

**Zoning Board of Appeals  
May 22, 2019 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA19-009; 2829 Catalpa Circle**

**Summary:**

Masoud Ahmadmehrabi, property owner, is requesting a variance from Table 5:17-1 Single-Family Residential Zoning District Dimensions. A ten-foot four-inch variance from the required 30-foot rear yard setback is requested in order to construct a 218 square foot addition and sunroom to the existing residence. The property is zoned R1C single family residential.

**Background:**

The subject property is located on a cul-de-sac lot west of Stone School Road and Clinton Park. The home was built in 1969 and is approximately 1,416 square feet in size.

**Description:**

The owners are proposing to construct an addition to the existing sunroom and a new one-story living room addition at the northwest corner of the property.

**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 contends if the variance is denied the addition will be difficult to construct as a result of the triangular shaped lot. The lot is narrow at the right of way and wide at the rear of the lot.

- (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 addition will not result in financial gain, the addition will benefit the family for personal use.

- (c). ***That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships 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 applicant states that two fences and a children's treehouse serve as barriers

amongst the neighboring properties and will serve as a buffer from any impacts the new construction would create.

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

The applicant states the addition will alleviate the antiquated design of this home. The home has limited light and the current living room is small and the approximate 250 square foot addition will ameliorate these issues.

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

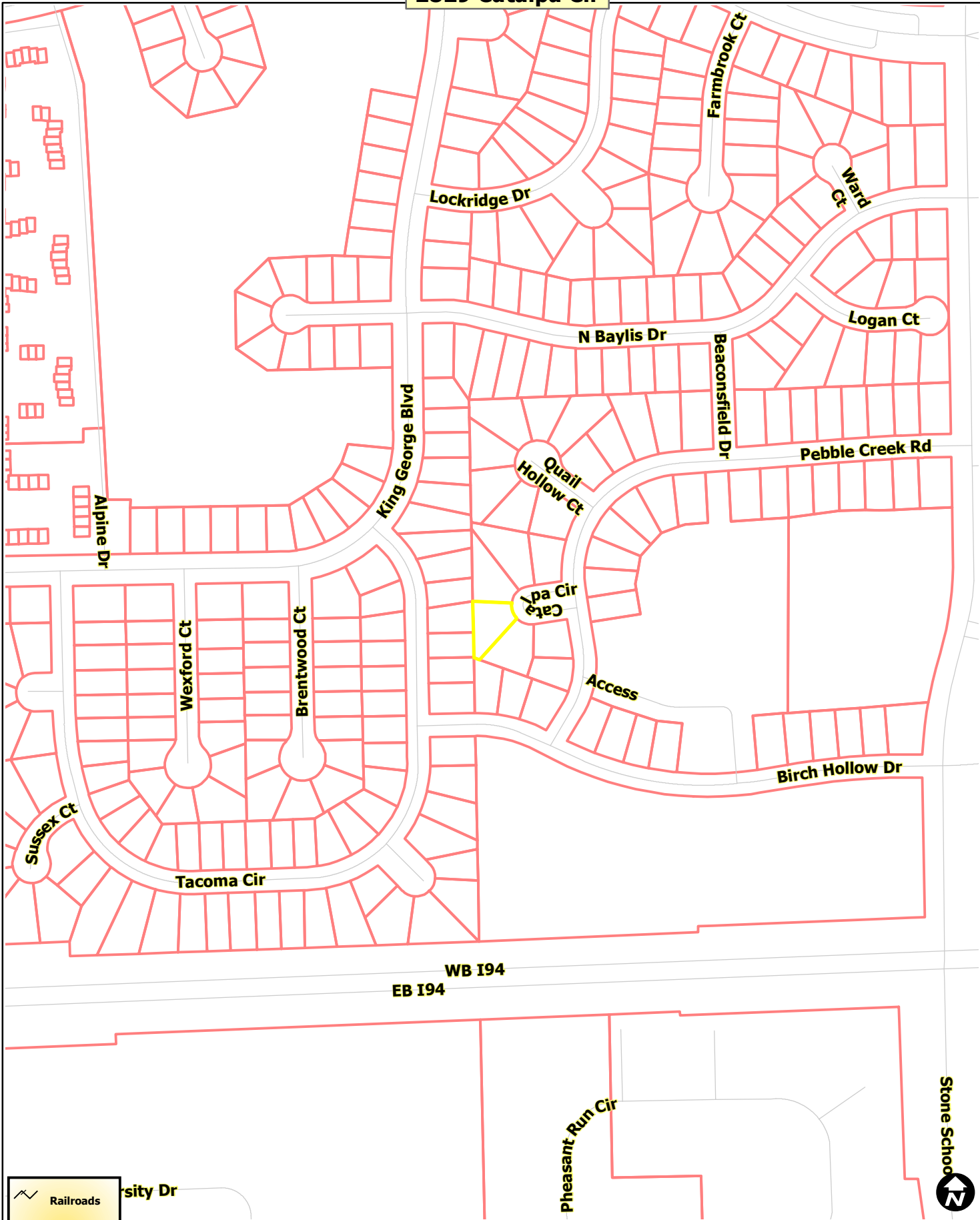
The triangular shaped lot and the position of the home will not allow for an addition as this portion of the home is currently nonconforming. The existing sunroom does not meet the 30 foot rear yard setback.




