

**Zoning Board of Appeals
January 27, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 20-027; 1301 Henry Street

Summary:

Joseph Philips, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to construct a 784 (28'x28'5") square foot addition to the rear of an existing Single-Family home for a new bedroom, bathroom, pantry and garage. The plans also include an 80 (10'x8') square foot screened porch attached to the proposed addition. The residence does not meet the average front setback and the required side yard setback. The proposed addition will not encroach further into either setback. The property is zoned R1D, Single-Family Residential.

Background:

The subject property is located on the northeast corner of Henry Street and Ferndale Place in the Lower Burns Park neighborhood. The existing residence was built in 1927 and is approximately 1,134 square feet in size.

Description:

The home is nonconforming as it does not meet the required average front setback 25.86 feet along Ferndale Place and the required three-foot side yard setback. The existing residence is a two-bedroom one bath home. The addition will provide a first-floor bedroom, bathroom and storage. The owner is also proposing a new curb cut along Ferndale Place to allow access to the attached garage. The existing curb-cut and detached garage are to remain.

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 applicant states without ZBA approval the addition would only be 12 feet in width in order to meet the required average front setback which would not be an adequately sized addition that would satisfy the owner. The owner states the proposed addition will have minimal impacts on neighboring properties as lines of sight will be minimally narrowed.

