

**Zoning Board of Appeals  
June 23, 2021 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 21-022; 1302 Prescott Avenue**

**Summary:**

Sarah Hieber, property owner, is requesting a three-foot variance from Section 5.18.1 (B4) Front Porches, in order to construct a (21'8"x8') front porch to the existing residence. The owner is also requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new second story to the single-story home. The residence does not meet the average front setback by three feet. The property is zoned R1D, Single-Family Dwelling District.

**Background:**

The subject property is located within the Allmendinger Heights neighborhood at the southwest corner of the intersection of Prescott and Snyder Avenues. The residence was built in 1940 and is approximately 850 square feet.

**Description:**

The proposed front porch is to be open and unenclosed and covered with a roof. Section 5.18.1 (B4) allows for an eight-foot encroachment into the average front setback for front porches, however, the residence projects three feet into the existing front setback thereby initiating this variance request.

The property is nonconforming as it does not meet the required average front setback of 27 feet 10 inches. The structure is 24 feet 10 inches from the front lot line. The proposed second story will accommodate a master suite and bath, three additional bedrooms, a children's bathroom and laundry room. The new second story will meet the side and rear setbacks and will not encroach further into the front setback than the first floor.

Section 5.18.1 (B4) Unenclosed porches, decks and platforms covered by a roof or canopy which do not extend above the first floor of a residential structure, nor extend more than eight feet in depth from any point along the principal building, and located in an R1A, R1B, R1C, R1D, R1E, R2A, or R4C District may project up to eight feet into the Required Front Setback Area. No unenclosed porch, deck, or platform shall be located within five feet from the Front Lot Line. For premises on which such encroachment occurs, the principal Established Front Building Line will continue to establish the existing Required Front Setback.1

Section 5.32.2 (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.

**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

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- 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 the proposed second story addition will be constructed along the same plane as the first floor and will not adversely impact adjacent properties. The home will remain a single-family use and will not encroach further into the setbacks.

### **Standards for Approval- Variance**

The Zoning Board of Appeals has all the power granted by State law and by Section 5.29.12, Application of the Variance Power from the UDC. The following criteria shall apply:

- (a). ***That the practical difficulties are exceptional and peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the City.***

The applicant states the existing home was built in 1940 and pre-dates the current Zoning regulations, encroaching into the average front setback by three feet. The current regulation allows the owners a five-foot front porch which they claim is insufficient to accommodate a group of four people. The owner states an eight-foot front porch is more appropriate.

- (b). ***That the practical difficulties will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

The petitioner states that a front porch is vital to healthy streets and promotes community initiatives. Allowing the variance will enable the owner to enjoy their porch and be protected from the elements.

- (c). ***That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the Practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.***

The petitioner states since the residence pre-dates current Zoning regulations not penalizing the owners for the three-foot variance would be a just determination.

- (d). ***That the conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.***

Zoning Board of Appeals  
June 23, 2021

The applicant states the variance request is not self-imposed as the structure pre-dates current regulations.

- (e). *A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.***

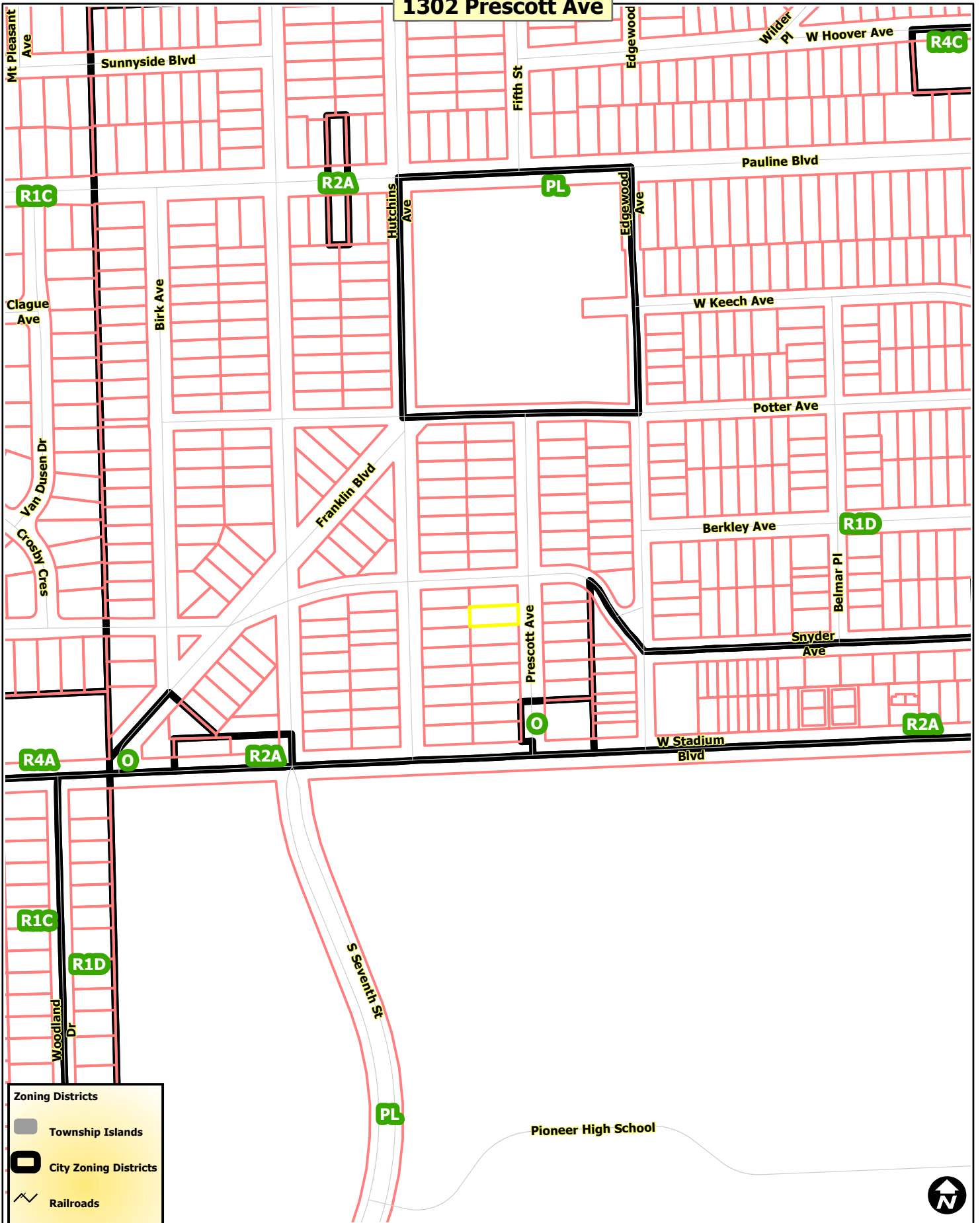
The variance for the front porch will enhance architectural design character and will not negatively impact adjacent properties.

Respectfully submitted,




A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with loops and a cursive-like flow.

**Jon Barrett**  
**Zoning Coordinator**

1302 Prescott Ave



**Zoning Districts**




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



Map date: 6/3/2021  
 Any aerial imagery is circa 2020 unless otherwise noted  
 Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

1302 Prescott Ave



-  Railroads
-  Huron River
-  Tax Parcels






Map date: 6/3/2021  
 Any aerial imagery is circa 2020  
 unless otherwise noted  
 Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

1302 Prescott Ave

Snyder Ave

Prescott Ave

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 6/3/2021  
Any aerial imagery is circa 2020  
unless otherwise noted  
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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](mailto:planning@a2gov.org)

## PROPERTY INFORMATION

ADDRESS OF PROPERTY <b>1302 Prescott</b>		ZIP CODE <b>48103</b>	
ZONING CLASSIFICATION <b>R1D</b>	NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided <b>Sarah M. Hieber</b>		
PARCEL NUMBER <b>09-09-32-220-015 (Lot 226 Allmendinger Heights Addn)</b>	OWNER EMAIL ADDRESS <b>hiebersa@gmail.com</b>		

## APPLICANT INFORMATION

NAME <b>Sarah Hieber</b>			
ADDRESS <b>1302 Prescott</b>	CITY <b>Ann Arbor</b>	STATE <b>MI</b>	ZIP CODE <b>48103</b>
EMAIL <b>hiebersa@gmail.com</b>		PHONE <b>734.904.3616</b>	
APPLICANT'S RELATIONSHIP TO PROPERTY <b>Owner</b>			

## REQUEST INFORMATION

<input checked="" 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

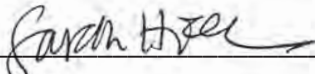
Fee Paid: ZBA:

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: May 17, 2021

# Section 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

## VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Article 3, Section 5.26)

**Article IV, Section 5.18.5      27'-10" Avg. Bldg Setback + 8' porch= 19'-10"**

REQUIRED DIMENSION: (Example: 40' front setback) Feet: <b>19</b> Inches: <b>10</b> to front of porch	PROPOSED DIMENSION: (Example: 32 foot 8 inch front setback ) Feet: <b>16</b> Inches: <b>10</b> to front of porch
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DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:  
The proposed enhancement includes adding a usable, covered, unenclosed porch to the front of the existing home. The home was originally constructed in 1940 at its current setback. The reason for the variance request is to permit a front porch of a dimension that can accommodate seating of 4 or more people at the front of the existing home. The available dimension of 5' is inadequate to seat 4 people with a central coffee table.

**The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:29. 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 statements are found to be true. Please provide a complete response to each of the statements below.**

The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

The practical difficulties include the following: The existing home, built in 1940 and predating the current zoning rules, encroaches into the current average building setback by 3'-0". Current ordinance allows a porch to project 8' into the setback. This would only permit a porch of 5'-0" which is insufficient to accommodate a group of 4 people. An 8' porch depth is considered most appropriate.