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**

2829 Catalpa Cir

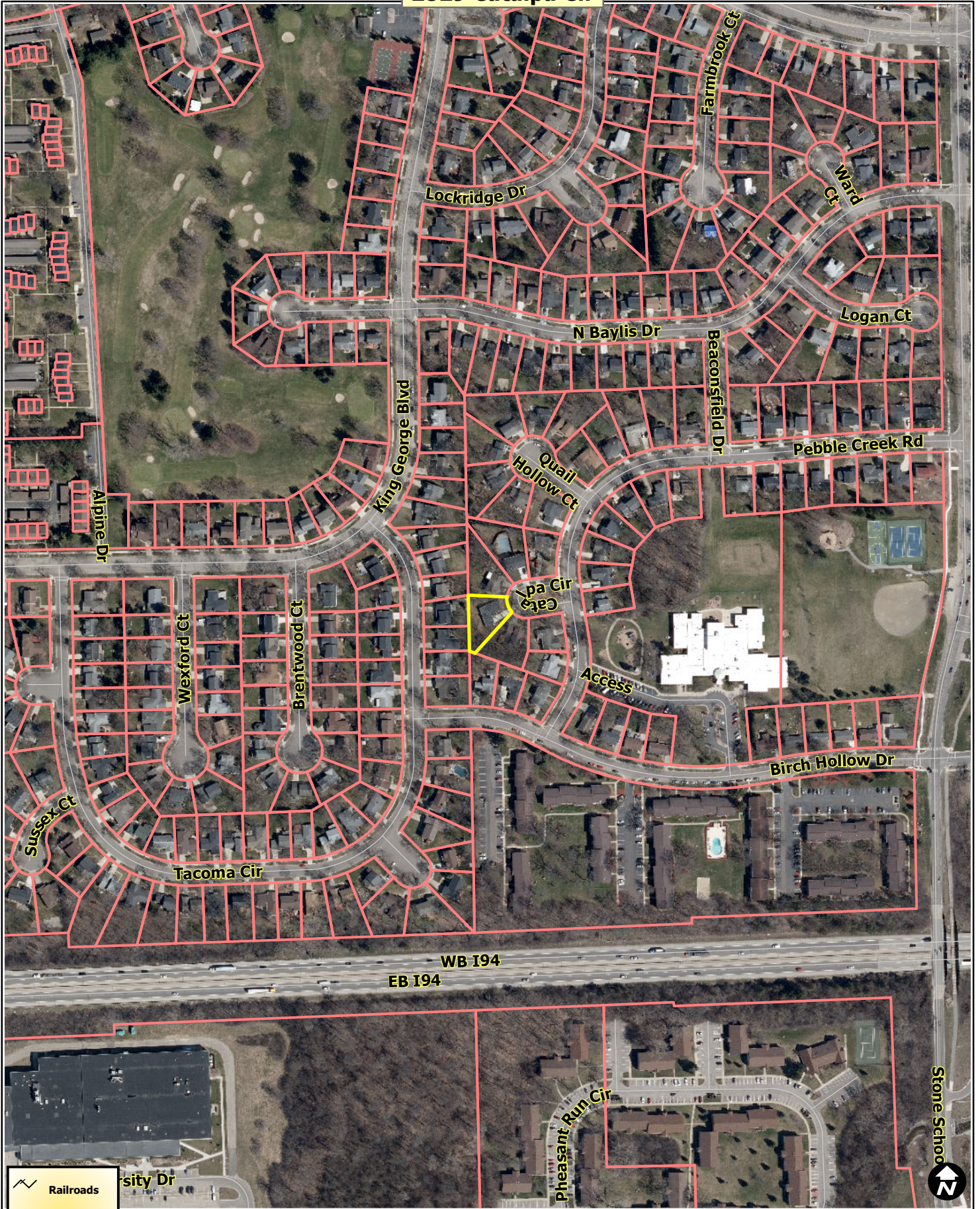


 Railroads  
 Huron River  
 Tax Parcels



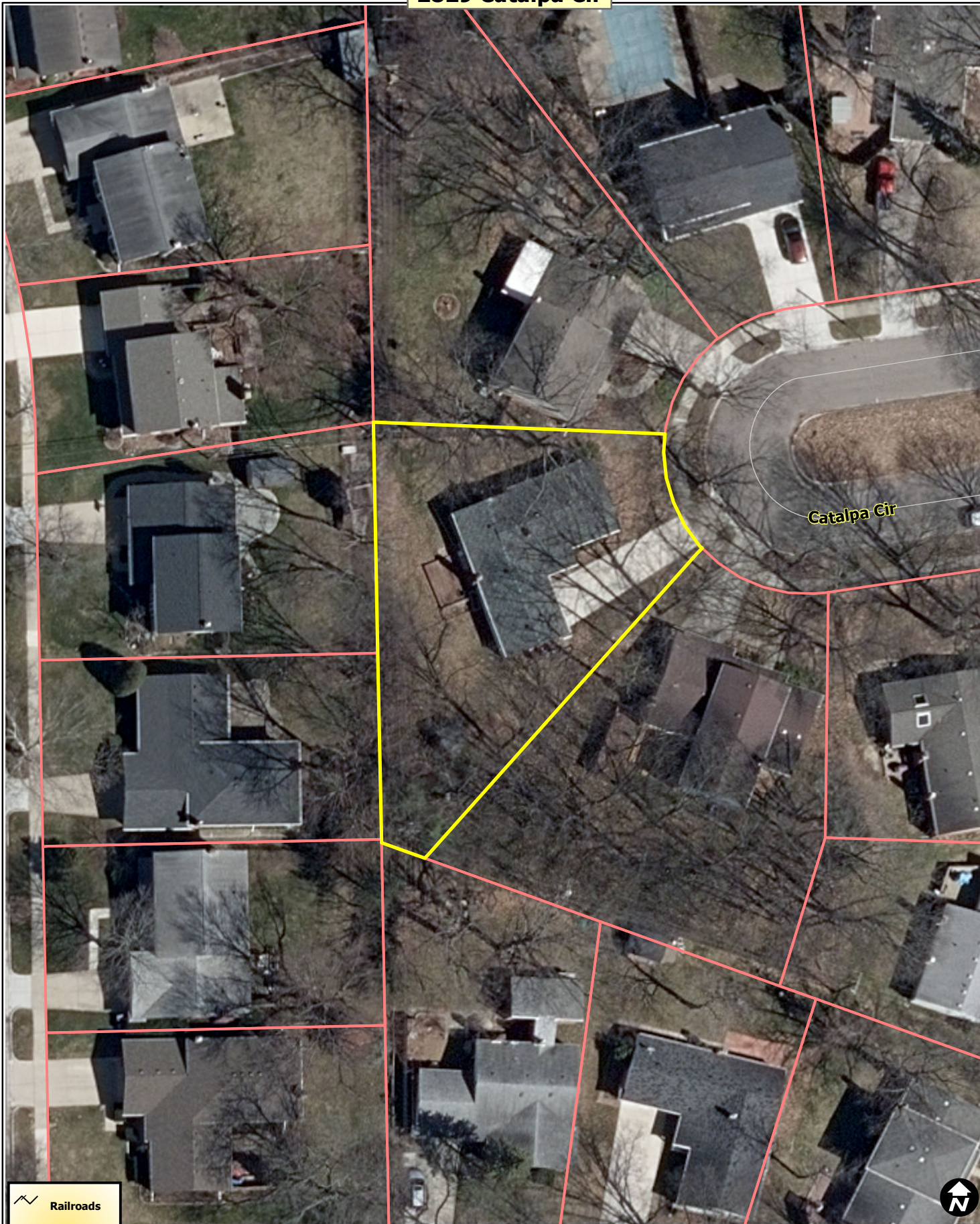
Map date: 5/1/2019  
 Any aerial imagery is circa 2018 unless otherwise noted  
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2829 Catalpa Cir



Map date: 5/1/2019  
Any aerial imagery is circa 2018  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

2829 Catalpa Cir



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 5/1/2019  
Any aerial imagery is circa 2018  
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

2829 CATALPA CIR. ANN ARBOR, MI

ZIP CODE

48108

ZONING CLASSIFICATION

RIC

NAME OF PROPERTY OWNER \*If different than applicant, a letter of authorization from the property owner must be provided

PARCEL NUMBER

09-12-09-105-020

OWNER EMAIL ADDRESS

MEHR\_42@YAHOO.COM

## APPLICANT INFORMATION

NAME

Masoud Ahmadmehrabi

ADDRESS

2829 Catalpa circle

CITY

Ann Arbor

STATE

MI

ZIP CODE

48108

EMAIL

MEHR\_42@YAHOO.COM

PHONE

845 490 1740

APPLICANT'S RELATIONSHIP TO PROPERTY

owner

## REQUEST INFORMATION

VARIANCE REQUEST

Complete Section 1 of this application

REQUEST TO ALTER A NONCONFORMING STRUCTURE

Complete Section 2 of this application

## 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: \$500- ZBA: 19-009

DATE STAMP  
CITY OF ANN ARBOR  
RECEIVED

APR 22 2019

PLANNING & DEVELOPMENT SERVICES

## 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: [Signature]

Date: 4-22-19

# 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)

### TABLE 5:17-1 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT DIMENSIONS

REQUIRED DIMENSION: (Example: 40' front setback)  
Feet: 30' Inches:

PROPOSED DIMENSION (Example: 32 foot 8 inch front setback)  
Feet: 19' Inches: 8" (10'4") VARIANCE

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

Adding an addition on R. side of house.  
Since the border of property is not parallel to the house there will be a triangular shape that doesn't conform to zoning ordinance

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 hardships or practical difficulties, or both, 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.

if variance is not granted the added section will look awkward.

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

There is no financial benefits as there will be used for our family needs for the years to come.

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships 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.

There is fence between our lot and two other neighbors and there is a structure (children house) in back neighbor lot is between our house and neighboring house.

