

**Zoning Board of Appeals
April 28, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-014; 2201 Vinewood Boulevard

Summary:

Blake Lancaster, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R1B, Single-Family Dwelling and is a nonconforming single-family home that does not meet the required rear yard setback. The owner is seeking to enclose an existing breezeway that connects the residence and the garage. The rear yard setback is 40 feet and the garage is located 34 feet from the rear lot line.

Background:

The subject property is located at the intersection of Vinewood Boulevard and Avon Road due east of Washtenaw Boulevard. The residence was built in 1947 is approximately 1,917 square feet in size.

Description:

The proposed enclosure of the existing screened breezeway to conditioned space qualifies as an alteration based on the Unified Development Code (UDC) definition:

Any change or rearrangement in the supporting members of an existing Building, such as bearing walls, columns, girders, or interior partitions, as well as any change in doors, windows, means of ingress or egress, or any enlargement to or diminution of a Building or Structure, whether horizontally or vertically, or the moving of a Building or Structure from one location to another.

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.

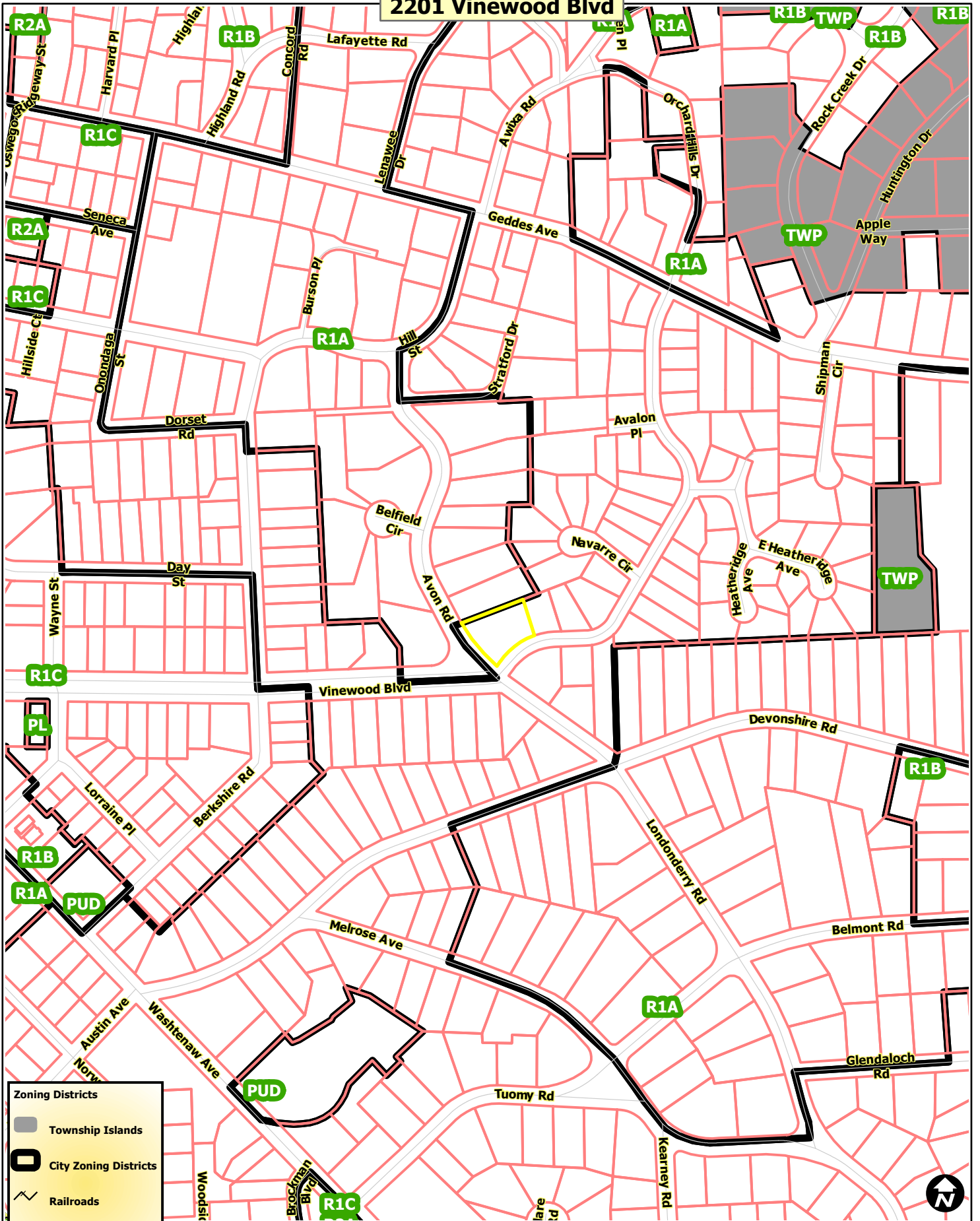
The applicant states the alteration will not have a detrimental effect on the neighboring property as the footprint, height and dimensions of the breezeway remain unchanged. The alteration is not visible to the eastern neighbor due to the positioning of the garage and there is no increase in the nonconformity.

