

**Zoning Board of Appeals
September 25, 2019 Regular Meeting**

STAFF REPORT

Subject: ZBA19-026; 1643 Traver Street

Summary:

Brian Burkett, Aspire Architecture, LLC, representing property owners, is requesting an Alteration to a Nonconforming Structure, Section 5.32.2, in order to construct an accessory dwelling unit (ADU) a second story master suite and a one car carport to the north elevation of the residence. The proposed construction does not meet the required front setback, however, it will not encroach any further than the existing residence.

Background:

The subject property is located south of Northside Elementary and west of Barton Drive. The property is zoned R1C Single-Family residential. The lot is 10,585 square feet in size. The home was built in 1980 and is approximately 1,276 square feet in size.

Description:

The existing home is three bedrooms with a small eat-in kitchen. The new construction will increase the living space to 2,290 square feet while providing an interior accessory dwelling unit (ADU) for a relative.

Standards for Approval- Alteration to a Nonconforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5.32.2, Application of the Variance Power from the UDC. The following criteria shall apply:

- A) The alteration is approved by the Zoning Board of Appeals upon a 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.

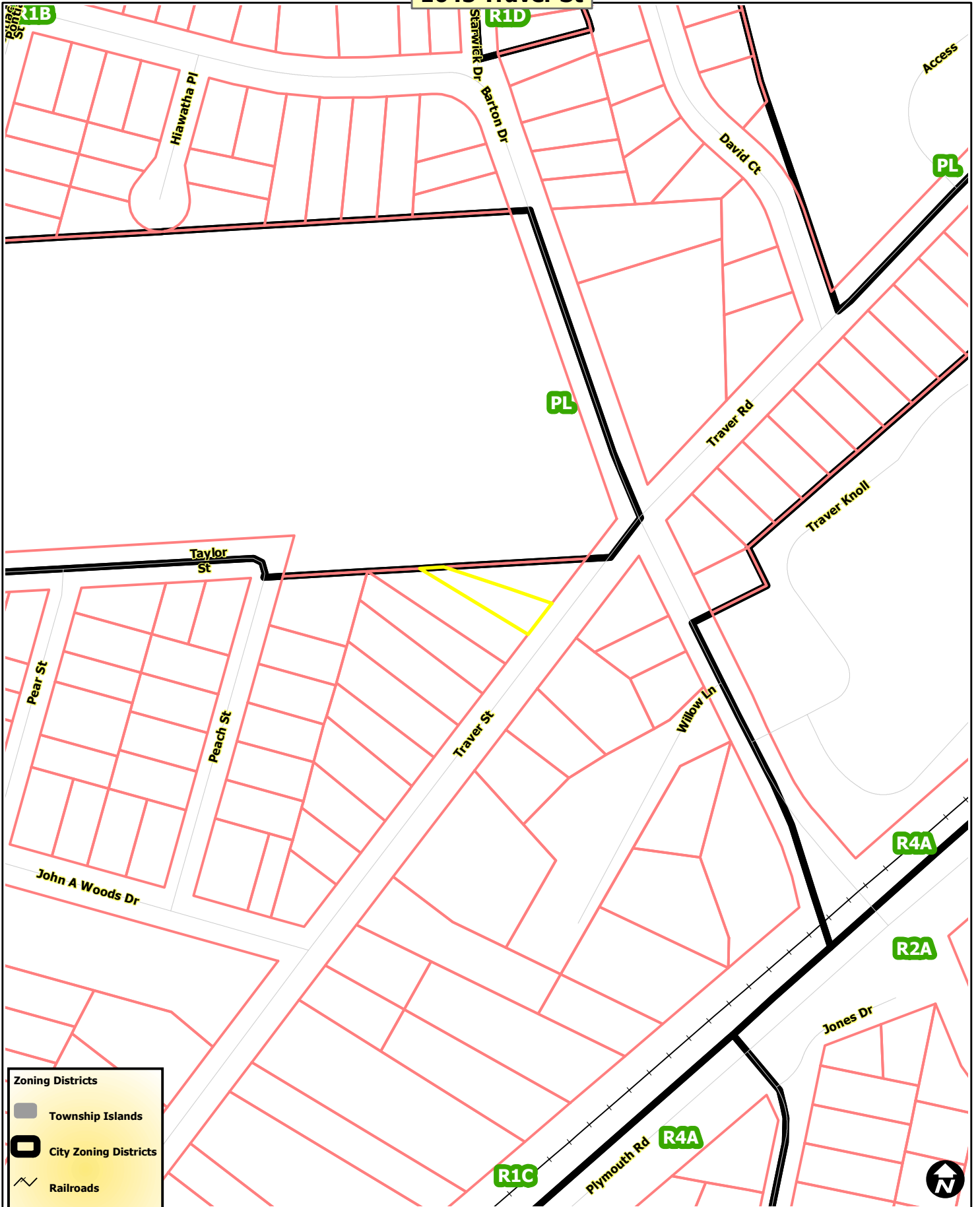
The applicant states that the proposed improvements to the property will not affect the adjacent properties as the additions extend to the north and it will not be visible to the southern properties. The applicants state the new additions do not encroach into the required front setback more than the existing home. Due to the extreme sloping topography and the tree preservation plan, the alteration is needed for the project.

