

1301 Lutz Avenue

project overview

Project Impetus: Multiple foundation cracks structurally compromising continuous pour foundation resulting from years of alley drainage. Owner needs to replace foundation and structure.

ZBA Request: 6% (63.5 sf) variance above what is allowed by zoning

Notable Modifications:

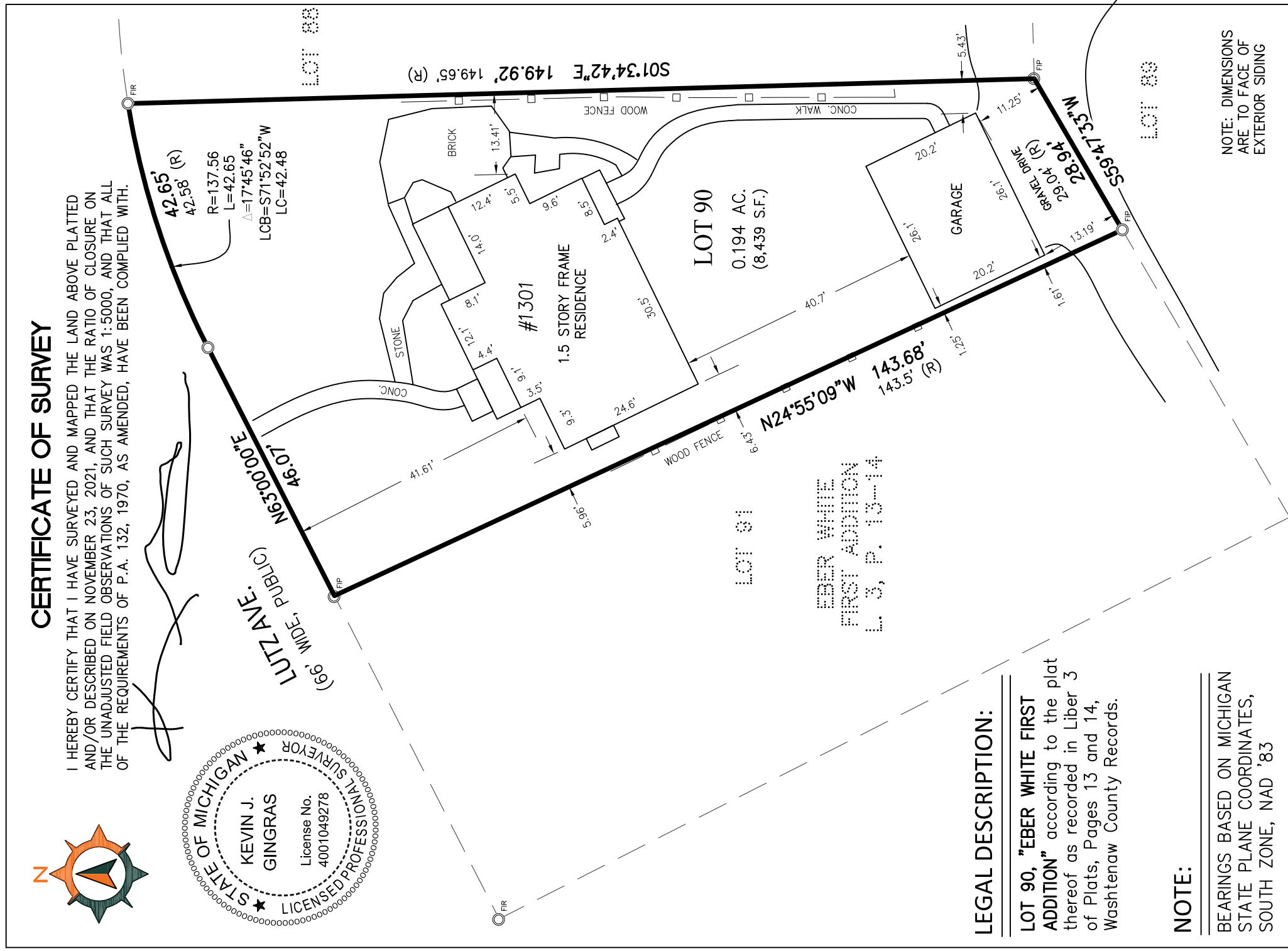
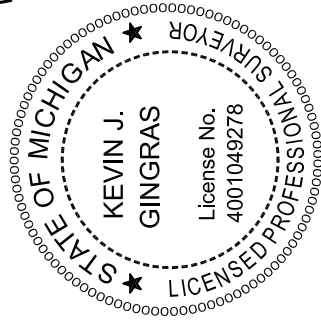
- New structure will have a smaller footprint compared to current, non-conforming structure
- New structure will meet West and East property boundary setbacks (3' and 5' respectively).
Current structure is non-conforming
- New structure is positioned to allow more space in alley and occupies more backyard
- Renewable energy system will be incorporated (solar) allowing for EV charging and helping the City make progress toward its electrification goal



CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON NOVEMBER 23, 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.

[Handwritten signature]



NOTE: DIMENSIONS ARE TO FACE OF EXTERIOR SIDING

LEGAL DESCRIPTION:

LOT 90, "EBER WHITE FIRST ADDITION" according to the plat thereof as recorded in Liber 3 of Plats, Pages 13 and 14, Washtenaw County Records.

NOTE:

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

mka

MICHAEL KIRCHNER ARCHITECT
210 S. REVENA BLVD.
ANN ARBOR, MI 48103
734.834.1945
MSK@MICHAELKIRCHNERARCHITECT.COM

NO.	DATE	ISSUE
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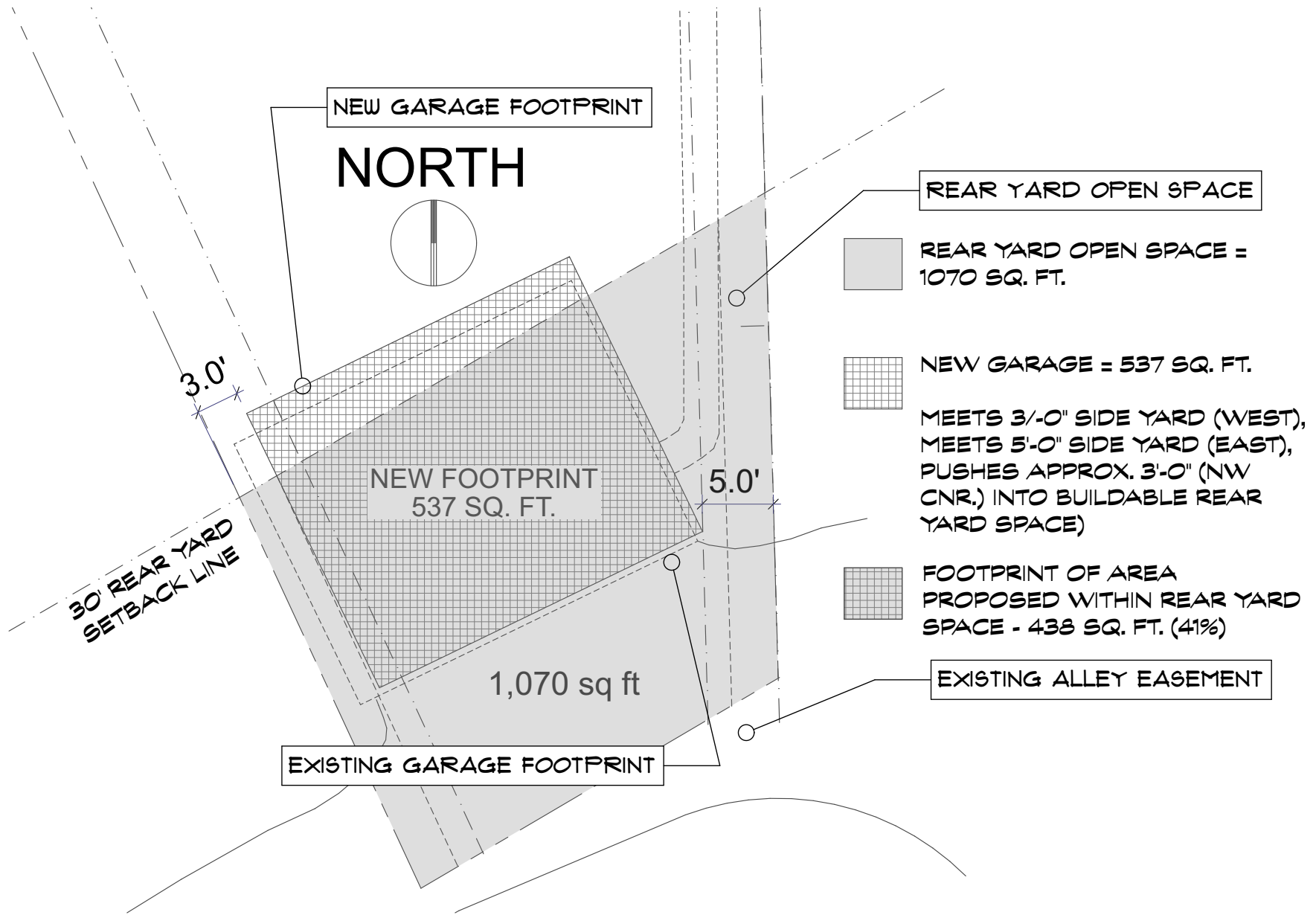
BRUGEMAN

1301 LUTZ AVE.
ANN ARBOR, MI

GARAGE W/
SHOP+STORAGE
ZBA

EXISTING SITE SURVEY

SPO.E



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 1301 LUTZ AVE
 ANN ARBOR, MI
 48103

