

**Zoning Board of Appeals  
June 23, 2021 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 21-023; 2205 Navarre Circle**

**Summary:**

Lynna Chung and Brad Densen, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new addition to the rear of the existing nonconforming home. The addition will replace the existing carport with a two-car garage, a foyer and a laundry room on the main level. A second story to the addition will allow for a master suite. The property is zoned R1B, Single-Family Residential and does not meet the 40-foot required rear yard setback.

**Background:**

The subject property is located within the Angell neighborhood and is south of Geddes Road on the west side of Vinewood Boulevard. The residence was built in 1949 and is approximately 1,546 square feet in size.

**Description:**

The residence is nonconforming as it does not meet the required rear yard setback of 40 feet. The structure is 19 feet 10 inches from the rear lot line. The proposed addition will extend the encroachment to the west side of the lot but will not encroach any further into the rear setback. The approximate overall size of the addition is 22'x42' adding an additional 847 square feet. The addition will contain 763 square feet of living space and 520 square feet of garage area for a total of 1,283 square feet on two levels.

Section 5.32.2 (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.

**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 owner states the proposed addition to the west side of the residence is the most feasible location as the property has a steep grade to the front lot line making an addition to the front of the home not practical.

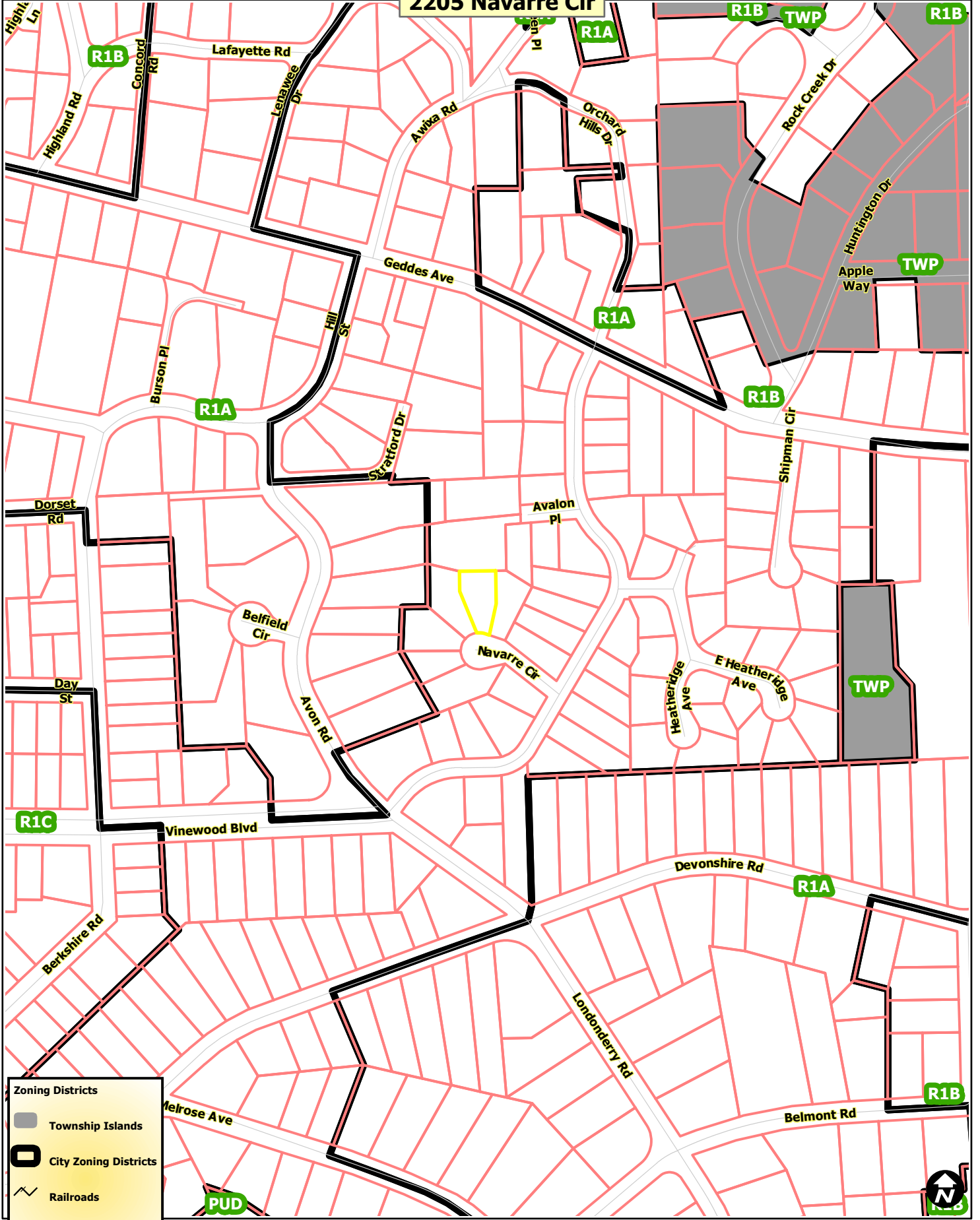
Zoning Board of Appeals  
June 23, 2021

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**

# 2205 Navarre Cir



**Zoning Districts**

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






Map date: 6/3/2021  
