

ROSAEN GARAGE

110 S. REVENA BLVD. / ANN ARBOR, MI 48103

mka

MICHAEL KIRCHNER ARCHITECT
210 S. REVENA BLVD.
ANN ARBOR, MI 48103
734.834.1945

MSK@MICHAELKIRCHNERARCHITECT.COM

PROJECT INFORMATION:

OWNER:
KARL AND CARA ROSAEN
110 S. REVENA BLVD.
ANN ARBOR MI 48103

ARCHITECT:
MICHAEL KIRCHNER, AIA
MICHAEL KIRCHNER ARCHITECT
ANN ARBOR, MI 48103

DATA:

JURISDICTION:
CITY OF ANN ARBOR

CODE DATA
JURISDICTION: CITY OF ANN
ARBOR, WASHTENAW COUNTY
APPLICABLE CODE: 2015
MICHIGAN RESIDENTIAL CODE,
MICHIGAN UNIFORM ENERGY
CODE, 2015

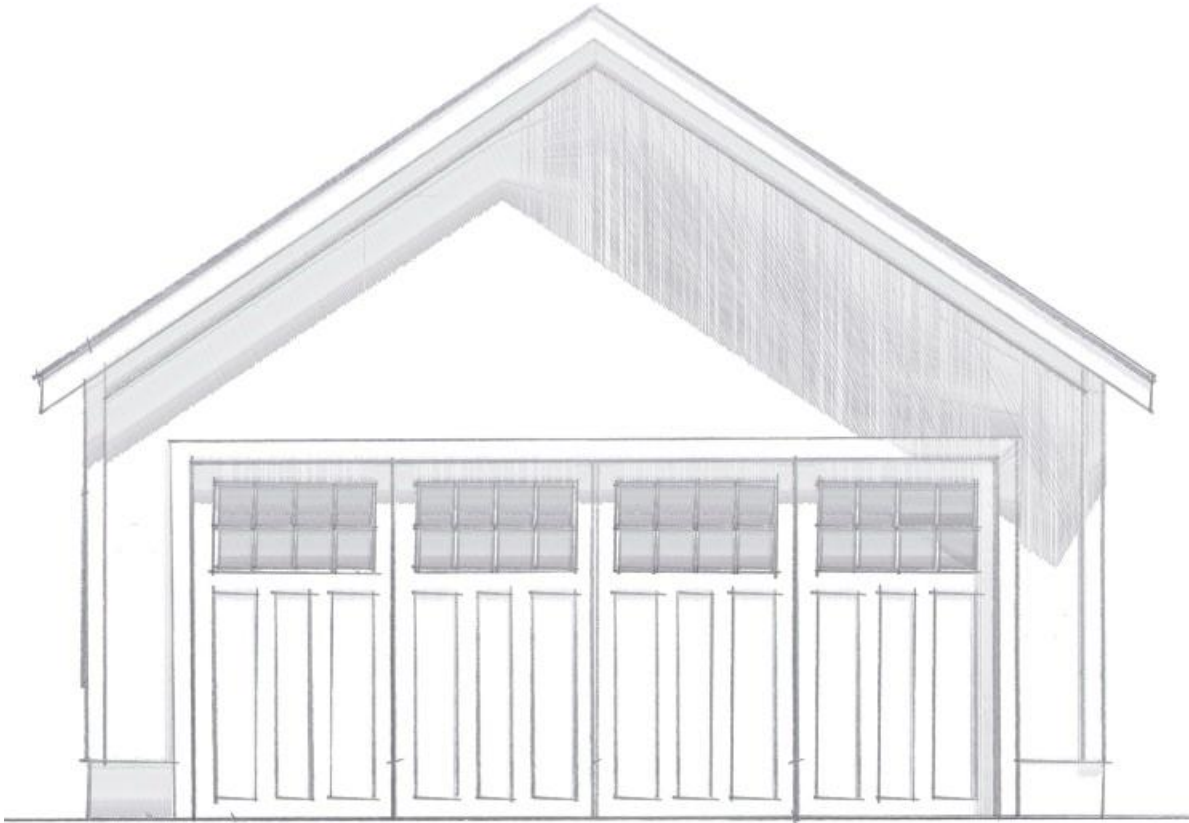
ADDITIONAL NOTES:

ALL WORK SHALL CONFORM TO ALL
APPLICABLE FEDERAL, STATE AND LOCAL
CODES AND REGULATIONS.

