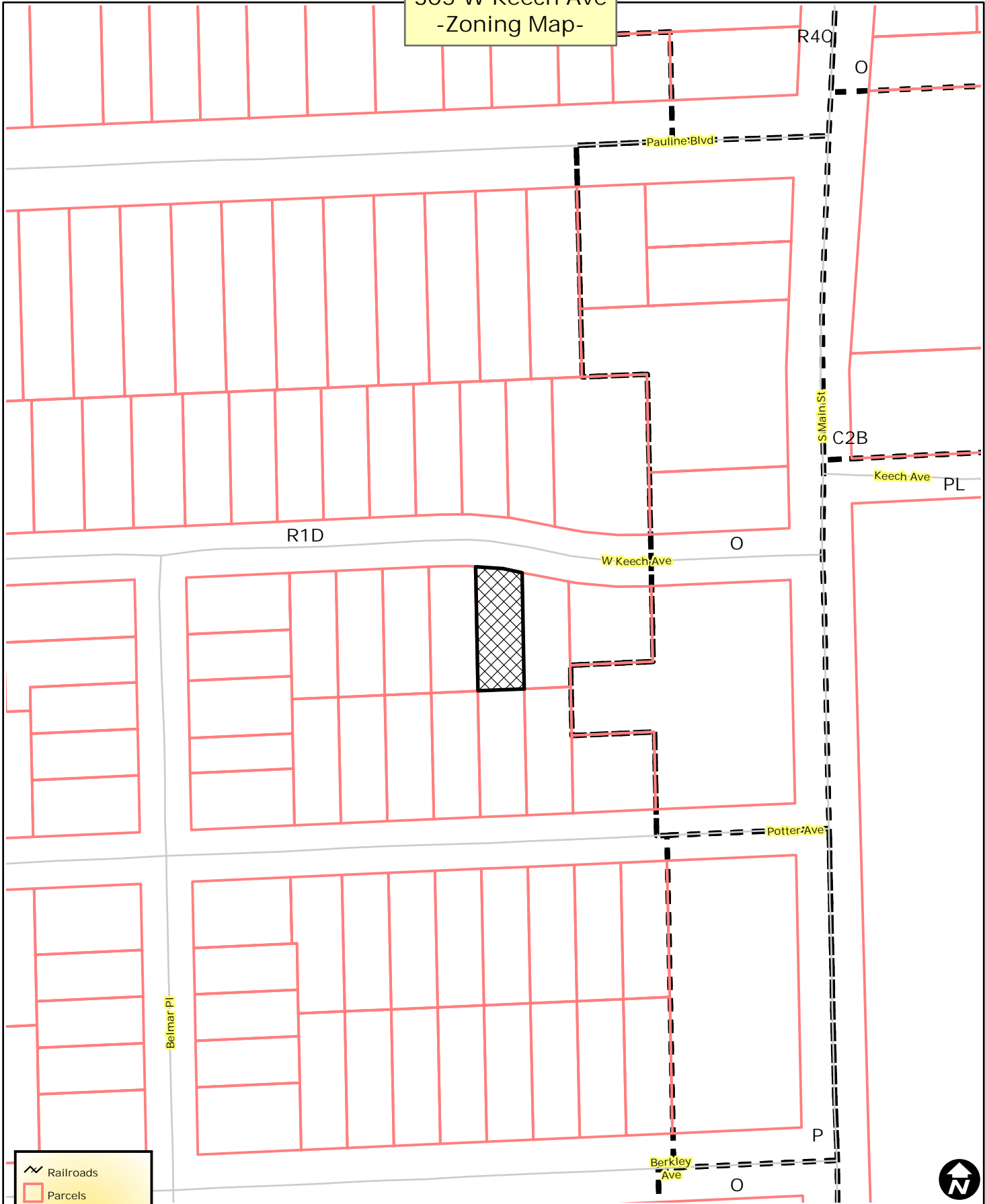


305 W Keech Ave
-Zoning Map-



- Railroads
- Parcels
- Zoning
- Township Islands
- Zoning Districts
- Huron River



City of Ann Arbor Map Disclaimer:
 No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
 This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.
 Map Created: 12/24/2013

305 W Keech Ave
-Aerial Map-



-  Railroads
-  Parcels
-  Huron River



City of Ann Arbor Map Disclaimer:
No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.
Map Created: 12/24/2013

305 W Keech Ave
-Aerial Map-



W Keech Ave



-  Railroads
-  Parcels
-  Huron River



City of Ann Arbor Map Disclaimer:
No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.
This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.
Map Created: 12/24/2013

APPLICATION FOR VARIANCE OR NON-CONFORMING STRUCTURE
ZONING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: DAVID BONA
Address of Applicant: 1100 MIXTWOOD ST. ANN ARBOR
Daytime Phone: 734.904.1868
Fax: NONE
Email: DBONA@DAVIDBONAARCHITECT.COM
Applicant's Relationship to Property: ARCHITECT

Section 2: Property Information

Address of Property: 305 WEST KEECH
Zoning Classification: R1D
Tax ID# (if known): -
*Name of Property Owner: KEVIN KOWALSKI

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

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested:

CHAPTER 55, SEC. 5.26

Required dimension: PROPOSED dimension:

25' 12.8'
FRONT SETBACK

Example: Chapter 55, Section 5:26

Example: 40' front setback

Example: 32'

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

CONSTRUCT COVERED FRONT PORCH WHICH OCCUPIES FRONT SETBACK.

Section 4: VARIANCE REQUEST (If not applying for a variance, skip to section 5)

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. (continued...)

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

DUE TO SETBACKS, A SIDE OR FRONT PORCH IS NOT ALLOWED ... WHICH RESTRICTS OCCUPANCY - NO FRONT OUTSIDE SITTING AREA.

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

YES. OWNER WISHES TO ENJOY STREETSCAPE AND INTERACT WITH PASSESBY ... CAN'T DO THIS WITHOUT PORCH.

3. What effect will granting the variance have on the neighboring properties?

VERY LITTLE. BECAUSE THE PORCH IS "OPEN", THE VIEW UP THE STREET IS ONLY MINIMALLY BLOCKED.

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

NO AVAILABLE FRONT YARD WITHOUT BUILDING IN THE SETBACK.

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

NO.

EXISTING HOUSE LOCATION NOT COMPATIBLE WITH SETBACK REQUIREMENT.

