

**Zoning Board of Appeals
June 22, 2016 Regular Meeting**

STAFF REPORT

Subject: ZBA16-011; 1016 Daniel Street

Summary:

Jimmy Bevilacqua is requesting a variance from Chapter 55 Section 5:57, Averaging an Existing Setback. The current average front setback is 25 feet 3 inches and the applicant is proposing a 23 foot 7 inch setback for an overall variance of 1 foot 8 inches.

Description:

The subject parcel is zoned R2A (Two-family) and is 7,230 square feet in area, code requires a minimum of 8,500 square feet for the district. The property is at the corner of Daniel Street and Brookridge Road, which requires the property to have two front setback requirements. The home was built in 1952 and is 1,170 square feet in size.

Discussion:

The petitioner would like to construct an approximately 252 square foot covered porch addition to the front of the house. There is an existing 4 foot 6 inch by 8 foot 4 inch front porch that will be reconstructed and increased in length along the entire front of the house (31'6") and increased in depth to 8 feet. After construction the entire front porch will be 31feet 6 inches long by 8 feet deep and 252 square feet. The proposed porch will be unenclosed and will match the architectural design of the house.

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.***

Applicant states that due to a corner lot and the zoning ordinance applying two front setbacks and the average front setback increasing the setback to 25 feet 3 inches; it reduces the size of an allowable front porch to 6 feet 8 inches.

- (b). That the alleged hardships or 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.**

Applicant states that most of the remaining area on the lot that remains buildable is where the driveway accesses the detached garage at the back of the lot. However, a smaller front porch could be constructed at this location without the need for a variance.

- (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 the variance will have no negative effect on neighboring properties. The front porch is consistent with many structures in the surrounding neighborhood.

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

The front setback area has a sloped topography and the property has two front setbacks which limit the areas for expanding or improving the home. The existing house was constructed before zoning regulations were in place.

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

The variance, if approved, will permit construction of a 31'6"x8' (252 square foot) front porch at the front yard of the property. Although the variance requested is small, only 1 foot 8 inches, by reducing the size of the deck the code requirements can still be met.

Respectfully submitted,



Jon Barrett
Zoning Coordinator

1016 Daniel St

1B

PL

PL

R1C

AG

R4C

R2A

Spring St

Daniel St

Brookridge Ct


Brookridge Rd

Sunset Rd

Charles St

Edward St

Zoning Districts

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






Map date 5/5/2016
 Any aerial imagery is circa 2015
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1016 Daniel St






-  Railroads
-  Parcels
-  Huron River



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1016 Daniel St



-  Railroads
-  Parcels
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ADAMS RESIDENCE FRONT PORCH ADDITION/EXTERIOR REMODEL ZBA SUBMITTAL 1016 DANIEL STREET ANN ARBOR, MI 48103

- 1 COVER SHEET
- 2 SITE PLAN
- 3 EXISTING FIRST FLOOR PLAN
- 4 PROP. FIRST FLOOR PLAN
- 5 EXST + PROP EXT ELEVS (SOUTH)
- 6 EXST + PROP EXT. ELEVS (NORTH)
- 7 EXST + PROP EXT ELEVS (EAST)
- 8 EXST + PROP EXT ELEVS (WEST)
- 9 EXST PHOTOS
- 10 EXST PHOTOS
- 11 PROP. 3D VIEW

LEGAL INFORMATION

PARCEL NUMBER: 09-09-20-405-001
 PROPERTY CLASS: 401-RESIDENTIAL
 OCCUPANCY: SINGLE FAMILY
 FLOOD PLAIN: N/A
 HISTORIC DISTRICT: N/A
 YEAR BUILT: 1952

CODE DATA

JURISDICTION: CITY OF ANN ARBOR
 ZONING: R2A (2-FAMILY DWELLING)

