

**Zoning Board of Appeals  
February 24, 2021 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 21-003; 1908 Scottwood Avenue**

**Summary:**

Shannan Gibb-Randall of In-Site Design Studio, Inc. representing the property owners is seeking a variance from Section 5.26.2 Fences in order to construct stone pillars five feet eight inches in height and the three-foot six-inch wall at 100 percent opacity. The maximum height of fences in front yards is four feet tall and 50 percent opacity. The property is zoned R1A, Single-Family District.

**Background:**

The subject property is located west of Washtenaw Avenue in the Burns Park neighborhood. The area is also distinguished as a “sub-neighborhood” of Ives Woods. The property is currently vacant as the previous home was demolished and a new single-family home is being designed.

**Description:**

The owners plan on the deconstruction and salvage of 52 linear feet of existing stone wall along Fair Oaks Parkway (rear yard) and re-using the materials to construct 69 linear feet of wall between two driveway cuts on the Scottwood Avenue side of the property. The wall will be three feet six inches in height and the pillars are a proposed height of five-feet eight inches.

**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 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 exist generally throughout the City.***

The applicant states the Ives Woods area contains historic stone walls that border several properties. The subject wall approximately 835 linear feet is an integral part of the neighborhood. The stone wall does not meet the height and opacity requirements of the UDC but the variance will help preserve the existing character along the thoroughfares.

- (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.***

The owners intend to deconstruct and salvage a portion of the stone wall and pillars to provide an access during the construction phase, then restoration to allow for

the proposed driveway layout. Complete removal of the wall would result in a loss of historic character for the area.

- (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 granting of the variance will contribute to preserving the unique character and sense of place for the Ives Woods 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 requested variance for the proposed stone wall will match what already exists and will enhance the historic fabric of the neighborhood.

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

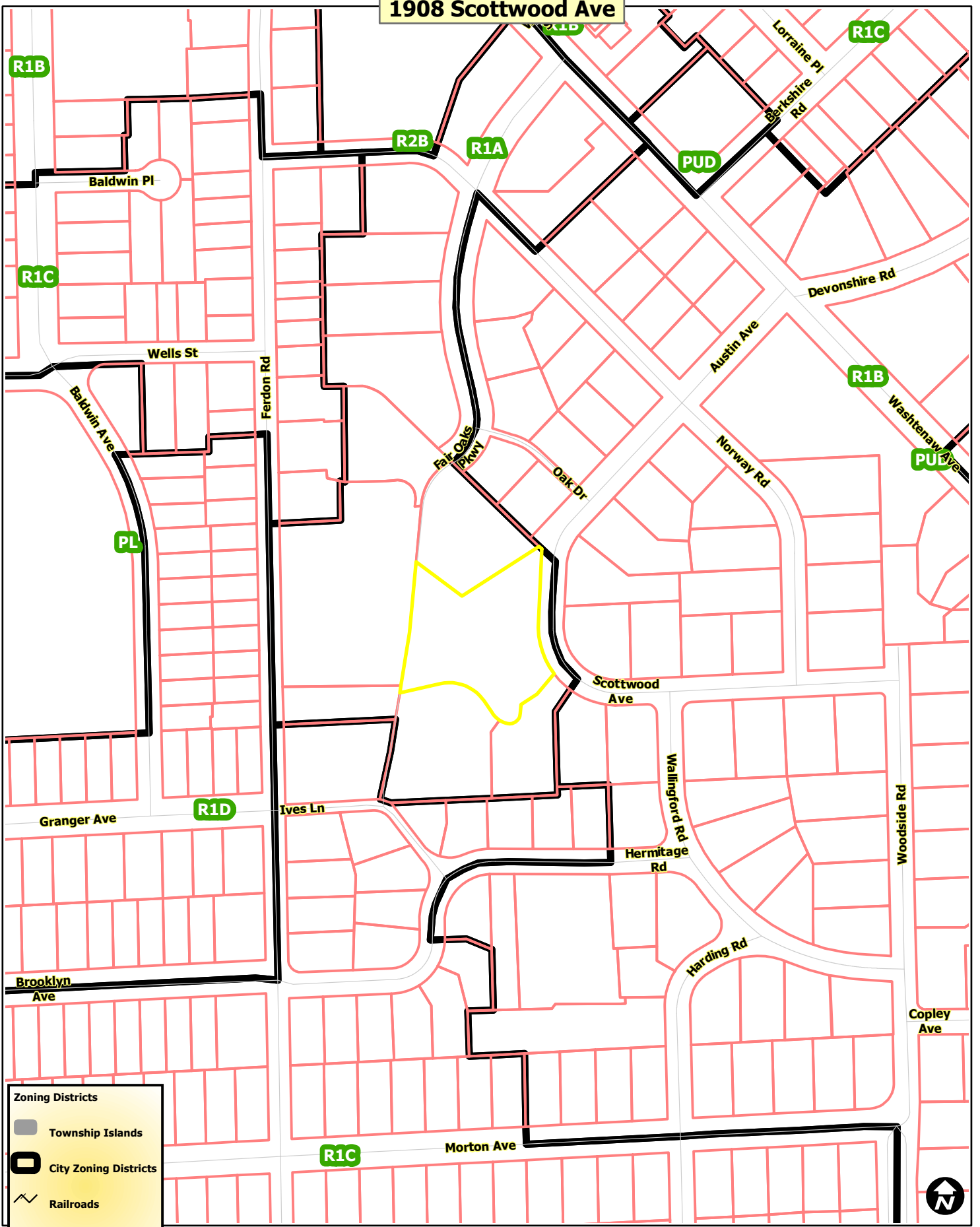
The petitioners state the variance is the minimum necessary to match the existing conditions throughout the area.

Respectfully submitted,






A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized and cursive.

**Jon Barrett-  
Zoning Coordinator**

1908 Scottwood Ave



**Zoning Districts**

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






Map date: 2/1/2021  
 Any aerial imagery is circa 2020 unless otherwise noted  
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# 1908 Scottwood Ave




-  Railroads
-  Huron River
-  Tax Parcels





Map date: 2/1/2021  
Any aerial imagery is circa 2020  
unless otherwise noted  
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1908 Scottwood Ave



 Railroads

 Huron River

 Tax Parcels



Map date: 2/1/2021  
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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		ZIP CODE	
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided		
PARCEL NUMBER	OWNER EMAIL ADDRESS		

## APPLICANT INFORMATION

NAME			
ADDRESS	CITY	STATE	ZIP CODE
EMAIL	PHONE		
APPLICANT'S RELATIONSHIP TO PROPERTY			

## REQUEST INFORMATION

<input type="checkbox"/> VARIANCE REQUEST Complete Section 1 of this application	<input 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 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

## VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: *(Example: Article 3, Section 5.26)*

REQUIRED DIMENSION: *(Example: 40' front setback)*  
Feet:           Inches:

PROPOSED DIMENSION: *(Example: 32 foot 8 inch front setback )*  
Feet:           Inches:

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

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**The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:29. 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 statements are found to be true. Please provide a complete response to each of the statements below.**

The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

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The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

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Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties 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.

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The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.

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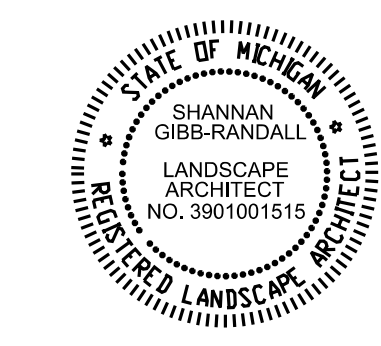
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A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