The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

Activating the street is a stated goal of many initiatives in Ann Arbor. Having a place where a family can sit outdoors, under cover, and chat with passing neighbors is a hallmark of a healthy street that promotes community. A porch of 8' depth that can accommodate 4 people seated, out of blowing rain and hot sun, is a desirable goal. The porch also adds architectural depth/relief, which benefits the street character.

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

The existing home was constructed in 1940, predating the current zoning setback rules. Not penalizing this home for its current position relative to adjacent homes would be a just determination. A front porch will not adversely impact adjacent homeowners. In fact, it will be of benefit by enhancing the architectural character and neighborliness of street.

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.

The existing home was constructed in 1940, predating the current zoning setback rules. Adjacent homes were also built before the current zoning rules were imposed. This is not a self-imposed practical difficulty.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

The variance to permit a front porch of 8' depth will permit a reasonable use of the porch for a family of 4 seated out of blowing rain and hot sun. It will enhance architectural design character.



# 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 current use of the property is a single family residence. It is intended to remain as a single family residence. The proposed enhancement includes adding a 2nd story to the front of the existing home. The home was originally constructed in 1940 at its current setback. The reason for the request to alter a non-conforming structure is to permit a full 2 story addition in alignment with the front wall of the existing home. This is the most architecturally efficient configuration for layout of interior spaces and will reduce the need for unnecessary additional structural supports.

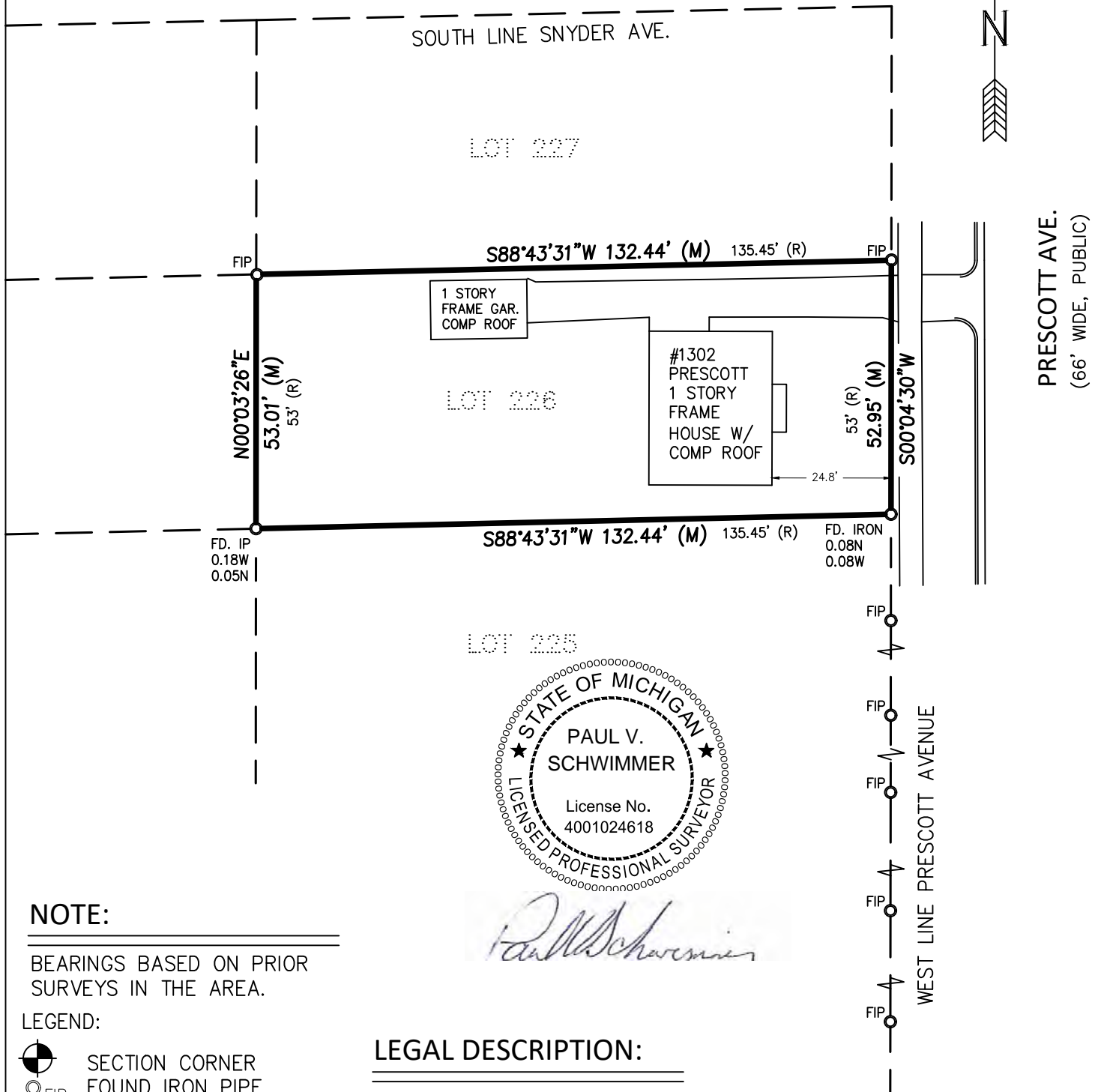
The proposed 2nd floor addition in line with existing front building wall will not adversely impact adjacent homeowners, many of whom have written letters of support of the project.

**Please complete the table below as it relates to your request**

Requirement	Existing Condition	Code Requirement
Lot Area	7,013 SF (0.161 acres)	5,000 SF
Lot Width	53'	40'
Floor Area Ratio	N/A	N/A
Setbacks	24-10"	27'-10" (Average) or 25'
Parking	N/A	N/A
Landscaping	N/A	N/A
Other		

# CERTIFICATE OF SURVEY

SNYDER AVE.  
(66' WIDE, PUBLIC)



*Paul V. Schwimmer*

**NOTE:**

BEARINGS BASED ON PRIOR SURVEYS IN THE AREA.

**LEGEND:**

- SECTION CORNER
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FMN FOUND MAG NAIL
- FCM FOUND MONUMENT
- S SET IRON PIPE
- SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED

**LEGAL DESCRIPTION:**

LOT 226 OF ALLMENDINGER HEIGHTS ADDITION TO THE CITY OF ANN ARBOR, AS RECORDED IN LIBER 3 OF PLATS, PAGE 21, WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, STATE OF MICHIGAN.

NOTE: THERE ARE NO FENCE LINE ENCROACHMENTS

REFERENCES:  
ARBOR LAND CONSTULTANTS  
JOB 11313

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON MAY 12, 2021, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