Respectfully submitted,








**Jon Barrett
Zoning Coordinator**

1643 Traver St



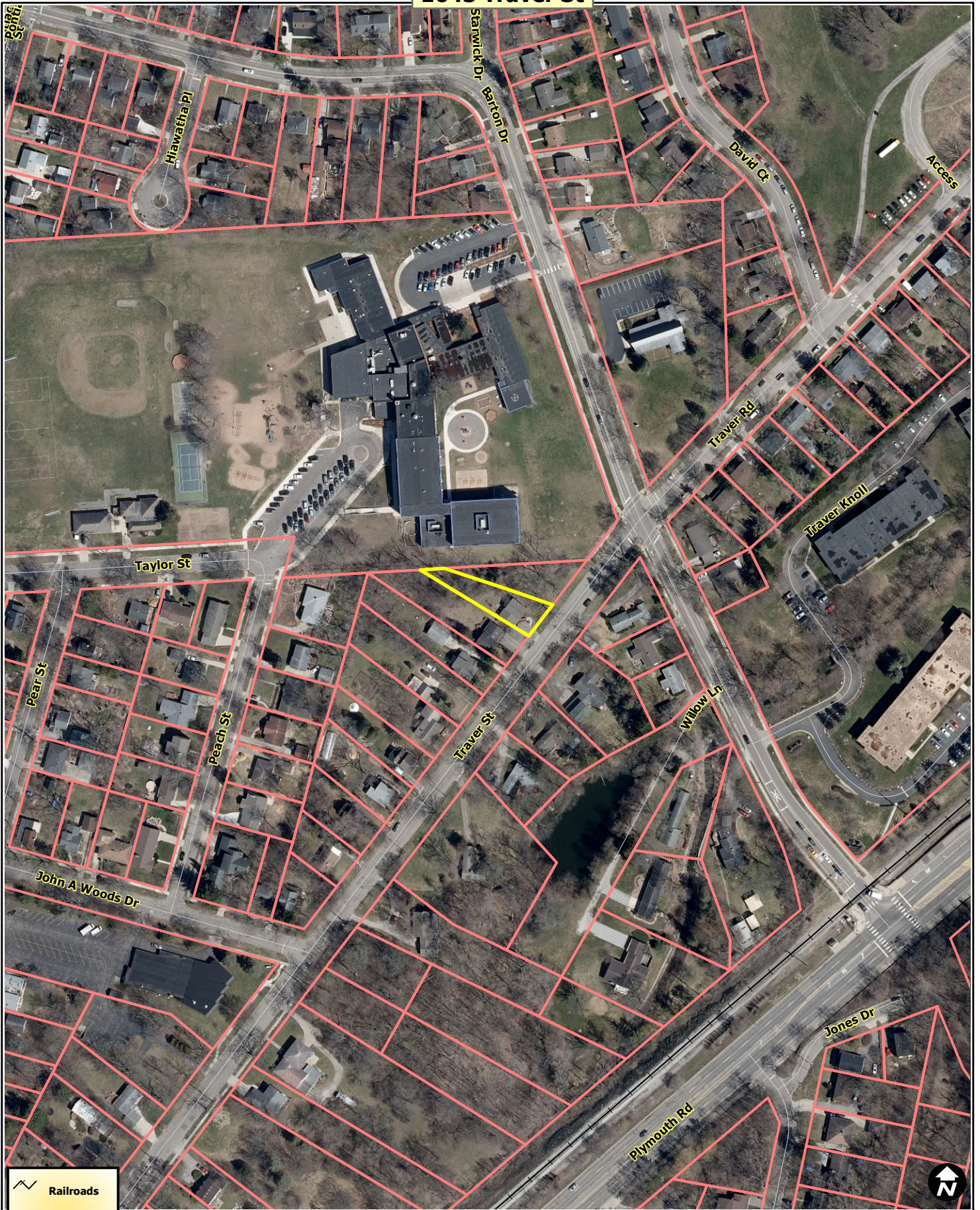
Zoning Districts




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



Map date: 9/5/2019
 Any aerial imagery is circa 2018
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1643 Traver St

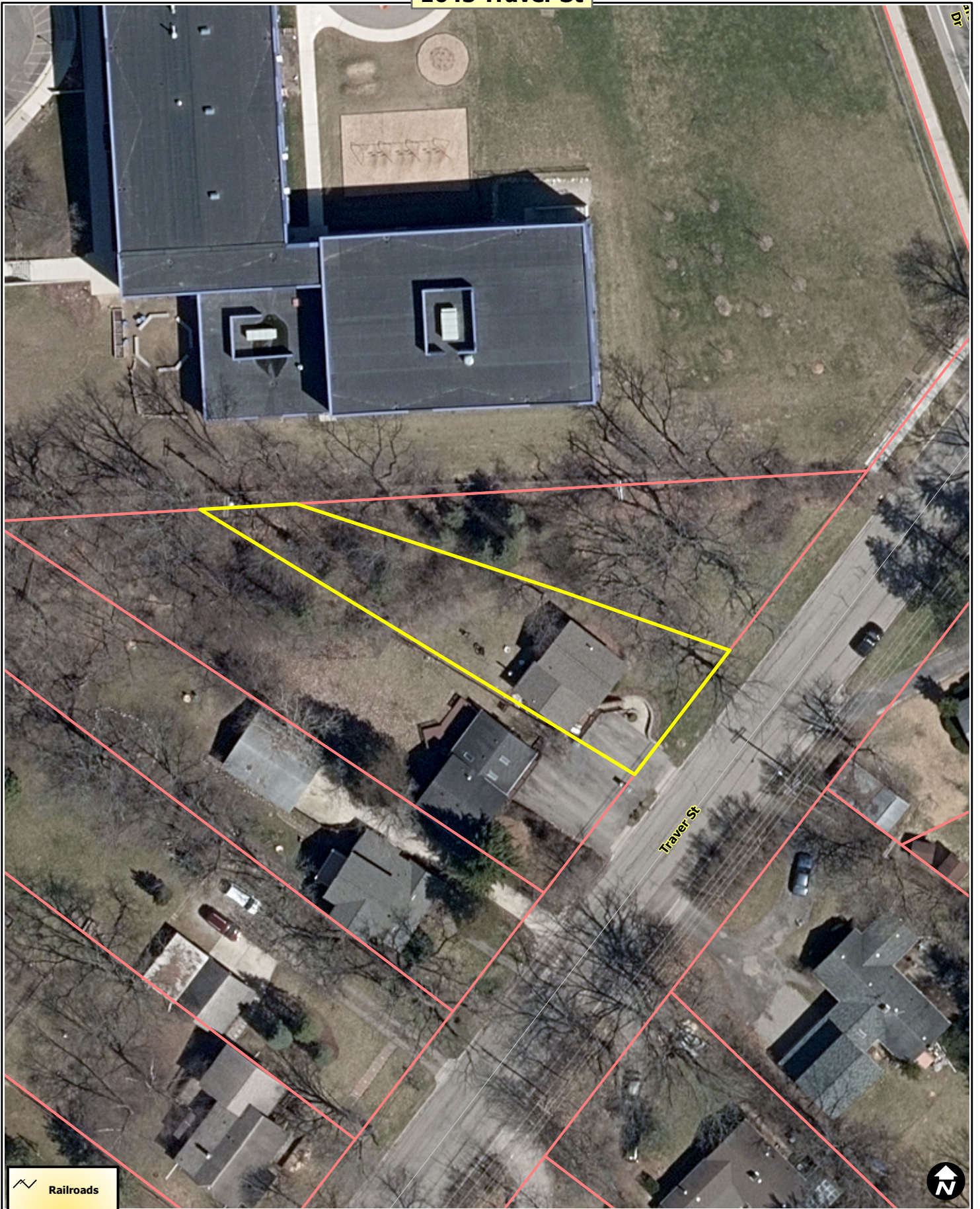




-  Railroads
-  Huron River
-  Tax Parcels



Map date: 9/5/2019
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1643 Traver St



-  Railroads
-  Huron River
-  Tax Parcels



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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

PROPERTY INFORMATION

ADDRESS OF PROPERTY

1643 Traver Street

ZIP CODE

48105

ZONING CLASSIFICATION

R-1C

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

Joe Whited and Rachel Toon

PARCEL NUMBER

09-09-21-207-048 + 09-09-21-207-049

OWNER EMAIL ADDRESS

rachelrtoon@gmail.com, jwhited@allcovered.com

APPLICANT INFORMATION

NAME

Brian Burkett (Aspire Architecture, llc)

ADDRESS

2124 Burns Street

CITY

Ypsilanti

STATE

MI

ZIP CODE

48197

EMAIL

bburkett@aspirearch.com

PHONE

734-904-9830

APPLICANT'S RELATIONSHIP TO PROPERTY

Architect

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: 750- ZBA: 19-026

DATE STAMP
CITY OF ANN ARBOR
RECEIVED

AUG 27 2019

PLANNING AND
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 : _____

Date: _____

Section 2 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

REQUEST TO ALTER A NONCONFORMING STRUCTURE

For the purposes of Article VI: Nonconformities Section 5.32.2 Nonconforming Structure, **alteration** is defined as any change in a Building that results in additional Floor Area being fit for occupancy, a greater number of dwelling or rooming units or an increase in the exterior dimensions of the Building.

A nonconforming structure may be maintained or restored, but permission to alter a nonconforming structure will only be 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.

In the space below, describe the current use of the property, the proposed alteration, and the impact it would have on neighboring property.

The existing property contains a single family home with 3 bedrooms and a small eat-in Kitchen. The proposed additions would add a rear addition Dining Room, a Master Suite, and an In-law suite with an attached carport. The added space is a necessity for this blended family to accommodate their kids as well as their Mother, who they are attempting to move in due to her ailing health.

While the preference would be to design a North addition to adhere to the setback, it is not possible to do so, given the spatial requirements for the addition, the fact that the average of existing setback is so far behind the front of the existing home, and the severe topographical constraints created by an already steep hill to the North of the property. Also preventing a differently shaped addition that would prevent us from extending past the average of existing setback are three mature trees that we are attempting to preserve.

