

**Zoning Board of Appeals  
April 28, 2021 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 21-015; 1304 Granger Avenue**

**Summary:**

Reuters Associates Architects, representing property owner, is seeking an 18-foot 4-inch variance from the required rear yard setback of 30 feet to construct a new first floor laundry room and half bathroom. The second story dormer will allow for a new master bathroom. The owner is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to increase the width of the front porch four feet six inches. The new front porch will be reduced in size to accommodate an enclosed study room. The property is zoned R4C and is nonconforming for lot size, area and setbacks.

**Background:**

The subject property is located on the south side of Granger Avenue east of Packard Road in the Burns Park neighborhood. The home was built in 1925 and is approximately 1,248 square feet in size.

**Description:**

The proposed rear addition (8'10"x12'10") is approximately 113 square feet in size and will be 11 feet eight inches from the rear lot line. Two shed dormers are being added to the attic level that will allow for two bedrooms and a bathroom on the third floor. These new dormers will not extend beyond the existing footprint of the home and will not increase the height of the residence. The existing front porch is deteriorating and needs to be replaced. The applicants propose to extend the porch two feet three inches on each side. The overall porch area will be reduced as a portion of the porch will be enclosed for the use of a new study. The porch will not extend further into the front setback.

**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 applicant states the property is part of a Land Division that occurred prior to the current zoning standards. The lot is only 3,035 square feet in size and is nonconforming for lot size, setbacks and area. This undersized lot does not allow for additions without receiving a variance.

- (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.***

Allowing the variance will enable the owner to maintain a deteriorating structure and keep it viable for living standards.

- (c). ***That 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 petitioner states the variance will allow the house amenities current with neighboring properties. The dormer additions will be within the current footprint of the existing house and the mudroom entry will have minimal impact on the rear yard beyond the existing rear porch.

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

The applicant states the variance requested is not based on any self-imposed difficulties because when the original lot was split and developed the lot did not adhere to the current Zoning requirements.

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

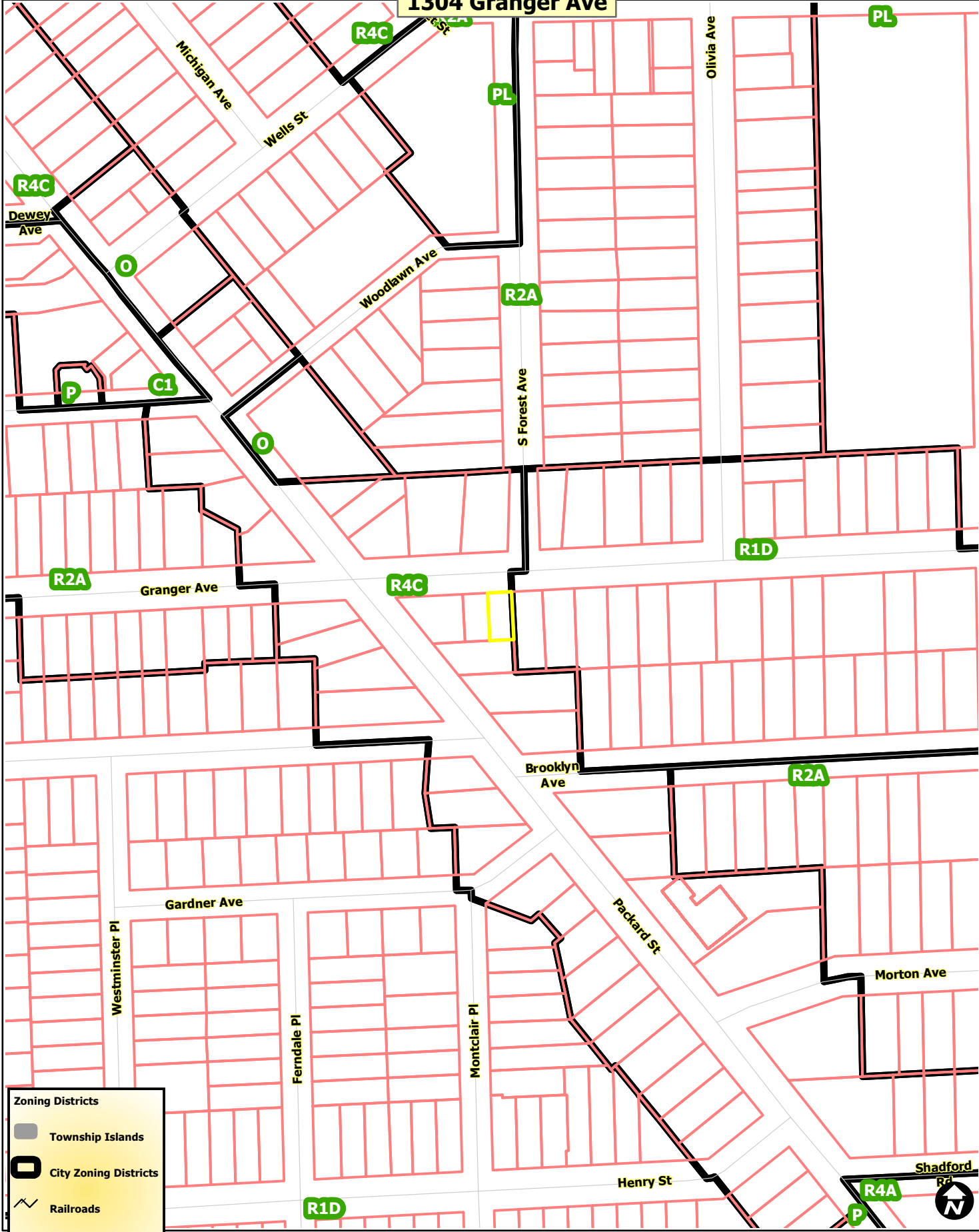
The variance for the rear addition is three feet eleven inches more than what is existing. This is the minimum that can be requested to allow for a reasonable space that will accommodate a new mudroom and bathroom.

Respectfully submitted,






A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with loops and a cursive-like flow.

**Jon Barrett**  
**Zoning Coordinator**

1304 Granger Ave



**Zoning Districts**

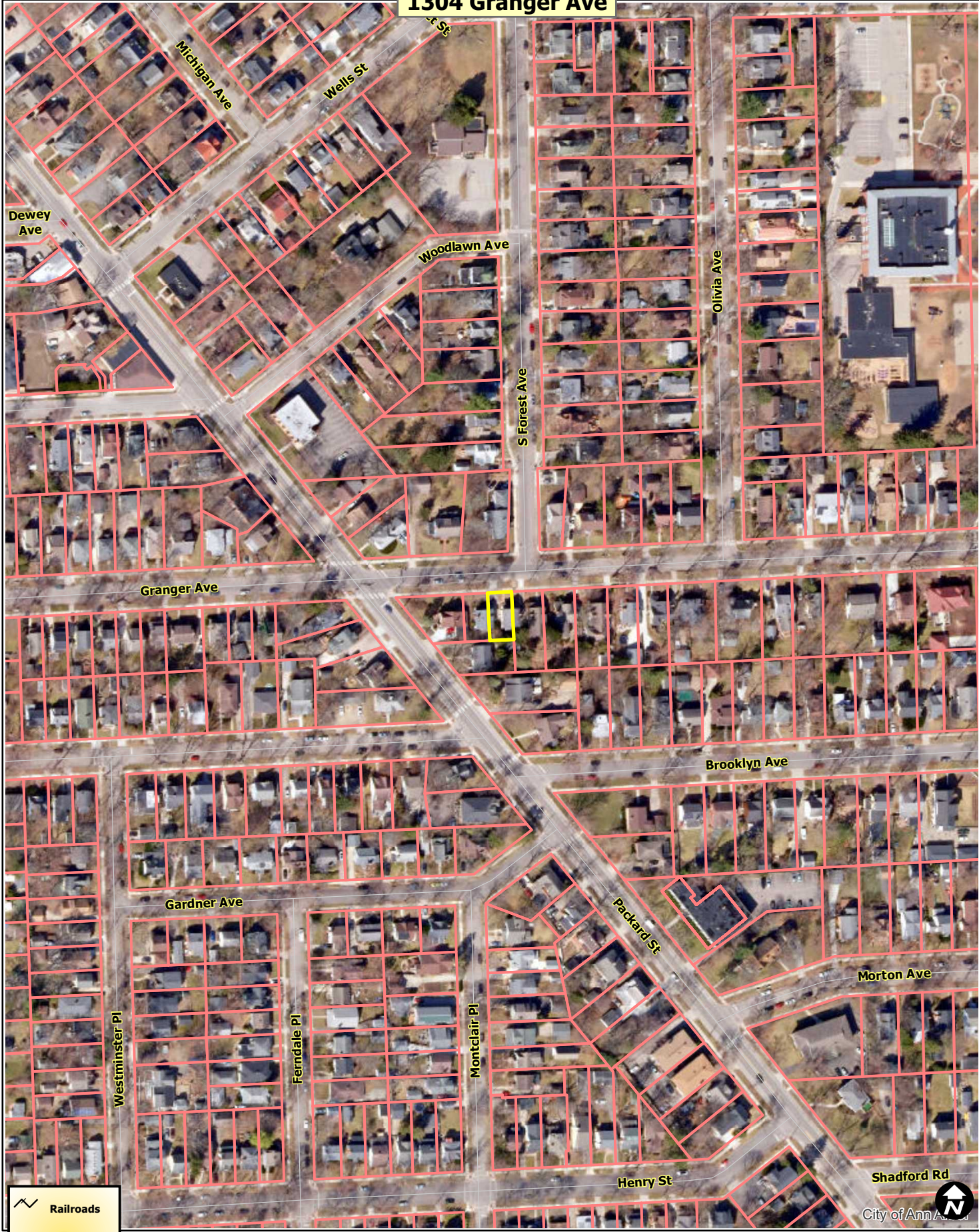
-  Township Islands
-  City Zoning Districts
-  Railroads
-  Huron River
-  Tax Parcels






Map date: 4/5/2021  
 Any aerial imagery is circa 2020 unless otherwise noted  
 Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



**1304 Granger Ave**



-  Railroads
-  Huron River
-  Tax Parcels






Map date: 4/5/2021  
Any aerial imagery is circa 2020 unless otherwise noted  
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1304 Granger Ave

S Forest Ave

Granger Ave



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 4/5/2021  
 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 1304 Granger Ave.		ZIP CODE 48103
ZONING CLASSIFICATION R4C	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided Emily Dillon	
PARCEL NUMBER 09-09-33-307-010	OWNER EMAIL ADDRESS 1304 Granger Ave.	