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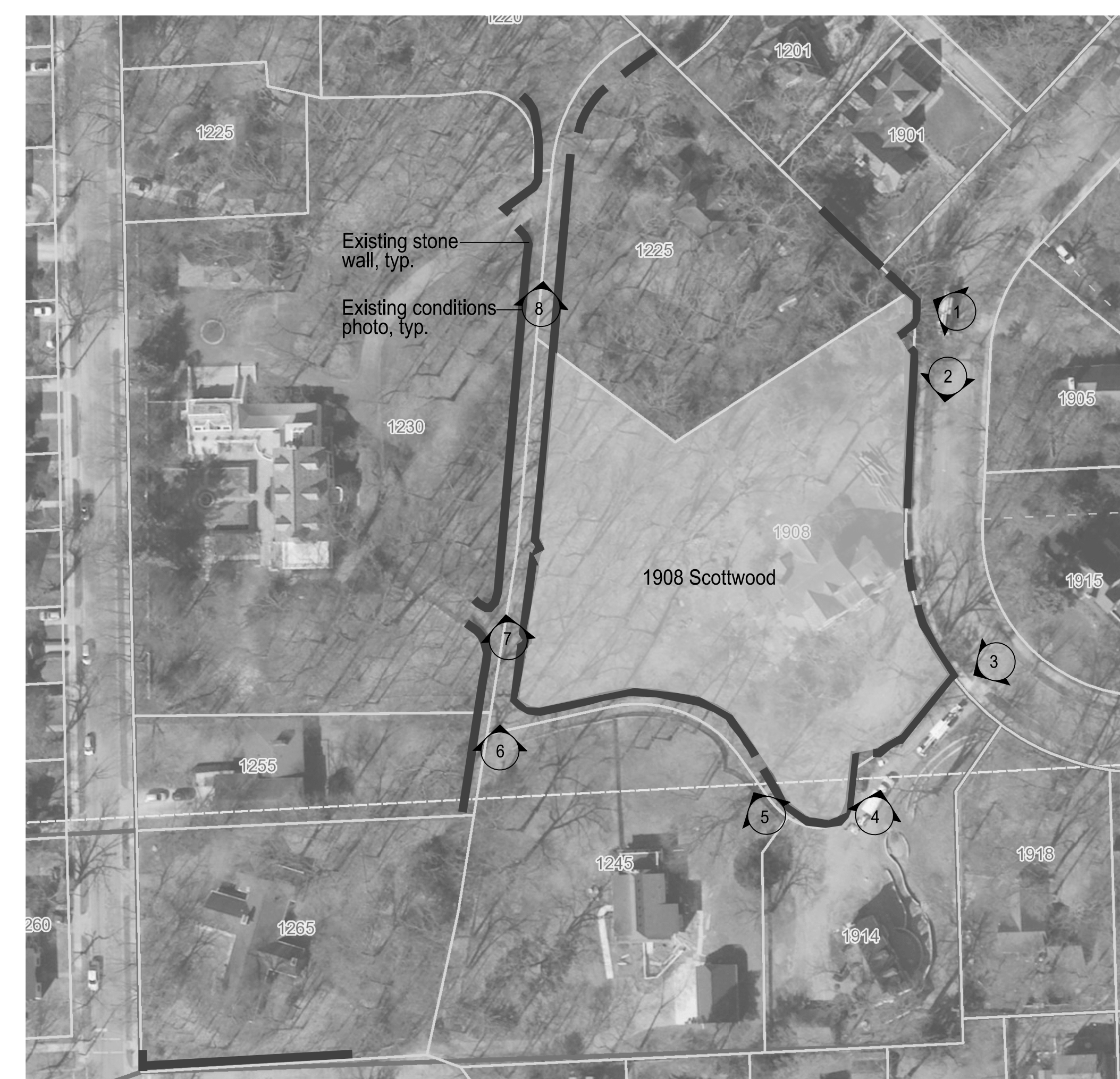
Project:  
**Oberheide Residence**  
1908 Scottwood

Date: 1/19/2021 Issued for:  
Zoning Board of Appeals Application

Scale: 1" = 20'-0"  
Drawn by: SGR + SMN

Title:  
**Site Survey and Existing Conditions**

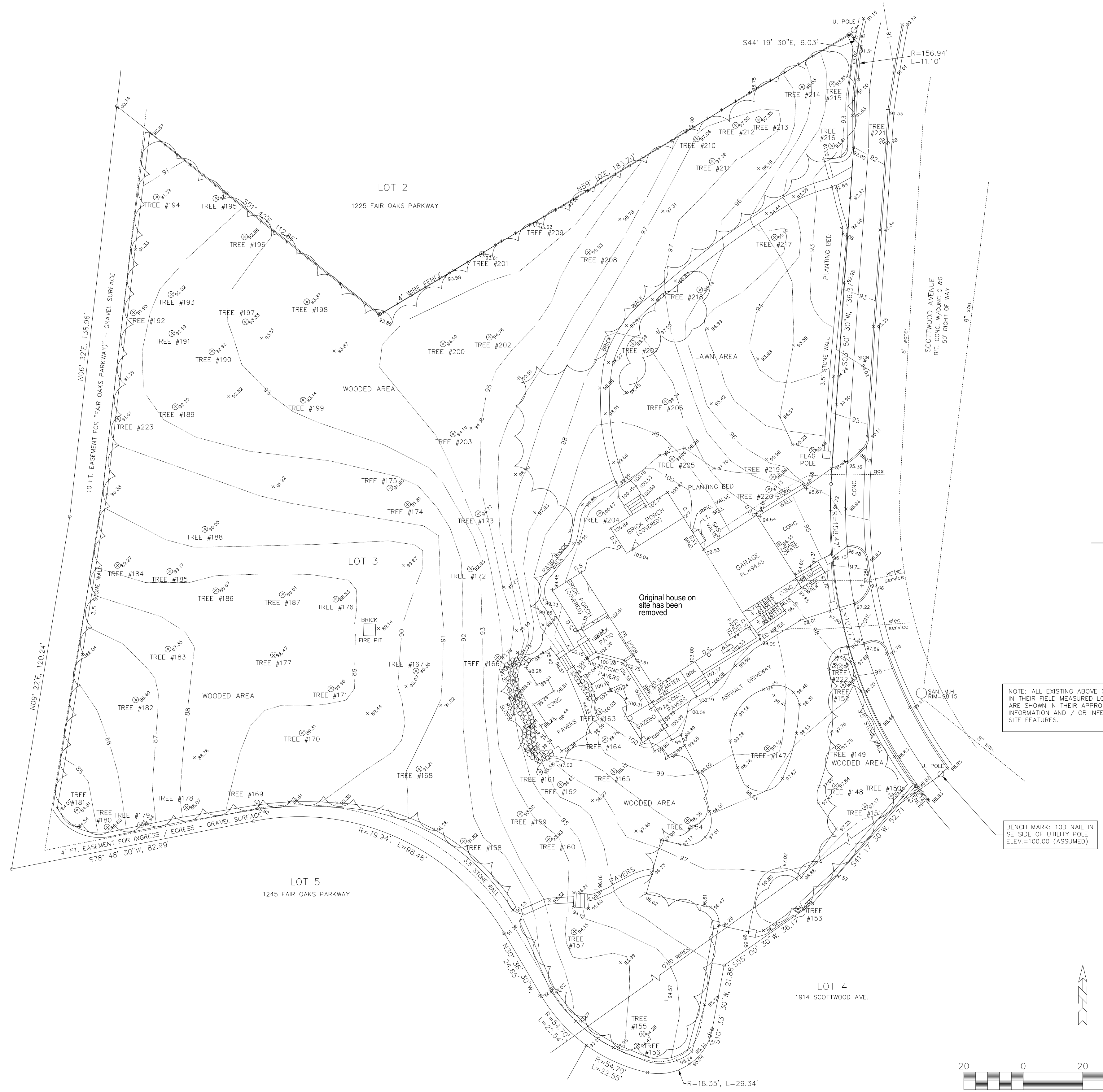
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Site Vicinity Map

