

**Zoning Board of Appeals
December 13, 2017 Regular Meeting**

STAFF REPORT

Subject: ZBA17-035, 302 W Hoover Avenue

Summary:

Joseph and Nicole Hubert, property owners, are requesting a sixteen (16) foot variance from Chapter 55 Zoning Section 5:28 (Area, Height and Placement Regulations). The use of the property is single-family residential so the setbacks for the R1C district are applied. The variance request will reduce the rear yard setback from thirty (30) feet to fourteen (14) feet.

Background:

The property is zoned R4C, multi-family, and is located west of South Main Street. The home was constructed in 1947 and is approximately 800 square feet in size. The lot is non-conforming as it is just above 3600 square feet.

Description:

The owners will be demolishing the existing dwelling and constructing a new single-family residence. The proposed new home will be an 1156 square foot, two (2) story contemporary residence upon completion.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5:99, Application of the Variance Power from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

- (a). *That 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.***

The applicants state that the lot is small (3,607 square feet) and is irregular in shape. The rear property line has a sharp angle in the northwest side of the lot. The sharp angle of the lot produces a 19 foot building envelope on the west side of the lot.

- (b). *That 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.***

The applicants state that the failure to grant the variance will result in the inability to have an attached garage for their new home plans.

- (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***

Zoning Board of Appeals
December 13, 2017

allowance of the variance.

The owners of the property state that the overall impervious coverage of the proposed new site construction will be less than what is existing. The owners claim that the proposed construction will not have a negative effect on adjacent properties.

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

The applicants contend that the variance request is not self-imposed.

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

The variance requested is the minimum necessary to achieve the desired results for their construction needs.

Respectfully submitted,

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

**Jon Barrett
Zoning Coordinator**

302 W Hoover Ave

Koch Ave

Hill St

Third St

Nob Hill Ct

Nob Hill Pl

S First St

S Main St

E Davis Ave

W Davis Ave

Edgewood Pl

Wilder Pl

W Hoover Ave

Myron Ct

E Hoover Ave

Pauline Blvd

Edgewood Ave

Keech Ave

W Keech Ave

Belmar Pl

 Railroads
 Huron River
 Tax Parcels



Map date 11/15/2017
 Any aerial imagery is circa 2015
 unless otherwise noted
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302 W Hoover Ave

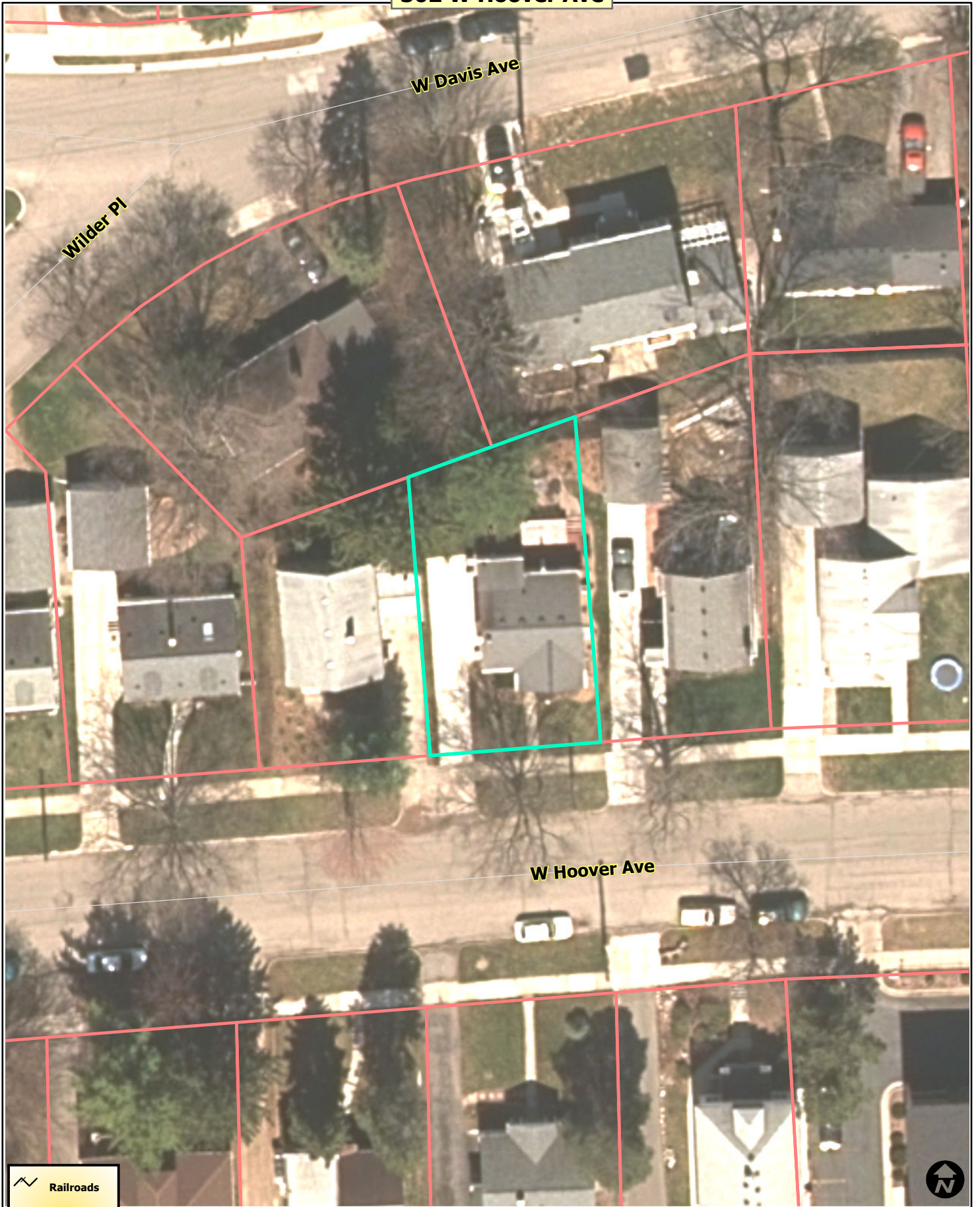



- Railroads
- Huron River
- Tax Parcels





Map date 11/15/2017
Any aerial imagery is circa 2015
unless otherwise noted
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302 W Hoover Ave



 Railroads

 Huron River

 Tax Parcels



Map date 11/15/2017
Any aerial imagery is circa 2015
unless otherwise noted
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**ZONING BOARD OF APPEALS
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647
 Phone: 734.794.6265 planning@a2gov.org
 Fax: 734.994.8460

APPLICATION MUST BE FILLED OUT COMPLETELY

Office Use Only	
Fee Paid: <u>500⁻</u>	ZBA: <u>17-035</u>
DATE STAMP	
CITY OF ANN ARBOR RECEIVED NOV 15 2017	

PLANNING & DEVELOPMENT SERVICES

PROPERTY INFORMATION	
ADDRESS OF PROPERTY: 302 W. HOOVER AV	
ZONING CLASSIFICATION: R4C /R1C	TAX ID: (if known) 09-09-32-205-013
NAME OF PROPERTY OWNER*: HUBERT JOSEPH M & NICOLE M TRUST	

**If different than applicant, a letter of authorization from the property owner must be provided*

APPLICANT INFORMATION	
NAME OF APPLICANT: JOSEPH & NICOLE HUBERT	
ADDRESS OF APPLICANT: 302 W. HOOVER AV	
DAYTIME PHONE NUMBER: 248-202-2086	FAX NO:
EMAIL: JOSEPH.HUBERT@UBS.COM	
APPLICANT'S RELATIONSHIP TO PROPERTY: OWNER	

REQUEST INFORMATION	
<input checked="" type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)

Section 1 - VARIANCE REQUEST	
CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Chapter 55, Section 5:26) CHAPTER 55 SECTION 5:28	
Required Dimension: (Example: 40' front setback) 30' REAR SETBACK	PROPOSED Dimension: (Example: 32') 18'-6" REAR SETBACK
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary) The project scope is to replace the existing residence while decreasing the impact on the site and increasing the usability of a non-conforming lot.	



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Section 1 - VARIANCE REQUEST con't

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. 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 is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals.

1. That 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.
See additional attached sheet

2. That 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.

A failure to grant the variance would result in an inability to have an attached garage within the construct of this contemporary home.

3. 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.

See additional attached sheet

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

There is no self-imposed hardship nor practical difficulty in place to deter future development of the site.

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

We are asking for a rear setback variance of 38.3% into the prescribed rear setback to construct a modest contemporary home that would fit within the ethos of the neighborhood while permitting minimal garage space.

1. That 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.

The site consists of a 3,607 square foot non-conforming lot with an irregular shape. The rear property line transects the east and west property lines at a sharp angle. Due to the sharply angled rear yard datum it renders the building envelope a mere 19'-0" along the west property line where the existing drive would terminate into the new garage. Thus, producing an unnecessary hardship while being constrained within the mandated setbacks of the district.

3. That allowing the variance will result in a 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.

Considering the site parameters and the requirements for many homeowners' careful considerations have been made to ensure a compact but efficient footprint on the site. The existing site conditions embody a total site coverage of 44.49% whereas the proposed site conditions only require 41.39%. The reduction in site coverage allows for a reduction in paved surfaces while increasing the building footprint to embody minimal garage space. The increase in the building foot has been discusses with the adjacent property owners which has been received with welcoming review and will not adversely affect adjacent properties.



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Current Use of the Property:

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

(1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:

a. The alteration is 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.

b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1, R2, R3, or R4 district.

c. The structure is considered non-conforming due to the following reasons.

