

ADDITION & REMODEL FOR PATRICIA LASKOWSKY & DANIEL PRESSEL

1021 ROBIN ROAD, ANN ARBOR, MI 48103

GENERAL INFORMATION:

PARCEL #: 09-09-19-408-001
CITY OF ANN ARBOR, WASHTENAW COUNTY
MICHIGAN RESIDENTIAL CODE, 2015
ZONING: RIB (SINGLE FAMILY)
OCCUPANCY/USE: SINGLE-FAMILY DWELLING
HISTORIC DISTRICT: NO
WETLAND: NO
FLOODPLAIN: NO

ZONING REGULATIONS (RIB): REQUIRED

MIN. LOT AREA: 10,000 SQ FT
MIN. LOT WIDTH: 70'
MIN. FRONT YARD: 5'
MIN. SIDE YARD (ONE SIDE): 5'
MIN. SIDE YARD (TOTAL): 14'
MIN. REAR YARD: 40'
MAX. BUILDING HEIGHT: 30'

PROPOSED

27,635 SQ FT (0.218 ACRES)
109'
23'-8" (EXIST) / 13'-4" (PROPOSED) VARIANCE REQUIRED
NO CHANGE
COMPLIES & NO CHANGE
COMPLIES & NO CHANGE
COMPLIES & NO CHANGE