Adjacent properties would not be affected by such additions as we are proposing. The property extends North to the intersection, and it would not be visible by Southern neighbors.


Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	15,904 square feet	7,200 square feet
Lot Width	155 feet	60 feet
Floor Area Ratio	Not Applicable	Not Applicable
Setbacks	front: 27.44', side: 5.58'/53.52', rear: 152.52'	front: 25' / 35.8' (avg.), side: 5'/10', rear: 30'
Parking	Existing Driveway w/ Attached Garage	Not Applicable
Landscaping	Not Applicable	Not Applicable
Other	Not Applicable	


Designated Agent Approval

Aspire Architecture, LLC
Brian T. Burkett
734-904-9830
2019.08.23

As the Owners of the property at 1643 Traver St., Ann Arbor, MI 48105, we agree to allow Mr. Brian T. Burkett of Aspire Architecture, llc to speak and act as a designated agent on our behalf in matters pertaining to the remodel and addition of our home at the aforementioned address.



Joe Whited 8/26/2019
Date

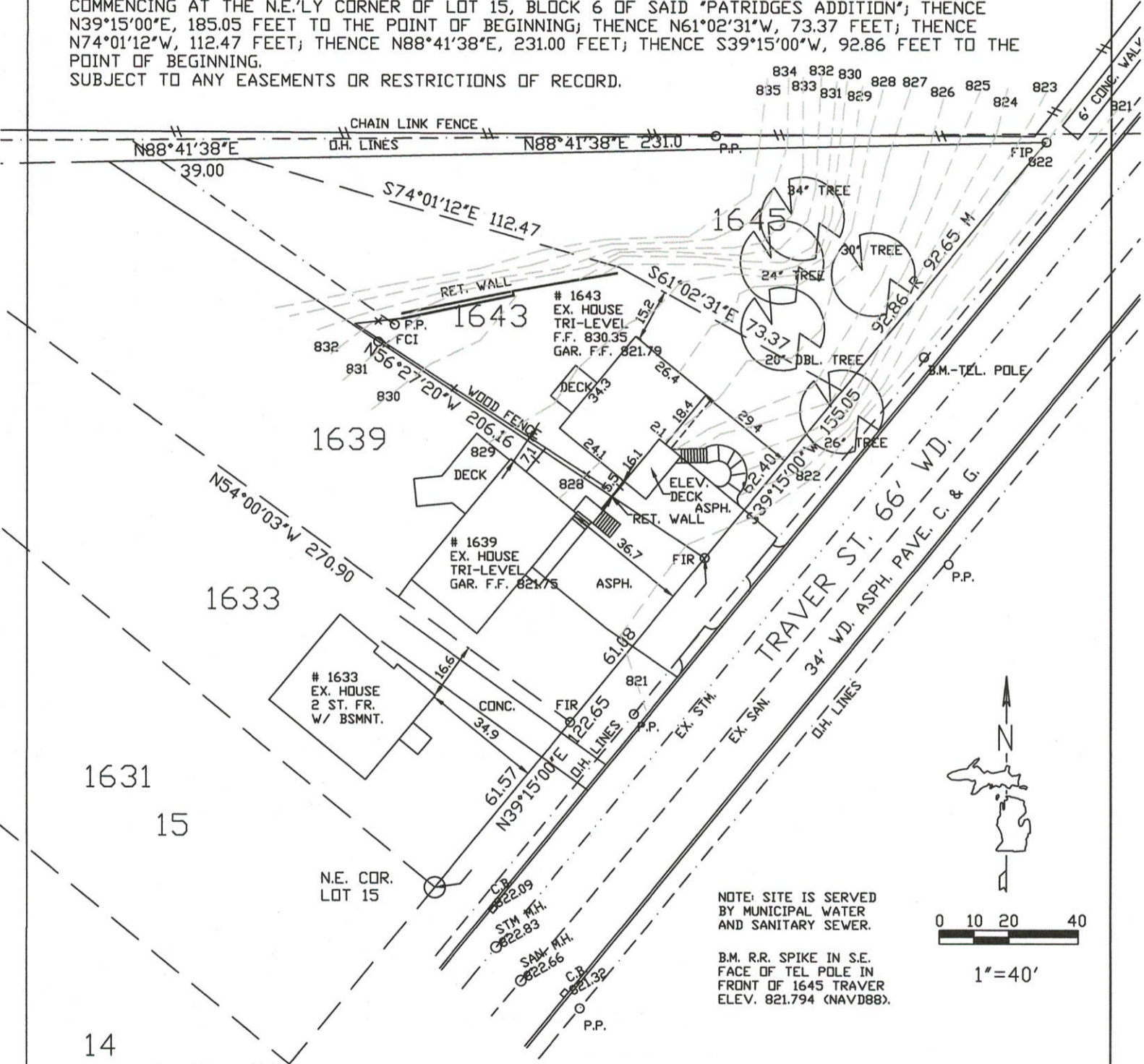


Rachel Toon 8/26/2019
Date

LOT SURVEY

1643 TRAVER ST. (09-09-21-207-047)
 PART OF BLOCK 6 OF "PATRIDGES ADDITION" TO THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 60 OF DEEDS, PAGE 317, WASHTENAW COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE N.E.'LY CORNER OF LOT 15, BLOCK 6 OF SAID "PATRIDGES ADDITION"; THENCE N39°15'00"E, 122.65 FEET TO THE POINT OF BEGINNING; THENCE N56°27'20"W, 206.16 FEET; THENCE N88°41'38"E, 39.0 FEET; THENCE S74°01'12"E, 112.47 FEET; THENCE S61°02'31"E, 73.73 FEET; THENCE S39°15'00"W, 62.40 FEET TO THE POINT OF BEGINNING.
 SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

1645 TRAVER ST. (09-09-21-207-048)
 PART OF BLOCK 6 OF "PATRIDGES ADDITION" TO THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 60 OF DEEDS, PAGE 317, WASHTENAW COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE N.E.'LY CORNER OF LOT 15, BLOCK 6 OF SAID "PATRIDGES ADDITION"; THENCE N39°15'00"E, 185.05 FEET TO THE POINT OF BEGINNING; THENCE N61°02'31"W, 73.37 FEET; THENCE N74°01'12"W, 112.47 FEET; THENCE N88°41'38"E, 231.00 FEET; THENCE S39°15'00"W, 92.86 FEET TO THE POINT OF BEGINNING.
 SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.



NOTE: SITE IS SERVED BY MUNICIPAL WATER AND SANITARY SEWER.
 B.M. R.R. SPIKE IN S.E. FACE OF TEL POLE IN FRONT OF 1645 TRAVER ST. ELEV. 821.794 (NAVD88).



SURVEYOR'S CERTIFICATE - I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, THAT I AM A PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MICHIGAN.



