

**Zoning Board of Appeals  
January 27, 2021 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 20-027; 217 West Madison Street**

**Summary:**

Dan Murphy, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to construct a 68 (11'x6'2") square foot addition to the rear of an existing Single-Family home for a new entry and powder room. The plans also include raising the roof at the rear of the existing first floor five feet eight inches to accommodate a new master bedroom. The property is zoned R2A, Two-Family Dwelling District. The new additions will not encroach or extend further into the front and rear setbacks. The project received Historic District approval in April 2020.

**Background:**

The subject property is in the Old West Side Historic District on the southeast corner of West Madison and South First Street. The home was built in 1900 and is approximately 1,138 square feet in size.

**Description:**

The home is nonconforming as it does not meet the required average front setback along West Madison Street and the required 20-foot rear yard setback. The new single-story addition will replace an existing porch with a shed roof and remain in the same footprint. The second story addition will convert a finished storage space that does not meet required ceiling heights to accommodate a new master bedroom. The new second floor will maintain the existing roof slope and raise the height 5' 8".

**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.

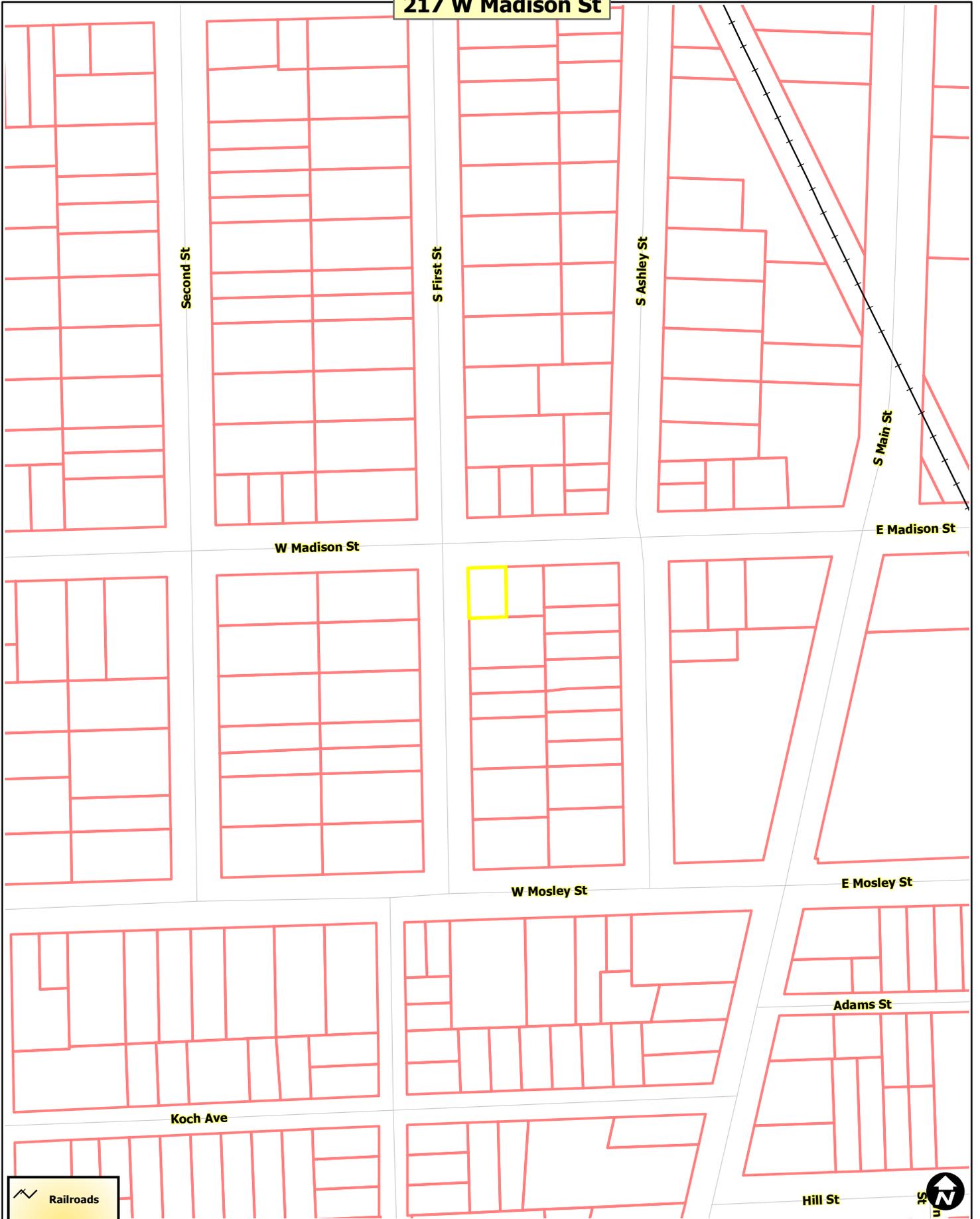
The owner states there will be no detrimental impacts on surrounding properties as the new construction will not encroach further into the front or rear yards and the massing of the residence remains unchanged.

Respectfully submitted,



**Jon Barrett  
Zoning Coordinator**

**217 W Madison St**



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/4/2021  
Any aerial imagery is circa 2020 unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



217 W Madison St



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/4/2021  
Any aerial imagery is circa 2020 unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



217 W Madison St

W Madison St

S First St

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/4/2021  
Any aerial imagery is circa 2020  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



# 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 <b>217 West Madison St</b>		ZIP CODE <b>48103</b>
ZONING CLASSIFICATION <b>R2A</b>	NAME OF PROPERTY OWNER* <i>if different than applicant, a letter of authorization from the property owner must be provided</i> <b>Dan Murphy &amp; Meredith Reisfield</b>	
PARCEL NUMBER <b>09-09-29-331-002</b>	OWNER EMAIL ADDRESS <b>dmurphy16@gmail.com</b>	

## APPLICANT INFORMATION

NAME <b>Dan Murphy</b>			
ADDRESS <b>217 W. Madison Street</b>	CITY <b>Ann Arbor</b>	STATE <b>MI</b>	ZIP CODE <b>48103</b>
EMAIL <b>dmurphy16@gmail.com</b>		PHONE <b>(860) 202-2463</b>	
APPLICANT'S RELATIONSHIP TO PROPERTY <b>Owner</b>			

## 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 will 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 : 

11/18/20

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.

