

**APPLICATION FOR VARIANCE OR NON-CONFORMING STRUCTURE**  
**ZONING BOARD OF APPEALS**

**Section 1: Applicant Information**

Name of Applicant: PERKINS CONSTRUCTION CO.  
Address of Applicant: 310 DEPOT ST. A<sup>2</sup> MI 48104  
Daytime Phone: 734 769 7760  
Fax: \_\_\_\_\_  
Email: GEOFF@PERKINSCONSTRUCTION.NET  
Applicant's Relationship to Property: BUILDER

**Section 2: Property Information**

Address of Property: 1304 HORMAN CT.  
Zoning Classification: R2A  
Tax ID# (if known): \_\_\_\_\_  
\*Name of Property Owner: GINA AND PETER KATZ

*\*If different than applicant, a letter of authorization from the property owner must be provided.*

**Section 3: Request Information**

Variance

Chapter(s) and Section(s) from which a variance is requested:

Required dimension:      PROPOSED dimension:

<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>

*Example: Chapter 55, Section 5:26*

*Example: 40' front setback*

*Example: 32'*

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

\_\_\_\_\_  
\_\_\_\_\_

**Section 4: VARIANCE REQUEST (If not applying for a variance, skip to section 5)**

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. 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 is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals. (continued )

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

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2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

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3. What effect will granting the variance have on the neighboring properties?

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4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

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5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

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### Section 5: ALTERATION TO A NON-CONFORMING STRUCTURE

Current use of the property SINGLE FAMILY.

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

- (1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:
  - a. The alteration is 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.
  - b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1,R2, R3, or R4 district.
  - c. The structure is considered non-conforming due to the following reasons

(continued . . .)

Existing Condition

Code Requirement

Lot area 4180 ± S.F. A250

Lot width 96.15' ±

Floor area ratio \_\_\_\_\_

Open space ratio \_\_\_\_\_

Setbacks FRONT 3' 25'  
REAR 10' 30'

Parking \_\_\_\_\_

Landscaping \_\_\_\_\_

Other \_\_\_\_\_

Describe the proposed alterations and state why you are requesting this approval:

SEE ATTACHED DESCRIPTION.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:

DITTO

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Section 6: Required Materials**

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets.** (Continued )

- 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.
- Any other graphic or written materials that support the request.

**Section 7: Acknowledgement**

**SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC**

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

734 769 7700  
Phone Number

*Geoffrey M. Perkins*  
Signature

GEOFF@PERKINSCONSTRUCTION.NET  
Email Address

GEOFFREY M. PERKINS  
Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct.

*Geoffrey M. Perkins*  
Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

*Geoffrey M. Perkins*  
Signature

I have received a copy of the informational cover sheet with the deadlines and meeting dates and acknowledge that **staff does not remind the petitioner of the meeting date and times.**

*Geoffrey M. Perkins*  
Signature

On this 26<sup>th</sup> day of May, 2015 before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.



**ANGELA SAY CRAIG**  
Notary Public, State of Michigan  
County of Livingston  
My Commission Expires Mar 23, 2017  
Wash tenaw

*Angela Say Craig*  
Notary Public Signature

Notary Commission Expiration Date

Angela Say Craig  
Print Name

**Staff Use Only**

Date Submitted: \_\_\_\_\_

Fee Paid: \_\_\_\_\_

File No.: \_\_\_\_\_

Date of Public Hearing \_\_\_\_\_

Pre-filing Staff Reviewer & Date \_\_\_\_\_

ZBA Action: \_\_\_\_\_

Pre-Filing Review: \_\_\_\_\_

Staff Reviewer & Date: \_\_\_\_\_

May 27, 2015

#### DESCRIPTION OF PROPOSED ALTERATIONS

The original house was built in 1924 (before current zoning regulations) and, as a result, is now a non-conforming structure. The alteration includes 16'-0" x 21'-2" two story addition on the east side of the house, in order to add a half bathroom, mud room, and living space on the first floor, and a bedroom and second full bathroom on the second floor. Currently, the house has one full bathroom on the second floor, and one half bathroom in the basement.

The Katz family, a new addition to Ann Arbor, would like to make this property a long-term home for their family of five. These alterations are important so that the property has the requirements of modern day living, such as a main floor bathroom, for a family with young kids.

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:

The alteration is requested on the east side of the property. The alteration will not extend the house beyond the current non-conforming front and rear yard setbacks, so the non-conformity will not be increased. The alterations will not impact the existing footprint of the original home. The home directly behind the property has a large garage occupying the space behind where the addition is requested and, therefore, the addition will not impact the view between Horman Court and Wells Street as the neighbor's garage is already obstructing that view. The home to the east of the property faces Olivia and has a tall fence that runs along the backyard. The addition will have no impact on the view from that home. The home directly across the street from the property already has an obstructed view between Horman and Wells as the above-mentioned neighbor's garage already obstructs their view.

Wherefore, Applicant requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit a 16'-0" x 21'-2" two story addition on the east side of the house.