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

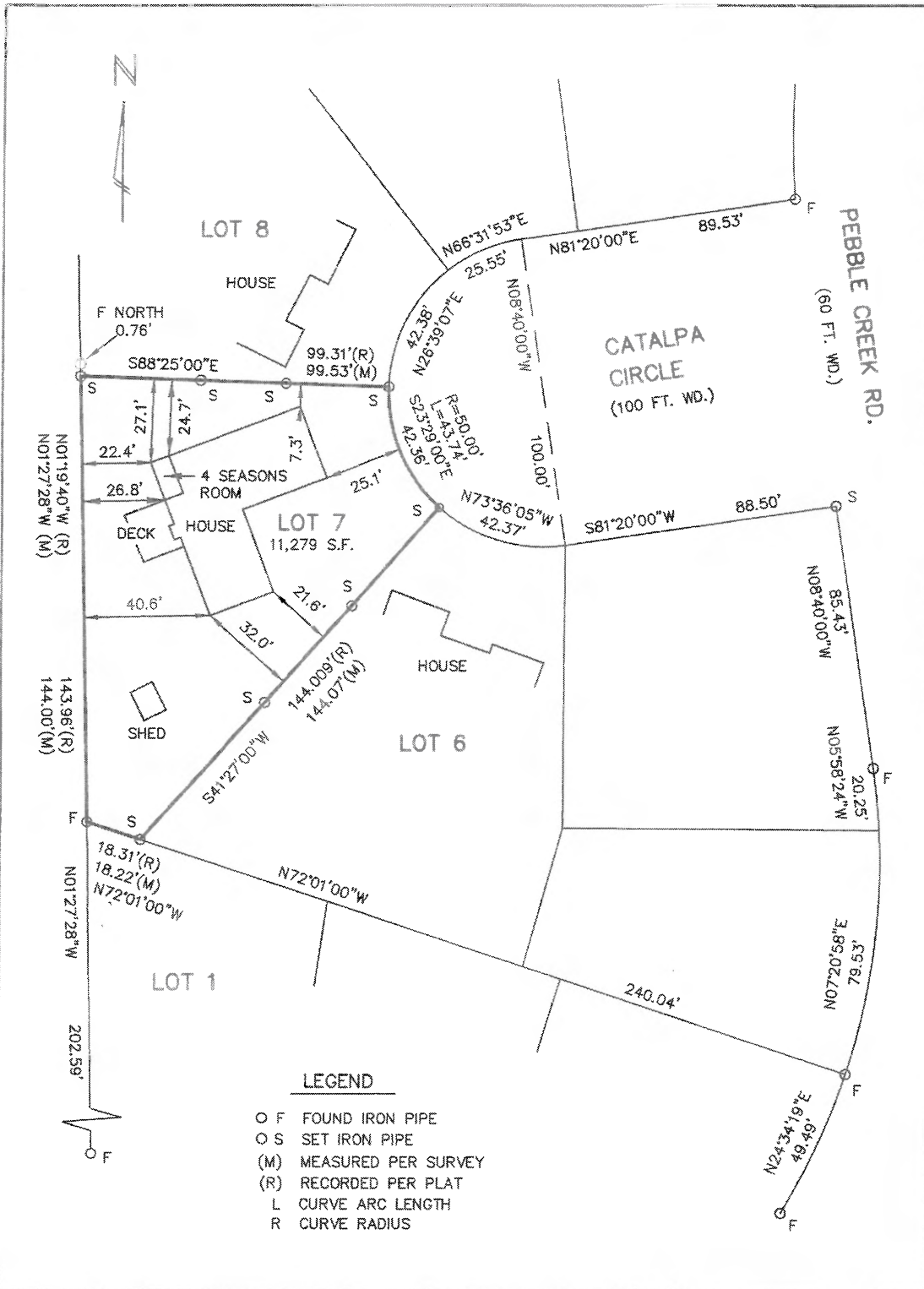
The addition will fix the difficulties of this very old designed house. It is light inside the house is too limited for sun light 2<sup>nd</sup> room. This 1400 SF house has 3 bed room but small living room so adding 250 sq will adjust the space.

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

this triangular shape of violating zoning ordinance is the result of particular shape of lot. There is no technical solution to eliminate this triangle (to best of my knowledge)







**COLEMAN LAND SURVEYING, PLC**

4301 SALINE-WATERWORKS, RD.  
SALINE, MI. 48176

PH 734-944-3266  
FAX 734-944-3263

*K.R. Coleman*  
KENNETH R. COLEMAN  
PROFESSIONAL SURVEYOR NO. 37271

CLIENT: MASSOUD MEHRABI

SURVEY OF LOT 7,  
SPRUCE KNOB,  
IN THE NE 1/4 OF  
SECTION 9, T3S, R6E

SECTION 9, TOWN 3 SOUTH, RANGE 6 EAST

CITY OF ANN ARBOR

WASHTENAW COUNTY, MICHIGAN

DATE 4-6-19  
REV. 4-8-19

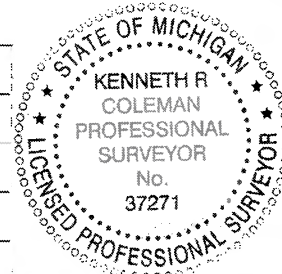
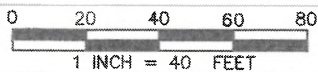
JOB NO. 2195

