

**Zoning Board of Appeals
February 28, 2024, Regular Meeting**

STAFF REPORT

Subject: ZBA 24-0004; 1125 Fair Oaks Parkway

Summary:

Scott Crandall, representing the property owner, is requesting relief from Section 5.32.2 Nonconforming Structure to allow an alteration to a nonconforming structure. The owners are proposing an approximate 210 square foot screened porch addition to the side of the existing nonconforming residence. The addition will not encroach further into the required rear yard. The property is zoned R1B, Single-Family Residential and has a 40 foot required rear yard setback.

Background:

The subject property is located near the intersection of Fair Oaks Parkway and Norway Road in the Burns Park neighborhood. The home was constructed in 1916 and is approximately 2,992 square feet in size.

Description:

The owners plan on removing the existing brick paver patio and walkway from the sidewalk to the north side of the home. The new screened porch will connect to the home in three separate areas, the laundry room, a hallway and the office. The screened room will be unconditioned space.

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 applicants had the following response regarding potential detrimental effects to neighboring properties:

“The current use of the property is a single family residence. The proposed alteration would see a new attached, unconditioned screened porch with a 12'-8" x 16'-8" footprint built on the north side of the home, connected to the main level of the home.

As the existing building footprint is already nonconforming with the required rear setback, and this proposed addition does not encroach beyond the existing footprint's dimension, this addition is not expected to negatively impact the neighboring properties. Furthermore, this addition will occupy a region of hardscape already existing on the site and won't encroach beyond an existing retaining wall located 18'-8" away from the existing

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structure.”

Respectfully submitted,

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

**Jon Barrett-Zoning Coordinator
City of Ann Arbor**