

APPLICATION FOR VARIANCE OR NON-CONFORMING STRUCTURE
ZONING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: ANN ARBOR SUNROOMS / FOUR SEASONS SUNROOMS OF A²
Address of Applicant: 6055 JACKSON RD. A² MT. 48103
Daytime Phone: ^{CELL} 248-787-6306 / 734-769-9700 OFFICE
Fax: 734-769-7858
Email: SUNROOMCLARIL@GMAIL.COM
Applicant's Relationship to Property: CONTRACTOR

Section 2: Property Information

Address of Property: 2242 GEORGETOWN BLD.
Zoning Classification: R1C
Tax ID# (if known): 09-09-14-301-001
*Name of Property Owner: STEVE & CAROLINE STOUT

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

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested: REAR YARD SETBACK Required dimension: 30' PROPOSED dimension: 20'

Example: Chapter 55, Section 5:26

Example: 40' front setback

Example: 32'

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)
REMOVE EXISTING 12X12 ROOM & BUILD A UPDATED ROOM SAME SIZE AS THE EXISTING ROOM & FOUNDATION

Section 4: VARIANCE REQUEST (If not applying for a variance, skip to section 5)

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. (continued...)

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

SEE LETTER ATTACHED

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

3. What effect will granting the variance have on the neighboring properties?

SEE LETTER

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

THE EXISTING ROOM THAT IS APPROX. 20 YRS. OLD NEED TO BE REPLACED AS IT IS BEYOND REPAIR. BUILDING NEW WITH SAME FOOT PRINT WILL NOT AFFECT NEIGHBORING PROPERTIES.

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

Section 5: 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

(continued)

Existing Condition

Code Requirement

Lot area 7,000[±]
 Lot width 77.74
 Floor area ratio 20%
 Open space ratio 80%
 Setbacks REAR: 20' SOUTH SIDE: 7 1/2' NORTH SIDE: 27'
 Parking _____
 Landscaping _____
 Other _____

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

SEE ~~PLAT~~ LETTER ATTACHED

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:

WE WILL PROVIDE NEIGHBOR CONSENT LETTERS.

THE NEW ROOM WILL NOT IMPACT ANY OF THE NEIGHBORS AS IT IS THE SAME SIZE AS THE EXISTING 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 _____

WE HAVE A 20' SET BACK AND ARE ASKING FOR A 10' VARIANCE TO THE REQUIRED 30' SETBACK.

Section 6: 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 1/2" by 11" sheets.** (Continued.....)

- 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.

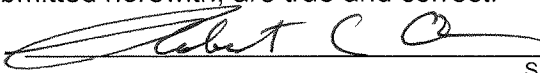
Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, 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.

248-787-6306 _____  _____
 Phone Number Signature
SUNROOMCLARKE@MAIL.COM ROBERT C. CLARK _____
 Email Address Print Name

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

 _____
 Signature


Further, I hereby give City of Ann Arbor Planning & 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

I have received a copy of the informational cover sheet with the deadlines and meeting dates and acknowledge that **staff does not remind the petitioner of the meeting date and times.**

 _____
 Signature

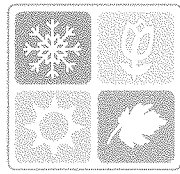
On this 12th day of November, 2015, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

 _____
 Notary Public Signature

12-6-2018 _____ Kimete Dalip _____
 Notary Commission Expiration Date Print Name

Staff Use Only

Date Submitted: 11/16-2015 Fee Paid: 500⁰⁰
 File No.: ZBA 15-027 Date of Public Hearing 12/16-15
 Pre-filing Staff Reviewer & Date _____ ZBA Action: _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____



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ANN ARBOR MI 48103
734-769-9700

LETTER OF EXPLANATION FOR ZBA

Steve & Caroline Stout
2242 Georgetown
Ann Arbor MI 48105
517-449-9286

Mr. & Mrs. Stout reside in the residence listed above. There is an existing structure on an existing foundation at the rear of the house. (12' 6"x12') The existing room has a conventional roof with all screens that has been part of the home for over 20 years. It is in need of repair and better to be replaced.