## APPLICANT INFORMATION

NAME Rueter Associates Architects			
ADDRESS 515 Fifth St.	CITY Ann Arbor	STATE MI	ZIP CODE 48103
EMAIL mrueter@rueterarchitects.com		PHONE 734-769-0070	
APPLICANT'S RELATIONSHIP TO PROPERTY Architect			

## 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

<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><b>Required Attachments:</b></p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.</li> <li><input checked="" type="checkbox"/> Building floor plans showing interior rooms, including dimensions.</li> <li><input checked="" type="checkbox"/> Photographs of the property and any existing buildings involved in the request.</li> </ul>	OFFICE USE ONLY			
	<table border="1"> <tr> <td>Fee Paid:</td> <td>ZBA:</td> </tr> <tr> <td colspan="2" style="text-align: center;">DATE STAMP</td> </tr> </table>	Fee Paid:	ZBA:	DATE STAMP
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 : Emily Dillon Date: 3/23/2021

# 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)*

Article 3 Section 5.32.2 non-conforming structure and 5.32.3 non-conforming lot.

REQUIRED DIMENSION: *(Example: 40' front setback)*

Feet: 30' Inches: 0' rear setback

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

Feet: 10' Inches: 6" rear setback

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

The Owner would like to provide a first-floor mudroom/half bath in lieu of an existing rear porch and construct dormers on the rear of the house. Both the structure and the lot are non-conforming per 5.32.2 and 5.32.3. The rear of the house is in the rear setback and any dormers added beyond the rear setback line are also non-conforming. We would like a variance for adding to the house in the rear setback both for the new dormers and mudroom.

**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 property was split from lots 1 and 2 of the original subdivision "Granger and Bixby Addition" and is zoned R4C. When this was done the lot did not meet any of the current zoning standards. The R4C zoning was planned for parcels facing Packard, parcels on Granger are zoned R1D. This lot is undersized (3035 s.f.) and does not meet any residential districts for minimum lot area per dwelling unit in Table 5.17-1. This has created a hardship for the current property owner.*

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.

*Allowing the variance will allow the property owner to maintain a deteriorating structure and keep it viable for current living standards.*

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.

*Allowing the variance will keep the house amenities current with the neighboring properties. The dormer additions will be within the current foot print of the existing house and the mudroom entry will have minimal impact on the rear yard beyond the existing rear porch.*

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

*The conditions and circumstances on which the variance requested is not based on any self-imposed difficulties because when the original lot was split and developed the lot did adhere to any of the current City zoning standards.*

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

*The variance requested is the minimum required to allow the construction of new rear mudroom and is 3'-11" more than current rear porch.*

# 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 property is zoned R4C and is used for a single family residence. The Owner would like to update the current house to accommodate a larger family. The first floor lacks space for a mudroom & pantry as well as a 1/2 bath.

The second floor does not have enough space for a master bedroom-bathroom plus additional bedrooms. The lot area is 2635.2 s.f., well below the minimum required for this zoning. This hampers the ability to add to the footprint of the existing house. Our solution is to add space by providing two bedrooms and a bath on a third floor. Two partial shed dormers would be added to the attic level. This upper addition will not extend beyond the existing footprint of the house and will not increase the zoning height of the house.

For additional downstairs space we propose to replace the existing front porch with a new enclosed study and smaller porch. The porch is currently situated on a foundation that is deteriorating and needs to be replaced.

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

Requirement	Existing Condition	Code Requirement
<b>Lot Area</b>		
<b>Lot Width</b>		
<b>Floor Area Ratio</b>		
<b>Setbacks</b>		
<b>Parking</b>		
<b>Landscaping</b>		
<b>Other</b>		



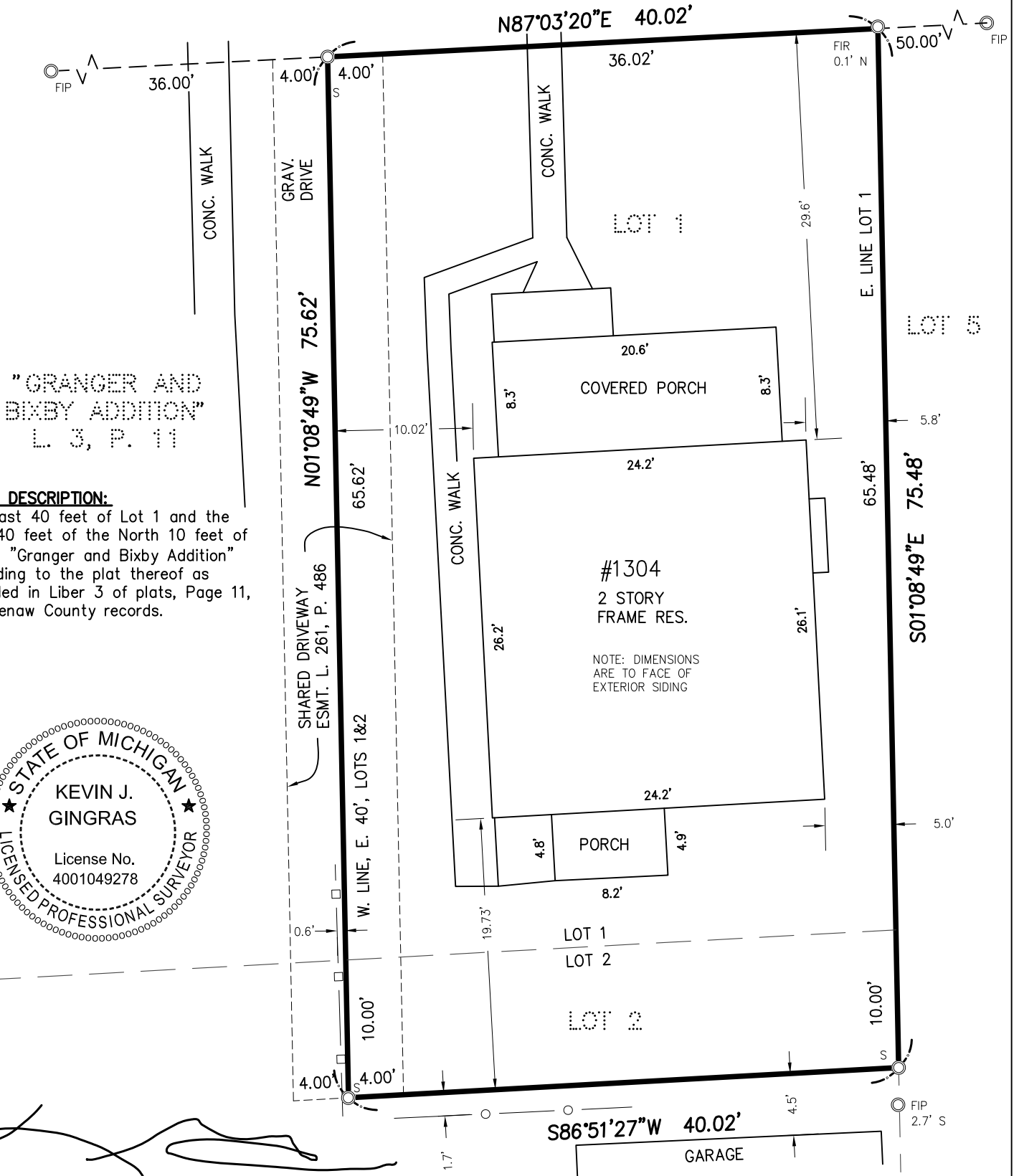
# CERTIFICATE OF SURVEY



**NOTE:**

BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD '83

**GRANGER AVE.**  
(66' WIDE, PUBLIC)



"GRANGER AND BIXBY ADDITION"  
L. 3, P. 11

**LEGAL DESCRIPTION:**

The East 40 feet of Lot 1 and the East 40 feet of the North 10 feet of Lot 2, "Granger and Bixby Addition" according to the plat thereof as recorded in Liber 3 of plats, Page 11, Washtenaw County records.



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON MARCH 31, 2021, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: **DILLON**

**BOUNDARY SURVEY**  
OF A PARCEL OF LAND  
IN THE SW 1/4 OF  
SECTION 33, T2S, R6E  
CITY OF ANN ARBOR,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

**LEGEND:**

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- RECORDED
- CALCULATED

**Arbor Land Consultants, Inc.**  
Professional Land Surveyors

6653 SCHNEIDER RD.  
MANCHESTER, MI 48158  
(734) 669-2960  
Fax 669-2961

[www.arborlandinc.com](http://www.arborlandinc.com)



JOB NO.: 05121	DATE: 3-31-2021
FLD. BOOK: 20-1	REVISED: -
SHEET 1 OF 1	BY: KJG

SCALE: 1" = 10'





PHOTO ABOVE: 1304 GRANGER AVE  
Street view of two story house

PHOTO RIGHT: 1304 GRANGER AVE  
Rear yard view of house and  
neighboring garage

PHOTO FAR RIGHT: 1304 GRANGER AVE  
Rear view rear of house

# ANN ARBOR ZONING BOARD OF APPEALS

PHOTO AND DRAWING SUPPLIMENT TO APPLICATION  
FOR  
1304 GRANGER AVE, ANN ARBOR, MI 48104  
RAA : 21-011

## LIST OF DRAWINGS

- T1.0 TITLE SHEET
- C2.0 SITE PLAN
- A1.1 BASEMENT FLOOR PLANS (EXISTING AND PROPOSED)
- A1.2 FIRST FLOOR PLANS (EXISTING AND PROPOSED)
- A1.2 SECOND FLOOR PLANS (EXISTING AND PROPOSED)
- A1.3 THIRD FLOOR PLANS (EXISTING AND PROPOSED)
- A2.0 NORTH AND EAST ELEVATIONS (EXISTING AND PROPOSED)
- A2.1 SOUTH AND WEST ELEVATIONS (EXISTING AND PROPOSED)