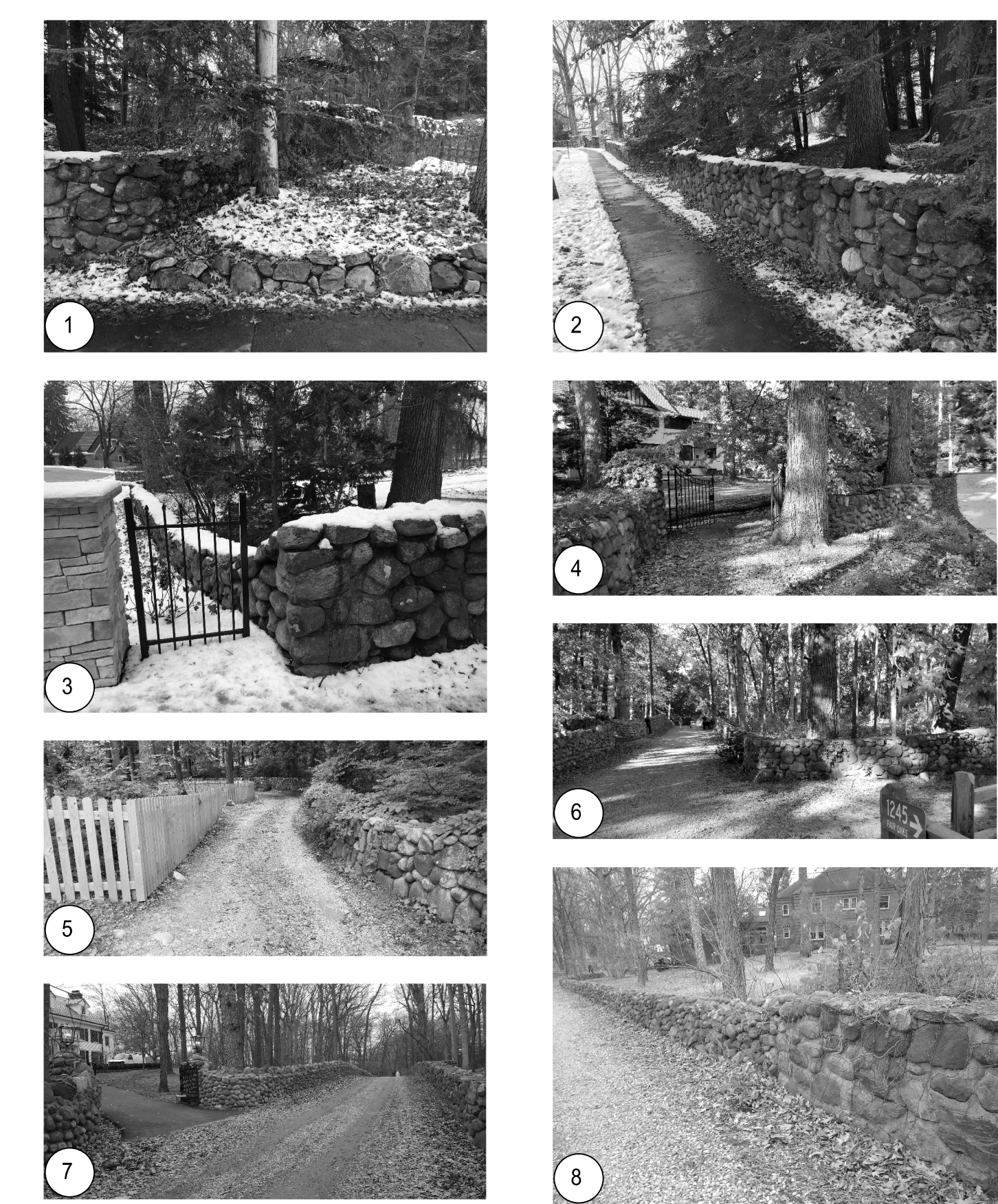
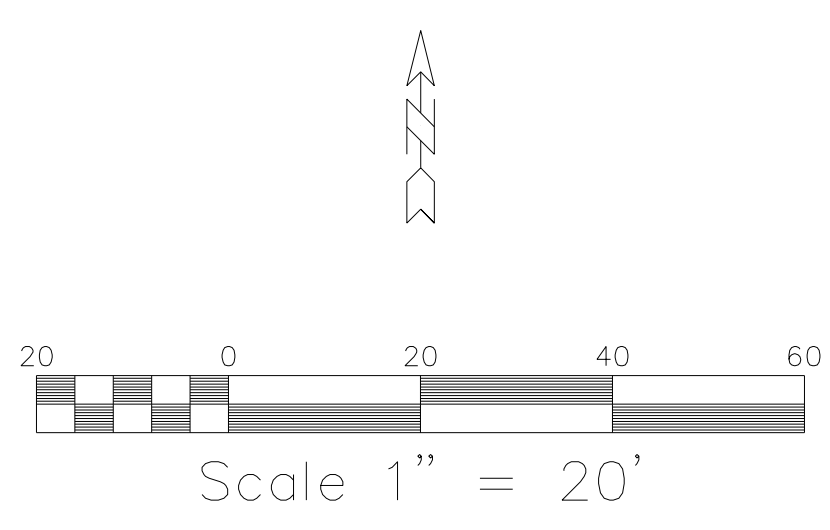
NO SCALE North

- NOTES:  
1. The Ives Woods neighborhood contains approximately 1,560 lineal feet of stone walls.  
2. 1908 Scottwood is bordered by approximately 810 lineal feet of stone wall, or 52% of total lineal feet of walls in the neighborhood.



NOTE: ALL EXISTING ABOVE GROUND UTILITIES ARE SHOWN IN THEIR FIELD MEASURED LOCATIONS. UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON RECORD INFORMATION AND / OR INFERRED FROM OBSERVATION OF SITE FEATURES.

BENCH MARK: 100 NAIL IN SE SIDE OF UTILITY POLE ELEV.=100.00 (ASSUMED)

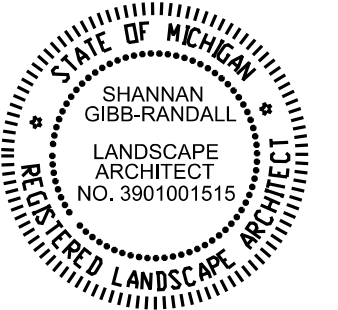


Existing Conditions Photos

Site Survey

- NOTES:  
1. Original house on site has been removed.  
2. Zoning: R1A  
3. Area of Property: 1.35 Acres





Project:  
**Oberheide Residence**  
1908 Scottwood

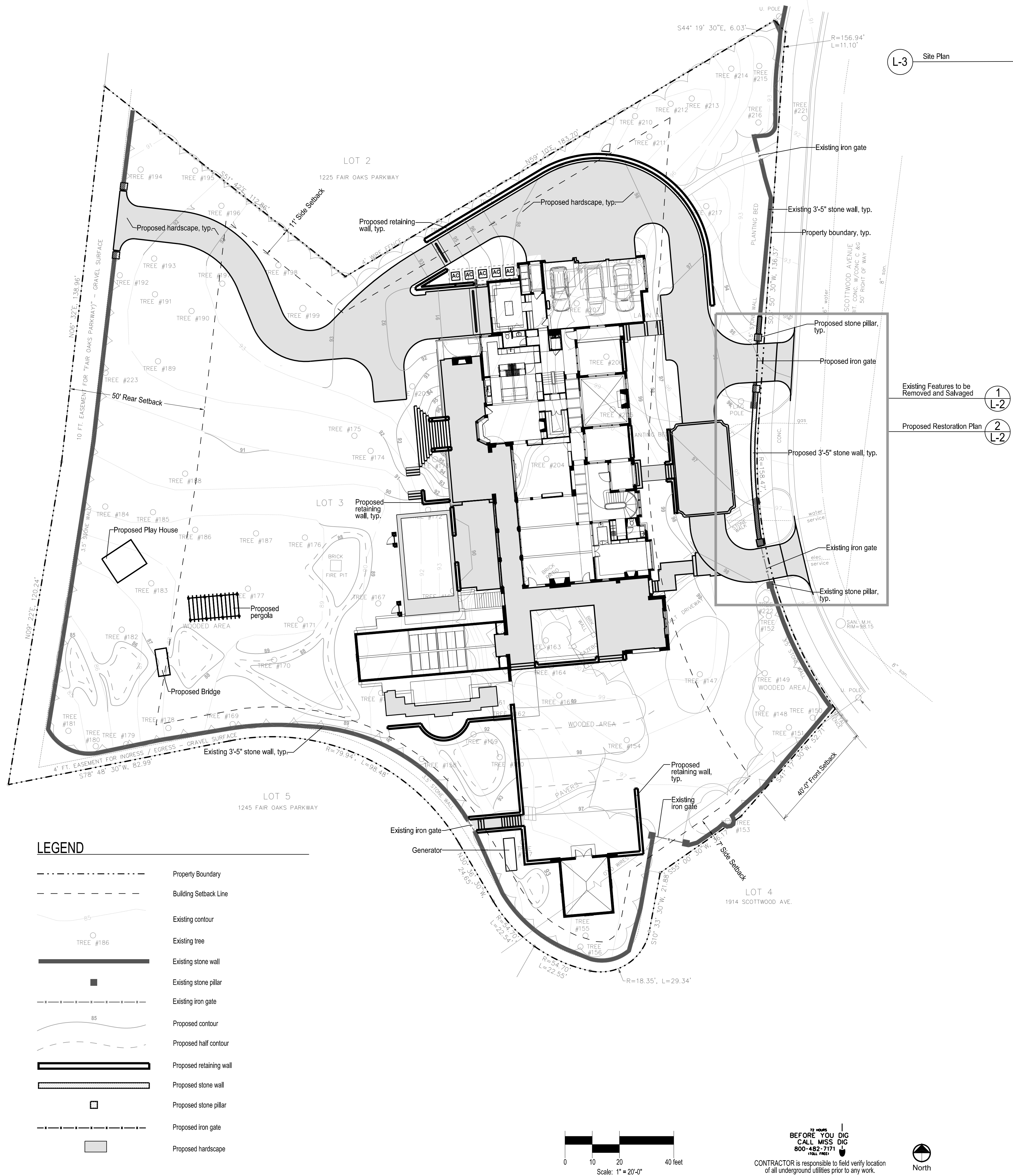
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Scale: 1" = 20'-0"  
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Title:  
**Site Plan and Stone Wall**  
Details