LEGEND	
○	FI = Found Iron
●	SCI = Set Capped Iron
⊙	FCI = Fnd. Capped Iron
(R)	= Recorded
(M)	= Measured

John S. Blanchard
 JOHN S. BLANCHARD P.S. #27446

CLIENT: ASPIRE ARCHITECTURE, LLC

APEX SURVEY
 36554 GRANDON
 LIVONIA MICHIGAN 48150
 LAND SURVEYOR # 27446
 (734) 634-3591
 FAX (734) 421-1036

JOB # 19-86	1"=40'
DATE 8-19-19	SCALE
DWG. BY MWD	BK PG

SHEET 1 OF 1



EXISTING HOME

PAGE #	DESCRIPTION
01	COVER PAGE
02	PROPOSED SITE PLAN
03	PROPOSED LOWER LEVEL FLOOR PLAN
04	PROPOSED MAIN & UPPER FLOOR PLAN
05	PROPOSED ROOF PLAN
06	PROPOSED EXTERIOR ELEVATIONS
07	NORTHWEST PERSPECTIVE
08	NORTHEAST PERSPECTIVE
09	SOUTHEAST PERSPECTIVE
10	SOUTHWEST PERSPECTIVE

AREA ANALYSIS

EXISTING	PROPOSED
EX. Finished Basement	PROP. Finished Basement
EX. Main Floor Living Area	PROP. Main Floor Living Area
EX. Upper Floor Living Area	PROP. Upper Floor Living Area
EX. TOTAL LIVING SPACE	PROP. TOTAL LIVING SPACE
EX. Unfinished Basement	EX. Unfinished Basement
EX. Garage	PROP. Garage
EX. TOTAL AREA	PROP. CARPORT
EXISTING BLDG FOOTPRINTS	PROP. TOTAL AREA
EX. LOT AREA	PROP. BLDG FOOTPRINTS
EX. LOT COVERAGE	PROP. LOT COVERAGE
EX. FLOOR AREA RATIO	PROP. FLOOR AREA RATIO

WHITED-TOON RESIDENCE

ASPIRE ARCHITECTURE, LLC

BUILDER: BETTER SHELTER

ZBA SUBMISSION DATE: 2019.09.25

ZBA MEETING DATE: 2019.08.28

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PROPOSED ADDITION AND REMODEL

ZONING BOARD OF APPEAL SUBMISSION

SCHEDULE OF REGULATIONS

ZONED R1C	REQD	EXISTING	PROPOSED	VARIANCE
MIN. LOT AREA	7,200 SQ. FT.	15,904 SQ. FT.	NO CHANGE	N/A
MIN. LOT WIDTH	60 FEET	155 FEET	NO CHANGE	N/A
MIN. FRONT (PUBLISHED)	25 FEET	27.44 FEET	NO CHANGE	TO MODIFY EXIST. NON-CONFORMING
MIN. FRONT (AVG. EXIST.)	35.8 FEET	27.44 FEET	NO CHANGE	N/A
MIN. SIDE YARD	5 FEET	5.58 FEET	NO CHANGE	N/A
MIN. TOTAL SIDES	10 FEET	59.1 FEET	35.16 FEET	N/A
MIN REAR YARD	30 FEET	152.52 FEET	142.82'	N/A
MAX LOT COVERAGE	N/A	5.63%	9.24'	N/A
MAX FLOOR AREA RATIO	N/A	11.05%	19.36%	N/A
MAX # STORIES	2 1/2 STORIES	2 1/2 STORIES	NO CHANGE	N/A
MAX BUILDING HEIGHT	30 FEET	20 FEET	NO CHANGE	N/A

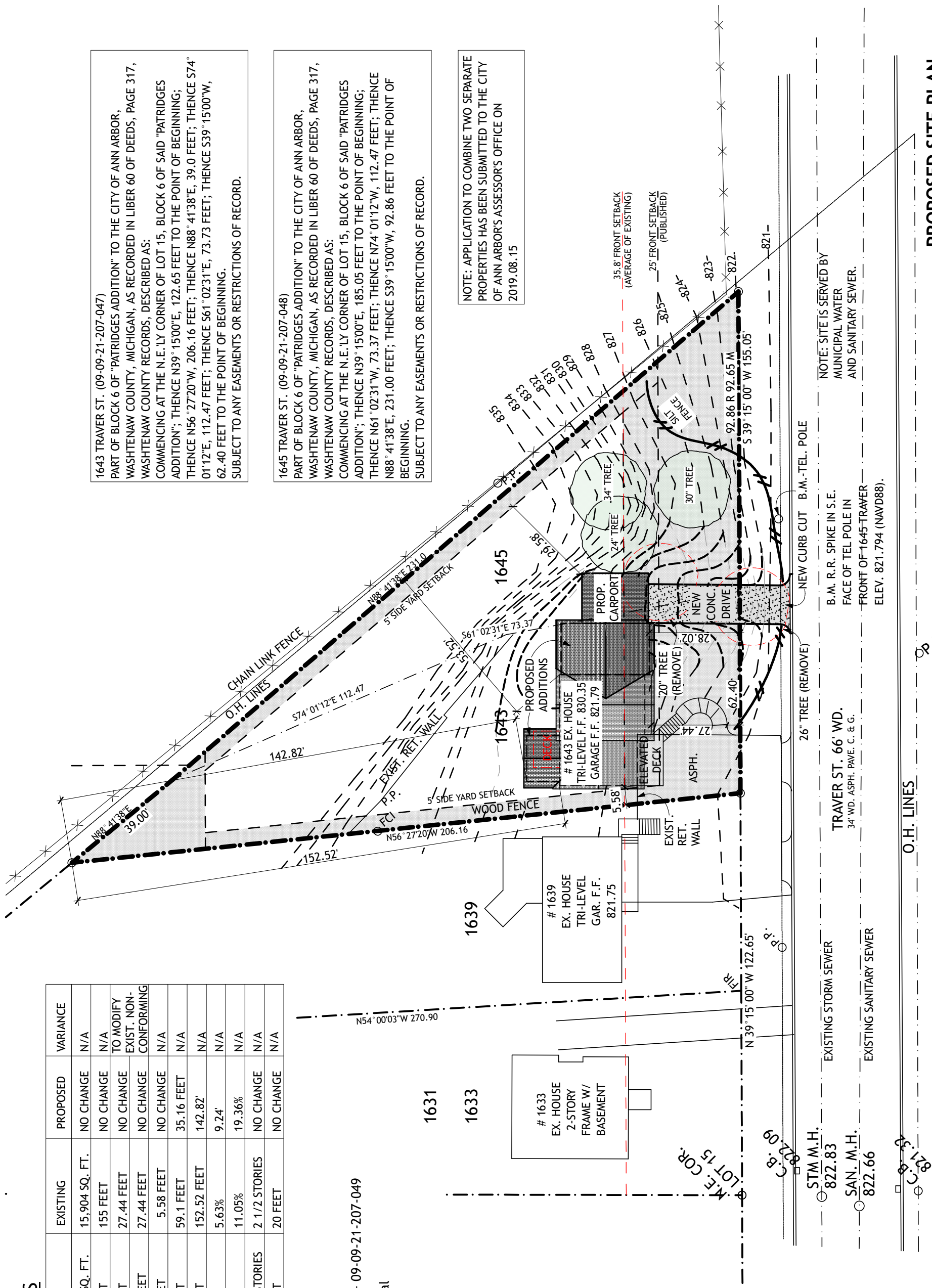
LEGAL INFORMATION

Parcel NumberS: 09-09-21-207-048 + 09-09-21-207-049
 Zoning Classification: R1C
 Occupancy: Single-Family Residential
 Historic District: No
 Wetland: No
 Floodplain: No

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NOTE: APPLICATION TO COMBINE TWO SEPARATE PROPERTIES HAS BEEN SUBMITTED TO THE CITY OF ANN ARBOR'S ASSESSOR'S OFFICE ON 2019.08.15