The rear yard setback requires a 30' set back and the room and foundation now has a 20' setback to the rear property line. Therefore we are asking for a 10' variance to the rear yard setback.

We propose an addition that will be built the same size as the existing structure and foundation. This addition will not hinder any of the neighboring houses but will improve not only by look but in updated materials. The screen room has seen its day (Pictures attached) and needs to be replaced.

Approving this application will in no way be injurious to the neighborhood or otherwise be detrimental to the public interest. Furthermore approval of this application will not show any special privileges.

This is an application to simply update an existing structure to the standards of today and we hope the board finds in favor of our application.

We will attend the meeting to answer any questions the board may have to help their decision.

Kind Regards,

Robert Clark / OwnerFour Seasons Sunrooms of A2



6055 Jackson Rd

Ann Arbor, MI 48103

(734) 769-9700

Authority to Act as Agent

I STEVE STOUT, "Owner" whose address is: 2242 GEORGETOWN A² as owner of said property.

Hereby authorizes, on our behalf, Robert Clark of Four Seasons Sunrooms of Ann Arbor to represent and act as our agent in regards to all meetings and any duties needed during the approval process for our permit.

Steve M. Stout 11/13/15
(Signature of Owner) (Date)

Caroline Stout 11/13/15
(Signature of Co-Owner) (Date)

STATE OF MICHIGAN
COUNTY OF WASHTENAW

SS.

Subscribed and sworn to before me by STEPHEN STOUT and ^{CAROLINE} Christine Stout

This 13 day of November, 20 15.

WITNESS my hand and official seal.

Pamela A. Fravala

My commission expires:
JAN 9, 2020

Notary Public

PAMELA A. FRAVALA
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Jan 9, 2020
ACTING IN COUNTY OF WASHTENAW