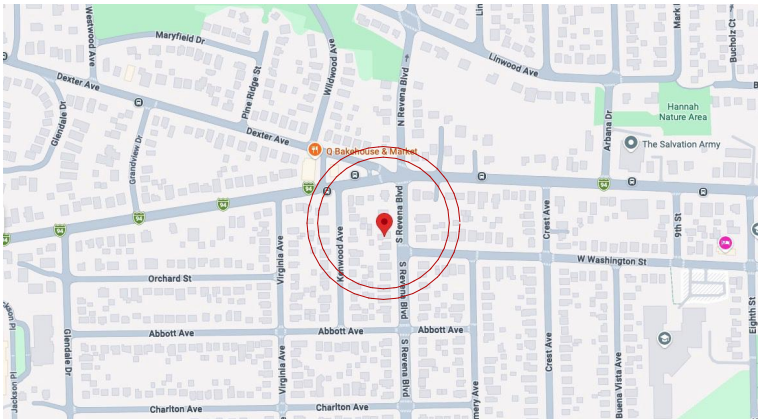
VENTILATION AND HVAC CODE
REQUIREMENTS BY OTHERS.

MISC.

LEGAL INFORMATION
PARCEL: 09-09-30-109-009
ZONING: RID RESIDENTIAL
OCCUPANCY: SINGLE FAMILY



AREA MAP:



ZBA

DRAWING LIST:

COVER SHEET & GENERAL INFO

CS1	COVER SHEET
CS2	ZONING STATEMENT

SITE PLAN+SURVEY

C1	SITE SURVEY
C2	SITE PLAN
C3	PHOTOS
C4	PHOTOS

PLANS

A1.0	1ST FLOOR PLAN / ROOF PLAN
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ELEVATIONS

A2.0	EXTERIOR ELEVATIONS
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3D REPRESENTATIONS

A3.0	3D VIEWS
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2		
1	6.25.26	ZBA
NO.	DATE	ISSUE

ROSAEN

110 S. REVENA BLVD.
ANN ARBOR, MI

NEW GARAGE

COVER SHEET

CS1

GENERAL NOTES

THE PROPOSED DETACHED GARAGE IS A REPLACEMENT OF A GARAGE THAT WAS DESTROYED DURING THE TORNADO EVENT OF APRIL 15, 2026. THE RECONSTRUCTION MAINTAINS THE EXACT SAME FOOTPRINT AND LOCATION AS THE PREVIOUS GARAGE AND DOES NOT INCREASE THE DEGREE OF ENCROACHMENT INTO THE REQUIRED REAR OPEN SPACE. THE EXISTING AND PROPOSED GARAGE EACH OCCUPY 41.6% OF THE REQUIRED REAR OPEN SPACE, COMPARED TO THE 35% PERMITTED BY ORDINANCE. NO EXPANSION IS PROPOSED IN ANY DIRECTION, AND THE PROJECT WILL NOT INCREASE LOT COVERAGE, BUILDING AREA, OR IMPACTS TO NEIGHBORING PROPERTIES. IN FACT, THE PROPOSAL IMPROVES COMPLIANCE WITH THE ZONING ORDINANCE BY INCREASING THE SIDE AND REAR SETBACKS FROM APPROXIMATELY 2.9 FEET TO 3.0 FEET. THE REQUEST THEREFORE PRESERVES A LONG-ESTABLISHED SITE CONDITION WHILE REDUCING EXISTING NONCONFORMITIES, PROVIDING A CODE-COMPLIANT REPLACEMENT STRUCTURE, AND MAINTAINING THE SAME NEIGHBORHOOD CHARACTER AND LEVEL OF IMPACT THAT EXISTED PRIOR TO THE TORNADO.

EXISTING VS. PROPOSED GARAGE COMPARISON

Property: 110 S. REVENA BLVD.