Section 5: ALTERATION TO A NON-CONFORMING STRUCTURE

Current use of the property RESIDENCE

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

(continued)

Existing Condition

Code Requirement

Lot area _____

Lot width _____

Floor area ratio _____

Open space ratio _____

Setbacks FRONT: 18.3' 25'

Parking _____

Landscaping _____

Other _____

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

CONSTRUCT NEW PORCH FURTHER
INTO THE FRONT SETBACK.

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:

- . IN CHARACTER / SCALE OF NEIGHBORHOOD
- . VIEWS NOT BLOCKED

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit _____

THE CONSTRUCTION OF A NEW
COVERED FRONT PORCH.

Section 6: 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. (Continued.....)

- ✓ 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.

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, 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.

734.904.1868

Phone Number _____ Signature
DBONA@DAVIDBONAARCHITECT. DAVID BONA
 Email Address _____ COM Print Name

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

[Signature] _____
 Signature

Further, I hereby give City of Ann Arbor Planning & 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.

[Signature] _____
 Signature

I have received a copy of the informational cover sheet with the deadlines and meeting dates and acknowledge that **staff does not remind the petitioner of the meeting date and times.**

[Signature] _____
 Signature

On this 23rd day of December, 2013, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

October 19, 2017 _____
 Notary Commission Expiration Date

ROSE-MARIE E. GALE
 Notary Public, State of Michigan
 County of Lenawee
 My Commission Expires Oct. 19, 2017
 Acting in Washtenaw County

[Signature] _____
 Notary Public Signature

ROSE-MARIE E. GALE
 Print Name

Staff Use Only

Date Submitted: 12/23-2013 Fee Paid: 500⁰⁰
 File No.: _____ Date of Public Hearing 1/22-2014
 Pre-filing Staff Reviewer & Date _____ ZBA Action: _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____

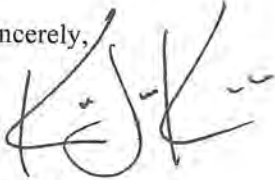
City of Ann Arbor
301 E. Huron Street
Ann Arbor, Michigan 48104

RE: Letter of Authorization

To Whom It May Concern:

I hereby grant AUTHORIZATION to David Bona (DAVID BONA **ARCHITECT**) to represent me, Kevin Kowalski, in all dealings with the City of Ann Arbor and it's various Departments, Boards and Commissions as related to my property at 305 West Keech Avenue, Ann Arbor, MI 48103.

Sincerely,

A handwritten signature in black ink, appearing to be 'Kevin Kowalski', written in a cursive style.

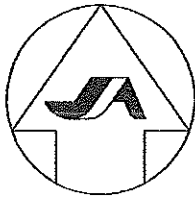
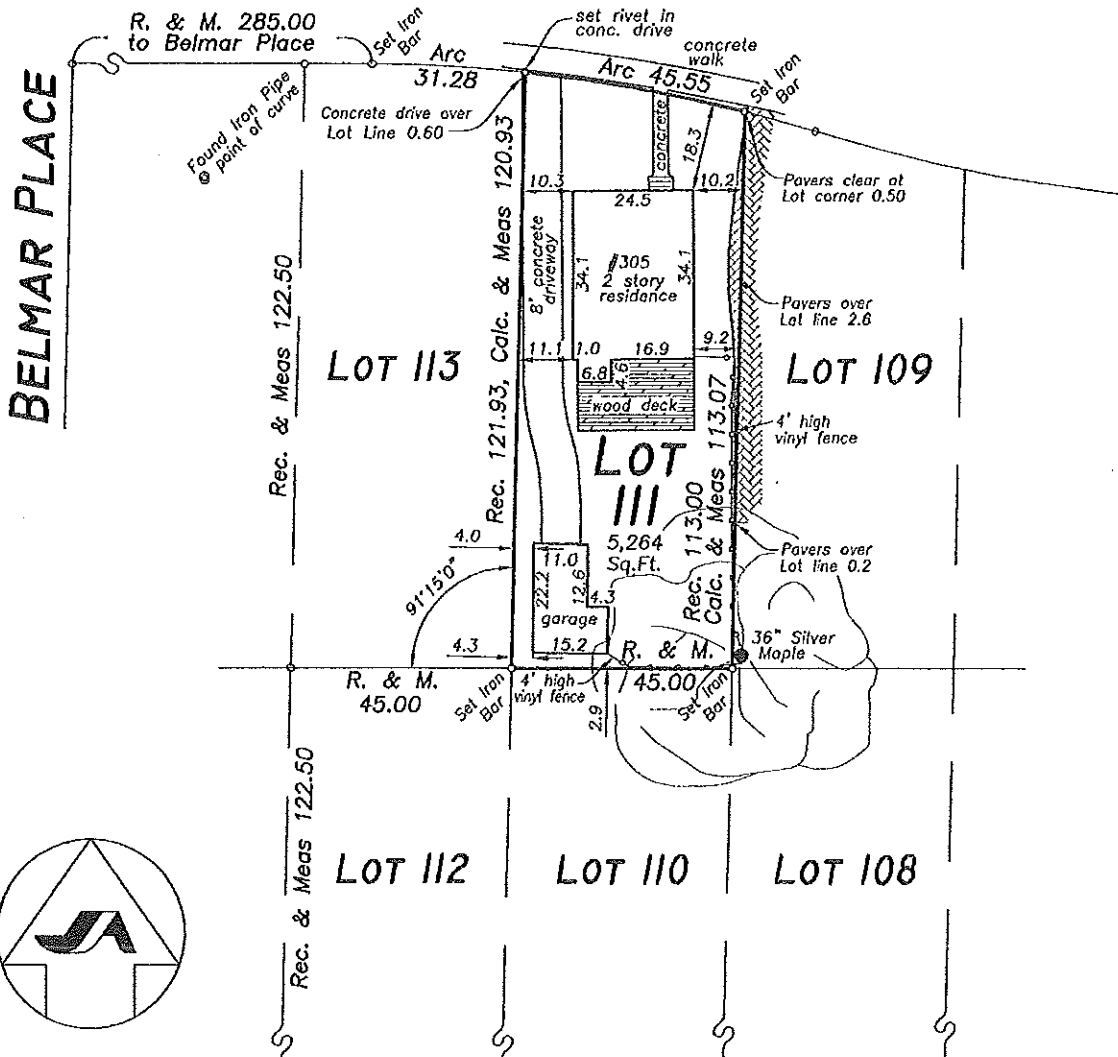
Kevin Kowalski

23 DEC 13

LEGAL DESCRIPTION

LOT 111 "OAK CREST", A SUBDIVISION OF PART OF THE NORTHWEST QUARTER, SECTION 32, TOWN TWO SOUTH, RANGE SIX EAST, IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN. As recorded in Liber 6 of plats, on page 8, Washtenaw County Records. Subject to easements and restrictions of record.