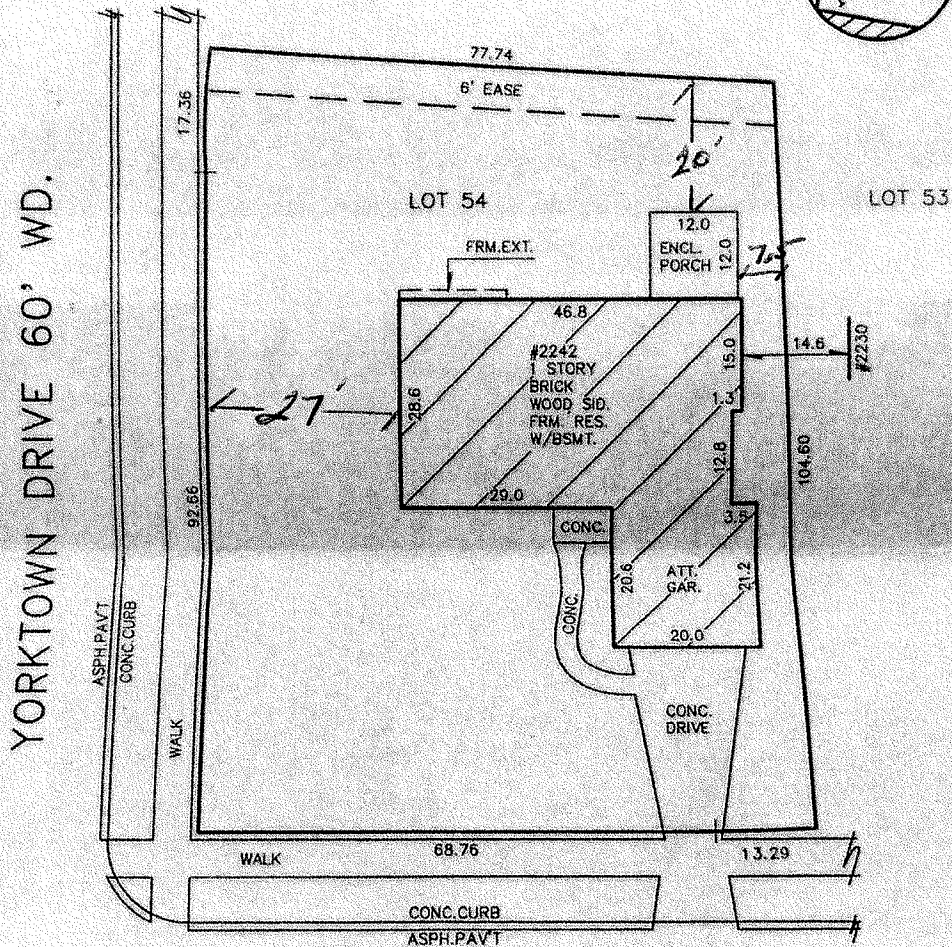
MORTGAGE SURVEY

Certified to: UNIVERSAL MORTGAGE DBA NATIONS ONE MORTGAGE

Applicant: STEPHEN STOUT

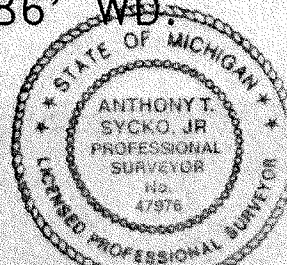
Property Description:

Lot 54; FOREST HILLS SUBDIVISION, part of the West 1/2 of the West 1/2 of Section 14, T.2 S., R.6 E., City of Ann Arbor, Washtenaw County, Michigan. As recorded in Liber 16 of Plats, Pages 12-13, Washtenaw County Records.



GEORGETOWN BLVD. 86' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

Anthony T. Sycko, Jr.

JOB NO: 07-11207 SCALE: 1"=20'
 DATE: 07/27/07 DR BY: SAN

KEM-TEC
 LAND SURVEYORS






22556 Grafton Avenue
 Eastpointe, MI 48021-2312
 (588) 772-2222
 FAX: (588) 772-4048

KEM-TEC WEST
 LAND SURVEYORS

800 E. STADIUM
 Ann Arbor, MI 48104-1412
 (734) 994-0888 * (800) 433-6133
 FAX: (734) 994-0887



STEVE & CAROLINE STOUT
 2242 GEORGETOWN BLVD
 ANN ARBOR, MI 48105
 (517) 449-9286

	APPROVAL	DATE
 DESIGN:	_____	_____
 SALES REP.:	_____	_____
 SUPERINTENDENT:	_____	_____
 CUSTOMER:	_____	_____
 CUSTOMER:	_____	_____

DATE: 10/21/15, REVISED 11/8/15
 MODEL: CONVENTIONAL CATHEDRAL (12'-6" x 12')

WALL FRAME COLOR: VINYL SIDING EXT., DRYWALL INT.
 ROOF FRAME COLOR: SHINGLES TO MATCH EXISTING, DRYWALL INT.

FLOOR SYSTEM: EXIST. CONCRETE SLAB, ADD MIN. 2x8 SLEEPER FLOOR @16" O.C., SPRAY FOAM INSULATION, 3/4" T&G ADVANTECH SUBFLOOR
 FOUNDATION TYPE: EXIST. CONCRETE FOOTING

ROOF SYSTEM: 2x10 RAFTERS @16" O.C., 1/2" SHEATHING, 15# FELT, ICE & WATER SHIELD, SHINGLES TO MATCH EXISTING, DRYWALL INT.
 SKYLIGHTS: NONE

TRANSOMS: (2) CUSTOM GLASS TRAPEZOIDS- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

WINDOWS: (5) 5'x5' TAN VINYL SLIDERS - CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

DOORS: (1) 5' TAN VINYL SLIDING DOOR- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

KNEEWALL: 2x6 KNEEWALL @16" O.C., SPRAY FOAM INSULATION, 1/2" OSB W/ TYVEC HOUSE WRAP, VINYL SIDING EXT., DRYWALL INT.