CODES: MICH. RESIDENTIAL CODE, 2015

SHEET INDEX

2

SCHEDULE OF REGULATIONS

	REGULATIONS	EXISTING	FRONT PORCH	VARIANCE/PERMISSSION TO ALTER REQ'D
MIN. LOT AREA	8500 SQ FT	7405 SQ FT	N/A	PRE-EXST NON-CONF.
MIN. LOT WIDTH	60'	77'	N/A	
MIN. FRONT YARD	25'-3"	25'-3"	23'-7"	VARIANCE REQ'D
MIN. SECOND FRONT YARD	25'	15'-8 3/4"	21'-7 3/4"	PERMISSION TO ALTER PRE-EXST NON-CONFORMING REQ'D
MIN. SIDE YARD	5'	5'	NO CHANGE	
MIN. REAR YARD	30'	20'-8"	NO CHANGE	PRE-EXST NON-CONF.
MAX. BUILDING HEIGHT	30'	16'-6"	NO CHANGE	

PROJECT INFORMATION

1

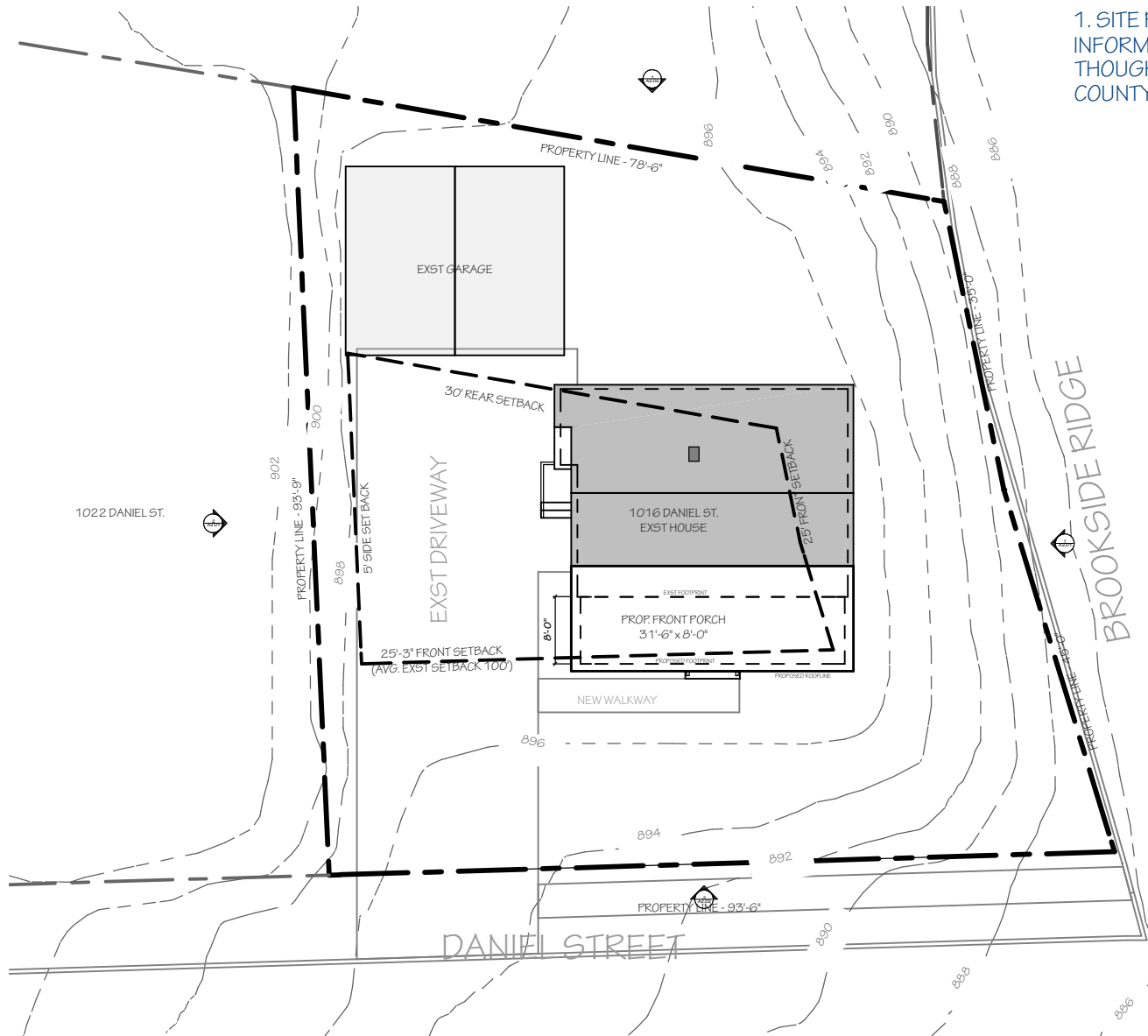
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48103
(734) 332-1500