Sheet:

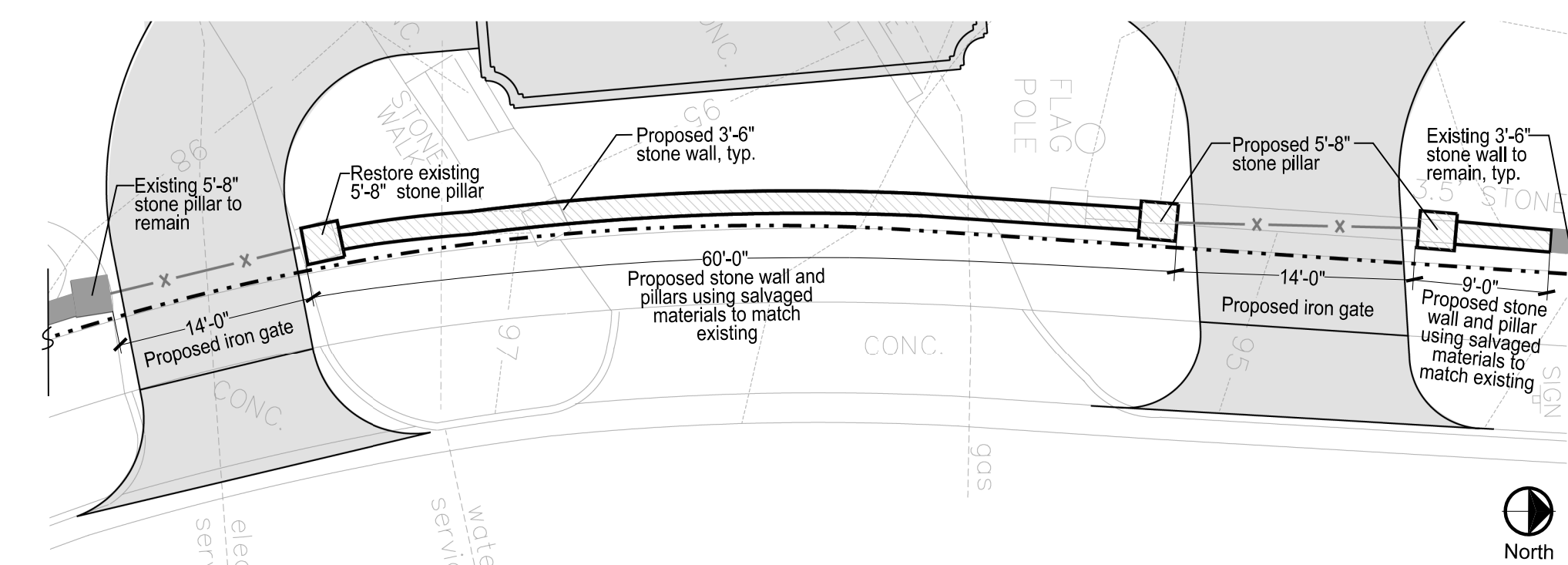
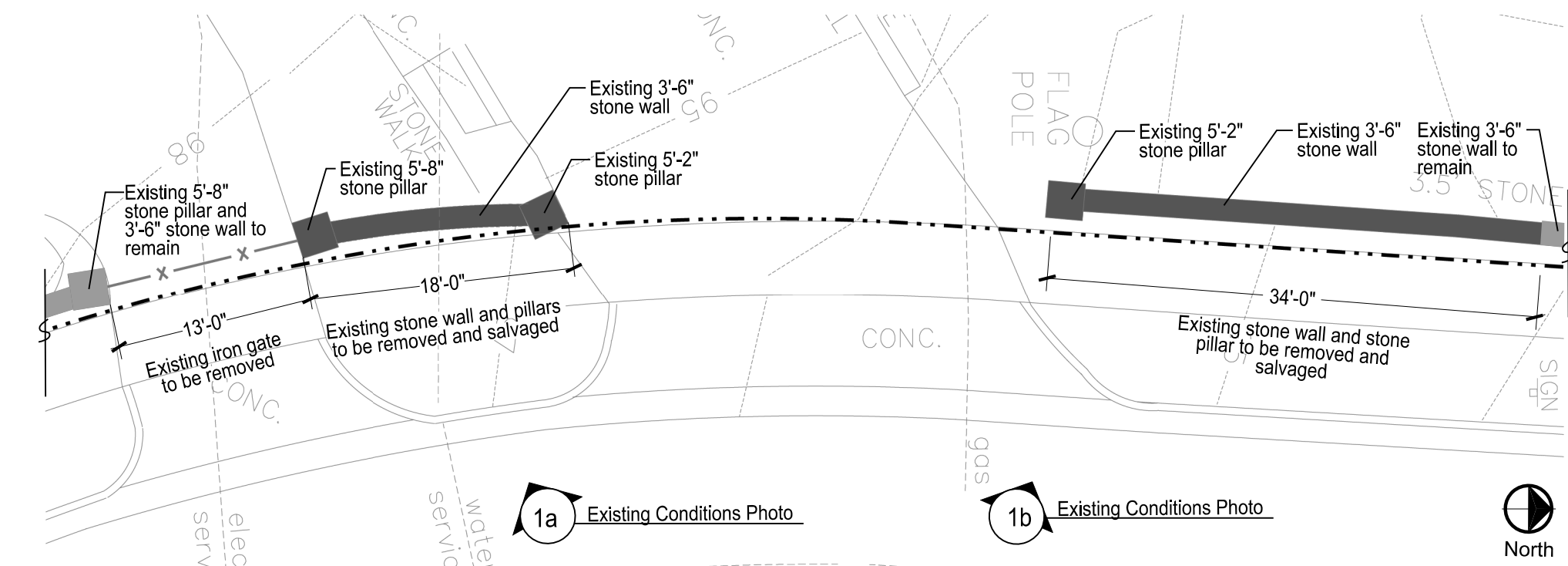
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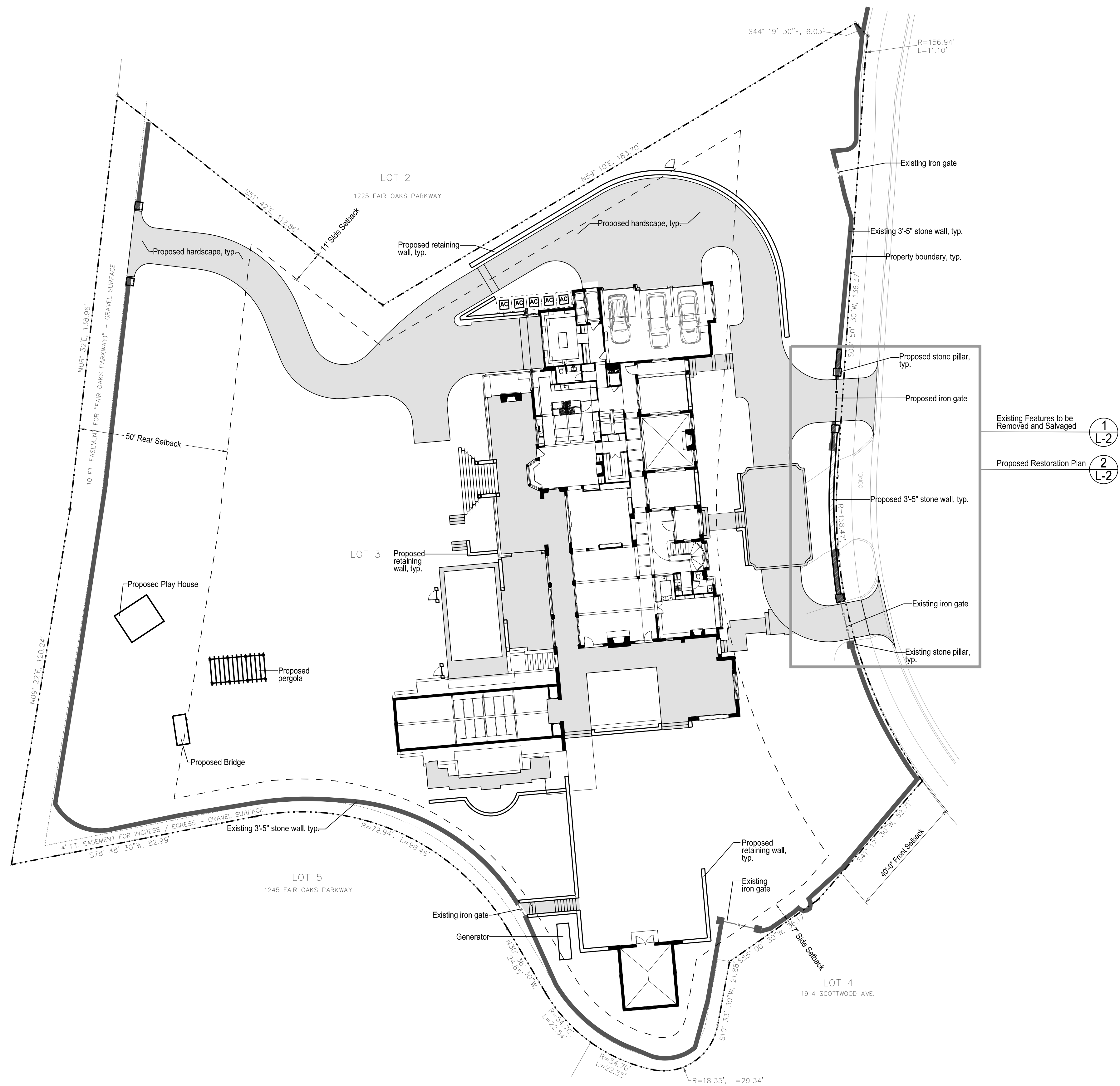
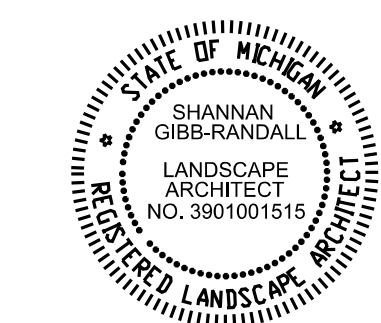