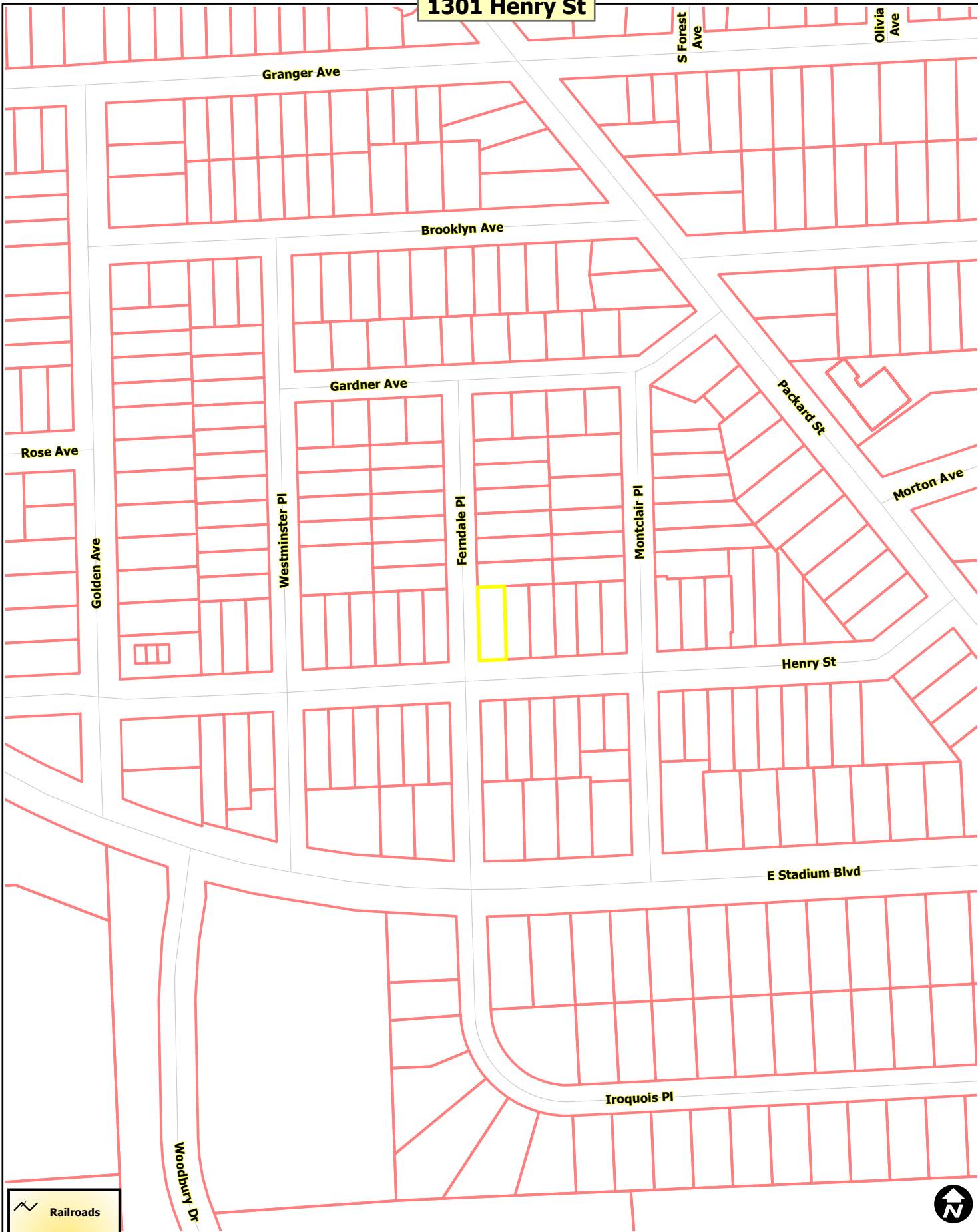
Respectfully submitted,




Zoning Board of Appeals
January 27, 2021

A handwritten signature in blue ink that reads "Jon Barrett". The signature is stylized, with the first name "Jon" written in a cursive-like font and the last name "Barrett" written in a more formal, slightly cursive font.

Jon Barrett
Zoning Coordinator

1301 Henry St






-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/4/2021
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms

1301 Henry St



-  Railroads
-  Huron River
-  Tax Parcels






Map date: 1/4/2021
 Any aerial imagery is circa 2020
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 Terms of use: www.a2gov.org/terms

1301 Henry St

Ferndale Pl

Henry St

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/4/2021
Any aerial imagery is circa 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 1301 HENRY STREET		ZIP CODE 48104
ZONING CLASSIFICATION R1D	NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided MARY GEORGE	
PARCEL NUMBER 09-09-33-326-001	OWNER EMAIL ADDRESS mary@marymgeorge.com	

APPLICANT INFORMATION

NAME JOSEPH PHILIPS			
ADDRESS 921 WING STREET	CITY PLYMOUTH	STATE MI	ZIP CODE 48170
EMAIL josephphilipsarchitect@gmail.com		PHONE (734) 455-8354	
APPLICANT'S RELATIONSHIP TO PROPERTY ARCHITECT			

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

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.

Required Attachments:

- Boundary 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.

OFFICE USE ONLY

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 : _____

Date: _____

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.

THE PROPERTY IS CURRENTLY USED AS A SINGLE-FAMILY RESIDENCE WITH TWO (2) BEDROOMS AND ONE (1) FULL BATHROOM. THE PROPOSED ONE (1)-STORY ADDITION OFF THE REAR OF THE EXISTING STRUCTURE WOULD PROVIDE THE HOMEOWNER WITH A FIRST FLOOR BEDROOM AND BATHROOM IN ADDITION TO STORAGE. THE EXISTING CONSTRAINTS OF THE ZONING ORDINANCE WOULD ONLY ALLOW AN ADDITION 12 FEET IN WIDTH TO BE CONSTRUCTED WHICH IS NOT ADEQUATE IN MEETING THE CURRENT NEEDS OF THE HOMEOWNER. THE PROPOSED ADDITION WOULD HAVE MINIMAL IMPACT ON THE NEIGHBORING PROPERTY TO THE NORTH (1615 FERDALE PLACE). AS EVIDENCED BY IMAGE 4 IN THE ATTACHED DOCUMENTS, THE LINE OF SIGHT FROM 1615 FERDALE IS MINIMALLY NARROWED, IF AT ALL, BY THE PROPOSED ADDITION.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	4,800 sq. ft	5,000 sq. ft
Lot Width	40'-0"	40'-0"
Floor Area Ratio		
Setbacks	26'6" FRONT (8'4" FRONT), 2'7" SIDE	25' FRONT, 3' ONE SIDE, 20' REAR
Parking		
Landscaping		
Other		

To: City of Ann Arbor
From: Mary George
Re: Authorization Letter
Date: December 22, 2020

To Whom It May Concern:

Joe Philips, Architect, has my authorization to represent me to the City of Ann Arbor regarding an addition which I am requesting to build. He has full authority to do this.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Mary George". The signature is written in dark ink and has a fluid, connected style.

