

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

**STAFF REPORT**

**Subject: ZBA18-023; 2104 Winchell Drive**

**Summary:**

Nancy Blow, property owner, is requesting relief from Article IV: Section 5.18.5 Averaging an Established Front Building Line. The property is zoned R1C single-family residential. The owner is proposing to construct a new front porch (7' x 22'1"). The average front setback is 39 feet six inches and the variance request of three feet five inches will reduce the setback to 36 feet one inch.

**Background:**

The subject property is located near the intersection of Brockman Boulevard and Winchell Drive west of Winchell Park and south of Stadium Boulevard. The home was built in 1950 and is approximately 1,953 square feet in size. The residence is undergoing renovations consisting of two new bathrooms and the subject front porch.

**Description:**

The proposed porch will provide cover from the elements over an existing exposed and unenclosed main entry. Additionally, a new seating area will be available for the owner.

**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 City of Ann Arbor Zoning Ordinance. 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 that the variance is necessary in order to provide a safer and more convenient access to the front of the home. The new steps and sidewalk will assist in achieving this goal.

- (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.***

Failure to grant the variance will not allow for the front porch and accessibility to the front entrance.

- (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***

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

The variance request is minimal and will have no negative impacts on surrounding properties.

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

The variance request is not self-imposed but rather required to provide a safer access to the home.

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

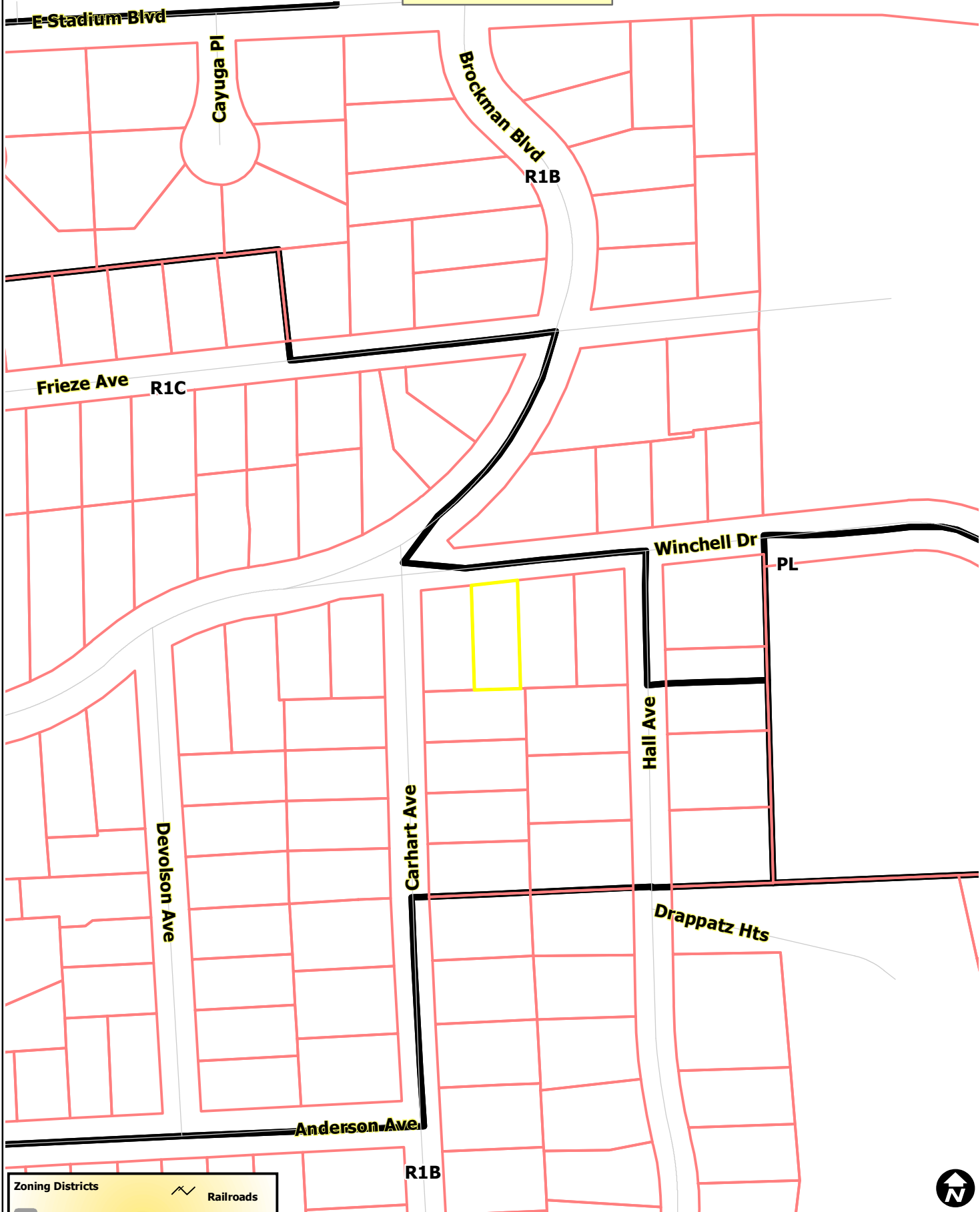
The variance being requested is three feet five inches which is a reasonable use of the land with limited or no impact on adjacent properties.