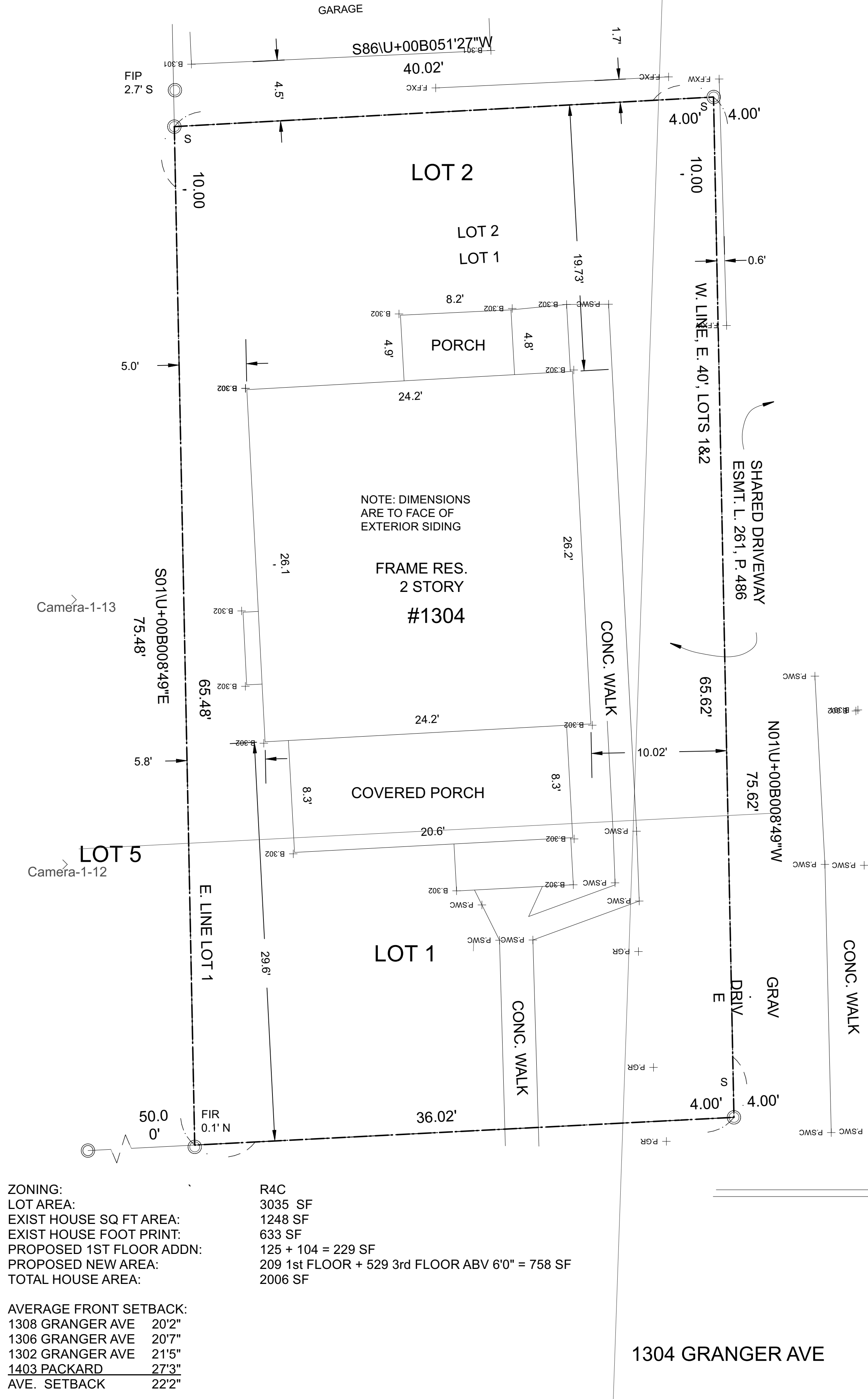


1304 Granger Avenue, Ann Arbor, Michigan 48104  
RAA : 21-011

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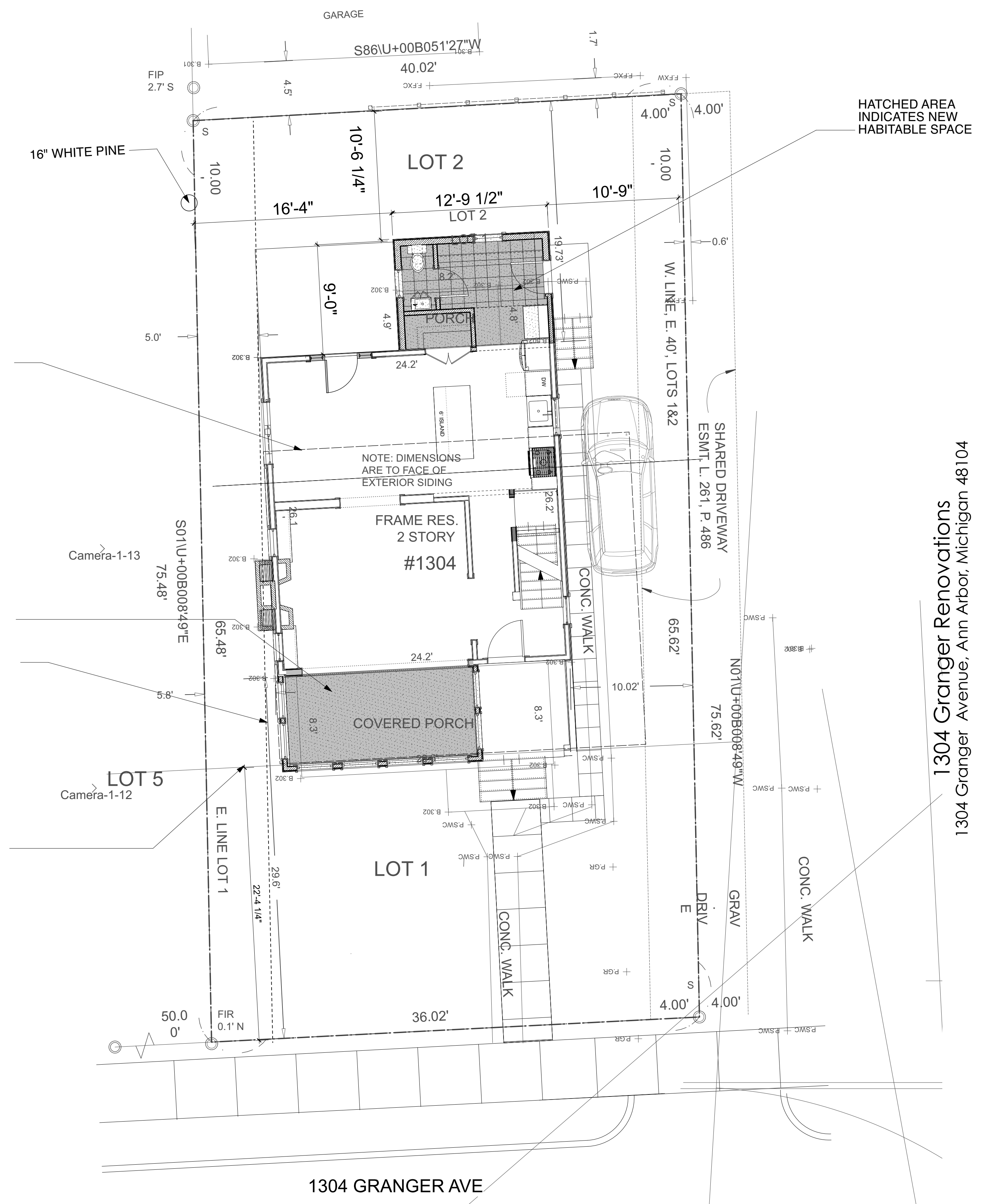
RUETER ASSOCIATES  
ARCHITECTS  
515 Fifth Street, Ann Arbor, Michigan 48103  
phone: (734) 769-0070, fax: (734) 769-0167



ZONING: R4C  
 LOT AREA: 3035 SF  
 EXIST HOUSE SQ FT AREA: 1248 SF  
 EXIST HOUSE FOOT PRINT: 633 SF  
 PROPOSED 1ST FLOOR ADDN: 125 + 104 = 229 SF  
 PROPOSED NEW AREA: 209 1st FLOOR + 529 3rd FLOOR ABV 6'0" = 758 SF  
 TOTAL HOUSE AREA: 2006 SF

AVERAGE FRONT SETBACK:  
 1308 GRANGER AVE 20'2"  
 1306 GRANGER AVE 20'7"  
 1302 GRANGER AVE 21'5"  
 1403 PACKARD 27'3"  
 AVE. SETBACK 22'2"

**1 SITE PLAN-EXISTING / BOUNDARY SURVEY**  
 Scale: 3/16" = 1'-0" on 24" x 36" sht



**1 SITE PLAN-PROPOSED**  
 Scale: 3/16" = 1'-0" on 24" x 36" sht

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 02 26 21  
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ZONING REAR SETBACK