MEADOWLARK

DAN & LISA ADAMS
1016 DANIEL STREET
ANN ARBOR, MI 48103

COVER SHEET

PRINT DATE 5/24/16
PROJ STATUS: ZBA
PROJ #: 151ADA049
1



GENERAL SITE PLAN NOTES:
 1. SITE PLAN IS BASED ON INFORMATION OBTAINED THROUGH WASHTENAW COUNTY GIS MAPPING.

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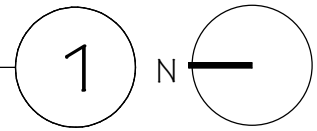


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SITE PLAN

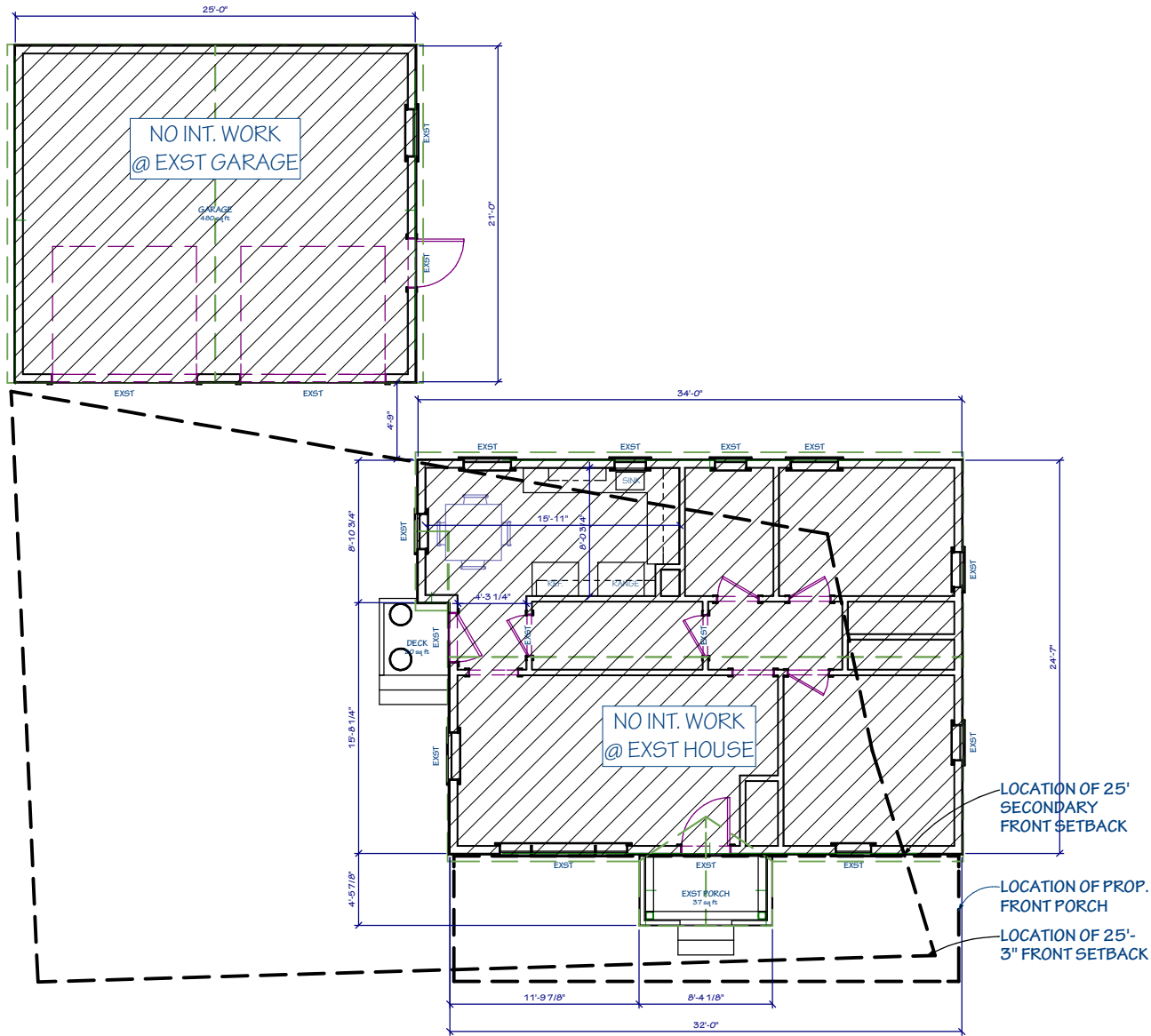
SITE PLAN

SCALE: 1" = 20'-0"



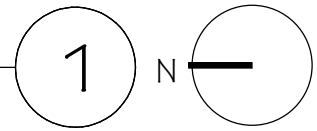
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2



EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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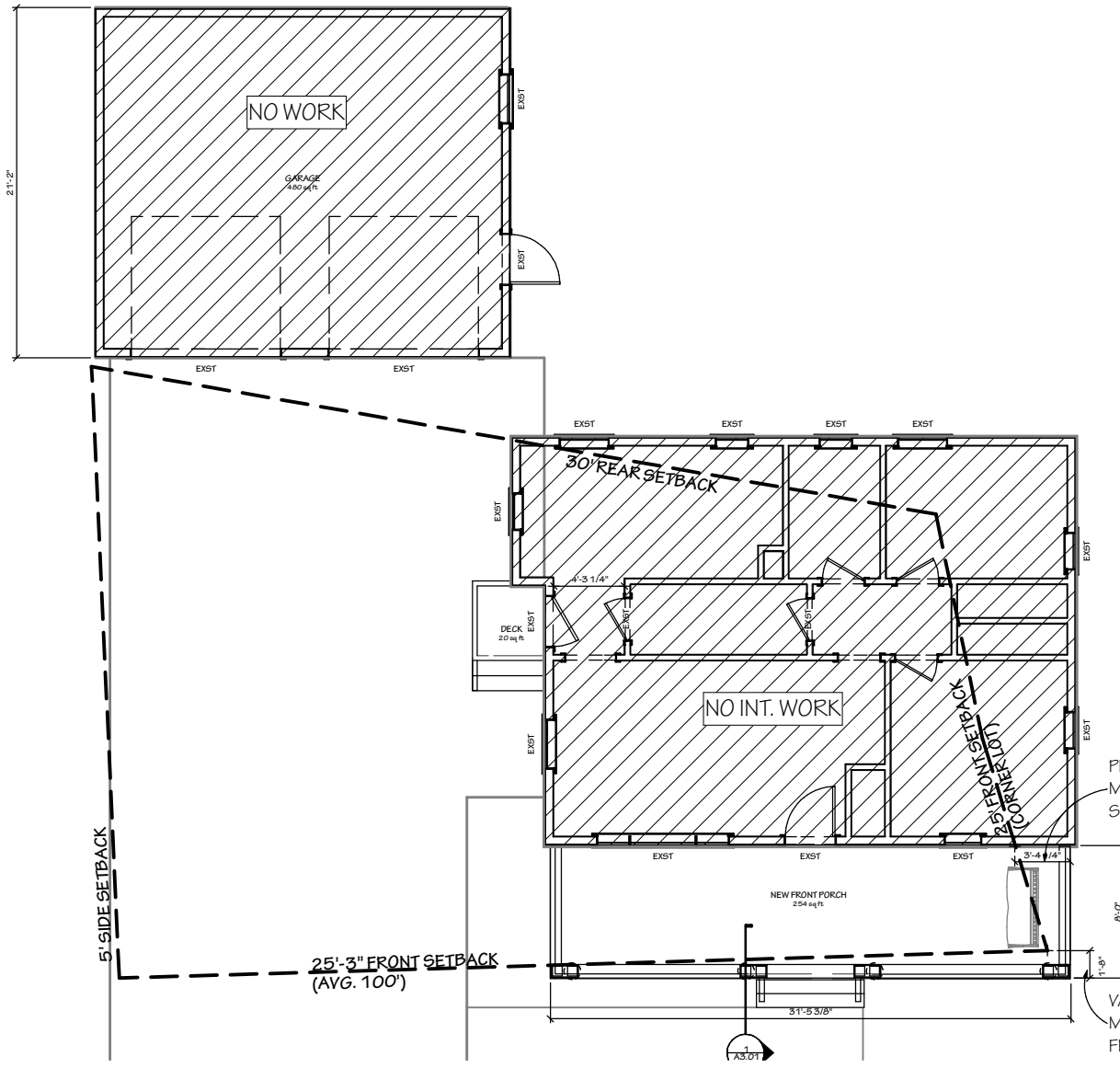