HIEBER

BOUNDARY SURVEY

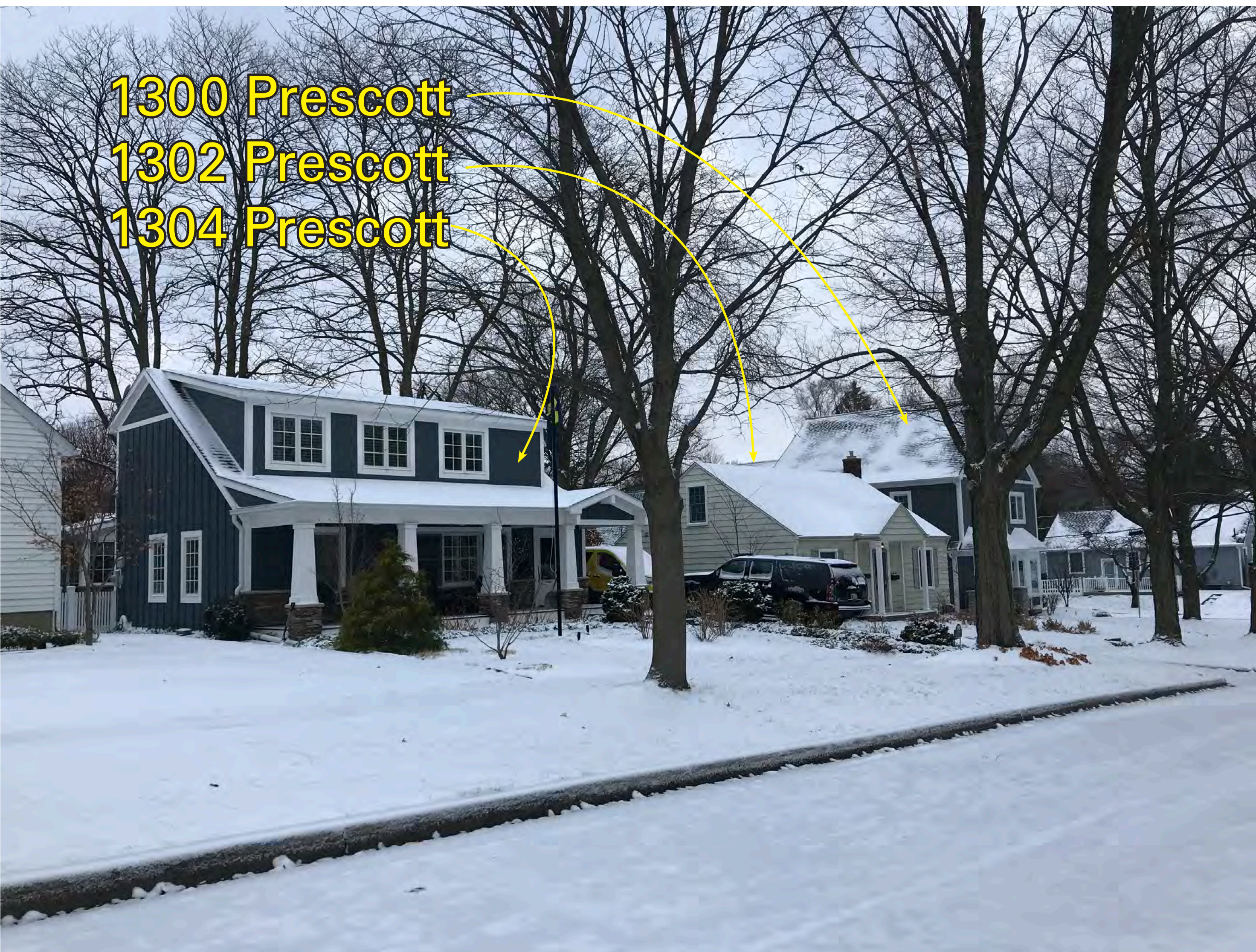
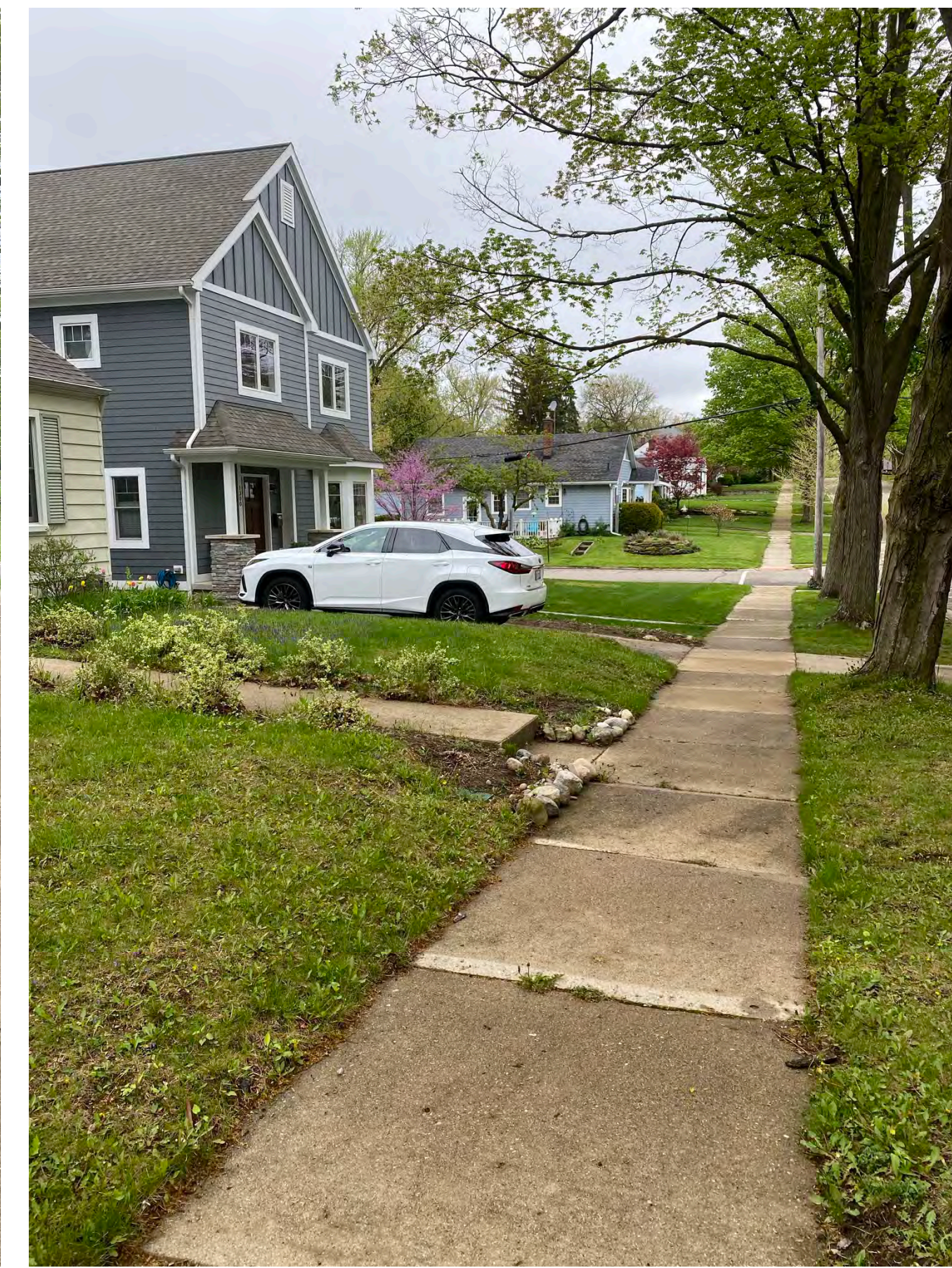
OF A PARCEL OF LAND  
ALLMENDINGER HEIGHTS,  
SECTION 32, T2S, R6E  
CITY OF ANN ARBOR,  
WASHTENAW COUNTY,  
STATE OF MICHIGAN.

**Ace  
Land Surveying  
Paul V. Schwimmer  
Professional Land  
Surveyor**  
2936 Madrono Court  
Ann Arbor, Michigan 48103  
(734) 368-3444  
  
pschwim@gmail.com

JOB NO.: A00921	DATE: 5-12-2021
FLD. BOOK: 8, PG32	REVISED:

SCALE: 1" = 30'





Adjacent Properties Photos



Anticipated Porch Character

1"=10'

1"=20'

1"=30'

1"=40'

1"=50'

## PROJECT NARRATIVE

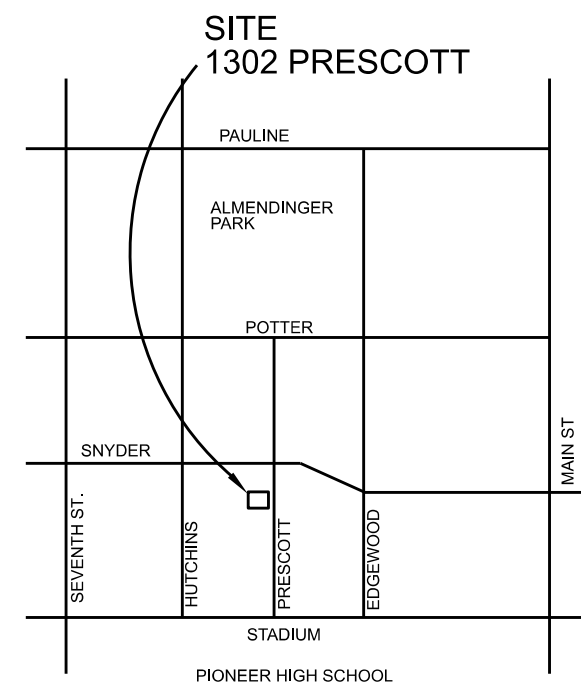
THIS PROJECT IS FOR A RENOVATION AND AN ADDITION TO THE EXISTING SINGLE FAMILY RESIDENCE AT 1302 PRESCOTT STREET, ANN ARBOR.  
THE ADDITION WILL BE 2-STORY WITH A BASEMENT.  
THE EX. FRONT STOOP WILL BE SALVAGED WITH ROOF MODIFICATIONS.  
THE EX. GARAGE WILL REMAIN UNDISTURBED.

## PROJECT TEAM

DESIGN  
Mary Kalmes, Architect  
538 Glendale Circle  
Ann Arbor, MI 48103  
734.657.3370

CONTRACTOR  
JA & A Construction  
2812 Barclay Way  
Ann Arbor, MI. 48105

Jeff Woelke  
734.645.9444



Location Map n.t.s. north

## CITY OF ANN ARBOR BUILDING CODE DATA

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS AS ADOPTED BY THE JURISDICTION.

- 2015 MICHIGAN RESIDENTIAL CODE

## SITE DATA

ADDRESS: 1302 PRESCOTT STREET, ANN ARBOR, MI 48103  
APN#: 09-09-32-220-015  
LOT SIZE: 7018.5876 SF  
ZONING: R1D

## BUILDING AREA

	EXISTING	ADDITION	TOTAL
1ST FLOOR	850 S.F.	255 S.F.	1,105 S.F.
2ND FLOOR	0 S.F.	1,128.5 S.F.	1,128.5 S.F.
TOTAL	850 S.F.	1,383.5 S.F.	2,233.5 S.F.

## BUILDING HEIGHT

MAXIMUM HEIGHT ABOVE GRADE MEASURED TO THE MIDPOINT OF SLOPED ROOF= ~ 27'-4".  
REFER TO EXTERIOR ELEVATION DRAWINGS.