**1a Iron Gate, Stone Wall and Pillars**  
NO SCALE



**1b Stone Wall and Pillar**  
NO SCALE





LEGEND	
	Property Boundary
	Building Setback Line
	Existing stone wall
	Existing stone pillar
	Existing iron gate
	Proposed retaining wall
	Proposed stone wall
	Proposed stone pillar
	Proposed iron gate
	Proposed hardscape

- Existing Features to be Removed and Salvaged (1 L-2)
- Proposed Restoration Plan (2 L-2)

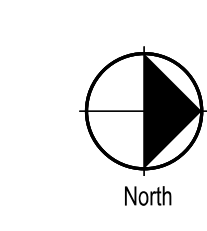
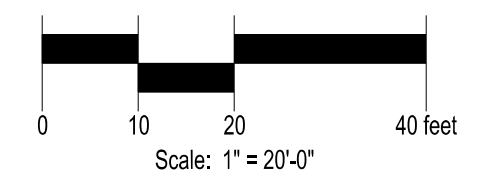
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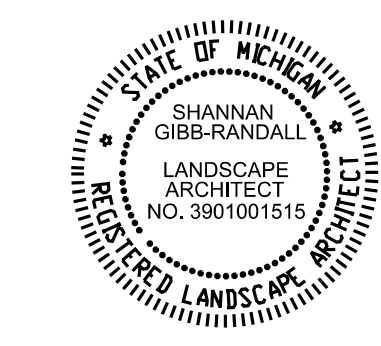
Title:  
**Site Plan**

Sheet:  
**L-3**



BEFORE YOU DIG  
CALL MISS DIG  
800-482-3171  
MISS DIG

CONTRACTOR is responsible to field verify location of all underground utilities prior to any work.



Project:  
**Oberheide Residence**  
**1908 Scottwood**

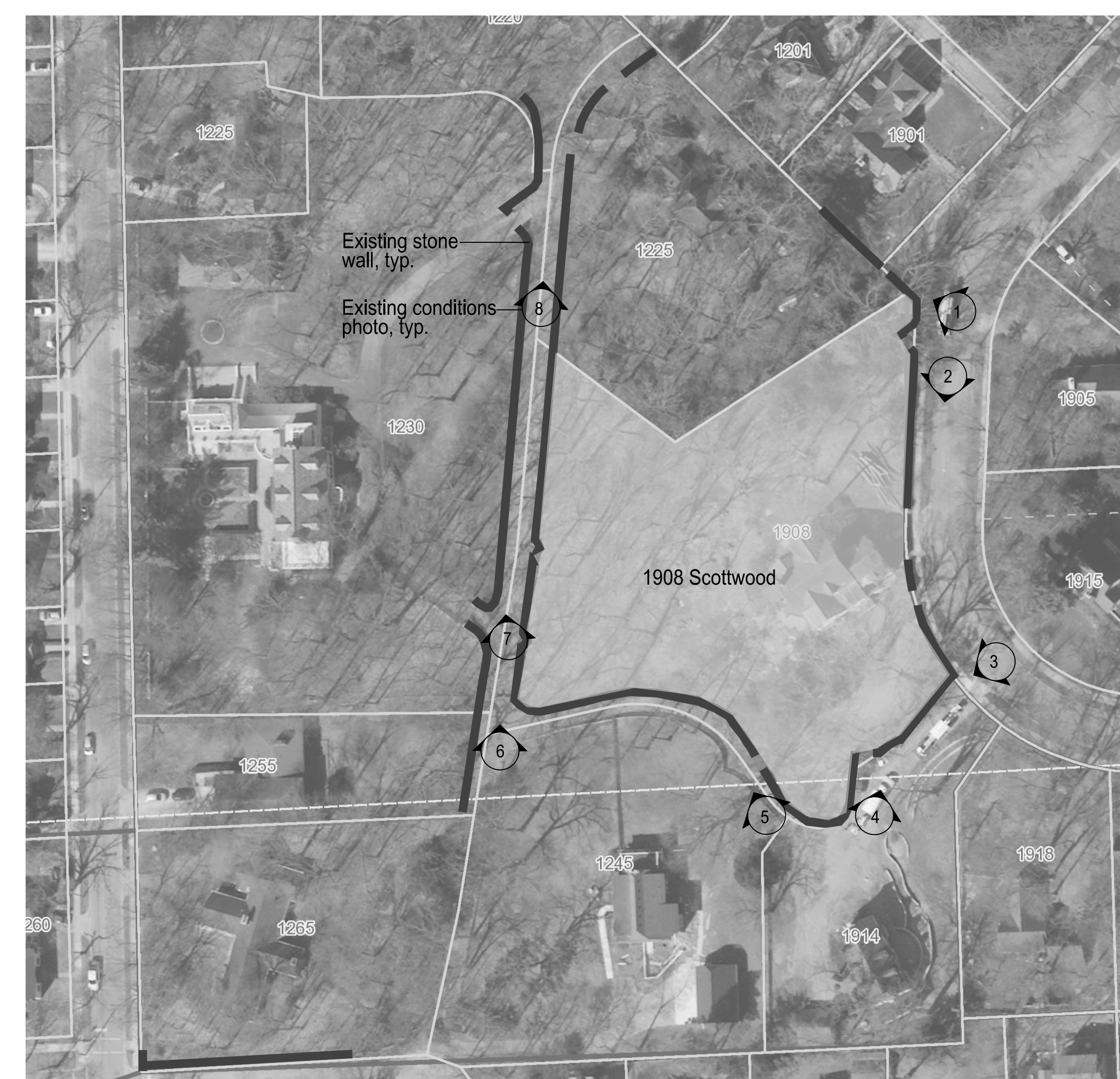
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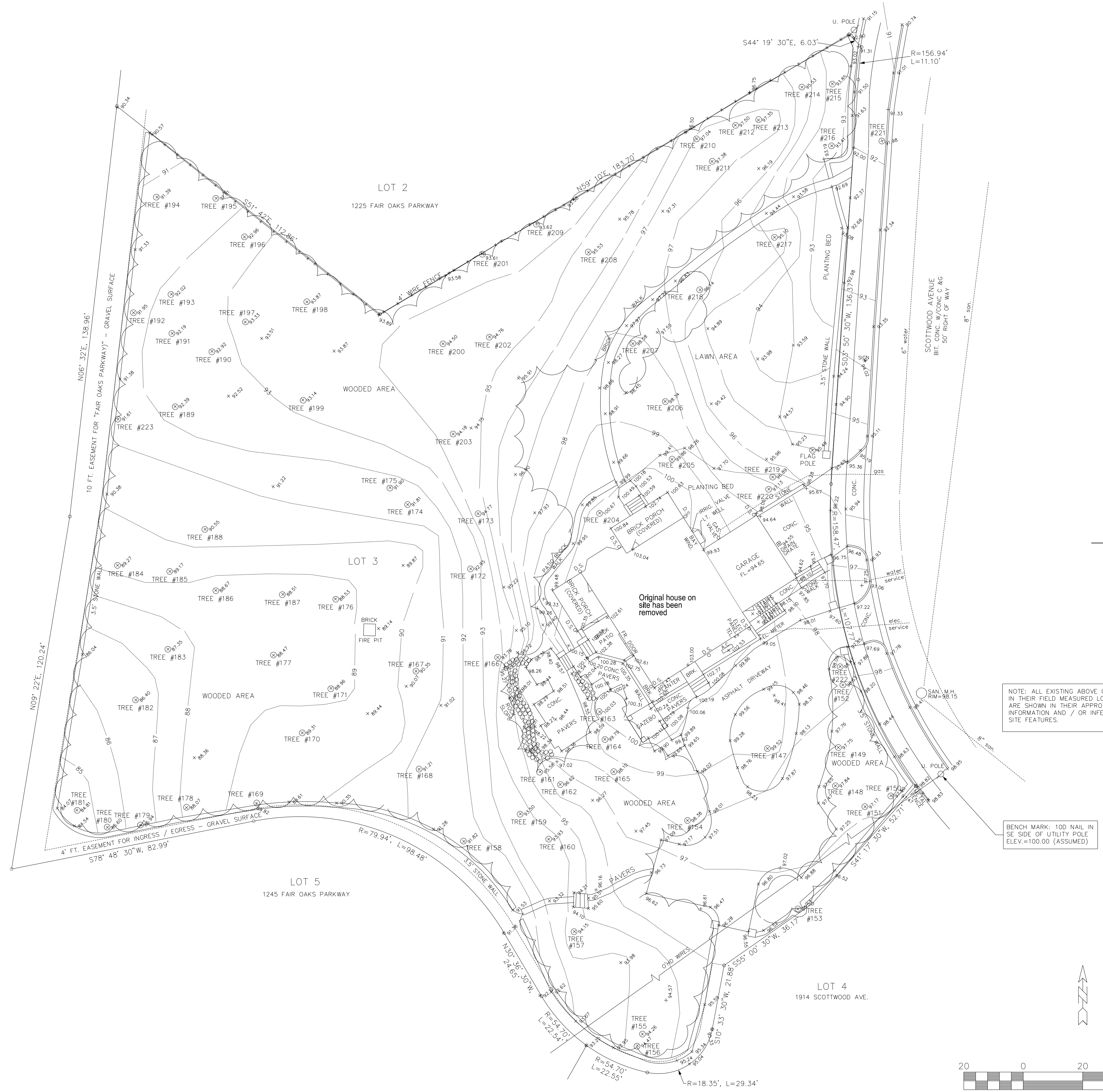
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**L-1**



