

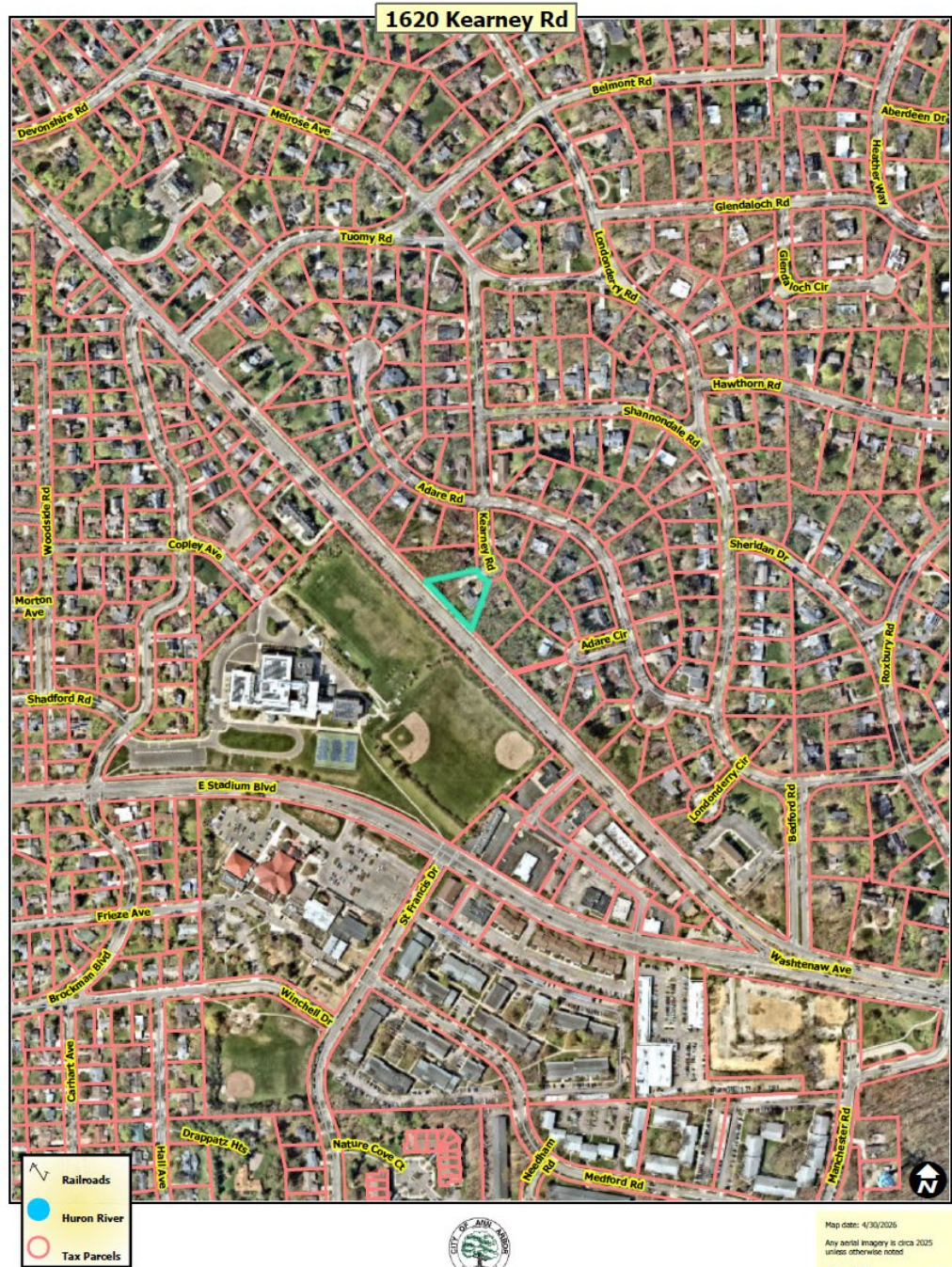
City of Ann Arbor Zoning Board of Appeals

May 27, 2026



ZBA26-0008
1620 Kearney Road
Variance







House on 1620 Kearney Road

View of Rear Fence from Washtenaw



Front view of property from Kearney Road:



View of Fence from Rear Yard



Rear view of 1620 Kearney Road

Nearby property with variant fencing



Panoramic picture From Washtenaw that shows other houses with similar >4foot >50% opaque fencing.