Respectfully submitted,

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

**Jon Barrett  
Zoning Coordinator**

2104 Winchell Dr

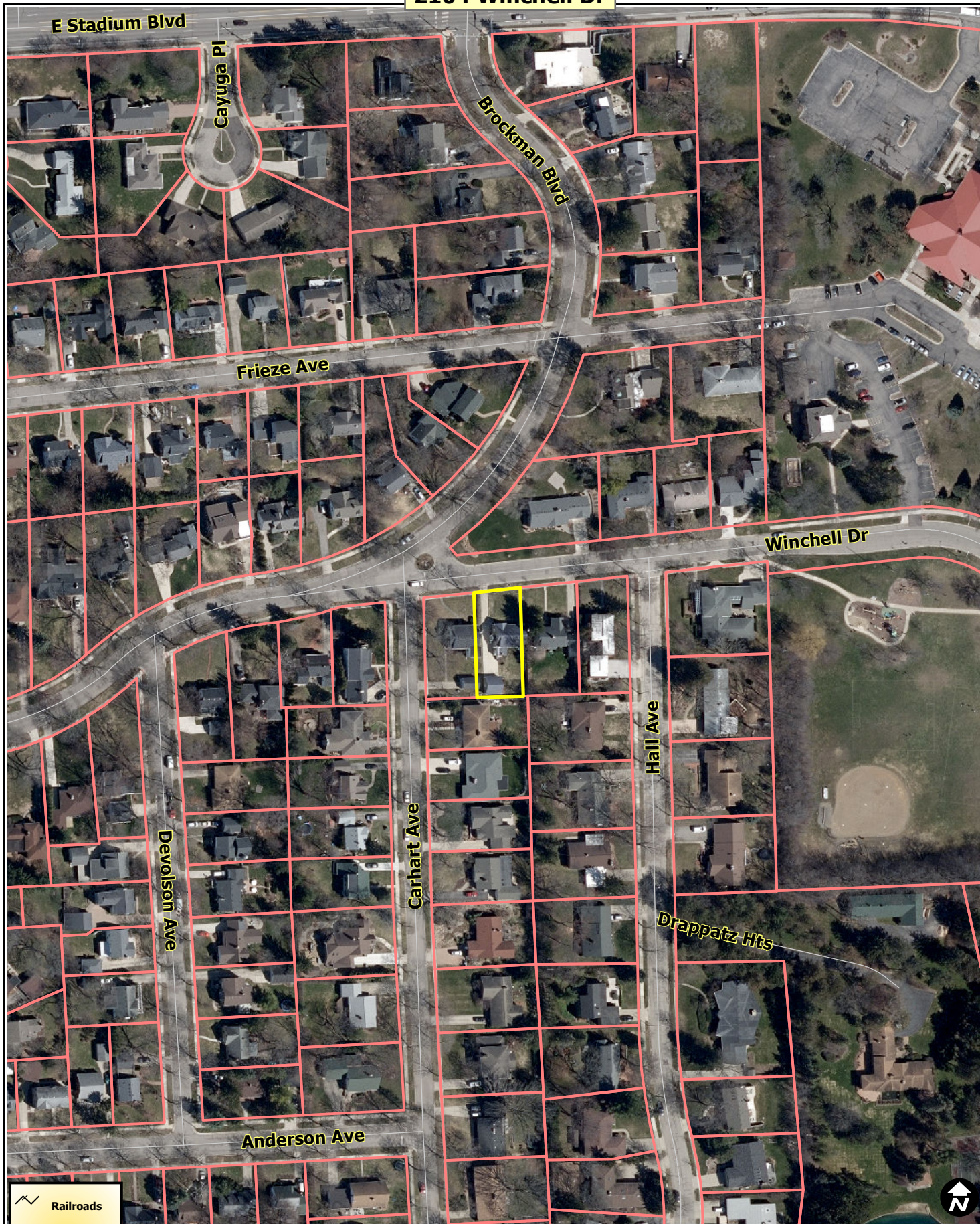





<b>Zoning Districts</b>	Railroads
Township Islands	Huron River
City Zoning Districts	Tax Parcels



Map date: 8/30/2018  
 Any aerial imagery is circa 2018 unless otherwise noted  
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2104 Winchell Dr



-  Railroads
-  Huron River
-  Tax Parcels






Map date: 8/30/2018  
Any aerial imagery is circa 2018  
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2104 Winchell Dr

Brockman Blvd

Winchell Dr

Carhart Ave

 Railroads  
 Huron River  
 Tax Parcels



Map date: 8/30/2018  
 Any aerial imagery is circa 2018  
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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](mailto:planning@a2gov.org)  
 Fax: 734.994.8460

**APPLICATION MUST BE FILLED OUT COMPLETELY**

Office Use Only	
Fee Paid: <b>\$500.<sup>00</sup></b>	ZBA: <b>18-023</b>
<b>DATE STAMP</b> CITY OF ANN ARBOR <b>RECEIVED</b>  <b>AUG 23 2018</b>	
PLANNING & DEVELOPMENT SERVICES	