BOOK 38-137

CAD NO. 2195

SHEET 1 OF 1

FILE NO. 2195



# MEHRABI RESIDENCE

## ANN ARBOR, MI

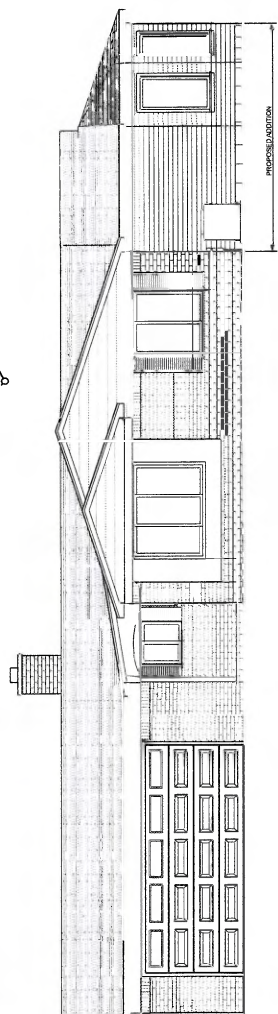
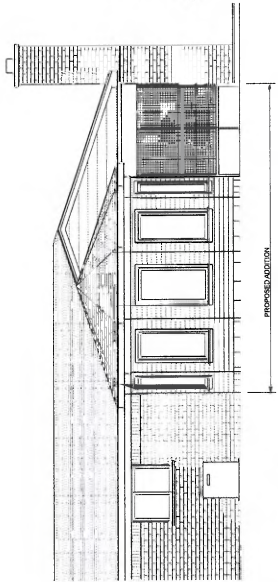
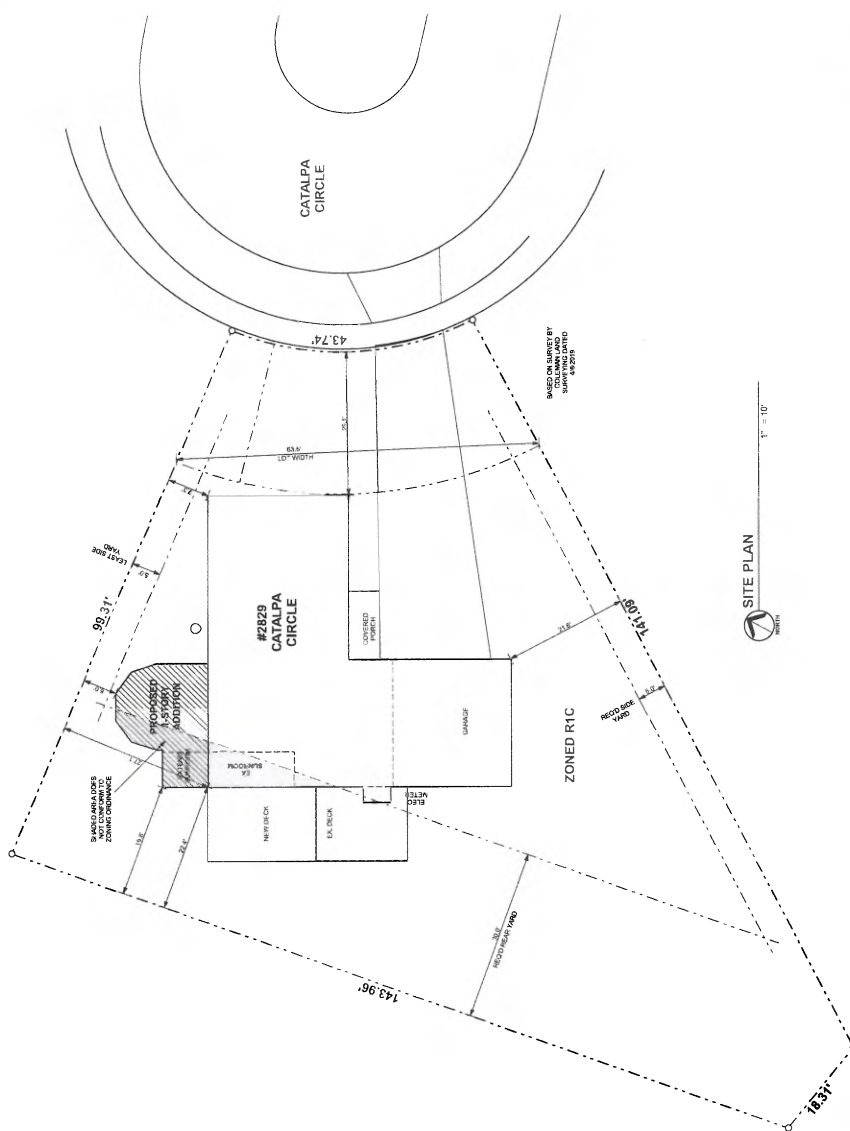
LEGAL DESCRIPTION:  
 LOT 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

### AREA ANALYSIS

EXISTING	PROPOSED
EA. UNIMPAVED AREA 1,394 SF	EA. UNIMPAVED AREA 1,394 SF
EA. UNIMPAVED SURFACING 4,178 SF	EA. UNIMPAVED SURFACING 4,178 SF
EA. UNIMPAVED DRIVEWAYS 153 SF	EA. UNIMPAVED DRIVEWAYS 153 SF
EA. UNIMPAVED DRIVEWAYS 487 SF	EA. UNIMPAVED DRIVEWAYS 487 SF
EA. UNIMPAVED DRIVEWAYS 4,178 SF	EA. UNIMPAVED DRIVEWAYS 4,178 SF
EA. LOT AREA 11,271 SF (0.26 ACRES)	EA. LOT AREA 11,271 SF (0.26 ACRES)
EA. LOT COVERAGE 18.5%	EA. LOT COVERAGE 18.5%
EA. LOT COVERAGE 11.27%	EA. LOT COVERAGE 11.27%
EA. LOT COVERAGE 2.17%	EA. LOT COVERAGE 2.17%
EA. LOT COVERAGE 11.27%	EA. LOT COVERAGE 11.27%