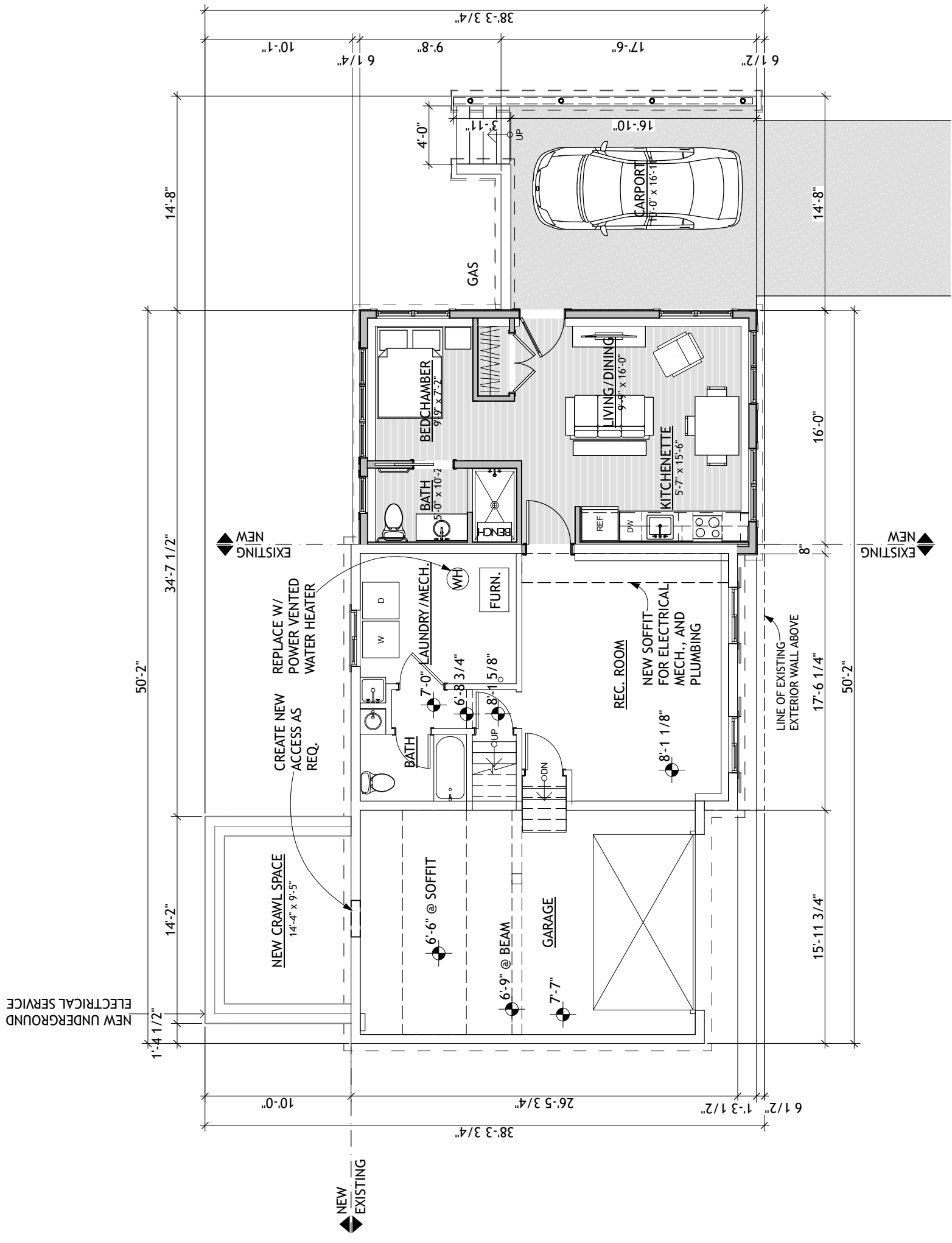
WHITED-TOON RESIDENCE

ZBA SUBMISSION DATE: 2019.09.25
 ZBA MEETING DATE: 2019.08.28
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PROPOSED SITE PLAN

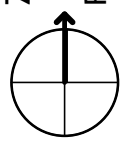
ZONING BOARD OF APPEALS
 MAGNETIC NORTH

SCALE: 1" = 30'

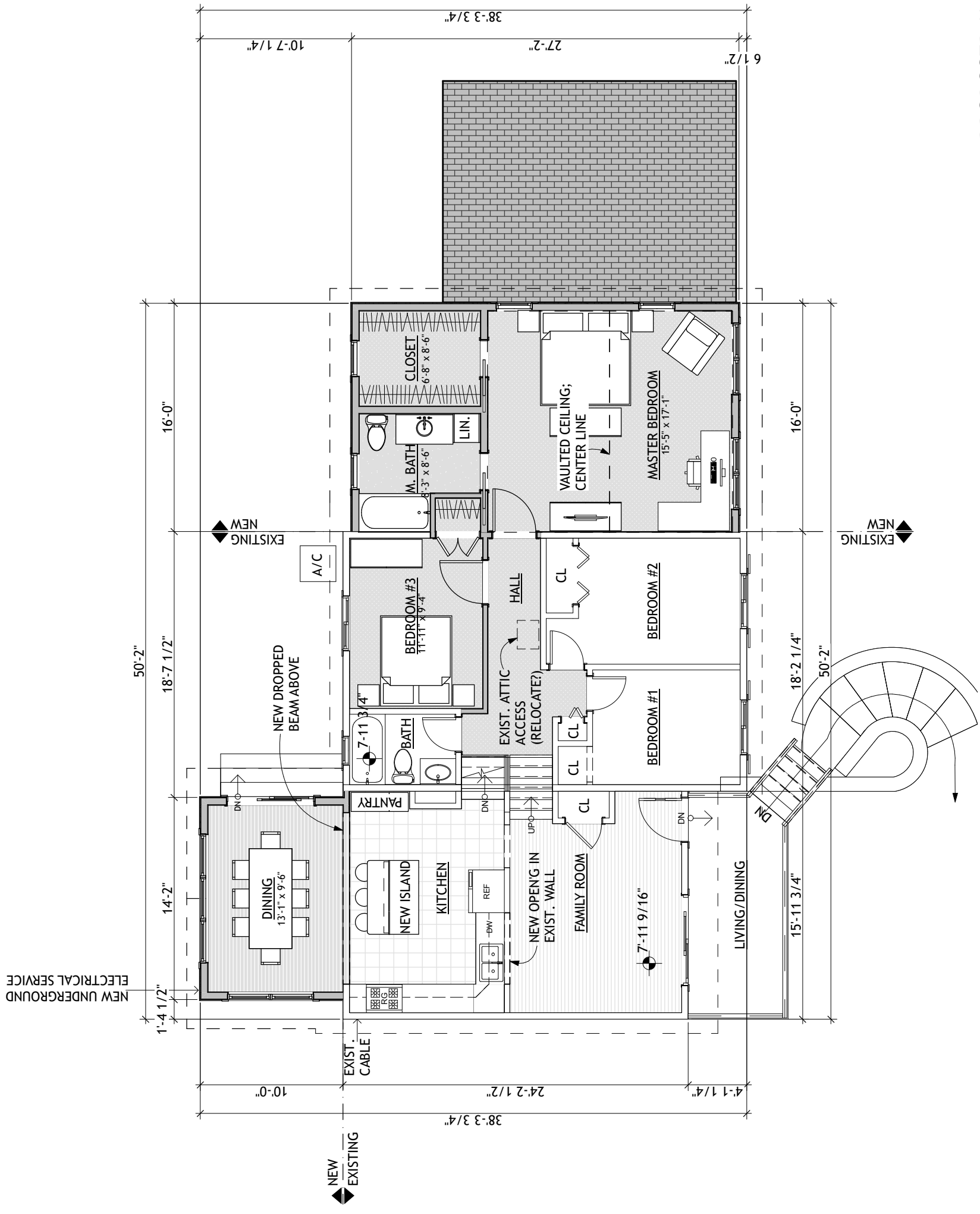


WHITED-TOON RESIDENCE
 ZBA SUBMISSION DATE: 2019.09.25
 ZBA MEETING DATE: 2019.08.28
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PROPOSED LOWER LEVEL FLOOR PLAN
 ZONING BOARD OF APPEALS
 REFERENCE NORTH