FANS & VENTS: (1) CEILING FAN (PROVIDED BY HOMEOWNER)

ELECTRIC: OUTLETS TO CODE, (1) CEILING FAN (PROVIDED BY HOMEOWNER) W/ SWITCH, CAN LIGHTS W/ SWITCH

HEAT: NONE

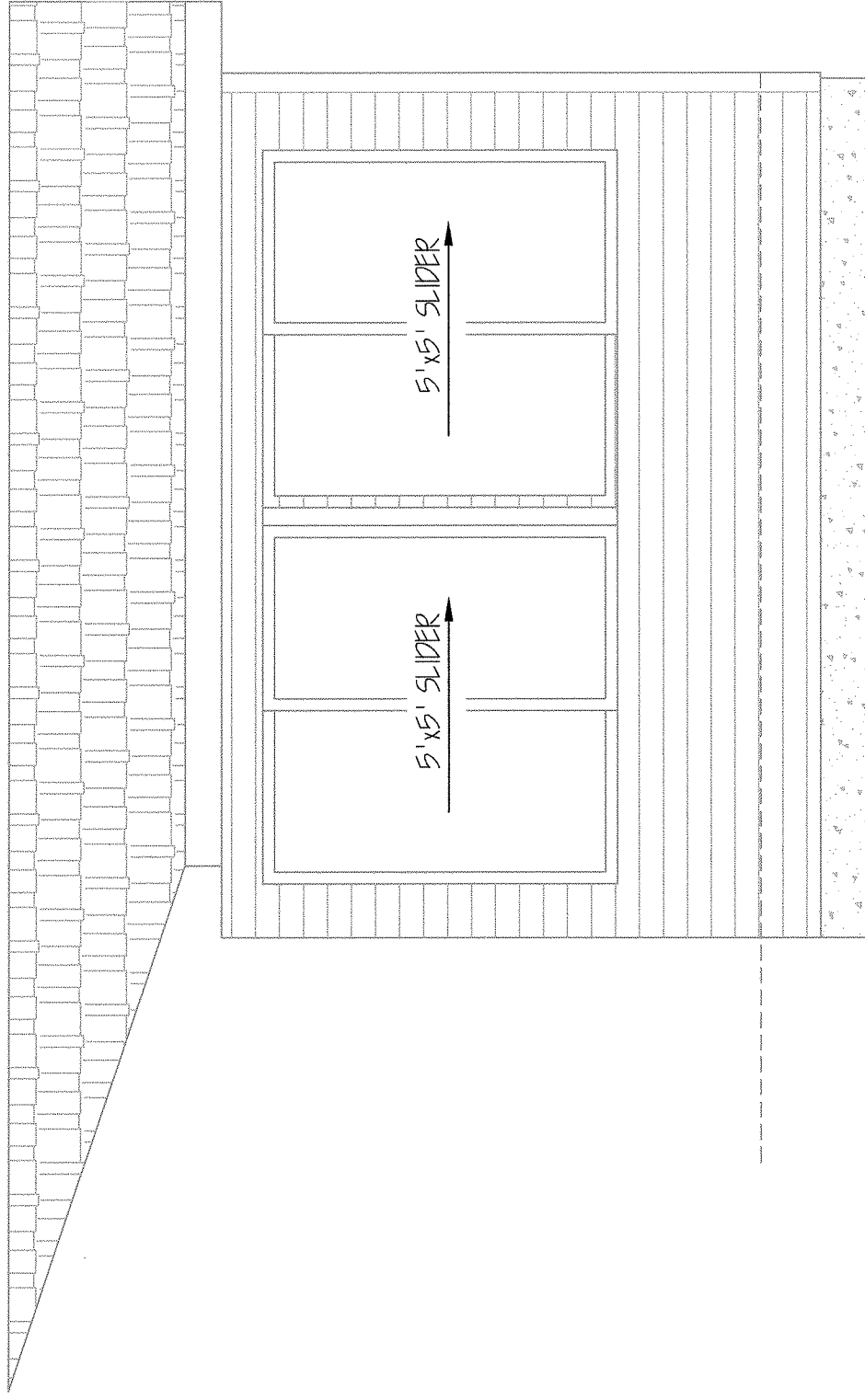
FINISH WORK: DRYWALL INT., VINYL SIDING EXT.