Bufftech® Molded Fence

The Bufftech Advantage starts with details.

Patented Construction

Rotationally-molded allowing realistic granite-stone appearance and dramatic wood texture.

Internal Reinforcement

with galvanized steel to withstand significant impact or wind load without compromising aesthetics.

Sound Barrier

Blocks 98% of direct sound.

Color & Texture

Bufftech fence products set the standard for the latest innovations in decorative privacy. From our proprietary manufacturing process to our vibrant colors, CertainTeed is the undisputed leader in color and texture. Our TruStature™ finish is molded from real wood and stone to deliver the most authentic look available today. Plus, Bufftech is virtually maintenance-free, and never needs staining or painting. For complete style and color specifications, see page 58.



Colors throughout this brochure are simulated.
Consult product color samples before making final selections.

Allegheny®



Allegheny

Butttech's patented design of rotationally-molded fence allows realistic stone appearance and superior performance. Allegheny has excellent impact-resistance and creates an excellent sound barrier.

Panel Size: 6' x 6', 4' x 8'
Height: 4' & 6'
Stackable: 8' & 12'
Steel Reinforced Panels





4'x12' and 6'x6' panels are stackable.

Accessories



Caps



Skirts



11

Invest in quality for a lifetime.

Not all fence is the same. Bufttech® continues this long-standing tradition with its superior fence line, proudly made in the U.S.A. A building industry leader for over 100 years, CertainTeed stands behind the Bufttech line with the exceptional SureStart™ protection* for performance, including labor, lifetime limited warranty, and ColorLast® fade protection for colors and stain blends.

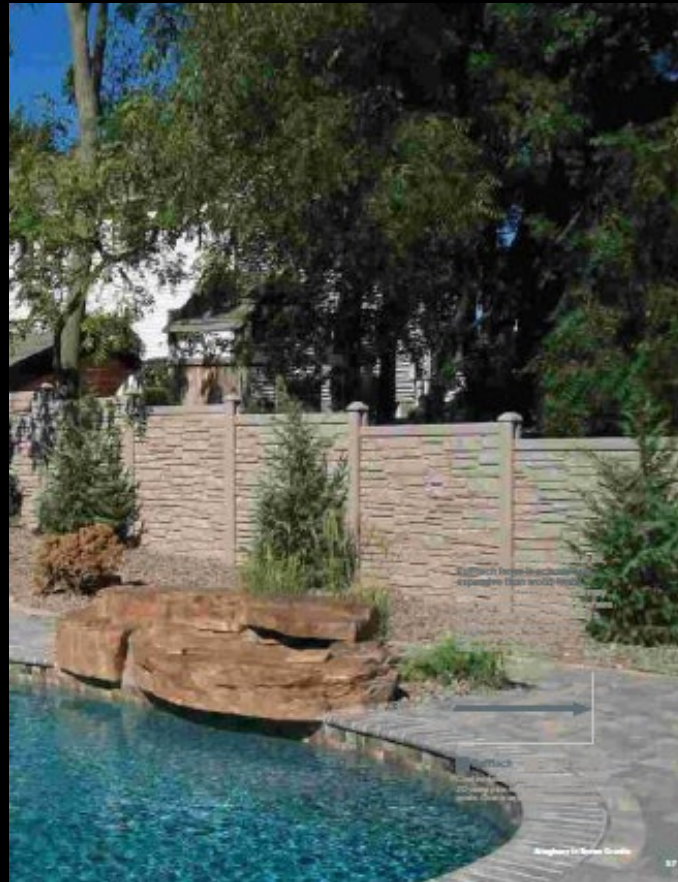


Bufttech and ColorLast are registered trademarks of CertainTeed Corporation.

Not all fence product warranties are the same. For example, many fence manufacturers offer a limited lifetime warranty but do not cover labor costs to remove and replace a defective fence. By selecting Bufttech® fence, you will gain peace of mind knowing that **you and your home are protected for a lifetime.**

	CERTAINTEED BUFTTECH FENCE®	Fence Competitor	Wood Fence Competitor
Length Warranty	LIFETIME	Lifetime	10 years
Color/Fade Warranty	YES	None	None
Transferable Warranty	YES**	No	No
Labor Warranty	YES**	No	No

*Labor for the Bufttech Lifetime Limited Warranty is within the terms of coverage.
**Bufttech selected only.