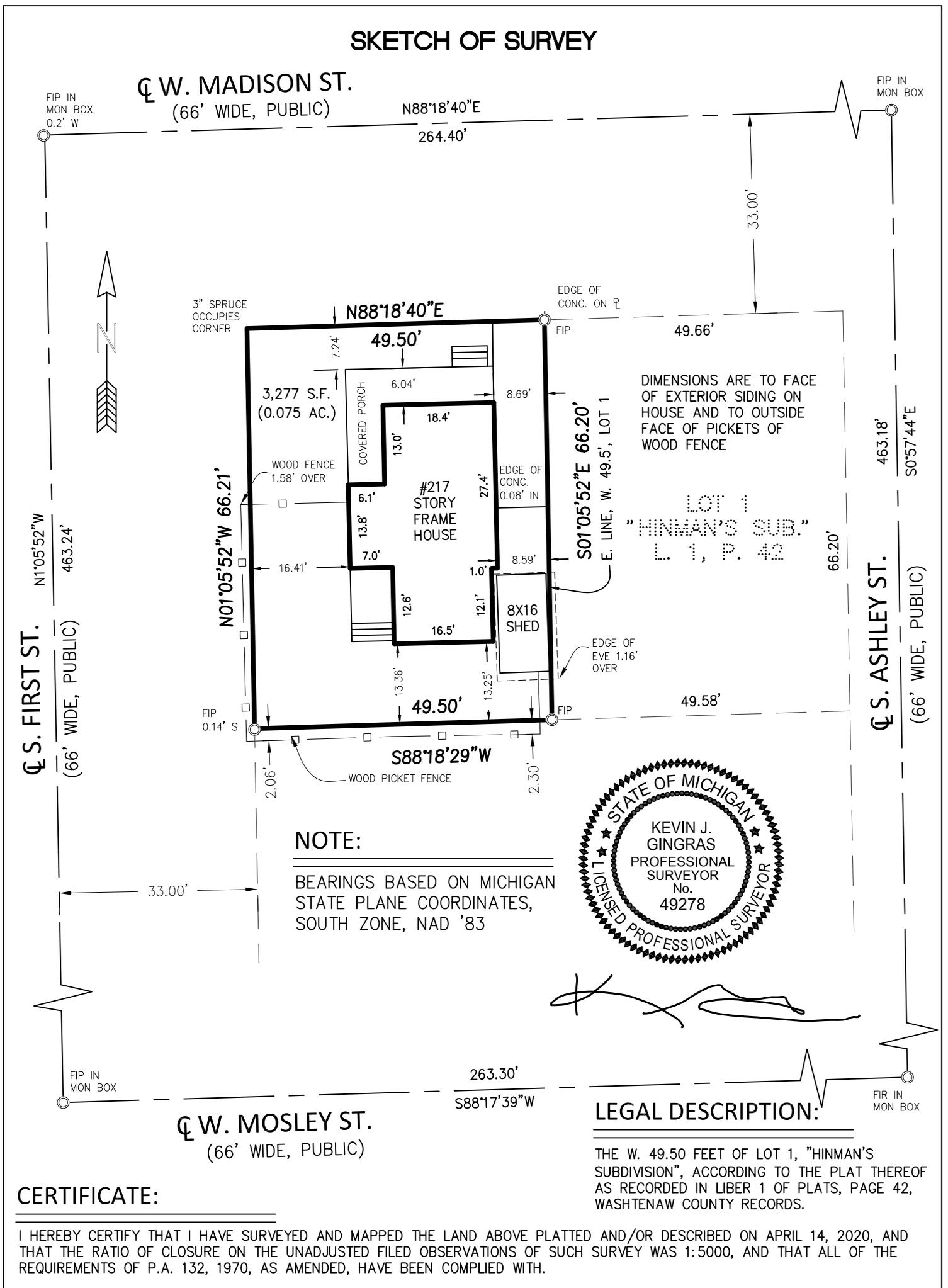
In the space below, describe the current use of the property, the proposed alteration, and the impact it would have on neighboring property.

Current use a single family residence, where both residents work from home (Pre-Covid). The changes include a new powder rm, remodeled kitchen, remodeled office space, and new bedroom. The proposed changes replace an existing porch with a new 11'-0" x 6'-2" single story addition with a shed roof, and add a second floor above an existing single story. The new single story addition is the same footprint as the existing deck and stair, and sits back from the existing structure in both directions. A new exit stair and landing will extend toward neighbors property by approx. 6' into an existing patio landing area. The second floor addition will convert a heated/cooled finished storage space that does not meet ceiling height restrictions into a new master bedroom. The second floor addition's new roof will maintain the existing roof slope and lift it approx. 5'-8". This should also have minimal impact on neighbors, beyond the massing of the building.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	68.45 SF	4250 SF per unit / 8,500 SF Lot
Lot Width	49.5' N-S 66.2 E-W (Two Fronts)	60'
Floor Area Ratio	.35 FAR	No R2A F.A.R. requirement
Setbacks	7.25' Front / 16.41' Front-2 / 13.36' Rear	10' Min Front. / 20' Rear
Parking	2 spaces	one space per dwelling unit
Landscaping	2104 SF open space	No R2A min. open space req.
Other	Note: Rear setback for R1D listed per 5.23.3 B-3 Non-Conforming Lots, and front setback listed as not reduced to less than 10' per 5.18.5 Averaging an established front building line	

