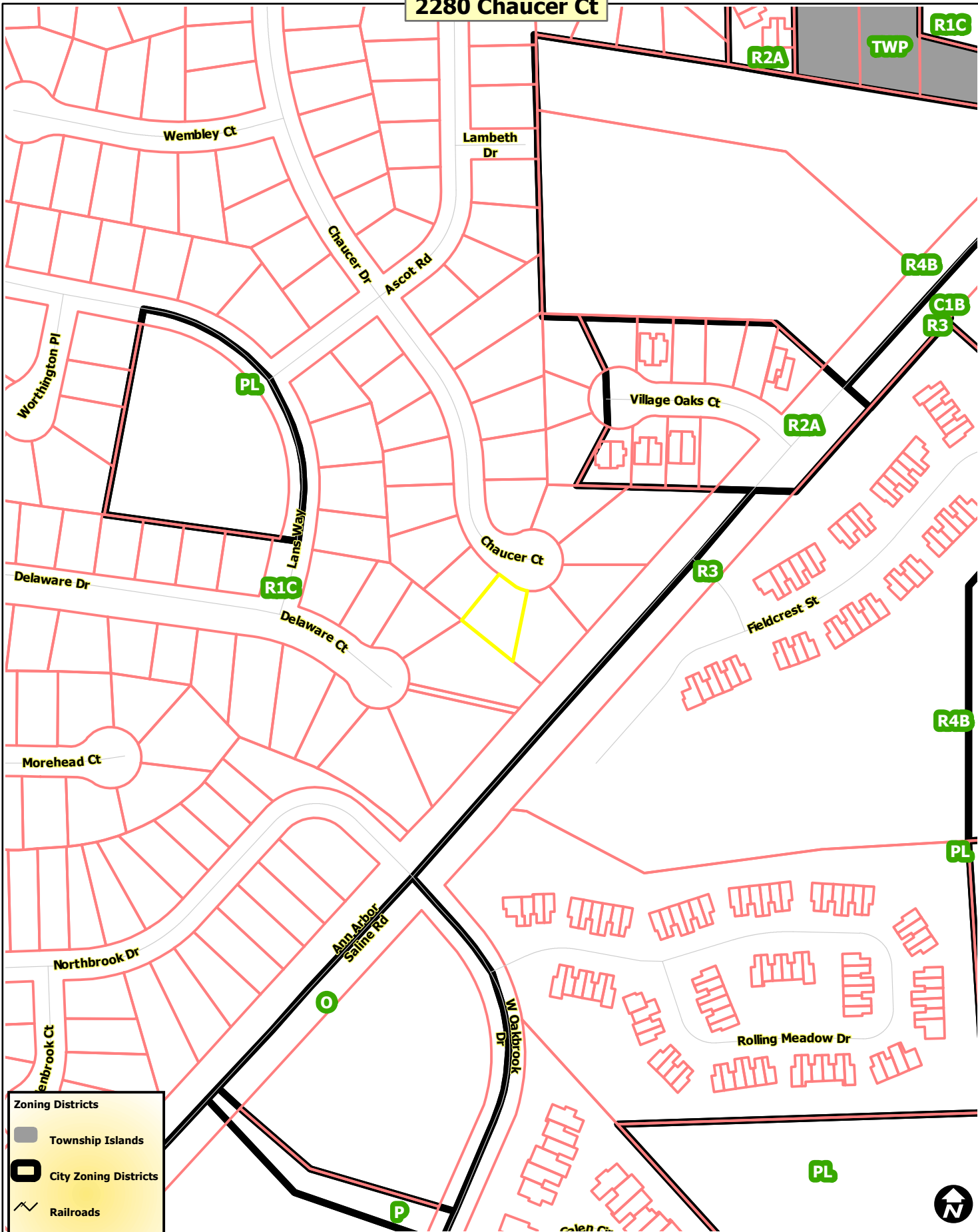
The variance request is minimal as it is only two feet closer to the rear lot line than the existing deck.