REQUIREMENT	EXISTING CONDITION	CODE REQUIREMENT
Lot Area		
Lot Width		
Floor Area Ratio		
Open Space Ratio		
Setbacks		
Parking		
Landscaping		
Other		

Describe the proposed alterations and state why you are requesting this approval:

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:



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Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit:

REQUIRED MATERIALS

The following materials are required for **ALL** variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 ½" by 11"** sheets:

- One (1) hardcopy and one (1) electronic copy shall be submitted.
- The electronic copy shall include all associated supporting documentation with application submission.

- 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.
- Any other graphic or written materials that support the request.

ACKNOWLEDGEMENT

I, the applicant, hereby request a variance from the above named Chapter (s) and Section (s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

Phone number: 248-345-4454

Signature: X

Email address: nicolemariehubert@gmail.com

Print Name: Joseph Hubert, Nicole Hubert

I, applicant, hereby depose and say that all the aforementioned statements, and the statements contained in the materials submitted herewith, as true and correct.

Signature

Further, I hereby give the City of Ann Arbor Planning and Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

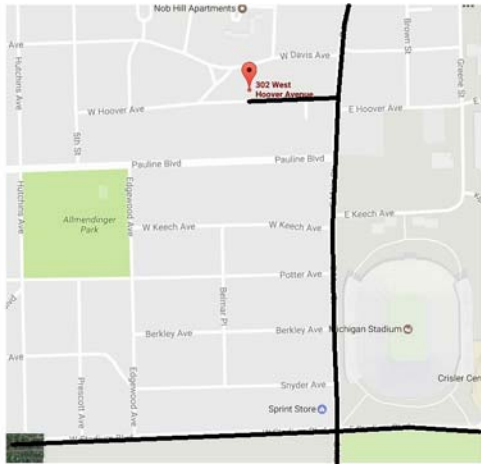
Signature

RESIDENTIAL CONSTRUCTION

302 WEST HOOVER AVE. ANN ARBOR, MI 48103

SHEET INDEX

AG-100	TITLE SHEET
	BOUNDARY & TOPOGRAPHICAL SURVEY FROM WASHTENAW ENGINEERING
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AV-102	PROPOSED SITE PLAN
AV-103	DETAILED PROPOSED SITE PLAN, SITE INFO
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AA-101	PROPOSED BASEMENT PLAN
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AA-103	PROPOSED SECOND LEVEL PLAN
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PROPERTY LOCATION MAP

SITE INFO

PARCEL NUMBER
09-09-32-205-013

ZONING

CITY OF ANN ARBOR
R4C/R1C-RESIDENTIAL SINGLE FAMILY
MINIMUM LOT AREA
FRONT SETBACK:
SIDE SETBACK:
TOTAL OF TWO
REAR SETBACK:
MAXIMUM HEIGHT
MINIMUM GROSS LOT SIZE

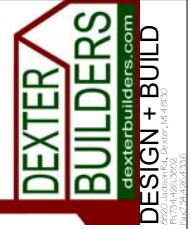
7,200FT²
25FT
5FT
10FT
30FT
30FT
7,200FT² (60'-0" WIDE)

APPLICABLE CODES:

BUILDING CODE	2015 MICHIGAN RESIDENTIAL BUILDING CODE
ELECTRICAL CODE	2012 MICHIGAN ELECTRICAL CODE
MECHANICAL CODE	2012 MICHIGAN MECHANICAL CODE
PLUMBING CODE	2012 MICHIGAN PLUMBING CODE
ENERGY CODE	2015 MICHIGAN UNIFORM ENERGY CODE

MICHIGAN ENERGY CODE:

INSULATION REQUIREMENTS BASED ON TABLE N1102.1.1 (R402.1.1) ZONE 5A	
FENESTRATION U-FACTOR	0.32
SKYLIGHT U-FACTOR	0.55
CEILING R-VALUE	38
WOOD FRAMED WALL R-VALUE	20 OR 13+5
FLOOR R-VALUE	30
BASEMENT WALL R-VALUE	10/13
SLAB R-VALUE & DEPTH	10,2
CRAWL SPACE WALL R-VALUE	15/19



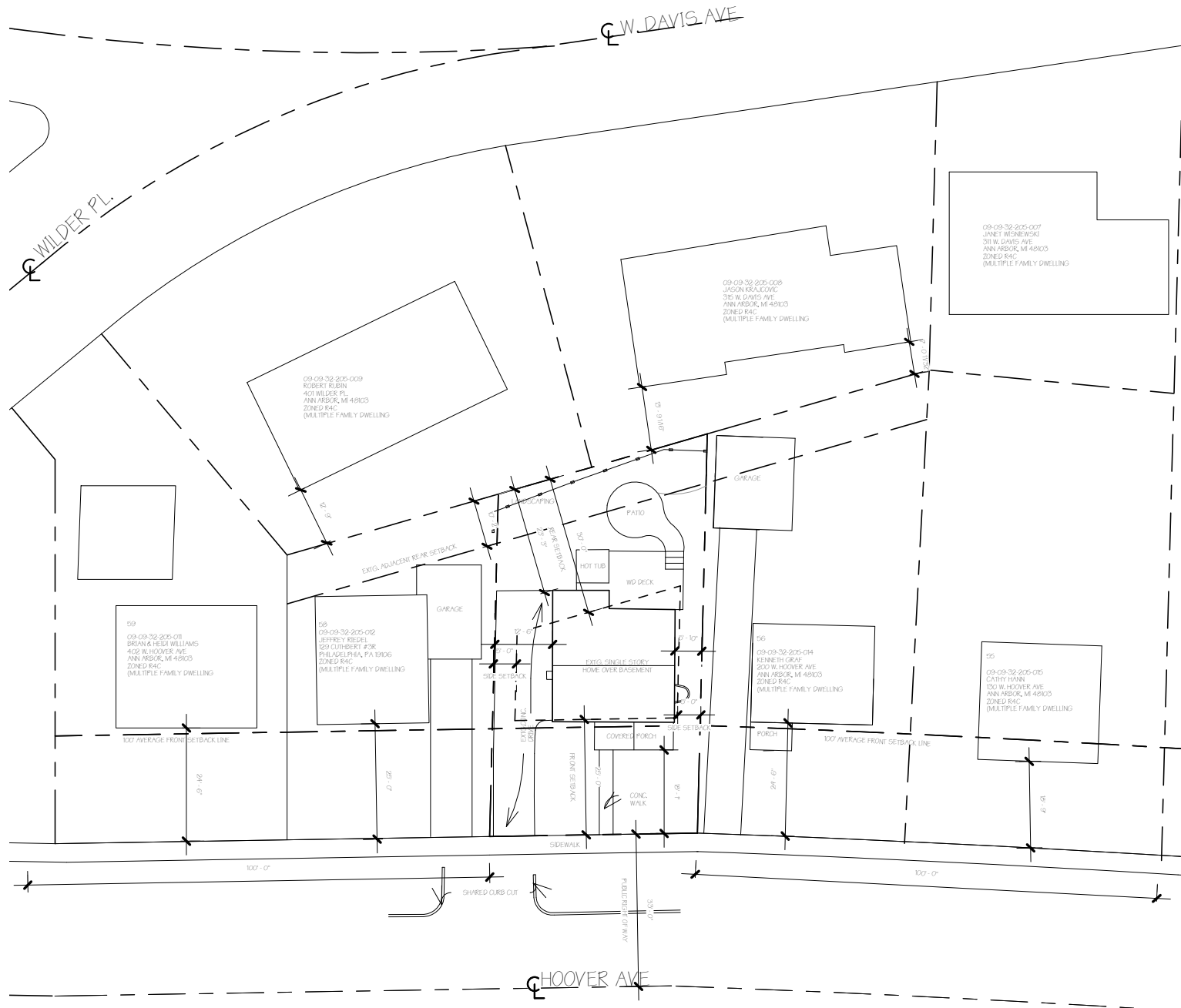
OWNER:
JOE & NICOLE HUBERT
302 W. HOOVER AVE
ANN ARBOR, MI 48103
PROJECT NUMBER: 170174

CONTENTS
TITLE SHEET

PLOT DATE
11/14/17

SHEET NUMBER

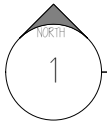
AG-100



OWNER:
 JOE & NICOLE HUBERT
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 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