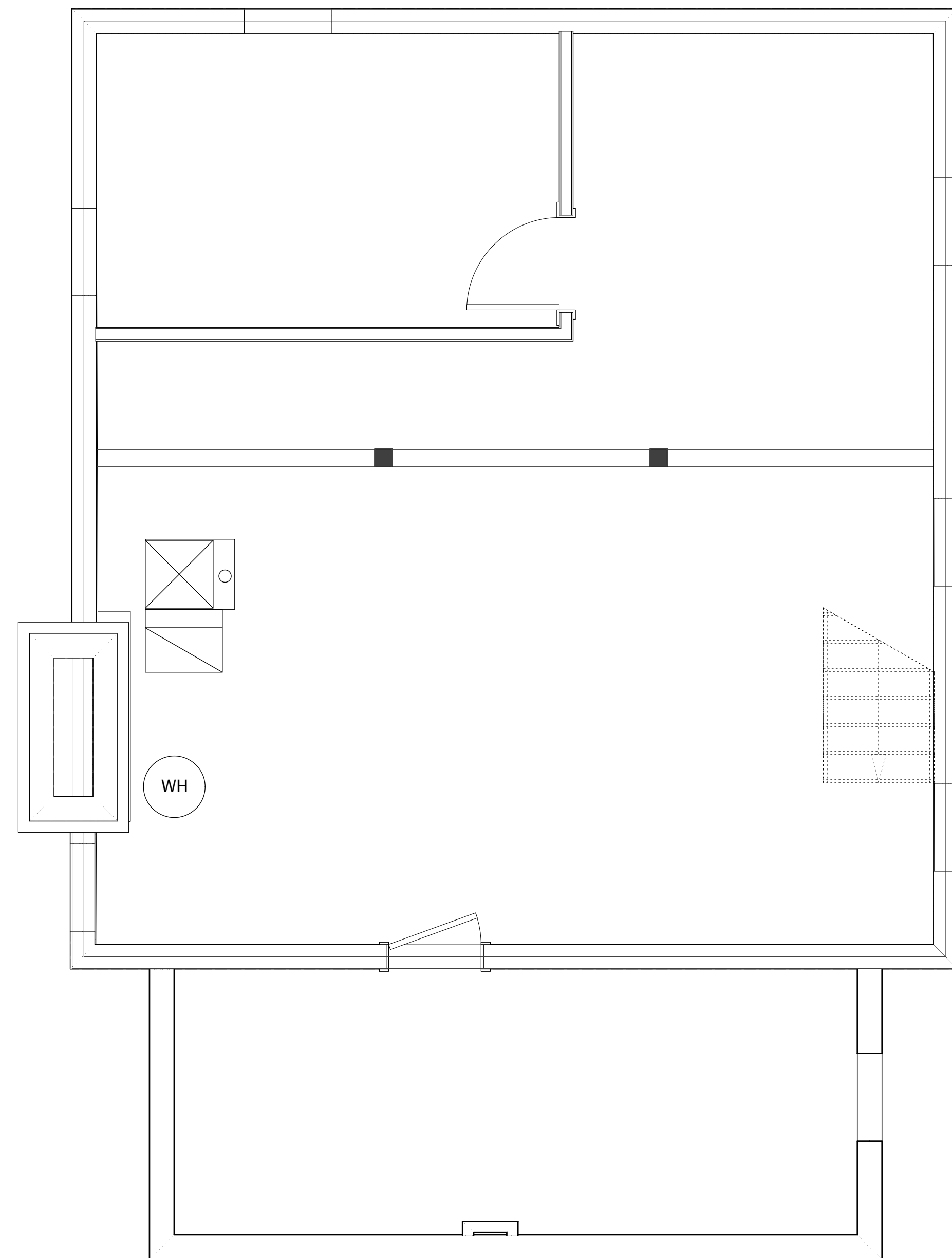
HATCHED AREA INDICATES NEW HABITABLE SPACE

ZONING SIDE SETBACK

AVERAGE FRONT SETBACK

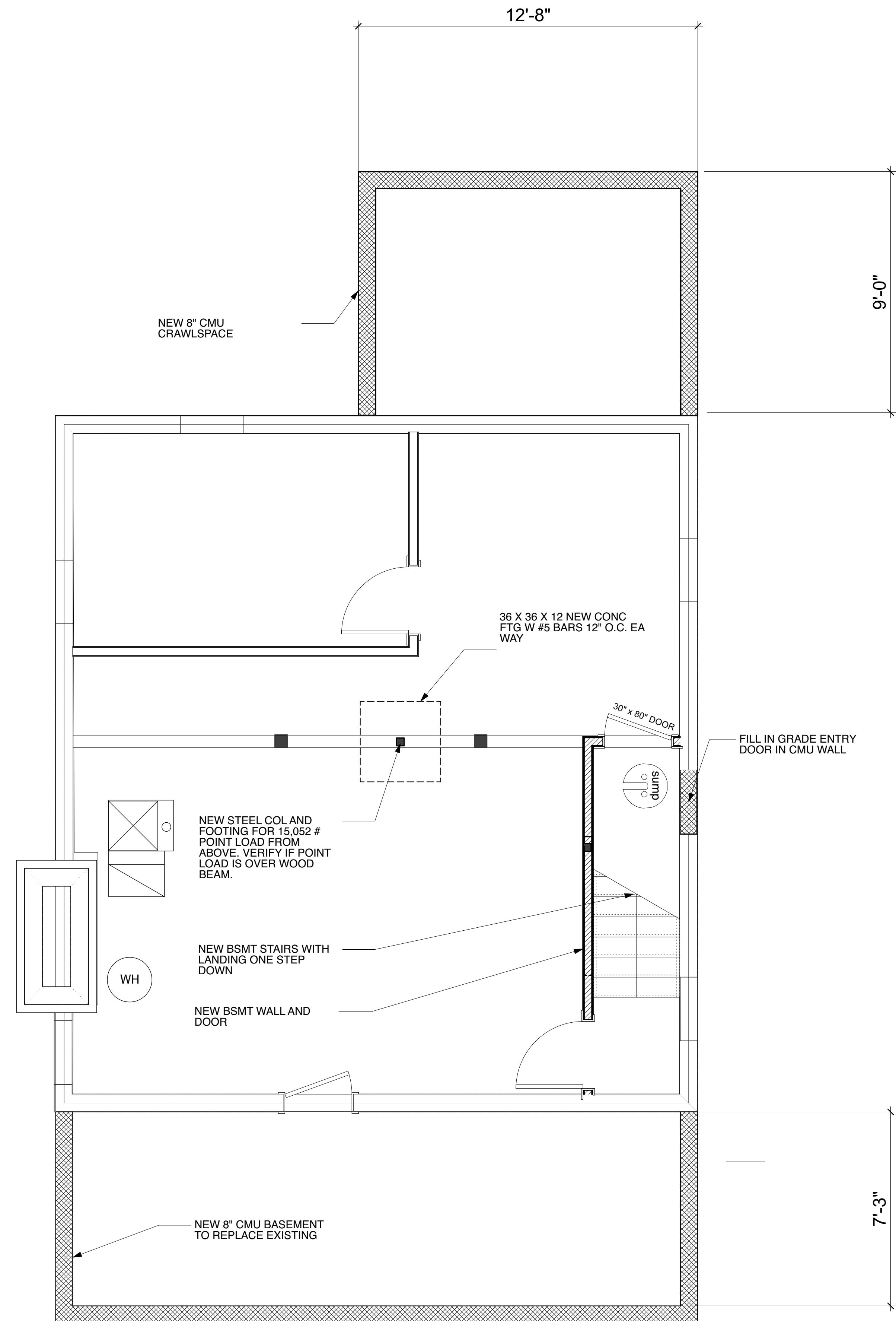
RAA: 21-21

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**1** BASEMENT PLAN-EXISTING

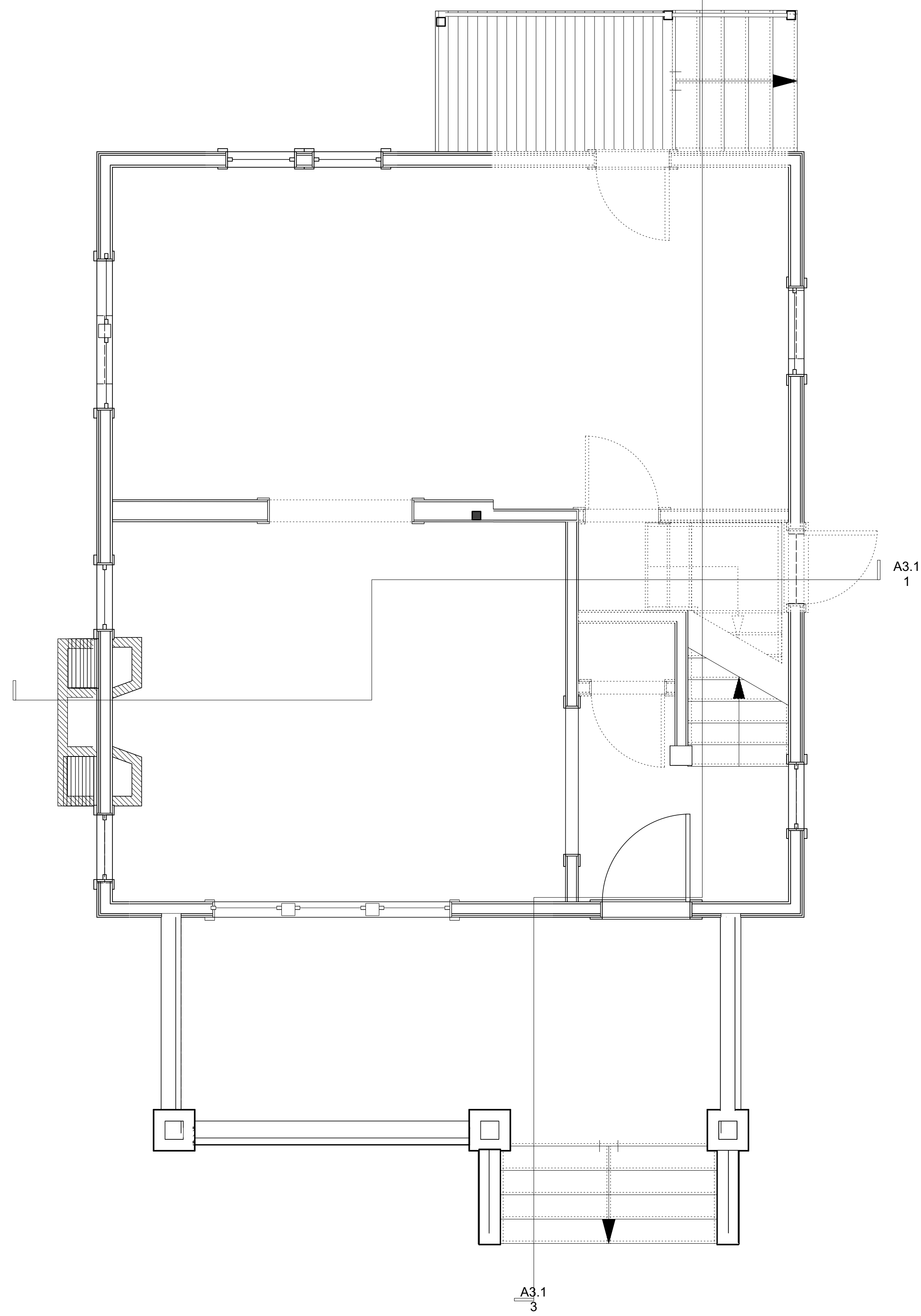
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 3/16" = 1'-0" on 12" x 18"