Item	Existing Garage (Destroyed April 15, 2026 Tornado)	Proposed Garage
Footprint	Existing footprint	Same footprint
Garage Size	No change	No change
Building Area	Existing condition	No increase
Rear Open Space Occupied	41.6%	41.6%
Permitted by Ordinance	35%	35%
Side Setback	Approximately 2.9 feet	3.0 feet
Rear Setback	Approximately 2.9 feet	3.0 feet
Lot Coverage	Existing condition	No increase
Neighborhood Impact	Existing condition	No increase
Building Location	Existing location	Same location
Compliance with Setbacks	Existing nonconforming condition	Improved compliance

Summary

- No increase in garage footprint or building area.
- No increase in rear open space encroachment.
- No increase in lot coverage.
- Side and rear setbacks improved from approximately 2.9 feet to 3.0 feet.
- Replacement of a tornado-destroyed garage, not an expansion of an existing structure.
- Existing neighborhood character and site layout are preserved.
- Adjacent property owners support the proposal and have expressed no objection.

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NEW GARAGE

ZONING STATEMENT

CS2

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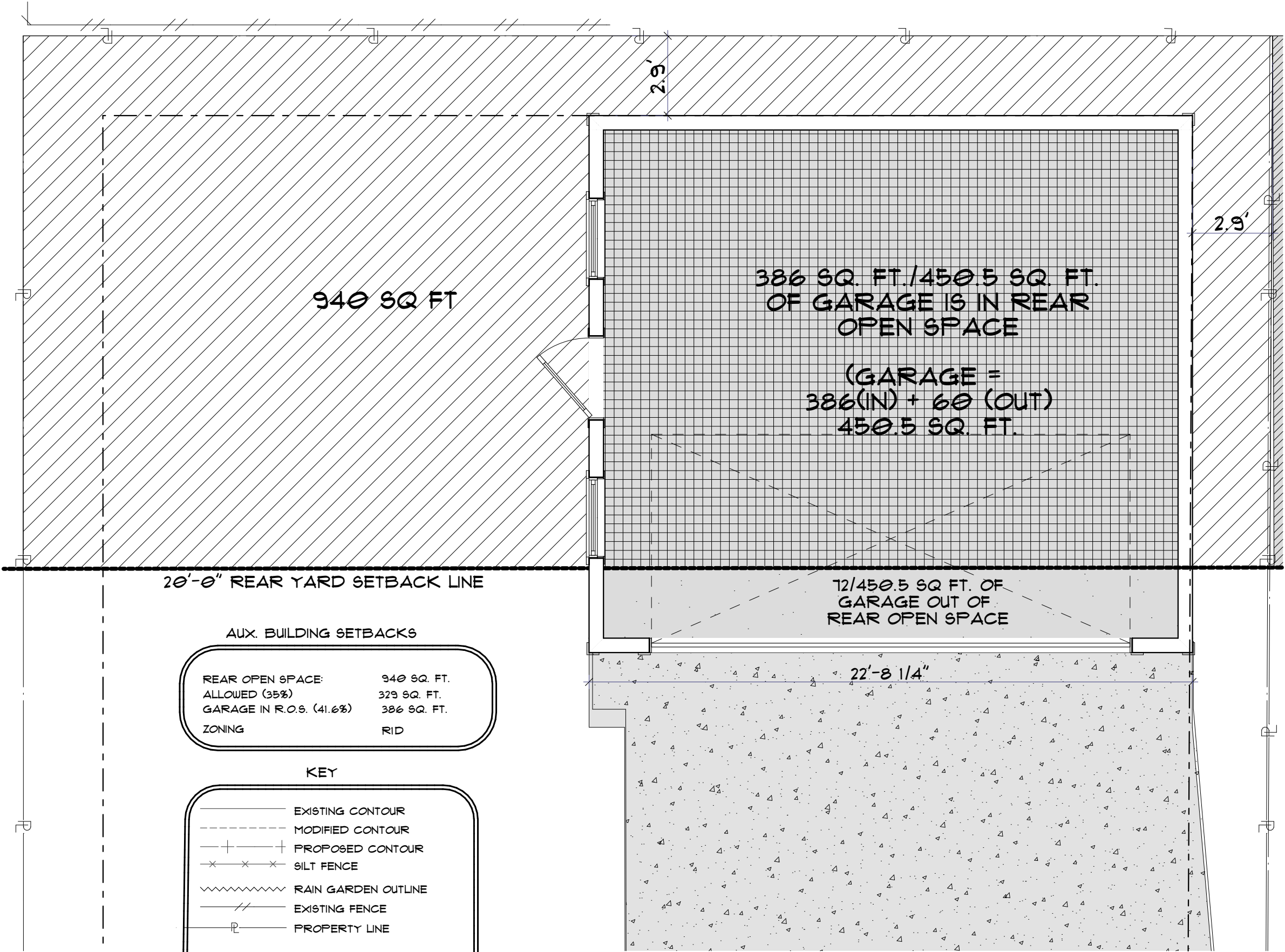
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ANN ARBOR, MI