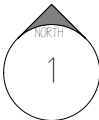
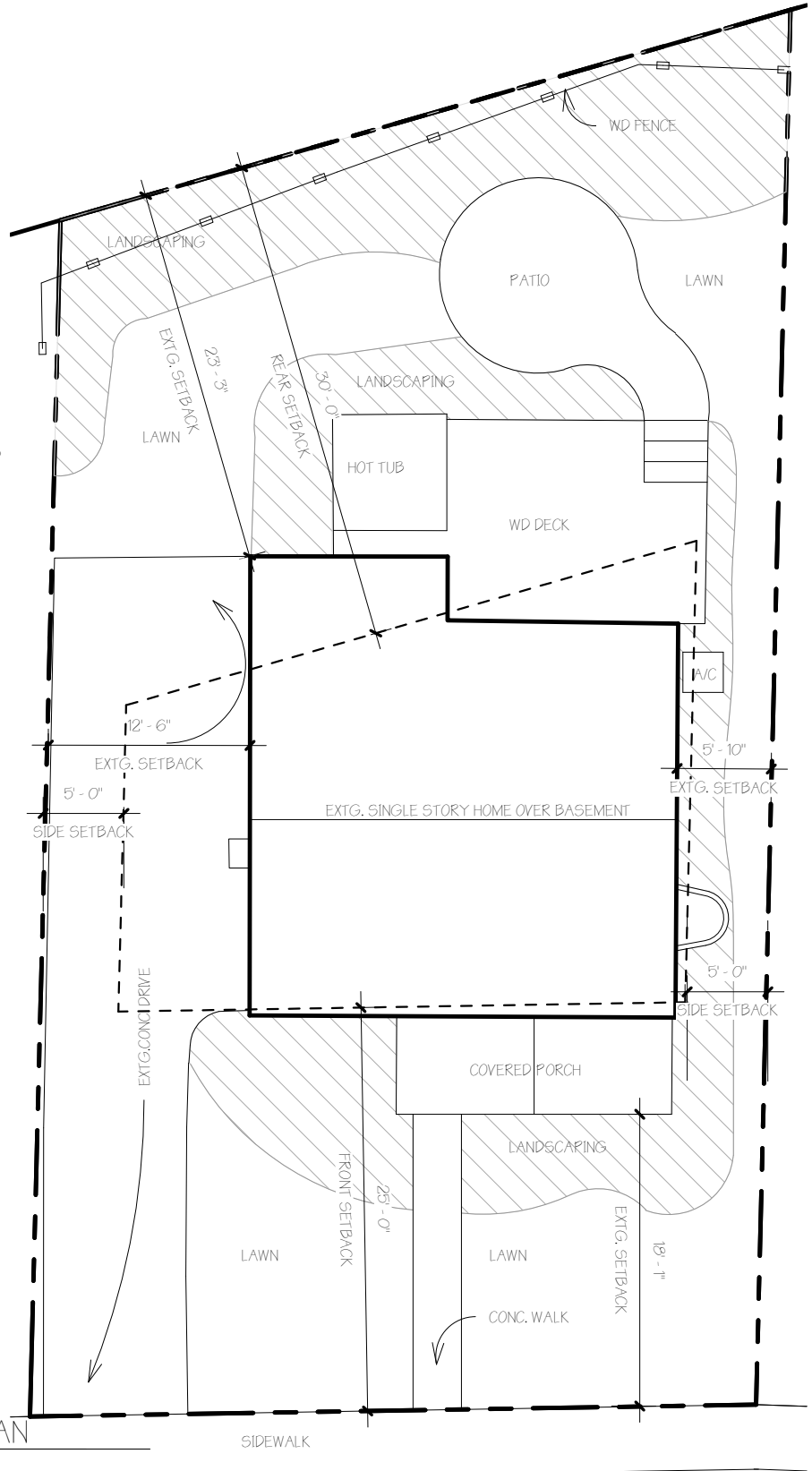
CONTENTS
 EXISTING SITE PLAN

PLOT DATE	11/14/17
SHEET NUMBER	AV-100



EXISTING SITE PLAN
 1/32" = 1'-0" NOTE: SEE SITE DATA ON SHEET AV-101

PARCEL NUMBER	09-09-32-205-013
CONSTRUCTION CLASSIFICATION	5B, SINGLE FAMILY RESIDENTIAL
ZONING	
CITY OF ANN ARBOR	
R4C/R1C-RESIDENTIAL SINGLE FAMILY	
FRONT SETBACK:	25FT
SIDE SETBACK:	5FT
REAR SETBACK:	30FT
AREA	
EXTG. TOTAL LIVABLE AREA	700FT ²
EXISTING CONDITION SETBACKS	
FRONT	18'-1"
EAST SIDE	5'-10"
WEST SIDE	12'-6"
REAR	23'-3"
EXISTING SITE COVERAGE	
LOT SIZE	3'607FT ² = 0.08 ACRES
EXTG. RESIDENCE	795FT ²
EXTG. CONC. DRIVE WAY	565FT ²
EXTG. CONC. WALK	55FT ²
EXTG. HOT TUB	50FT ²
EXTG. PATIO	140FT ²
EXISTING TOTAL	1605FT ²
EXTG. SITE COVERAGE	44.49%



1 DETAILED EXTG. SITE PLAN
 3/32" = 1'-0"

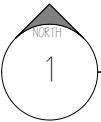
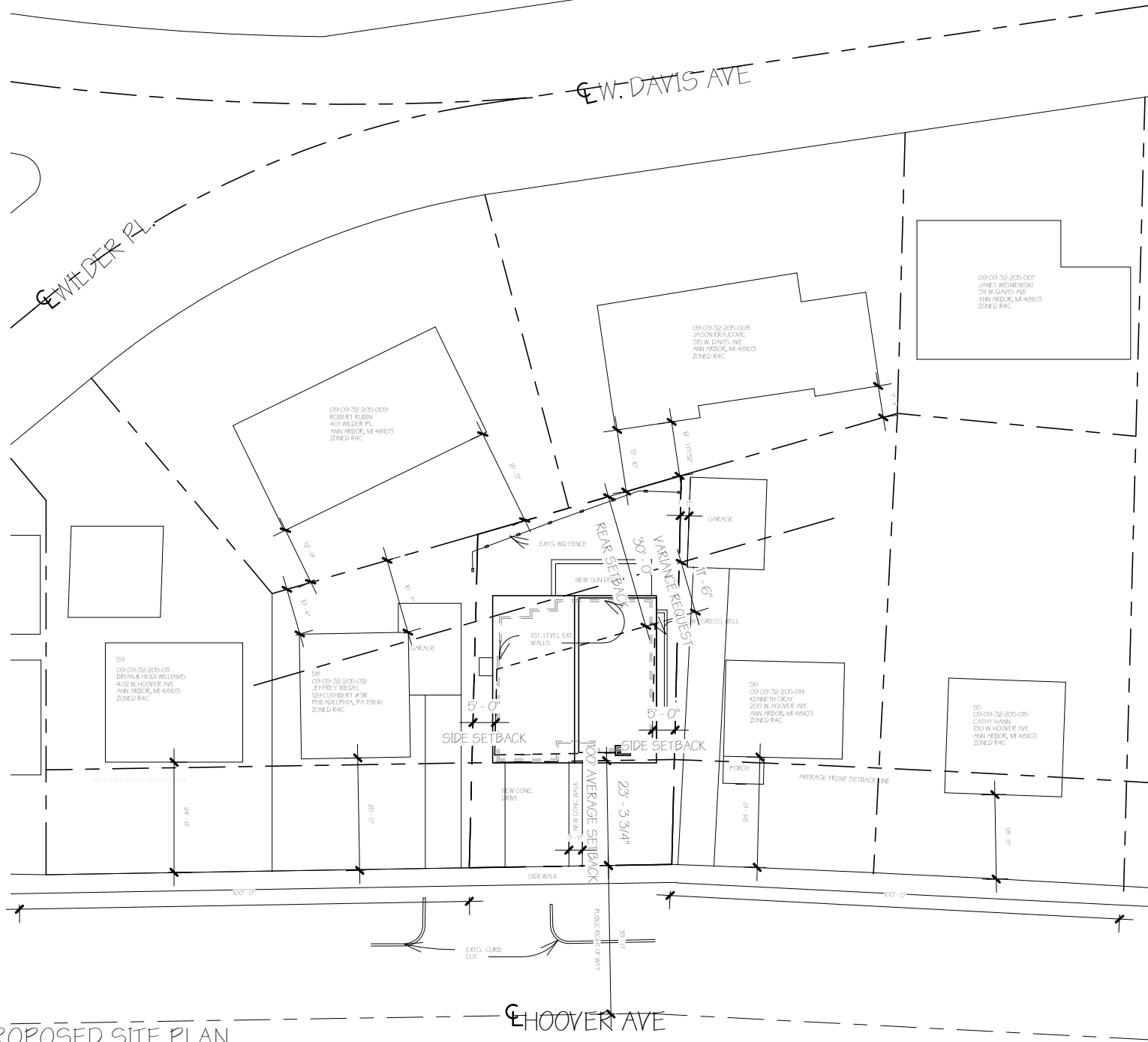
OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