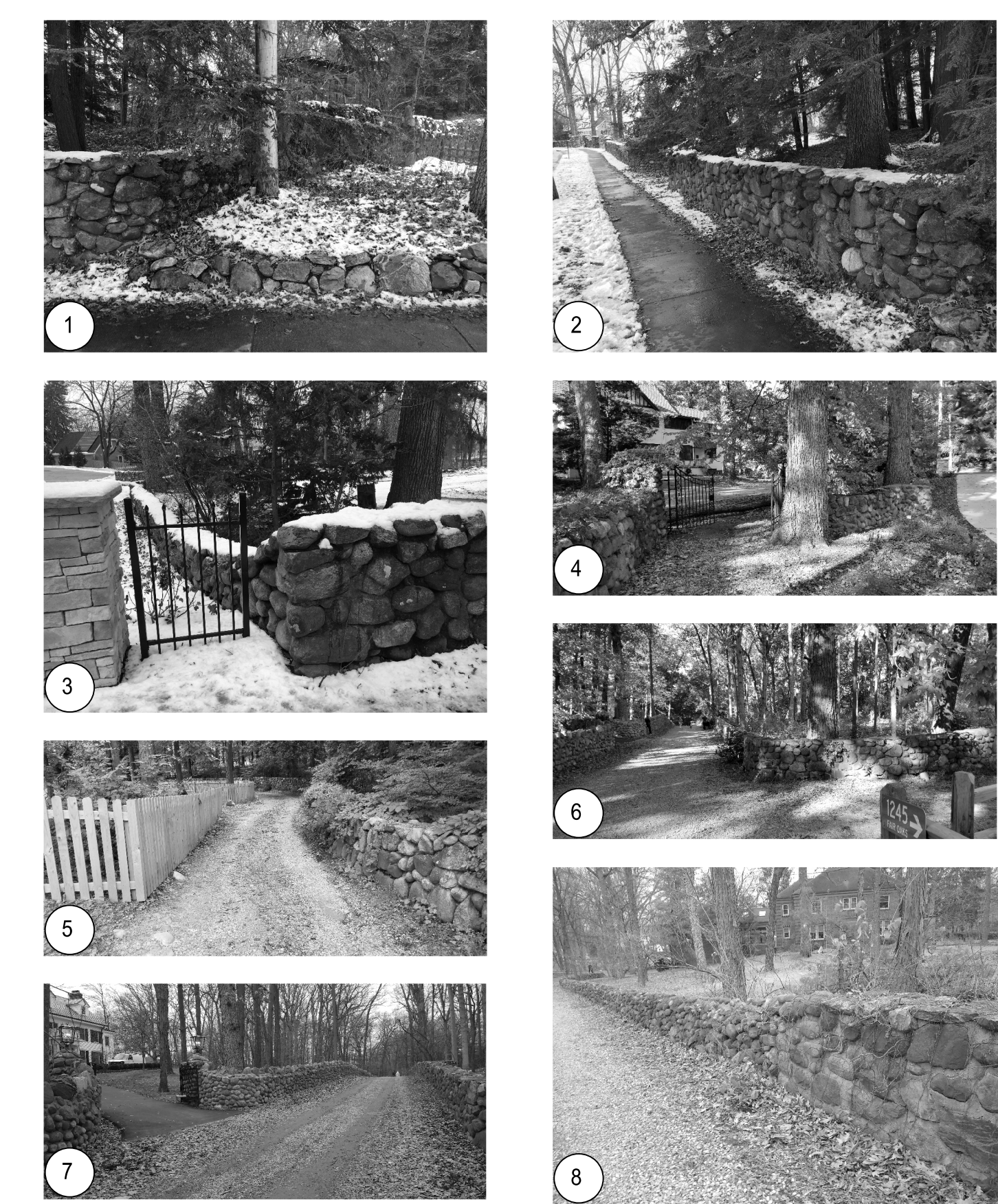
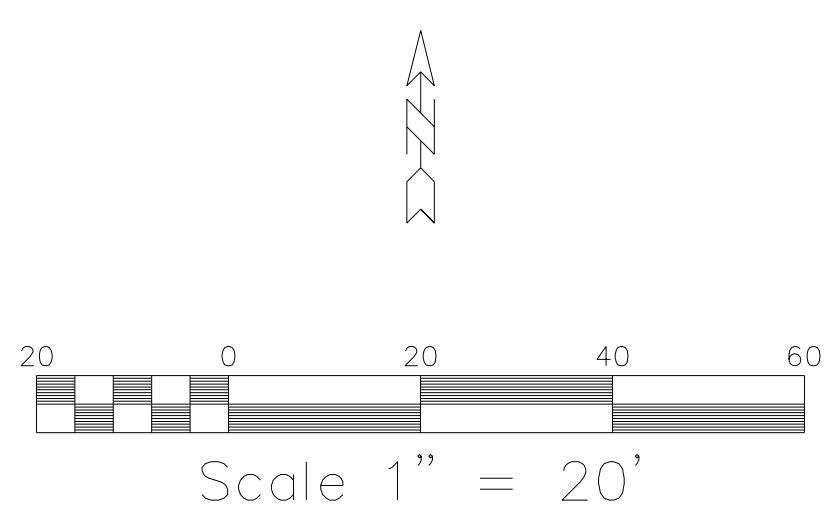
Site Vicinity Map

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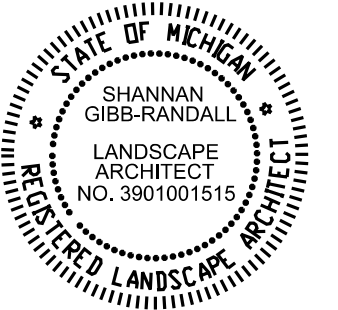
BENCH MARK: 100 NAIL IN SE SIDE OF UTILITY POLE ELEV.=100.00 (ASSUMED)