Respectfully submitted,






A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized and cursive.

**Jon Barrett
Zoning Coordinator**

2280 Chaucer Ct



Zoning Districts

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






Map date: 1/4/2022
 Any aerial imagery is circa 2020 unless otherwise noted
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2280 Chaucer Ct




-  Railroads
-  Huron River
-  Tax Parcels





Map date: 1/4/2022
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2280 Chaucer Ct



 Railroads

 Huron River

 Tax Parcels



Ann Arbor
Saginaw Rd
City of Ann Arbor 

Map date: 1/4/2022
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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 2280 Chaucer Drive, 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 Frank & Sarah Rampton	
PARCEL NUMBER 09-12-05-203-024	OWNER EMAIL ADDRESS frampton@trentoncorp.com	

APPLICANT INFORMATION

NAME Frank & Sarah Rampton			
ADDRESS 2280 Chaucer Drive	CITY Ann Arbor	STATE MI	ZIP CODE 48103
EMAIL frampton@trentoncorp.com		PHONE 734-368-7528	
APPLICANT'S RELATIONSHIP TO PROPERTY Owners			

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	OFFICE USE ONLY
<p>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.</p> <p>Required Attachments:</p> <p><input type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.</p> <p><input type="checkbox"/> Building floor plans showing interior rooms, including dimensions.</p> <p><input type="checkbox"/> Photographs of the property and any existing buildings involved in the request.</p>	<p>Fee Paid: _____ ZBA: _____</p> <p>DATE STAMP</p>

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: 28-Dec-2021

Section 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Article 3, Section 5.26)

Table 5-17.1

REQUIRED DIMENSION: (Example: 40' front setback)

Feet: 30 Inches: rear setback

PROPOSED DIMENSION: (Example: 32 foot 8 inch front setback)

Feet: 21 Inches: rear setback

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

Complete the construction of the rear screened in porch. A current state gazebo was required to:
(1) Continue the roof line of the house to allow for proper drainage of the roof (repairing a roof design flaw from the original construction) and (2) Allow Immuned compromised family members to congregate to reduce the fear of contracting COVID during family gatherings

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 practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

The original house roof configuration was inadequate to properly drain water throughout the winter months as evidenced by a live electrical wire that was placed on the roof corner near the current gazebo to aid in melting any snow build-up and the eleven roof plywood panels that were replaced

The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

Additional, substantial roof alterations on the house to allow for proper drainage

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties 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 property is already being relandscaped to allow for additional proper drainage to include:

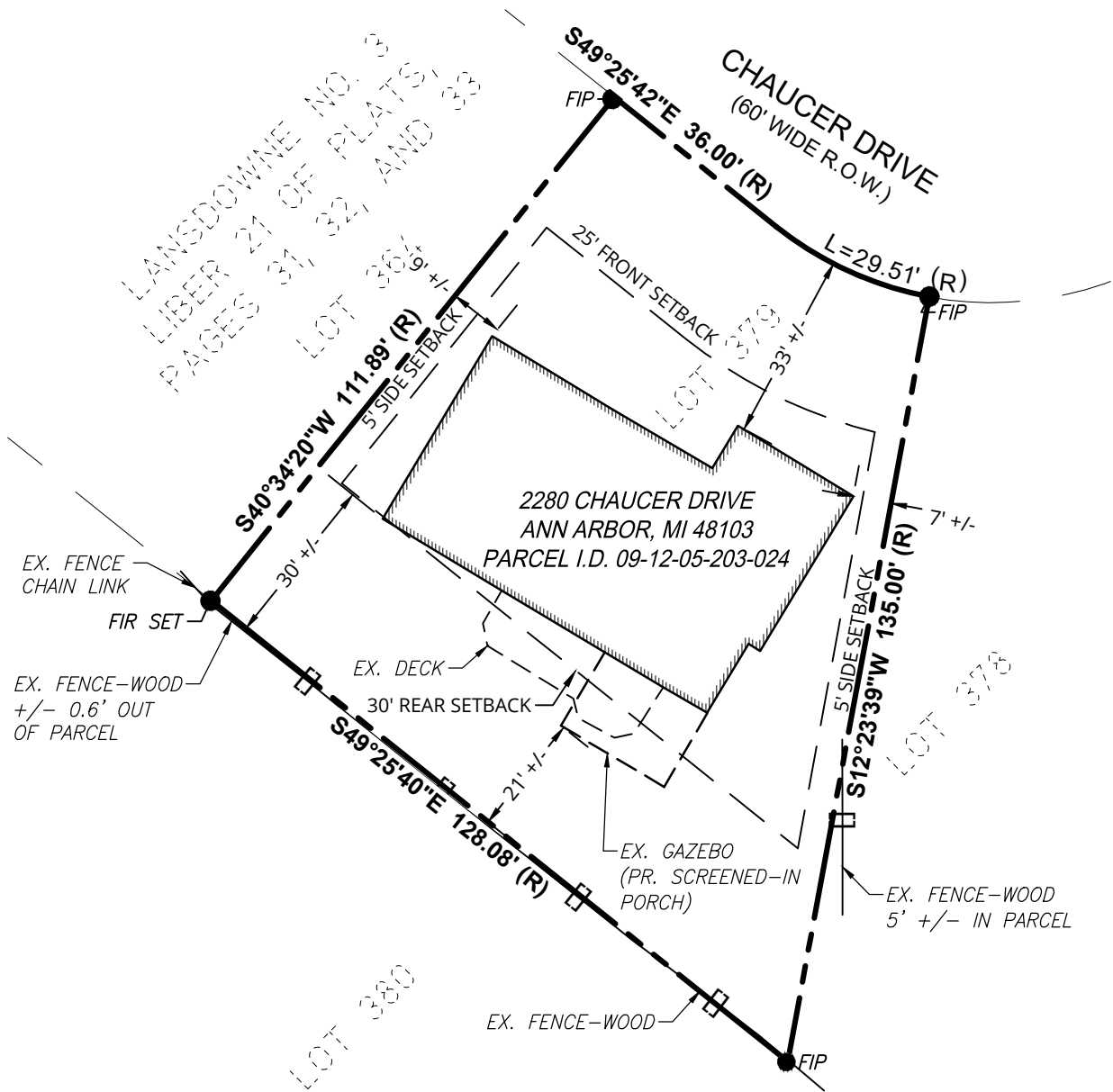
(1) Dry Creek Bed on the west corner of the property and (2) Dry well addition to the east side (close to the Gazebo and proposed screened in porch. These will improve water drainage.

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

The roof on the house was repaired and replaced this past summer. For economy sake during the roof replacement, the roof line was extended to repair the inadequacies of the existing roof.

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

The dimensions of the proposed screened in porch is 2 feet deeper than the existing rear deck



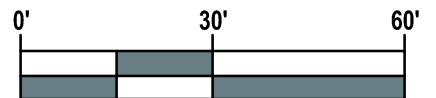
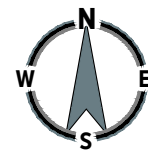
LEGEND

- X— FENCE
- FOUND IRON ROD/PIPE
- SET IRON ROD

LEGAL DESCRIPTION

LAND IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, MICHIGAN, DESCRIBED AS:

LOT 379, LANSDOWNE NO. 3, AS RECORDED IN LIBER 21 OF PLATS, PAGES 31, 32, AND 33, WASHTENAW COUNTY RECORDS.



GRAPHIC SCALE: 1" = 30'

No.	Revision Date	Date	12/14/2021
		Drawn By	SBW
		Designed By	JSE
		Scale	1" = 30'
		Project	088207.00

BOUNDARY SKETCH
RAMPTON RESIDENCE SURVEY
2280 CHAUCER DRIVE
ANN ARBOR, MICHIGAN 48103



Figure No. 1





