## DRAWING SHEET INDEX

- A-0 COVER SHEET, CODE DATA
- C-1 TOPOGRAPHIC SURVEY BASE / SITE PLAN
- A-1 EX. & PROPOSED BASEMENT PLAN & DEMOLITION
- A-2 PROPOSED 1st FLOOR PLAN & DEMOLITION + 2nd FLOOR FRAMING PLAN
- A-3 PROPOSED 2nd FLOOR PLAN + ROOF FRAMING PLAN
- A-4 PROPOSED EXTERIOR ELEVATIONS
- A-5 PROPOSED SECTIONS

## Beals / Hieber Home

1302 Prescott  
Ann Arbor, Michigan

### Date: Issued For:

- |         |                   |
|---------|-------------------|
| 1.4.21  | Design Review     |
| 1.24.21 | Mary Review       |
| 2.25.21 | Mary Review       |
| 3.6.21  | Mary/ Jeff Review |
| 3.14.21 | Mary Review       |
| 3.15.21 | Review            |
| 3.16.21 | Pricing           |
| 4.3.21  | Construction      |
| 5.17.21 | ZBA               |

\$\$\$REF01\$\$\$  
\$\$\$REF02\$\$\$  
\$\$\$REF03\$\$\$  
\$\$\$REF04\$\$\$  
\$\$\$REF10\$\$\$  
\$\$\$REF11\$\$\$  
\$\$\$REF12\$\$\$

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\$\$\$REF03\$\$\$  
\$\$\$REF04\$\$\$  
\$\$\$REF05\$\$\$  
\$\$\$REF06\$\$\$

3"=1'-0"

1 1/2"=1'-0"

1/2"=1'-0"

1/4"=1'-0"

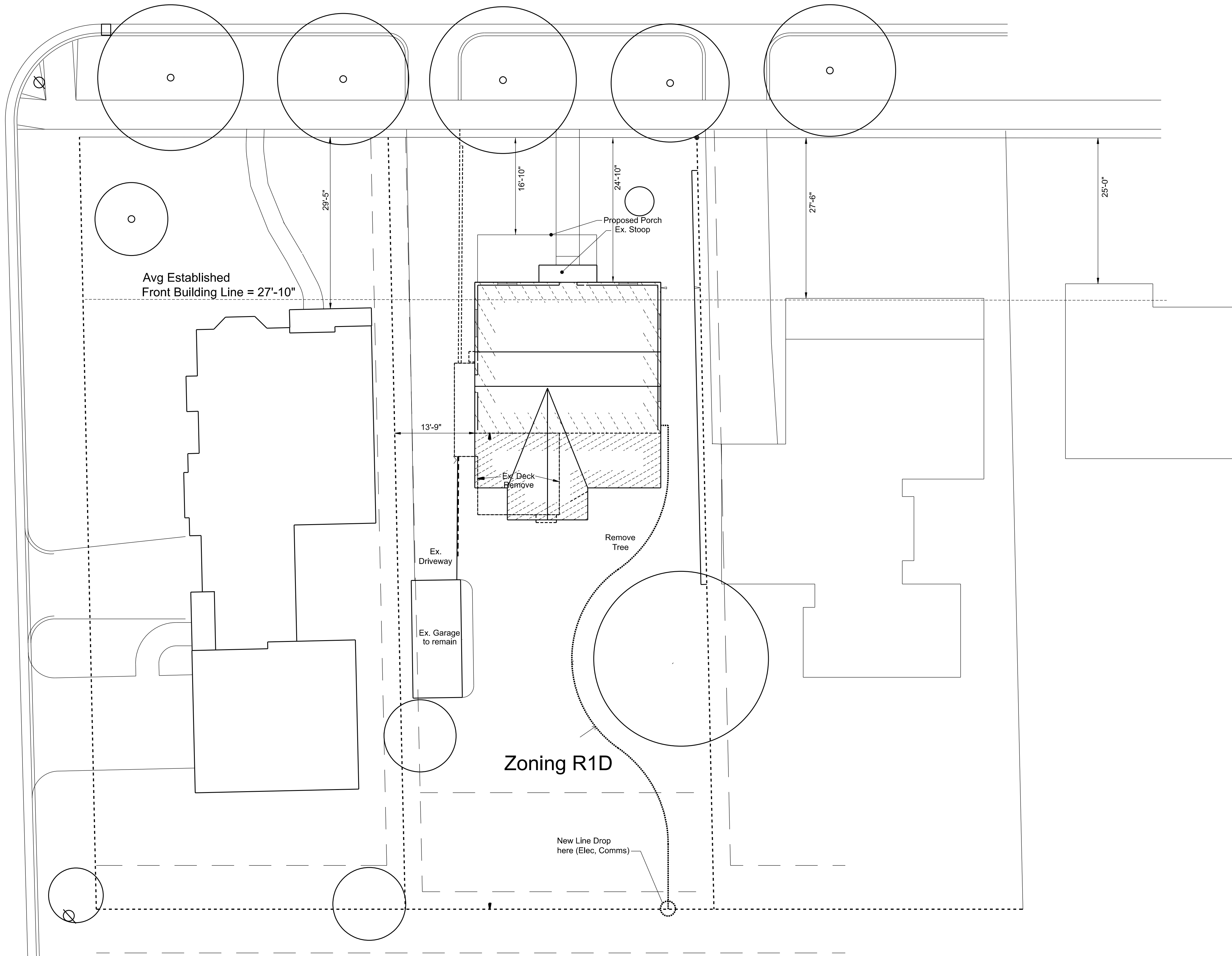
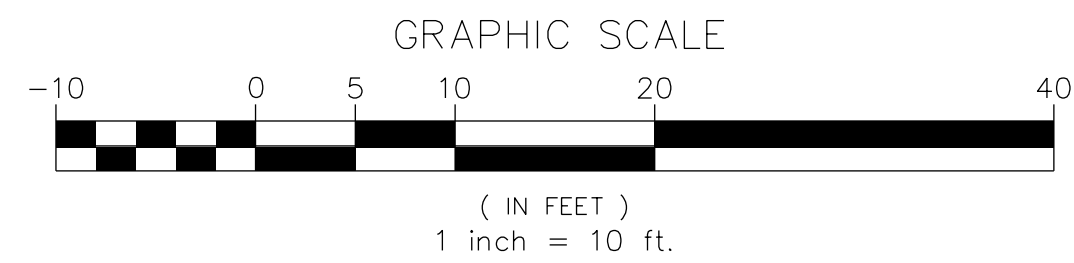
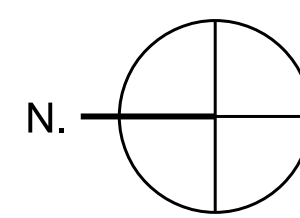
1/8"=1'-0"

\$\$\$DGN\$\$\$

Drawn By: M.Hieber. Checked By: M.Hieber.

Sheet Title:  
COVER

Sheet Number:  
A-0



### LEGEND

● IRON FOUND	● BRASS PLUG SET	● SEC. CORNER FOUND
⊗ IRON SET	⊗ MONUMENT FOUND	⊗ R RECORDED
⊙ NAIL FOUND	⊙ MONUMENT SET	⊙ M MEASURED
⊘ NAIL & CAP SET		⊘ C CALCULATED

—OH-ELEC—W—	ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE	PROPOSED
—UG-CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
—UG-TEL—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
—UG-ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
—GAS—	GAS MAIN, VALVE & GAS LINE MARKER	
—WATER—	WATERMAIN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE	
—SEWER—	SANITARY SEWER, CLEANOUT & MANHOLE	
—STORM—	STORM SEWER, CLEANOUT & MANHOLE	
—COMBINED—	COMBINED SEWER & MANHOLE	
—SQUARE—	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	
—POST—	POST INDICATOR VALVE	
—WATER VALVE—	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
—MBOX—	MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
—UNIDENTIFIED—	UNIDENTIFIED STRUCTURE	
—SPOT ELEVATION—	SPOT ELEVATION	
—CONTOUR LINE—	CONTOUR LINE	
—FENCE—	FENCE	
—GUARD RAIL—	GUARD RAIL	
—STREET LIGHT—	STREET LIGHT	
—SIGN—	SIGN	

—CONC—	CONCRETE
—ASPH—	ASPHALT
—GRAVEL—	GRAVEL SHOULDER

—R.O.W.—	R.O.W. ONLY
—HEAVY DUTY—	HEAVY DUTY

### R1D Zone Reqs.

	Min. Lot Size	Min. Lot Width	Min. Front Setback	Min. Side Setbacks	Min. Rear Setback	Max. Ht.
Required	5,000 SF	40'	Avg. or 25'	3' / side	20'	30'
Existing	7,013 SF	53'	24'-10"	6'-9" / 13'-9"	40'	20'
Proposed	7,013 SF	53'	16'-10"	6'-9" / 13'-9"	40'	30'

Avg Established Front Building Line  
 $= (29'-5" + 24'-10" + 27'-6" + 29'-5") / 4 = 27'-10"$

STORMWATER CALCULATION  
 Impervious Area to be Removed = 254 sf  
 Impervious Area to be Constructed = 375 sf  
 New Impervious Area = 121 sf



No.	BY	CHK	DESCRIPTION	DATE
1				5.17.21
2	ZBA		Location Review	3.16.21
3			Review	3.19.21
4			Mary / Jeff Review	3.6.21
5			Mary Review	2.26.21
6			Mary Review	1.21.21

**CAUTION!**  
 THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE BY THE ARCHITECT FOR THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF PEK INC. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE USED, REPRODUCED, OR COPIED, IN WHOLE OR IN PART, OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF PEK INC. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY SPECIFICALLY RESERVED. © 2019 PEK INC.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENTS SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