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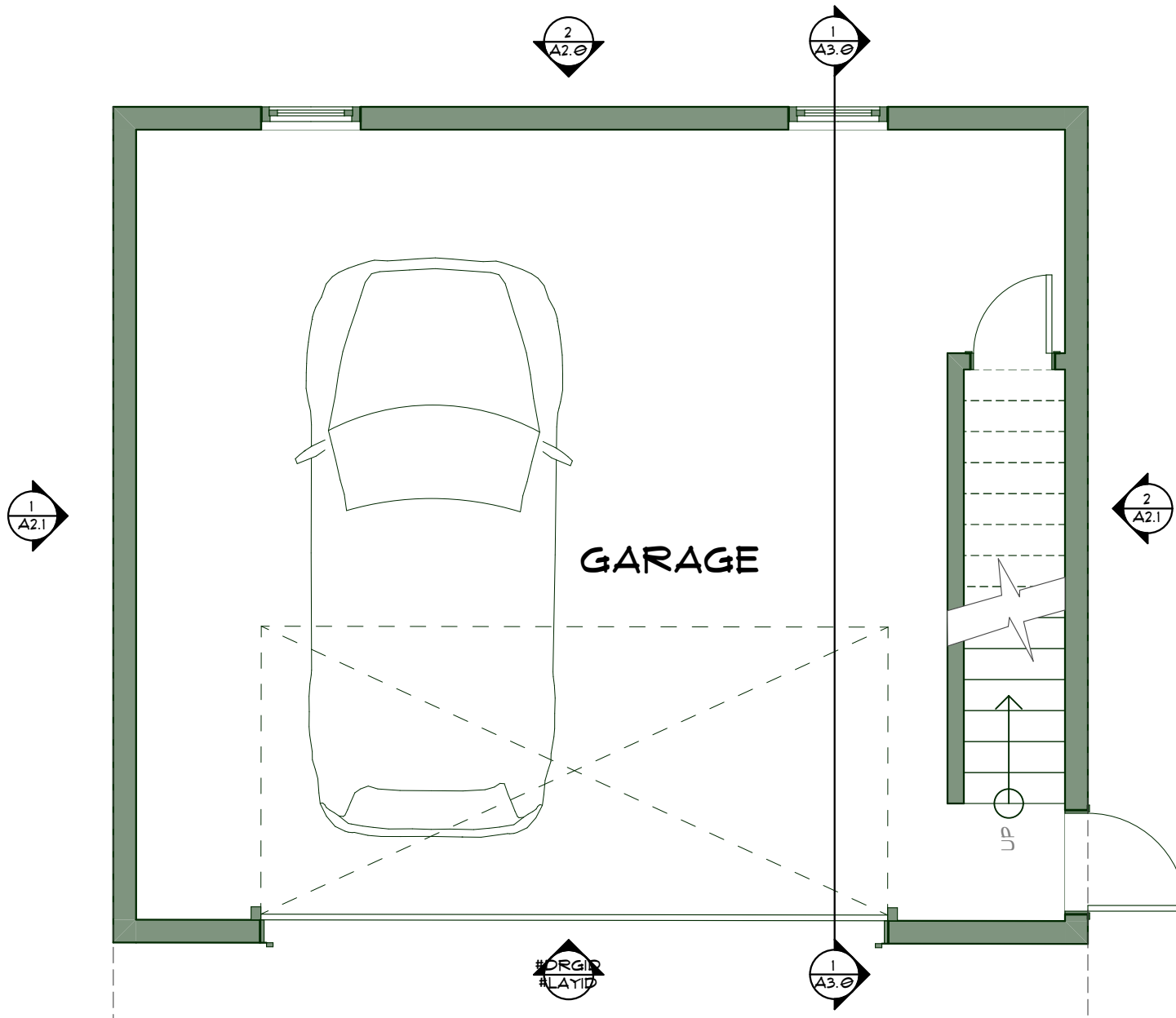
PROPOSED SITE PLAN

11.7.22

mka

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 48103

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1ST FLOOR PLAN

11.7.22