Respectfully submitted,



Zoning Board of Appeals
April 28, 2021
Jon Barrett
Zoning Coordinator

2201 Vinewood Blvd



Zoning Districts

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



Map date: 4/5/2021
Any aerial imagery is circa 2020 unless otherwise noted
Terms of use: www.a2gov.org/terms

2201 Vinewood Blvd



- Railroads
- Huron River
- Tax Parcels






City of Ann Arbor

Map date: 4/5/2021
Any aerial imagery is circa 2020 unless otherwise noted
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2201 Vinewood Blvd



-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor

Map date: 4/5/2021
Any aerial imagery is circa 2020 unless otherwise noted
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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 2201 Vinewood Blvd.	ZIP CODE 48104
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ZONING CLASSIFICATION R1B	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided
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PARCEL NUMBER 09-09-34-211-008	OWNER EMAIL ADDRESS blake.lancaster@gmail.com
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APPLICANT INFORMATION

NAME Blake Lancaster			
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ADDRESS 2201 Vinewood Blvd.	CITY Ann Arbor	STATE MI	ZIP CODE 48104
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EMAIL blake.lancaster@gmail.com	PHONE 402.541.3784
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APPLICANT'S RELATIONSHIP TO PROPERTY Owner
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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	OFFICE USE ONLY
<p>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.</p> <p>Required Attachments:</p> <p><input type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property. <i>TAD 4/2/21</i></p> <p><input checked="" type="checkbox"/> Building floor plans showing interior rooms, including dimensions.</p> <p><input checked="" type="checkbox"/> Photographs of the property and any existing buildings involved in the request.</p>	<p>Fee Paid: _____ ZBA: _____</p> <p>DATE STAMP</p>

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: *Blake Lancaster* Date: *3/24/21*

2201 Vinewood- Application to Alter Non-Conforming Structure

Existing Conditions

Our home was constructed in 1947. At that time, the garage and breezeway connecting the garage to the house was also constructed. As such, the existing configuration of house, breezeway, and garage has existed since then. The distance between the east side of the garage and the eastern lot line is roughly 37 feet. Because the garage was "attached" to the house, it was supposed to be 40 feet from the eastern lot line. As such, our home and attached breezeway and garage is a legal non-conforming structure.

The existing breezeway has partial walls and screening for the rest of structure, and is covered by a roof which is integrated in to the house and garage. The breezeway is actively used by our family all year round. It is an entrance to the house and garage, used as a mudroom, including a place for our skis, which we use most Winter days at Mt. Brighton (where I am an instructor and the kids are avid skiers and racers). The breezeway is not visible to our neighbor to the east, because it is blocked by the garage.