### SCHEDULE OF REGULATIONS

POWERED BY	REQUIREMENT	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	11,271 SF	11,271 SF	NO CHANGE	NONE
MIN. LOT WIDTH	60.0 FT	60.0 FT	NO CHANGE	NONE
MIN. FRONT YARD	25.0 FT	25.0 FT	NO CHANGE	NONE
MIN. REAR YARD	10.0 FT	10.0 FT	NO CHANGE	NONE
MIN. FRONT SIDE	10.0 FT	10.0 FT	NO CHANGE	NONE
MIN. REAR SIDE	10.0 FT	10.0 FT	NO CHANGE	NONE
MIN. TOTAL SETBACKS	10.0 FT	10.0 FT	NO CHANGE	NONE
MAX. BUILDING HEIGHT	10.0 FT	10.0 FT	NO CHANGE	NONE
MAX. BUILDING HEIGHT	10.0 FT	10.0 FT	NO CHANGE	NONE
MAX. BUILDING HEIGHT	10.0 FT	10.0 FT	NO CHANGE	NONE



PROJECT: MEHRABI RESIDENCE  
 2829 CATALPA CIRCLE  
 ANN ARBOR, MI

TITLE: SITE PLAN

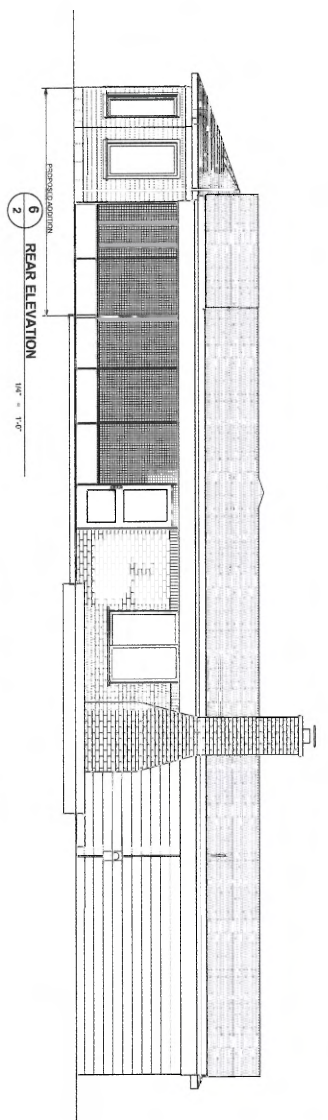
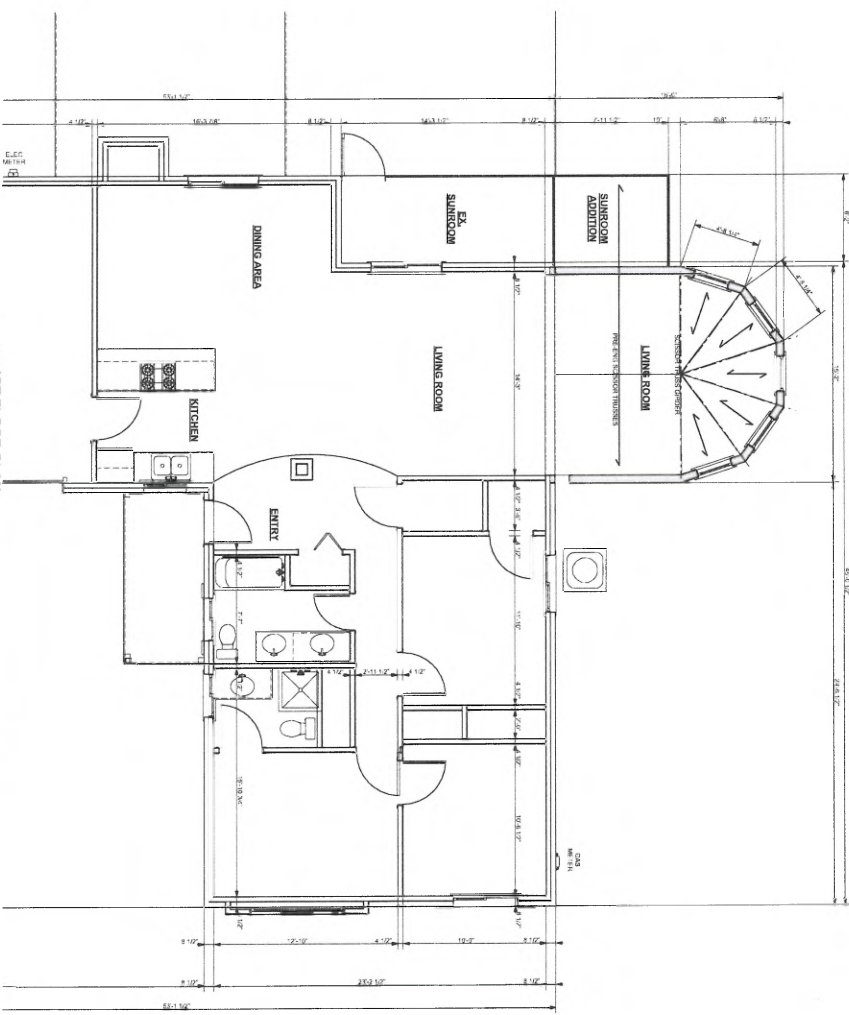
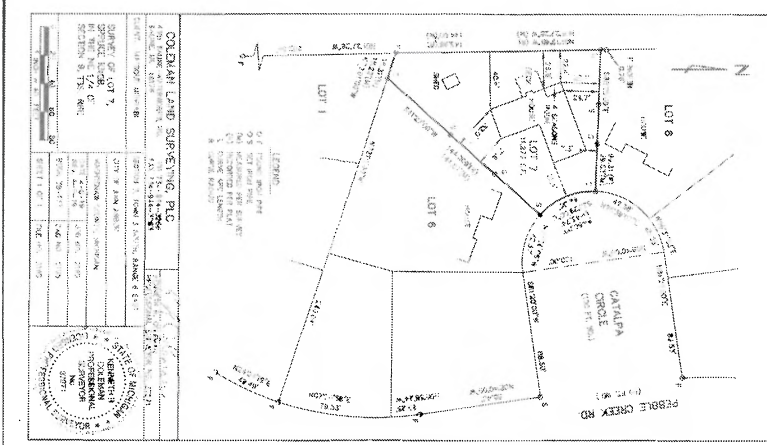
JOB NO: 1911