KEECH AVE (50' Wide)



CERTIFICATE OF SURVEY

PREPARED FOR: Kevin Kowalski
2131 Caton
Chicago, IL 60647

Contact—Nancy Thoresen (734) 637-2380

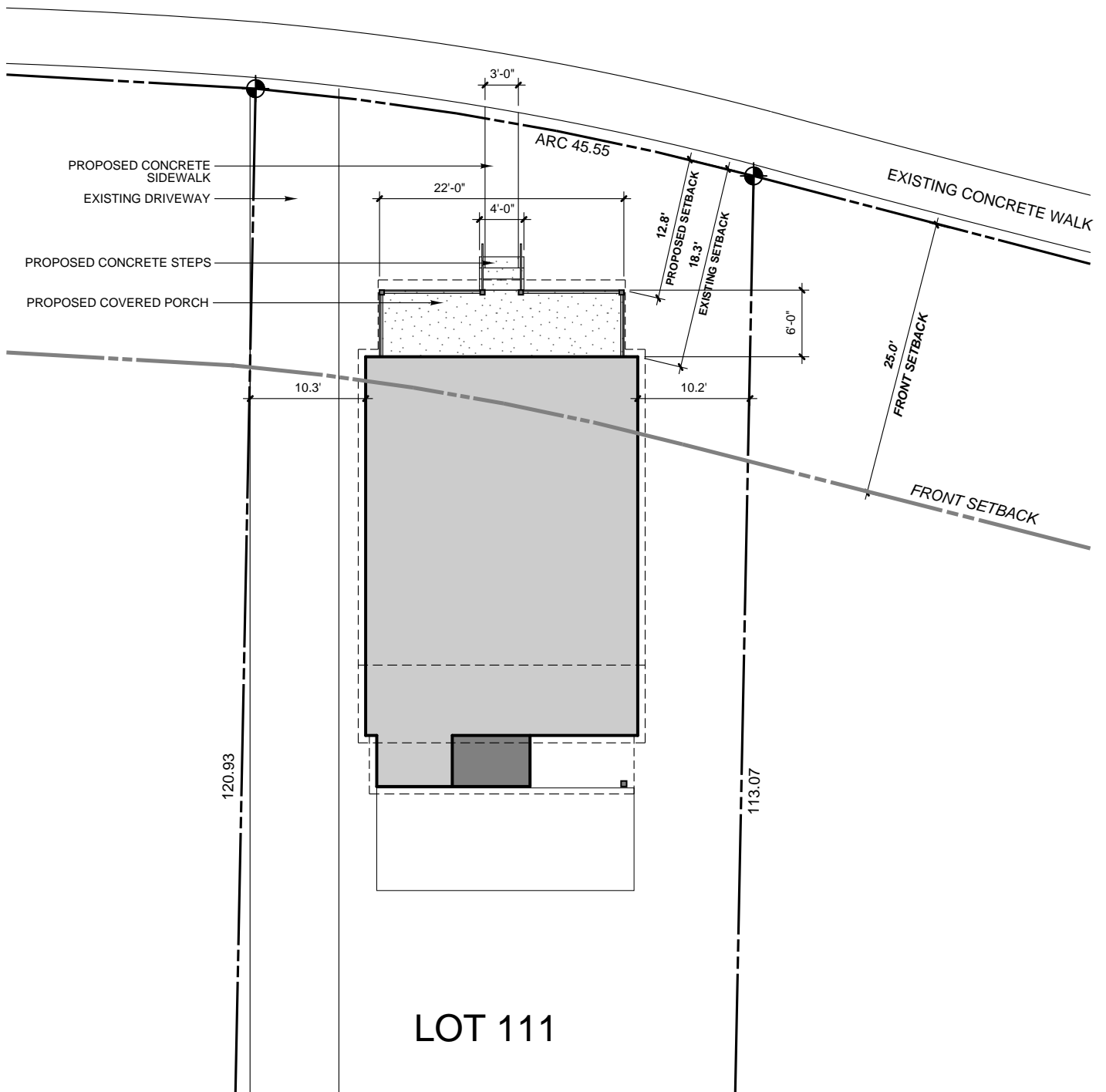
JEKABSON & ASSOCIATES, P.C.
Professional Land Surveyors
1320 Goldsmith, Plymouth, MI 48170
(734) 414-7200 (734) 414-7272 fax
by