# SKETCH OF SURVEY

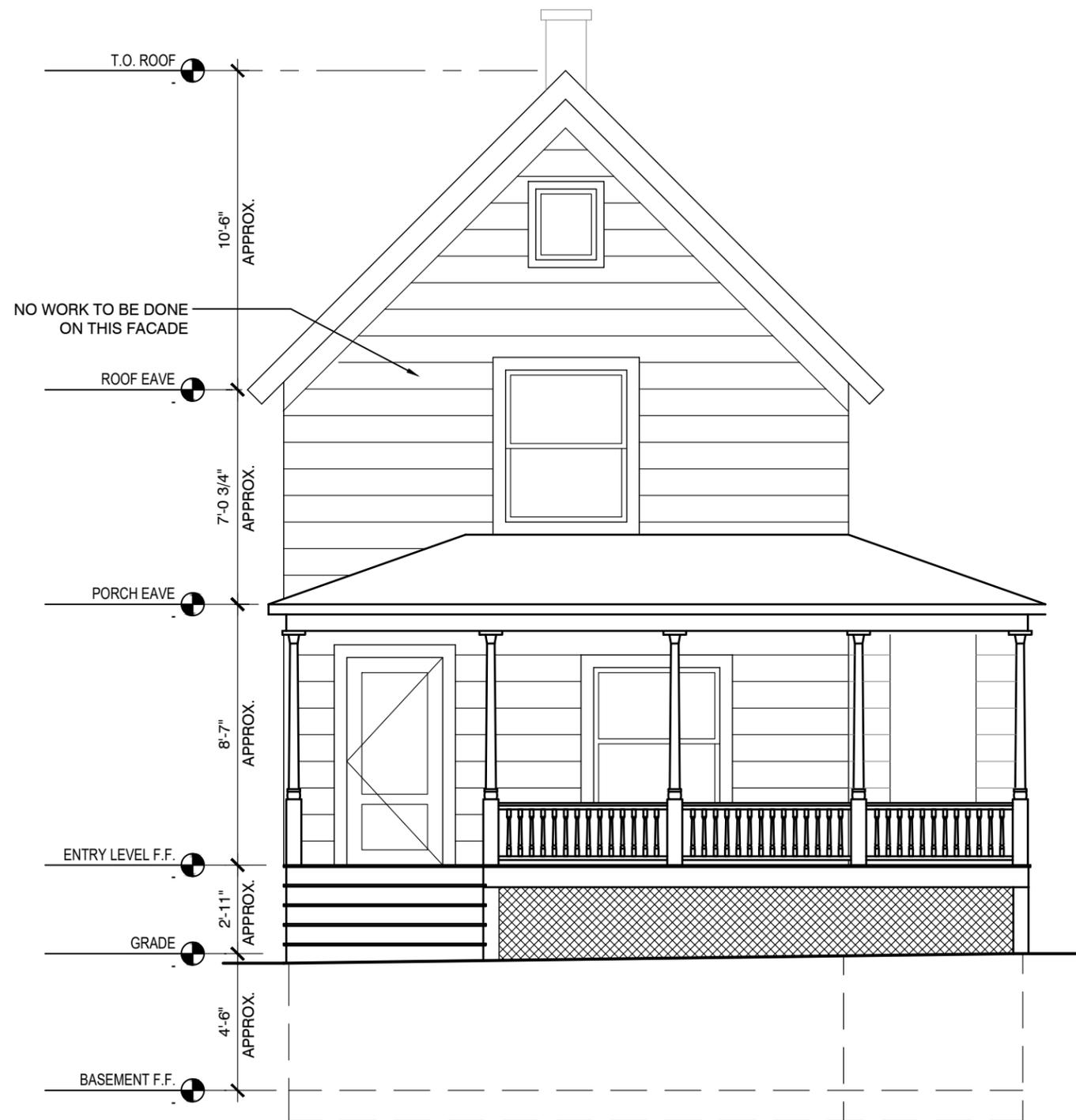


*[Handwritten Signature]*

**CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON APRIL 14, 2020, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FILED OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: MURPHY		<b>Arbor Land Consultants, Inc.</b> Professional Land Surveyors 6653 SCHNEIDER RD. MANCHESTER, MI 48158 (734) 669-2960 Fax 669-2961 www.arborlandinc.com	
<b>BOUNDARY SURVEY</b> #217 W. MADISON IN SECTION 29, T2S, R6E CITY OF ANN ARBOR, WASHTENAW COUNTY, STATE OF MICHIGAN.			
<b>LEGEND:</b> ● SECTION CORNER ○ FIP FOUND IRON PIPE ○ FIR FOUND IRON ROD ○ FMN FOUND MAG NAIL ○ FCM FOUND MONUMENT ○ S SET IRON PIPE □ SET WOOD LATH (R) RECORDED (C) CALCULATED			
SCALE: 1" = 20'		JOB NO.: 05820	DATE: 4-14-2020
		FLD. BOOK: 00013	REVISED: -
		SHEET 1 OF 1	BY: KJG