CONTENTS
 PROPOSED SITE PLAN

PLOT DATE
 11/14/17

SHEET NUMBER

AV-102



PROPOSED SITE PLAN

1/32" = 1'-0" NOTE: SEE SITE DATA ON SHEET AV-103

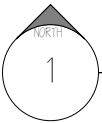
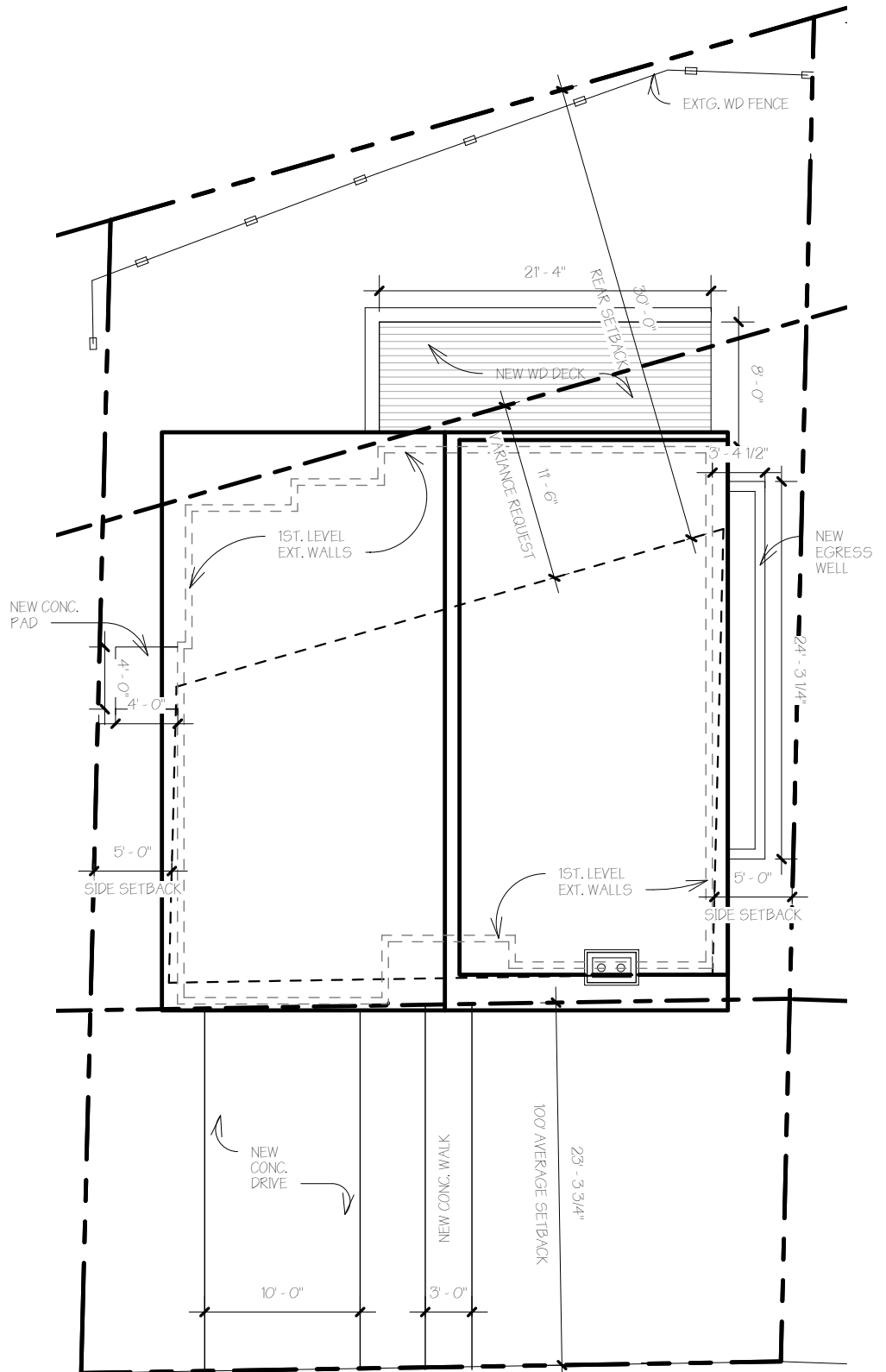


OWNER: JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

CONTENTS
 PROPOSED DETAILED SITE PLAN

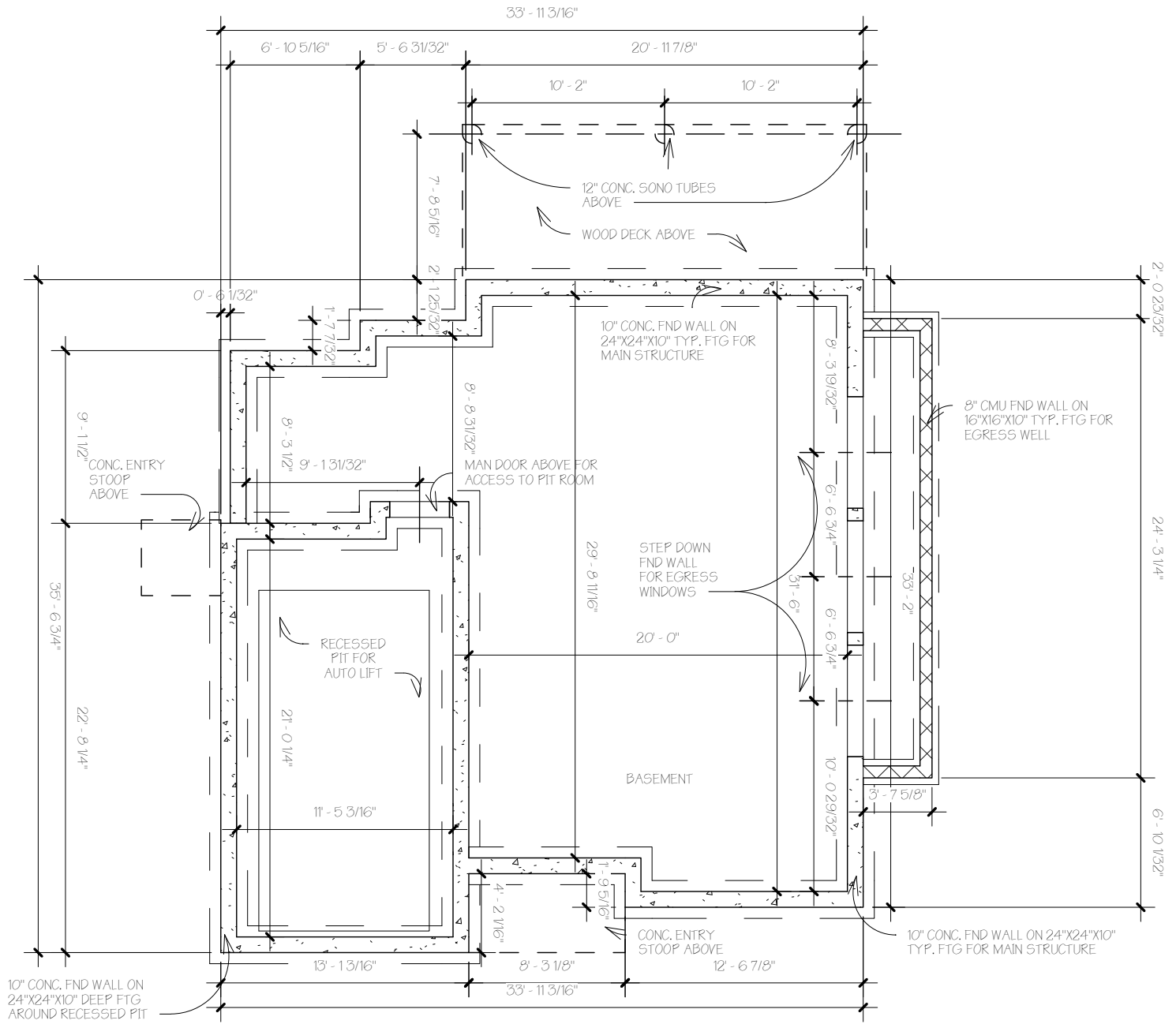
PLOT DATE 11/14/17
SHEET NUMBER AV-103

PARCEL NUMBER 09-09-32-205-013	
CONSTRUCTION CLASSIFICATION 5B, SINGLE FAMILY RESIDENTIAL	
ZONING CITY OF ANN ARBOR R4C/R1C-RESIDENTIAL SINGLE FAMILY	
FRONT SETBACK:	25FT
SIDE SETBACK:	5FT
REAR SETBACK:	30FT
PROPOSED CONDITION SETBACK	
100' FRONT AVERAGE	23'-3 3/4"
EAST SIDE	5'-10"
WEST SIDE	12'-6"
REAR	18'-6"
REAR YARD VARIANCE REQUESTED 38.3% (11'-6") INTO REAR SETBACK	
PROPOSED SITE COVERAGE	
LOT SIZE	3'607FT ² = 0.08 ACRES
NEW RESIDENCE	1156FT ²
NEW CONC. DRIVE WAY	232FT ²
NEW CONC. WALK	70FT ²
NEW CONC. PAD	16FT ²
NEW EGRESS RETAINING WALL	19FT ²
NEW TOTAL	1493FT ²
PROPOSED SITE COVERAGE	41.39%