NEW GARAGE

SITE PLAN

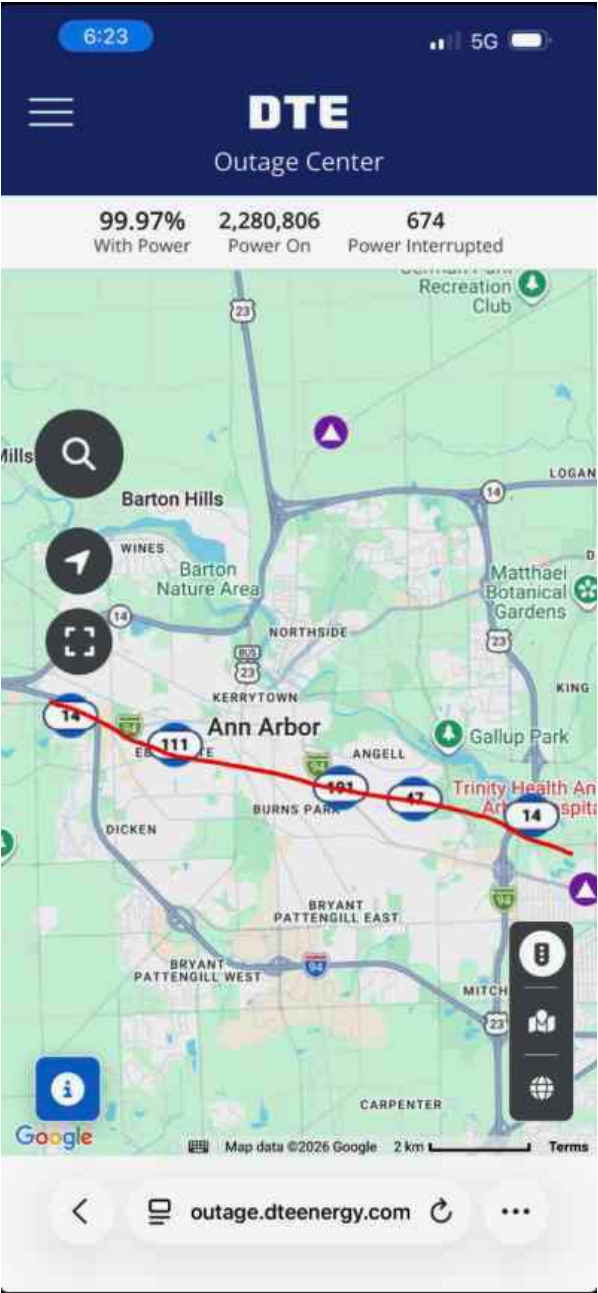
C2



1

SITE PLAN

SCALE: 1:46.77



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NEW GARAGE
