

**Zoning Board of Appeals  
February 25, 2026, Regular Meeting**

**STAFF REPORT**

**Subject: ZBA26-0003; 1125 Arlington Boulevard**

**Summary:**

Daniel Sonntag, representing the property owners, is requesting a four-foot variance from Section 5.16.6 (A)(2c) Accessory Uses and Structures. If granted, the variance would allow for a 1,578 square foot pool enclosure to be constructed over an existing in-ground pool. The pool is in the side yard and is required to be a minimum of seven feet from the side lot line. The property is zoned R1A, Single-Family Dwelling District.

**Background:**

The subject property is near the intersection of Arlington Boulevard and Aberdeen Drive in the Angell neighborhood. The lot area is approximately 72,614 square feet in size. The home was constructed in 2004.

**Description:**

The existing pool was permitted under BLDG18-1385 and approved by Zoning to allow an inground pool to be located a minimum of 13 feet from the side lot line. The pool meets the required side yard setbacks. The proposed building over the existing pool will not meet the side yard setback requirement. The proposed building is 59 feet 2.5 inches x 28 feet eight inches for an approximate size of 1,700 square feet. The pool house will be 20 feet six inches in height.

<b>TABLE 5.17-1: SINGLE-FAMILY RESIDENTIAL DISTRICTS</b>									
Other use and development standards also apply and may supersede or effect the requirements in this table, such as Sections 5.16 Use Specific Standards, 5.18 Special Dimensional and Site Layout Standards, 5.19 Parking Standards and 5.20 Landscaping, Screening, and Buffering.									
DISTRICT	MIN. LOT AREA PER DWELLING UNIT	MIN. BUILDING SPACING	REQUIRED SETBACK				MAX. HEIGHT	LOT DIMENSIONS	
			MIN. FRONT	MIN. ONE SIDE	MIN. TOTAL OF TWO SIDES	MIN. REAR		MIN. AREA	MIN. WIDTH
AG	100,000 sq. ft.		40 ft. [A][B]	10% of lot width	20% of lot width	50 ft.	30 ft.	100,000 sq. ft.	200 ft.
<b>R1A</b>	20,000 sq. ft.	[C]	40 ft. [A]	<b>7 ft.</b>	18 ft.	50 ft.	30 ft.	20,000 sq. ft.	90 ft.

**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 Unified Development Code (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***

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**exist generally throughout the City.**

Applicant response: "Existing outdoor pool will likely not be used by new property Owner. Hope is to enclose to make it useable for them."

- (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.**

Applicant response: "Existing outdoor pool will likely not be used by new Owner, will sit either sit as a maintenance/ safety issue or be removed altogether."

- (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.**

Applicant response: "Practical difficulty as described above. Privacy for both the Owner as well neighbor not being subjected to possible noise from pool use."

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

Applicant response: "Difficulty is due to location of existing pool (fixed) and Owner's hopes to have modification to a year-round-usable private amenity."

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

Applicant response: "Variance requested seems to be within the intent of the ordinance exception cited - The stipulation not met is the "behind the existing structure" but the existing structure and proposed nonconformity is far from front setback street and neighbors."

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with a large, circular initial "J" and a long, sweeping underline.

**Jon Barrett- Zoning Coordinator  
City of Ann Arbor**