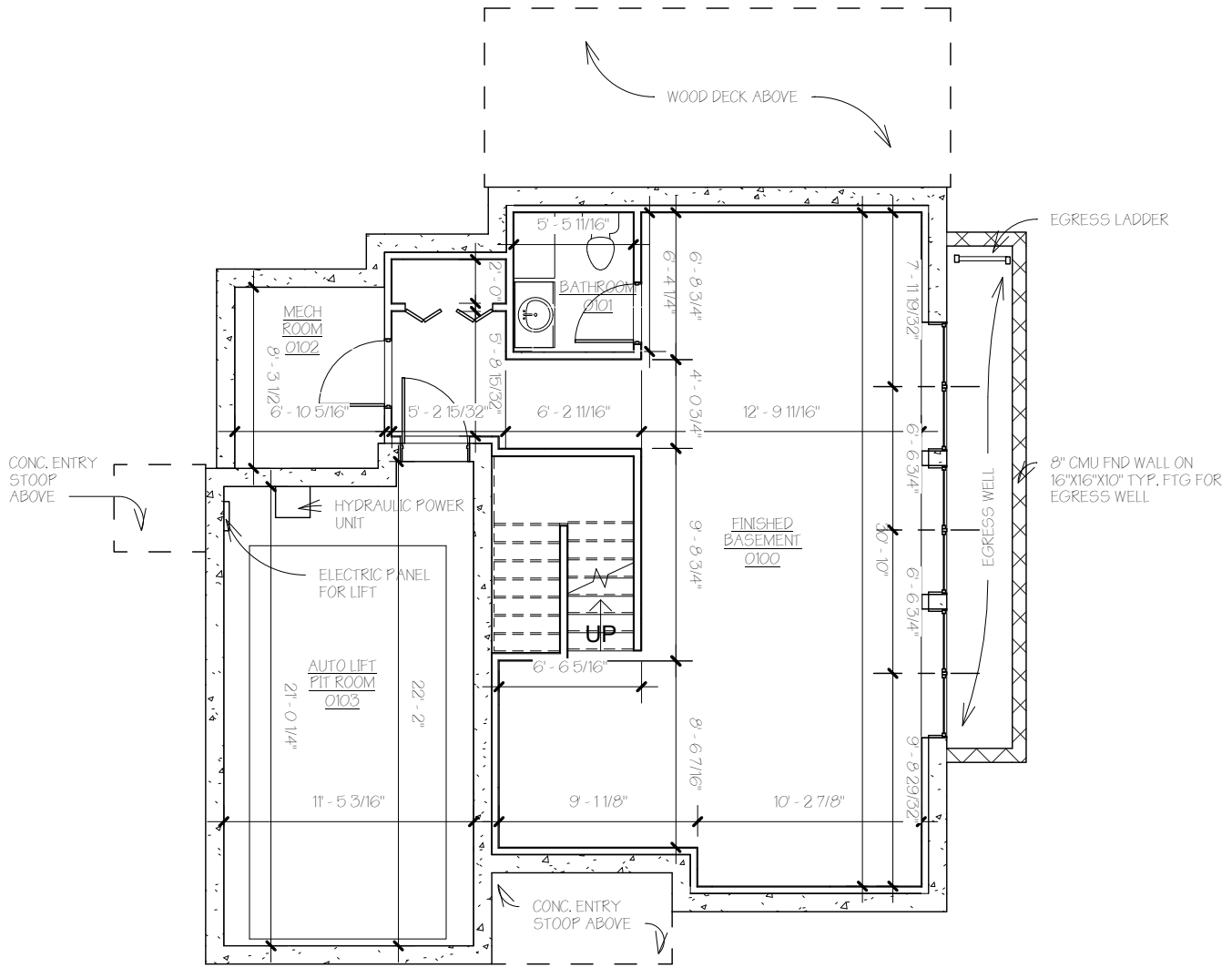
PROPOSED DETAILED SITE PLAN

3/32" = 1'-0"



PROPOSED FOUNDATION PLAN

1/8" = 1'-0"



OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

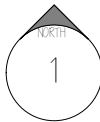
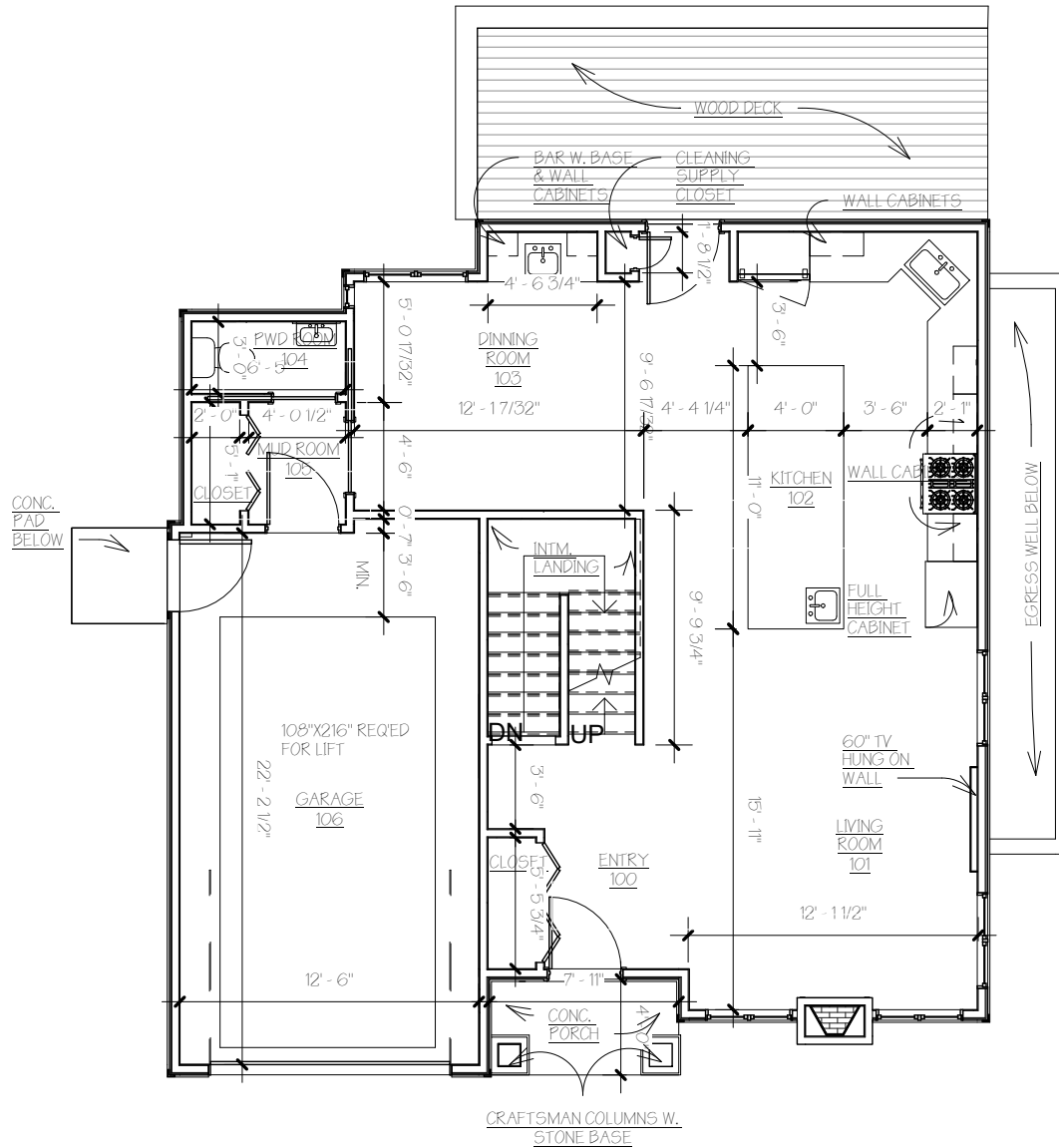
CONTENTS
 PROPOSED BASEMENT FLOOR PLAN

PLOT DATE
 11/14/17
 SHEET NUMBER
 AA-101

1

PROPOSED BASEMENT FLOOR PLAN

1/8" = 1'-0"



PROPOSED MAIN LEVEL PLAN

1/8" = 1'-0"

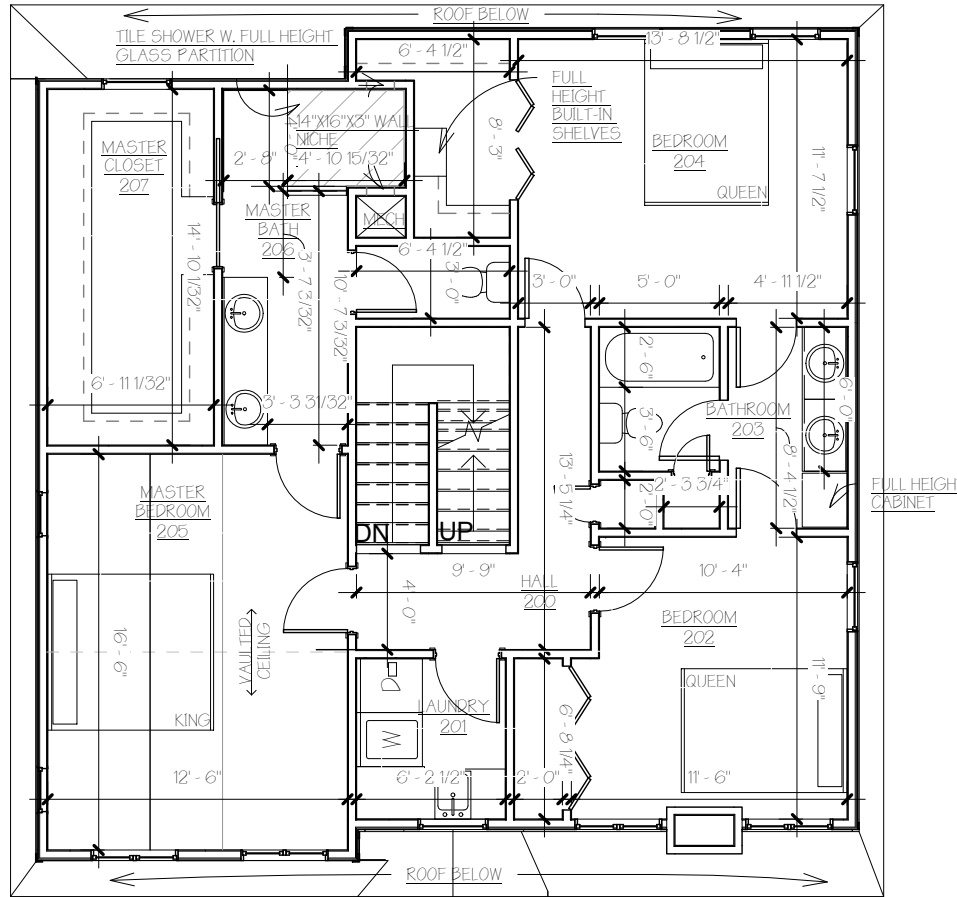
OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

CONTENTS
 PROPOSED MAIN LEVEL PLAN

PLOT DATE
 11/14/17

SHEET NUMBER

AA-102



PROPOSED SECOND LEVEL PLAN

1/8" = 1'-0"

OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
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CONTENTS
 PROPOSED SECOND LEVEL PLAN