Mary George



1. REAR VIEW OF EXTERIOR OF EXISTING HOUSE



3. VIEW OF PROPERTY FROM HENRY STREET

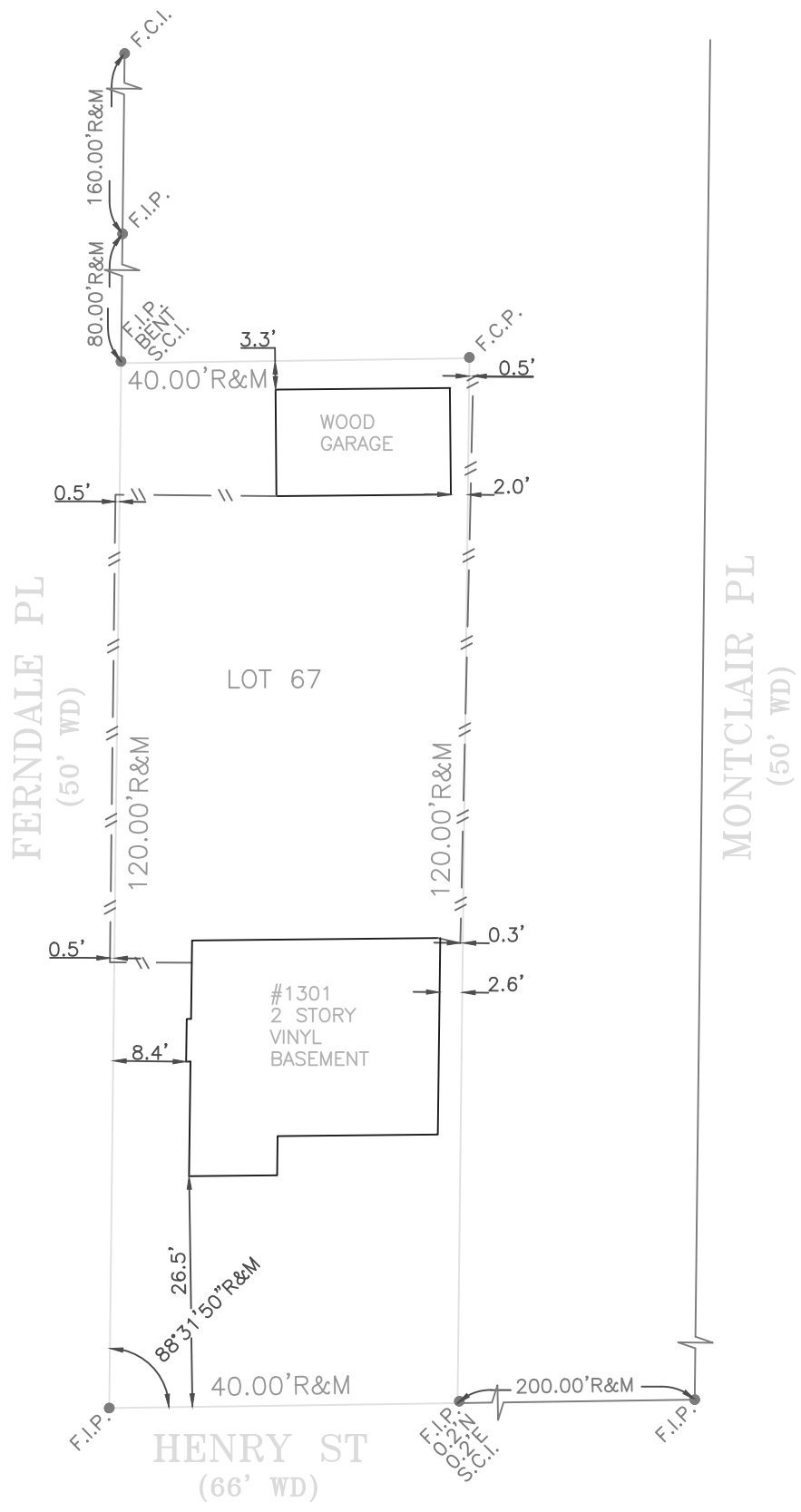


2. SIDE VIEW OF THE EXISTING HOUSE



4. VIEW OF NEIGHBORING PROPERTY FROM APPROXIMATE LOCATION OF NORTHEAST CORNER OF ADDITION.

CERTIFICATE OF SURVEY



LEGAL DESCRIPTION

LOT 67 OF THE PACKARD LAWN ADDITION TO THE CITY OF ANN ARBOR, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 33, ANN ARBOR TOWNSHIP (NOW THE CITY OF ANN ARBOR), WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 3 OF PLATS, PAGE 17 WASHTENAW COUNTY RECORDS.

