

**Zoning Board of Appeals
July 22, 2020 Regular Meeting**

STAFF REPORT

Subject: ZBA 20-016; 116 Longman Lane

Summary:

Elizabeth Weber, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R1C, Single-Family residential and is a nonconforming residence that does not meet the required rear yard setback requirement of 30 feet. The home is currently 26 feet 8 inches from the rear property line. The owner is seeking to construct a 7'x22'8" master bedroom addition to the north side of the home and a 4'6"x12' mudroom to the south side of the home. The proposed additions will not encroach further into the rear setback than the existing rear façade.

Background:

The home is located on the north side of Jackson Avenue directly east of Veterans Park. The residence was built in 1947 and is approximately 936 square feet in size. The master bedroom addition will consist of a new bath and laundry room. The mudroom will serve as a closet and additional storage.

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.

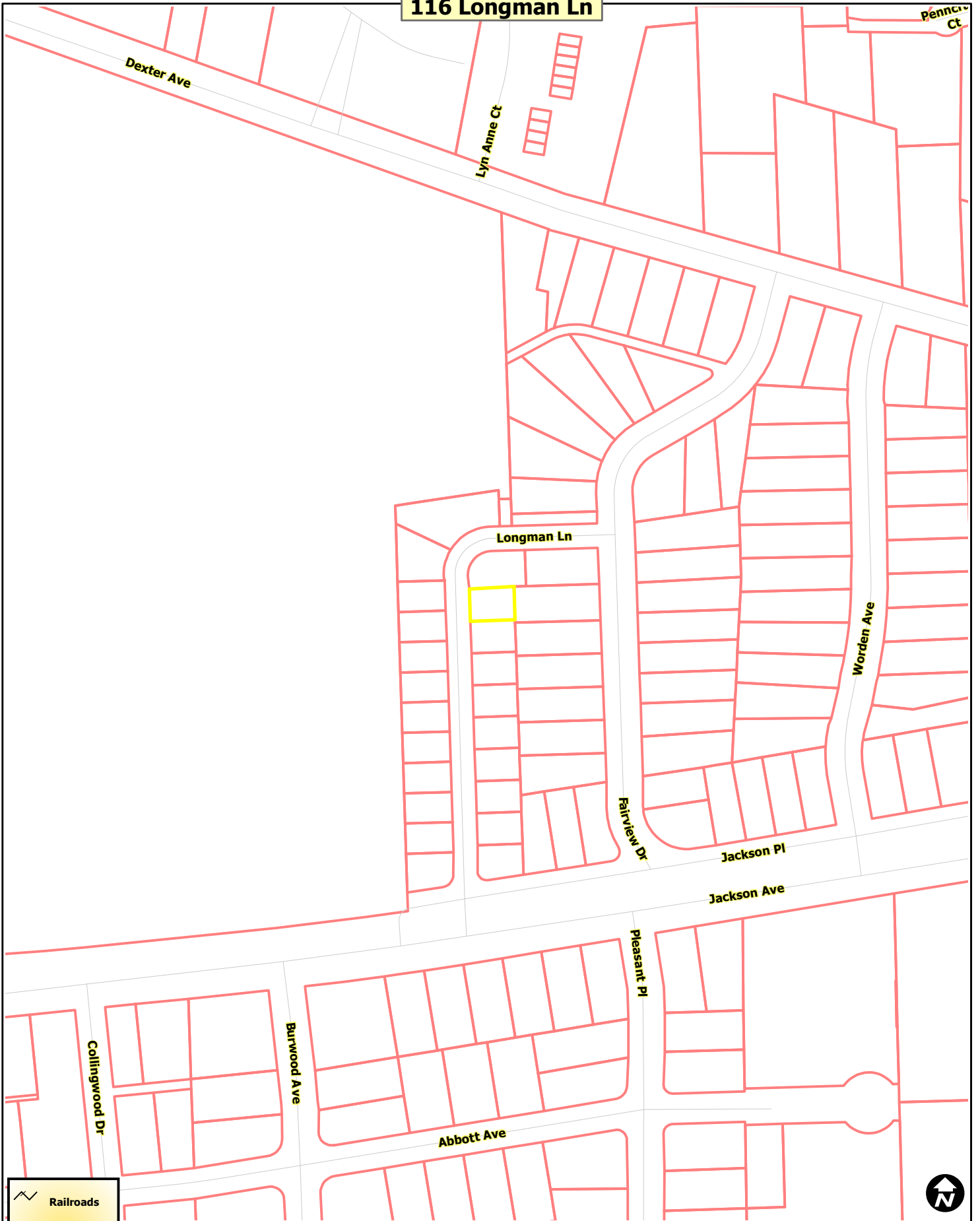
The owner states (and survey verifies) that the proposed additions will meet the side yard setback requirements and will not extend beyond the existing nonconforming rear façade of the home. The owner does not feel that there will be any negative impacts on adjacent properties.