PREPARED BY:  
 CLAY MONTGOMERY  
 DESIGNER  
 843.812.0089

## D+M RESIDENCE

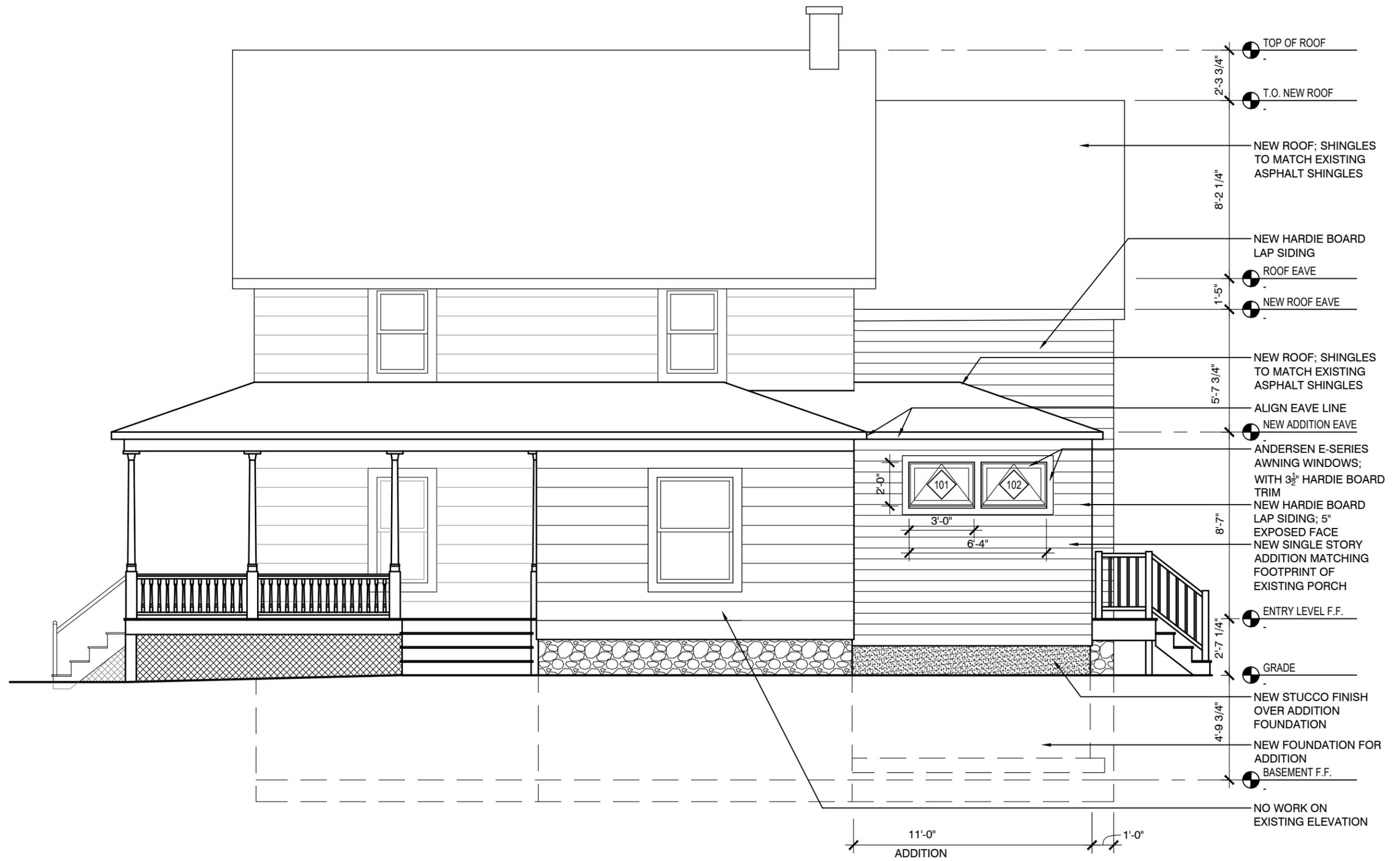
217 WEST MADISON ST  
 ANN ARBOR, MI 48103

DESCRIPTION:  
 PROPOSED NORTH ELEVATION

DATE:  
 11.15.2020

SCALE:  
 NTS

DRAWING NO:  
**ZBA-7**



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 CLAY MONTGOMERY  
 DESIGNER  
 843.812.0089

## D+M RESIDENCE

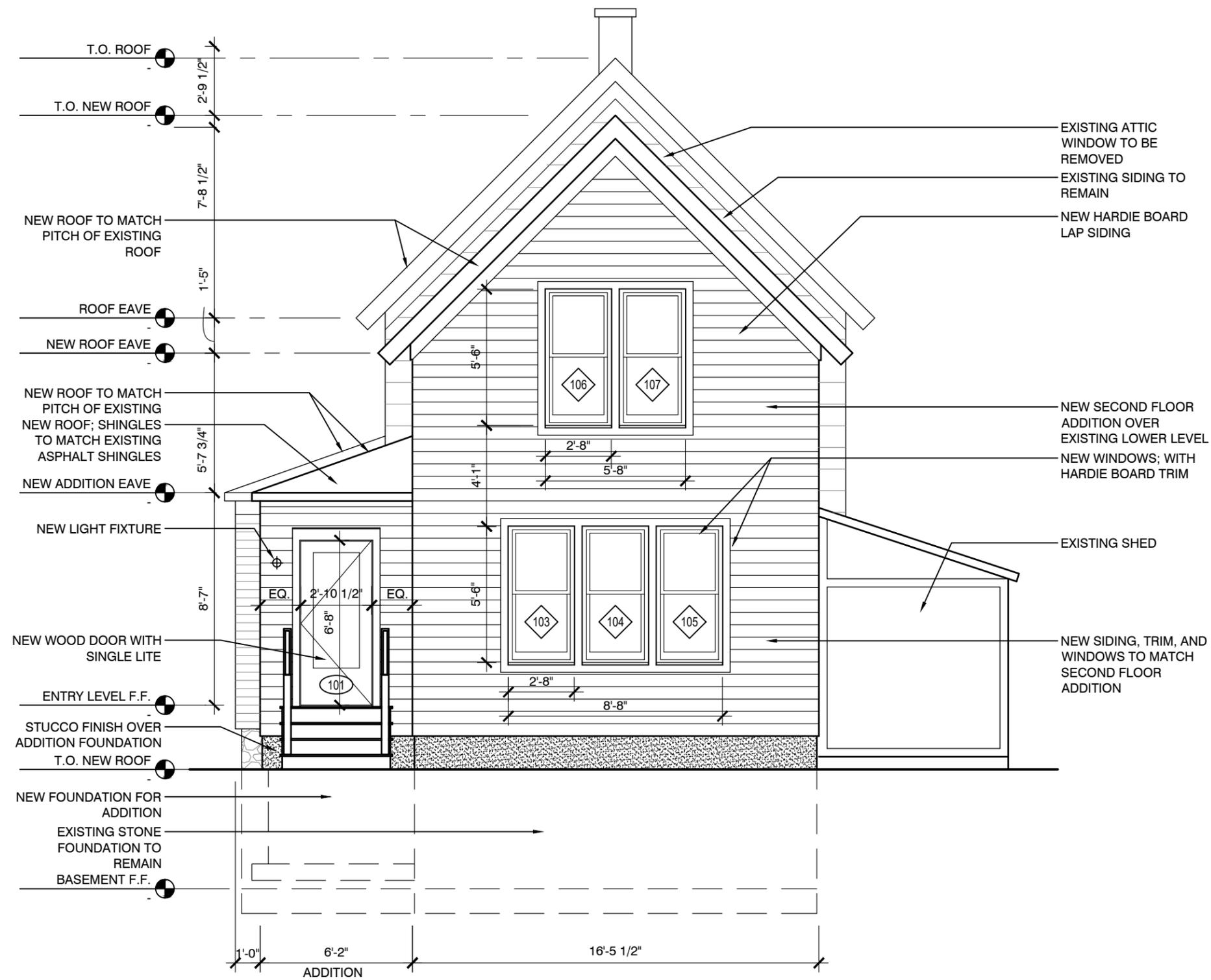
217 WEST MADISON ST  
 ANN ARBOR, MI 48103