LEGEND

RECORDED	R.
MEASURED	M.
PRORATED	P.
CALCULATED	C.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND CONC. MON.	F.C.M.
POINT OF BEGINNING	P.O.B.



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 03/09/2020 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS LESS THAN 1/5000 AND THAT ALL REQUIREMENTS OF P.A. 132 OF 1970 HAVE BEEN COMPLIED WITH.

GREG L. ASH, P.L.S. #28400



8495 N. TERRITORIAL RD.
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:
MARY M. GEORGE
1301 HENRY
ANN ARBOR, MI 48104

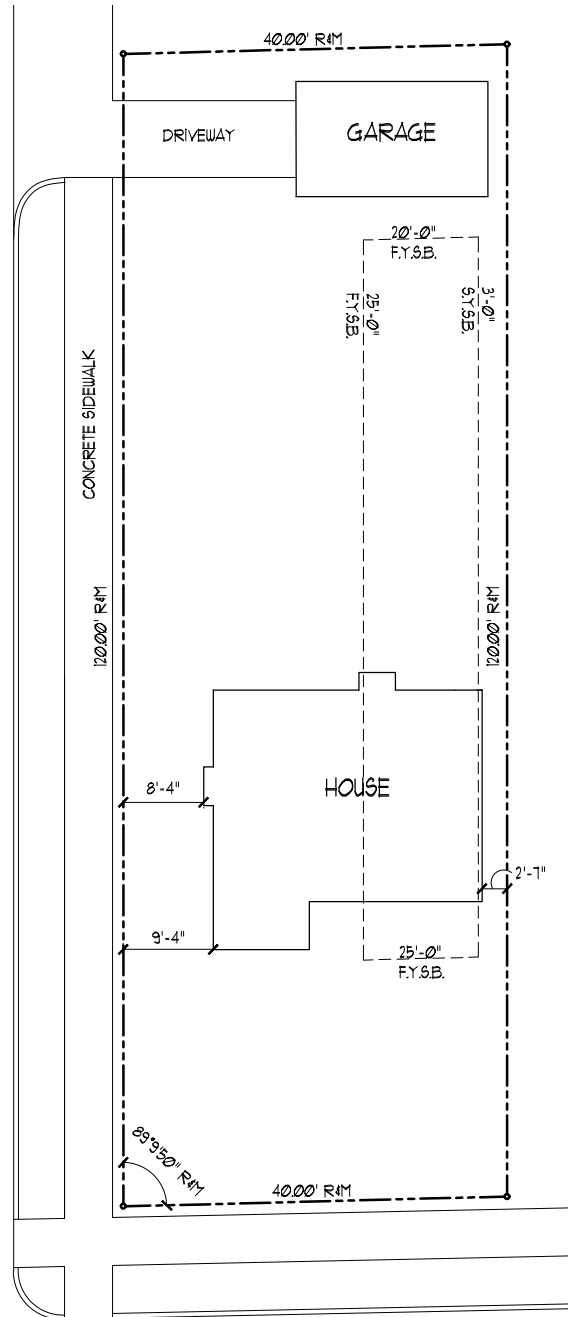
DATE: 03/11/2020
JOB NO.: 3934-067
FILE NO.: 3934-067

SCALE: 0' 20' 40'
1" = 20'

SHEET:
1 OF 1

DRAWN BY:
BGW

FERNDAL PLACE (50.00' WIDE)



HENRY STREET (66.00' WIDE)

NORTH
SITE PLAN
SCALE: 1" = 10'-0"

ZONING SUMMARY :