MORTGAGE SURVEY

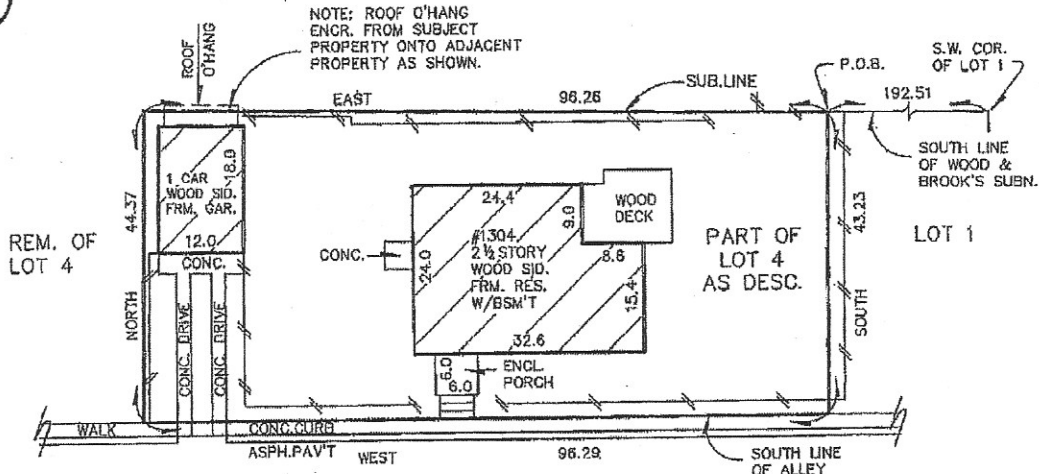
Certified to: BANK OF ANN ARBOR

Applicant: SALLY J. CHURCHILL

Property Description:

Land in the City of Ann Arbor, Washtenaw County, Michigan described as:  
 Commencing in the South line of Wood and Brook's Subdivision, at a point 192.52 feet from the Southwest corner of Lot 1 and running thence East on said South line a distance of 96.26 feet; thence North a distance of 44.37 feet to an alley; thence West along the South line of said alley a distance of 96.29 feet; thence South a distance of 43.23 feet to the Place of Beginning, said property being a part of Lot 4; WOOD AND BROOK'S SUBDIVISION, as recorded in Liber 2 of Plats, Page 35, Washtenaw County Records.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.



HORMAN COURT 17' WD.



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 aforementioned 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.

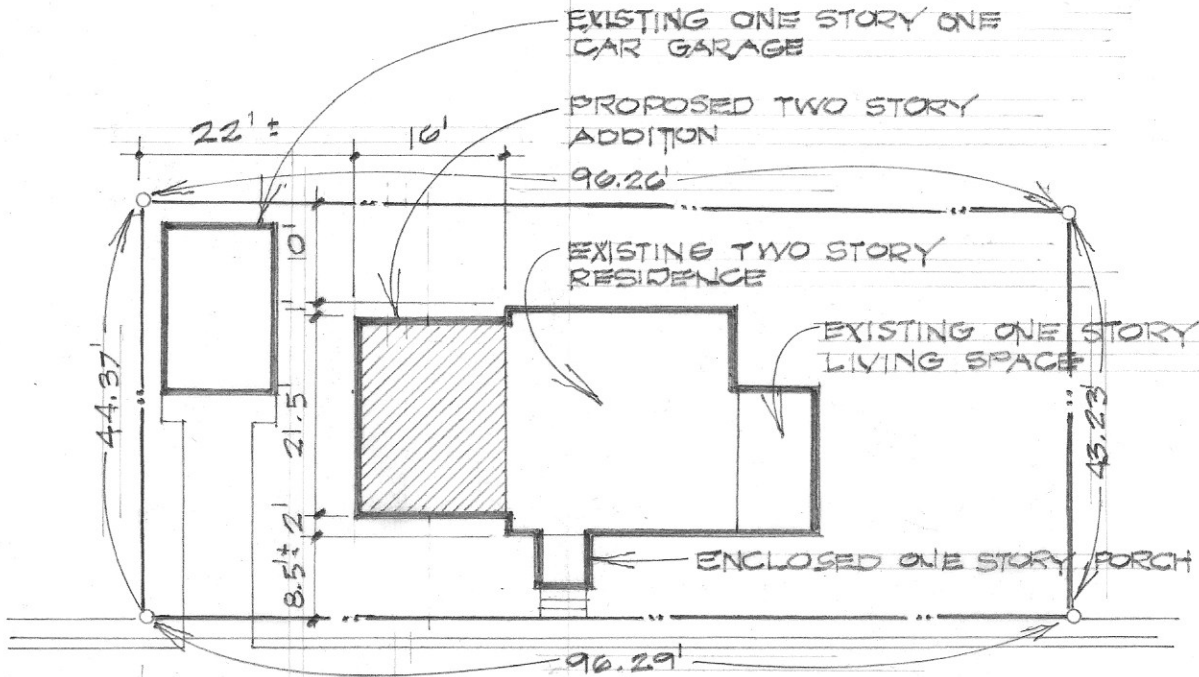
*(Signature)*

JOB NO: 13-02436 SCALE: 1"=20'  
 DATE: 06/20/13 DR BY: J.P.

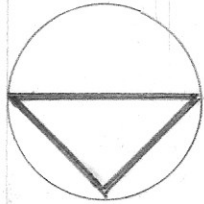
**KEM-TEC** Professional Engineers & Surveyors

Eastpointe (800) 295.7222 FAX: (588) 772.4048	Detroit (313) 758.0677 FAX: (686) 772.4048	Ann Arbor (734) 994.0688 FAX: (734) 994.0667	Grand Blanc (888) 894.0001 FAX: (610) 694.9855
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[www.kemtecsurvey.com](http://www.kemtecsurvey.com)



HORMAN CT.  
17' RIGHT OF WAY



NORTH  
SCALE 1" = 20'

# PROPOSED 2 STORY ADDITION

1304 HORMAN COURT ANN ARBOR MI 48104

APPLICANT

PERKINS CONSTRUCTION COMPANY

OWNERS

GINA AND PETER KATZ

MAY 27, 2015