DATE	2 AUG 11
JOB NO.	11-07-017
SCALE	1" = 30'
DRAWN	JGE
CHECKED	IJJ
SHEET	1 OF 1

KEECH AVENUE

50' WIDE

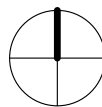


LOT 111

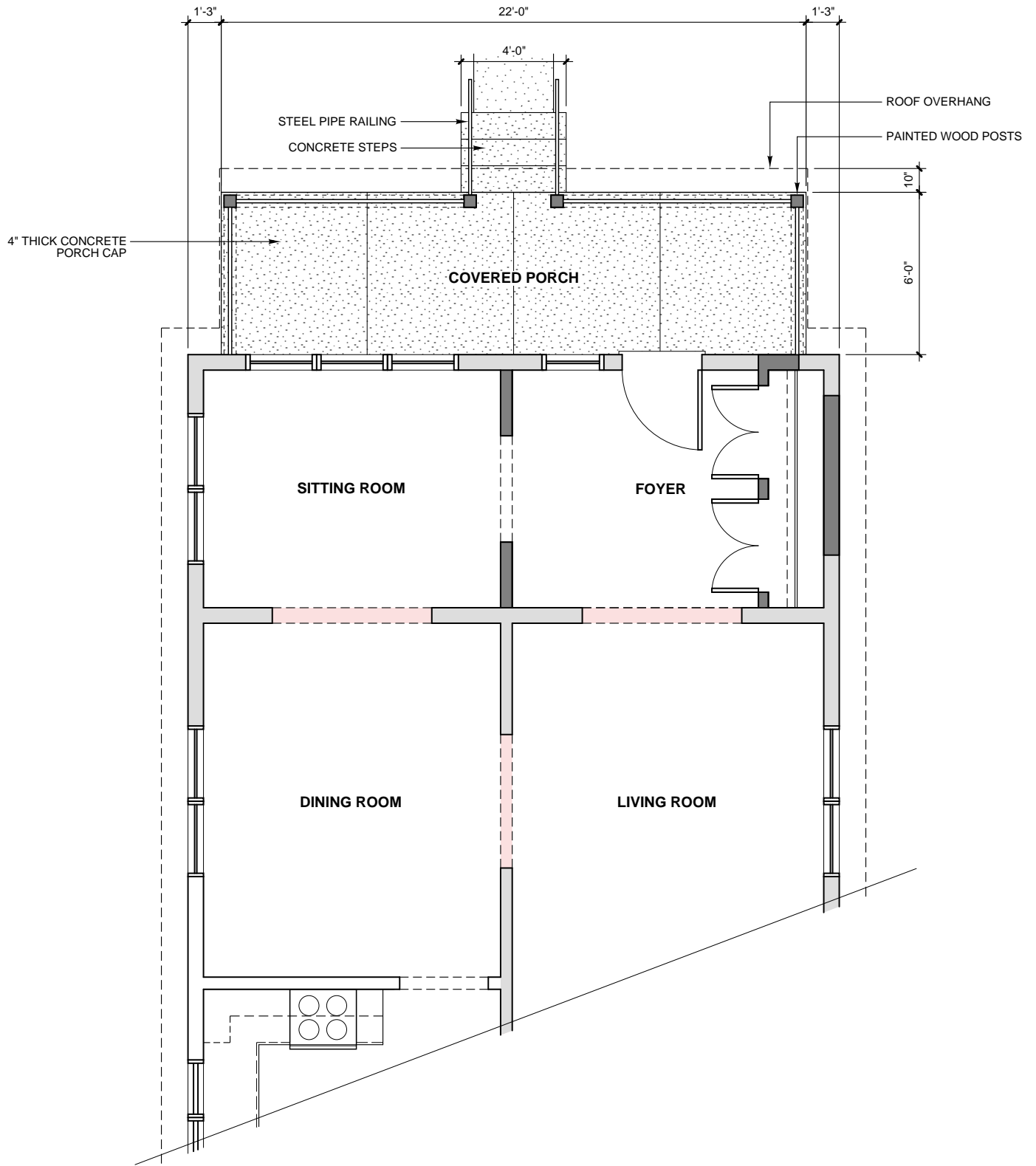
1
SK.1

SITE PLAN

1" = 10'-0"



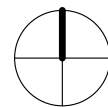
SK.1



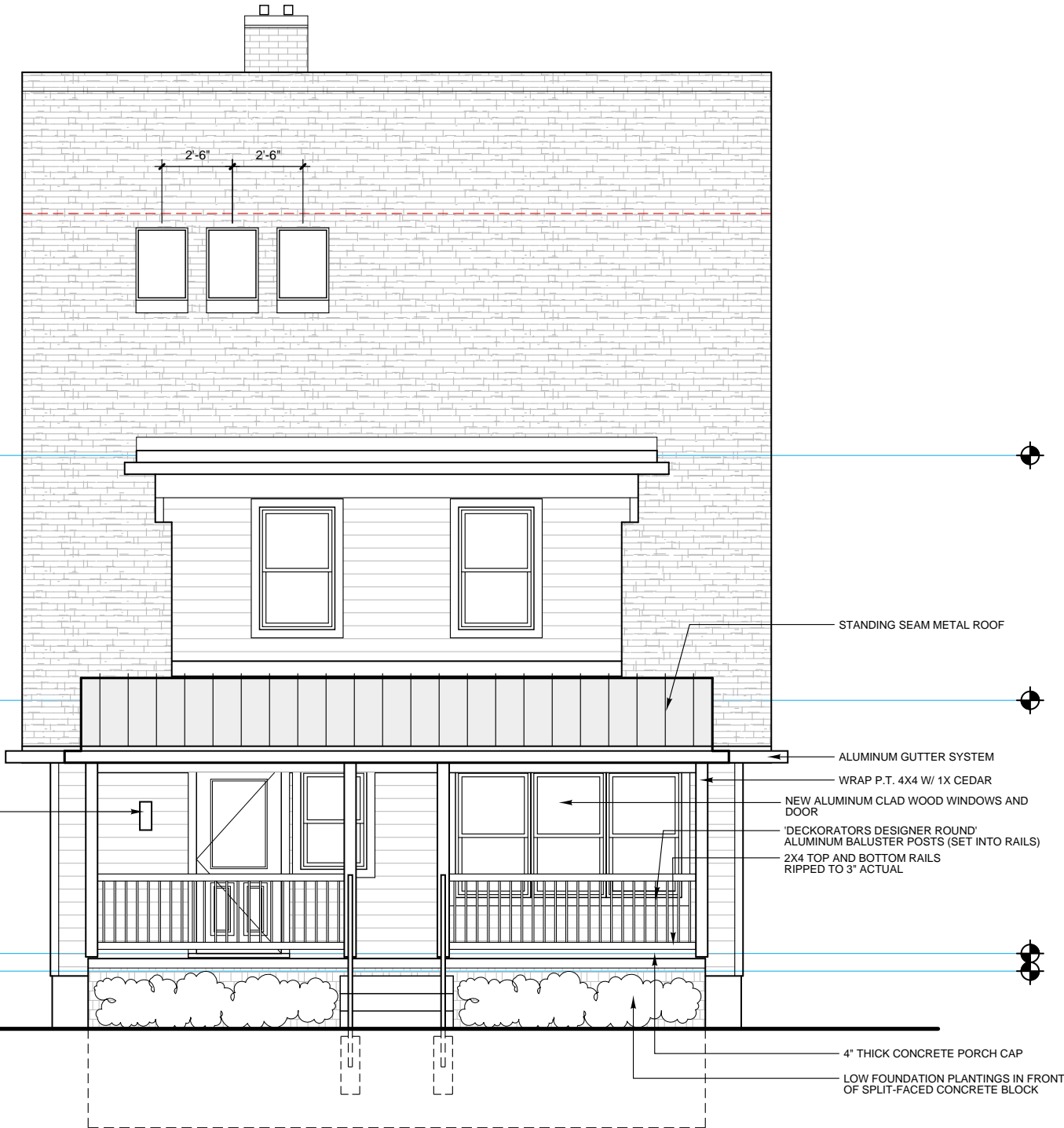
1
SK.2

FIRST FLOOR PLAN

1/4" = 1'-0"