**3 FULL WORKING DAYS BEFORE YOU DIG CALL**

**811**

Know what's below  
 Call before you dig

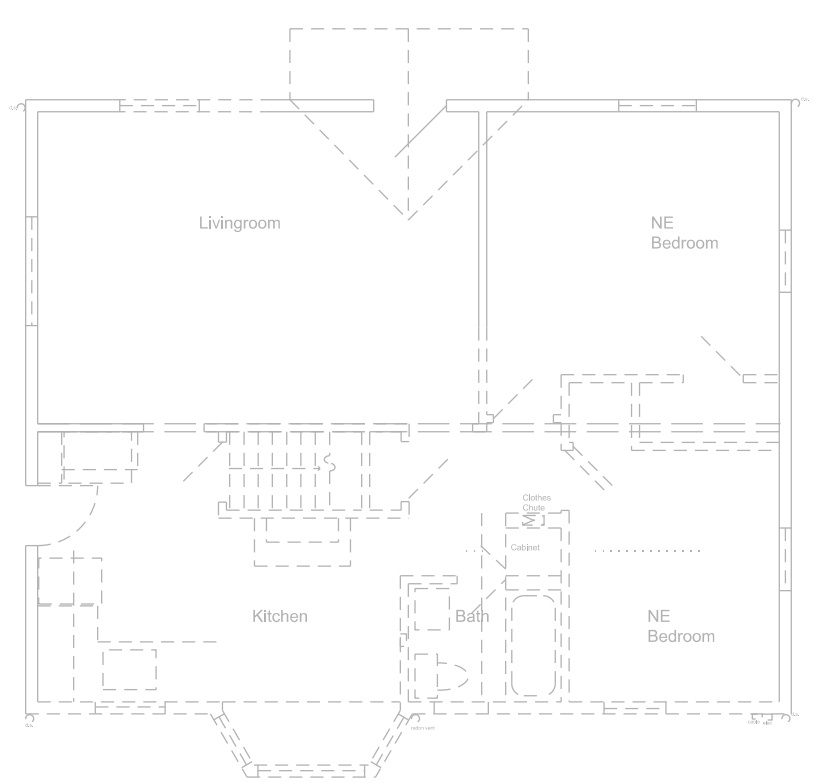
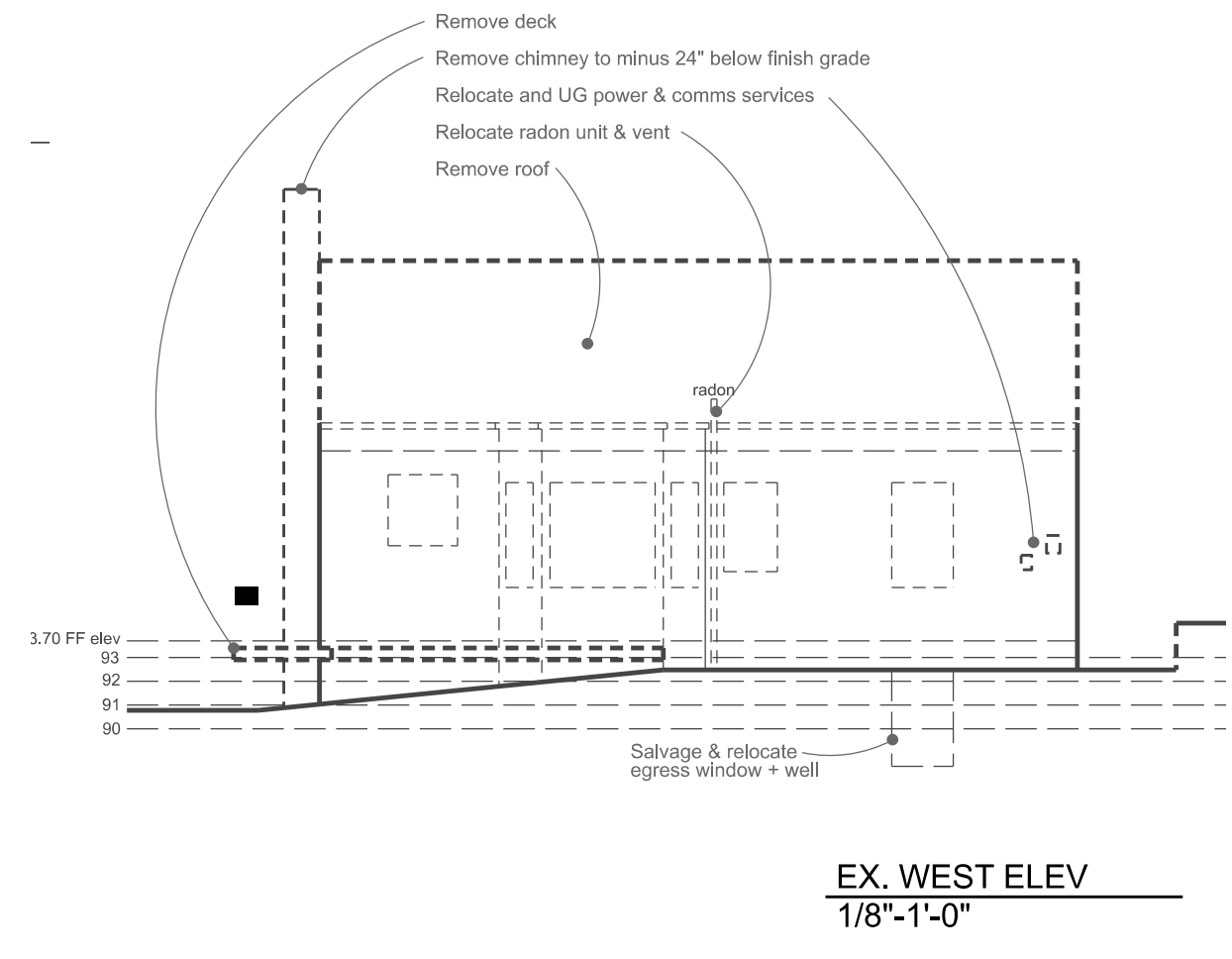
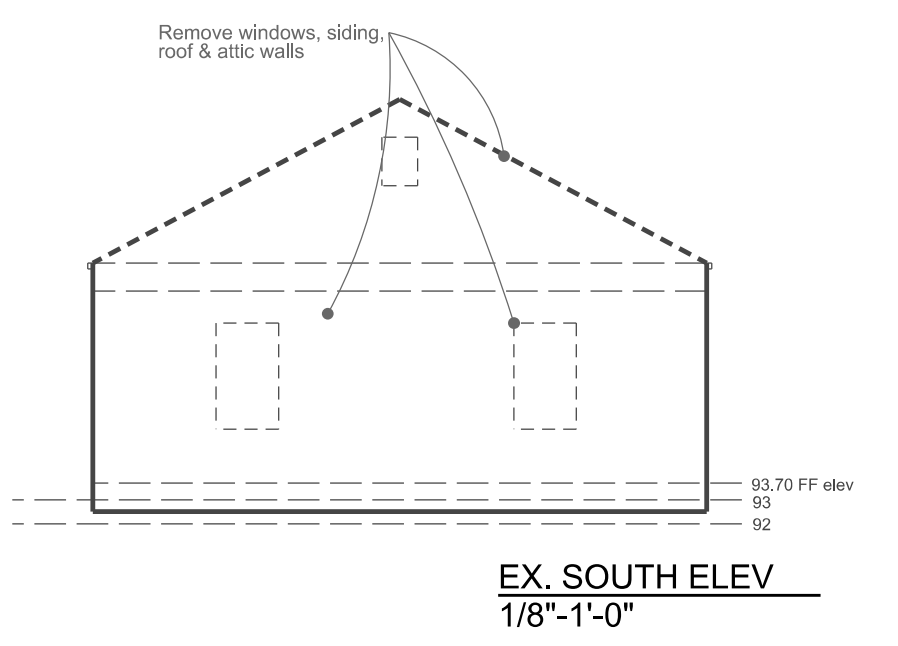
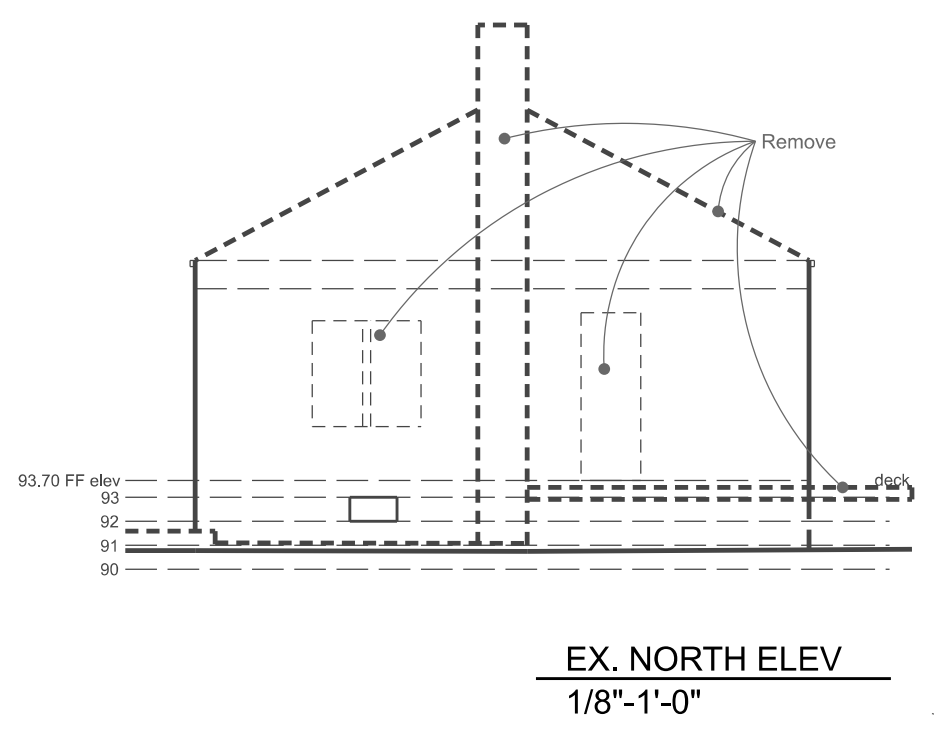
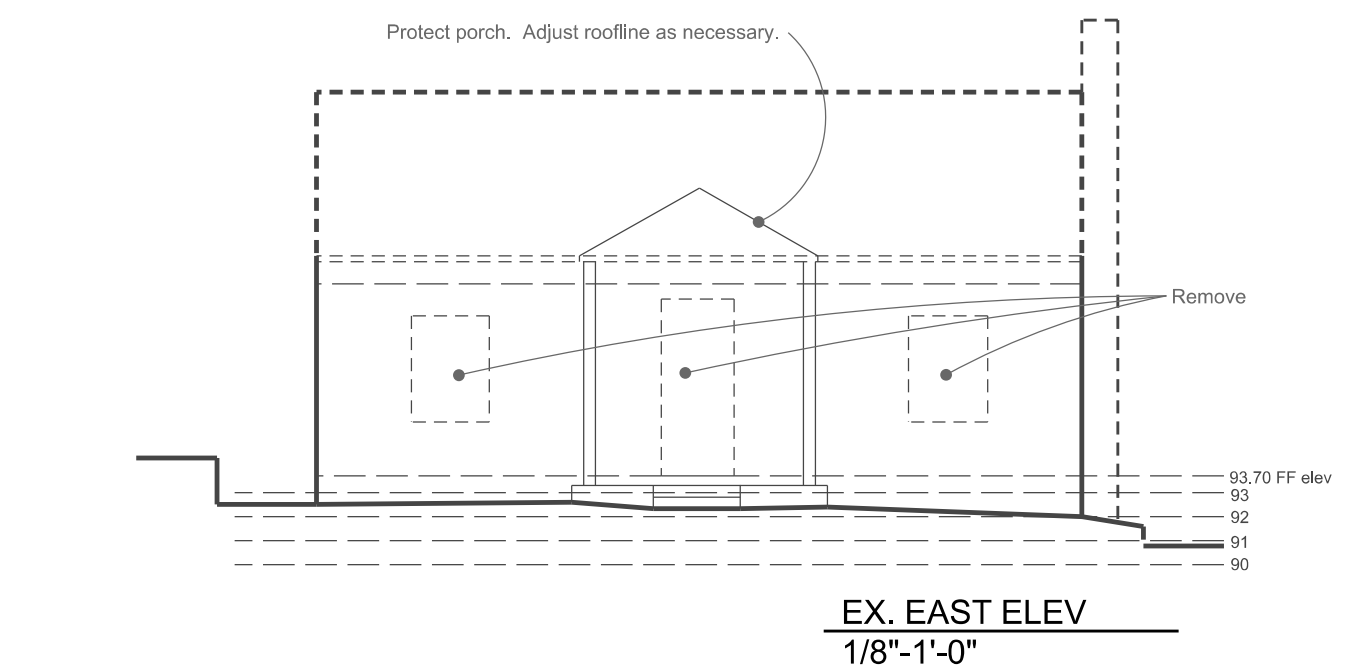
MISS DIG System, Inc.  
 1-800-482-7171 www.missdig.org (TOLL FREE)