Existing Conditions Photos

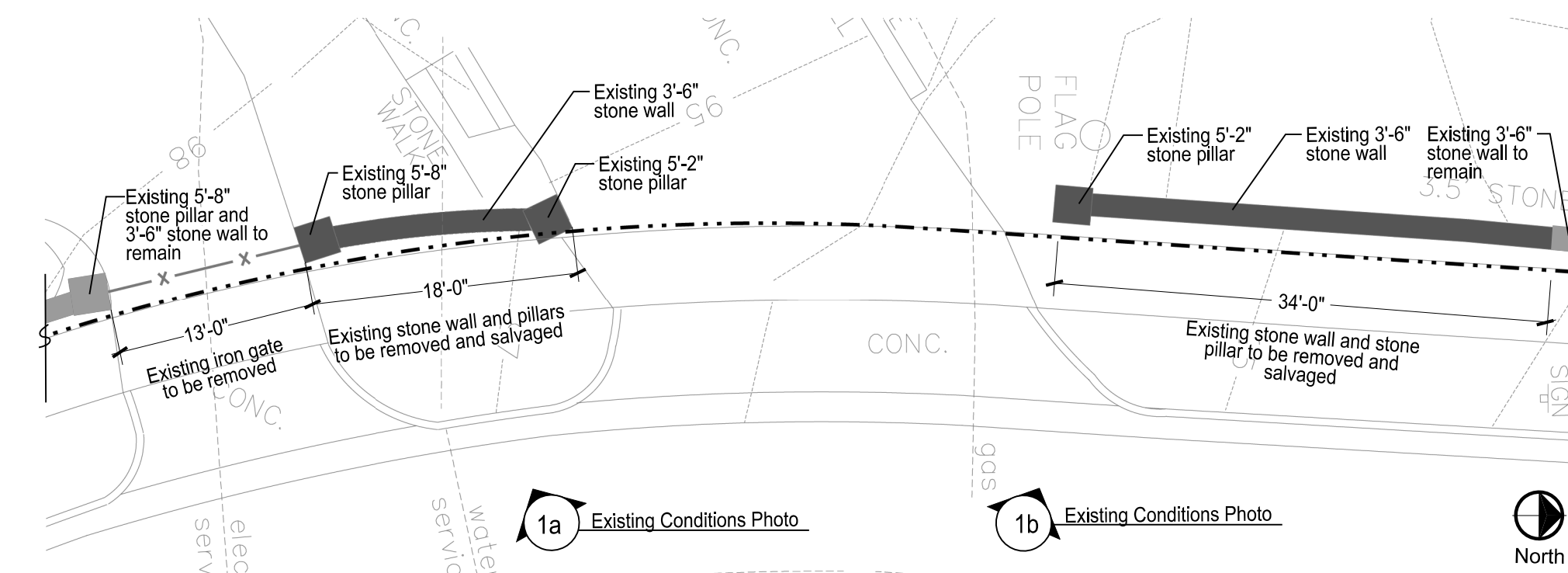
Site Survey

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NO SCALE

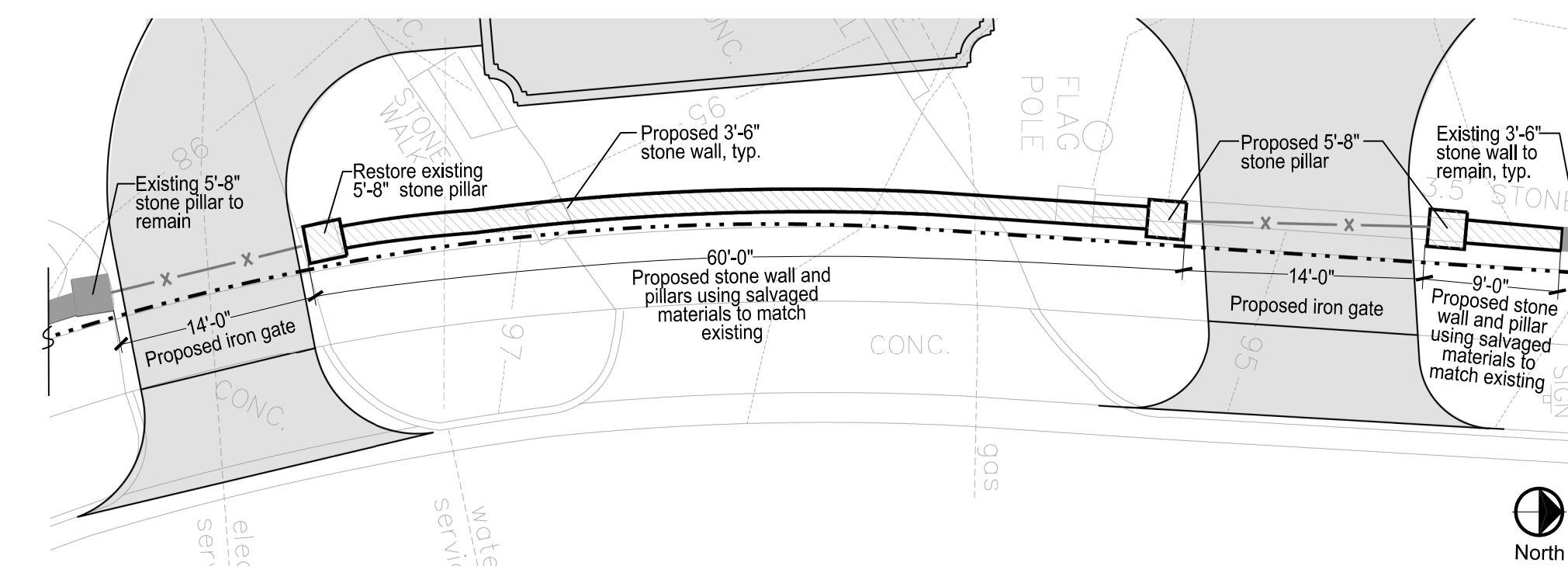
1b Stone Wall and Pillar  
NO SCALE



1 Existing Features to be Removed and Salvaged

SCALE: 1" = 10'-0"

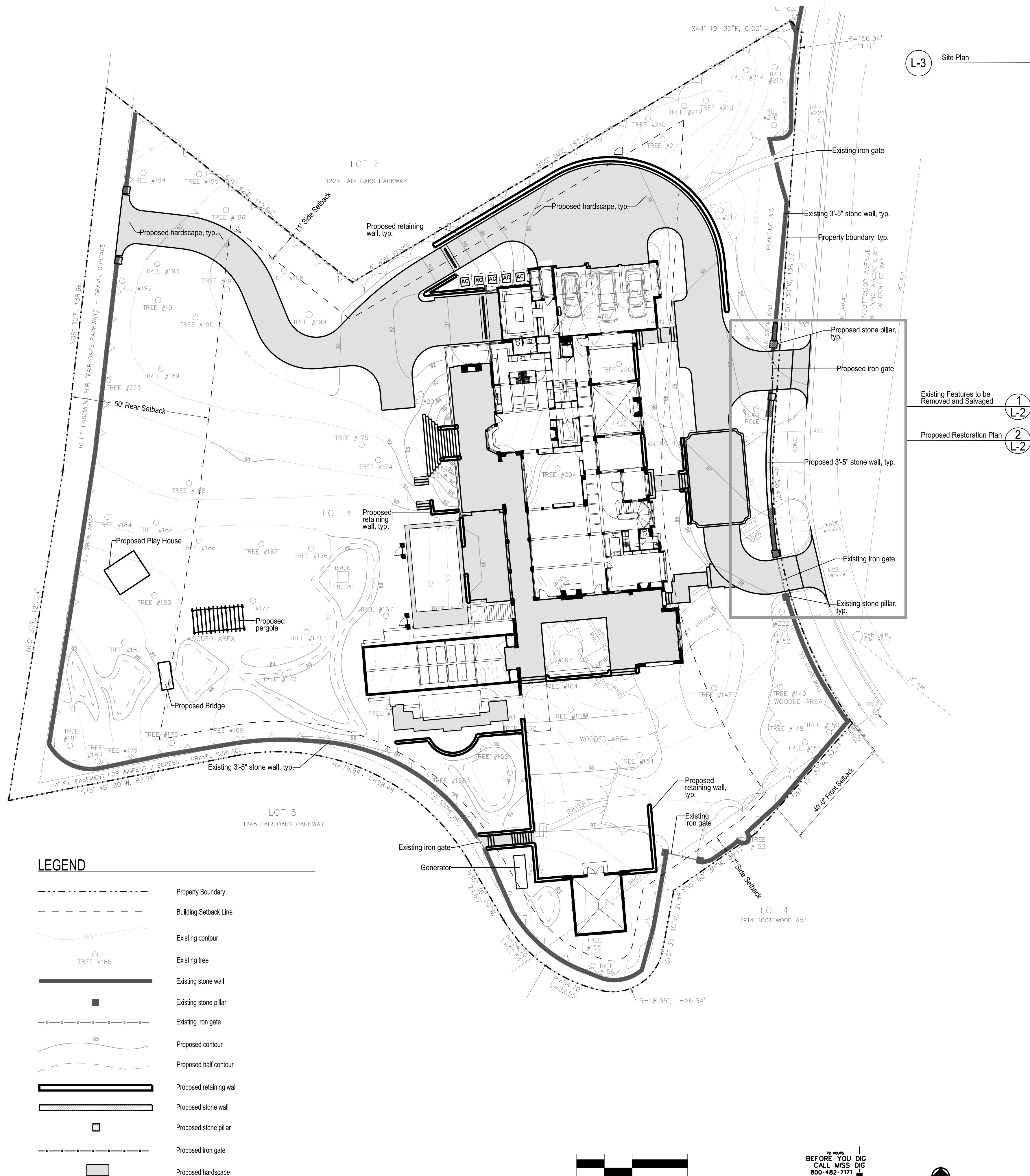
NOTES:  
1. Lineal Feet stone removed and salvaged: 52 lf