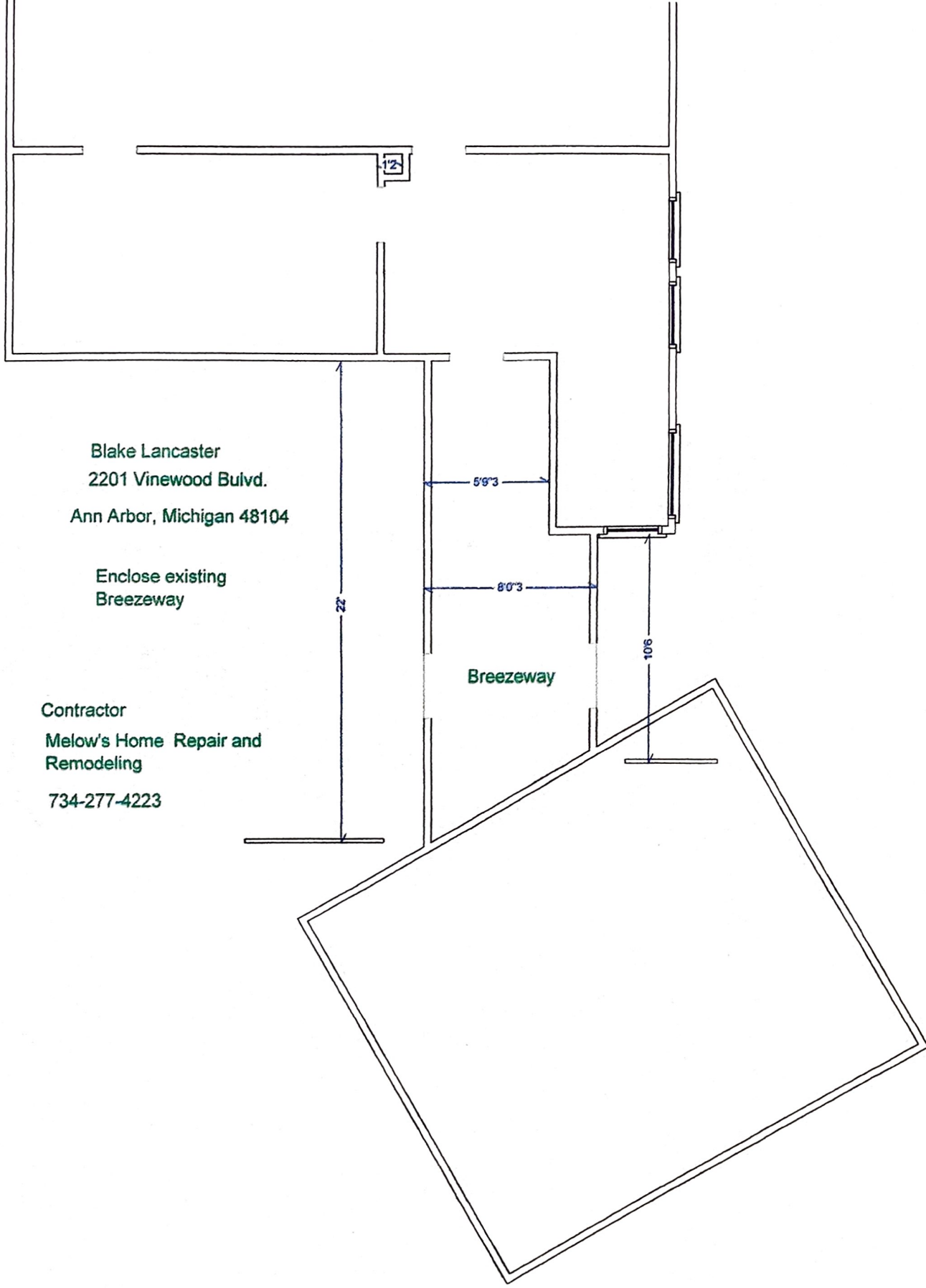
Proposal

We propose to replace the screening in the breezeway with conventional walls. This will not change the function of the breezeway but simply make it more comfortable for our family and in meeting our needs. There is no change in the footprint, height, or dimensions of the breezeway; rather we are simply changing the material of the walls. There is no change to the garage; that is, there is no change to the 37 feet of open space on the eastern end of our property.