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EXISTING FIRST
FLOOR PLAN

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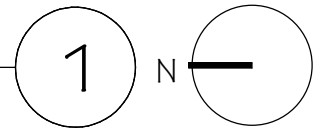


PERMISSION TO ALTER NON-CONFORMING REQUEST:
 MAX. ENCROACHMENT ON 25' SECONDARY FRONT
 SETBACK (CORNER LOT) = 3'-4 1/4"

VARIANCE REQUEST:
 MAX. ENCROACHMENT ON 25'-3"
 FRONT SETBACK = 1'-8"

PROP. FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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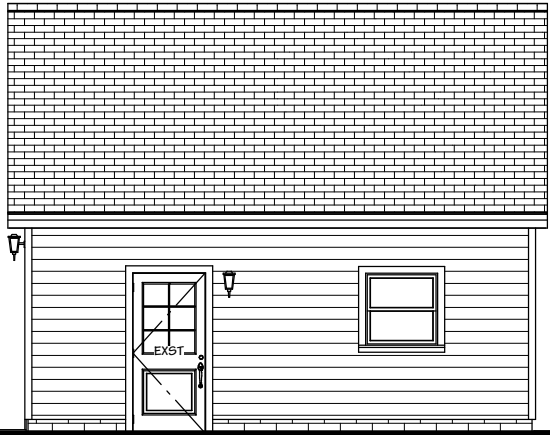
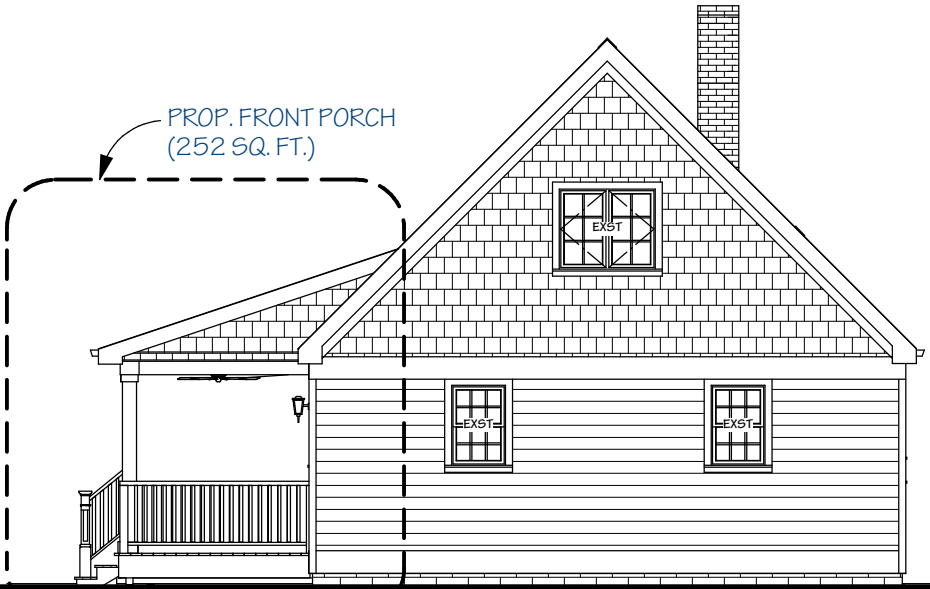