**PROPERTY INFORMATION**

ADDRESS OF PROPERTY: <b>2104 Winchell DR</b>	
ZONING CLASSIFICATION: <b>R1C</b>	TAX ID: (if known) <b>09-09-34-311-006</b>
NAME OF PROPERTY OWNER*: <b>Nancy Blow</b>	

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

**APPLICANT INFORMATION**

NAME OF APPLICANT: <b>Nancy Blow</b>	
ADDRESS OF APPLICANT: <b>2104 Winchell DR</b>	
DAYTIME PHONE NUMBER: <b>734-717-4651</b>	FAX NO:
EMAIL: <b>nancyblow1@gmail.com</b>	
APPLICANT'S RELATIONSHIP TO PROPERTY: <b>Owner</b>	

**REQUEST INFORMATION**

<input checked="" type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input 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: <i>(Example: Chapter 55, Section 5:26)</i> <b>Chapter 55, Section 5.29.12; 5.18.5 Average Front Setback Line</b>	
Required Dimension: <i>(Example: 40' front setback)</i> <b>Front setback 39' 6"</b>	PROPOSED Dimension: <i>(Example: 32')</i> <b>36' 1" Front Setback Line (+3' 5")</b>
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary) <b>The plan is to add a front porch to the existing home at above address. The proposed porch, attached to the house, will exceed the current front setback of 39' 6".</b>	



## ZONING BOARD OF APPEALS

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#### Section 1 - VARIANCE REQUEST con't

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. 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 is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals.

1. That the alleged hardships or practical difficulties, or both, 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 proposal to add the front porch to the house will provide/allow individuals and

homeowner a safer and convenient access with added steps and sidewalk to the front entrance to the house. At the same time the porch addition will provide protective cover from weather conditions (rain, snow, sun) for individuals when entering the house.

2. That the alleged hardships are practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

Failure to grant the variance will result in not having the covered entrance or provide a safer accessible entrance to the house in contrast to the existing side entrance.

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

Allowing the variance will not impact the rights of others in and around the proposed addition. The other homes within the 100 ft range have front setbacks averaging 39' 6"; thus, allowing this change will not cause hardship to the adjoining properties. A less accessible and safer entrance to the house will not exist.

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

The variance request is based on providing a more accessible and safer entrance for current and future occupants, as well as for individuals approaching the house.

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

The minimum addition of the front setback provides a reasonable use of the land and limited or no impact on current land use of adjoining properties.



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**Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE**

Current Use of the Property:

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (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		
Lot Width		
Floor Area Ratio		
Open Space Ratio		
Setbacks		
Parking		
Landscaping		
Other		

Describe the proposed alterations and state why you are requesting this approval:

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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:

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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: 734 761-7945