PHOTOS



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PHOTOS

C4

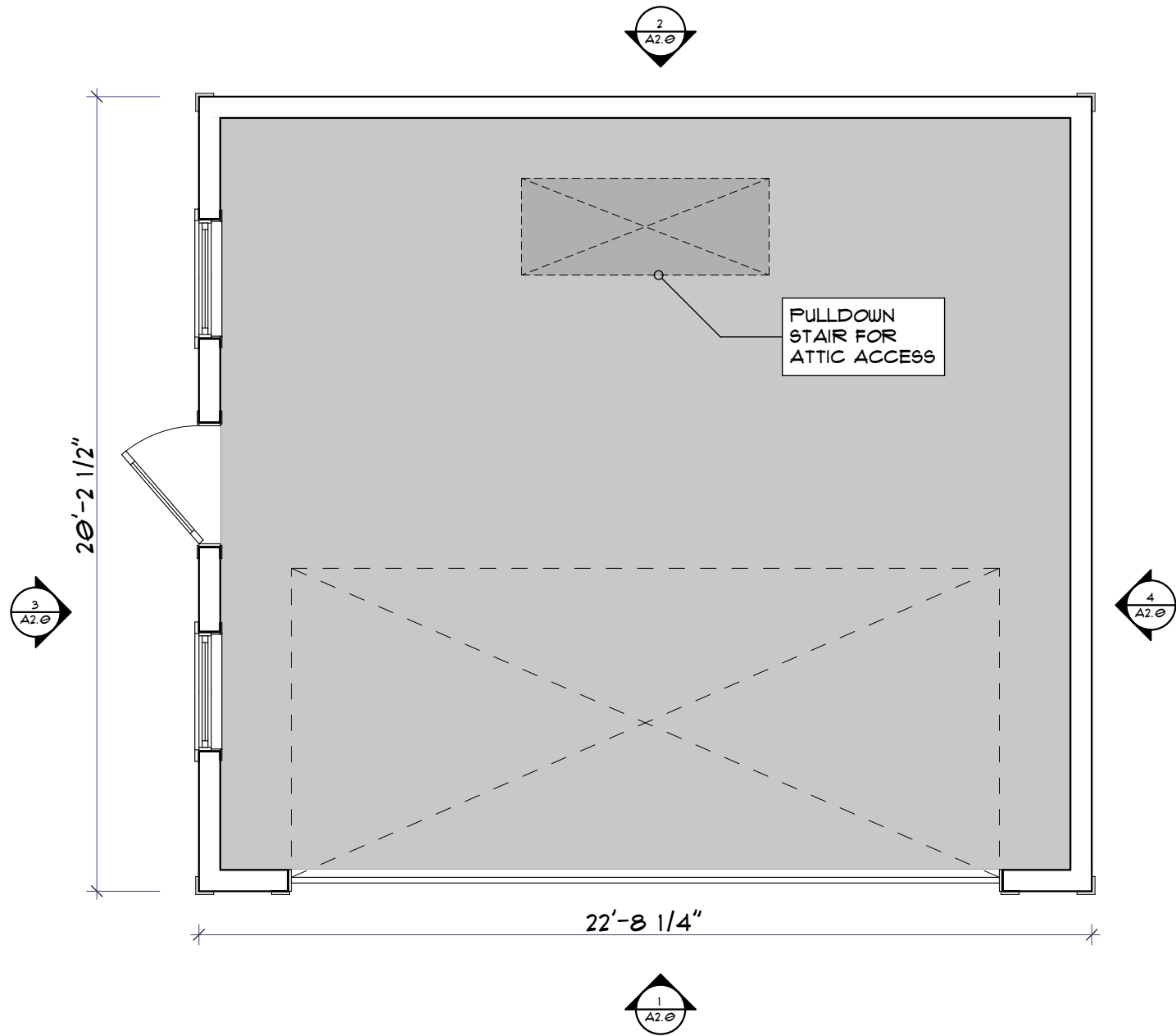
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