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PROP. FIRST FLOOR
 PLAN

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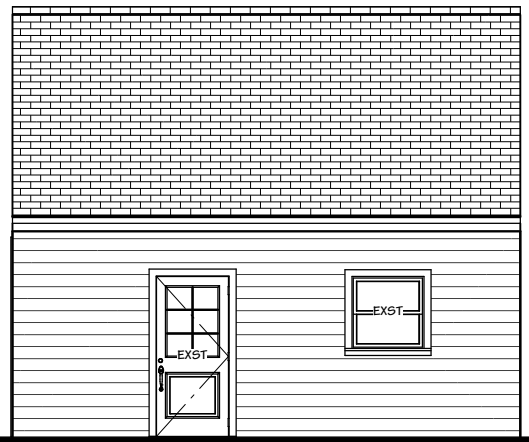
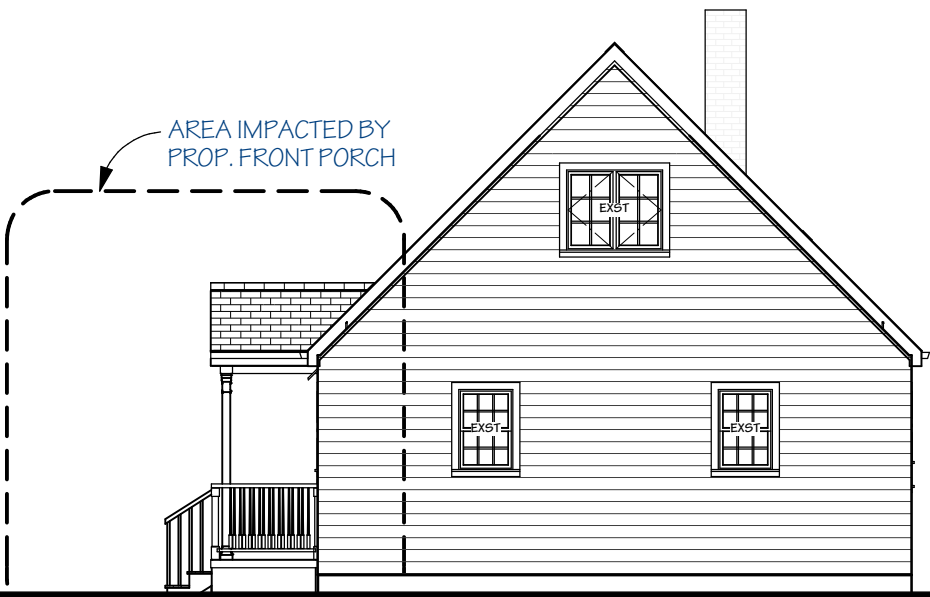
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PROP EXT ELEVATION (SOUTH)

SCALE: 1/8"=1'-0"

2



EXST EXT ELEVATION (SOUTH)

SCALE: 1/8"=1'-0"