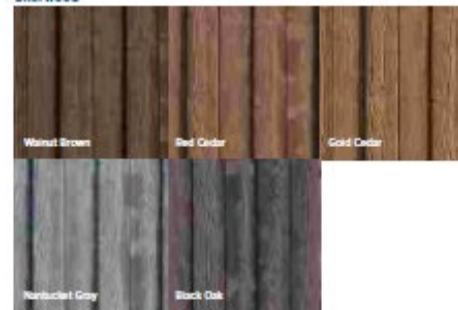


Colors and Textures Molded

Allegheny®



Sherwood









2026/05/05



2026/05/05



2026/05/05



2026/05/05



2026/05/05

2298 Washtenaw Ave

Ann Arbor, Michigan

Google Street View

Nov 2020 See latest date

Share

X



2289 I-94BL

Ann Arbor, Michigan

Google Street View

May 2024 See latest date

Share

X



2296 Washtenaw Ave
Ann Arbor, Michigan

Google Street View

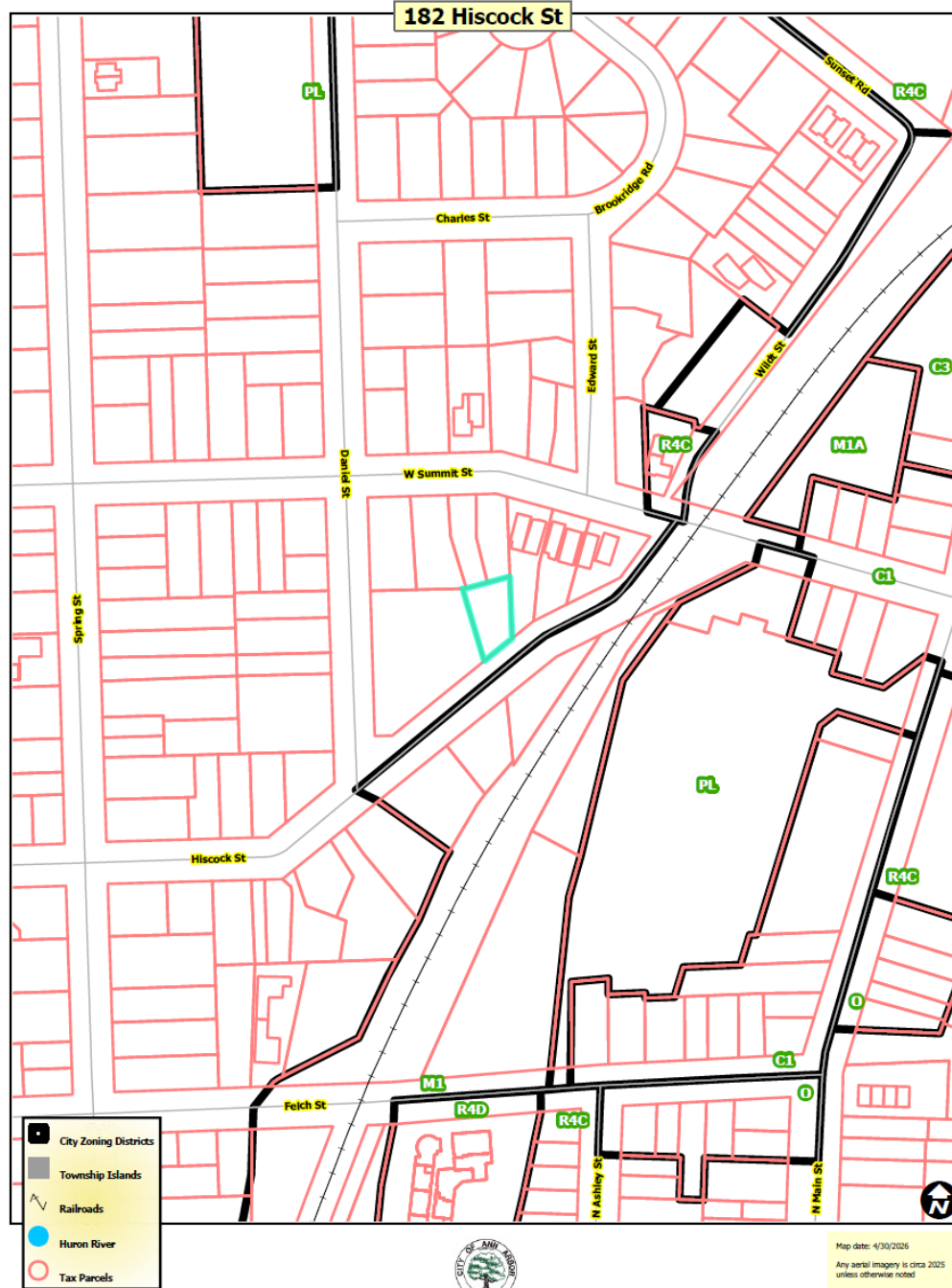
Map data © 2024

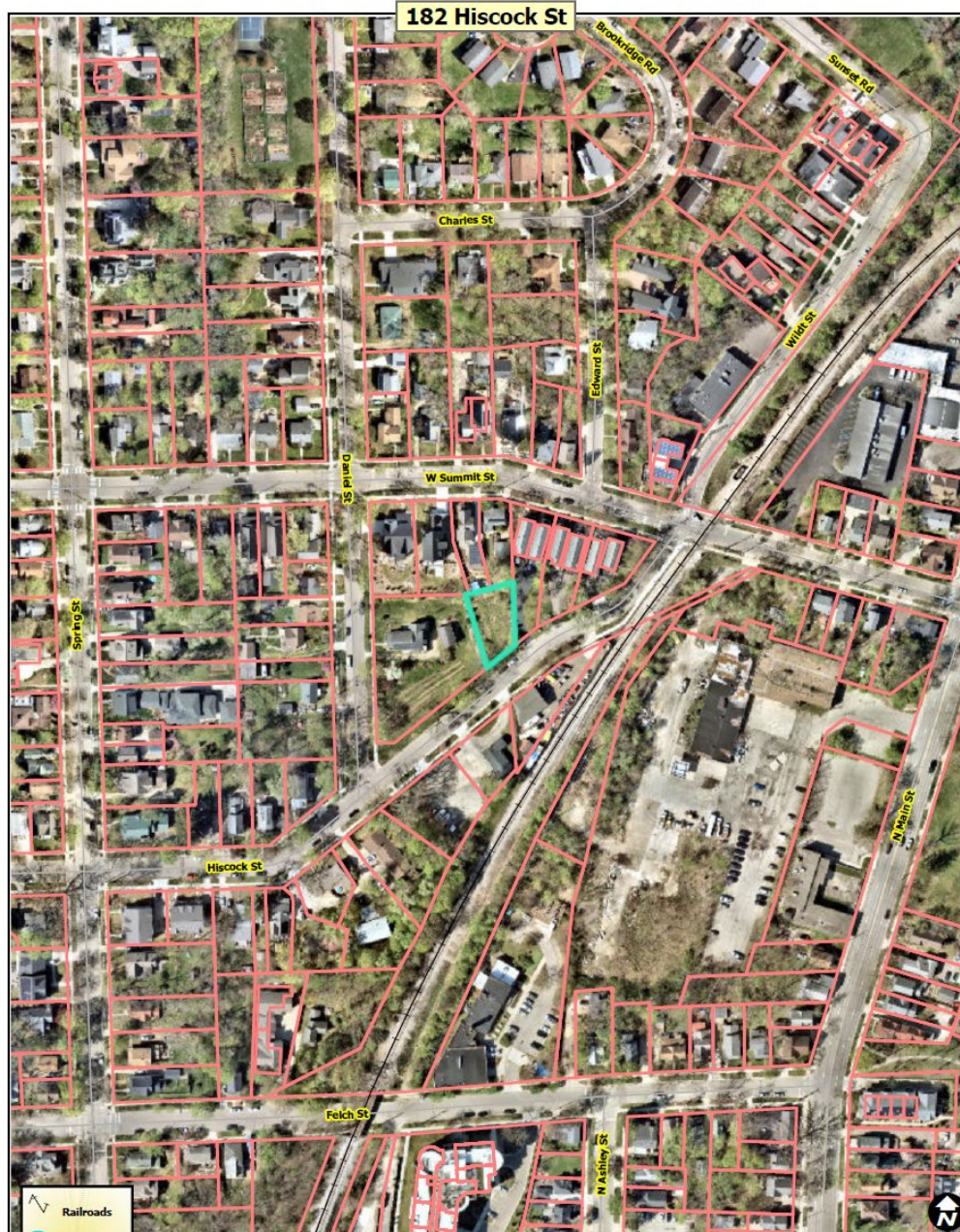
Share



Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, and a close (X) button.

ZBA26-0007
182 Hiscock Street
Variance







CERTIFICATE OF SURVEY

BEARINGS BASED ON MICHIGAN STATE PLANE