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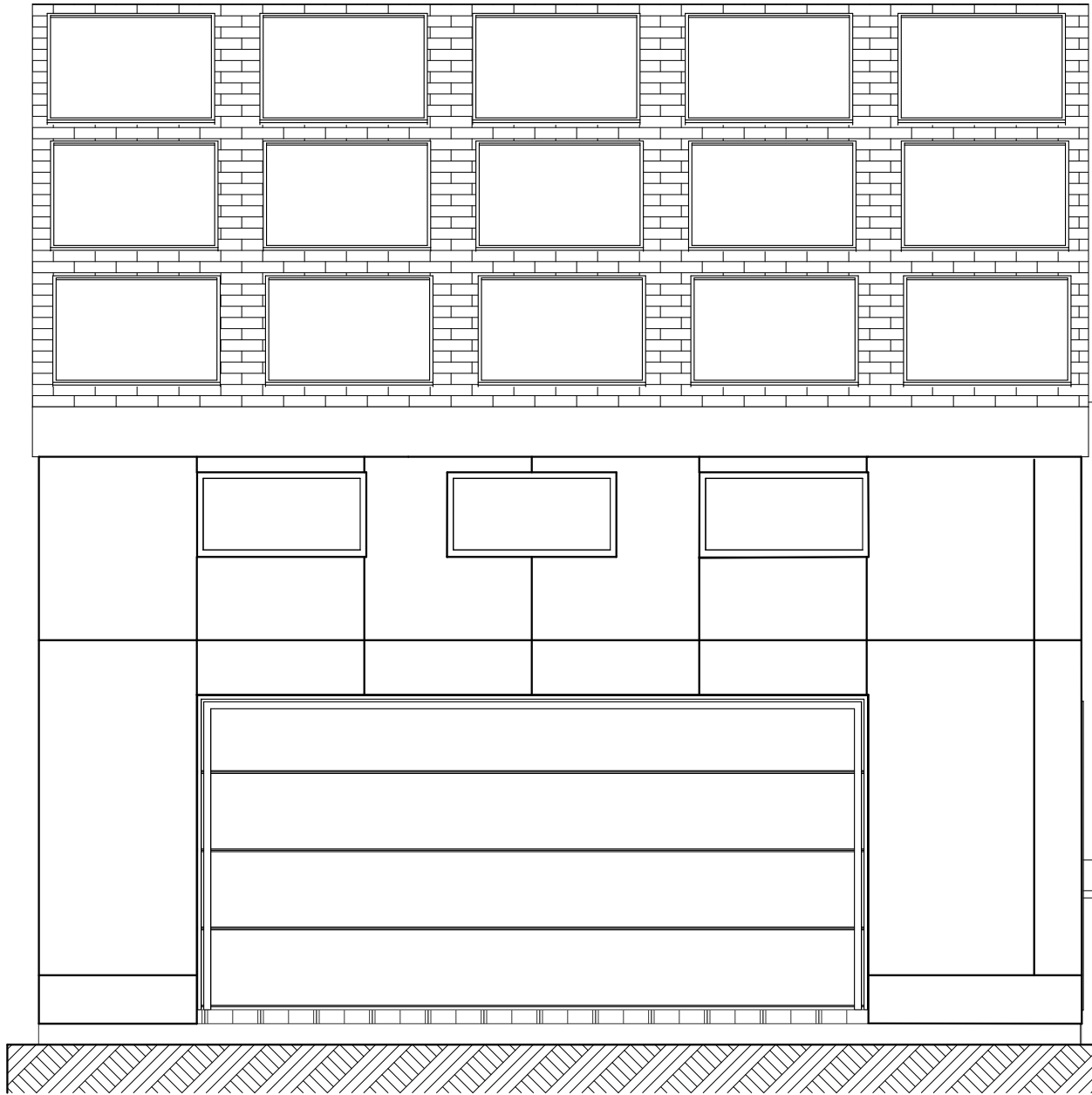
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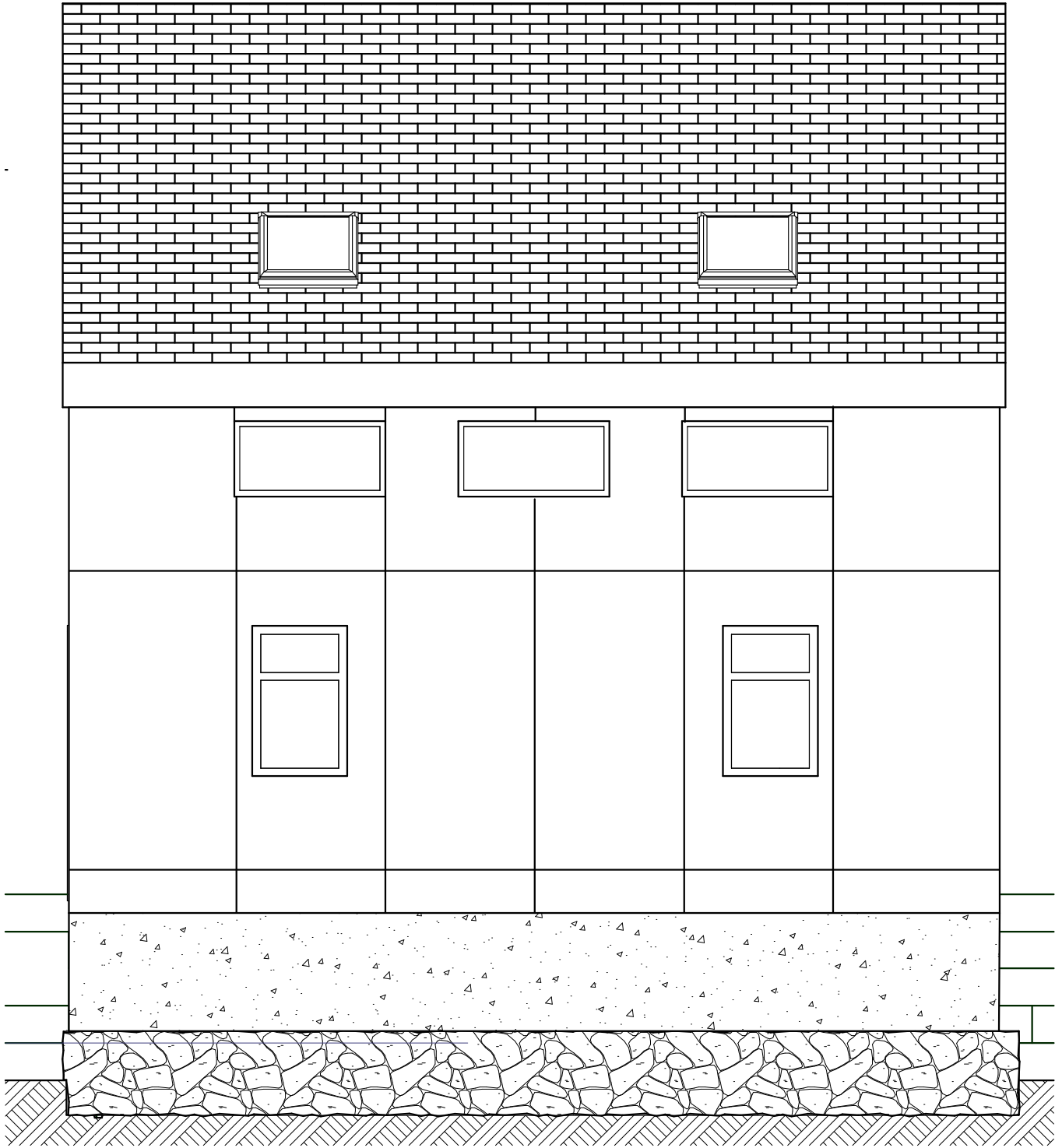
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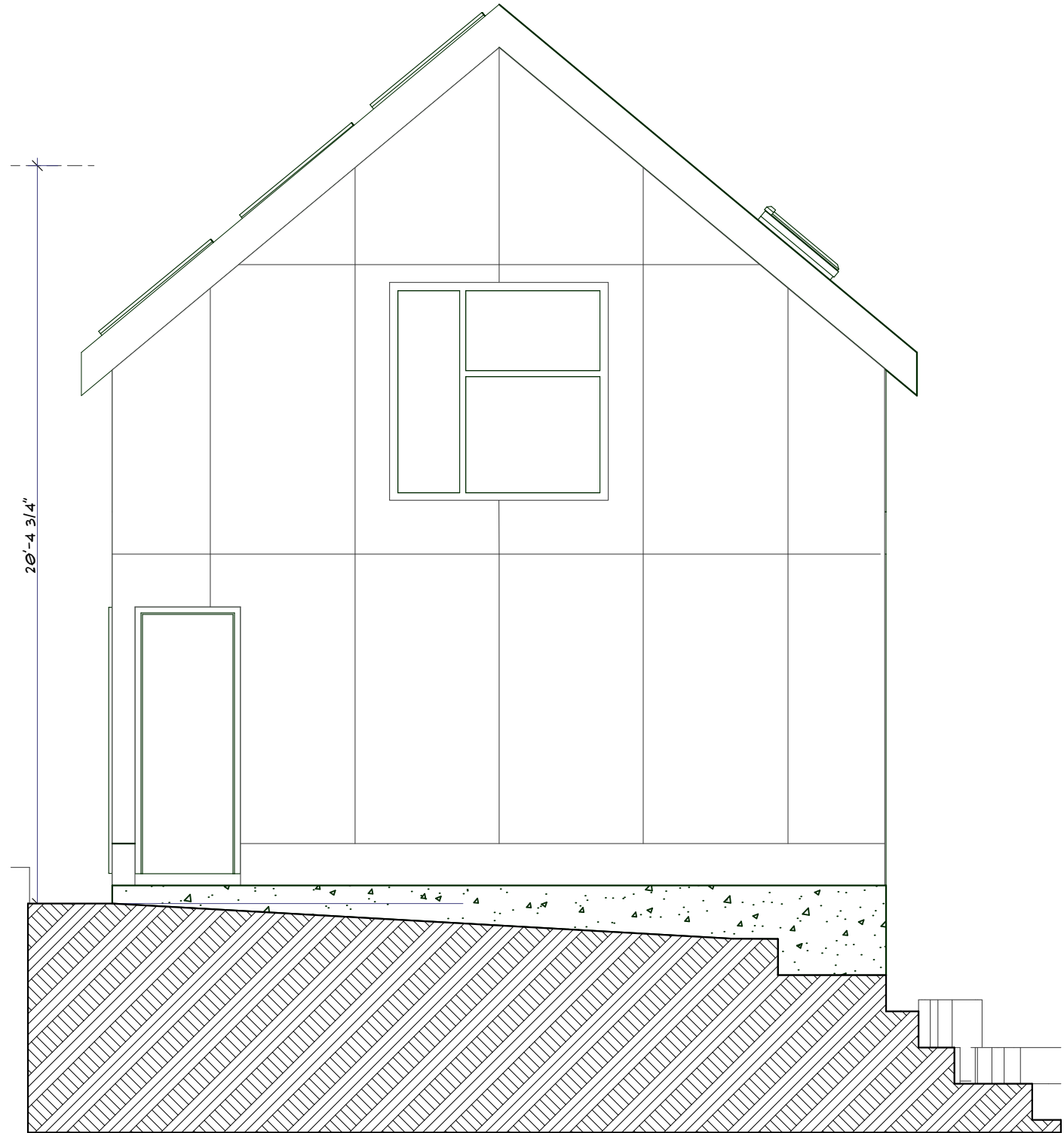
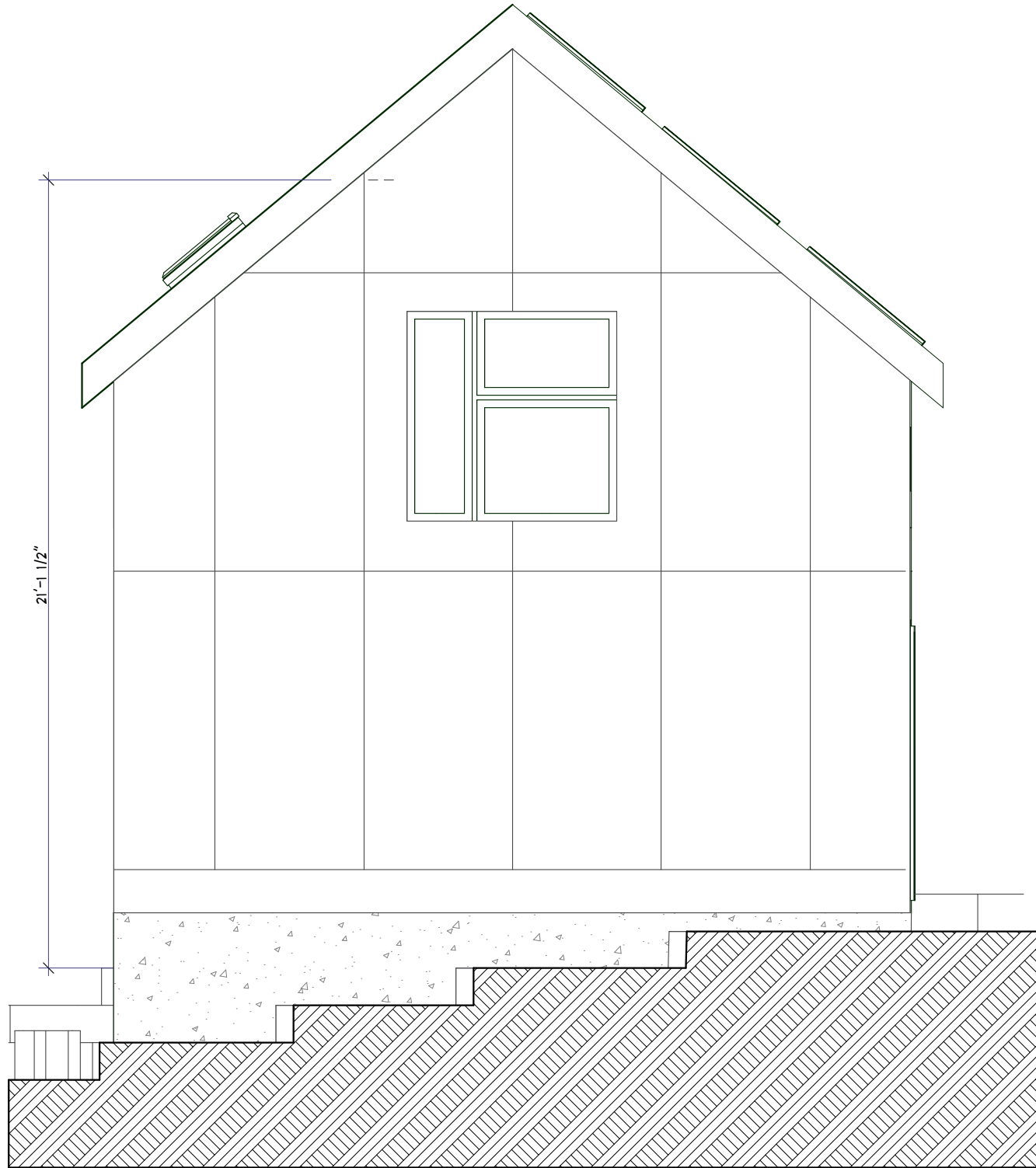
EXTERIOR ELEVATIONS



