

**Zoning Board of Appeals
December 3, 2025, Regular Meeting**

STAFF REPORT

Subject: ZBA 25-0034; 1369 Jewett Avenue

Summary:

Sarah Lorenz, property owner, is requesting a 63 square foot variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions Lot Area Minimum. The property is zoned R1B, Single-Family Residential, and is 19,937 square feet. Parcels in the R1B district require a minimum lot area of 10,000 square feet. The variance, if granted, will allow for approval of a Land Division and the creation of one 9,937 square foot parcel and one 10,000 square feet parcel.

Background:

The subject property is located on the north side of Jewett Avenue west of Packard Street in the Bryant Pattengill East neighborhood. The property is currently vacant.

Description:

The Ann Arbor Community Land Trust (A2CLT) intends to complete a land division with the current R1B zoning and then apply for residential building permits to construct a small primary home and an 800 square foot accessory dwelling unit (ADU) on each of the two parcels. The rear parcel and future residence are required to be accessed by a 30-foot private easement.

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 Unified Development Code (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.***

Applicant response: *"Most other large parcels on Jewett Avenue are able to be divided into 10,000 sf lots. 1294 Jewett was also granted a variance of 63 sf."*

- (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.***

Applicant response: *"If this variance request is denied, then land division cannot be completed, and two critical employees will be denied homeownership at an affordable cost near their workplace. This will have a significant negative financial impact on these households."*

- (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.***

Applicant response: *"This is not a self-imposed practical difficulty."*

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

Applicant response: *"This is not a self-imposed practical difficulty."*

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

Applicant response: *"A variance of 63 sf is the minimum and all that is needed."*

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with a large, loopy "J" and "B".

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