Signature: X Nancy M Blow

Email address: nancyblow1@gmail.com

Print Name: Nancy Blow

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

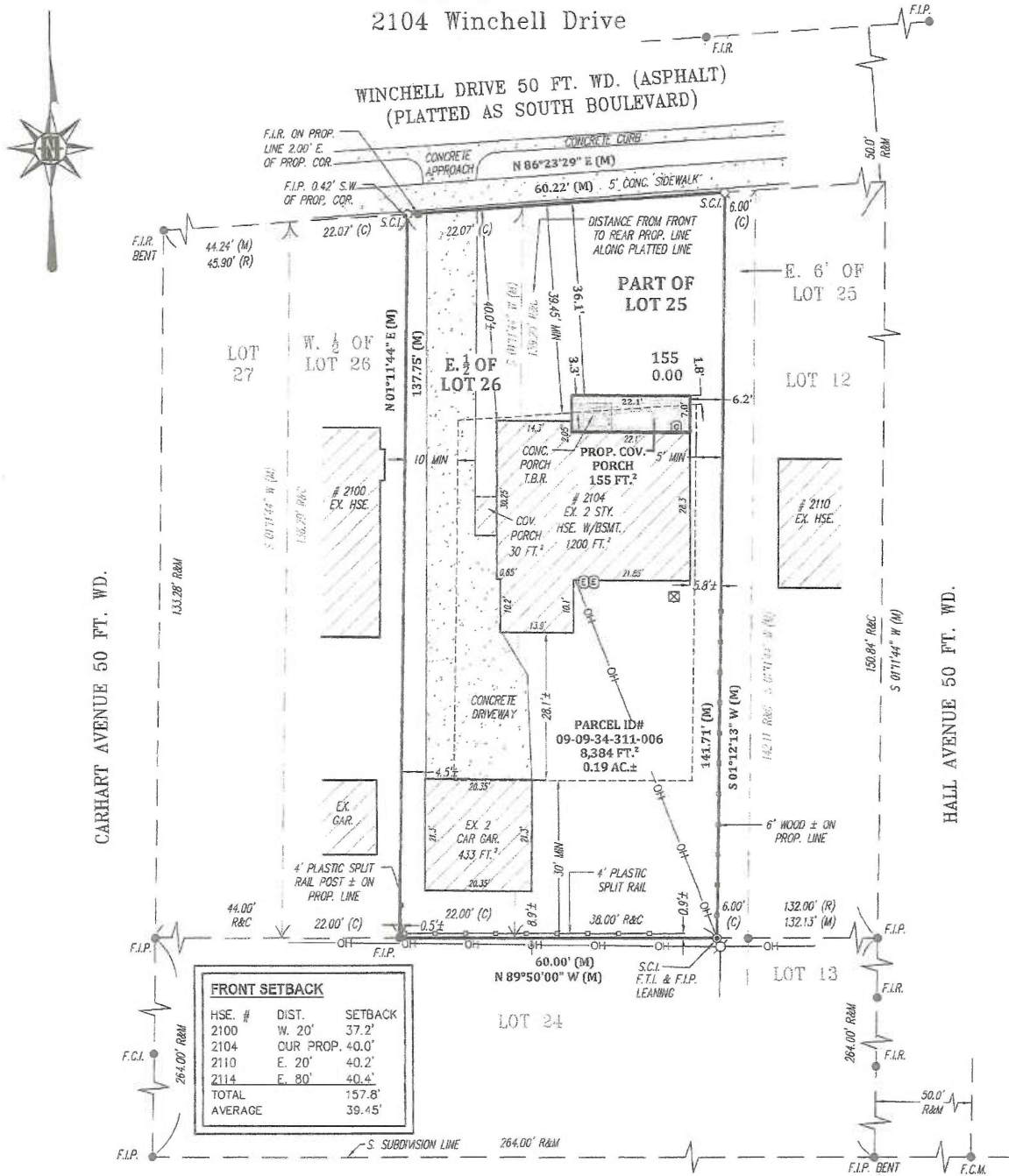
Nancy M Blow  
Signature

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.

Nancy M Blow  
Signature

# PLOT PLAN

## 2104 Winchell Drive



FRONT SETBACK		
HSE. #	DIST.	SETBACK
2100	W. 20'	37.2'
2104	OUR PROP.	40.0'
2110	E. 20'	40.2'
2114	E. 80'	40.4'
TOTAL		157.8'
AVERAGE		39.45'

- LEGEND**
- FOUND MONUMENTATION
  - SET MONUMENTATION
  - RECORD MEAS.
  - FIELD MEAS.
  - CALCULATED DIST.
  - PROPERTY LINE
  - PARCEL LINE
  - PLATTED LINE
  - FENCE LINE
  - OVERHANGING LINES
  - OH GAS METER
  - OH UTILITY POLE
  - OH ELEC. METER
  - OH AIR CONDITIONING UNIT
  - F.C.M. FOUND CONC. MON.
  - F.I.R. FOUND IRON ROD
  - F.T.I. FOUND IRON PIPE
  - F.T.I. FOUND T-IRON
  - F.C.I. FOUND CAPPED IRON
  - S.C.I. SET CAPPED IRON



**LEGAL DESCRIPTION**  
 PARCEL ID# 09-09-34-311-006  
 COMMONLY KNOWN AS: 2104 WINCHELL DRIVE

LOT 25 EXCLUDING THE EASTERLY 6.00 FEET AND THE EASTERLY 1/2 OF LOT 26, OF "UNIVERSITY HEIGHTS", A SUBDIVISION BEING PART OF SECTIONS 33 AND 34, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 2 OF PLATS ON PAGES 4-5 OF WASHTENAW COUNTY RECORDS CONTAINING 0.19 ACRES OF LAND MORE OR LESS. ALSO SUBJECT TO ANY OTHER EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

- ZONING REQUIREMENTS**  
 R-1C RESIDENTIAL DISTRICT
- LOT - MIN. AREA: 7,200 FT.<sup>2</sup>
  - MIN. WIDTH: 60 FT.
  - SETBACKS - FRONT YARD: SEE FRONT SETBACK
  - REAR YARD: 30 FT.
  - SIDE YARD: 5 FT.
  - SIDE TOTAL: 10 FT.
  - HEIGHT - MAX. BLD.: 30 FT.
- EXISTING CONDITIONS**  
 LOT - AREA: 8,384 FT.<sup>2</sup>  
 - WIDTH: 60 FT.