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



WHITED-TOON RESIDENCE

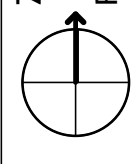
ZBA SUBMISSION DATE: 2019.09.25

ZBA MEETING DATE: 2019.08.28

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PROPOSED MAIN & UPPER FLOOR PLAN

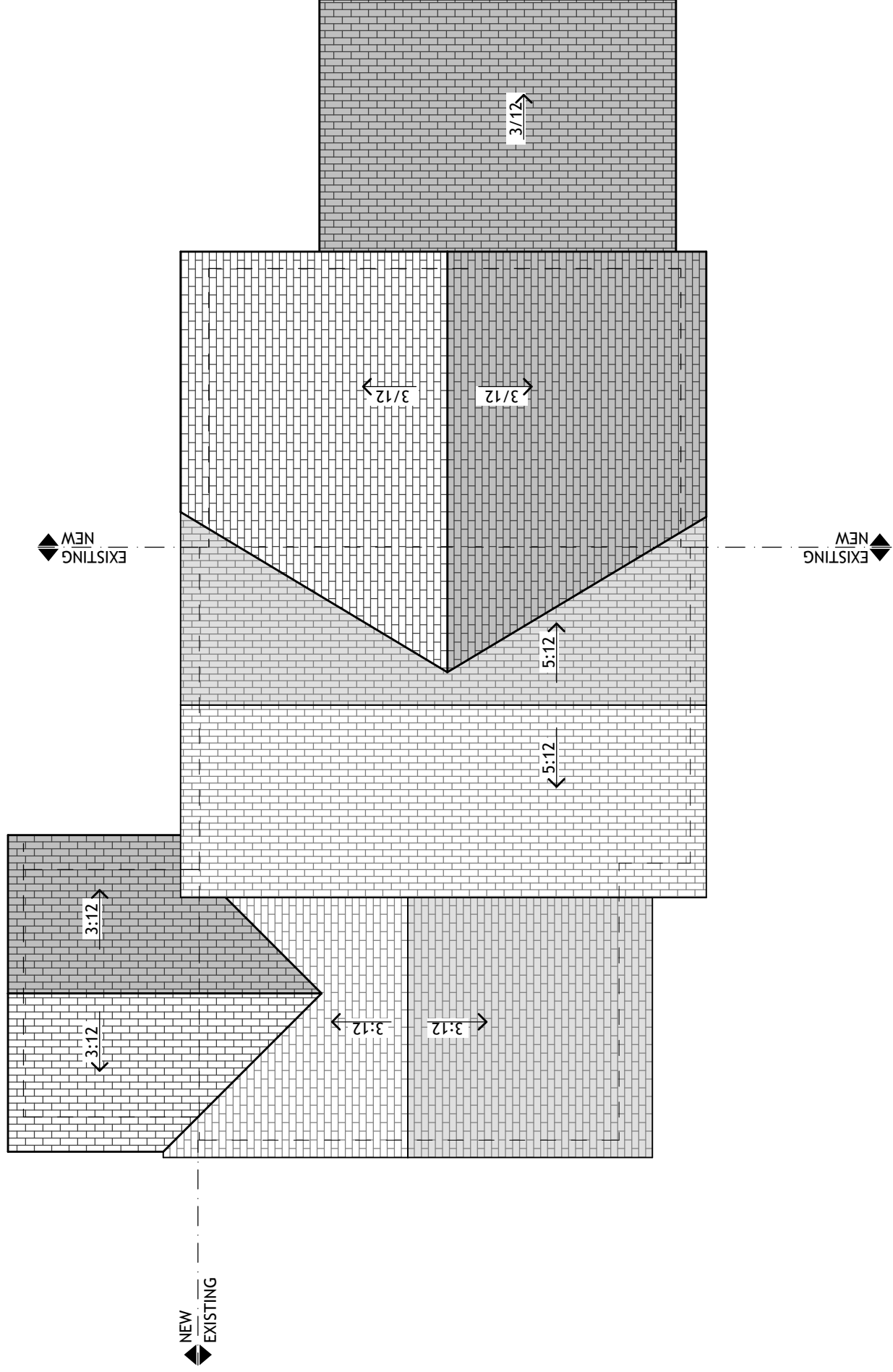
SCALE: 1/8" = 1'-0"