COORDINATES, SOUTH ZONE, NAD '83



SUMMIT ST.
(66' WIDE, PUBLIC)

NE CORNER
LOT 2

N88°09'56"E

44.67'

66.47'

N03°51'31"W

82.70'

N17°28'51"W

6.40'

N88°07'29"E

35.08'

71.5'

N73°07'07"E

36.45'

S07°18'45"E

67.33'

S13°33'59"E

71.12'

S02°03'13"E

97.27'

S02°03'13"E

59.00'

S00°51'59"W

0.5'

0.5' S

0.5' W

SE CORNER
LOT 34

HISCOCK ST.
(66' WIDE, PUBLIC)

0.5'

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PARCEL 1
0.133 AC.

LOT 3

LOT 2

ASSESSOR'S PLAT NO. 21
L. 9, P. 6

LOT 4

S. LINE ASSESSOR'S PLAT NO. 22
N. LINE ASSESSOR'S PLAT NO. 21

ASSESSOR'S PLAT NO. 22
L. 9, P. 6

LOT 34

PARCEL 2
0.156 AC.

W. LINE ASSESSOR'S PLAT NO. 22
E. LINE ASSESSOR'S PLAT NO. 21

EDGE OF ASPH. DRIVE

RETAINING WALL ON E

RETAINING WALL ON E

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SEE PAGE 2 FOR
MODIFICATIONS TO PARCEL 2
BOUNDRIES

I HEREBY CERTIFY THAT I HAVE
SURVEYED AND MAPPED THE LAND
ABOVE PLATTED AND/OR DESCRIBED ON
APRIL 21, 2025, AND THAT THE RATIO
OF CLOSURE ON THE UNADJUSTED
FIELD OBSERVATIONS OF SUCH SURVEY
WAS 1:5000, AND THAT ALL OF THE
REQUIREMENTS OF P.A. 132, 1970, AS
AMENDED, HAVE BEEN COMPLIED WITH.

[Signature]

CLIENT: KAY

BOUNDARY SURVEY
OF 2 PARCELS OF LAND
IN THE SE 1/4 OF
SECTION 20, T2S, R6E
CITY OF ANN ARBOR,
WASHTENAW COUNTY,
STATE OF MICHIGAN.

LEGEND:

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED

SCALE: 1" = 30'