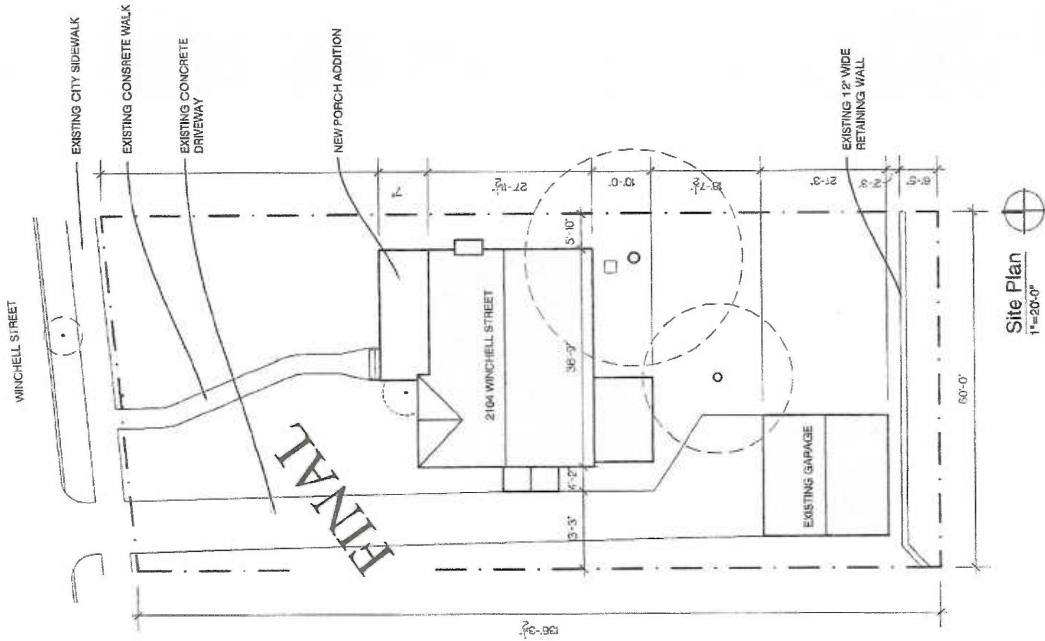
I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby Certify that the parcel of land described and delineated hereon has been surveyed under my supervision, that the plat hereon is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry Professional Surveyor # 52472



	<b>Nowry &amp; Hale</b>	SECTION: S.W. 1/4 Sec. 34	DATE: 08/13/18	CLIENT:
	<b>Land Surveying LLC</b>	TN./RGE.: 2S./6E.	PROJ. #: 018-119	Nancy Blow
	132 N. Main St., Suite G, Plymouth, MI, 48170	CITY/TWP: Ann Arbor	DWG. BY: JCP	2104 Winchell Drive
	Office: (734)466-5501 Email: nowry@nowryandhale.com	COUNTY: Washtenaw	1 INCH = 20 FEET	Ann Arbor, MI 48104