2 Proposed Restoration Plan

SCALE: 1" = 10'-0"

NOTES:  
1. Lineal Feet stone restored: 69 lf.  
2. Percent of restored vs. existing wall on property; 69 lf / 810 lf = 8.5%  
3. All salvaged stone to be re-used.  
4. All pillars to be restored to match existing 5'-8" pillar to remain.

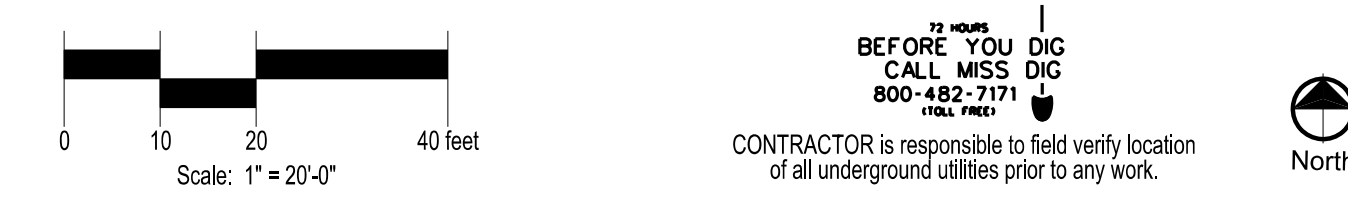


L-3 Site Plan

- Existing Features to be Removed and Salvaged 1 L-2
- Proposed Restoration Plan 2 L-2

**LEGEND**

	Property Boundary
	Building Setback Line
	Existing contour
	Existing tree
	Existing stone wall
	Existing stone pillar
	Existing iron gate
	Proposed contour
	Proposed half contour
	Proposed retaining wall
	Proposed stone wall
	Proposed stone pillar
	Proposed iron gate
	Proposed hardscape



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1908 Scottwood

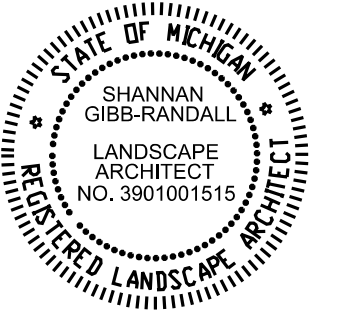
Date: 1/19/2021 Issued for:  
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Scale: 1" = 20'-0"  
Drawn by: SGR + SMN

Title:  
**Site Plan and Stone Wall**  
Details

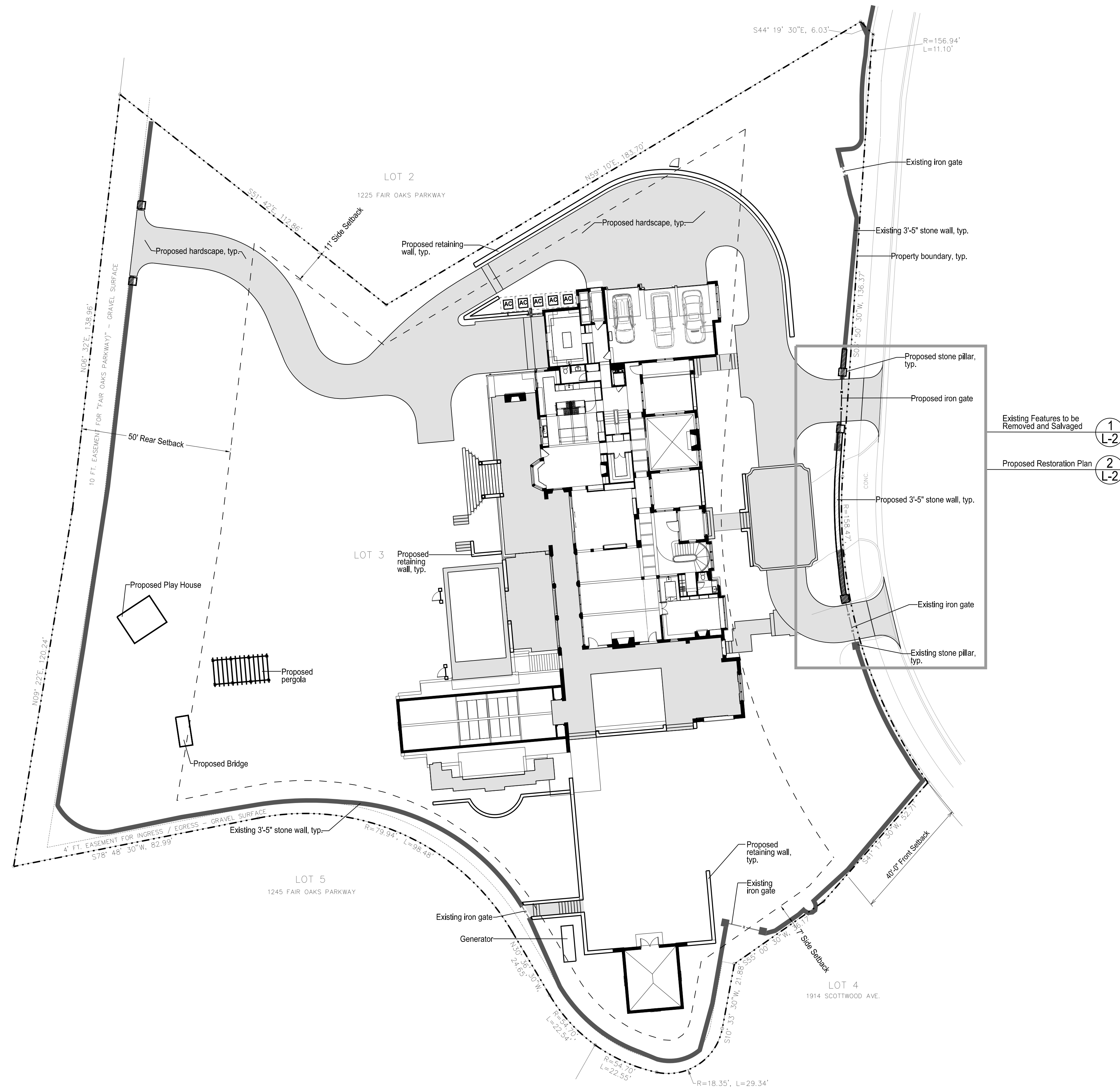
Sheet:

**L-2**



## LEGEND

	Property Boundary
	Building Setback Line
	Existing stone wall
	Existing stone pillar
	Existing iron gate
	Proposed retaining wall
	Proposed stone wall
	Proposed stone pillar
	Proposed iron gate
	Proposed hardscape

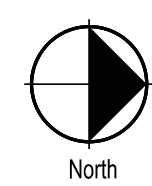


- Existing Features to be Removed and Salvaged (1) L-2
- Proposed Restoration Plan (2) L-2

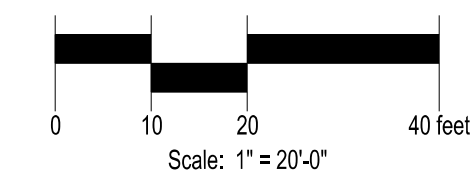
Project:  
**Oberheide Residence**  
1908 Scottwood

Date: 1/18/2021 Issued for: Zoning Board of Appeals Application

Scale: 1" = 20'-0"  
Drawn by: SGR + SMN



North



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Title:  
**Site Plan**

Sheet:

**L-3**