Any aerial imagery is circa 2020 unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



# 2205 Navarre Cir



-  Railroads
-  Huron River
-  Tax Parcels






Map date: 6/3/2021  
Any aerial imagery is circa 2020 unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)





2205 Navarre Cir



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 6/3/2021  
Any aerial imagery is circa 2020  
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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](mailto:planning@a2gov.org)

## PROPERTY INFORMATION

ADDRESS OF PROPERTY 2205 NAVARRE CIRCLE		ZIP CODE 48104
ZONING CLASSIFICATION R1B	NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided LYNNA CHUNG & BRAD DENSEN	
PARCEL NUMBER	OWNER EMAIL ADDRESS lynnz.k.chung@gmail.com	

## APPLICANT INFORMATION

NAME LYNNA CHUNG & BRAD DENSEN			
ADDRESS 2205 NAVARRE CIRCLE	CITY ANN ARBOR	STATE MI	ZIP CODE 48104
EMAIL lynnz.k.chung@gmail.com	PHONE		
APPLICANT'S RELATIONSHIP TO PROPERTY OWNER			

## REQUEST INFORMATION

<input type="checkbox"/> VARIANCE REQUEST Complete Section 1 of this application	<input checked="" type="checkbox"/> REQUEST TO ALTER A NONCONFORMING STRUCTURE Complete Section 2 of this application
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## 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:

ZBA:

DATE STAMP

## 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.

OWNER OCCUPIED SINGLE FAMILY RESIDENCE  
 REPLACE CARPORT WITH TWO CAR GARAGE  
 ADD FOYER, LAUNDRY & MUDROOM ON MAIN LEVEL  
 ADD UPPER LEVEL MASTER BEDROOM SUITE

THE EXIST ENCROACHMENT INTO THE REAR SETBACK IS EXTENDED BUT IS NO CLOSER TO THE PROPERTY LINE.

TYPOGRAPHY OF STEEP GRADES OF THE FRONT HALF OF THE BUILDABLE ZONE MAKES AN ADDITION THERE NOT PRACTICABLE.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	13,344 SF	10,000 SF
Lot Width	36' MIN 86' MAX	70'
Floor Area Ratio	11.7% 14.2% INCLUDING CARPORT	17.3% PROPOSED
Setbacks	FRONT 30'; SIDE 5' MIN 14' TOTAL; REAR 40'	
Parking		
Landscaping		
Other		