PAGE # 1 OF 1

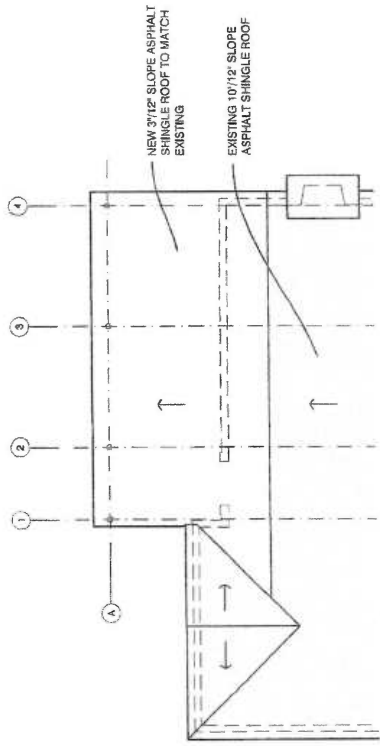


Blow Porch Addition  
2104 Winchell Street  
Ann Arbor, MI 48104

Permit Set

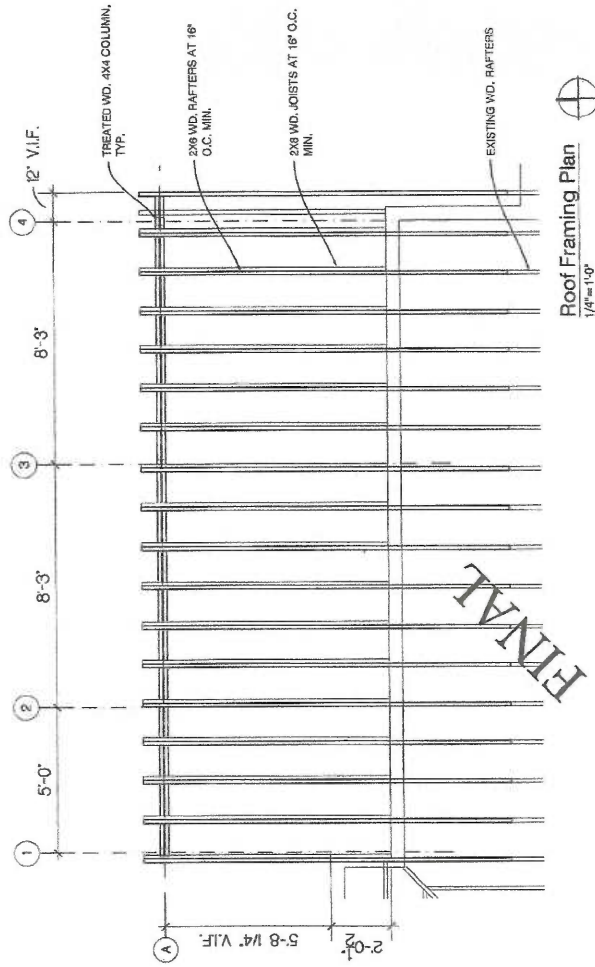
06-20-11

A0

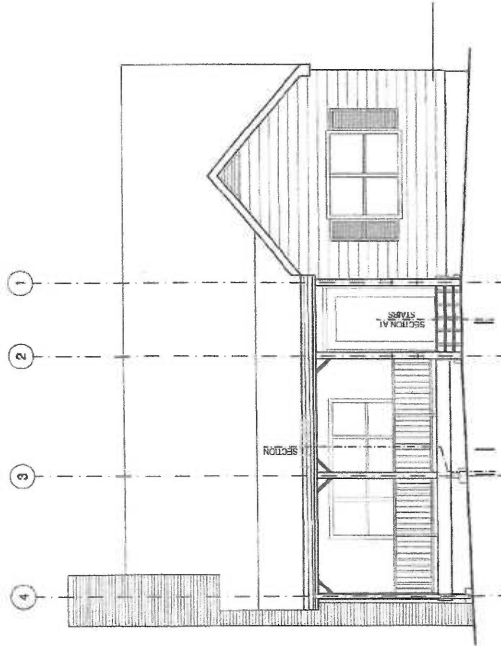


Roof Plan  
1/8" = 1'-0"

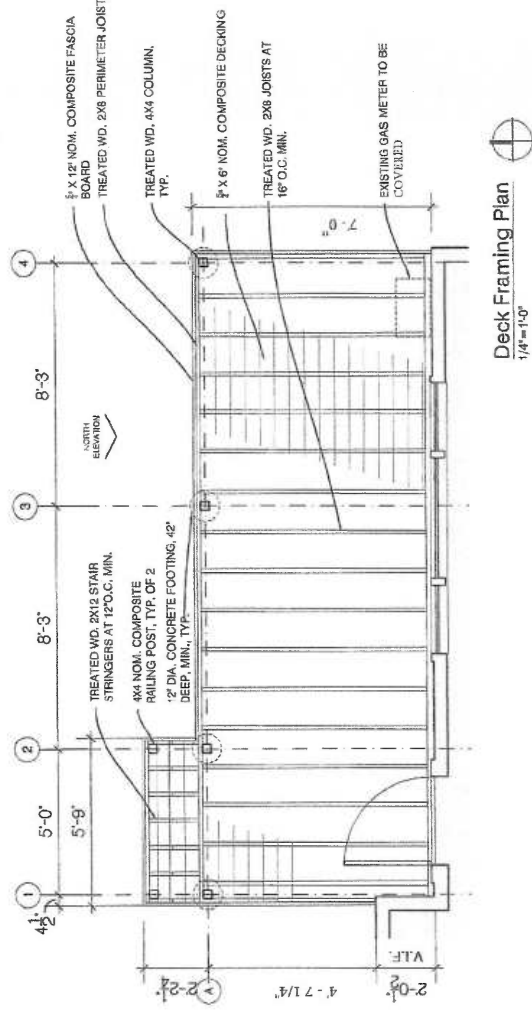
FINAL



Roof Framing Plan  
1/4" = 1'-0"



North Elevation  
1/4" = 1'-0"



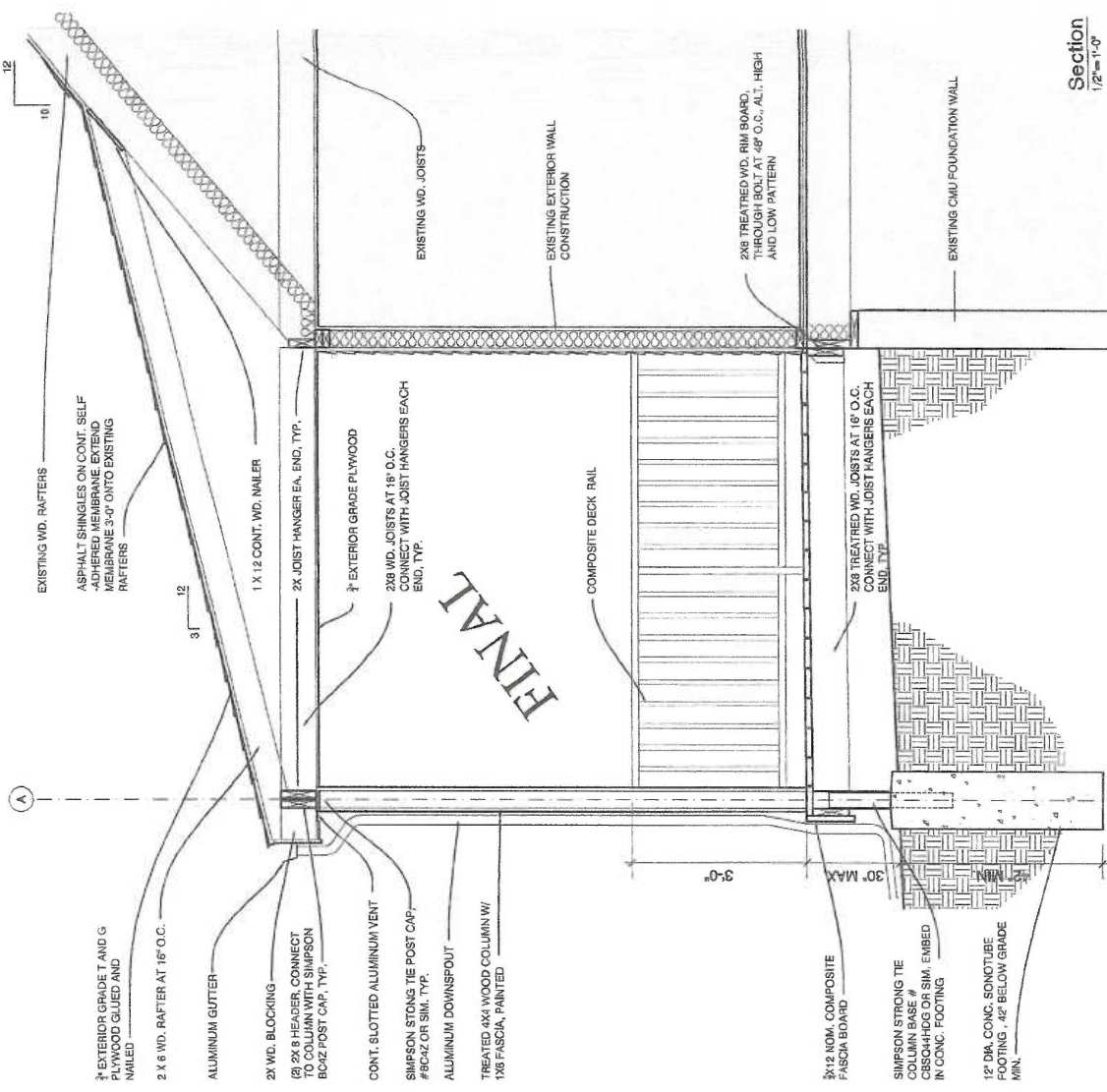
Deck Framing Plan  
1/4" = 1'-0"