SK.2

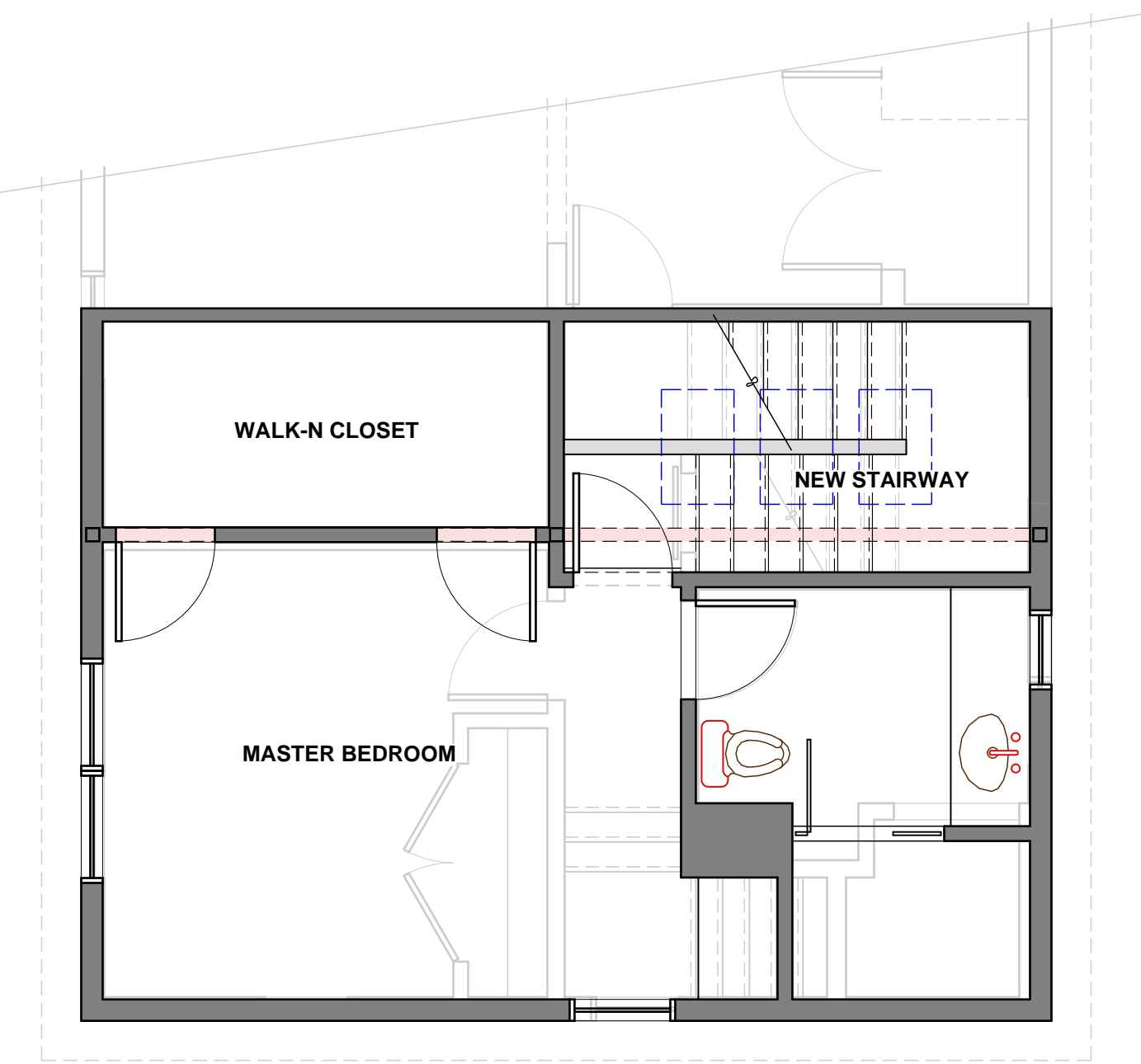
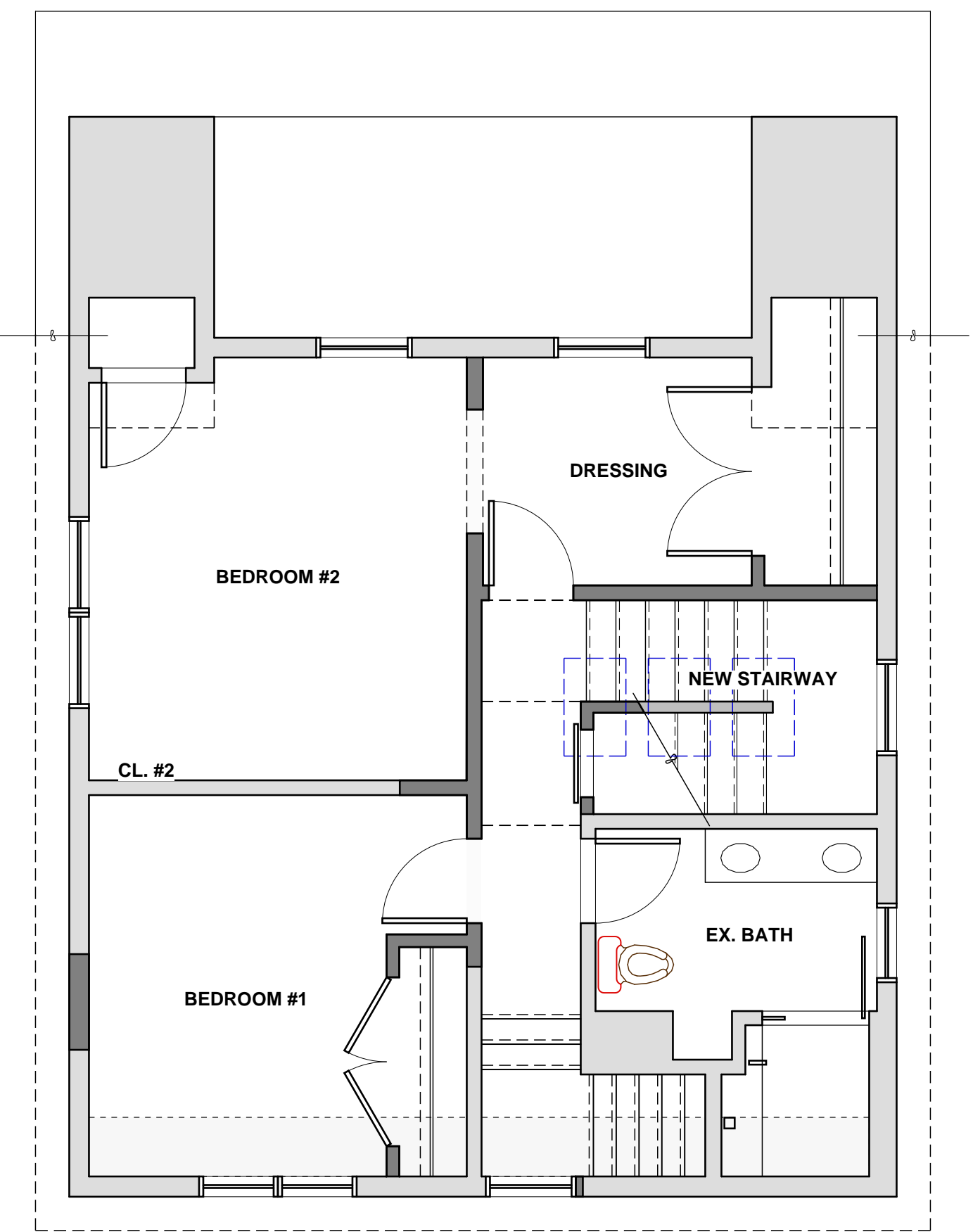