6653 Schneider Rd. • Manchester, MI • 48158

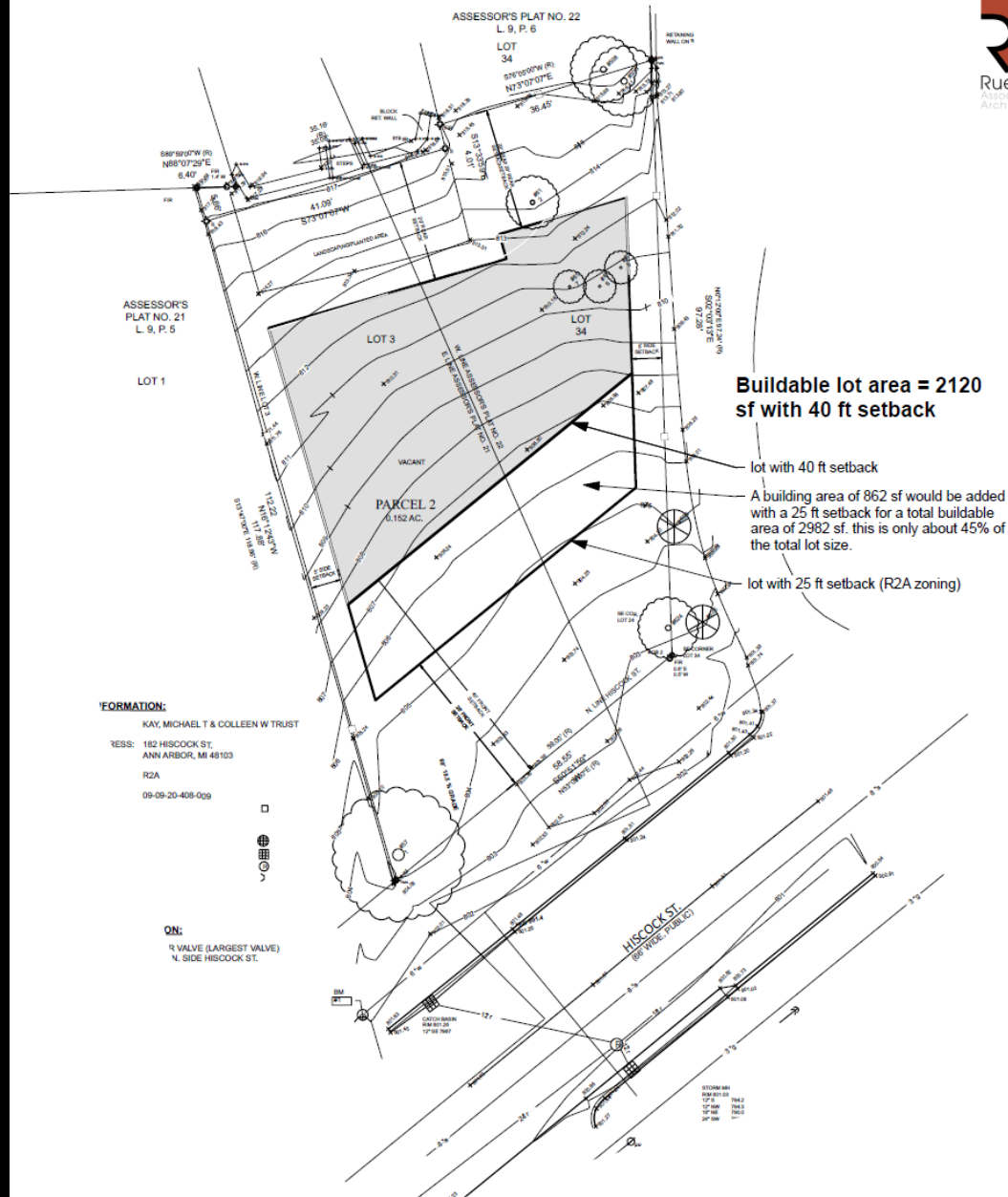
(734) 669-2960 • arborlandinc.com

JOB NO.: 08225 DATE: 4-23-2025

FLD. BOOK: 25-1 REVISED: -

SHEET 1 OF 2 BY: KJG

1 Survey
ZBA-1 Scale: 3/16" = 1'-0"





GIS PHOTO ABOVE

The photo above illustrates the setbacks of adjacent parcels within 100 feet of the subject parcel. Since both setbacks are greater than 40 feet, the average setback is assumed to be 40 feet. At a setback line 25 feet from the ROW much of the house and garage could be placed in the less steeply sloping part of the lot.

Note that the parcel across the street (Triangle Towing) has virtually no setback from the ROW

SITE PLAN PAGE T-2

The survey's shaded area depicts the lots buildable area which is 32% of the total lot area.

The diverging non-parallel side lot lines make it difficult to use all of the buildable area. Aligning a house with one side lot line creates unuseable triangular shaped areas on the opposite side.

A garage must be placed at a relatively high elevation at the 40 foot setback line. Since a driveway must start sloping up to a garage near the front lot line, the relatively short driveway distance would create a gradient approaching 20% which is much greater than the accepted 15% for this climate.



1	Wash Co GIS Site Ariel
3	scale: NA



2026/05/05



2026/05/05







2026/05/05



2026/05/05



2026/05/05