ZONING BOARD OF APPEALS

REFERENCE NORTH

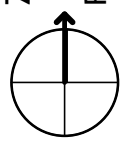
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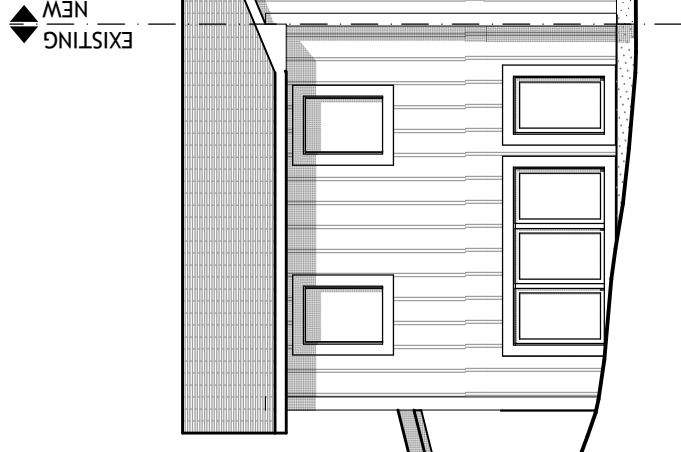
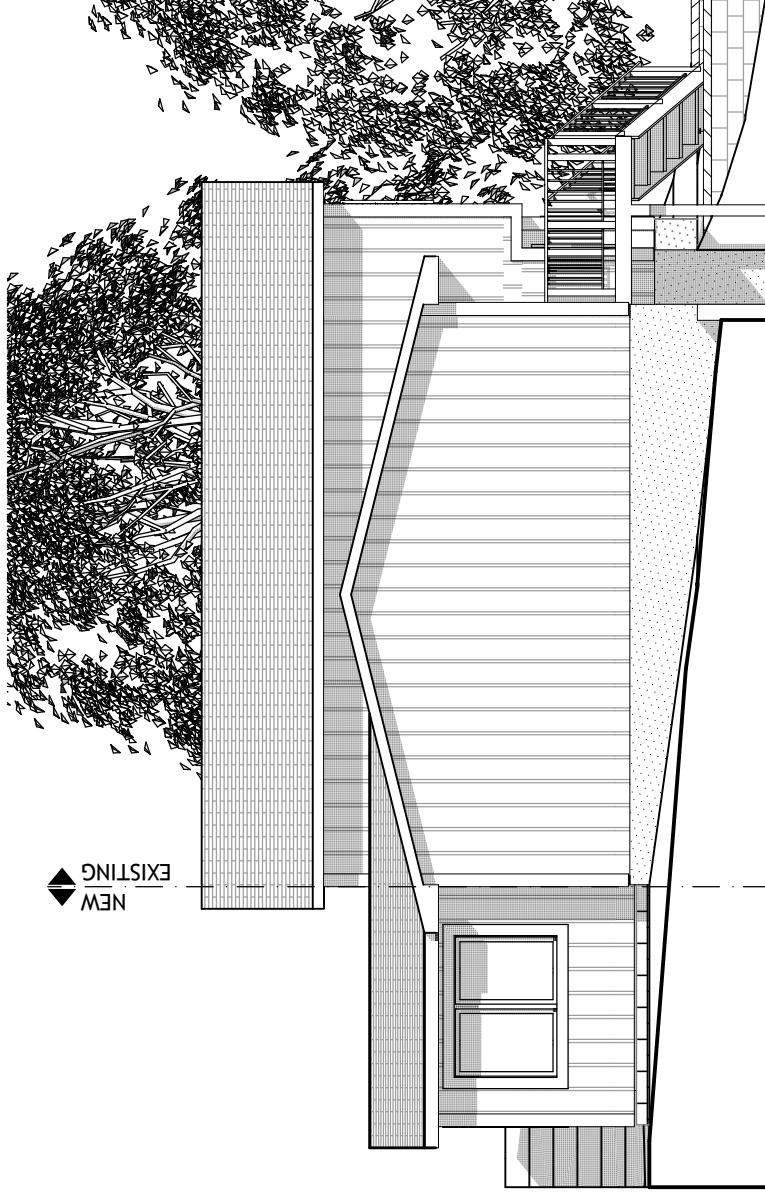
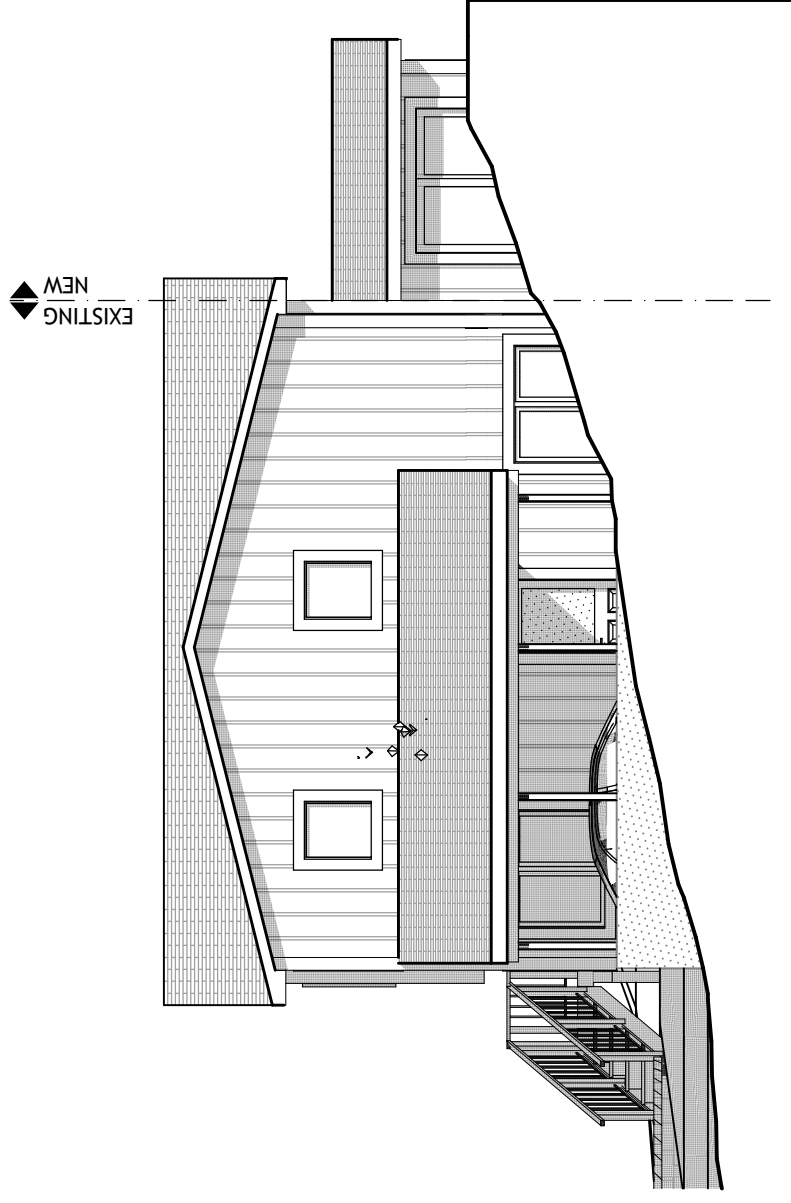
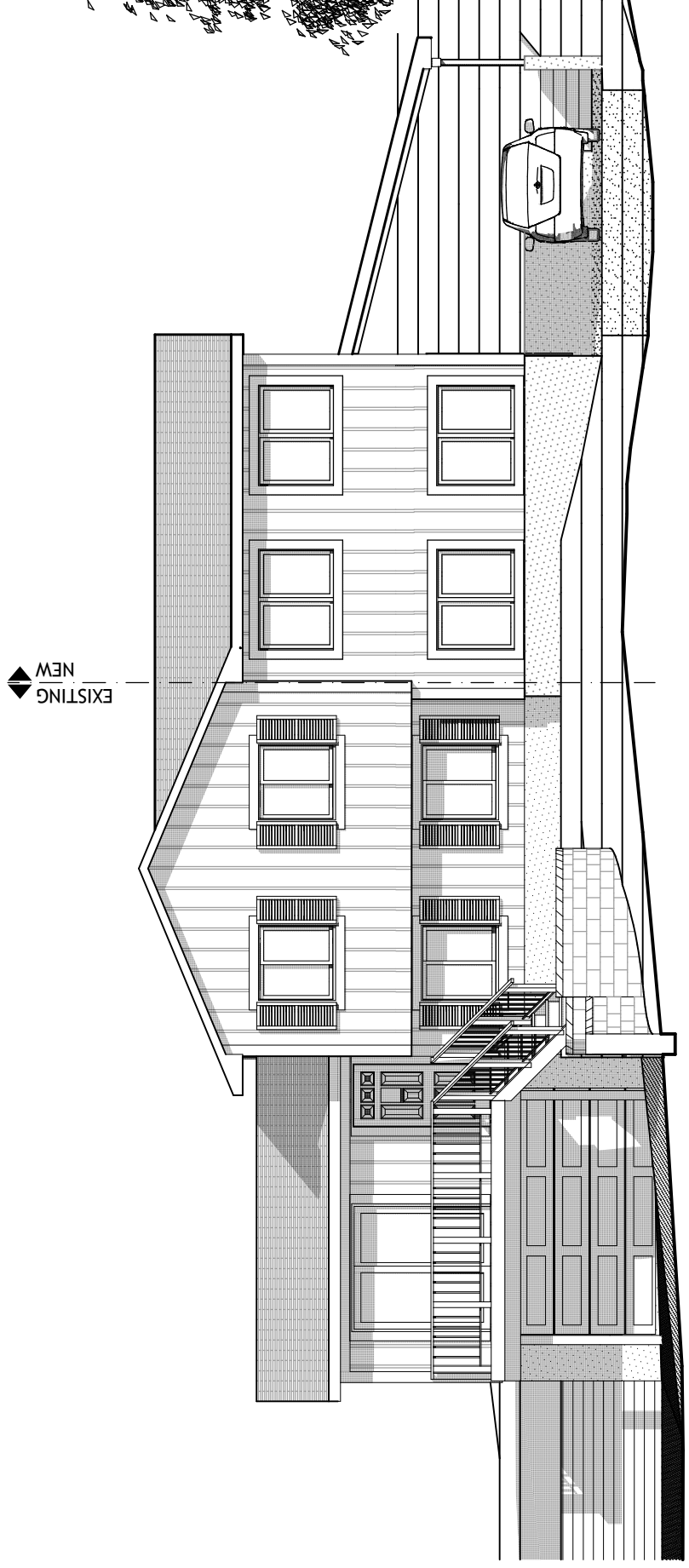


WHITED-TOON RESIDENCE
 ZBA SUBMISSION DATE: 2019.09.25
 ZBA MEETING DATE: 2019.08.28
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PROPOSED ROOF PLAN
 ZONING BOARD OF APPEALS
 REFERENCE NORTH

