

**Zoning Board of Appeals
March 25, 2015 Regular Meeting**

STAFF REPORT

Subject: ZBA15-003; 712 Gott Street

Summary:

Daniel Pressel is requesting permission to alter a non-conforming structure in order to expand the non-conforming structure by constructing a front porch addition 8 feet 7 inches from the front property line; existing structure is 8 feet 7 inches from front property line, required setback is 10 feet (averaged front setback minimum).

Background:

The subject parcel is zoned R1D (Single-Family Residential District) and located on Gott Street, north of Miller Road. The parcel is non-conforming for required lot size: subject parcel is 4,486 square feet; minimum lot size is 5,000 square feet. The structure was built in 1901 and is 1,842 square feet.

Description:

The petitioner would like to construct an approximately 55 square foot covered porch addition to the front (west side) of the house. There is an existing 4 foot 11 inch by 12 foot 1 inch front porch that will be reconstructed and increased in length along the front of the house by 11 feet 3 inches. After construction the entire front porch will be 23 feet 4 inches long by 4 feet 11 inches deep and 110 square feet. The proposed porch will be unenclosed and will match the architectural design of the house. The new porch will not be any closer to the front property line than the existing porch. The existing house is non-conforming for the front setback at 8 feet 7 inches to the existing covered front porch.

The required front setback which is based on averaging of existing neighboring properties is less than 10 feet. However, Chapter 55(Zoning), Section 5:57(Averaging an existing front setback) allows the averaged setback to be reduced only to a minimum of 10 feet. A variance is not required because the new porch addition will not encroach any further into the front setback than the existing porch.

Standards for Approval- Permission to Alter a Non-Conforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5:98, from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.

The home was constructed before current zoning standards were in effect. The proposed porch addition will be constructed to match the depth of the porch that was originally constructed on the house. The porch will be setback 8 feet 7 inches from the front property line consistent with the existing front porch.

The subject parcel is non-conforming for lot size required and the placement of the house near the front property line limits the area available for an addition to the rear of the house. The expansion of the porch will allow the petitioner to improve their property while respecting the intent of the Zoning Ordinance and remaining consistent with other houses on the neighborhood. Staff does not feel that the requested permission would negatively affect any surrounding property. The subject house is located in an area of houses with similar density and scale.

Respectfully submitted,



**Matthew J. Kowalski, AICP
City Planner**