EXIST. FOOTPRINT +/- 2,598 SQ FT
PROPOSED FOOTPRINT +/- 3,195 SQ FT
ADDITIONAL FOOTPRINT +/- 597 SQ FT

NET ADDITIONAL IMPERVIOUS AREA +/- 597 SQ FT

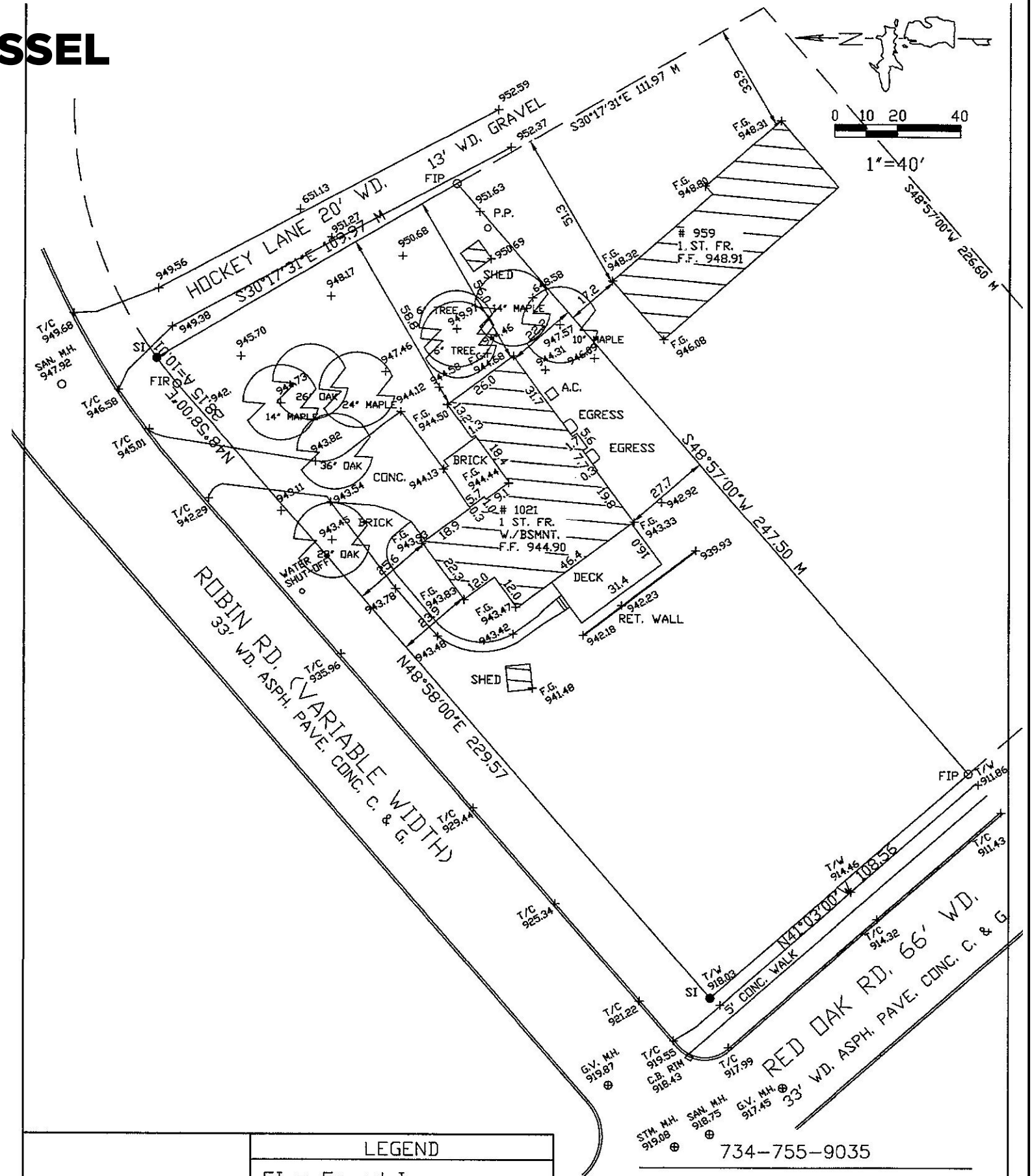
*STORM WATER MITIGATION REQUIRED

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF A SMALL MAIN LEVEL GARAGE EXTENSION TO THE NORTH & EAST OF THE EXISTING GARAGE. THE EXISTING ATTACHED GARAGE IS PRE-EXISTING NON-CONFORMING AND ENCROACHES 6'-4" INTO THE FRONT YARD SETBACK. THE PROPOSED DESIGN WOULD ENCROACH AN ADDITIONAL 10'-4" INTO THE 30' FRONT YARD SETBACK (16'-8" TOTAL).

THE EXISTING GARAGE HAS AN UNUSABLE INTERIOR DIMENSION OF 15'-2 1/2" DEEP X 13'-9 3/8" WIDE. THE PROPOSED CHANGE TO THE GARAGE WOULD MAKE IT A FUNCTIONING TWO CAR GARAGE WITH AN INTERIOR DIMENSION OF 20'-11" DEEP X 23'-4" WIDE. THE ADDITION WOULD ALSO INCLUDE ADDITIONAL SPACE FOR A SECONDARY BEDROOM SUITE (IN LINE WITH THE NEW GARAGE WALL).

DUE TO THE NATURE OF THE SITE (STEEP SLOPE, MATURE TREES, RESTRICTED ACCESS), THE EXISTING FLOOR PLAN LAYOUT, AND TO MAKE THE MOST USE OF THE PRE-EXISTING PLACEMENT OF THE ATTACHED GARAGE, THE PROPOSED LOCATION MAKES THE MOST SENSE FROM A DESIGN STANDPOINT FOR THE TWO CAR GARAGE. OTHER LOCATIONS THAT ARE CONFORMING TO THE SETBACKS WERE CONSIDERED, BUT OFFER SITE & FLOOR PLAN COMPLICATIONS.



LEGEND

FI = Found Iron
SI = Set Iron
Fence — — — — —
x 92.5 = EX. GRADE
x [P93.6] = PROP. GRADE

734-755-9035
MARC W. DAVIS P.E. #54580
CLIENT: P. LASKOWSKY

SALTBOX STREET

[BUILDER TBD]
[STREET], [CITY] [STATE] [ZIP]
[PHONE]

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DAN PRESSEL RESIDENCE
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GENERAL INFORMATION