DES.	SWS	DN.	SWS	SUR.	SWS	P.M.	SWS
1302 PRESCOTT							
1302 PRESCOTT							

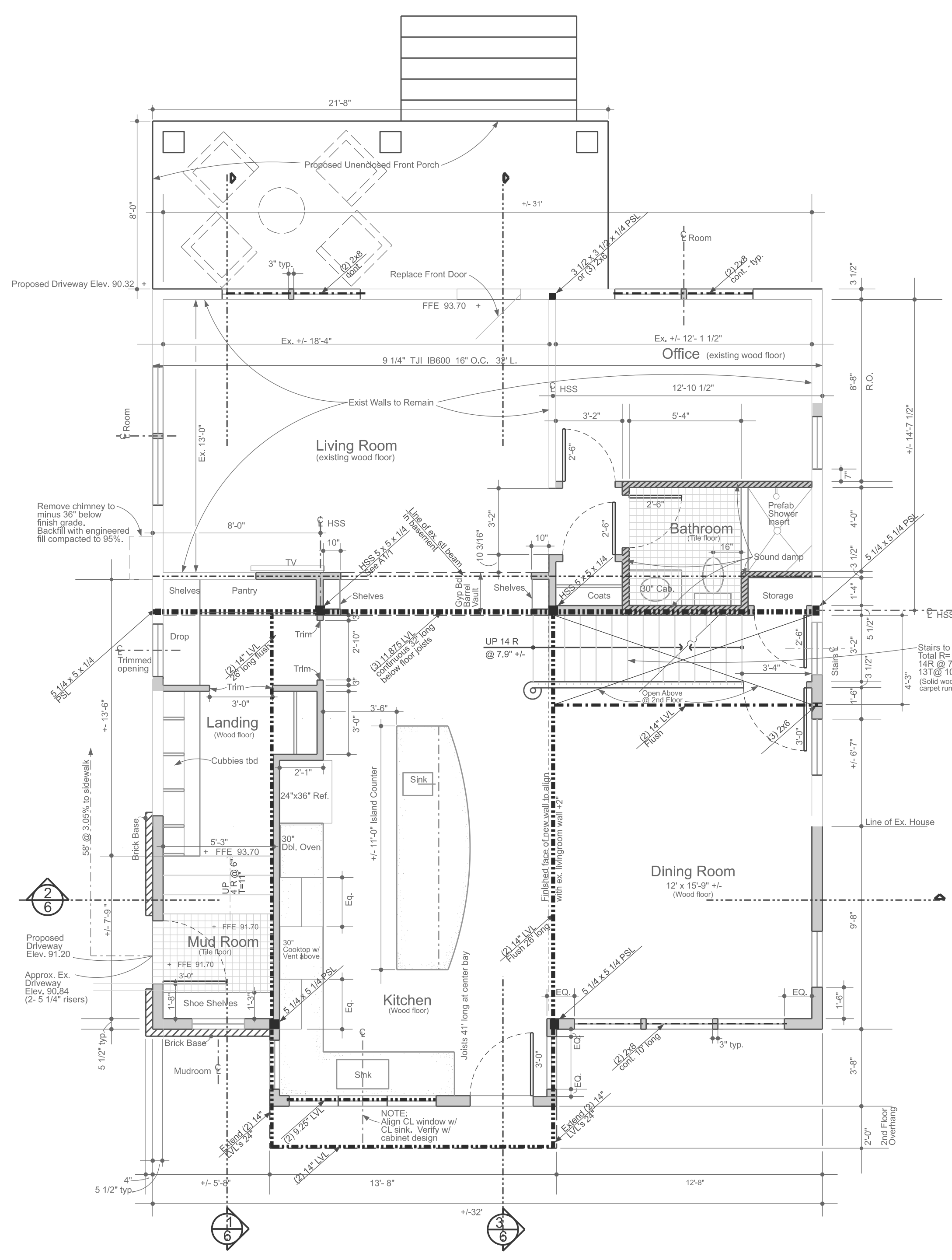
ORIGINAL ISSUE DATE:  
 DECEMBER 20, 2019

JOB NO. 2018-412

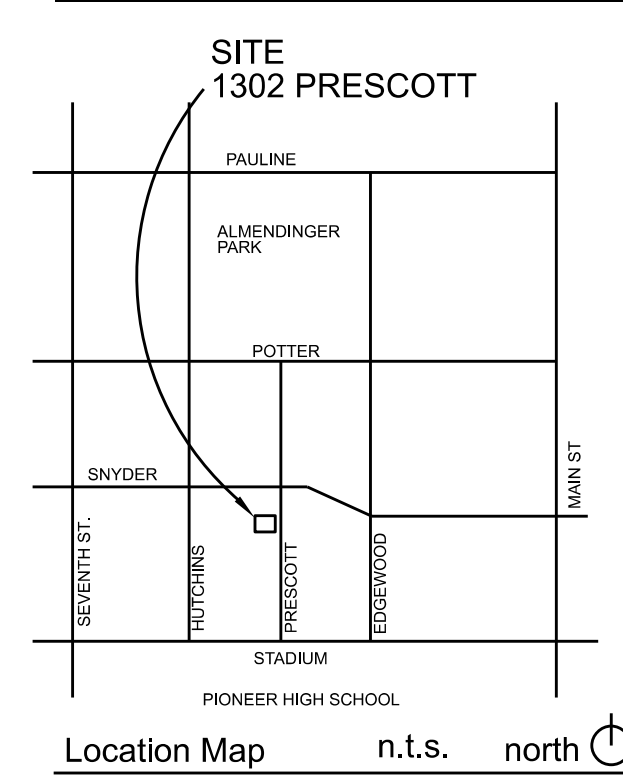
DRAWING NUMBER:  
**C-1**



LEGEND  
 --- Ex. Walls, Cabinets & Fixtures to be Removed  
 --- Ex. Walls to Remain



LEGEND  
 --- Ex. Walls to be Removed  
 --- Ex. Walls to Remain  
 --- New Walls  
 \* NOTE: All dimensions R.O.



Beals / Hieber Home  
 1302 Prescott  
 Ann Arbor, Michigan

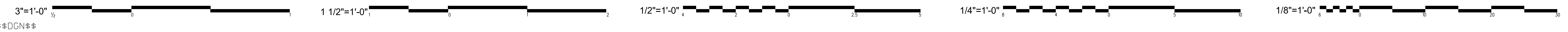
Date:	Issued For:
1.4.21	Review
1.24.21	Mary Review
2.25.21	Mary Review
3.6.21	Mary / Jeff Review
3.14.21	Review
3.15.21	Review
3.16.21	Pricing
4.3.21	Construction
5.17.21	ZBA

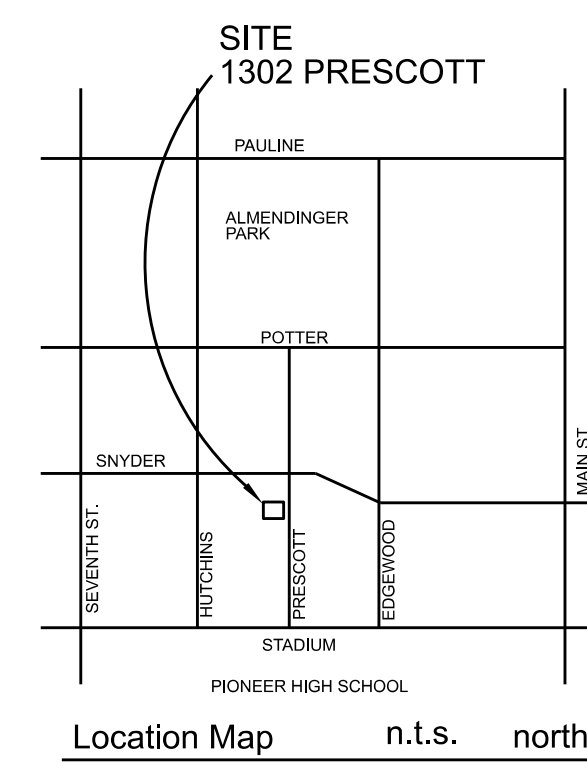


Drawn By: M.Hiebert Checked By: M.Hiebert

Sheet Title:  
 PROPOSED 1st FL PLAN  
 & DEMO & 2nd FL  
 FRAMING PLAN  
 Sheet Number:  
**A-2**