Respectfully submitted,



**Jon Barrett
Zoning Coordinator**

116 Longman Ln

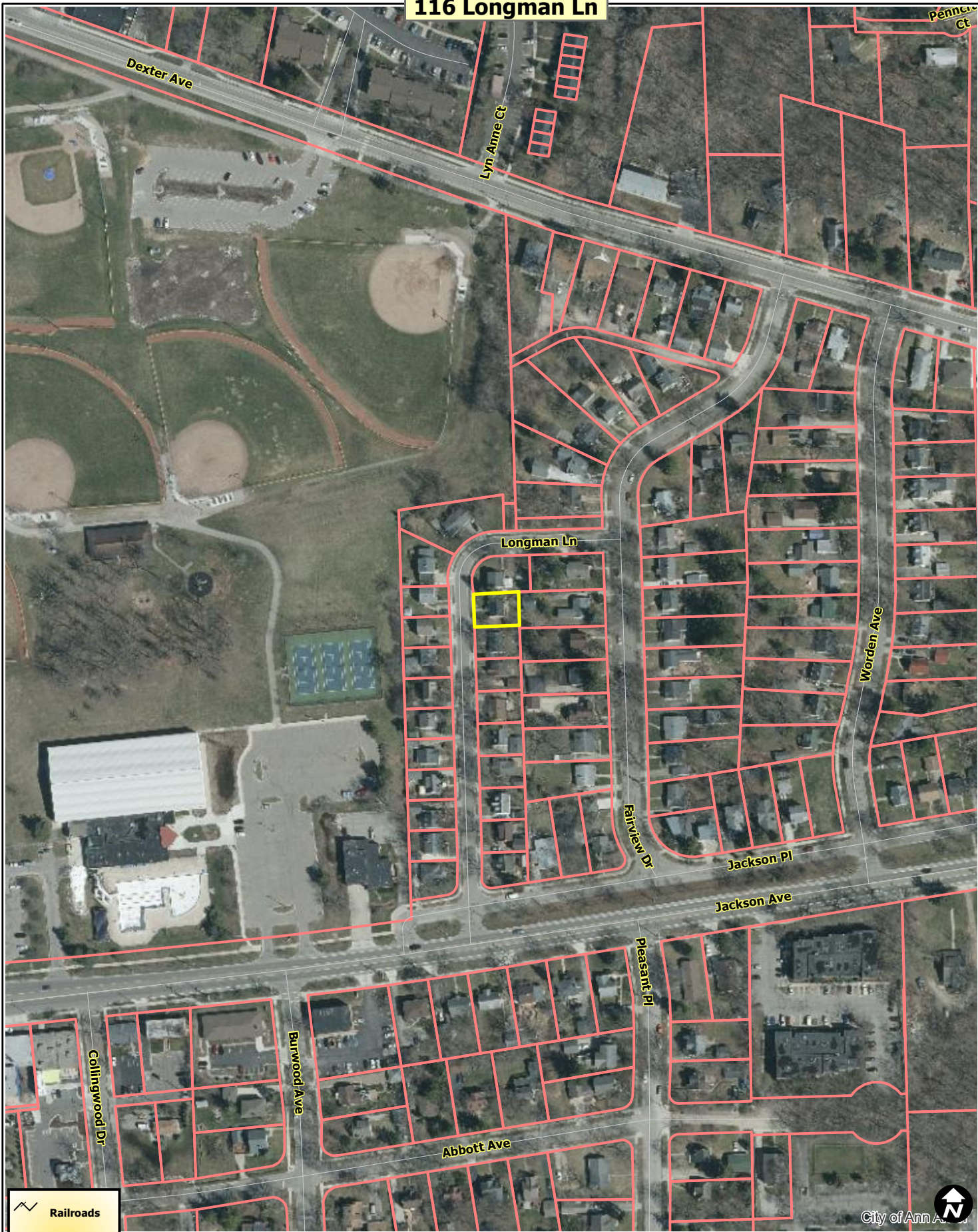





-  Railroads
-  Huron River
-  Tax Parcels

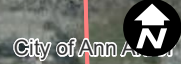


Map date: 6/29/2020
Any aerial imagery is circa 2018 unless otherwise noted
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116 Longman Ln