PLOT DATE
 11/14/17

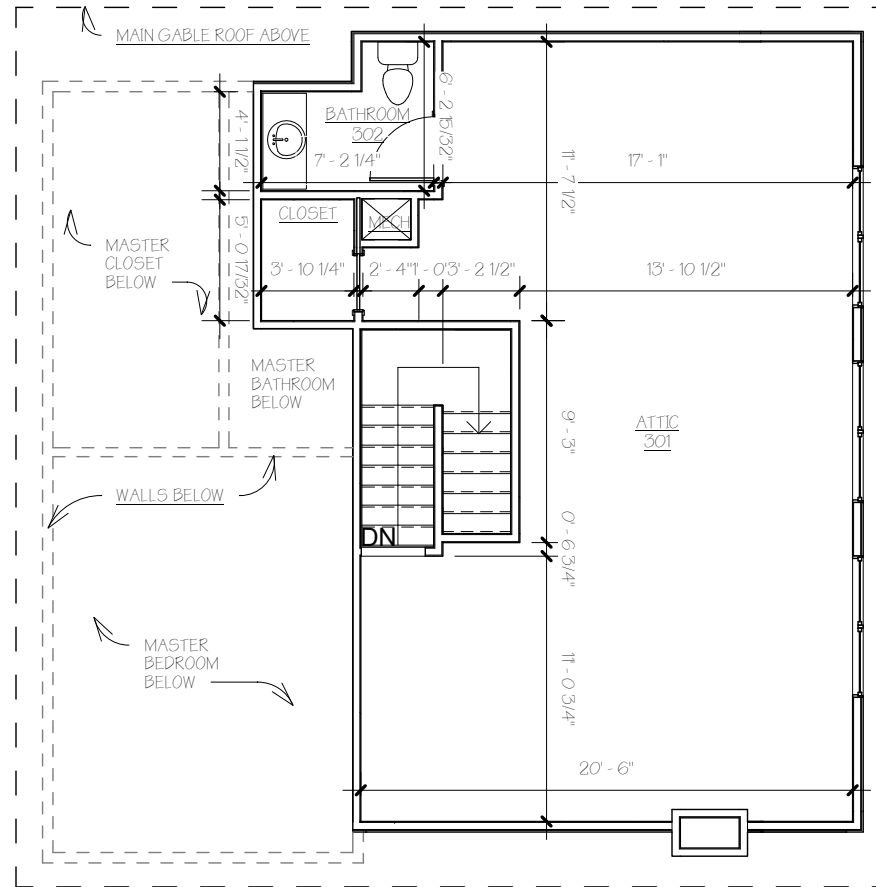
SHEET NUMBER

AA-103



PROPOSED ATTIC LEVEL PLAN

1/8" = 1'-0"



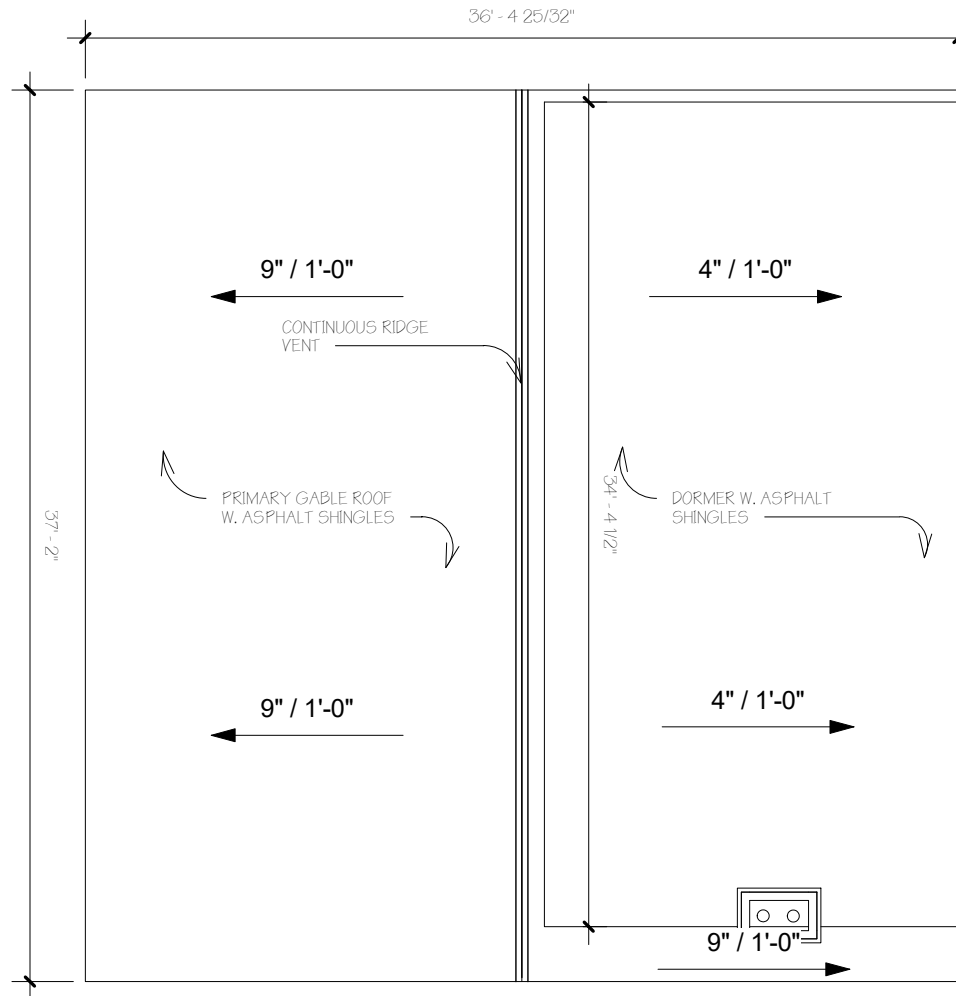
OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

CONTENTS
 PROPOSED ATTIC LEVEL PLAN

PLOT DATE
 11/14/17

SHEET NUMBER

AA-104



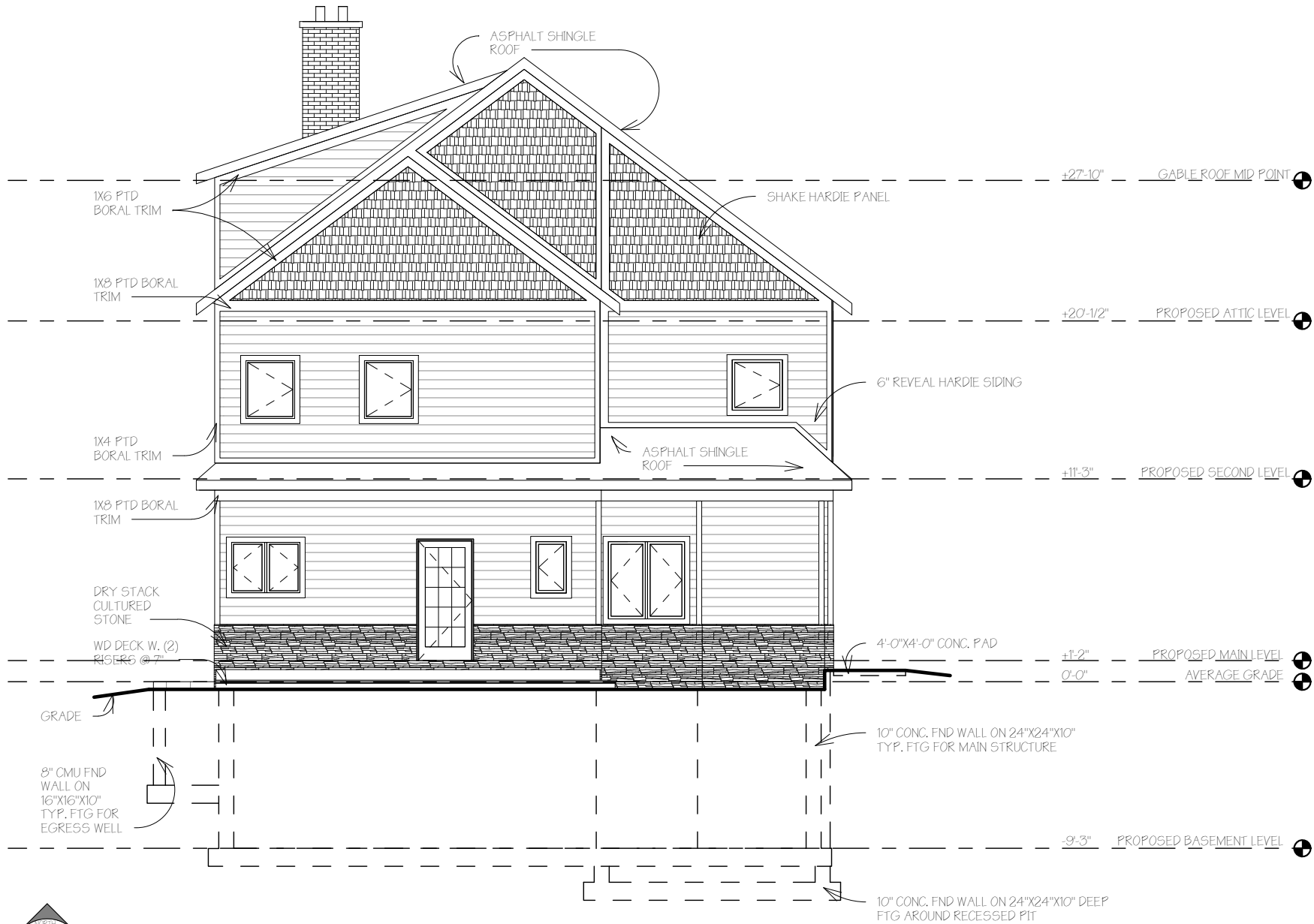
PROPOSED ROOF PLAN

1/8" = 1'-0"

OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

CONTENTS
 PROPOSED ROOF PLAN

PLOT DATE	11/14/17
SHEET NUMBER	AA-105

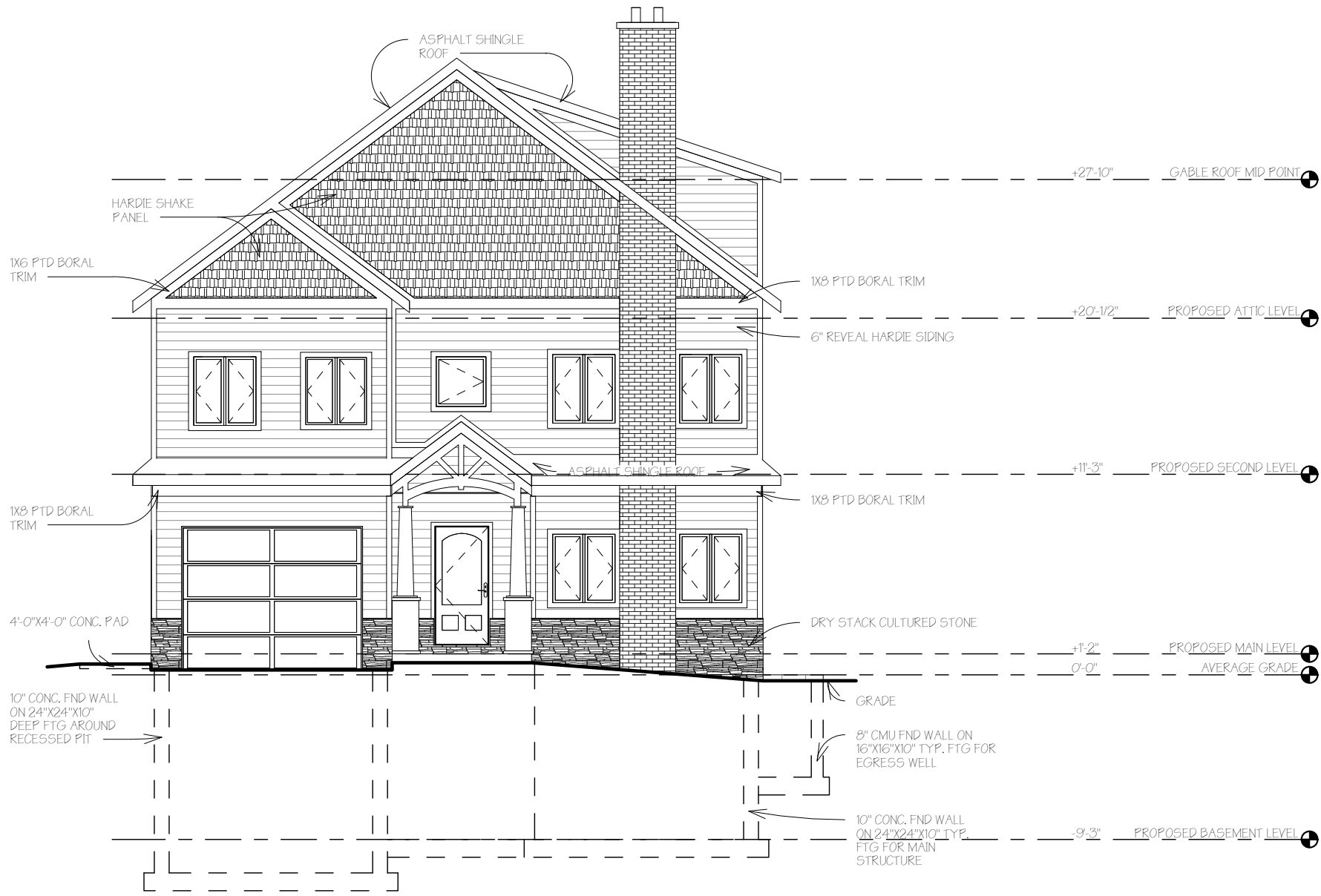


1 PROPOSED NORTH ELEVATION
 1/8" = 1'-0"

OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

CONTENTS
 PROPOSED NORTH ELEVATION

PLOT DATE
 11/14/17
 SHEET NUMBER
 AA-106



OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

CONTENTS
 PROPOSED SOUTH ELEVATION

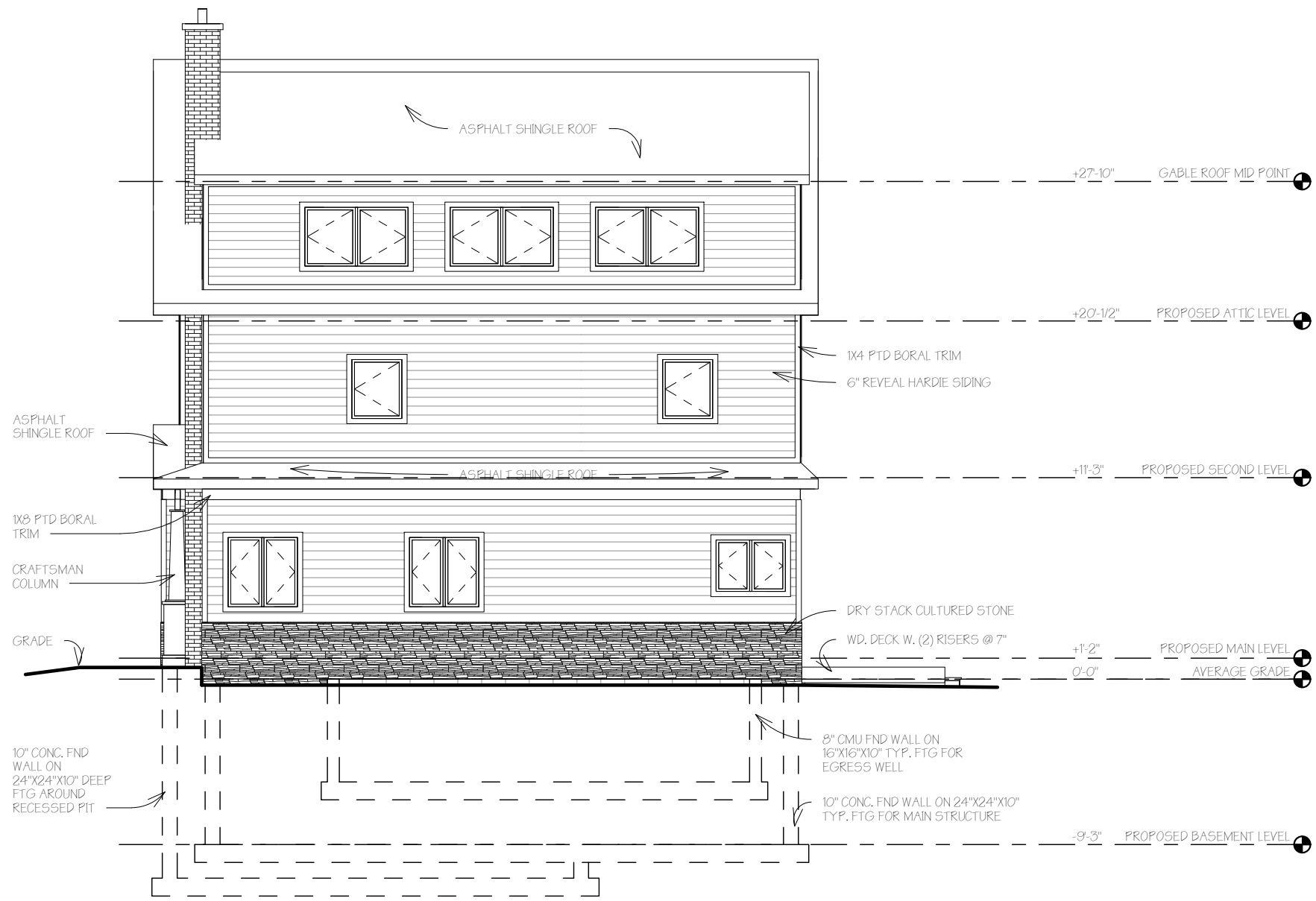
PLOT DATE	11/14/17
SHEET NUMBER	AA-107

1 PROPOSED SOUTH ELEVATION

OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

CONTENTS
 PROPOSED EAST ELEVATION

PLOT DATE
 11/14/17
 SHEET NUMBER
 AA-108

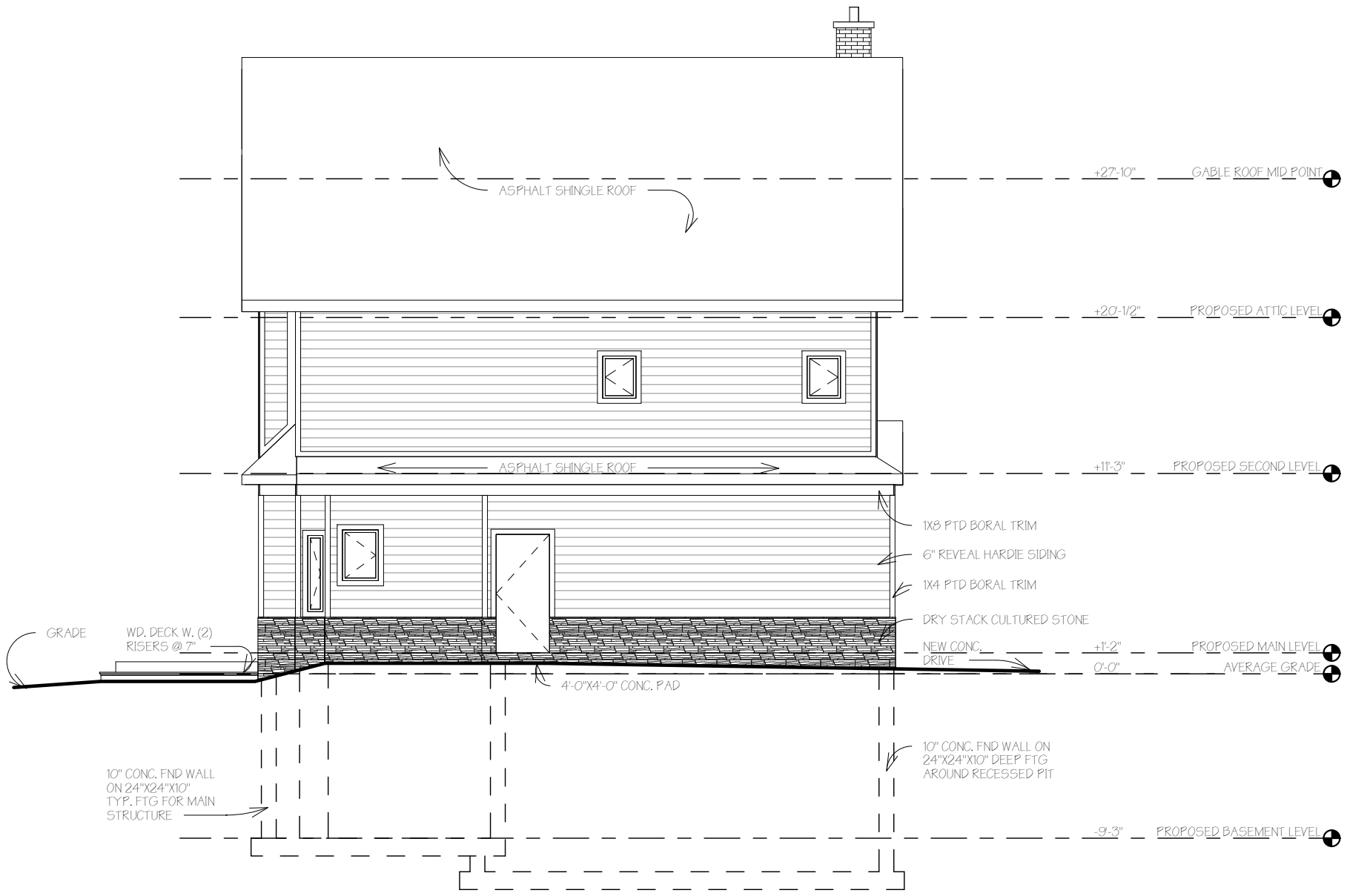


1 PROPOSED EAST ELEVATION
 1/8" = 1'-0"

OWNER:
 JOE & NICOLE HUBERT
 302 W. HOOVER AVE
 ANN ARBOR, MI 48103
 PROJECT NUMBER: 170174

CONTENTS
 PROPOSED WEST ELEVATION

PLOT DATE
 11/14/17
 SHEET NUMBER
 AA-109



1
 PROPOSED WEST ELEVATION
 1/8" = 1'-0"

City of Ann Arbor – Zoning Board

RE: 302 West Hoover Ave.

To City of Ann Arbor Zoning Board:

I am Joseph and Nicole Hubert's neighbors directly to the east of their house. I live and own 200 West Hoover Ave. and our properties do share a common lot border.

I am are signing this letter to express my support for the reconstruction project at 302 West Hoover Avenue. Joseph and Nicole have discussed and shared with me the house plans and design as it has been submitted to the Ann Arbor Zoning Board. They have actively asked for input and showed consideration of my needs as their neighbor during the reconstruction project and also after the project has been completed. I would like to express my desire to support their project as it is being submitted to the board. I believe the design fits the current neighborhood both in scope of project and also aesthetics. I also believe it is setting a high bar for future projects. The Hubert's reconstruction project improves our changing neighborhood.

I live in a neighborhood which has a significant history of needing and also receiving zoning variances to complete projects. Please continue that rich history by granting the Huberts the needed variance to begin their project.

Thank you for including our support in your considerations. I anticipate your agreement this is going to be a positive addition to our neighborhood.

Sincerely,



Kenneth Graf - 200 West Hoover Ave., Ann Arbor, MI 48103

City of Ann Arbor – Zoning Board

RE: 302 West Hoover Ave.

To City of Ann Arbor Zoning Board:

I am Joseph and Nicole Hubert's neighbor.

I am signing this letter to express my support for the reconstruction project at 302 W Hoover Avenue. Joseph and Nicole have discussed and shared with me the house plans and design as it has been submitted to the Ann Arbor Zoning Board. They have actively asked for input and showed consideration of my needs as their neighbor during the reconstruction project and also after the project has been completed. I would like to express my desire to support their project as it is being submitted to the board. I believe the design fits the current neighborhood both in scope of project and also aesthetics. I also believe it is setting a high bar for future projects. The Hubert's reconstruction project improves our changing neighborhood.

I do live in a neighborhood which has a significant history of needing and also receiving zoning variances to complete projects. Please continue that rich history by granting the Huberts the needed variance to begin their project.

Thank you for including our support in your considerations. I anticipate your agreement this is going to be a positive addition to our neighborhood.

Sincerely,

Jesse Grove
Jesse Grove, neighbor

401 Wilder Place
Ann Arbor, MI 48103

City of Ann Arbor – Zoning Board

RE: 302 West Hoover Ave.

To City of Ann Arbor Zoning Board:

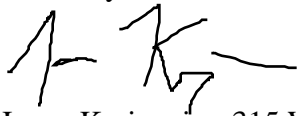
We are Joseph and Nicole Hubert's neighbors directly to the north of their house. We live at 315 West Davis Avenue and our properties do share a common lot border.