\$\$\$REF01\$\$\$  
 \$\$\$REF02\$\$\$  
 \$\$\$REF03\$\$\$  
 \$\$\$REF04\$\$\$  
 \$\$\$REF05\$\$\$  
 \$\$\$REF06\$\$\$  
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 \$\$\$REF08\$\$\$  
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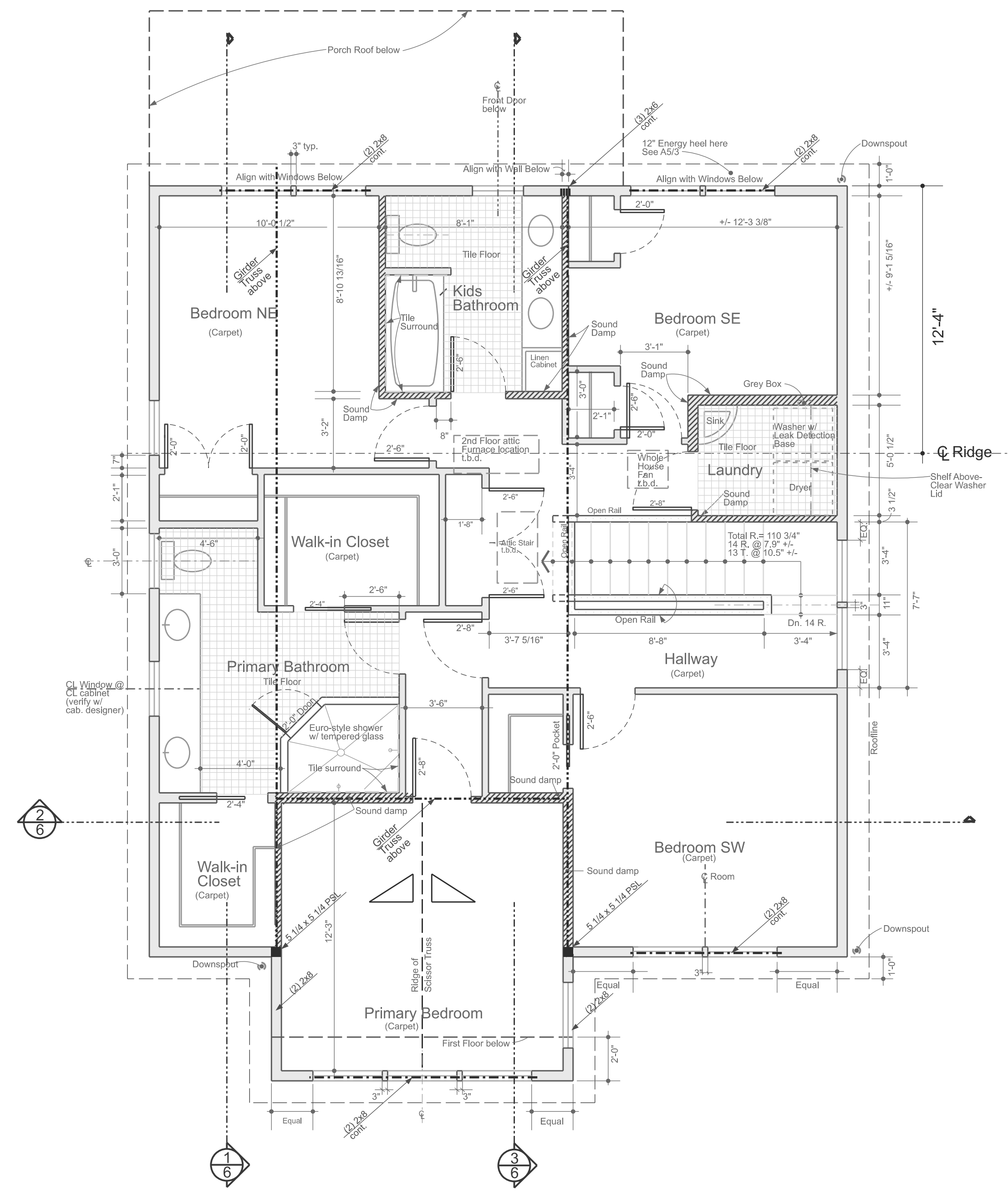
**Beals / Hieber Home**  
 1302 Prescott  
 Ann Arbor, Michigan

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5.17.21	ZBA

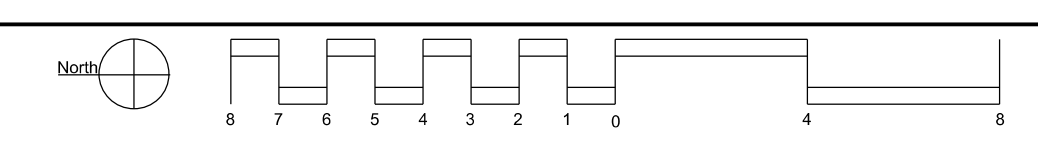


Drawn By: M.Hieber Checked By: M.Hieber

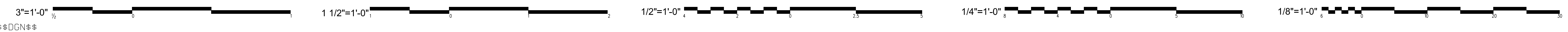
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 PROPOSED 1st FL PLAN  
 & DEMO & 2nd FL  
 FRAMING PLAN  
**Sheet Number:**  
 A-3



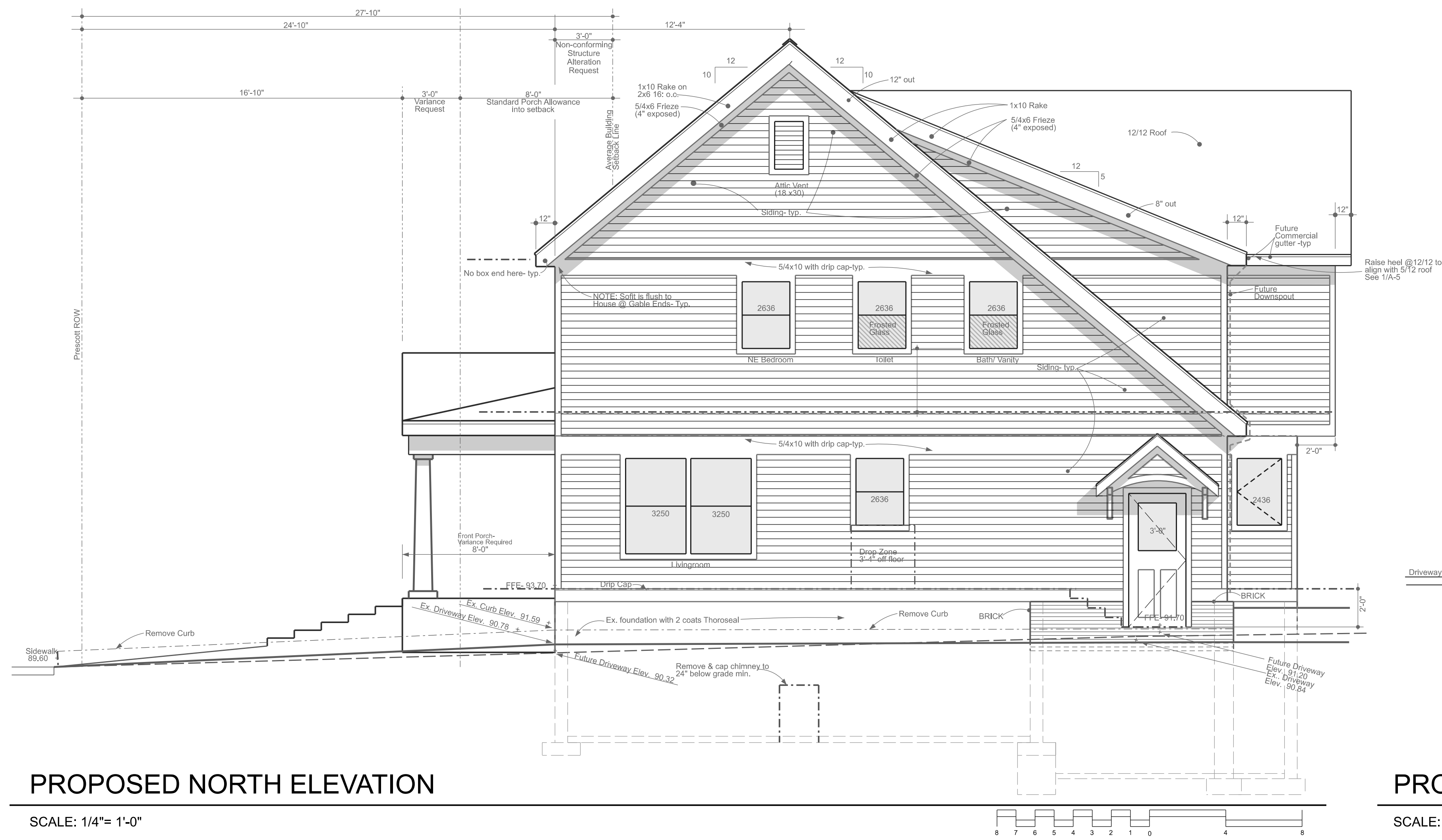
**PROPOSED 2nd FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