Owner Review Set

Blow Porch Addition  
2104 Winchell Street  
Ann Arbor, MI 48104

05-01-11

A1



12  
10

EXISTING WD. RAFTERS  
ASPHALT SHINGLES ON CONT. SELF-ADHERED MEMBRANE EXTEND MEMBRANE 3'-0" ONTO EXISTING RAFTERS

3'

1 X 12 CONT. WD. MILLER  
2 X JOIST HANGER EA. END, TYP.

3/4" EXTERIOR GRADE PLYWOOD  
2 X 8 WD. JOISTS AT 18" O.C. CONNECT WITH JOIST HANGERS EACH END, TYP.

EXISTING WD. JOISTS  
EXISTING EXTERIOR WALL CONSTRUCTION

2 X 8 TREATED WD. RIM BOARDS THROUGH BOARDS AT 48" O.C., ALT. HIGH AND LOW PATTERN

EXISTING CMU FOUNDATION WALL

A

3/4" EXTERIOR GRADE T AND G PLYWOOD GLUED AND NAILED  
2 X 8 WD. RAFTER AT 16" O.C.  
ALUMINUM GUTTER  
2 X WD. BLOCKING  
(2) 2 X 8 HEADER, CONNECT TO COLUMN WITH SIMPSON BC4Z POST CAP, TYP.

CONT. SLOTTED ALUMINUM VENT  
SIMPSON STRONG TIE POST CAP #BC4Z OR SIM. TYP.  
ALUMINUM DOWNSPOUT  
TREATED 4 X 4 WOOD COLUMN W/ 1 X 8 FASCIA, PAINTED

COMPOSITE DECK RAIL

3/4" EXTERIOR GRADE PLYWOOD  
2 X 8 WD. JOISTS AT 16" O.C. CONNECT WITH JOIST HANGERS EACH END, TYP.

3/4" TREATED WD. RIM BOARDS THROUGH BOARDS AT 48" O.C., ALT. HIGH AND LOW PATTERN

EXISTING EXTERIOR WALL CONSTRUCTION

2 X 8 TREATED WD. RIM BOARDS THROUGH BOARDS AT 48" O.C., ALT. HIGH AND LOW PATTERN

EXISTING CMU FOUNDATION WALL

3/4" TREATED WD. JOISTS AT 16" O.C. CONNECT WITH JOIST HANGERS EACH END, TYP.

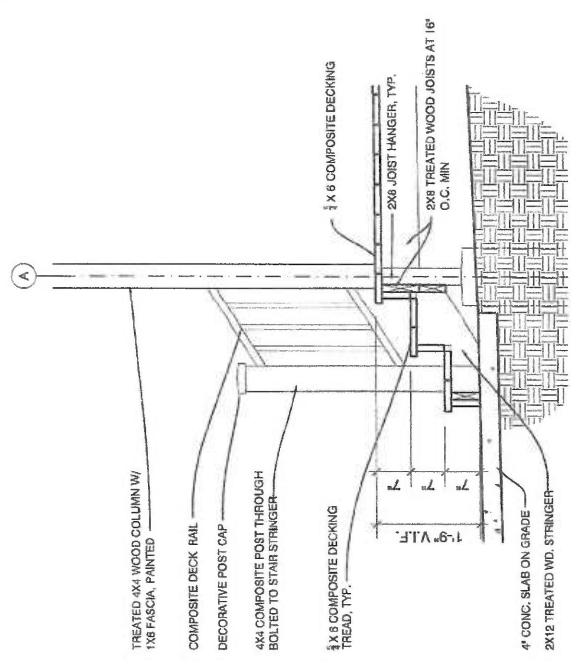
3/4" TREATED WD. JOISTS AT 16" O.C. CONNECT WITH JOIST HANGERS EACH END, TYP.