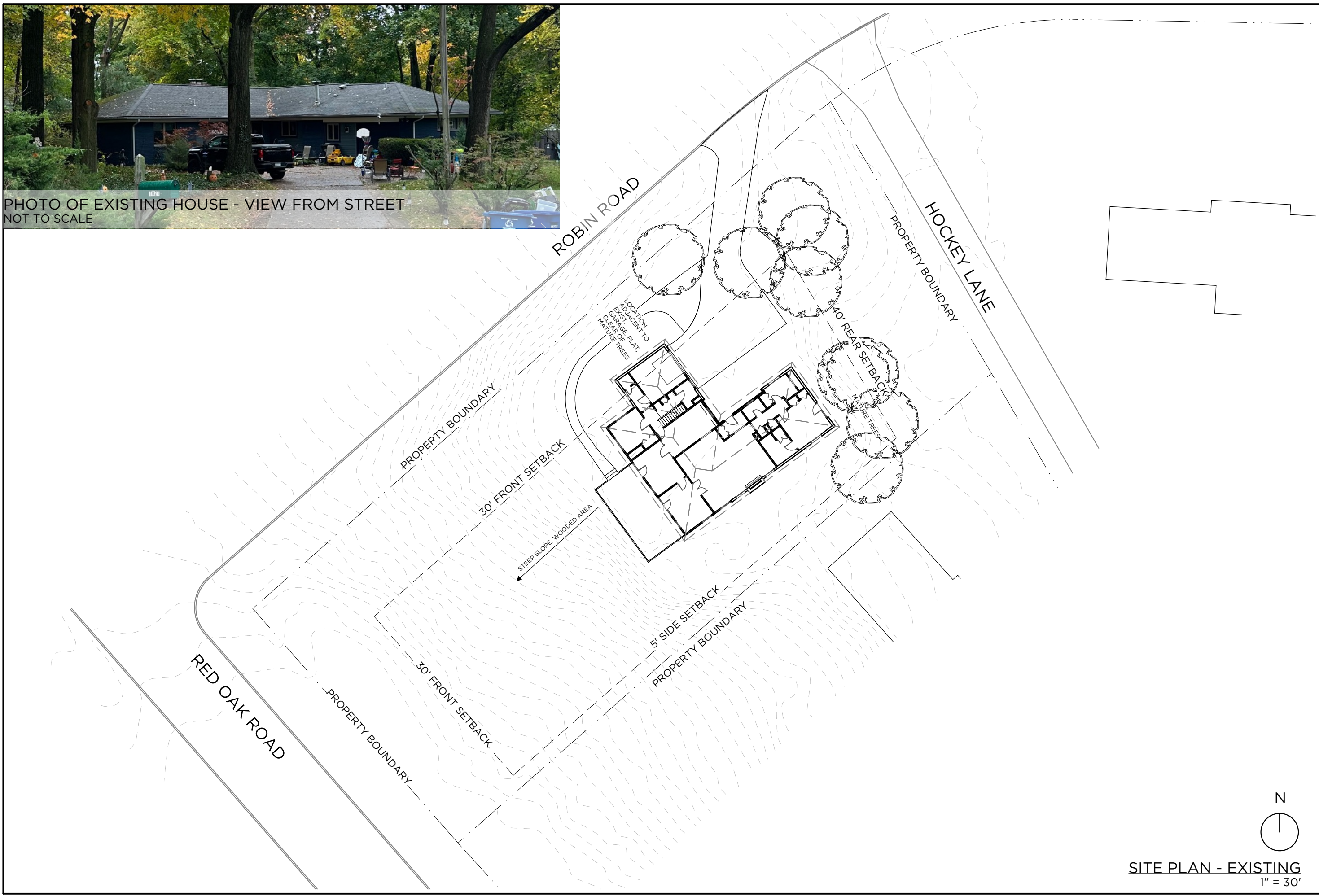
VARIANCE REQUEST

ZBA-1

DRAWN BY: SALTBOX STREET DATE: 10/25/2023



PHOTO OF EXISTING HOUSE - VIEW FROM STREET
NOT TO SCALE



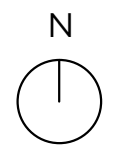
[BUILDER TBD]
[STREET], [CITY] [STATE] [ZIP]
[PHONE]
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MAIN LEVEL PLAN -
PROPOSAL #1

VARIANCE
REQUEST

ZBA-2



SITE PLAN - EXISTING
1" = 30'