\$\$\$REF07\$\$\$  
 \$\$\$REF08\$\$\$  
 \$\$\$REF09\$\$\$  
 \$\$\$REF10\$\$\$  
 \$\$\$REF11\$\$\$  
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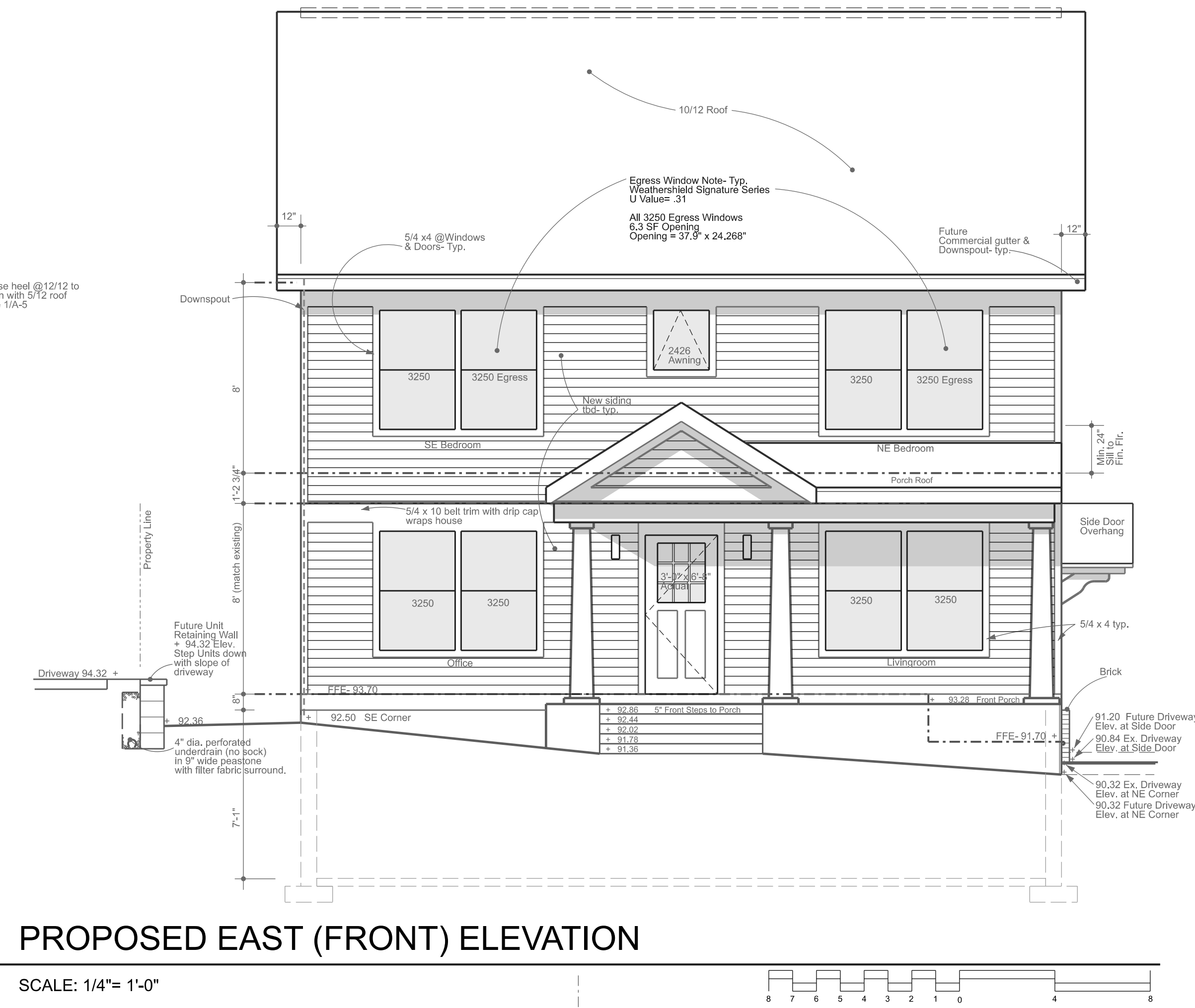






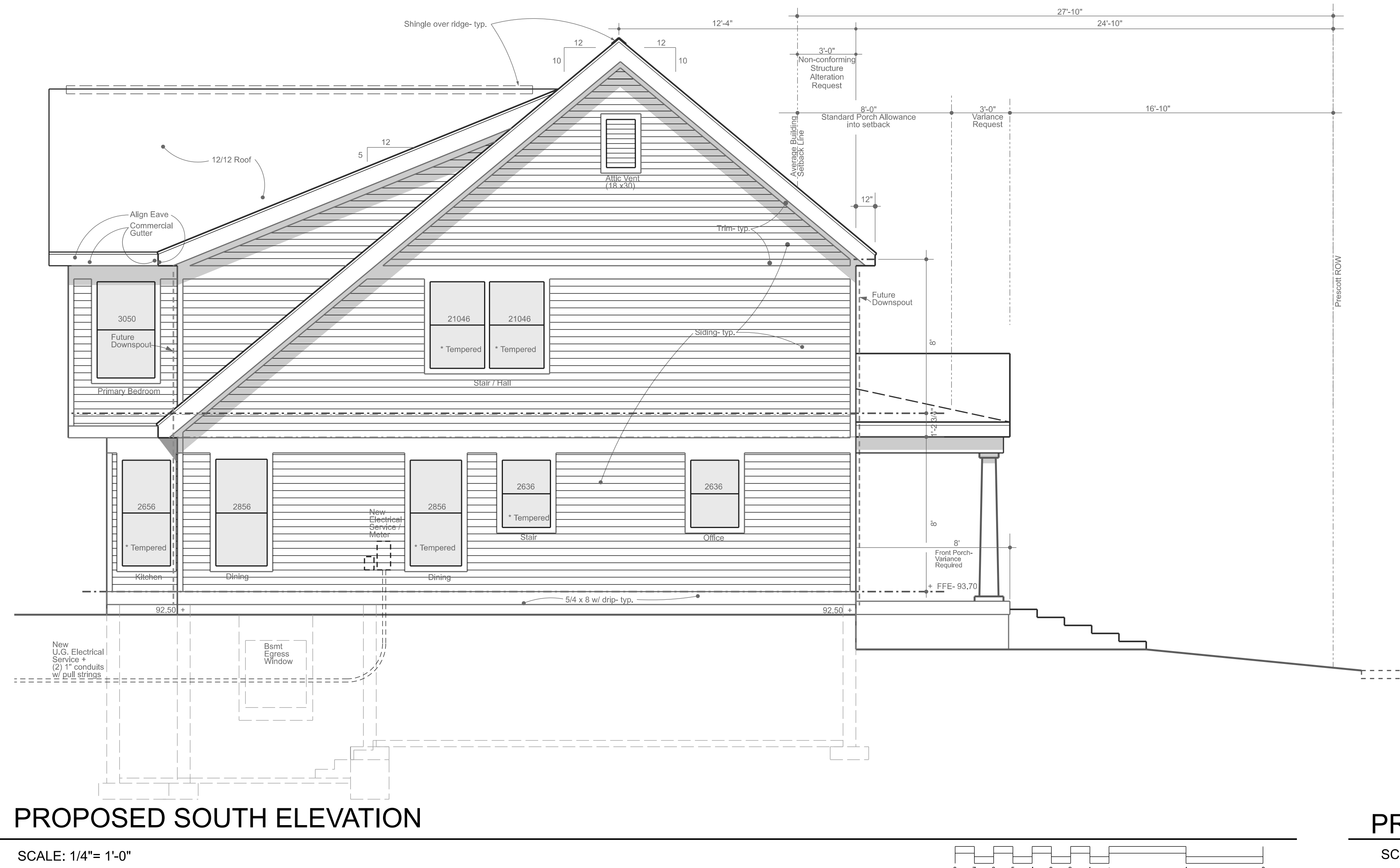
PROPOSED NORTH ELEVATION

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



PROPOSED EAST (FRONT) ELEVATION

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



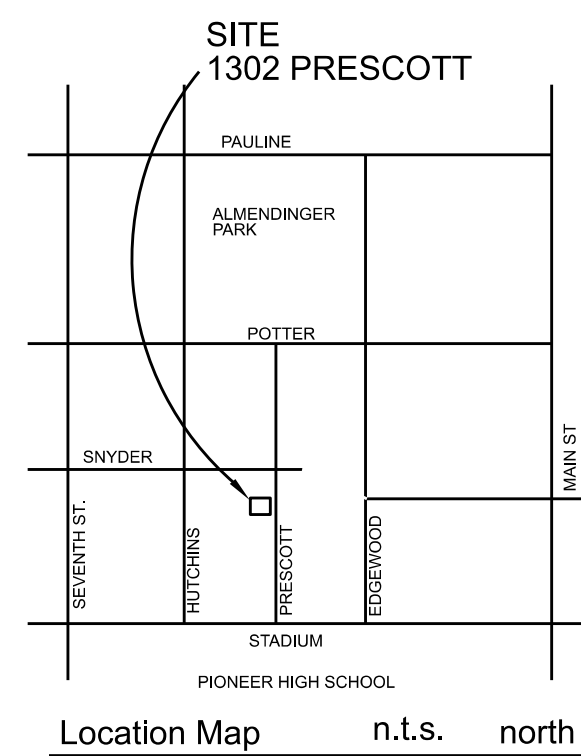
PROPOSED SOUTH ELEVATION

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



PROPOSED WEST ELEVATION

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



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3.16.21	Pricing
4.3.21	Construction
5.17.21	ZBA



Drawn By: M. Heber Checked By: M. Heber

Sheet Title:  
EX. & PROPOSED  
EXTERIOR ELEVATIONS  
Sheet Number:

A-4