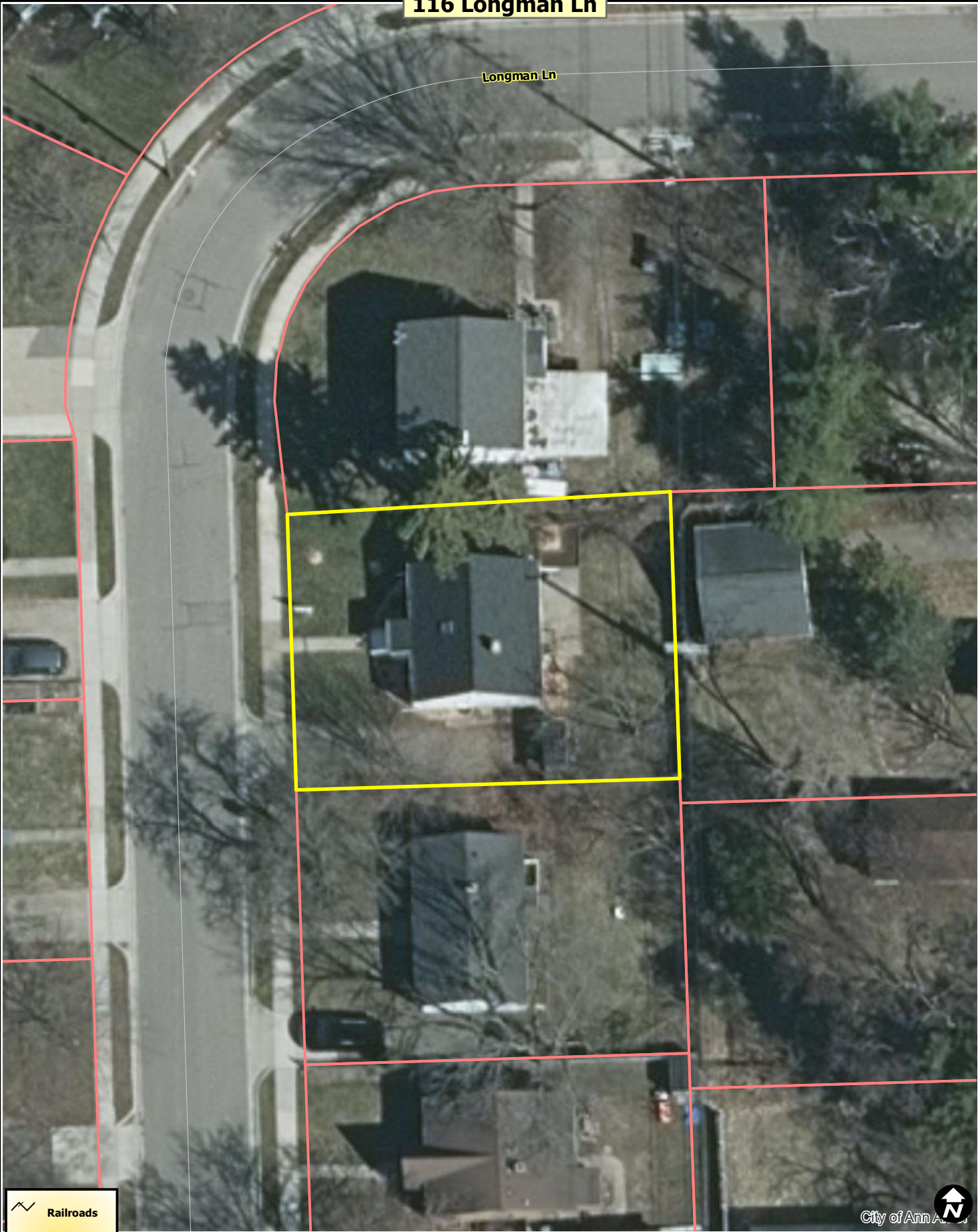
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116 Longman Ln

Longman Ln



-  Railroads
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-  Tax Parcels



City of Ann Arbor 

Map date: 6/29/2020
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ZONING BOARD OF APPEALS APPLICATION