EXTERIOR RENDERING OF PROPOSED DESIGN - VIEW FROM STREET
NOT TO SCALE



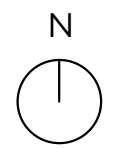
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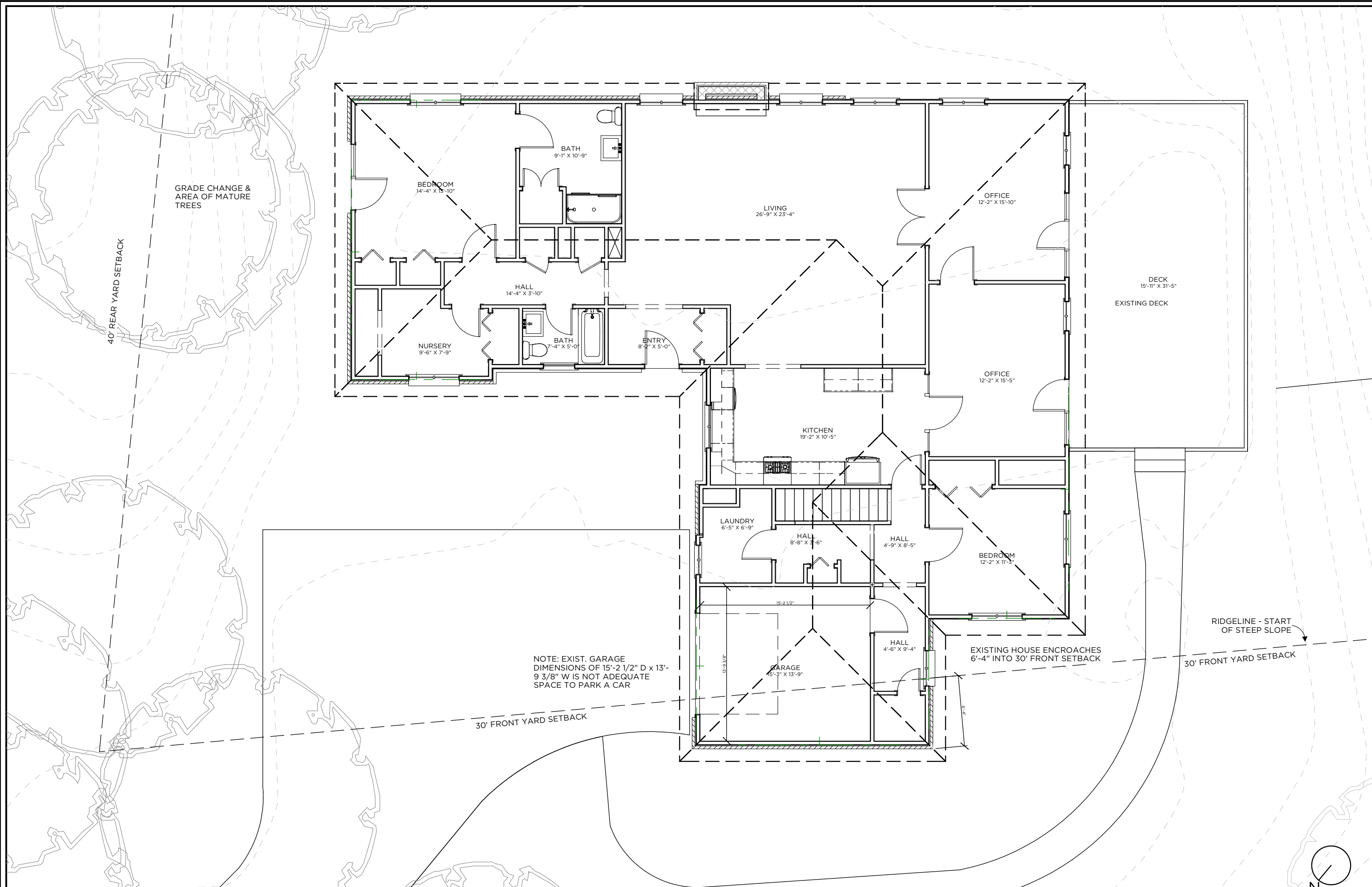
MAIN LEVEL PLAN -
PROPOSAL #1

VARIANCE
REQUEST

ZBA-3



SITE PLAN - PROPOSED
1" = 30'



[BUILDER TBD]
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 [PHONE]
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 DATE: 10/25/2023