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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**EXTERIOR
ELEVATIONS**

1

WEST ELEVATION

SCALE: 1/4" = 1'-0"

2

EAST ELEVATION

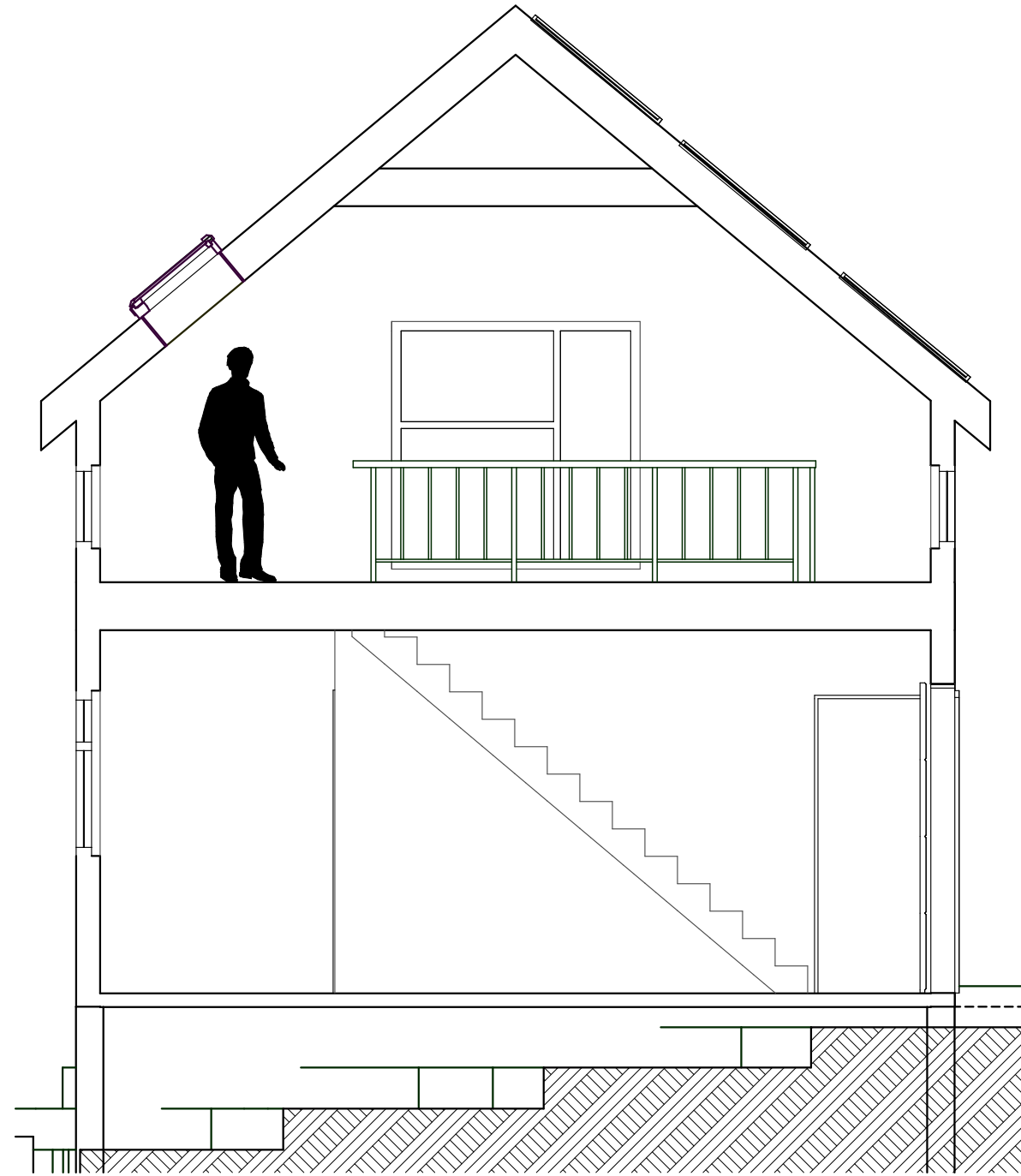
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1 N/S SECTION
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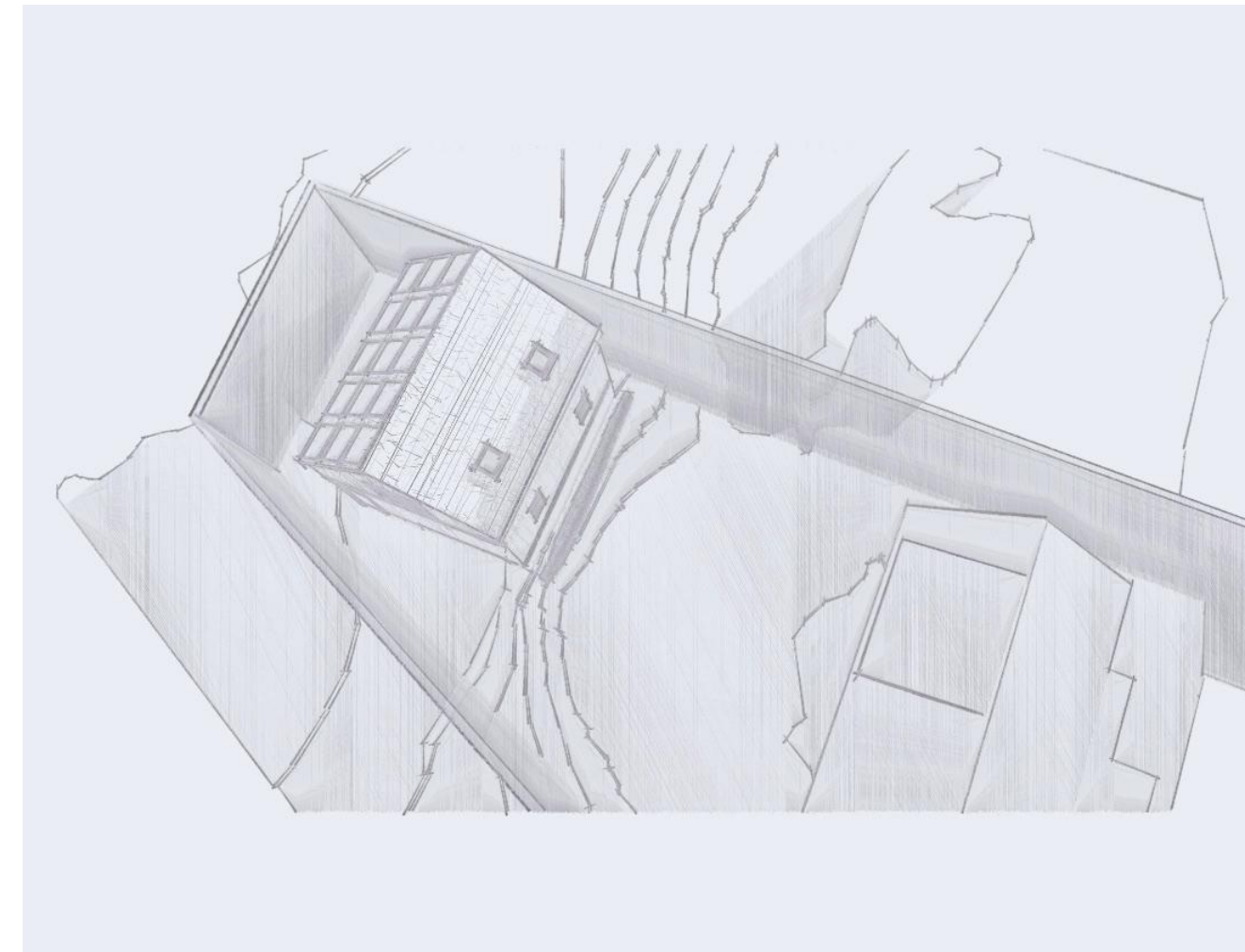
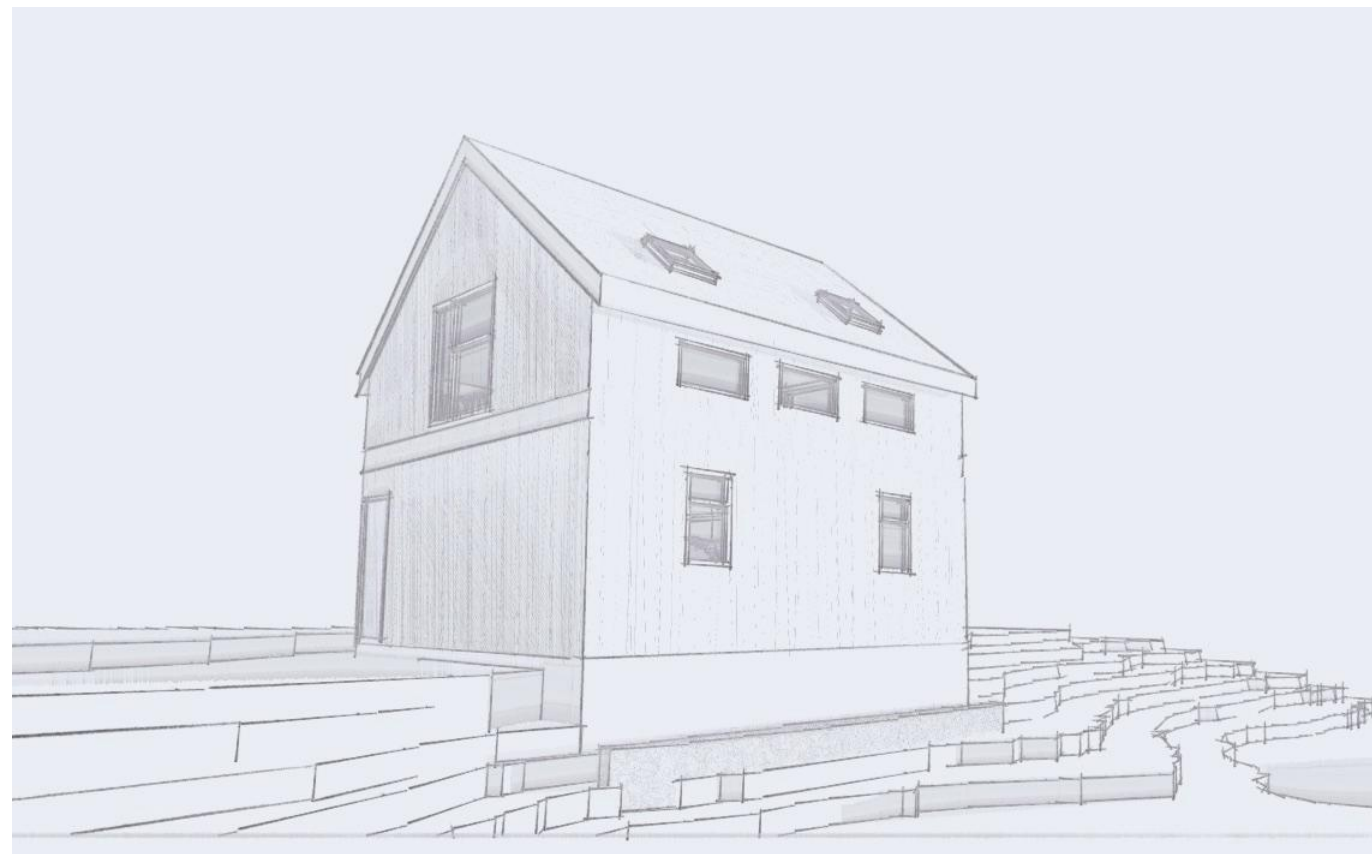
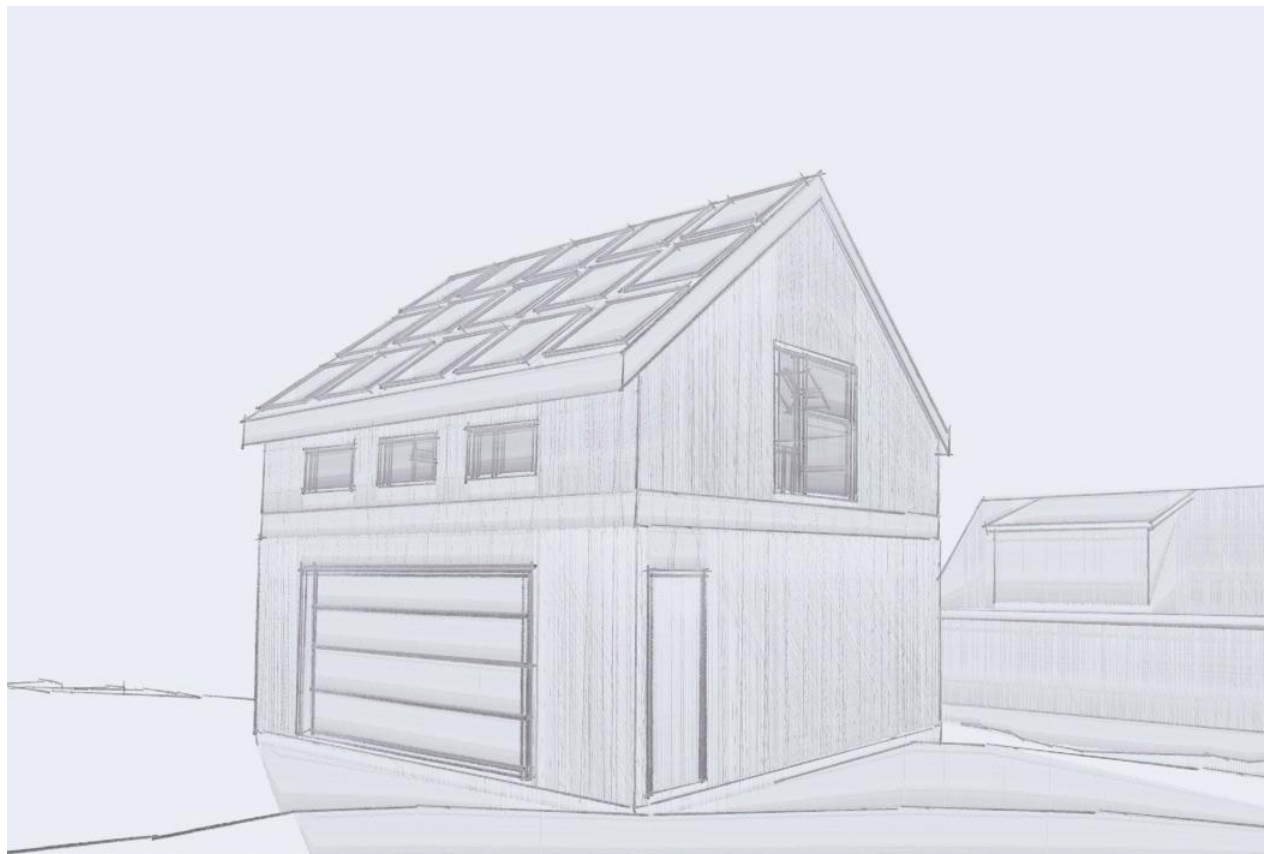
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GARAGE W/
SHOP+STORAGE
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SECTIONS