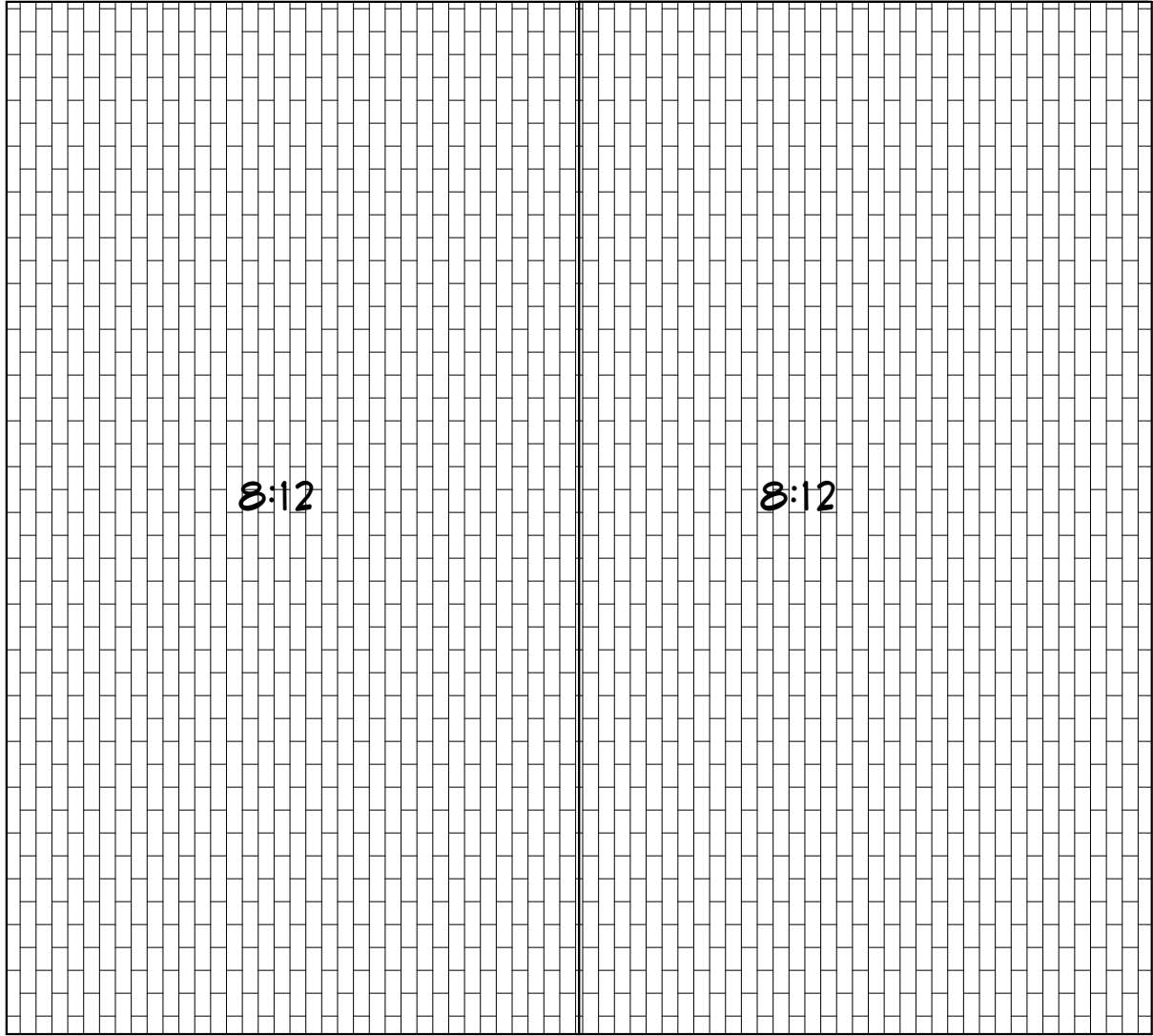
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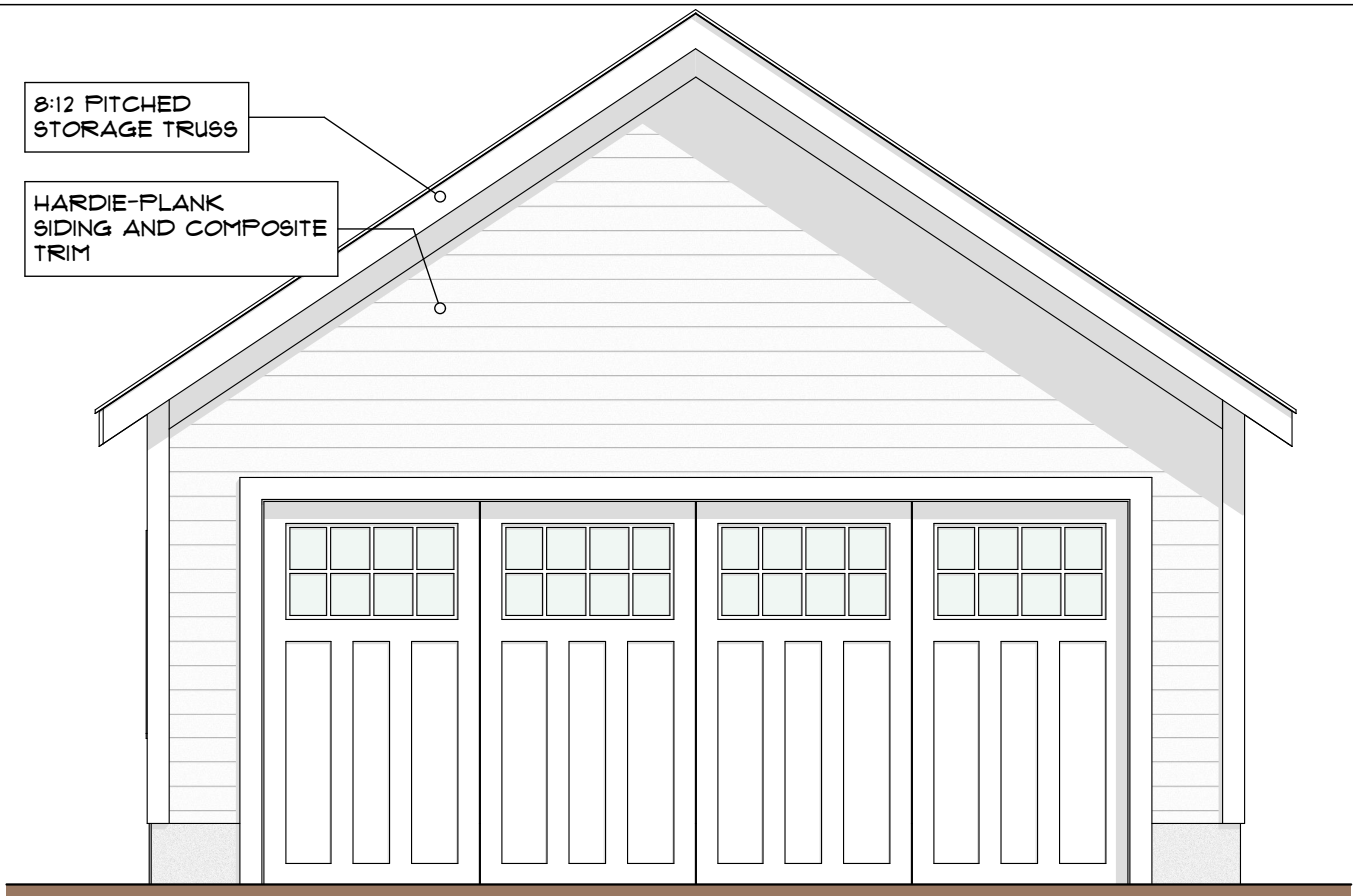
1st FLOOR
PLAN / ROOF
PLAN