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





WHITED-TOON RESIDENCE

ZBA SUBMISSION DATE: 2019.09.25

ZBA MEETING DATE: 2019.08.28

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PROPOSED EXTERIOR ELEVATIONS

ZONING BOARD OF APPEALS

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



PROPOSED



EXISTING

WHITED-TOON RESIDENCE

ZBA SUBMISSION DATE: 2019.09.25

ZBA MEETING DATE: 2019.08.28

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NORTHWEST PERSPECTIVE

ZONING BOARD OF APPEALS

NO SCALE



EXISTING

WHITED-TOON RESIDENCE

ZBA SUBMISSION DATE: 2019.09.25

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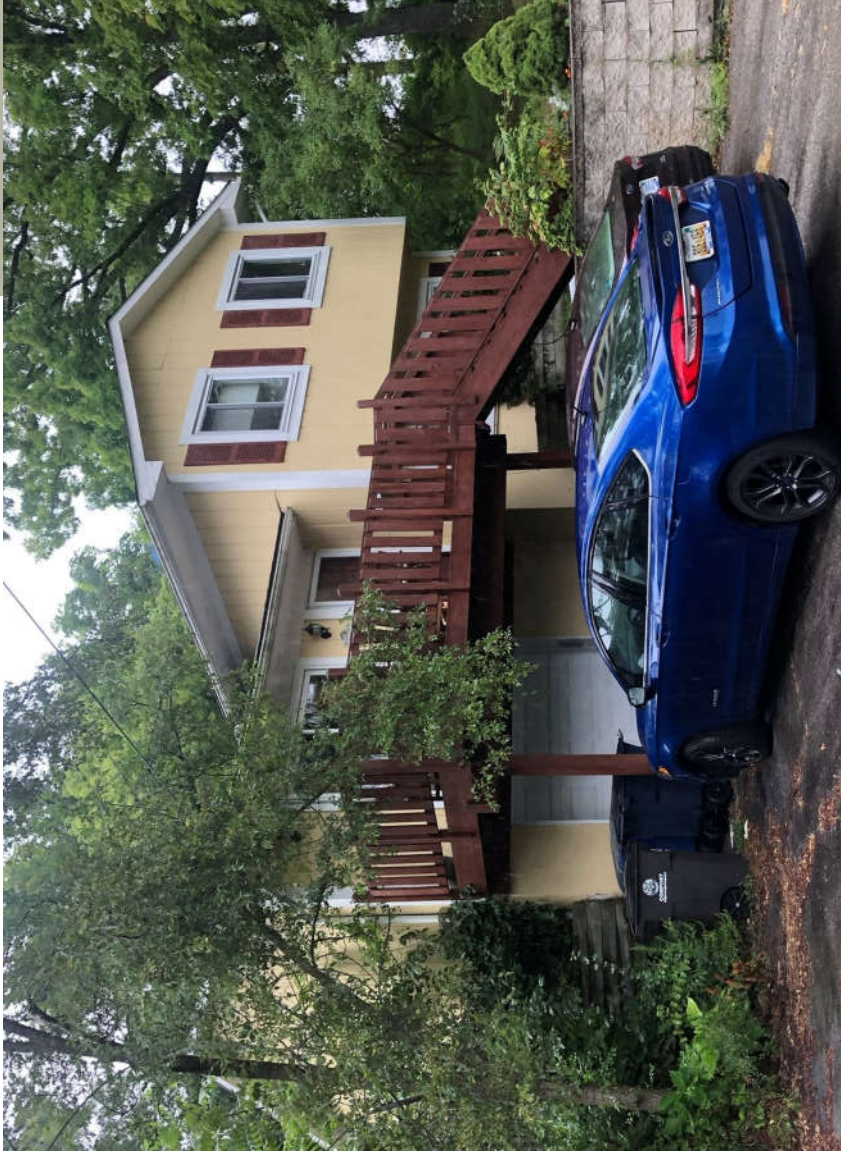


PROPOSED

NORTHEAST PERSPECTIVE

ZONING BOARD OF APPEALS

NO SCALE



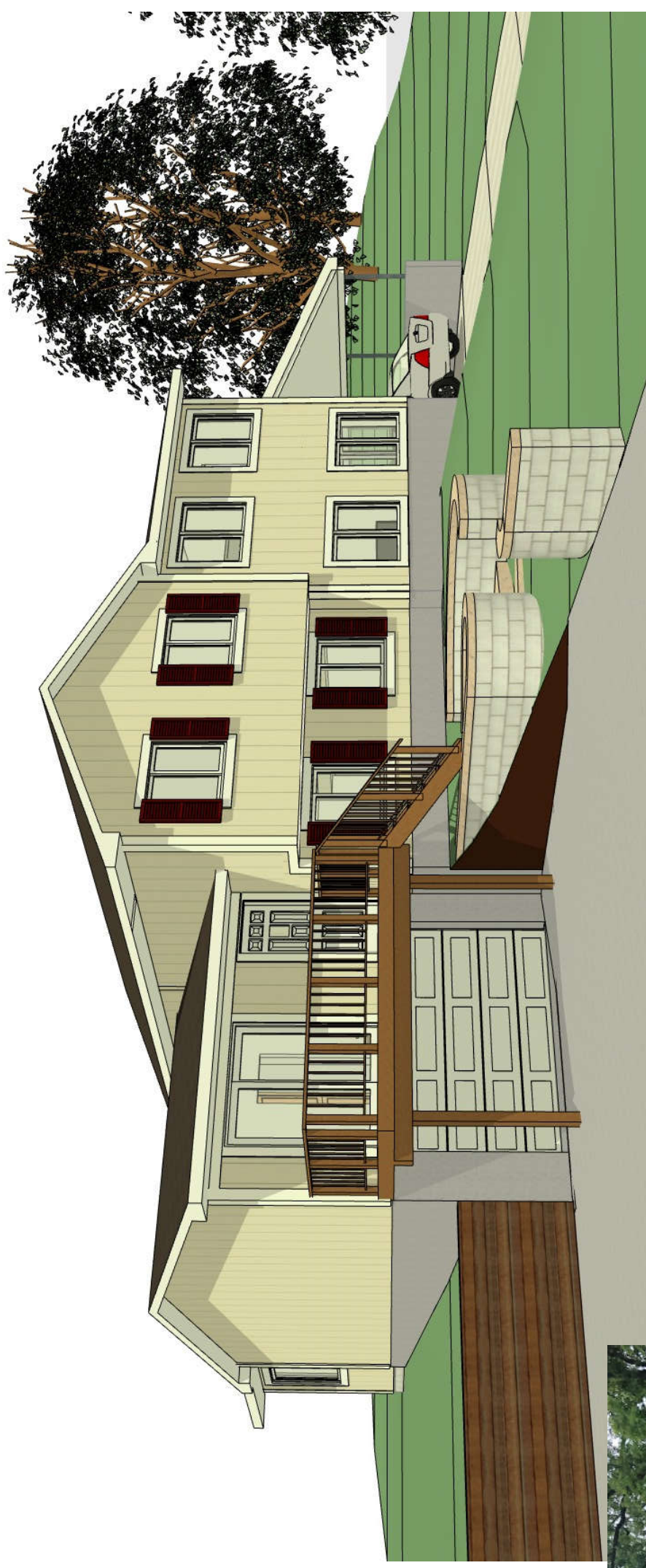
EXISTING

WHITED-TOON RESIDENCE

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PROPOSED

SOUTHEAST PERSPECTIVE

ZONING BOARD OF APPEALS

NO SCALE



PROPOSED



EXISTING

WHITED-TOON RESIDENCE

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SOUTHWEST PERSPECTIVE

ZONING BOARD OF APPEALS