**1** BASEMENT PLAN-PROPOSED

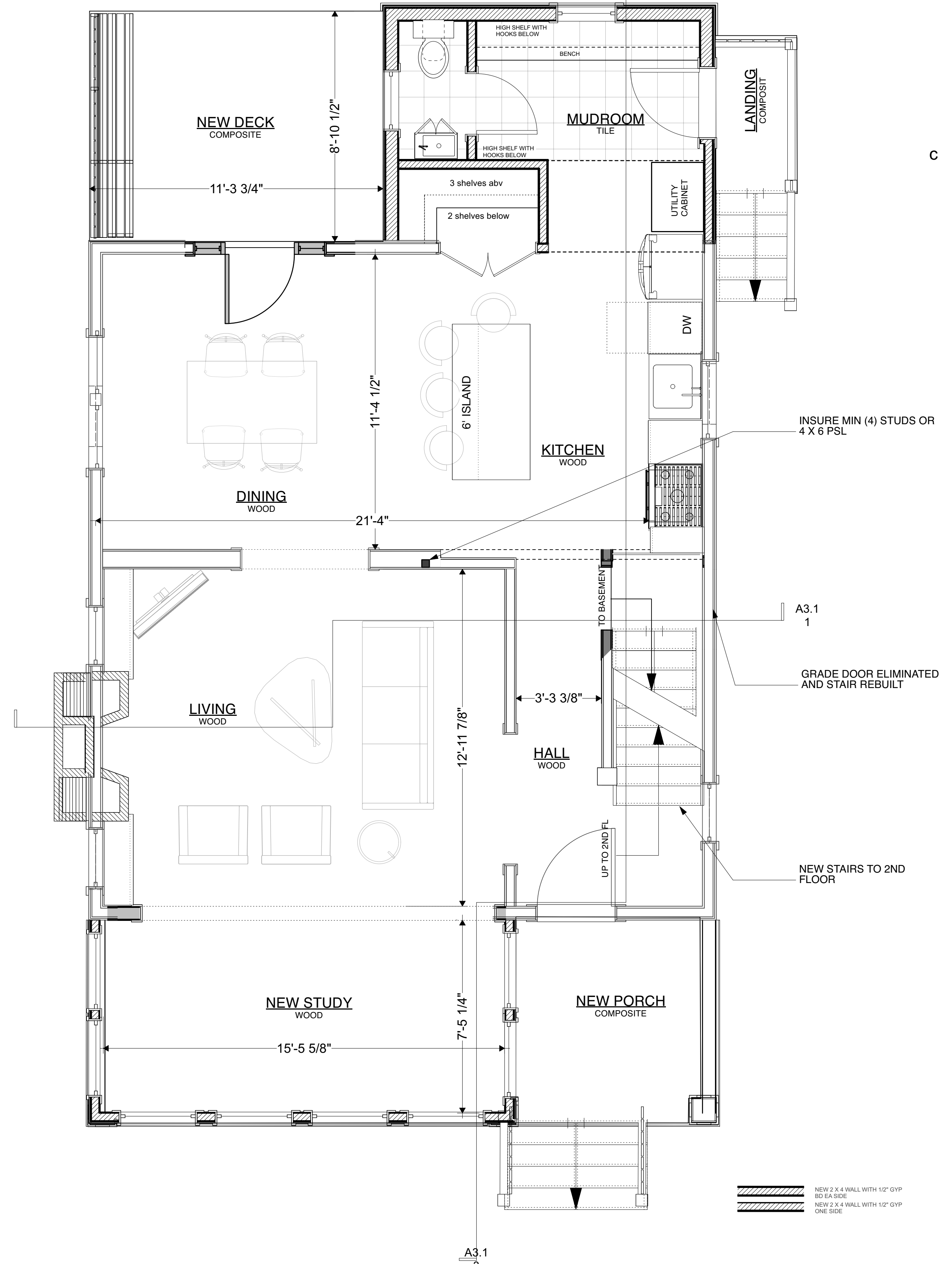
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**1** FIRST FLOOR PLAN-EXISTING

Scale: 3/8" = 1'-0" on 24" x 36"  
 3/16" = 1'-0" on 12" x 18"



**1** FIRST FLOOR PLAN-PROPOSED

Scale: 3/8" = 1'-0" on 24" x 36"  
 3/16" = 1'-0" on 12" x 18"

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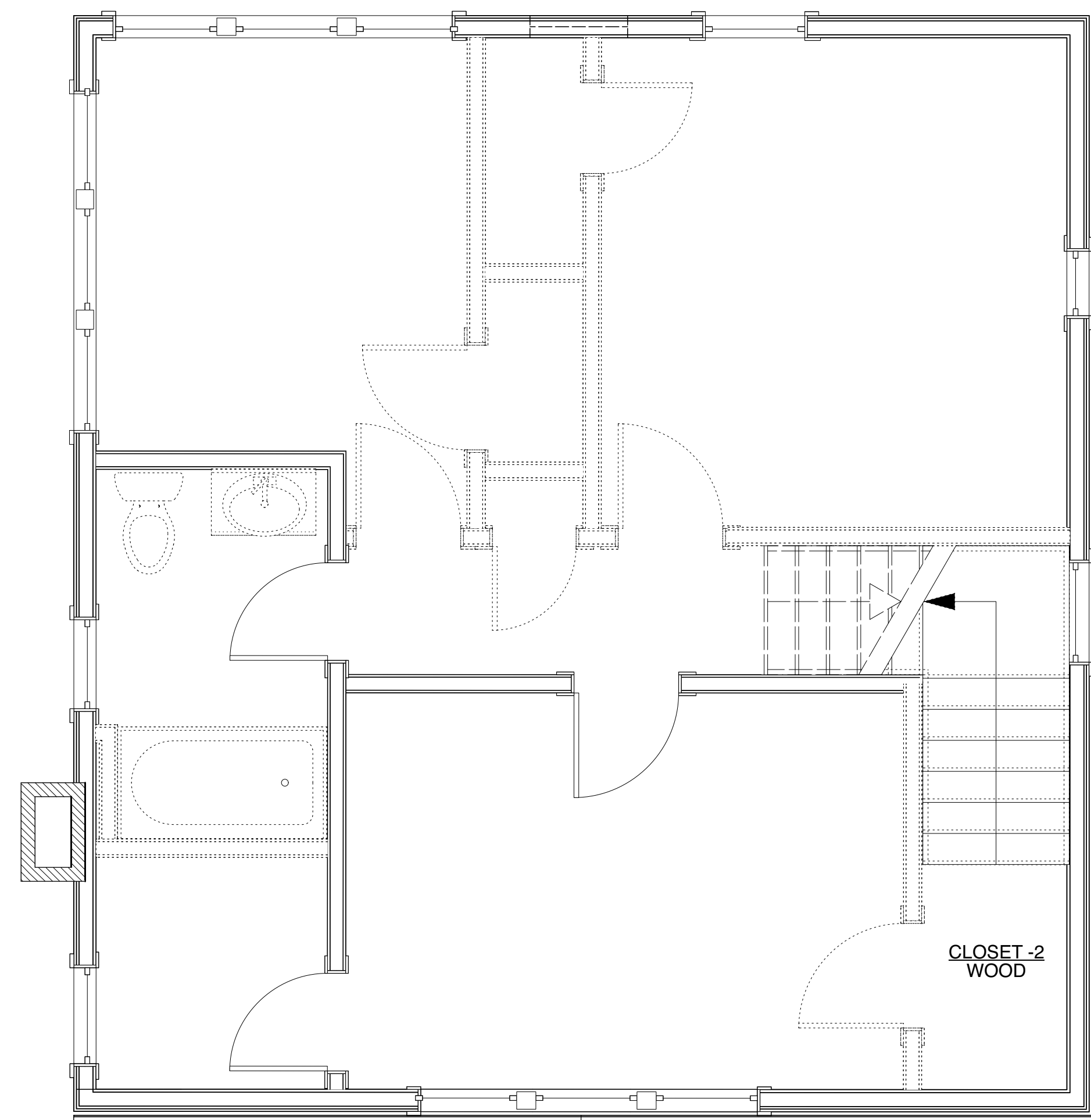
1304 Granger Renovations  
 1304 Granger Avenue, Ann Arbor, Michigan 48104

RAA: 21-011

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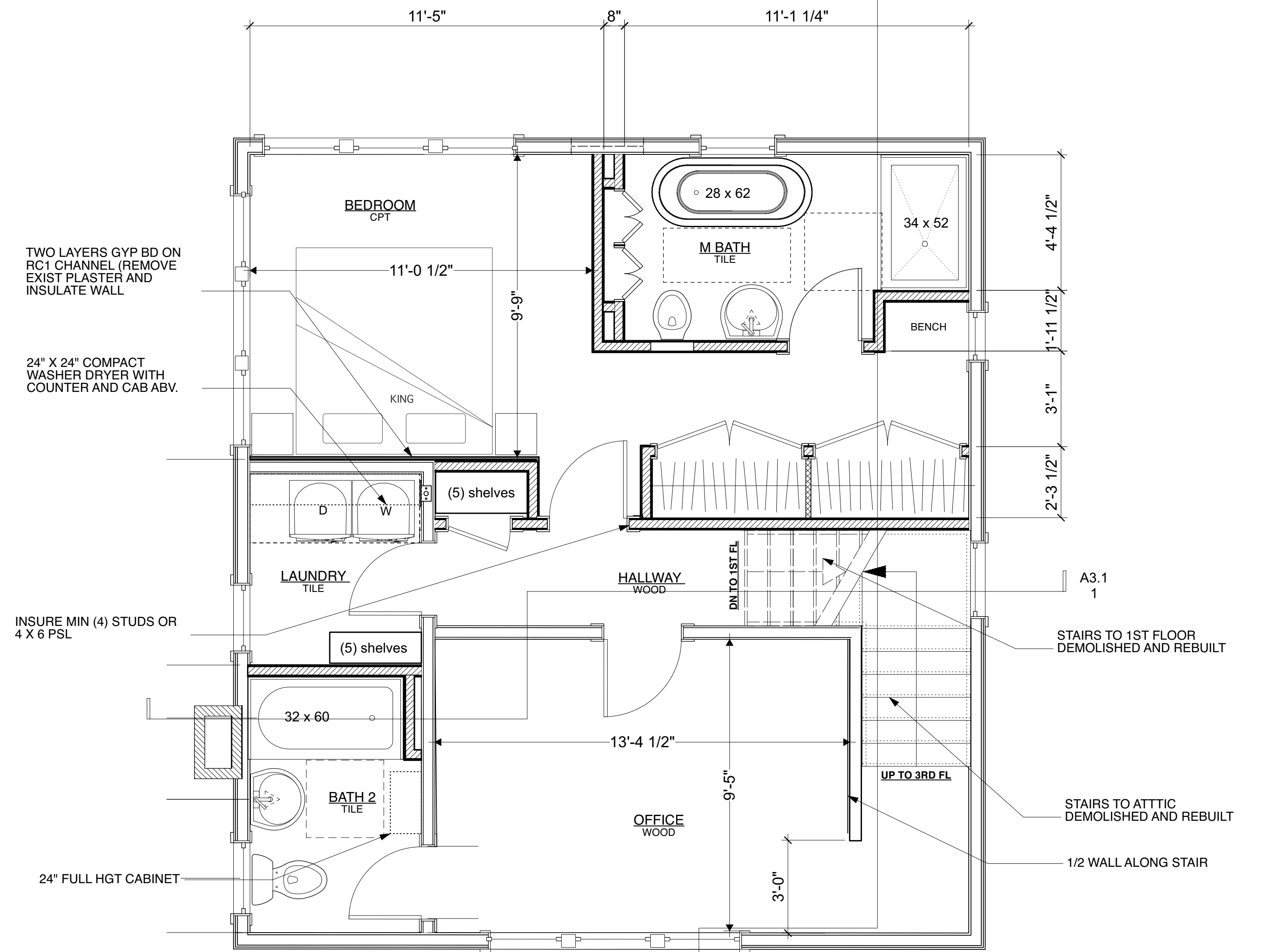
RUETER ASSOCIATES  
 ARCHITECTS  
 515 Fifth Street, Ann Arbor, Michigan 48103  
 phone: (734) 769-0070; fax: (734) 769-0167