1

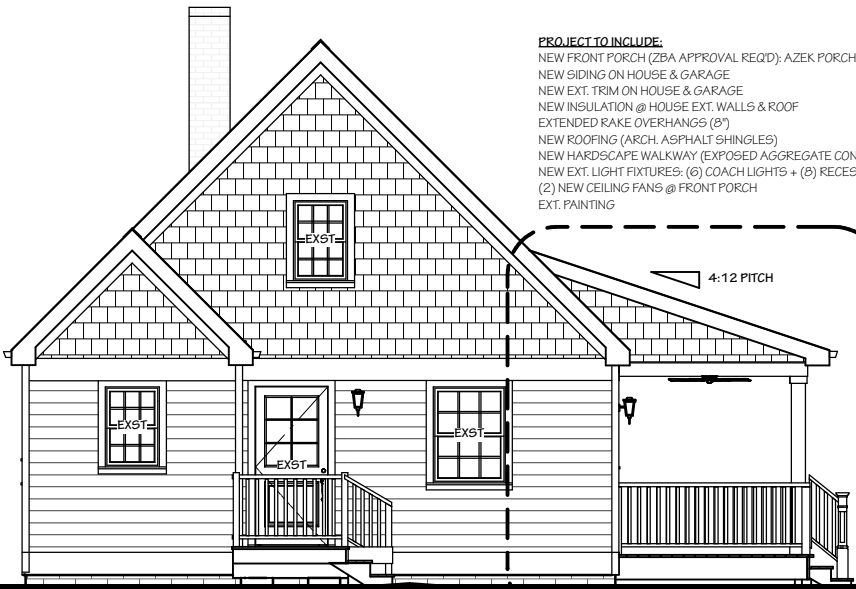
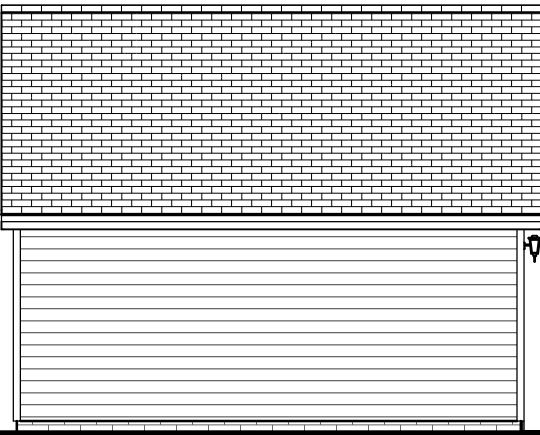
PROJECT TO INCLUDE:
 NEW FRONT PORCH (ZBA APPROVAL REQ'D); AZEK PORCH FLR & RAIL, DOUGLAS FIR T&G BEADBOARD CLG.
 NEW SIDING ON HOUSE & GARAGE
 NEW EXT. TRIM ON HOUSE & GARAGE
 NEW INSULATION @ HOUSE EXT. WALLS & ROOF
 EXTENDED RAKE OVERHANGS (8")
 NEW ROOFING (ARCH. ASPHALT SHINGLES)
 NEW HARDSCAPE WALKWAY (EXPOSED AGGREGATE CONCRETE) FROM DRIVEWAY TO FRONT PORCH
 NEW EXT. LIGHT FIXTURES: (6) COACH LIGHTS + (8) RECESSED CANS @ FRONT PORCH
 (2) NEW CEILING FANS @ FRONT PORCH
 EXT. PAINTING

JAMES HARDIE SIDING TO INCLUDE:
 HARDEIPLANK 5" EXPOSURE SMOOTH LAP SIDING @ 1ST
 HARDEISHINGLE 5" STRAIGHT EDGE PANELS @ 2ND FLR

AZEK TRIM PACKAGE TO INCLUDE:
 5/4x4x4 TRADITIONAL CORNER BOARD.
 5/4x12 BAND BOARD.
 5/4x6 FRIEZE.
 5/4x8 FASCIA.
 5/4x12 SKIRT BOARD W/ WATER TABLE CAP.
 5/4x4 WINDOW CASING W/ HISTORIC SILL, AND
 COLUMN WRAPS

PROP. FRONT PORCH
 (252 SQ. FT.)

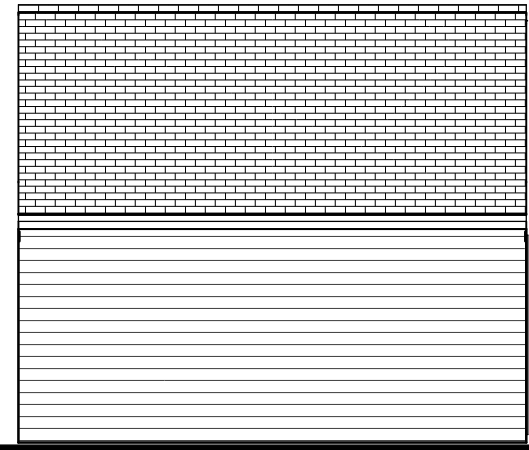
4:12 PITCH



PROP EXT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

2



AREA IMPACTED BY
 PROP. FRONT PORCH

EXST EXT ELEVATION (NORTH)

SCALE: 1/8" = 1'-0"