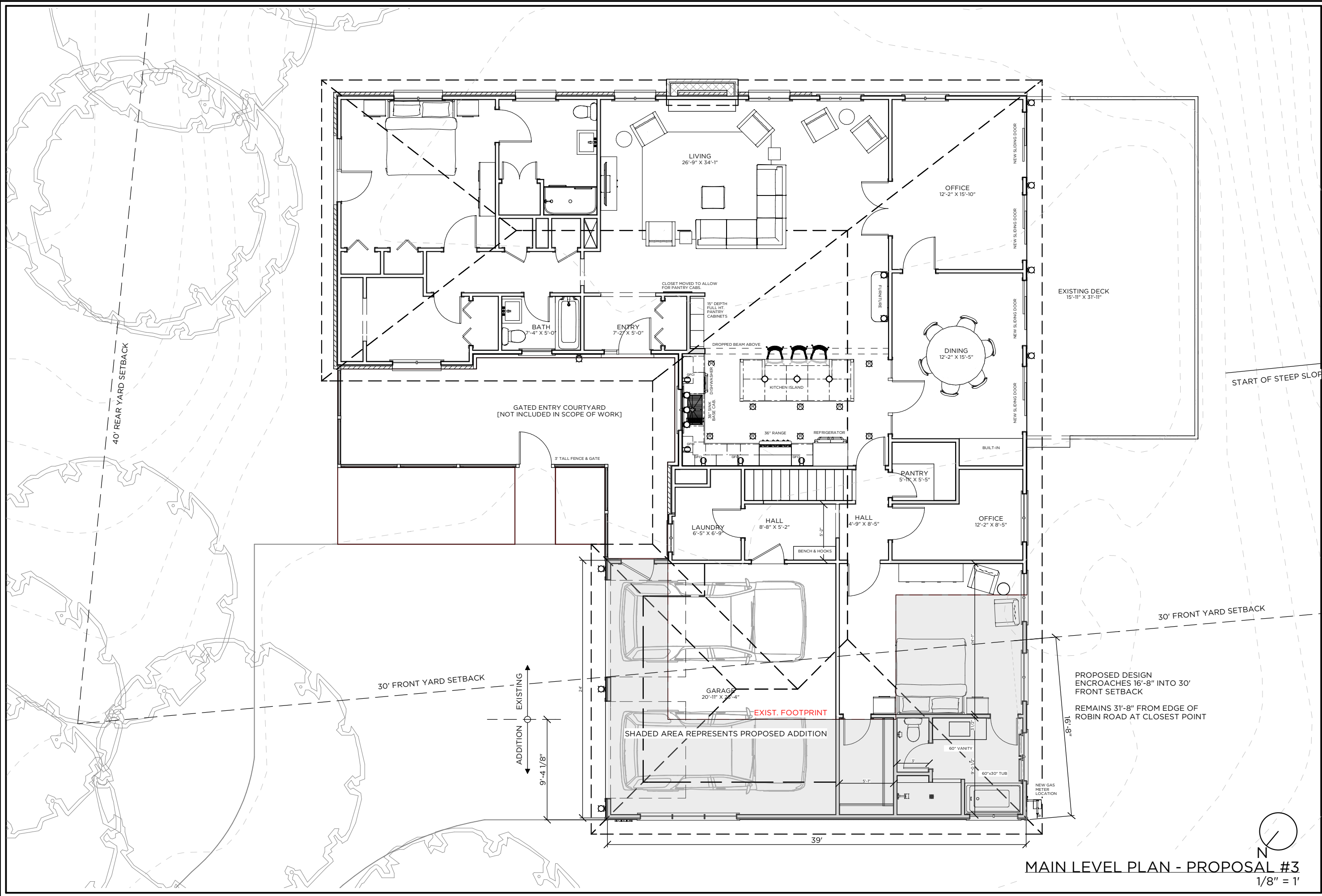
PATRICIA LASKOWSKY &
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MAIN LEVEL PLAN -
 PROPOSAL #1

VARIANCE
 REQUEST
 ZBA-4

MAIN LEVEL PLAN - EXISTING
 1/8" = 1'





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MAIN LEVEL PLAN -
 PROPOSAL #3

VARIANCE
 REQUEST
 ZBA-5

MAIN LEVEL PLAN - PROPOSAL #3
 1/8" = 1'



PHOTOS OF EXISTING HOUSE FROM ROBIN ROAD



[BUILDER TBD]
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PHOTOS OF EXISTING
HOUSE ON SITE

VARIANCE
REQUEST

ZBA-6