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



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1

EAST ELEVATION

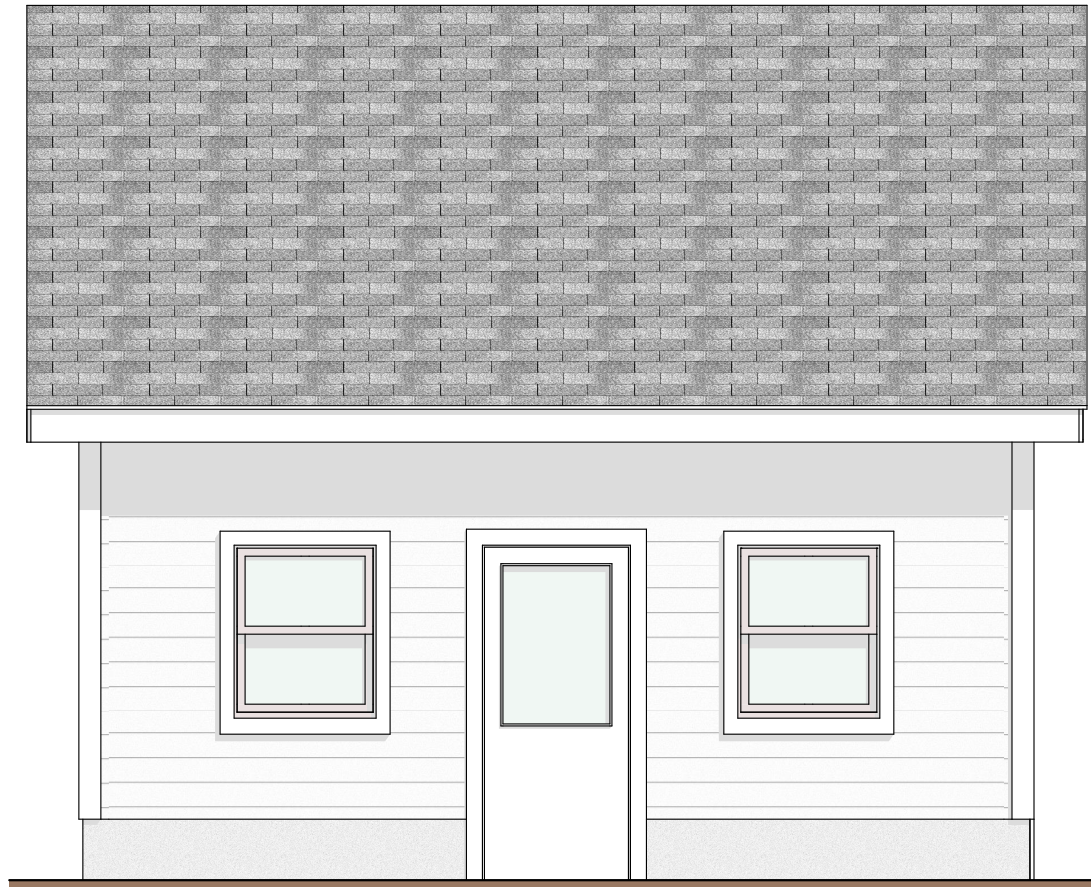
SCALE: 1/4" = 1'-0"