DESCRIPTION:  
 PROPOSED WEST ELEVATION

DATE:  
 11.15.2020

SCALE:  
 NTS

DRAWING NO:  
**ZBA-8**



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 CLAY MONTGOMERY  
 DESIGNER  
 843.812.0089

## D+M RESIDENCE

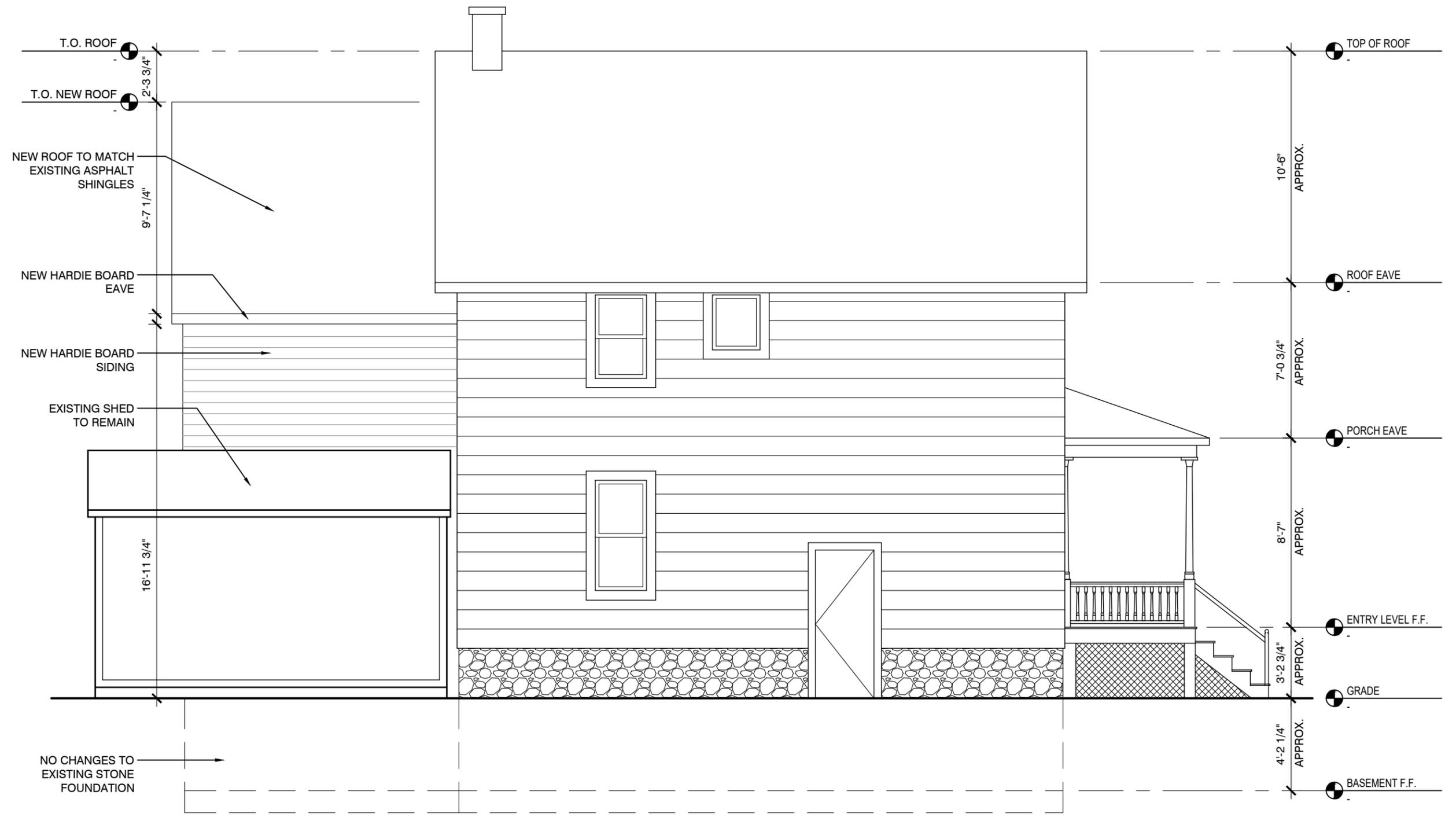
217 WEST MADISON ST  
 ANN ARBOR, MI 48103