**1 SECOND FLOOR PLAN-EXISTING**

Scale: 3/8" = 1'-0" on 24" x 36"  
3/16" = 1'-0" on 12" x 18"

..... DEMO WALLS



**1 SECOND FLOOR PLAN-PROPOSED**

Scale: 3/8" = 1'-0" on 24" x 36"  
3/16" = 1'-0" on 12" x 18"

NEW 2 X 4 WALL WITH 1/2" GYP  
BD EA SIDE  
NEW 2 X 4 WALL WITH 1/2" GYP  
ONE SIDE

A3.1  
3

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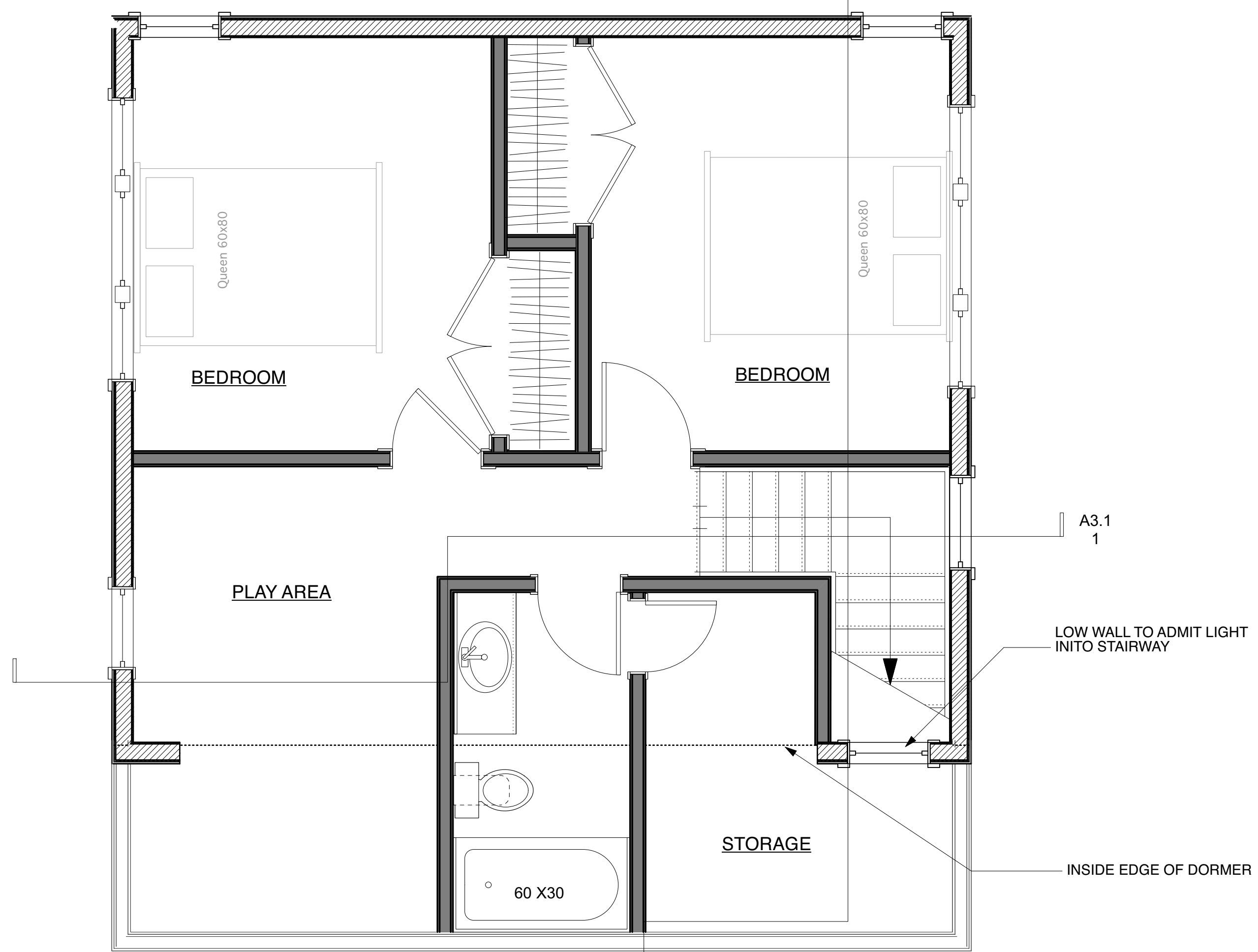
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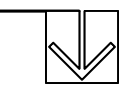
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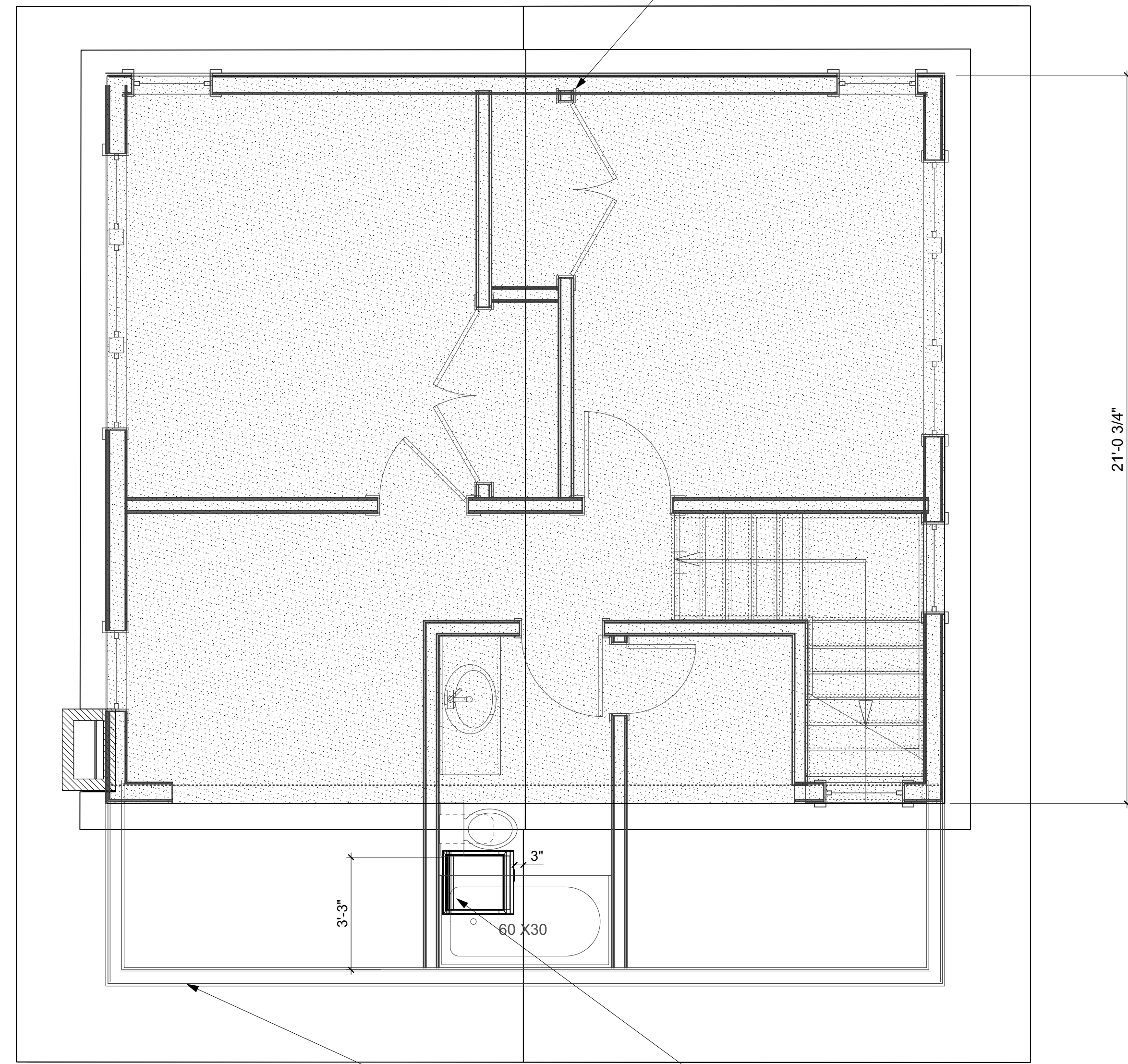


**1** THIRD FLOOR PLAN-alt #1

Scale: 3/8" = 1'-0" on 24" x 36"  
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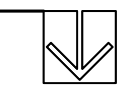


A3.1  
 3



**1** ROOF PLAN

Scale: 3/8" = 1'-0" on 24" x 36"  
 3/16" = 1'-0" on 12" x 18"



CUT OUT ENTIRE EXISTING ROOF (HATCHED AREA) WHERE NEW THIRD FLOOR IS PLANNED. LEAVE EAVES AND GABLES INTACT.