Alteration Meets the Standards Required for Approval

Our proposal meets the standards required for approval. Our home is a legal non-conforming structure, but enclosing the breezeway has no impact on the reason our home is non-conforming. There is no change to the eastern end of the garage, and so the 37 foot setback remains as it is. There is no increase in the non-conformity. Our house has functioned successfully in this configuration since 1947, in harmony with the neighbors. As noted, there is no change to the 37 foot setback, which almost meets the 40 foot requirement. As such, this minor alteration to the breezeway complies as nearly as practicable with the Zoning Ordinance requirements.

Nor will the alteration have a detrimental effect on neighboring property. As noted, it is merely enclosing the breezeway with no change in the footprint, height, or other dimensions of the breezeway. This alteration is not visible to our neighbor to the east, because it is hidden by the existing garage. Our proposed alteration meets the standards for approval.



Blake Lancaster
2201 Vinewood Blvd.
Ann Arbor, Michigan 48104

Enclose existing
Breezeway

Contractor
Melow's Home Repair and
Remodeling
734-277-4223

LIVING AREA
1148 sq ft



MORTGAGE SURVEY

Certified to: UNITED BANK AND TRUST

Applicant: BLAKE M. LANCASTER AND JODI M. SCHMALTZ

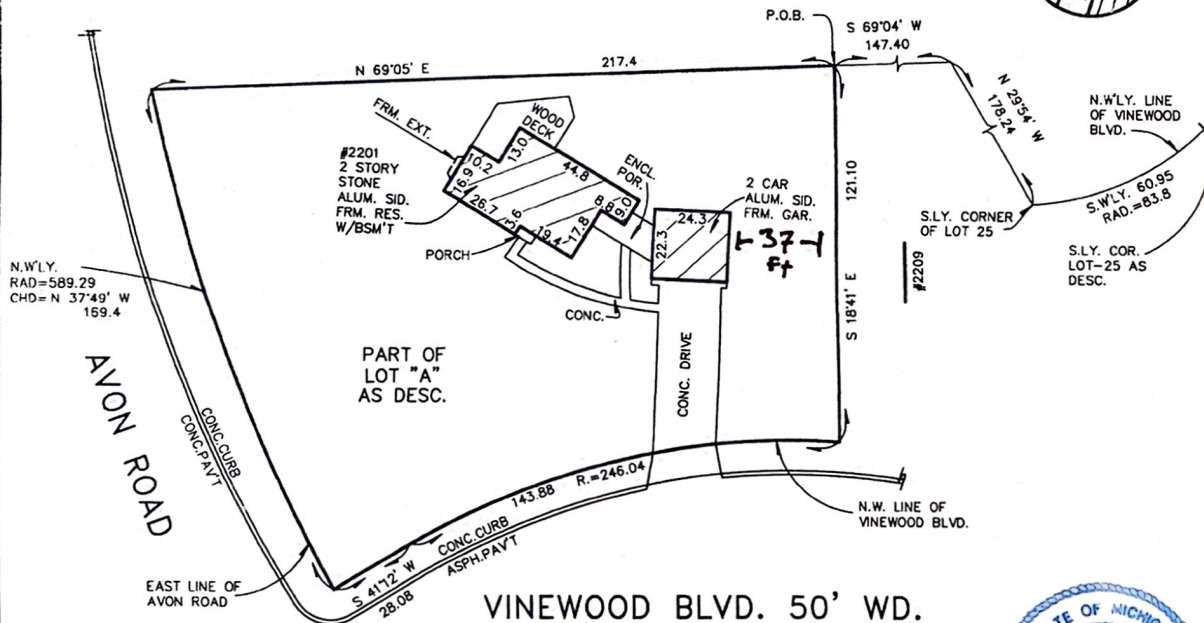
Property Description:

Land in the City of Ann Arbor, Washtenaw County, Michigan, described as:
 Commencing at an iron pipe in the Northwest line of Vinewood Boulevard marking the Southerly corner of Lot Number 25 of "Vinewood" as recorded in Liber 6, Page 30, Washtenaw County Records; thence Southwesterly in the Northwesterly line of Vinewood Boulevard along the arc of a circular curve to the right of radius 83.8 feet, a distance of 60.95 feet; thence North 29 degrees 54 minutes West 178.24 feet; thence South 69 degrees 04 minutes West 147.40 feet to the Northwest corner of land conveyed to Edward C. Bliska for a Place of Beginning; thence South 18 degrees 41 minutes East 121.10 feet along Bliska's West line to the Northwest line of Vinewood Boulevard; thence Southwesterly in the Northwest line of Vinewood Boulevard and in the arc of a circular curve to the left of radius 246.04 feet, a distance of 143.88 feet to a point of tangency; thence South 41 degrees 12 minutes West 28.08 feet along the tangent to the last curve to the East line of Avon Road; thence Northwesterly along the East line of Avon Road and in the arc of a circular curve to the right of radius 589.29 feet to a point which bears North 37 degrees 49 minutes West 169.4 feet from the intersection of the East line of Avon Road with the Northwest line of Vinewood Boulevard; thence North 69 degrees 05 minutes East 217.4 feet to the place of beginning, being a part of Lot A of College Hill Addition, as recorded in Liber 1, Page 30, Washtenaw County Records.

More Currently described as follows: Part of Lot A, College Hill, commencing at the Southerly corner of Lot 25 Vinewood Subdivision; thence Southwesterly in the Northwesterly line of Vinewood Boulevard 60.95 feet; thence North 29 degrees 54 minutes West 178.24 feet; thence South 69 degrees 4 minutes West 147.4 feet for a place of beginning; thence South 18 degrees 41 minutes East 121.1 feet; thence Southwest 143.88 feet in the arc of a circular curve to the left, radius 246.04 feet; thence South 41 degrees 12 minutes West 28.08 feet; thence Northwesterly in the arc of a circular curve to the right, radius 589.29 feet to a point North 37 degrees 49 minutes West 169.4 feet from the intersection of the East line of Avon Road with the Northwest line of Vinewood Boulevard; thence North 69 degrees 5 minutes East 217.4 feet to the place of beginning.

Note: The property description is as furnished by client.

Subject to any part taken, used or deeded for street, road, or highway purposes.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