DESCRIPTION:  
 PROPOSED SOUTH ELEVATION

DATE:  
 11.15.2020

SCALE:  
 NTS

DRAWING NO:  
**ZBA-9**

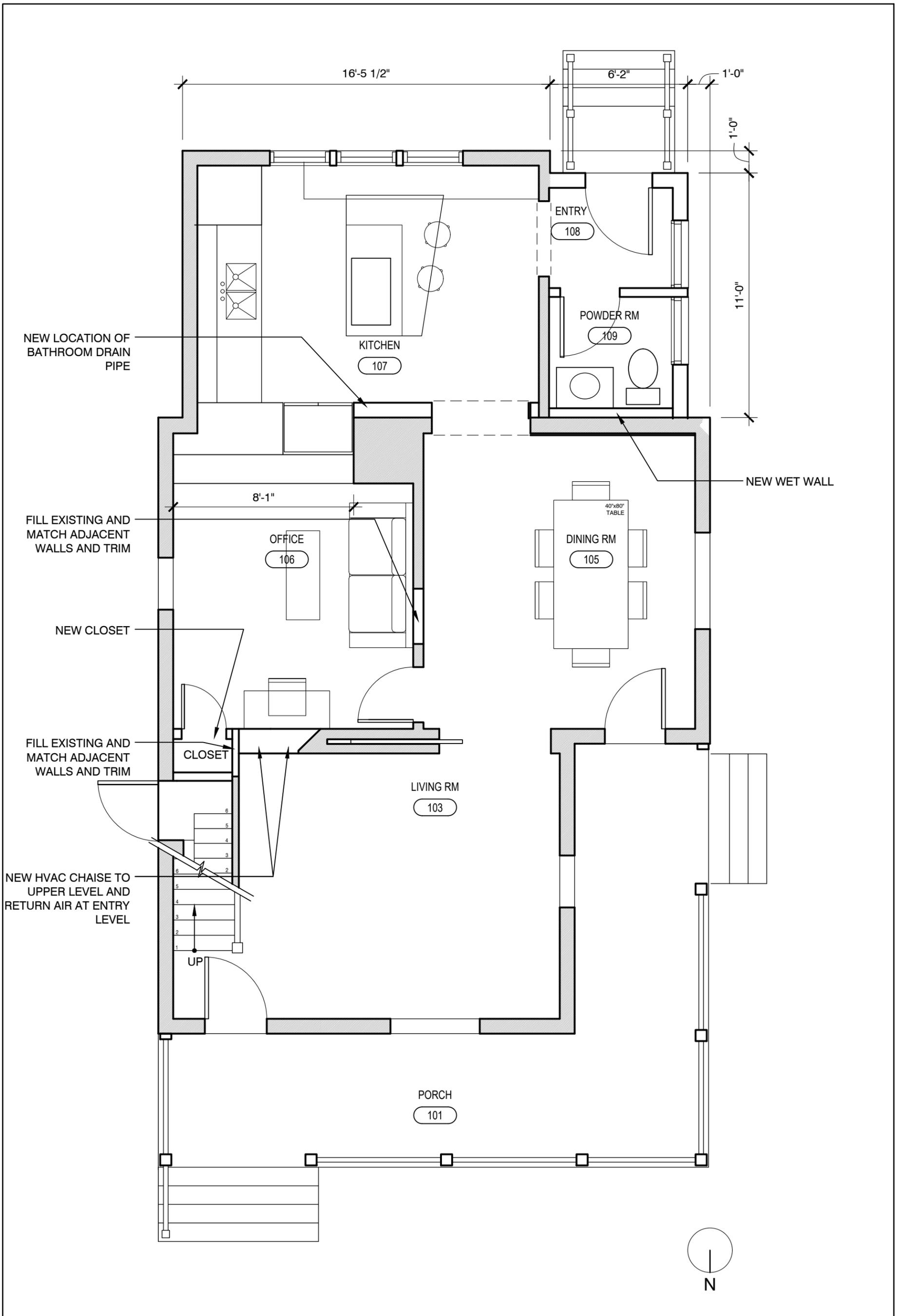


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 CLAY MONTGOMERY  
 DESIGNER  
 843.812.0089

**D+M RESIDENCE**  
 217 WEST MADISON ST  
 ANN ARBOR, MI 48103

DESCRIPTION:  
 PROPOSED EAST ELEVATION

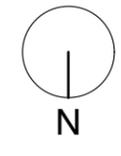
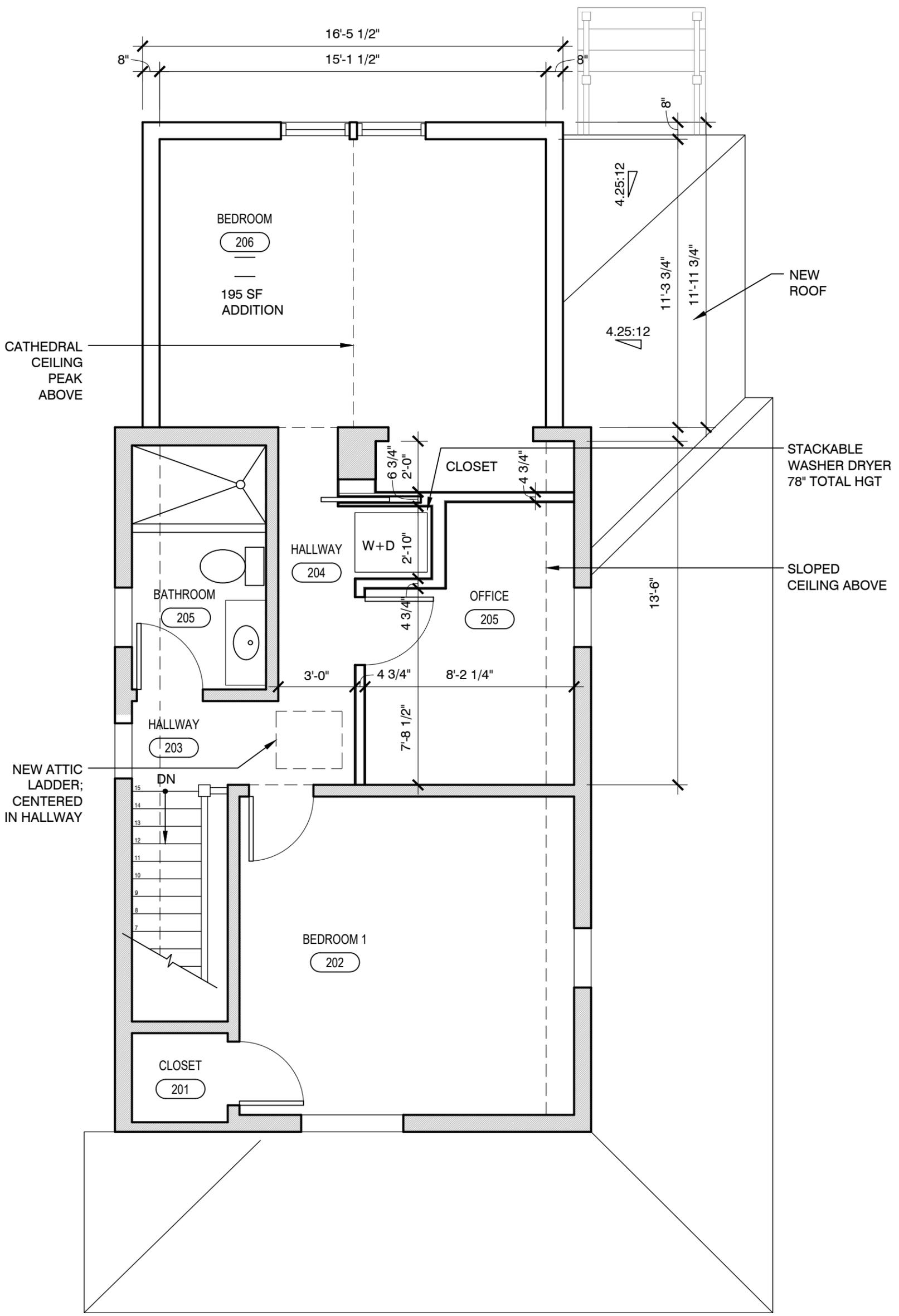
DATE: 11.15.2020	SCALE: NTS	DRAWING NO: <b>ZBA-10</b>
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**D+M RESIDENCE**  
 217 WEST MADISON ST  
 ANN ARBOR, MI 48103