FRAME IN OPENING FOR NEW SKYLIGHT

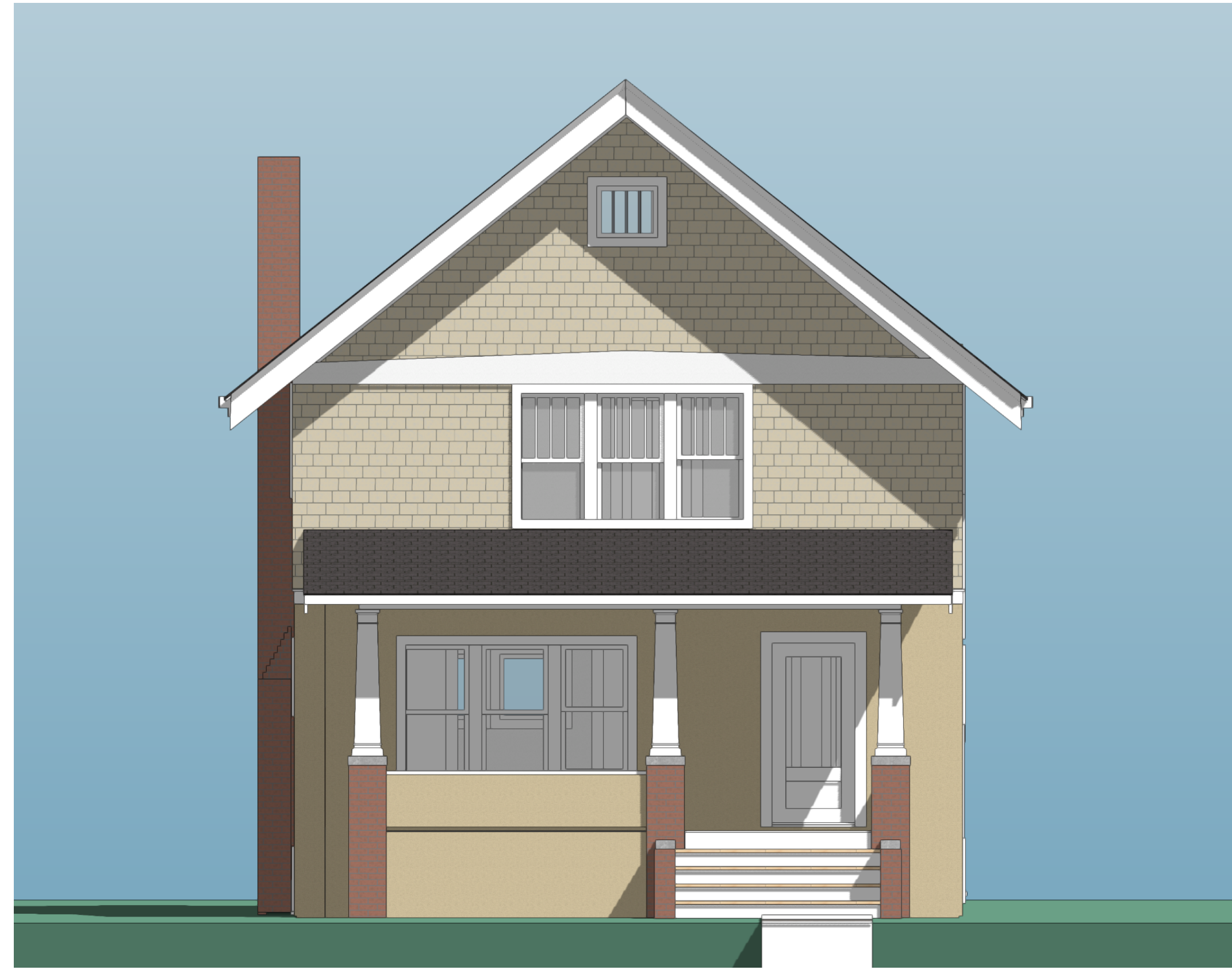
INSTALL 3 1/2" OF NEW FOAM OVER ROOF ABV LOW CEILING PLAY SPACE AND FURR UP REMAINING ROOF TO MATCH HEIGHT OF FOAM. RE SHEATH ENTIRE ROOF WITH 1/2" OSB

21'-0 3/4"

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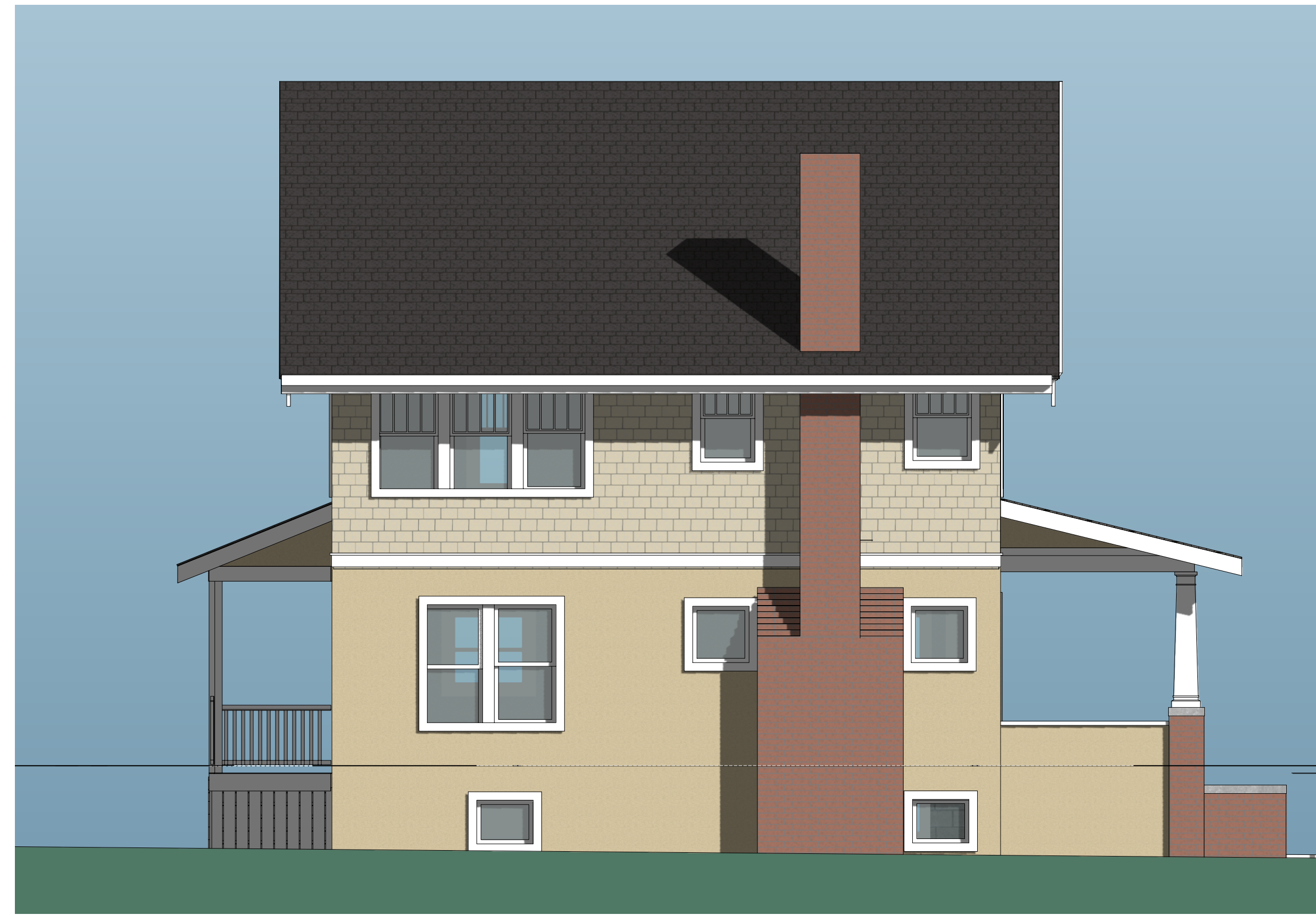
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**1 NORTH ELEVATION-EXISTING**

Scale 1/4" = 1'-0" on 24 X 36" SHT



**2 EAST ELEVATION-EXISTING**

Scale 1/4" = 1'-0" on 24 X 36" SHT



**3 NORTH ELEVATION-PROPOSED**

Scale 1/4" = 1'-0" on 24 X 36" SHT



**4 EAST ELEVATION-PROPOSED**

Scale 1/4" = 1'-0" on 24 X 36" SHT

mid pt of roof

25'-0"