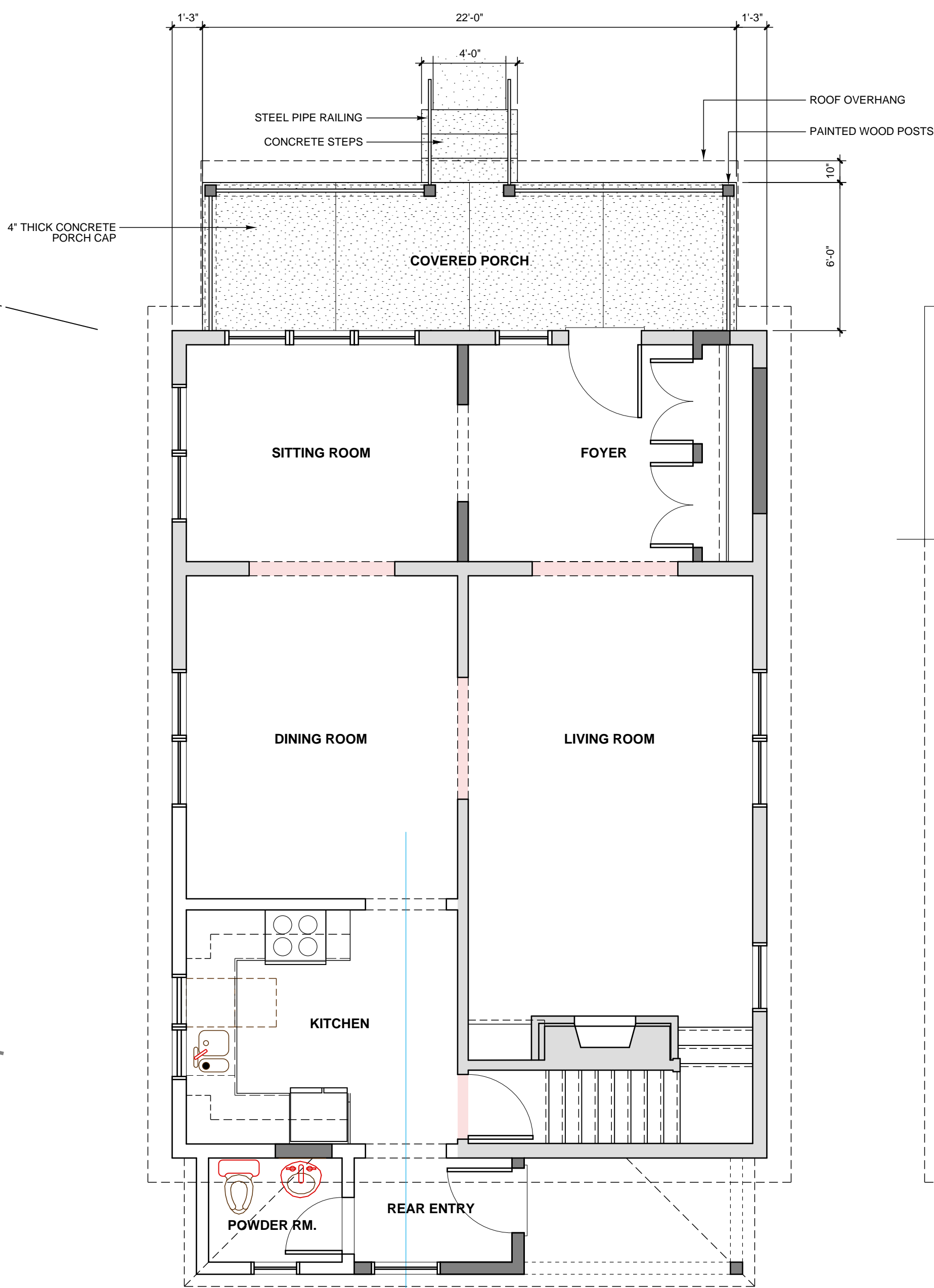
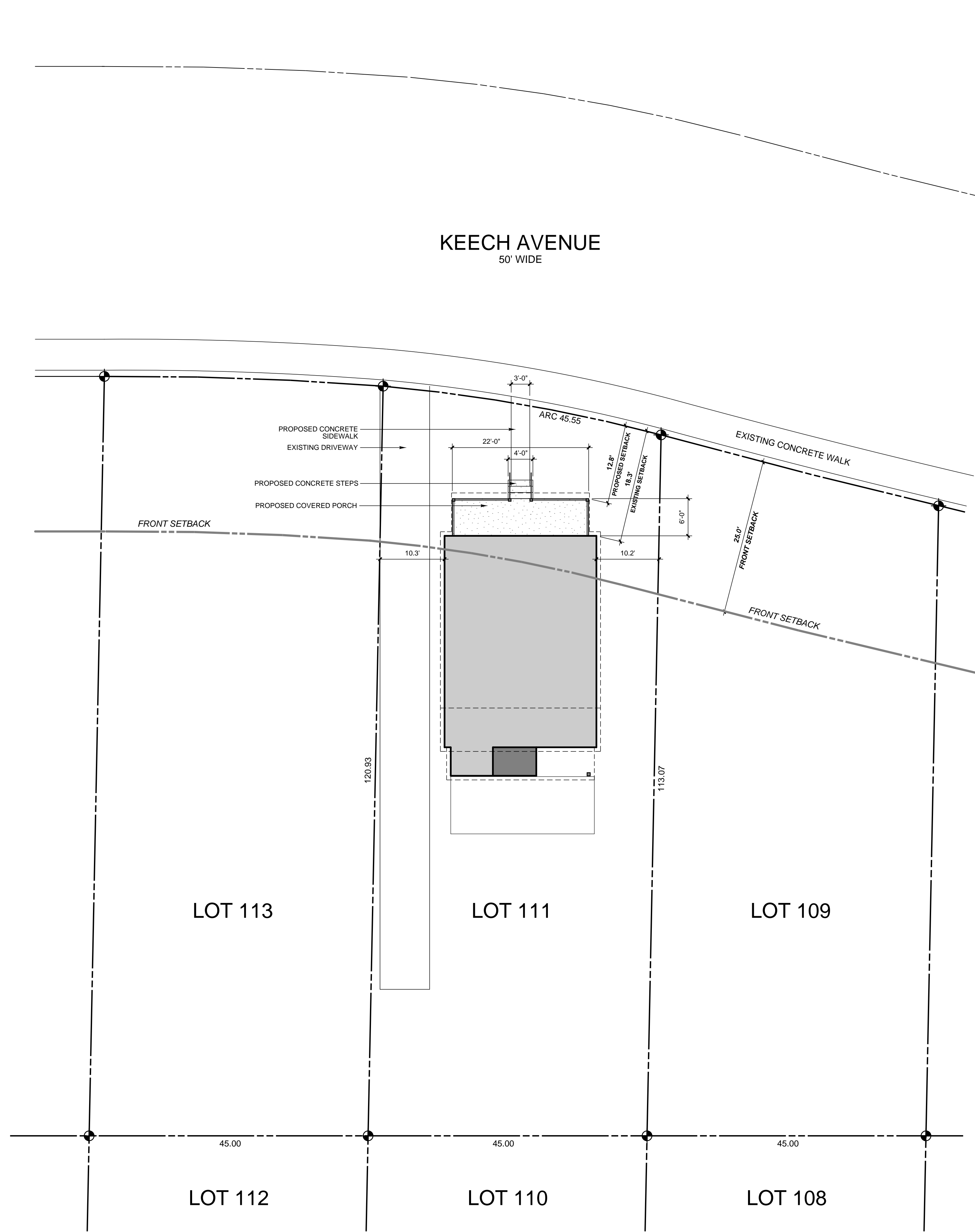