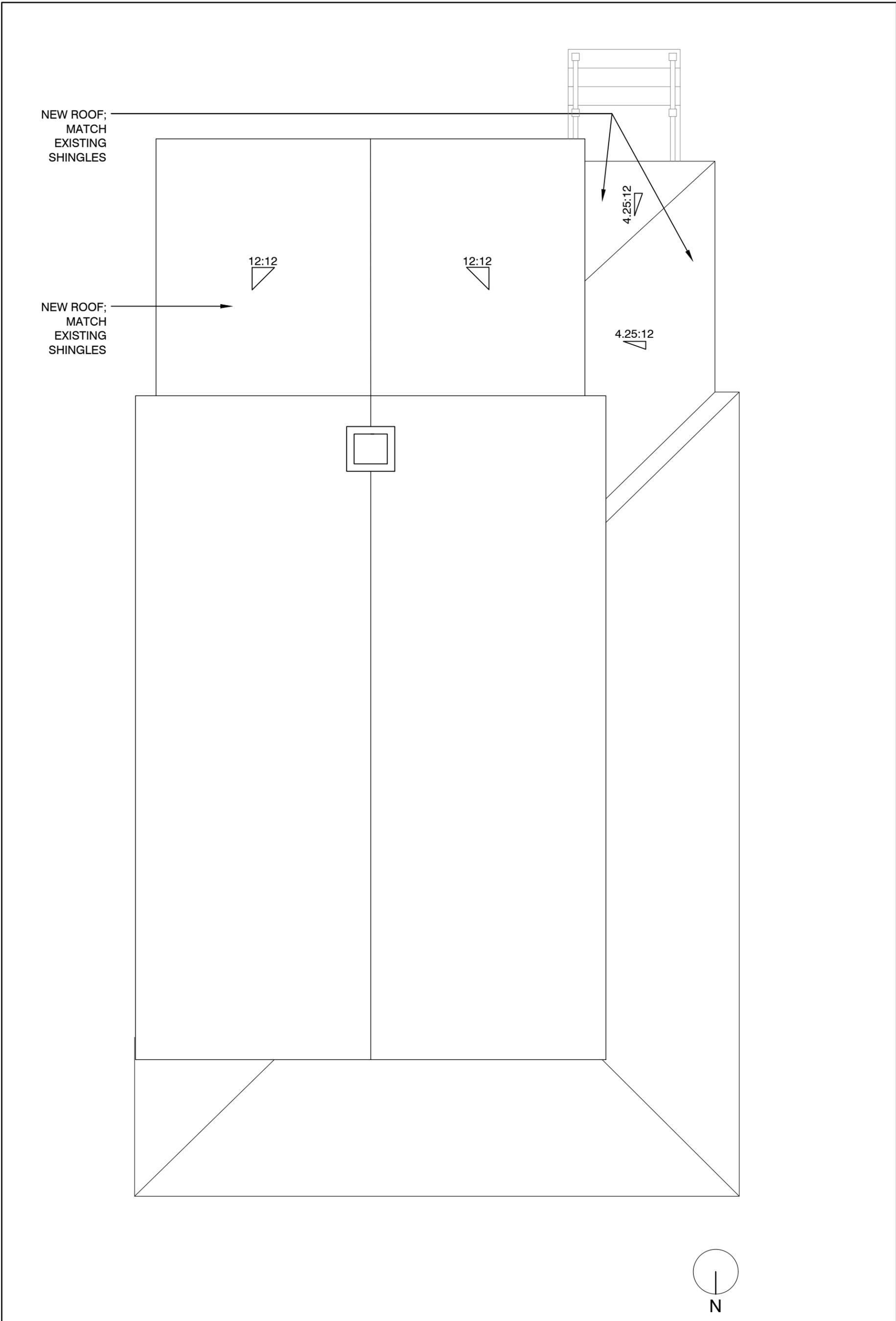
DESCRIPTION: PROPOSED LEVEL 1 PLAN		
DATE: 11.15.2020	SCALE: 1/4" = 1'-0"	DRAWING NO: <b>ZBA-1</b>