average grade

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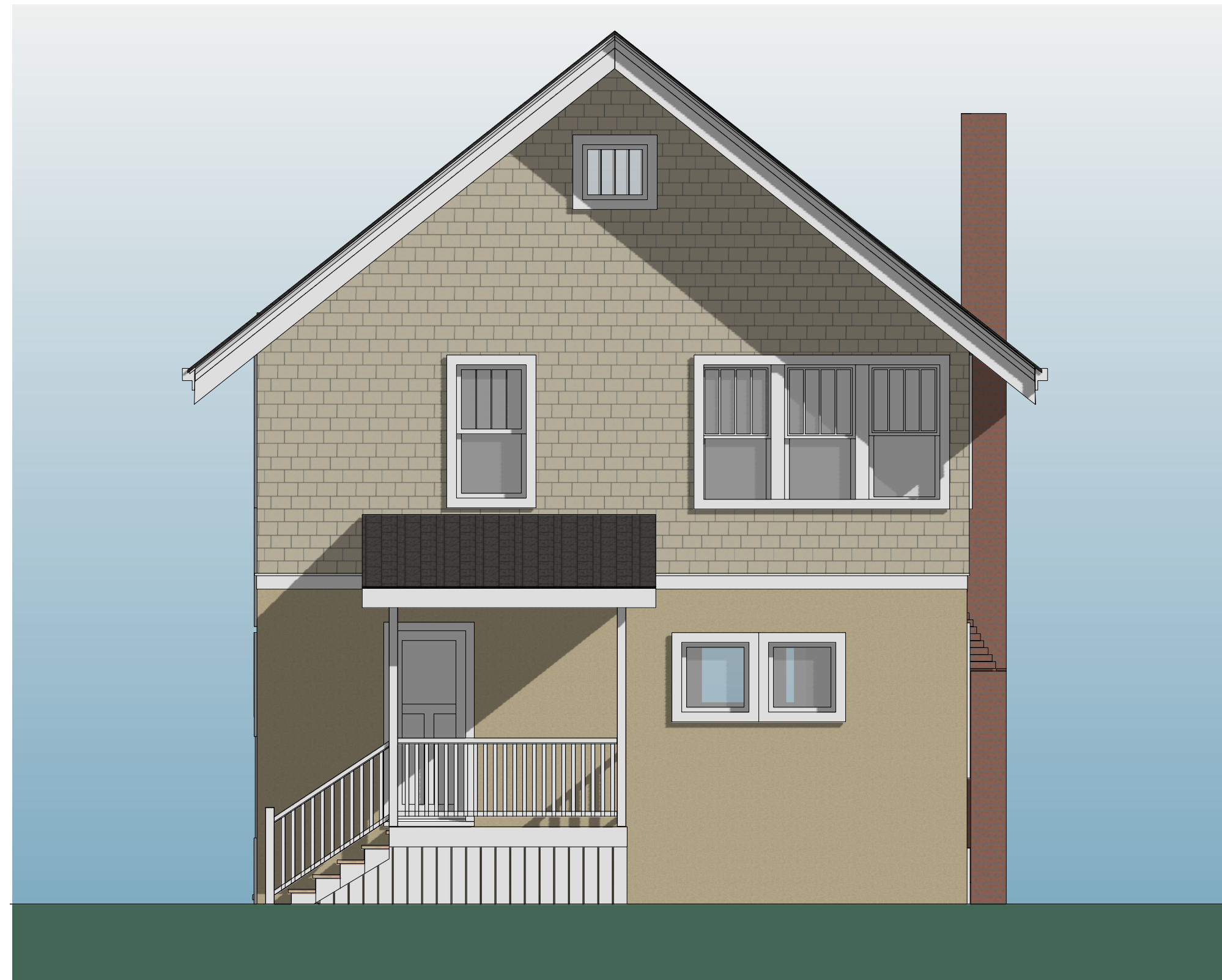
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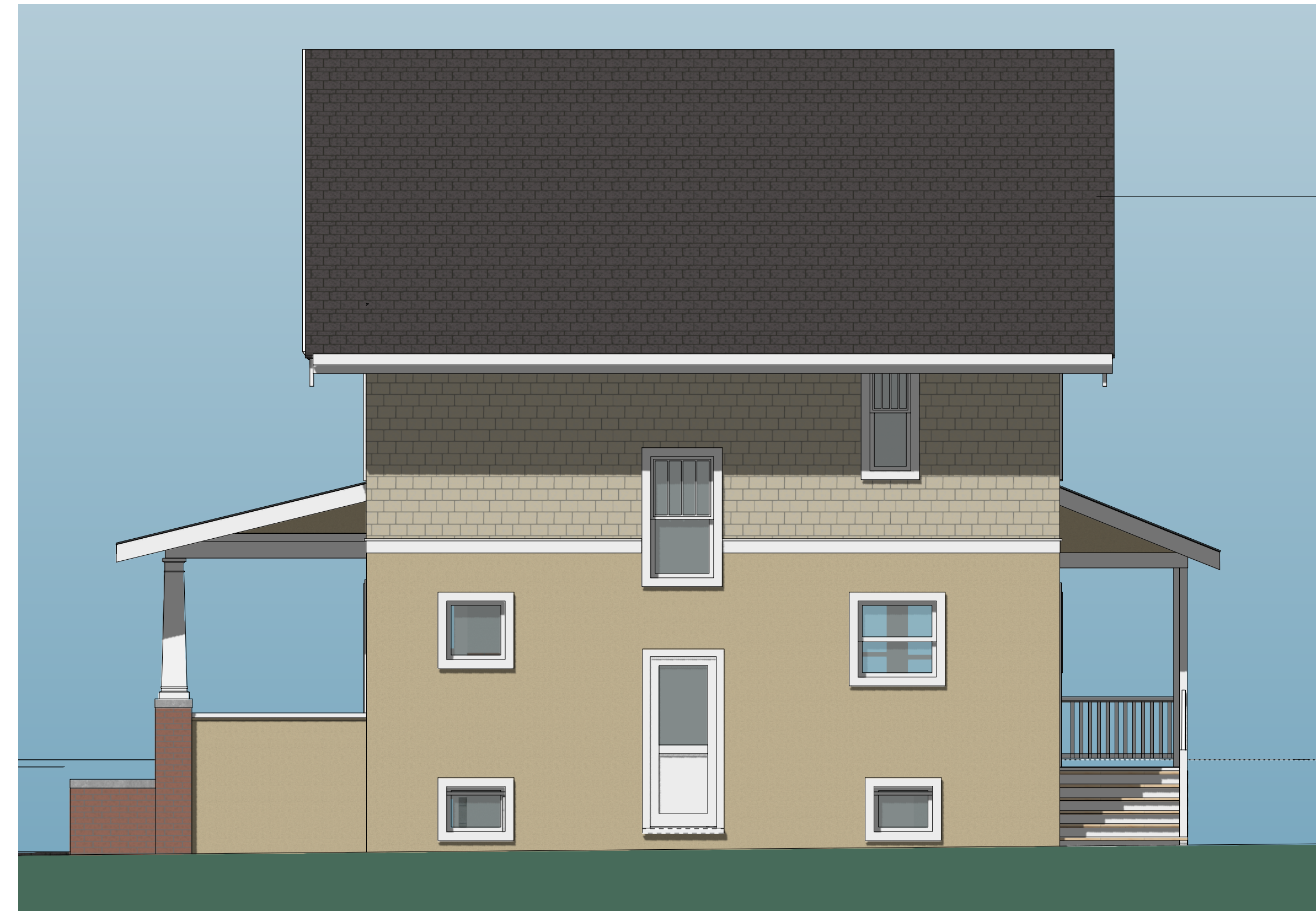
ARCHITECTS  
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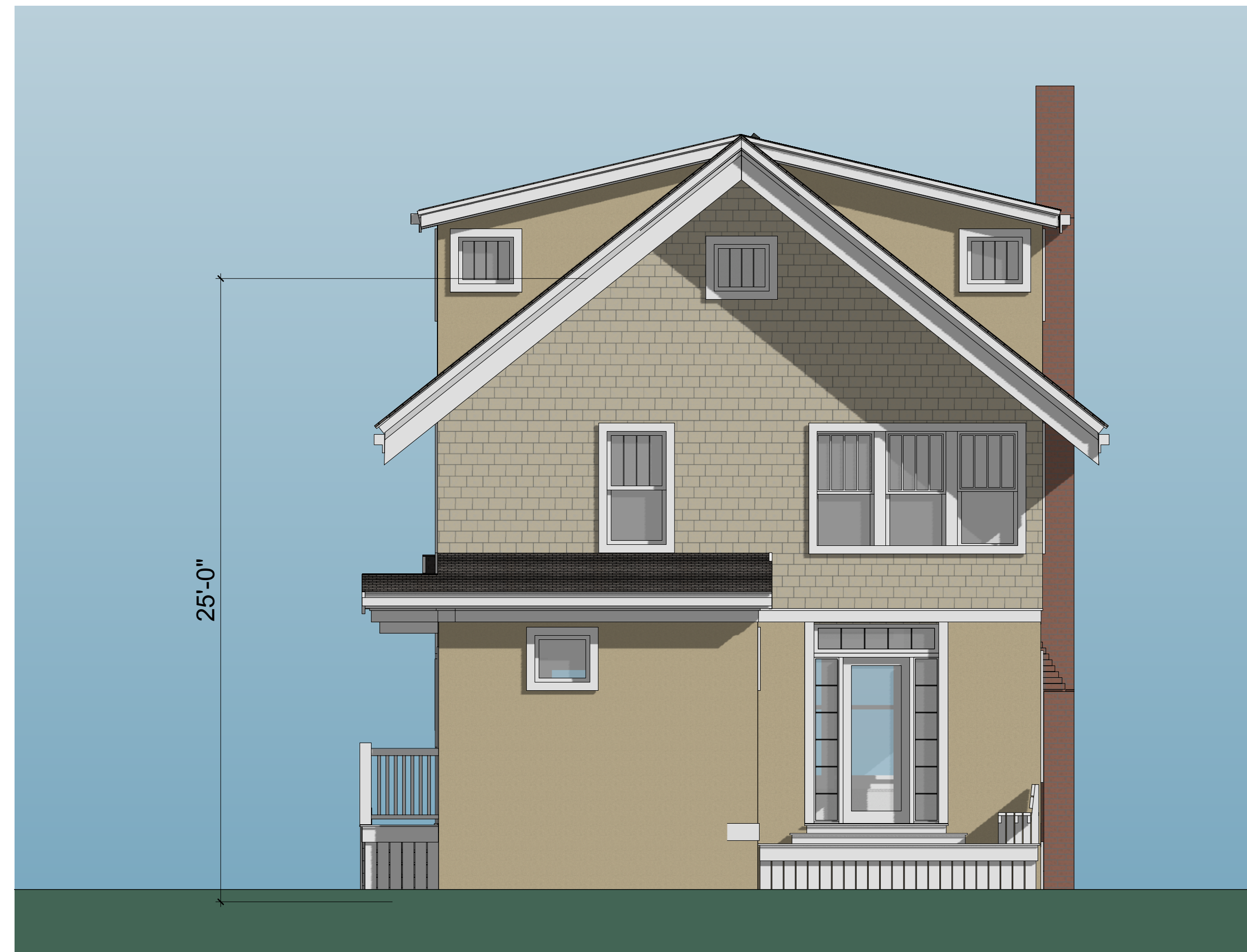
**1 SOUTH ELEVATION-EXISTING**

Scale 1/4" = 1'-0" on 24 X 36" SHT



**2 WEST ELEVATION-EXISTING**

Scale 1/4" = 1'-0" on 24 X 36" SHT



**3 SOUTH ELEVATION-PROPOSED**

Scale 1/4" = 1'-0" on 24 X 36" SHT



**4 WEST ELEVATION-PROPOSED**

Scale 1/4" = 1'-0" on 24 X 36" SHT

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