We are signing this letter to express our support for the reconstruction project at 302 W Hoover Avenue. Joseph and Nicole have discussed and shared with us the house plans and design as it has been submitted to the Ann Arbor Zoning Board. They have actively asked for input and showed consideration of our needs as their neighbors during the reconstruction project and also after the project has been completed. We would like to express our desire to support their project as it is being submitted to the board. We believe the design fits the current neighborhood both in scope of project and also aesthetics. We also believe it is setting a high bar for future projects. The Hubert's reconstruction project improves our changing neighborhood.

We do live in a neighborhood which has a significant history of needing and also receiving zoning variances to complete projects. Please continue that rich history by granting the Hubert's the needed variance to begin their project.

Thank you for including our support in your considerations. We anticipate your agreement this is going to be a positive addition to our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Krajcovic', with a horizontal line extending to the right.

Jason Krajcovic - 315 West Davis Avenue, Ann Arbor, MI 48103

City of Ann Arbor – Zoning Board

RE: 302 West Hoover Ave.

To City of Ann Arbor Zoning Board:

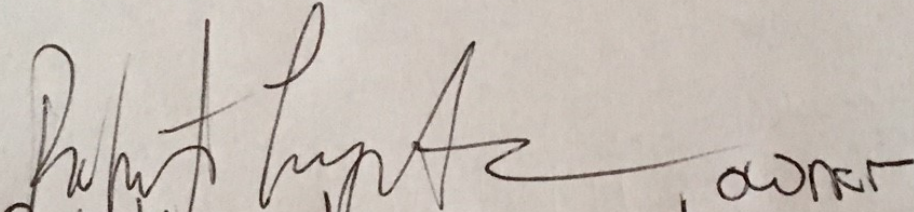
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I am signing this letter to express my support for the reconstruction project at 302 W Hoover Avenue. Joseph and Nicole have discussed and shared with me the house plans and design as it has been submitted to the Ann Arbor Zoning Board. They have actively asked for input and showed consideration of my needs as their neighbor during the reconstruction project and also after the project has been completed. I would like to express my desire to support their project as it is being submitted to the board. I believe the design fits the current neighborhood both in scope of project and also aesthetics. I also believe it is setting a high bar for future projects. The Hubert's reconstruction project improves our changing neighborhood.

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Thank you for including our support in your considerations. I anticipate your agreement this is going to be a positive addition to our neighborhood.

Sincerely,


Robert Lagerstrom
407 Wilcox Place
Ann Arbor, MI 48103

City of Ann Arbor – Zoning Board

RE: 302 West Hoover Ave.

To City of Ann Arbor Zoning Board:

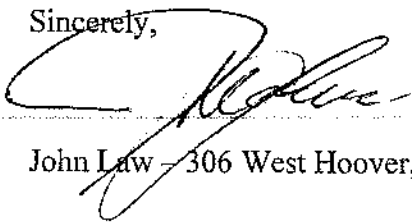
I am Joseph and Nicole Hubert's neighbors directly to the West of their house. I live at 306 West Hoover Avenue and our properties do share a common lot border.

I am signing this letter to express our support for the reconstruction project at 302 W Hoover Avenue. Joseph and Nicole have discussed and shared with us the house plans and design as it has been submitted to the Ann Arbor Zoning Board. They have actively asked for input and showed consideration of our needs as their neighbor during the reconstruction project and also after the project has been completed. I would like to express my desire to support their project as it is being submitted to the board. I believe the design fits the current neighborhood both in scope of project and also aesthetics. I also believe it is setting a high bar for future projects. The Hubert's reconstruction project improves our changing neighborhood.

We do live in a neighborhood which has a significant history of needing and also receiving zoning variances to complete projects. Please continue that rich history by granting the Huberts the needed variance to begin their project.

Thank you for including our support in your considerations. I anticipate your agreement to this is going to be a positive addition to our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "John Law", written over a horizontal dotted line.

John Law – 306 West Hoover, Ann Arbor, MI 48103