1. ZONING DISTRICT :	RI1 ONE FAMILY RESIDENTIAL	
2. REQUIRED SETBACKS :	FRONT	25 FT.
	REAR	20 FT.
	SIDE	3 FT. ONE SIDE
3. BUILDING HEIGHT :	MAXIMUM HEIGHT	30 FT. - 2 STORIES
4. LOT COVERAGE :	LOT SIZE	4,200 SQ. FT.
	MAXIMUM COVERAGE ALLOWED (IN R.Y.S.B.)	35 % (1,470 SQ. FT.)
	EXISTING HOUSE	664 SQ. FT.
	EXISTING DETACHED GARAGE (IN R.Y.S.B.)	240 SQ. FT.
	EXISTING TOTAL LOT COVERAGE	19 % (904 SQ. FT.)

FRONT YARD SETBACK AVERAGING CALCULATIONS:

IN ADDITION TO 1301 HENRY STREET THREE (3) OTHER BUILDINGS WITH FRONT YARD SETBACKS EXIST ON THE EAST SIDE OF FERNDAL PLACE WITHIN 100' OF 1301 HENRY STREET.

1615 FERNDAL PLACE	25.00' (25'-1") F.Y.S.B.
1611 FERNDAL PLACE	26.11' (26'-2") F.Y.S.B.
1609 FERNDAL PLACE	26.33' (26'-4") F.Y.S.B.
25.00' + 26.11' + 26.33'	77.44'
77.44' / 3 =	25.81'
25.81' =	25'-10" (+)

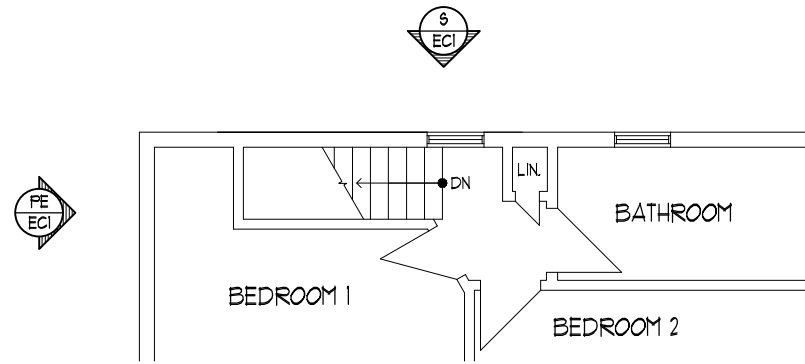
SITE NOTE:
INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A LAND SURVEY BY GLA SURVEYORS & ENGINEERS, JOB NO. 3934-061, DATED 03/11/20. JOSEPH PHILIPS-ARCHITECT, LLC, ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED IN FIELD PRIOR TO THE START OF CONSTRUCTION - CONFIRM ALL INFORMATION SHOWN ON SITE PLAN AND WORK REQUIRED ON SITE WITH SITE ENGINEERING DRAWINGS



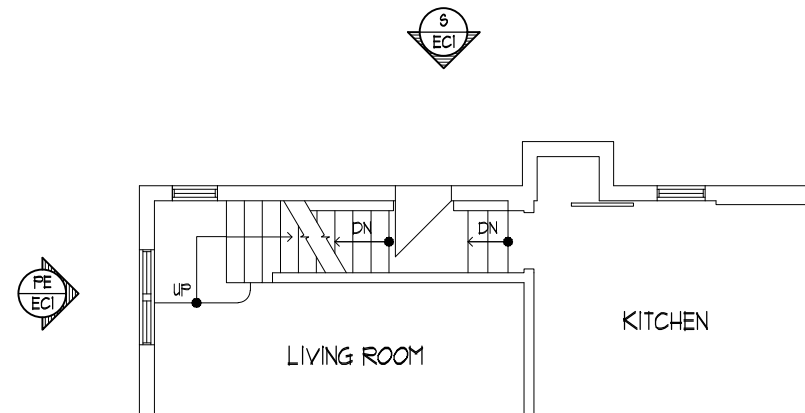
6 SOUTH ELEVATION
2 SCALE: 1/4" = 1'-0"



PE PARTIAL EAST ELEVATION
EC1 SCALE: 1/4" = 1'-0"