SIMPSON STRONG TIE COLUMN BASE # CBSO4HDG OR SIM. EMBED IN CONC. FOOTING

12" DIA. CONC. SONOTUBE FOOTING, 42" BELOW GRADE MIN.

Section  
1/2" = 1'-0"

FINAL



A

TREATED 4 X 4 WOOD COLUMN W/ 1 X 8 FASCIA, PAINTED

COMPOSITE DECK RAIL  
DECORATIVE POST CAP  
4 X 4 COMPOSITE POST THROUGH BOLTED TO STAIR STRINGER

1 X 8 COMPOSITE DECKING TREAD, TYP.

1 X 8 COMPOSITE DECKING  
2 X 8 JOIST HANGER, TYP.  
2 X 8 TREATED WOOD JOISTS AT 16" O.C. MIN

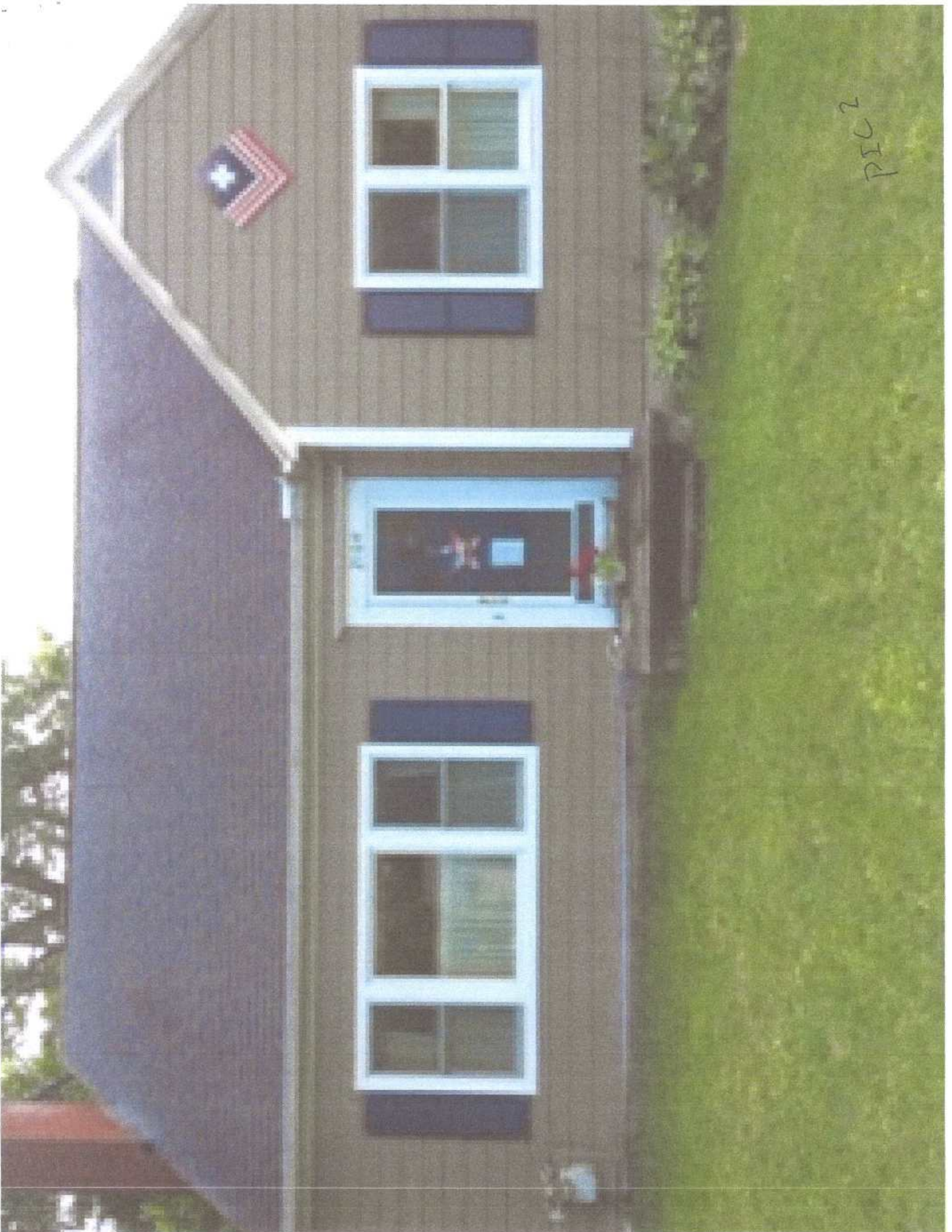
1'-9" V.L.F.

4" CONC. SLAB ON GRADE  
2 X 12 TREATED WD. STRINGER

Section at Stairs  
1/2" = 1'-0"



PIC 1



PIC 2