FRONT ELEVATION

INITIALS

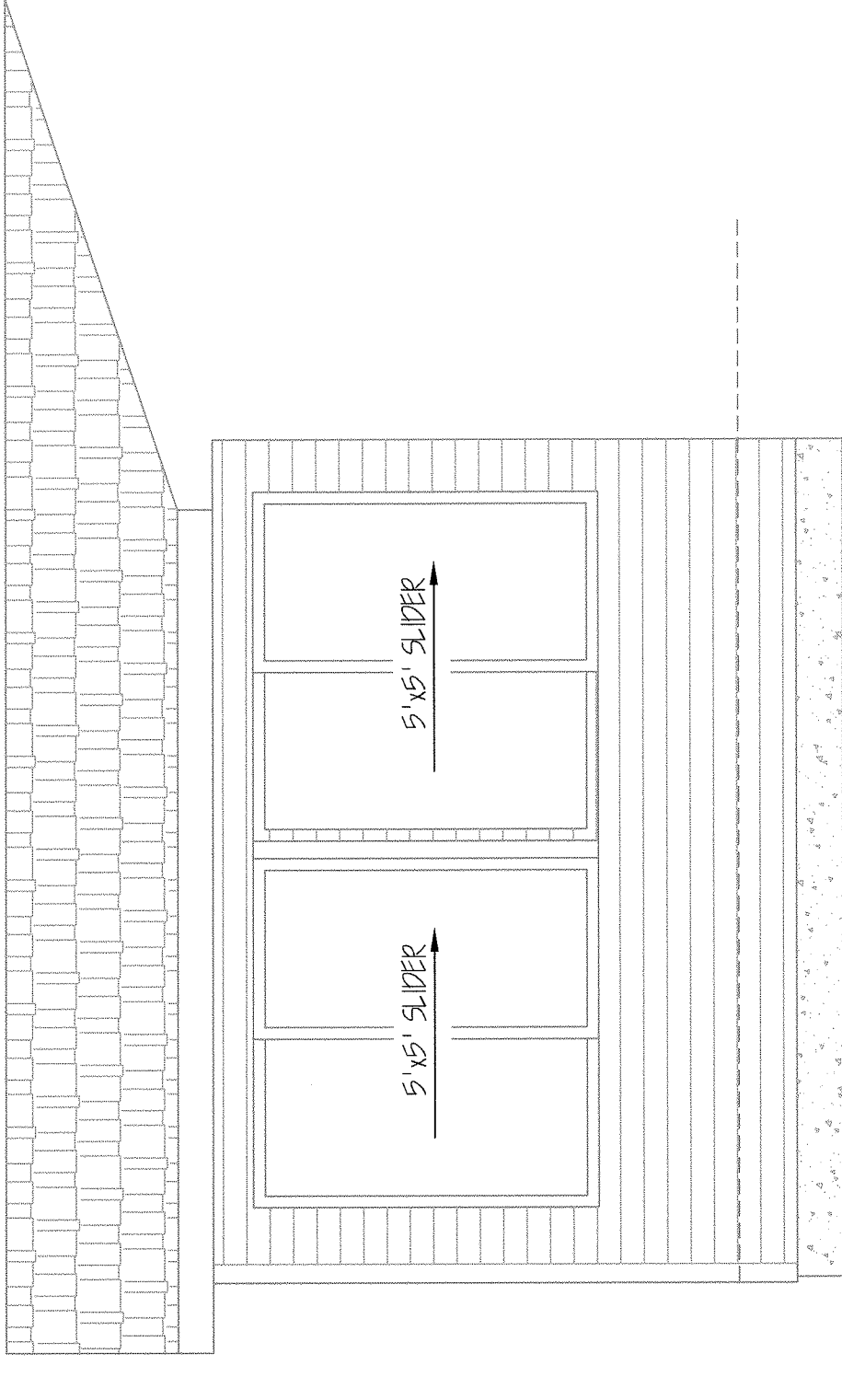
SCALE: 1/4" = 1'-0"