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



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

JOSEPH PHILIPS
ARCHITECT, LLC

NOT FOR CONSTRUCTION
UNDER NO CIRCUMSTANCES IS THIS DOCUMENT TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS.
© COPYRIGHT 2020

PROJECT:
GEORGE RESIDENCE - ADDITION
1301 HENRY STREET, ANN ARBOR, MICHIGAN
EXISTING CONDITIONS

PRELIMINARY

JOB NO:
20692
DATE:
12/21/20
SHEET NO:
EC1
692_EC_01

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ZONING SUMMARY :

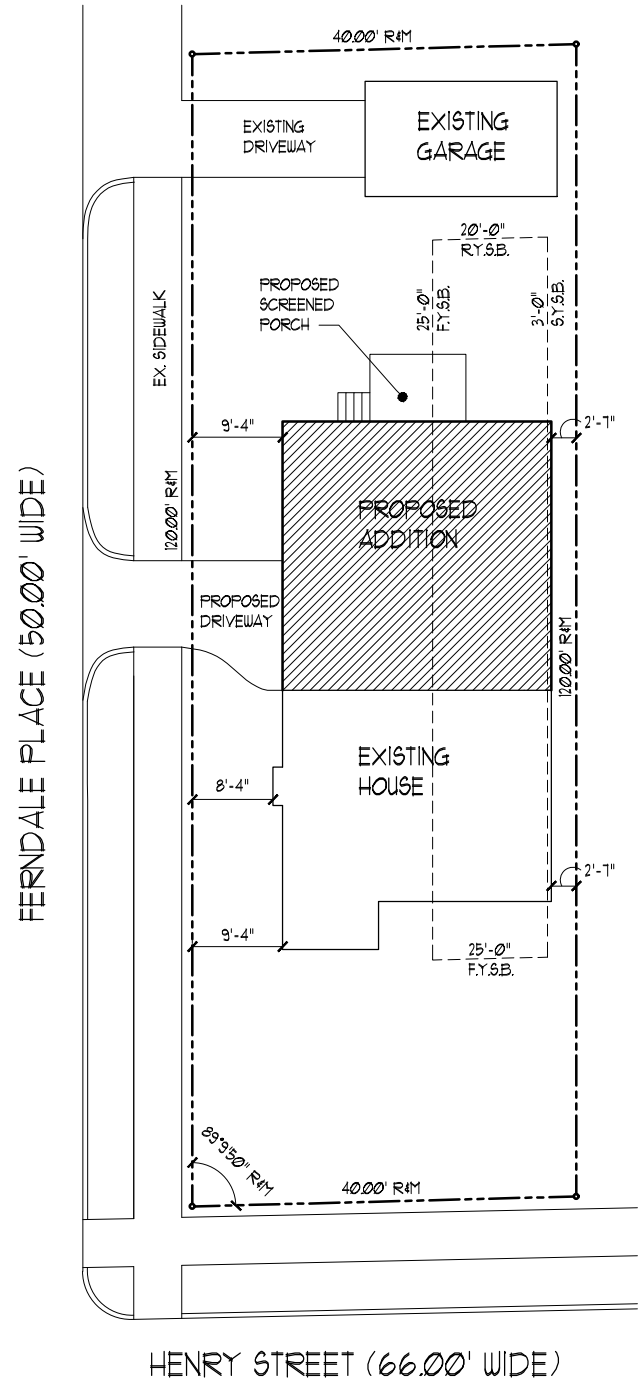
1. ZONING DISTRICT :	R1D ONE FAMILY RESIDENTIAL	
2. REQUIRED SETBACKS :	FRONT	25 FT.
	REAR	20 FT.
	SIDE	3 FT. ONE SIDE
3. BUILDING HEIGHT :	MAXIMUM HEIGHT	30 FT. - 2 STORIES
4. LOT COVERAGE :	LOT SIZE	4800 SQ. FT.
	MAXIMUM COVERAGE ALLOWED (N RY.S.B.)	35 % (740 SQ. FT.)
	EXISTING HOUSE	664 SQ. FT.
	EXISTING DETACHED GARAGE (N RY.S.B.)	240 SQ. FT.
	EXISTING TOTAL LOT COVERAGE	19 % (904 SQ. FT.)
	PROPOSED ADDITION	796 SQ. FT.
	PROPOSED PORCH	80 SQ. FT.
	PROPOSED TOTAL LOT COVERAGE	37.1 % (1,700 SQ. FT.)