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3D VIEWS

A9.0

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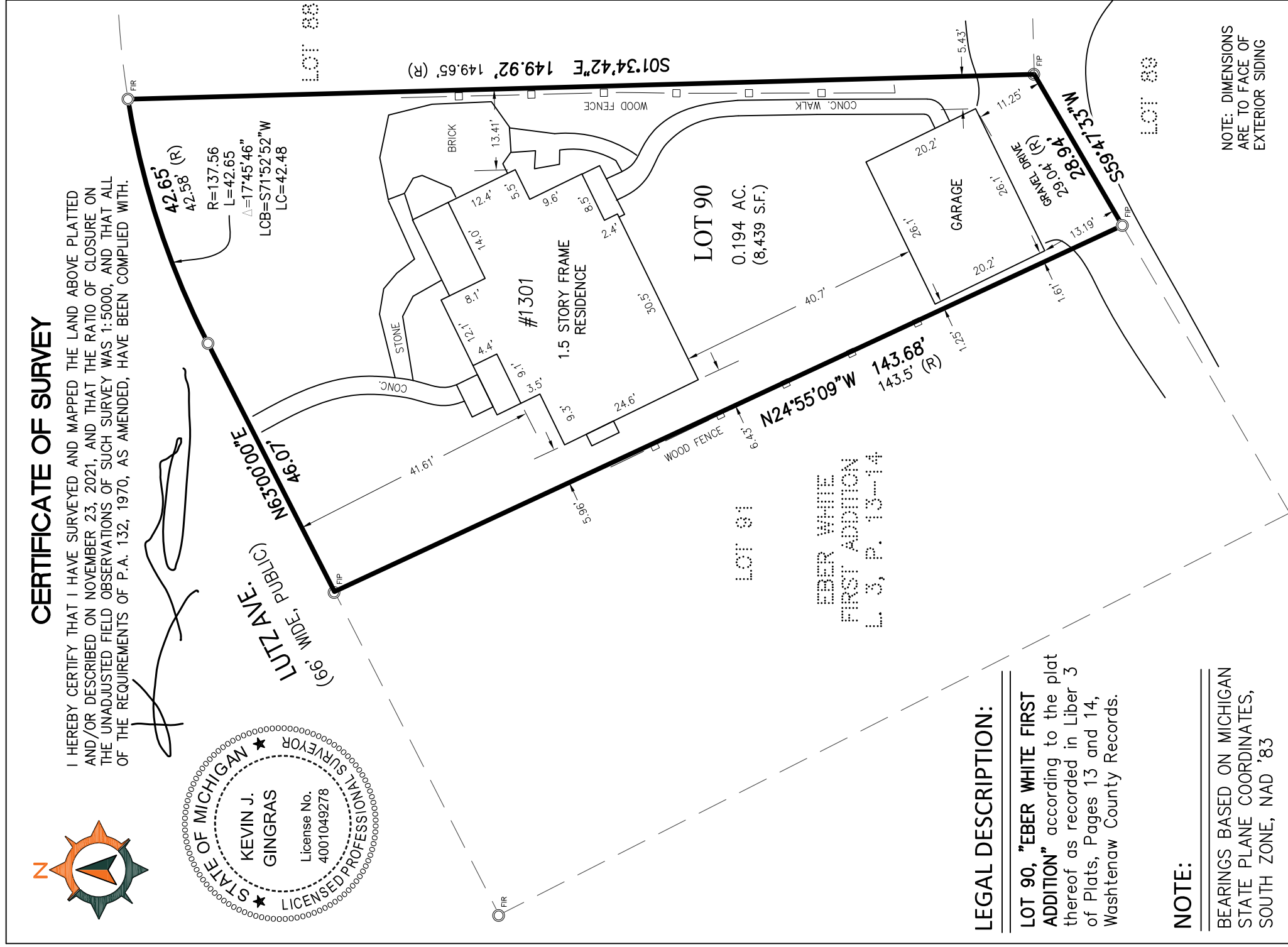
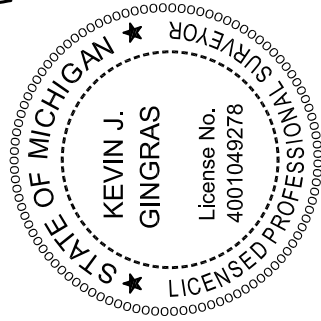
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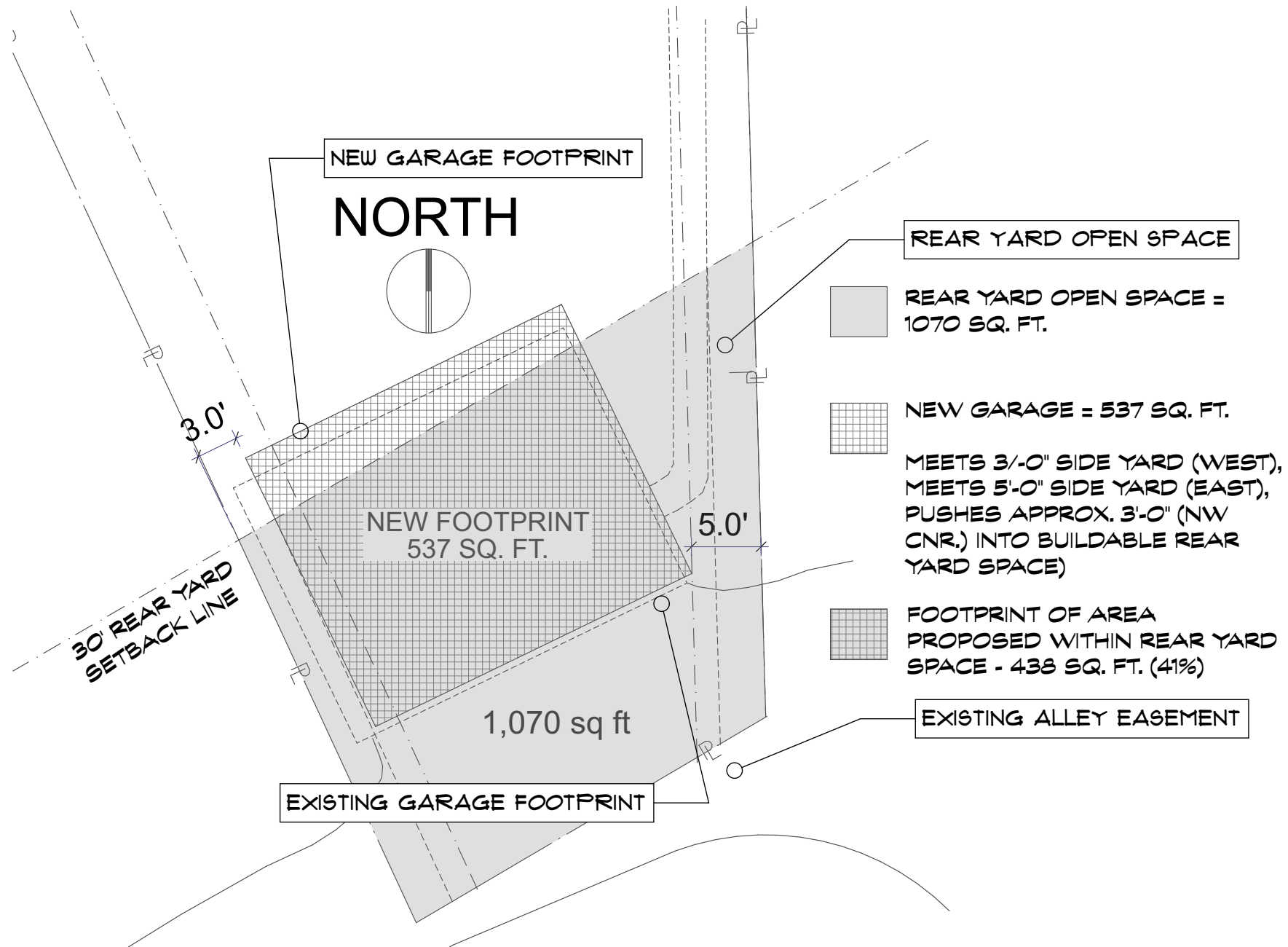
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EXISTING SITE SURVEY

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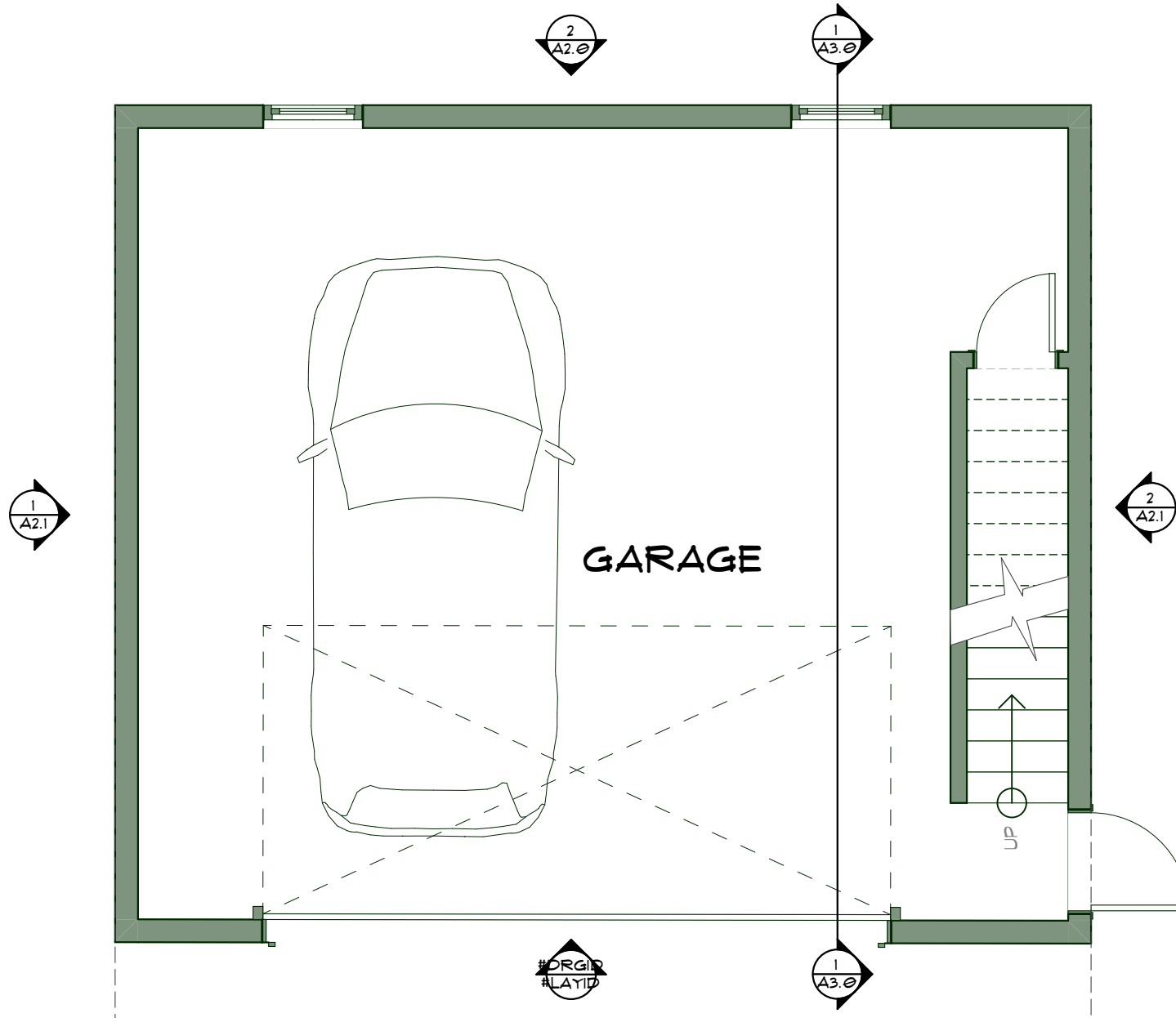
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PROPOSED SITE PLAN