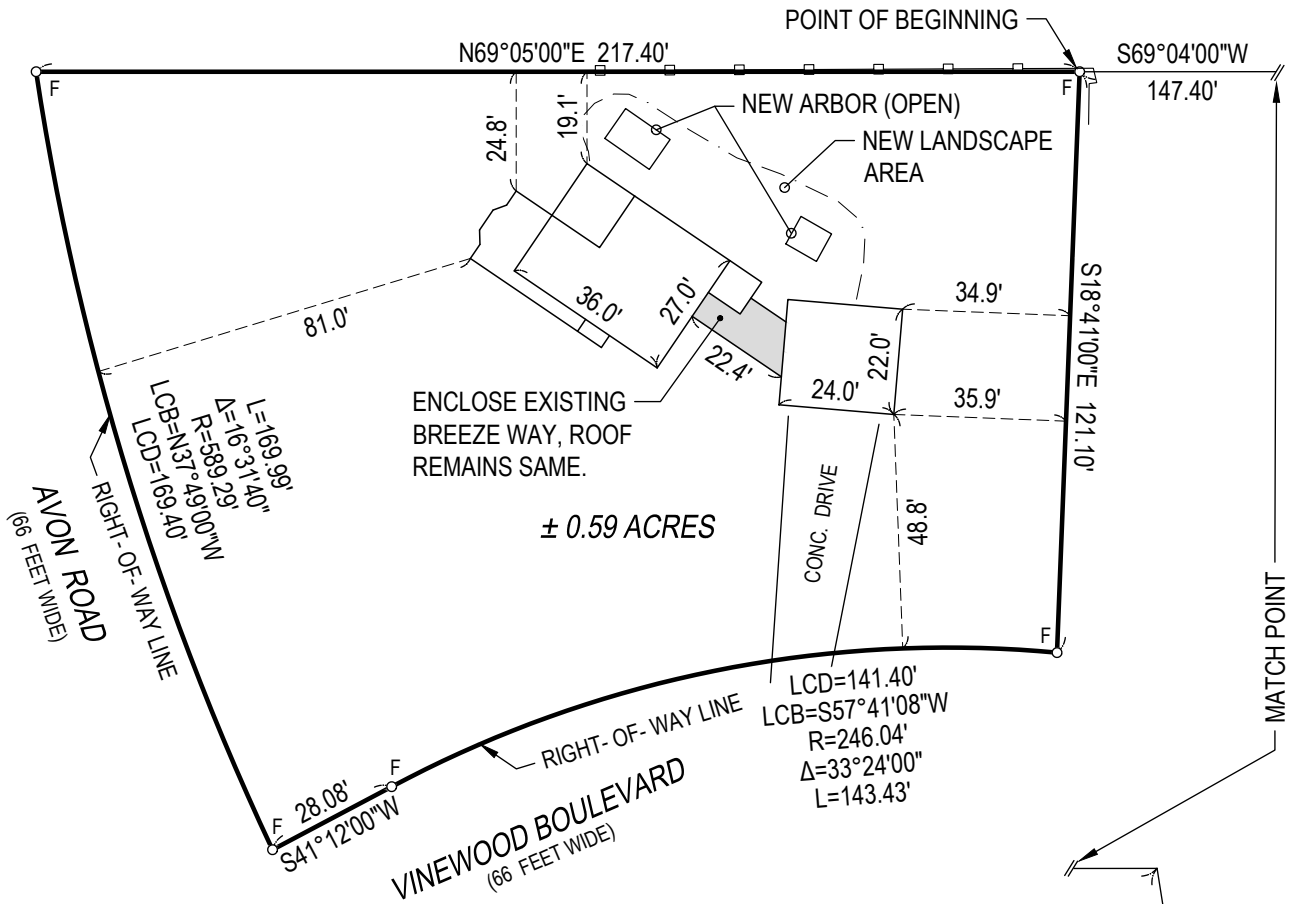
Anthony Sytko

JOB NO: 12-03397 SCALE: 1"=40'
 DATE: 10/04/12 DR BY: ARP/J.P.

KEM-TEC Professional Engineers & Surveyors
 Eastpointe (800) 295.7222 Detroit (313) 758.0677 Ann Arbor (734) 994.0888 Grand Blanc (888) 694.0001
 FAX: (586) 772.4048 FAX: (586) 772.4048 FAX: (734) 994.0667 FAX: (810) 694.9955
www.kemtecsurvey.com

CERTIFIED SURVEY

PART OF THE NORTHWEST 1/4 OF SECTION 34, T2S, R6E,
ANN ARBOR TOWNSHIP, WASHTENAW COUNTY, MICHIGAN
(TAX ID # 09-09-34-211-008, 2201 VINEWOOD BOULEVARD)



LEGEND

- SECTION CORNER
- FOUND IRON
- SET IRON, CAP 46681
- RECORD DIMENSION
- MEASURE DIMENSION
- POINT OF BEGINNING
- EX. WELL
- SOIL BORING (1997)
- PROPERTY LINE
- PUBLIC ROAD R/W
- FENCING

BASIS OF BEARING:
BEARINGS ARE BASED UPON GEODETIC NORTH, WITH THE NORTHERLY LINE OF PROPERTY BEARING, N69°05'E, FOR REFERENCE.

SOUTHERLY CORNER, LOT 25, "VINEWOOD," SUBDIVISION, AS RECORDED LIBER 6, PAGE 30, WASHTENAW CO. 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:	LANCASTER		20624 Waterloo Road Chelsea, MI 48118 (734) 730 - 8570 piattlandsurveying.com
Survey of ± 0.59 Acres in the NW 1/4 of Section 34, T2S, R6E, Ann Arbor Twp, Washtenaw Co. Records.			
SCALE:	1" = 40'	JOB NO.	2021-1036
DATE:	03/30/2021	SHEET:	1 OF 2

CERTIFIED SURVEY

PARENT PARCEL LEGAL DESCRIPTION:

Land in the City of Ann Arbor, Washtenaw County, Michigan, described as:
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More Currently described as follows:

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SCALE:	N/A	JOB NO.	2021-1036
DATE:	03/30/2021	SHEET:	2 OF 2



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