1

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EXST + PROP EXT.
 ELEVS (NORTH)

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6



PROP EXT ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

2



EXST EXT ELEVATION (EAST)

SCALE: 1/8" = 1'-0"

1

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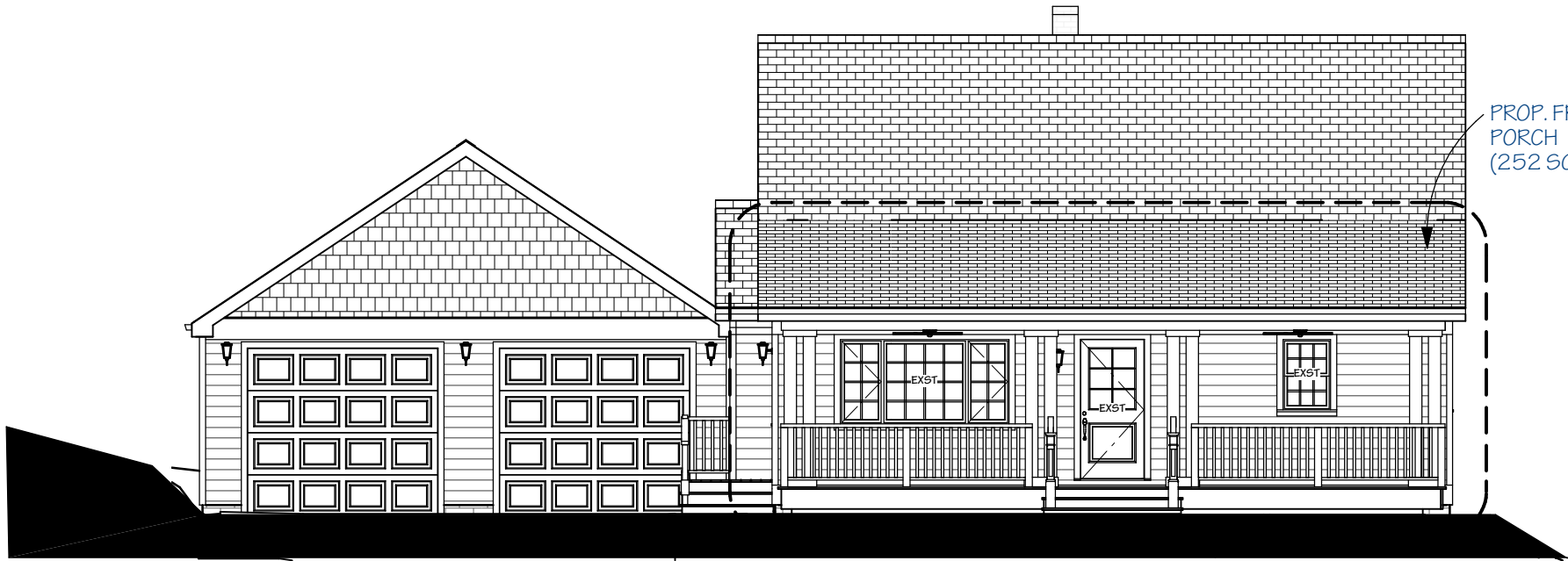


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EXST + PROP EXT
ELEVS (EAST)

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PROP EXT ELEVATION (WEST)

SCALE: 1/8"=1'-0"

2



EXST EXT ELEVATION (WEST)

SCALE: 1/8"=1'-0"

1

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EXST + PROP EXT
ELEVS (WEST)

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8



EXST PHOTO: WEST ELEVATION

1

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EXST PHOTOS

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9



EXST PHOTO: NW CORNER

1

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EXST PHOTOS

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PROP. 3D VIEW

1

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PROP. 3D VIEW

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PROJ. #:
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From: Tricia Martin
Sent: Monday, May 16, 2016 6:07 PM
To: Gale, Mia
Subject: ZBA16-011; 1016 Daniel Street

Hello Mia,
My husband and I live at 289 Sunset Rd., Ann Arbor, 48103. We would like to let the board know that we hope that our neighbors at 1016 Daniel will be allowed the variance to build their front porch.
Thanks,
Tricia and Nate Foerg