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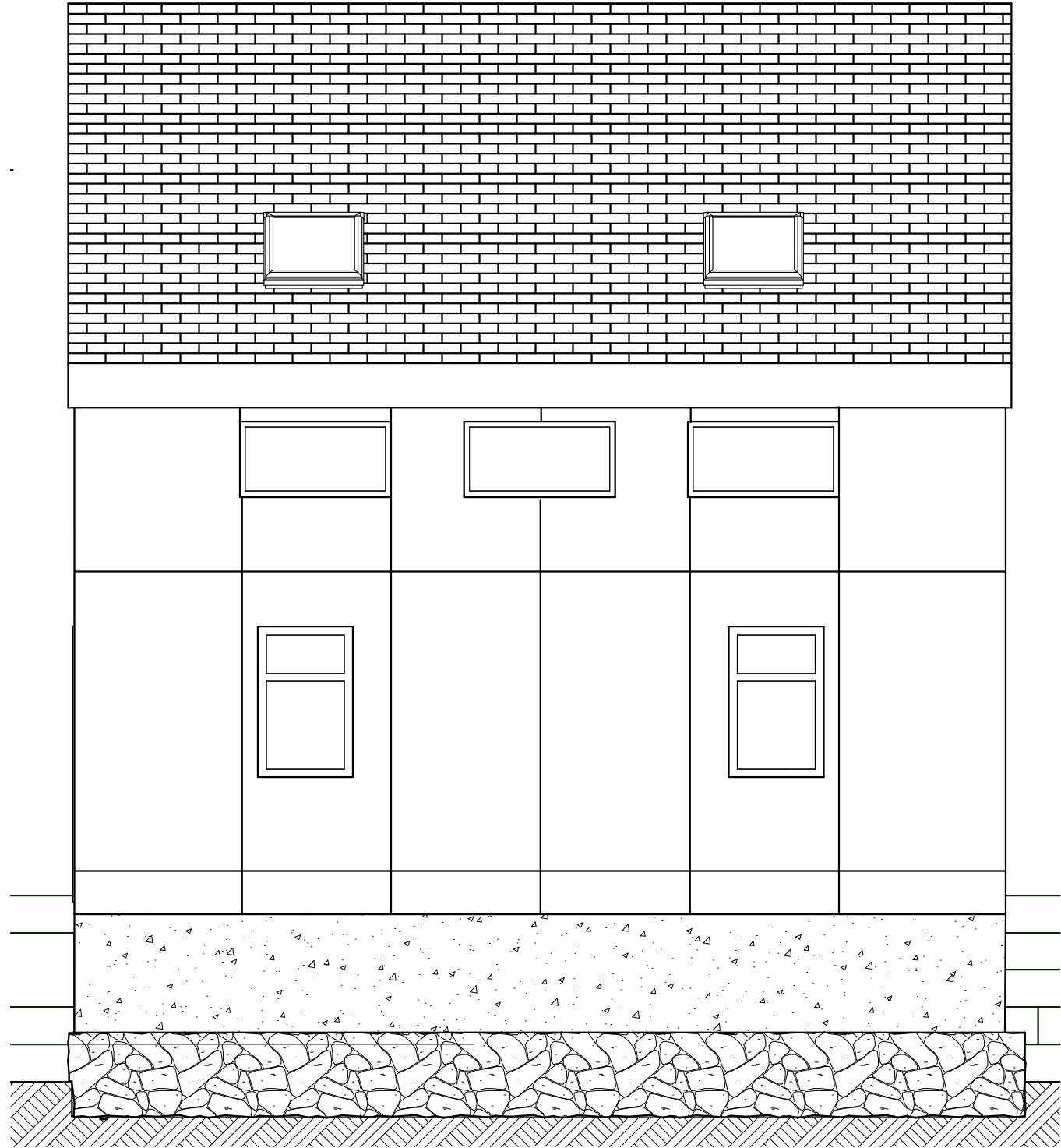
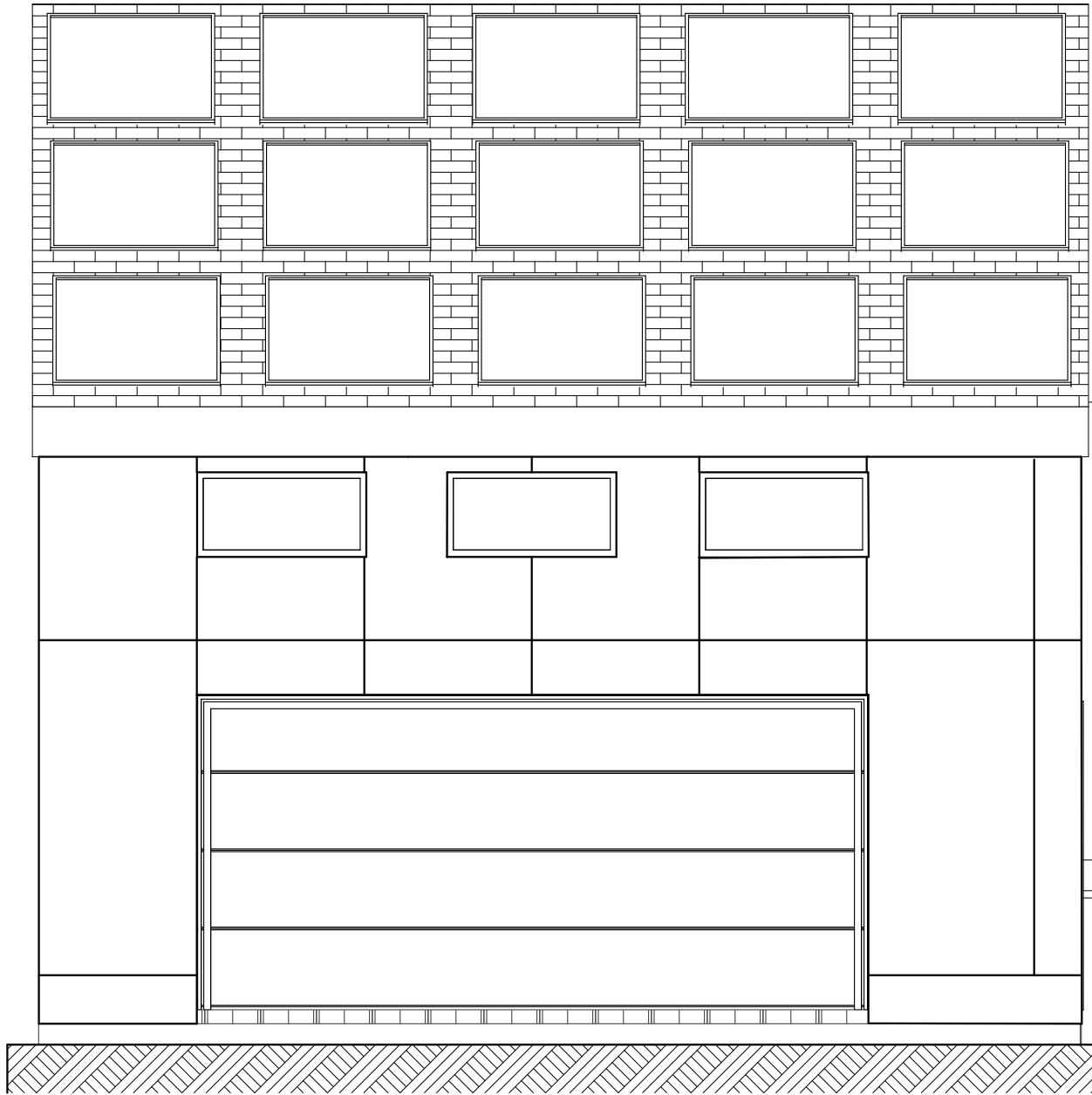
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ZBA

**1st FLOOR
PLAN**

1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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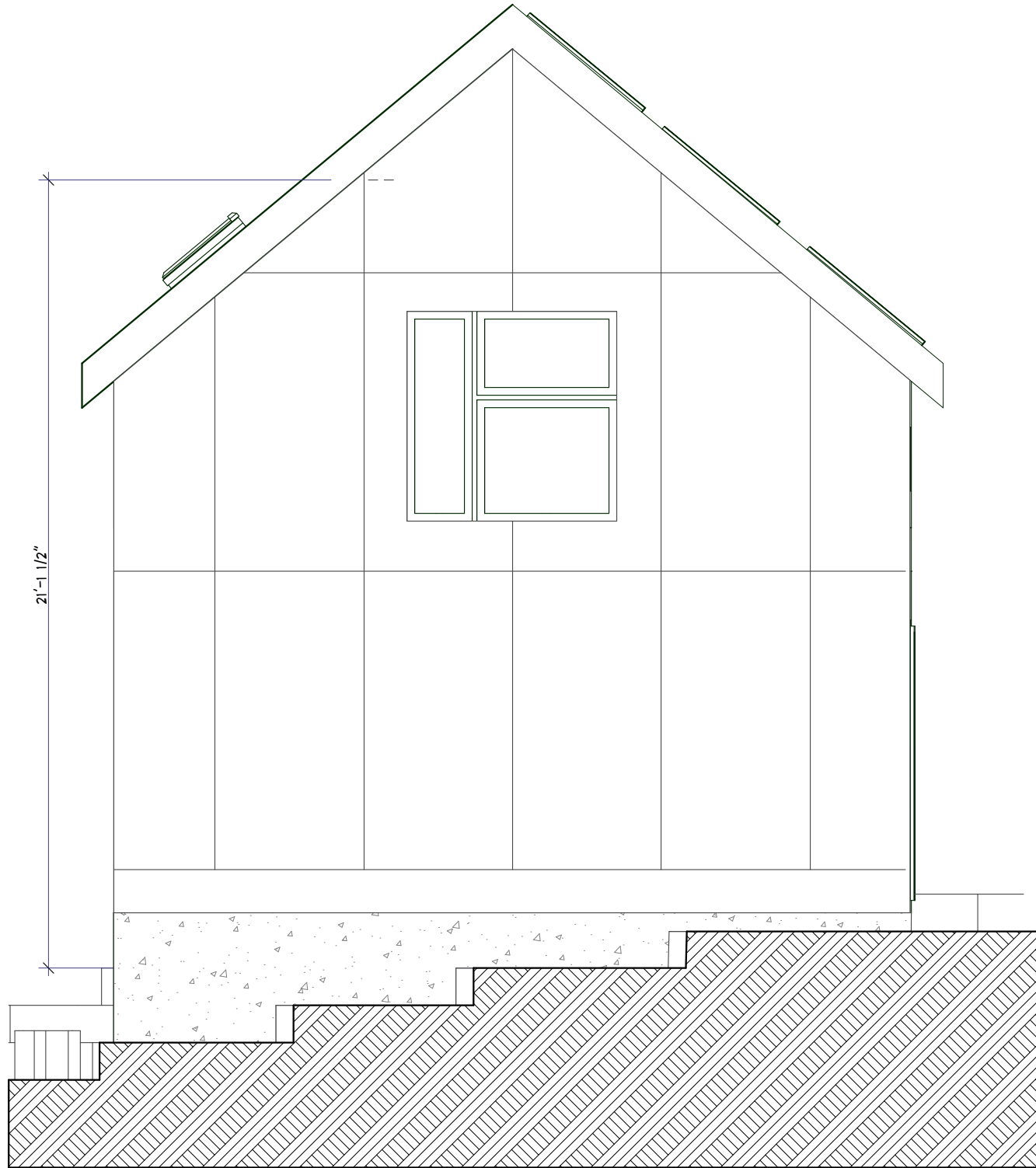
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2