SHEET NO. A1

focus / design  
 Todd Ballou, Registered Architect  
 (734) 276-2110  
 www.focusdesign.com  
 focusdesign@comcast.net  
 300 Berry Rd., Ypsilanti, MI 48198

DATE: 11/14/2018  
 17:46:07:19  
 PWA

CONTRACT NO. BK/LOT/INT/RES/1911



**COLDMAN LAND SURVEYING, P.L.C.**  
 620 N. W. 10th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 (954) 561-1111  
 www.coldmanland.com

**SURVEY OF LOT 7**  
 2843 CATALPA CIRCLE  
 SECTION 8, T5, R6E

DATE: 02/15/2014  
 PROJECT: 1911 - MEHRABI RESIDENCE

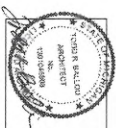
SCALE: AS SHOWN

REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF FLORIDA  
 NO. 11800  
 EXPIRES 12/31/2016

**1ST FLOOR PLAN**

**REAR ELEVATION**

**A2**  
 SHEET NO.



**JOB NO.: 1911**

**PROJECT: MEHRABI RESIDENCE**  
 2843 CATALPA CIRCLE  
 ANN ARBOR, MI

**TITLE: FLOOR PLAN**

**focus / design**  
 Todd Ballou, Registered Architect  
 (734) 276-2110  
 www.focusdesign.com  
 focusdesign@comcast.net  
 3300 Berry Rd., Ypsilanti, MI 48198

**DATE: 11/20/2014**  
**CONCEPT: 28 FEB 2014**

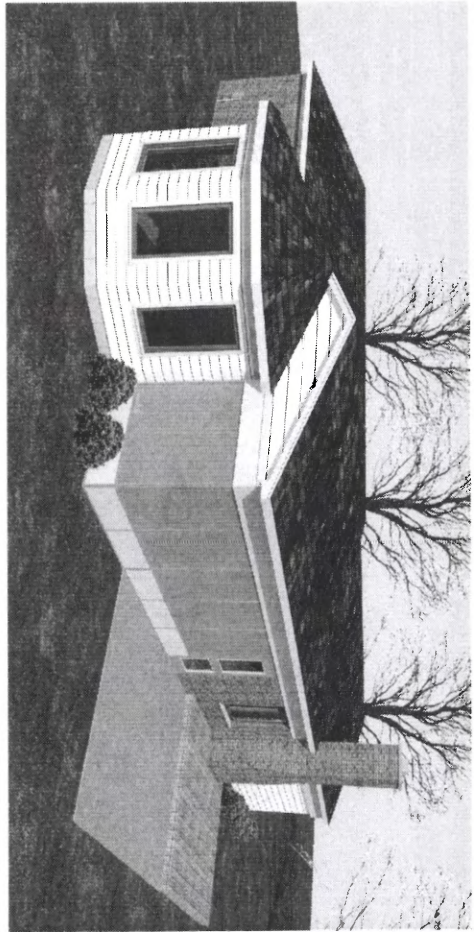
**COPYRIGHT 2014 BY COLDMAN LAND SURVEYING, P.L.C.**