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 843.812.0089

**D+M RESIDENCE**  
 217 WEST MADISON ST  
 ANN ARBOR, MI 48103

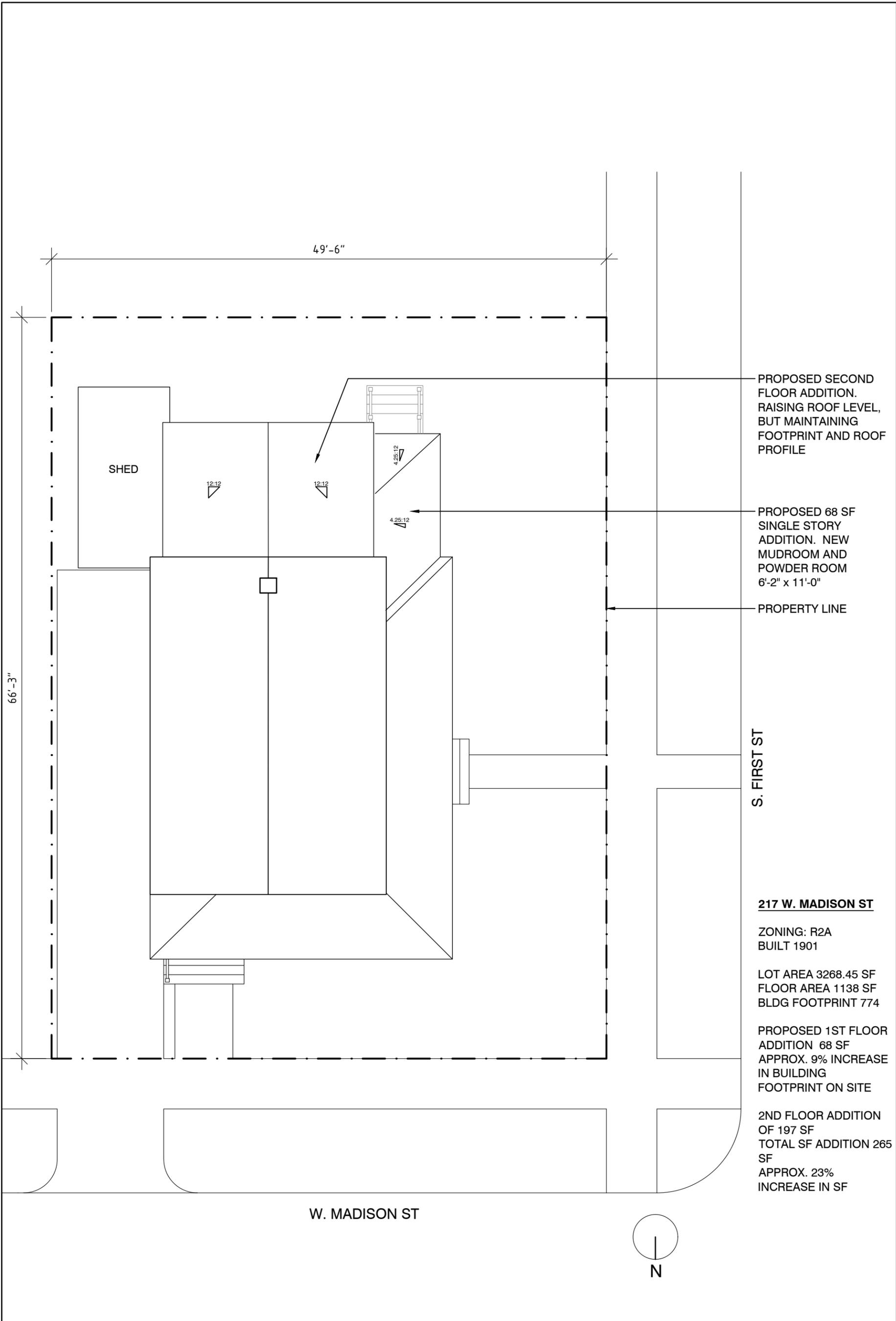
DESCRIPTION: PROPOSED LEVEL 2 PLAN		
DATE: 11.15.2020	SCALE: 1/4" = 1'-0"	DRAWING NO: <b>ZBA-2</b>



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 DESIGNER  
 843.812.0089

**D+M RESIDENCE**  
 217 WEST MADISON ST  
 ANN ARBOR, MI 48103

DESCRIPTION: PROPOSED ROOF PLAN		
DATE: 11.15.2020	SCALE: 1/4" = 1'-0"	DRAWING NO: <b>ZBA-3</b>



PROPOSED SECOND FLOOR ADDITION. RAISING ROOF LEVEL, BUT MAINTAINING FOOTPRINT AND ROOF PROFILE

PROPOSED 68 SF SINGLE STORY ADDITION. NEW MUDROOM AND POWDER ROOM 6'-2" x 11'-0"

PROPERTY LINE

S. FIRST ST

**217 W. MADISON ST**

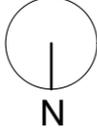
ZONING: R2A  
BUILT 1901

LOT AREA 3268.45 SF  
FLOOR AREA 1138 SF  
BLDG FOOTPRINT 774

PROPOSED 1ST FLOOR ADDITION 68 SF  
APPROX. 9% INCREASE IN BUILDING FOOTPRINT ON SITE

2ND FLOOR ADDITION OF 197 SF  
TOTAL SF ADDITION 265 SF  
APPROX. 23% INCREASE IN SF

W. MADISON ST



PREPARED BY:  
CLAY MONTGOMERY  
DESIGNER  
843.812.0089

**D+M RESIDENCE**  
217 WEST MADISON ST  
ANN ARBOR, MI 48103

DESCRIPTION:  
PROPOSED SITE PLAN

DATE: 11.15.2020	SCALE: 1/8" = 1'-0"	DRAWING NO: <b>ZBA-4</b>
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WEST SIDE WALK ON S. 1st ST LOOKING NORTH EAST



EAST SIDE WALK ON S. 1st ST LOOKING NORTH

PROPOSED LOCATION OF  
SECOND FLOOR ADDITION

PROPOSED LOCATION OF  
FIRST FLOOR ADDITION



WEST SIDE WALK ON S. 1st ST LOOKING EAST



WEST SIDE WALK ON S. 1st ST LOOKING EAST

PROPOSED LOCATION OF  
SECOND FLOOR ADDITION

PROPOSED LOCATION OF  
FIRST FLOOR ADDITION

PREPARED BY:  
CLAY MONTGOMERY  
DESIGNER  
843.812.0089

## D+M RESIDENCE

217 WEST MADISON ST  
ANN ARBOR, MI 48103

DESCRIPTION:  
SITE PHOTOS 1

DATE:  
11.15.2020

SCALE:  
NTS

DRAWING NO:  
**ZBA-5**



WEST SIDE WALK ON S. 1st ST LOOKING SOUTH EAST

PROPOSED SKYLIGHT LOCATION



SOUTH SIDE WALK ON MADISON ST LOOKING WEST

PROPOSED SKYLIGHT LOCATION



NORTH SIDE WALK ON MADISON ST LOOKING SOUTH WEST

PREPARED BY:  
CLAY MONTGOMERY  
DESIGNER  
843.812.0089

## D+M RESIDENCE

217 WEST MADISON ST  
ANN ARBOR, MI 48103

DESCRIPTION:  
SITE PHOTOS 2

DATE:  
11.15.2020

SCALE:  
NTS

DRAWING NO:  
**ZBA-6**