LEFT ELEVATION

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

INITIALS

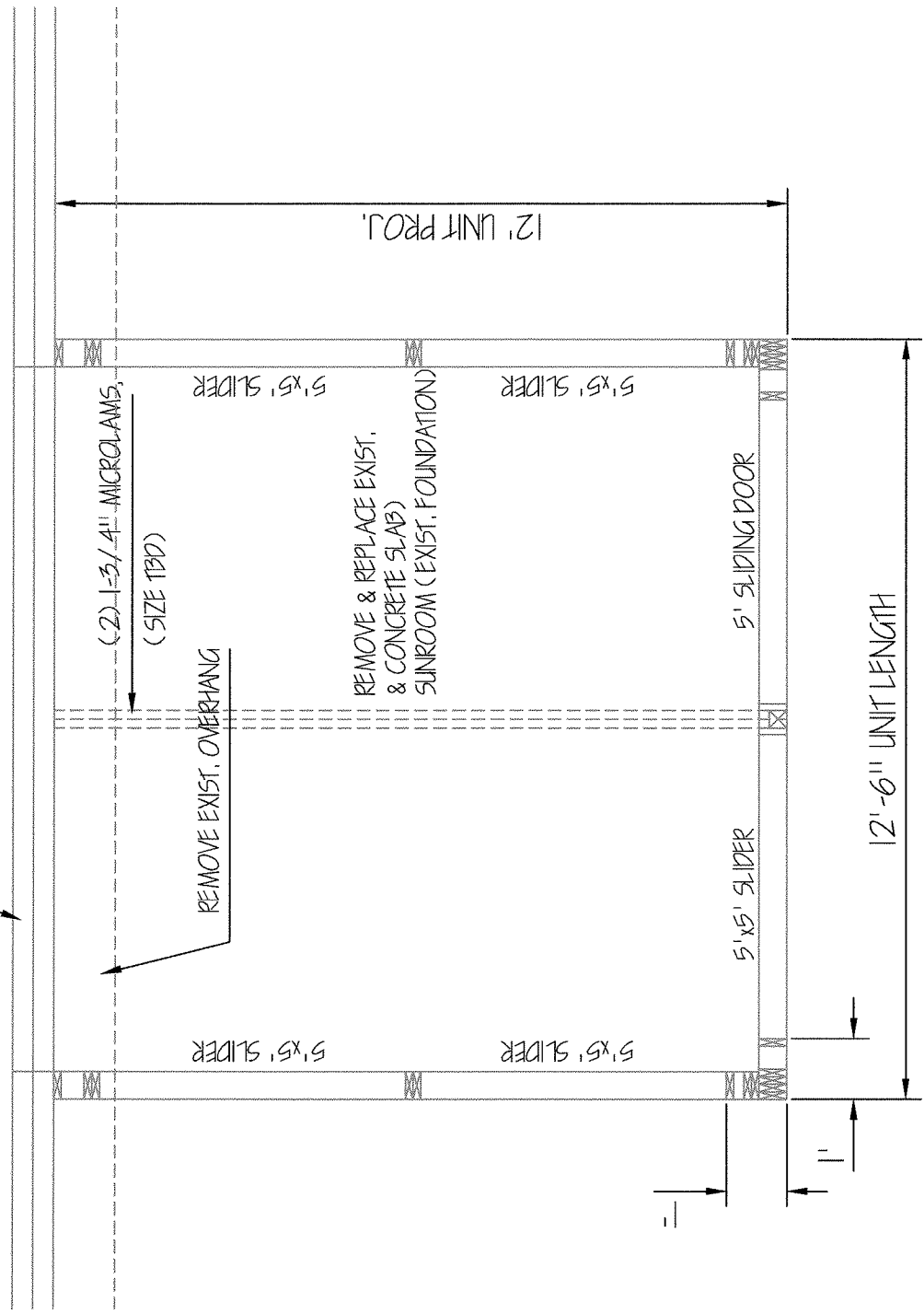


RIGHT ELEVATION

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

INITIALS

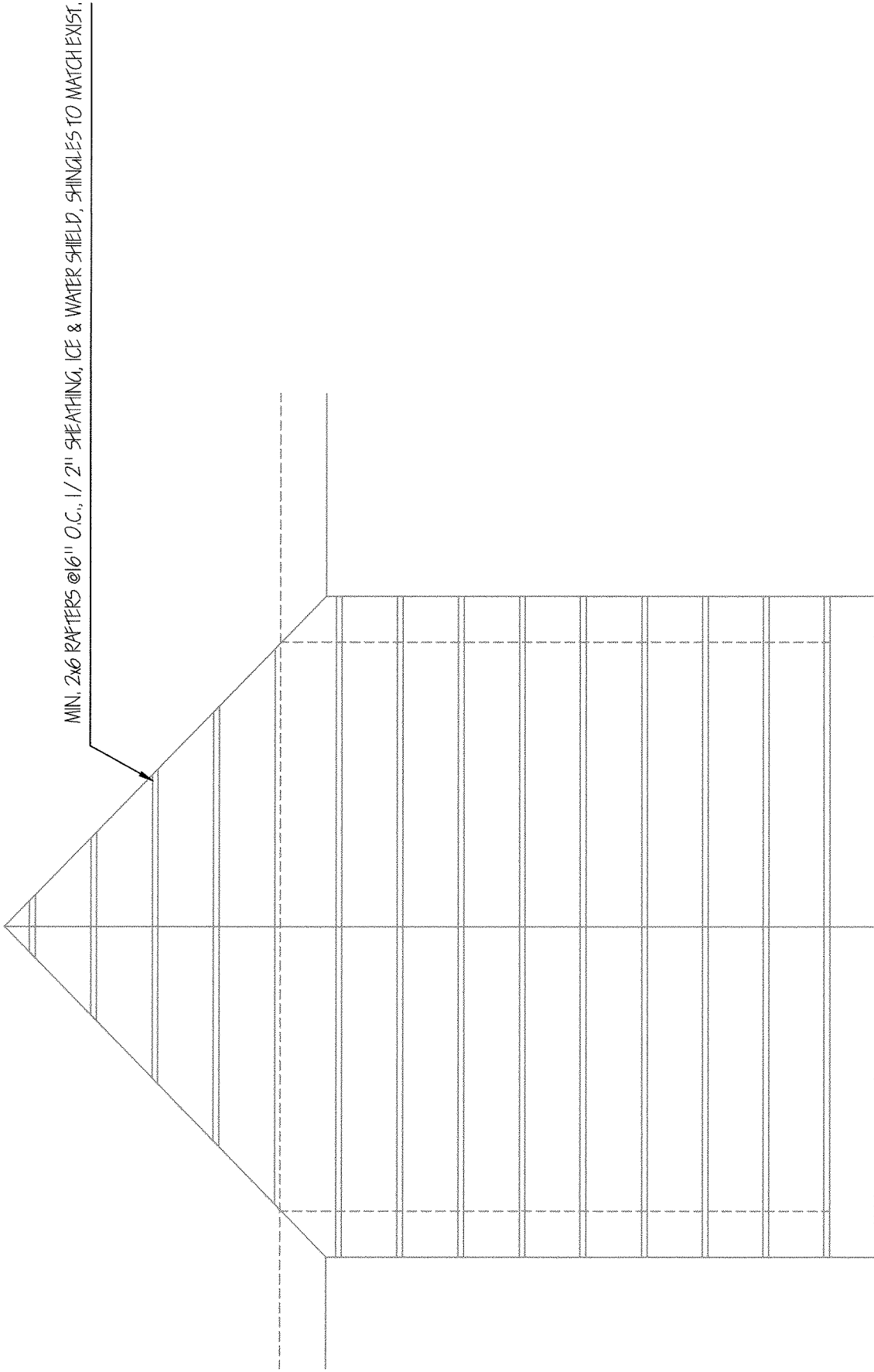
REMOVE EXIST. HOUSE WALL, INSTALL (2) 1-3/4" MICROLAMS (SIZE TBD), DRYWALL INT.



FLOOR PLAN

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

INITIALS



ROOF PLAN

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

INITIALS