1
SK.3

NORTH ELEVATION

1/4" = 1'-0"

SK.3



DAVID BONA • ARCHITECT
1100 MIXTWOOD STREET
ANN ARBOR, MICHIGAN 48103
734.904.1868

COPYRIGHT
ALL DESIGN DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF DAVID BONA ARCHITECT, INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DESIGN DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN ANY MANNER WITHOUT WRITTEN PERMISSION IS PROHIBITED.

ISSUE DESCRIPTION:
12.23.2013
ZBA

ISSUED FOR:

ZBA:

PRICING:

PERMITS:

BIDS:

CONSTRUCTION:

PROJECT NAME:
KEVIN KOWALSKI RESIDENCE

SHEET TITLE:
SITE PLAN, FLOOR PLANS

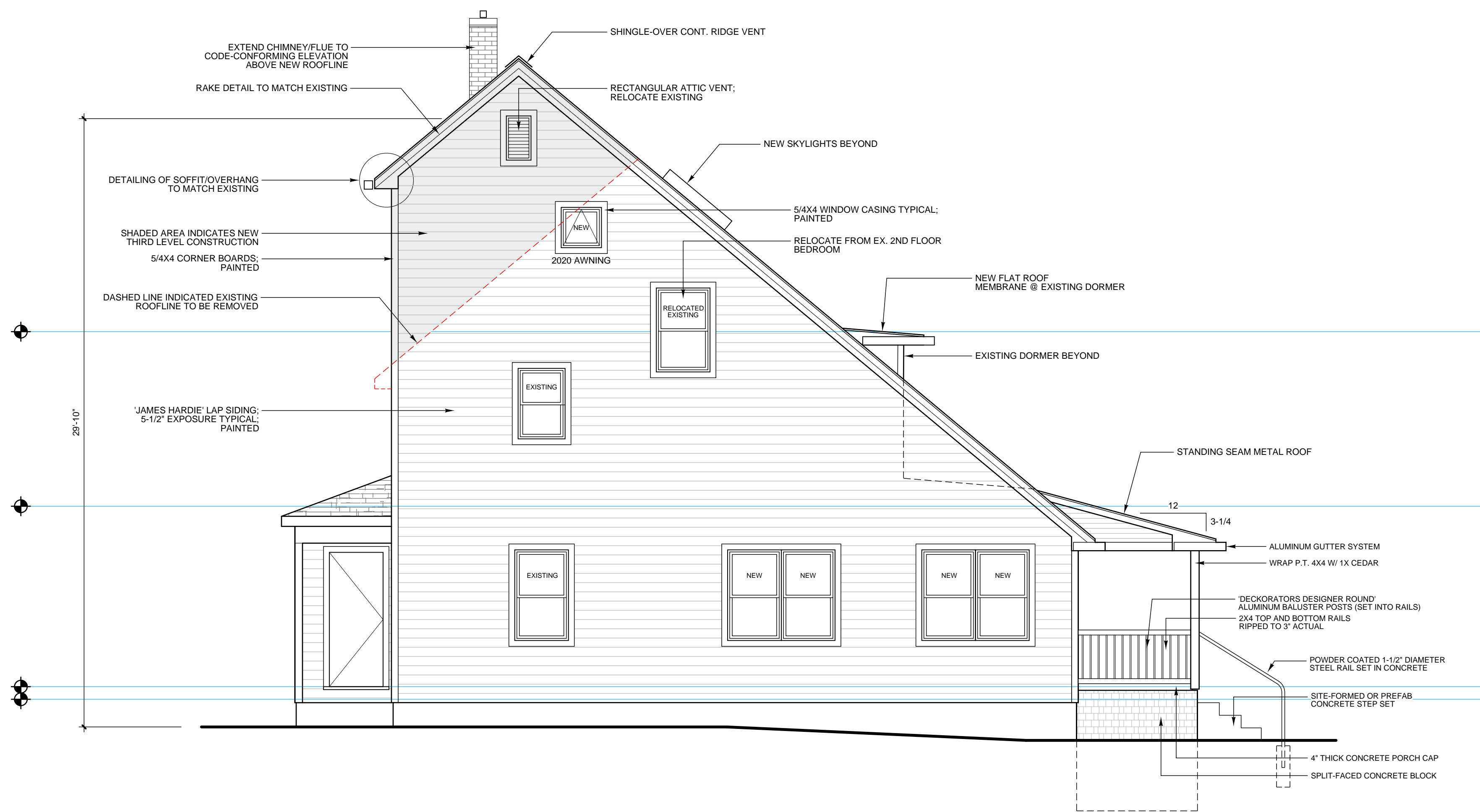
DRAWN:
DB

SCALE:
AS SHOWN

DATE:
23 DECEMBER 2013

PROJECT NUMBER:
DB.1313

SHEET:
A1.0



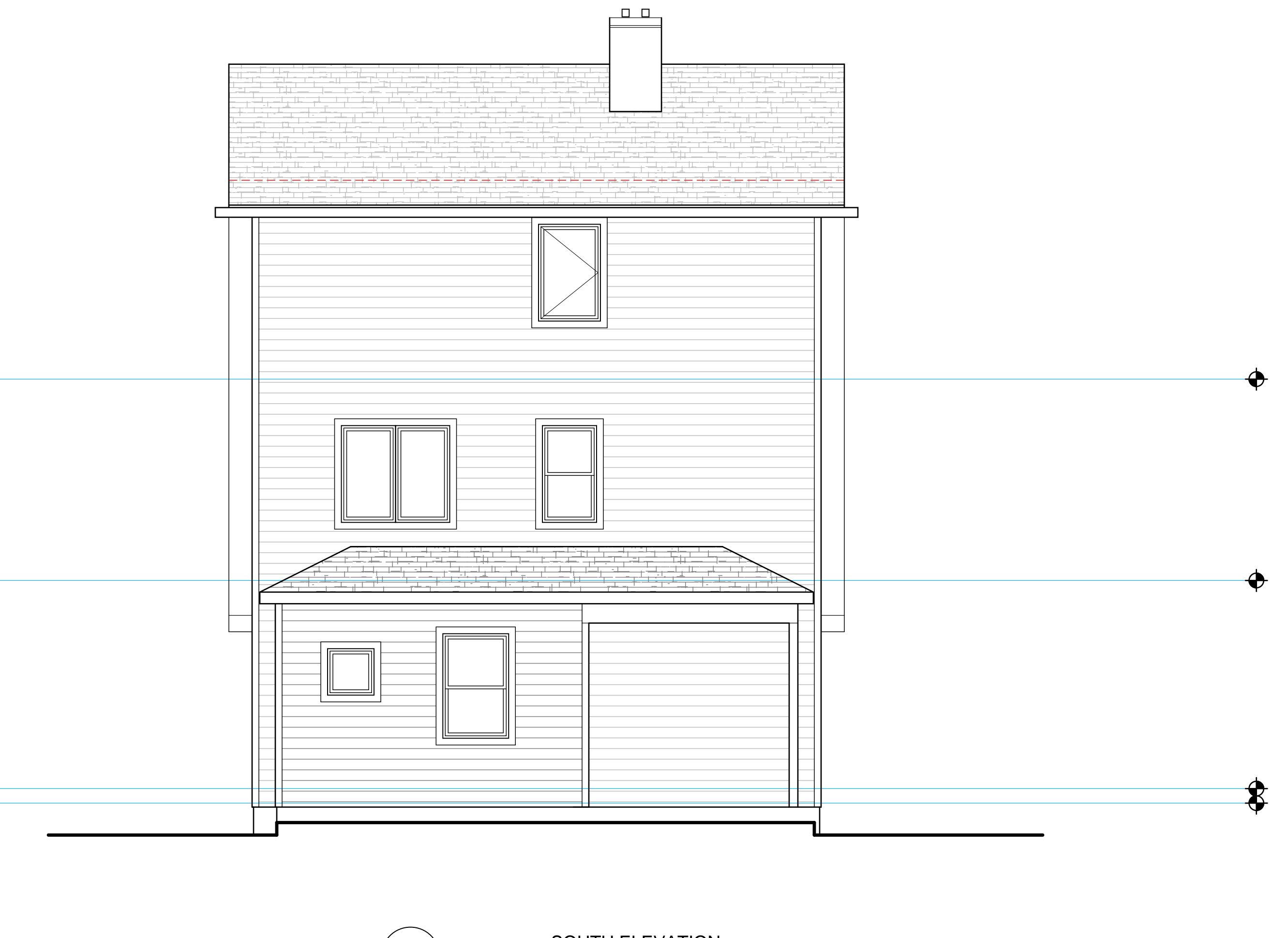
1 EAST ELEVATION
A2.0 1/4" = 1'-0"



2 NORTH ELEVATION
A2.0 1/4" = 1'-0"



3 WEST ELEVATION
A2.0 1/4" = 1'-0"



4 SOUTH ELEVATION
A2.0 1/4" = 1'-0"

DAVID BONA • ARCHITECT
1100 MIXWOOD STREET
ANN ARBOR, MICHIGAN 48103
734.904.1868

COPYRIGHT:
ALL DESIGNS, DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT OF DAVID BONA ARCHITECT, INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DESIGNS, DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN ANY MANNER WITHOUT WRITTEN PERMISSION.

ISSUE DESCRIPTION:
12.23.2013
ZBA

ISSUED FOR:

ZBA:

PRICING:

PERMITS:

BIDS:

CONSTRUCTION:

PROJECT NAME:
KEVIN KOWALSKI RESIDENCE

SHEET TITLE:
EXTERIOR ELEVATIONS

DRAWN:
DB

SCALE:
AS SHOWN

DATE:
23 DECEMBER 2013

PROJECT NUMBER:
DB.1313

SHEET:
A2.0