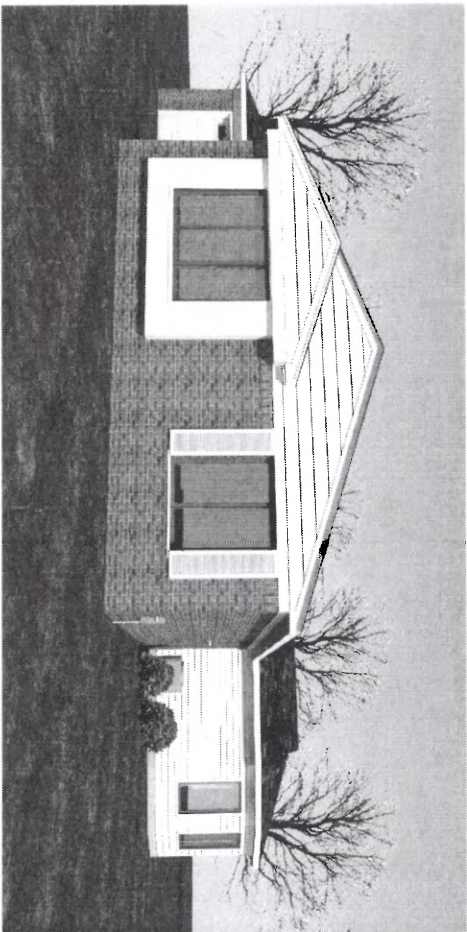
EXISTING RIGHT SIDE



EXISTING FRONT



PROPOSED RIGHT SIDE



PROPOSED FRONT

CONTRACT NO. 2010-001

DATE: 11/04/2010  
 TIME: 2:10:23 PM  
 USER: TBA

**focus / design**  
 Todd Ballou, Registered Architect  
 (734) 276-2110  
 www.focusdesign.us  
 focusdesign@comcast.net  
 3300 Berry Rd., Ypsilanti, MI 48198

PROJECT: **MEHRABI RESIDENCE**  
 2829 CATALPA CIRCLE  
 ANN ARBOR, MI

TITLE: **PHOTOS & RENDERINGS**

JOB NO.: **1911**



SHEET NO. **A3**

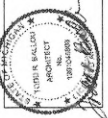
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BALCONY-REMODEL

DATE: 1/11/11  
JOB NO. 1911

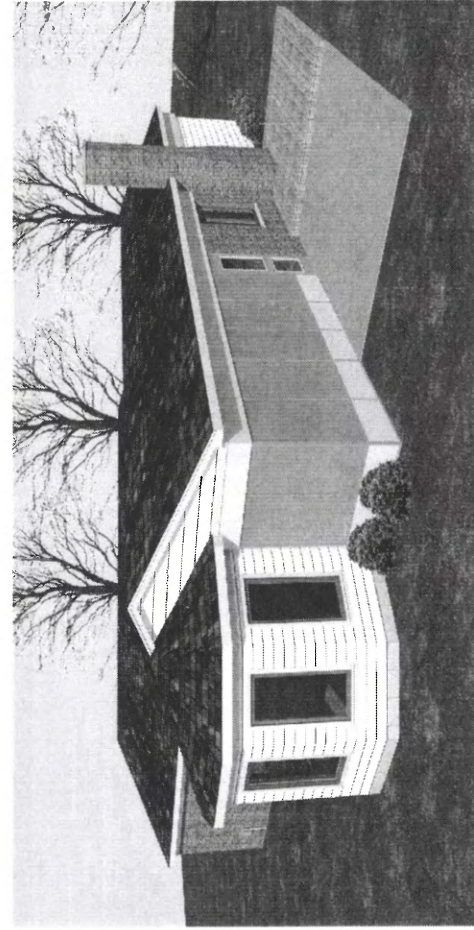
**focus / design**  
Todd Ballou, Registered Architect  
www.focusdesign.us  
(34) 278-2110  
focusdesign@comcast.net  
3300 Berry Rd., Ypsilanti, MI 48198

PROJECT: MEHRABI RESIDENCE  
2828 COOKMAN CIRCLE  
ANN ARBOR, MI  
TITLE: PHOTOS & RENDERINGS

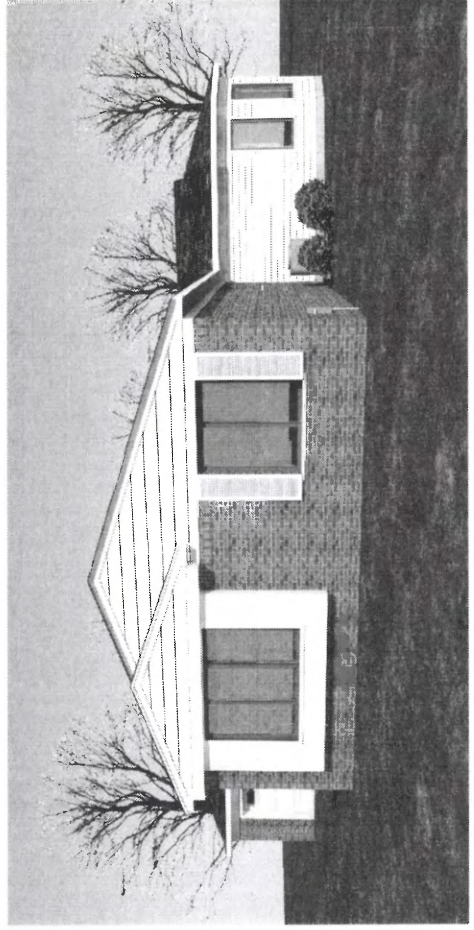
JOB NO. 1911



SHEET NO. A3



PROPOSED RIGHT SIDE



PROPOSED FRONT



EXISTING RIGHT SIDE



EXISTING FRONT