NORTH ELEVATION

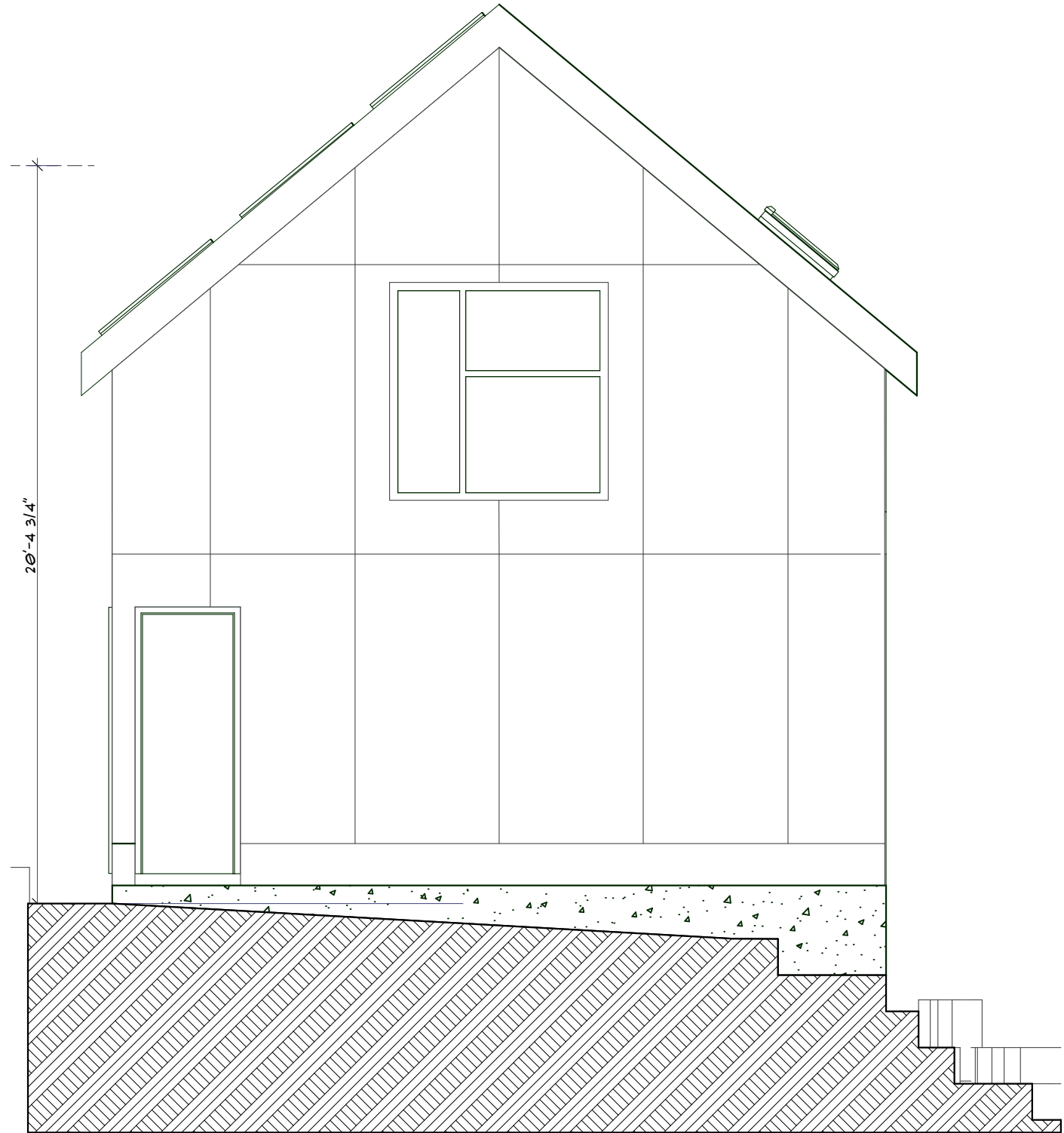
SCALE: 1/4" = 1'-0"

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1 WEST ELEVATION

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2 EAST ELEVATION

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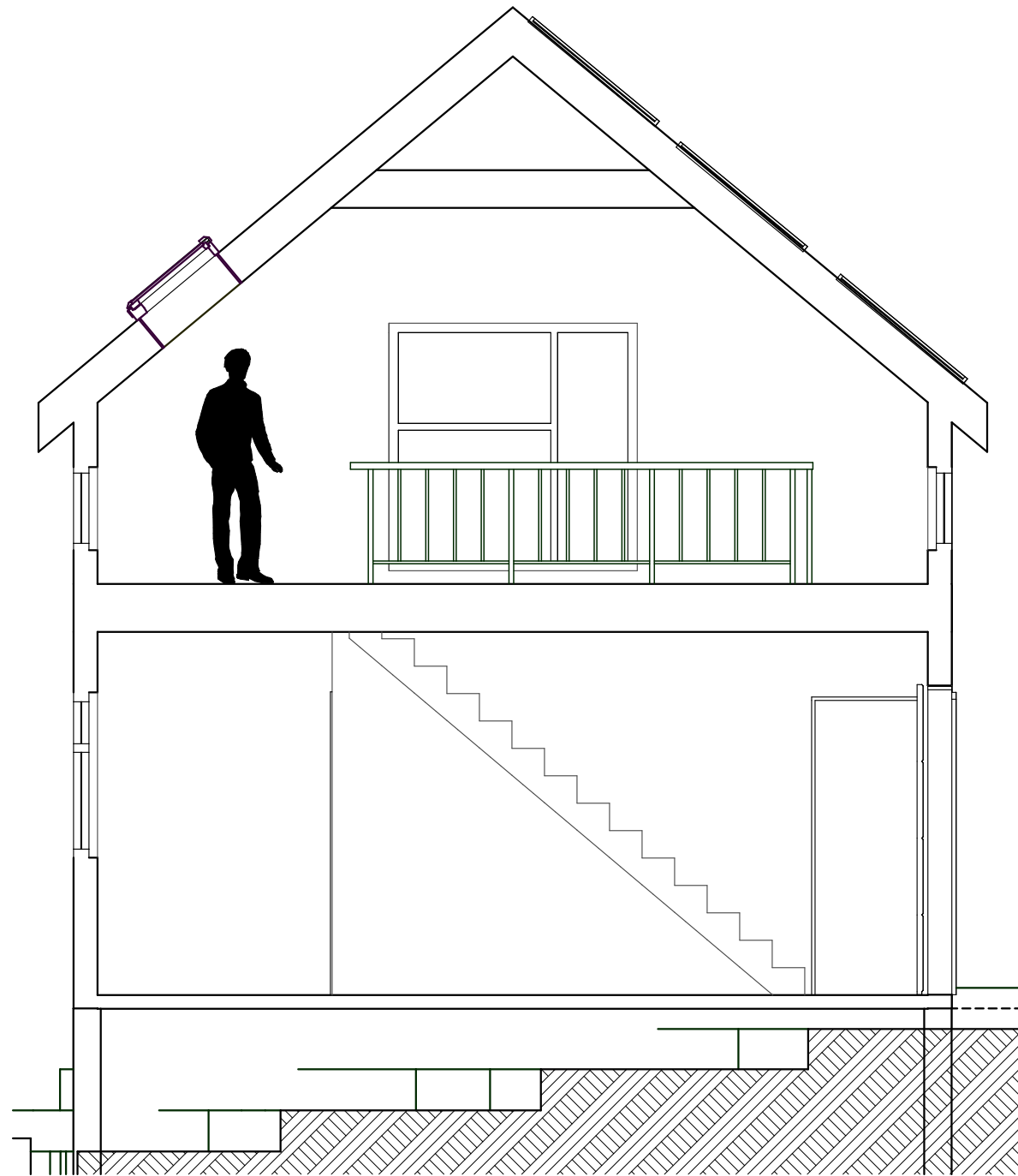
**EXTERIOR
ELEVATIONS**