City of Ann Arbor Planning Services

City Hall: 301 E Huron Street Ann Arbor, MI 48107-8647

Phone: 734-794-6265 Fax: 734-794-8460 Email: planning@a2gov.org

PROPERTY INFORMATION

ADDRESS OF PROPERTY 116 Longman Lane		ZIP CODE 48103
ZONING CLASSIFICATION Residential	NAME OF PROPERTY OWNER* <i>If different than applicant, a letter of authorization from the property owner must be provided</i> Elizabeth Weber	
PARCEL NUMBER 09-09-30-217-009	OWNER EMAIL ADDRESS baweber@umich.edu	

APPLICANT INFORMATION

NAME Elizabeth Weber			
ADDRESS 116 Longman Lane	CITY Ann Arbor	STATE MI	ZIP CODE 48103
EMAIL baweber@umich.edu		PHONE 734 474-5611	
APPLICANT'S RELATIONSHIP TO PROPERTY Owner			

REQUEST INFORMATION

<input type="checkbox"/> VARIANCE REQUEST Complete Section 1 of this application	<input checked="" type="checkbox"/> REQUEST TO ALTER A NONCONFORMING STRUCTURE Complete Section 2 of this application
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REQUIRED MATERIALS	OFFICE USE ONLY				
<p>One hard copy application complete with all required attachments must be submitted. Digital copies of supportive materials included in the submitted hard copy will only be accepted in PDF format by email or accompanying the hard copy application on a USB flash drive.</p> <p>Required Attachments:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property. <input checked="" type="checkbox"/> Building floor plans showing interior rooms, including dimensions. <input checked="" type="checkbox"/> Photographs of the property and any existing buildings involved in the request. 	<table border="1"> <tr> <td>Fee Paid:</td> <td>ZBA:</td> </tr> <tr> <td colspan="2" style="text-align: center;">DATE STAMP</td> </tr> </table>	Fee Paid:	ZBA:	DATE STAMP	
Fee Paid:	ZBA:				
DATE STAMP					

ACKNOWLEDGEMENT

All information and materials submitted with this application are true and correct.

Permission is granted to City of Ann Arbor Planning Services and members of the Zoning Board of Appeals to access the subject property for the purpose of reviewing the variance request.

Property Owner Signature: Elizabeth Weber Date: 5/28/20

Section 2 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

REQUEST TO ALTER A NONCONFORMING STRUCTURE

For the purposes of Article VI: Nonconformities Section 5.32.2 Nonconforming Structure, **alteration** is defined as any change in a Building that results in additional Floor Area being fit for occupancy, a greater number of dwelling or rooming units or an increase in the exterior dimensions of the Building.

A nonconforming structure may be maintained or restored, but permission to alter a nonconforming structure will only be 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.

In the space below, describe the current use of the property, the proposed alteration, and the impact it would have on neighboring property.

This is a 1940's single family home with two occupants on the West side of Ann Arbor. The home does not have an area at either entrance to hang coats or put shoes. The first floor bath is tiny and does not have room for a standard size sink or any type of countertop. The laundry is in the basement with steep stairs. I would like to add a mudroom addition to the right side of home, and a laundry/bathroom to the left side of home. These additions would begin along the rear wall of home flush with the rear of the home, using the same roof line. The width of the additions would be going out to the side of my property 4 feet on the right side and 7 feet on the left. Neither addition would run all the way to the front of the home. Both additions are well onto my own property on either side, not higher than my home. I see no impact neighboring homes. The home itself is not in compliance with current setback rules, it is several feet over the setback rule therefore, no addition could be put on this home that would be useful and architecturally appropriate and within compliance with current setback guidelines.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio		
Setbacks	feet 26.7	30 feet
Parking		
Landscaping		
Other		

CERTIFIED SURVEY

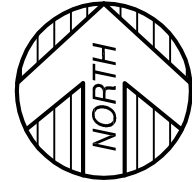
PROPERTY DESCRIPTION:

THE LAND SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

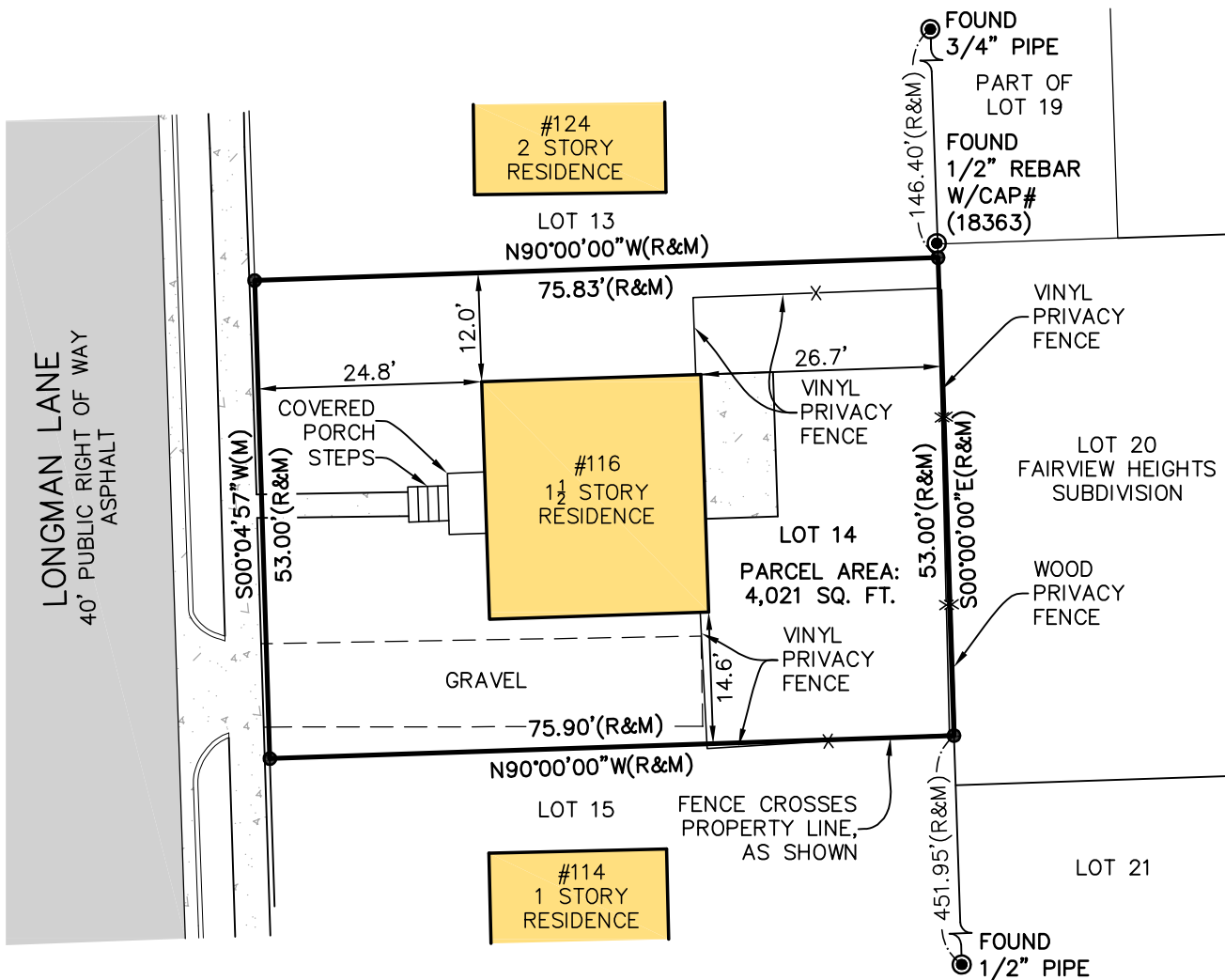
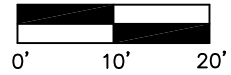
LOT 14 OF PERIWINKLE PARK SUBDIVISION, AS RECORDED IN LIBER 6 OF PLATS, PAGE 20 OF WASHTENAW COUNTY RECORDS.

NOTE:

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



SCALE: 1"=20'



LEGEND

- SET 1/2" REBAR WITH CAP, #47976
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

DRAFT

ANTHONY T. SYCKO, JR., P.S. NO. 47976

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A GROUP OF COMPANIES			
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FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955
www.kemtecagroupofcompanies.com			
CERTIFIED TO: BETH WEBER			
FIELD SURVEY: AG PM		DATE: FEBRUARY 8, 2019	
DRAWN BY: DB		SHEET: 1 OF 1	
SCALE: 1" = 20'		JOB NO.: 19-00246	