2

WEST ELEVATION

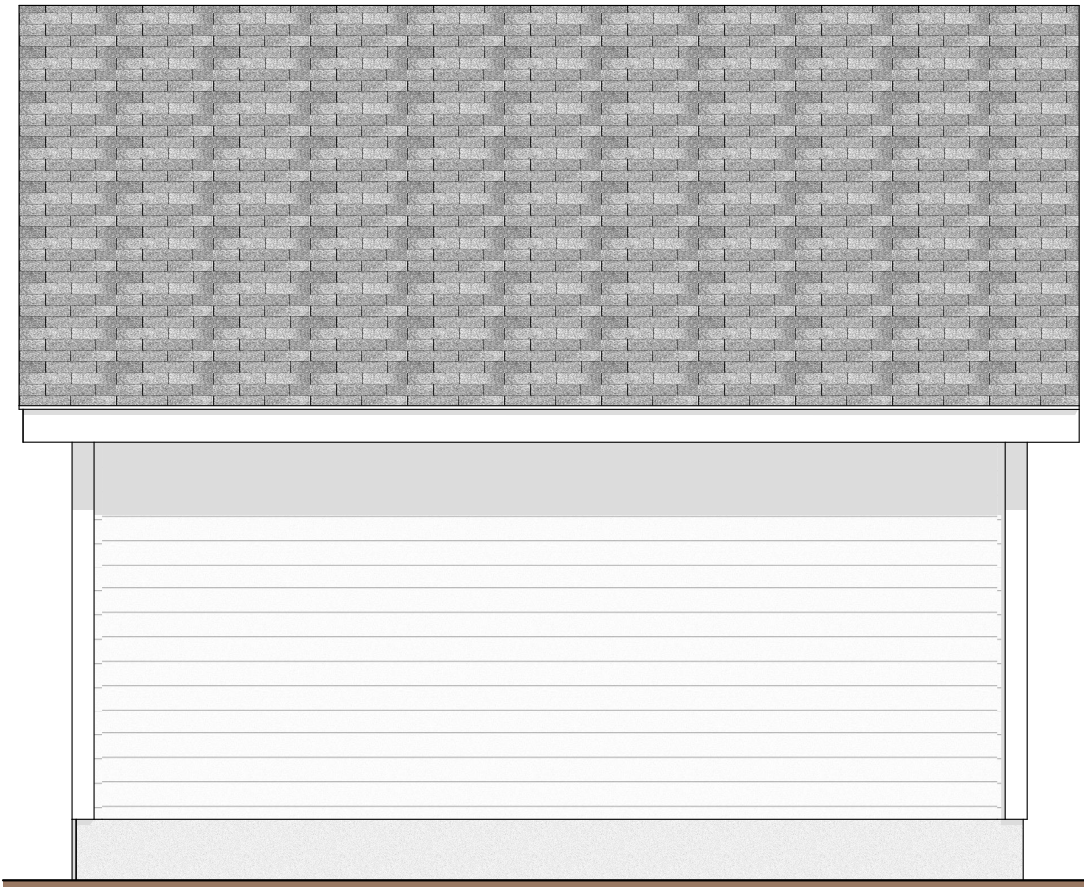
SCALE: 1/4" = 1'-0"



3

SOUTH ELEVATION

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



4

NORTH ELEVATION

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

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EXTERIOR
ELEVATIONS

A2.0



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3D VIEWS

A9.0