mkA

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1

N/S SECTION

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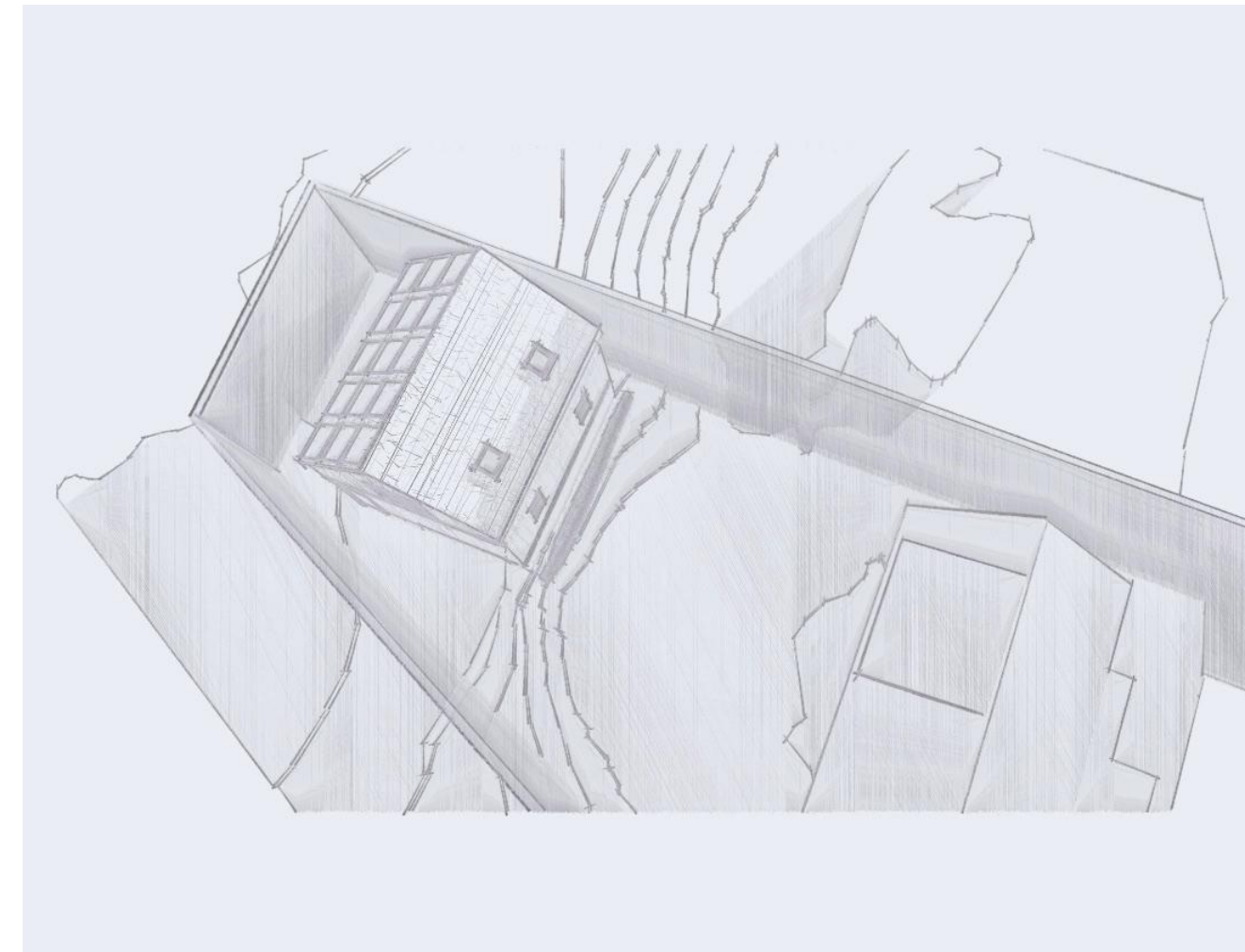
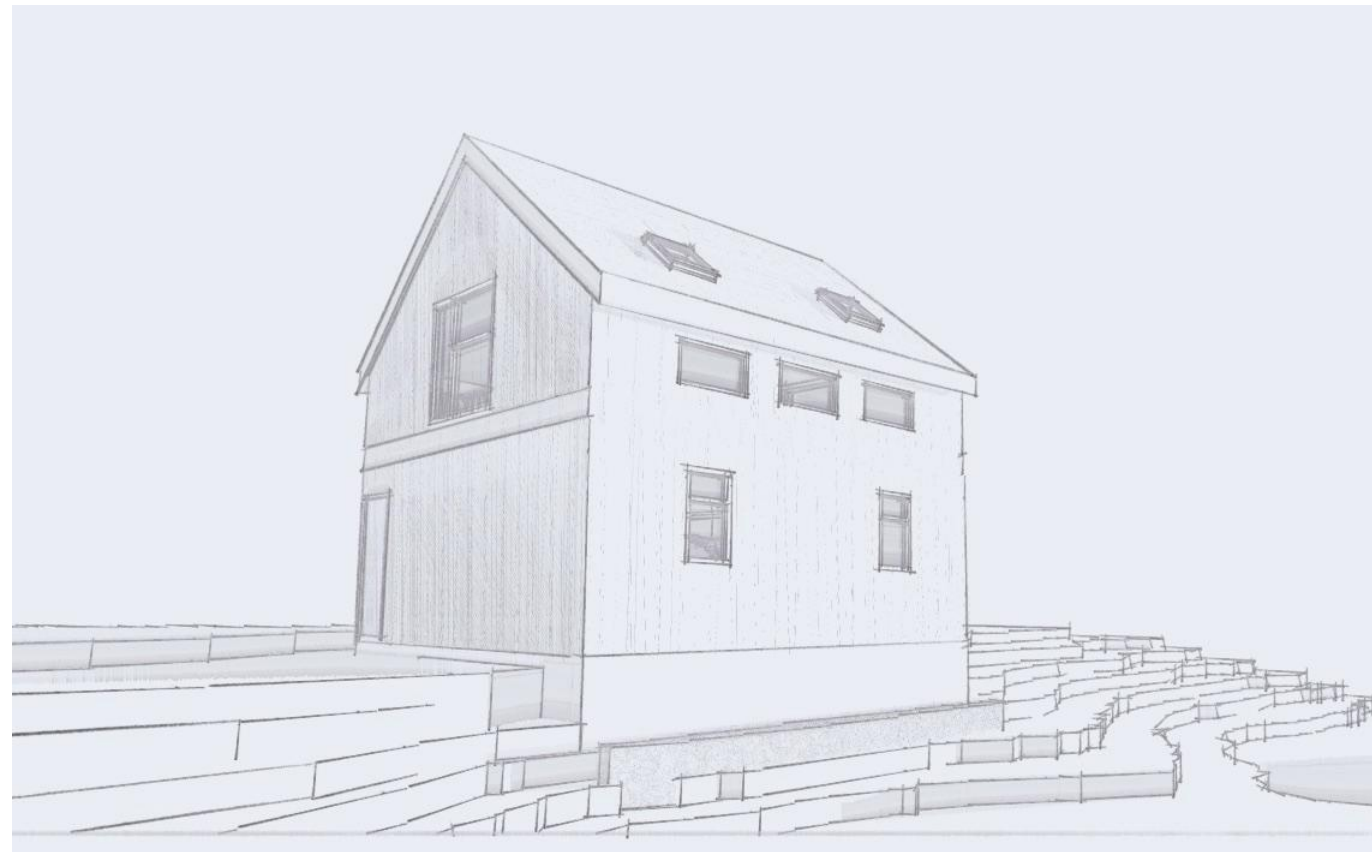
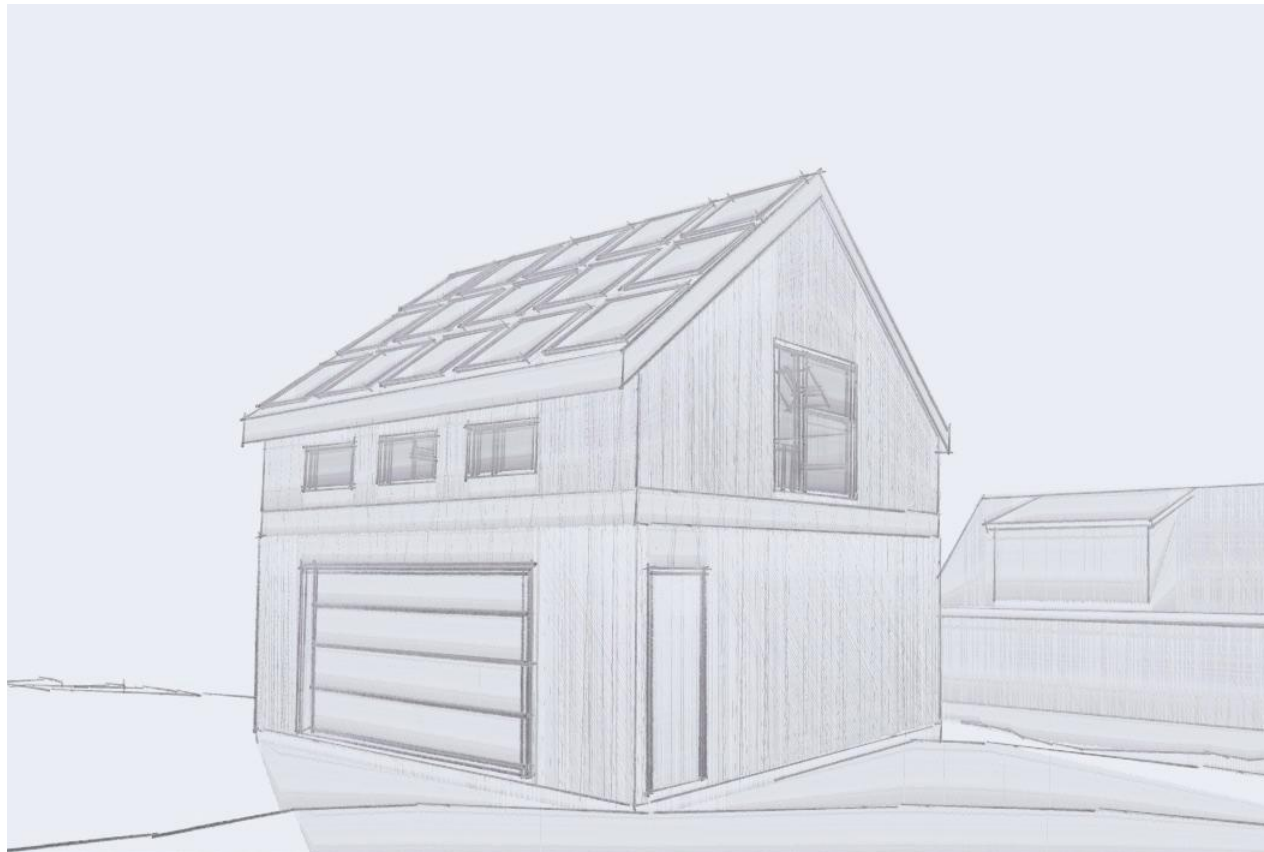
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SECTIONS

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3D VIEWS

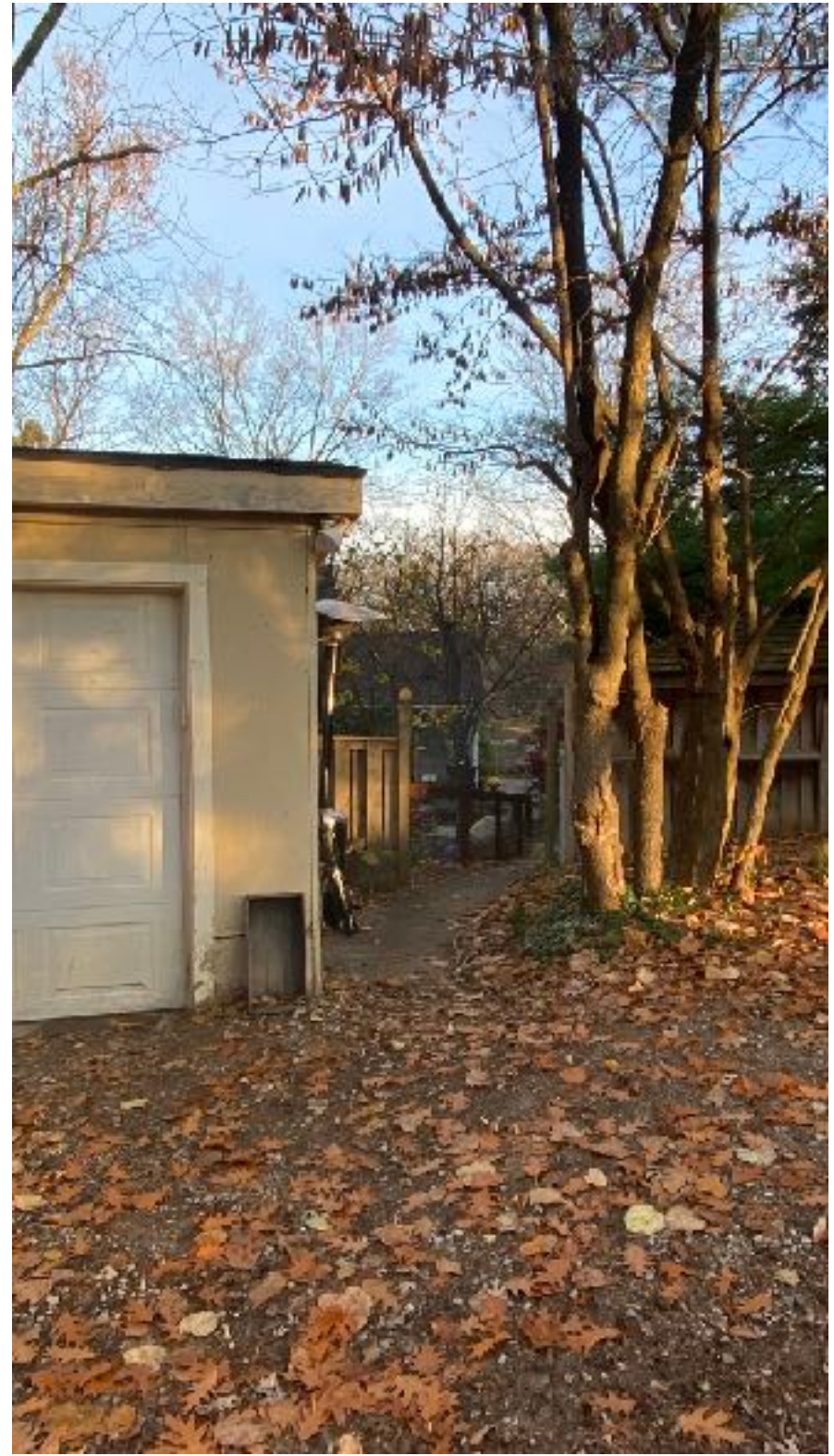
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