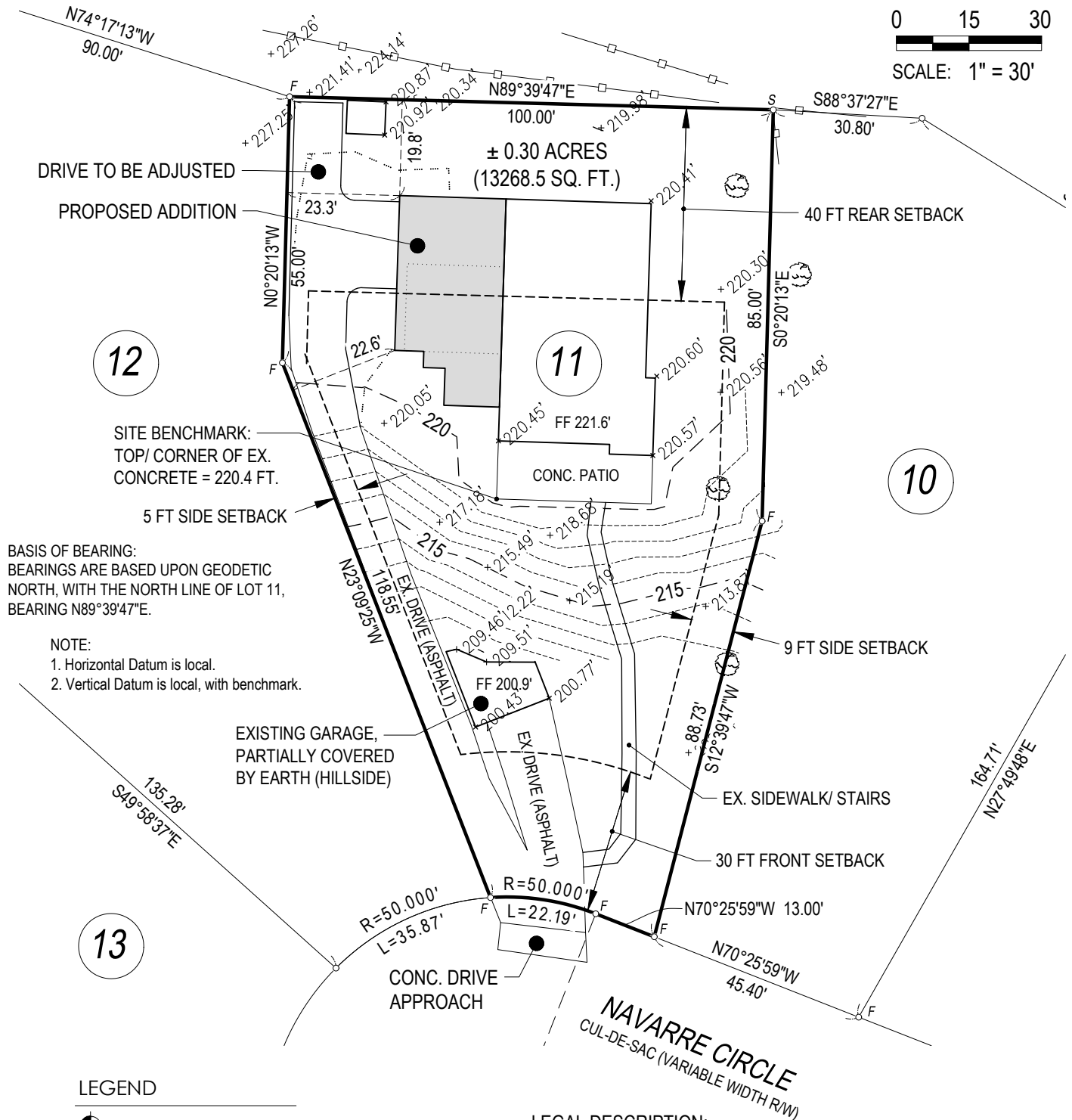


# CERTIFIED SURVEY

PART OF THE NORTHWEST 1/4 OF SEC 34, T2S, R6E,  
ANN ARBOR TOWNSHIP (CITY OF ANN ARBOR), WASHTENAW COUNTY  
(TAX ID 09-09-34-211-028, 2205 NAVARRE CIRCLE, ANN ARBOR)



0 15 30  
SCALE: 1" = 30'



BASIS OF BEARING:  
BEARINGS ARE BASED UPON GEODETIC  
NORTH, WITH THE NORTH LINE OF LOT 11,  
BEARING N89°39'47"E.

NOTE:  
1. Horizontal Datum is local.  
2. Vertical Datum is local, with benchmark.

### LEGEND

- SECTION CORNER
- FOUND IRON
- SET IRON, CAP 46681
- RECORD DIMENSION
- MEASURE DIMENSION
- POINT OF BEGINNING
- EX. WELL
- SOIL BORING
- PROPERTY LINE
- PUBLIC R/W
- EX. FENCE

### LEGAL DESCRIPTION:

(Quit Claim Deed, Liber 4412, Page 1, Washtenaw County Records)  
LOT 11, BEALS SUBDIVISION, including part of Lot A of College  
Hill, in the City of Ann Arbor, Washtenaw County, Michigan, as  
recorded in Liber 10 of Plats, Page 24, Washtenaw County Records.

### CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND  
ABOVE PLATTED, AND OR DESCRIBED, AND THAT THE RATIO OF  
CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY  
WAS NO GREATER THAN 1:5000, AND THAT ALL OF THE REQUIREMENTS  
OF P.A. 132, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: DENSEN

Survey of ± 0.30 Acres in the  
Northwest 1/4 of Section 34, T2S, R6E,  
Ann Arbor Township (City of Ann Arbor),  
Washtenaw County, Michigan

SCALE: 1" = 30'

JOB NO. 2021-1077

DATE: 05/12/2021

SHEET: 1 OF 1



20624 Waterloo Road  
Chelsea, MI 48118  
(734) 730 - 8570  
piattlandsurveying.com