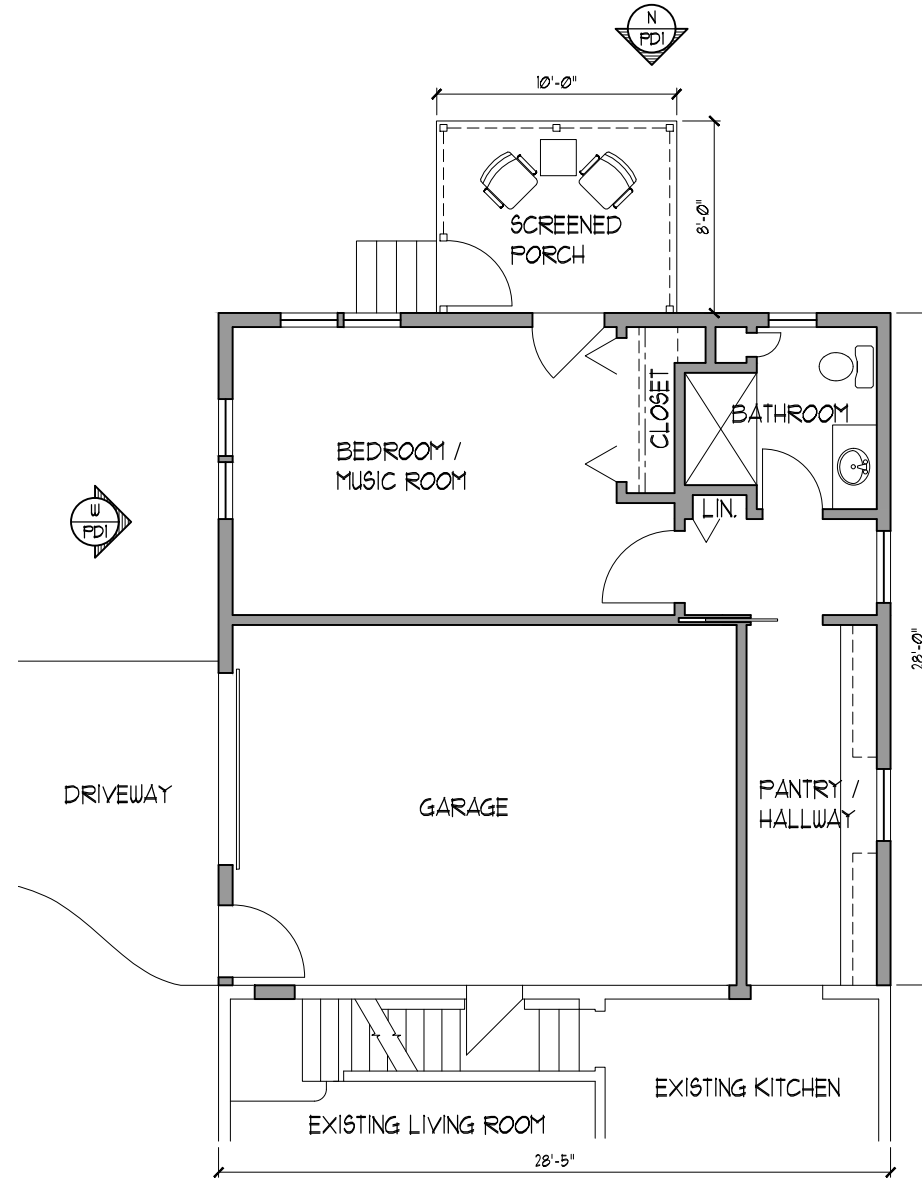
PW PARTIAL WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"



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

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PROJECT:
GEORGE RESIDENCE - ADDITION
1301 HENRY STREET, ANN ARBOR, MICHIGAN
PROPOSED FLOOR PLAN

PRELIMINARY

JOB NO:
20692
SHEET NO:
PD1
692_PD_03

DATE:
12/23/20

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