

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

STAFF REPORT

Subject: ZBA 21-009; 809 Third Street

Summary:

Lehti Keelman and Dane Wiebe, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The owners are proposing to construct a second story that will include three bedrooms, two bathrooms and mechanical room. The property is a nonconforming single-family residence and is zoned R4B Multiple-Family Dwelling.

Background:

The subject property is within the Old West Side neighborhood due east of Wurster Park. The residence was built in 1940 and is approximately 924 square feet.

Description:

The property is nonconforming as it does not meet the required 12-foot side yard setbacks. The structure is seven feet eight inches and 10 feet six inches from the north and south side lot lines respectively. The proposed construction will meet the average front yard setback and the rear yard setback. The new second story addition is required to meet the 30-foot maximum height requirement also.

Section 5.32.2 (B): The Alteration is approved by the Planning Manager upon a finding that it 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.

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.

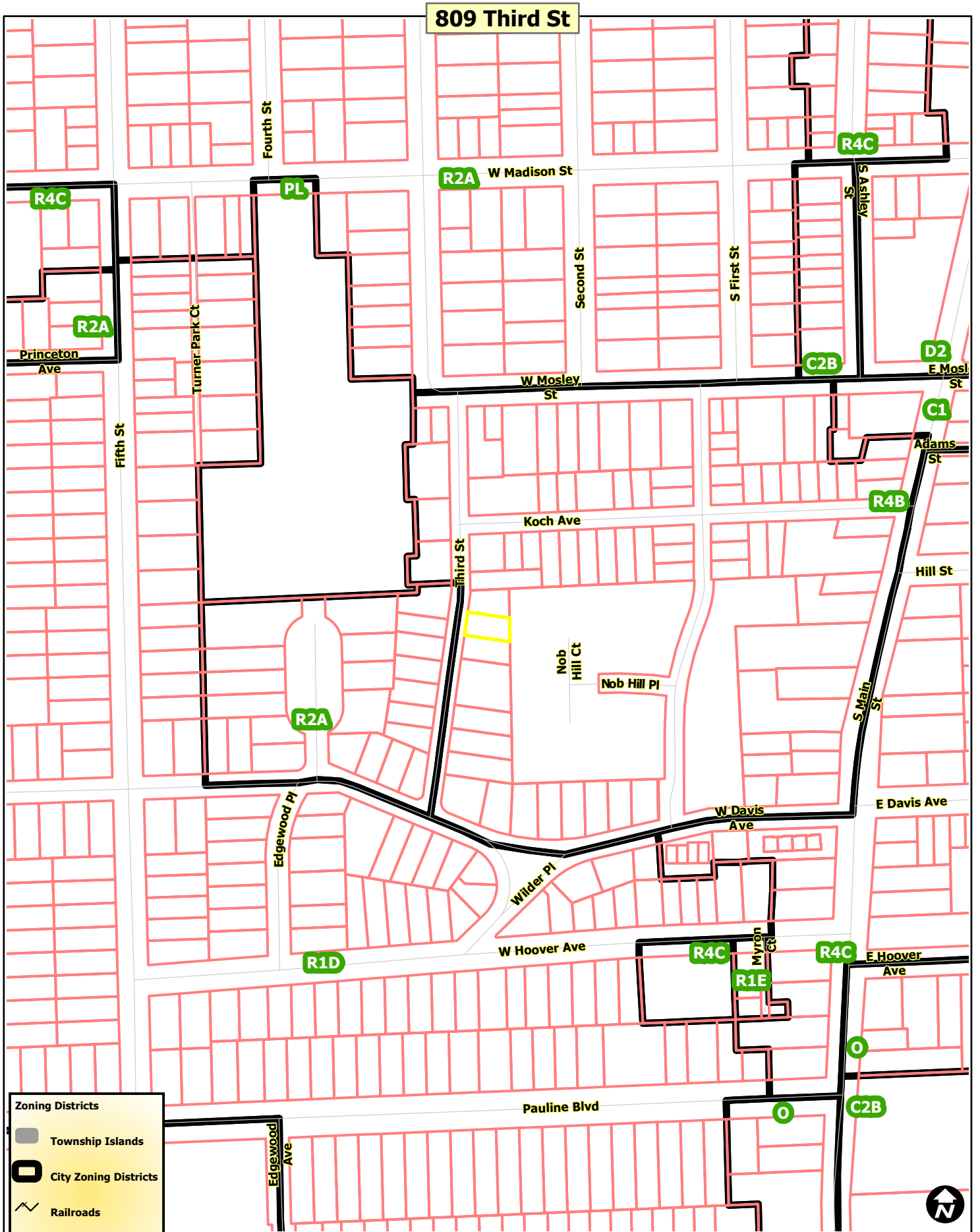
The owner states the properties on the west side of Third Street are zoned R2A and the subject property meets those setbacks. The construction will not negatively impact the neighborhood as the use of the property will remain single-family, and the current building footprint remains unchanged.

Respectfully submitted,

Zoning Board of Appeals
March 24, 2021

A handwritten signature in blue ink that reads "Jon Barrett". The signature is stylized, with the first name "Jon" written in a cursive-like font and the last name "Barrett" in a more formal, slightly cursive font.

Jon Barrett
Zoning Coordinator



809 Third St

R2A W Madison St

R4C

R4C

PL

R2A

Princeton Ave

Fifth St

Turner Park Ct

Second St

S First St

S Ashley St

C2B

D2

E Mosl St

W Mosley St

C1

Adams St

R4B

Koch Ave

Hill St

Third St

Nob Hill Ct

Nob Hill Pl

S Main St

R2A

E Davis Ave

Edgewood Pl

W Davis Ave

Wilder Pl

R1D

W Hoover Ave

R4C

R1E

R4C

E Hoover Ave






Pauline Blvd

Edgewood Ave

O

C2B

Zoning Districts

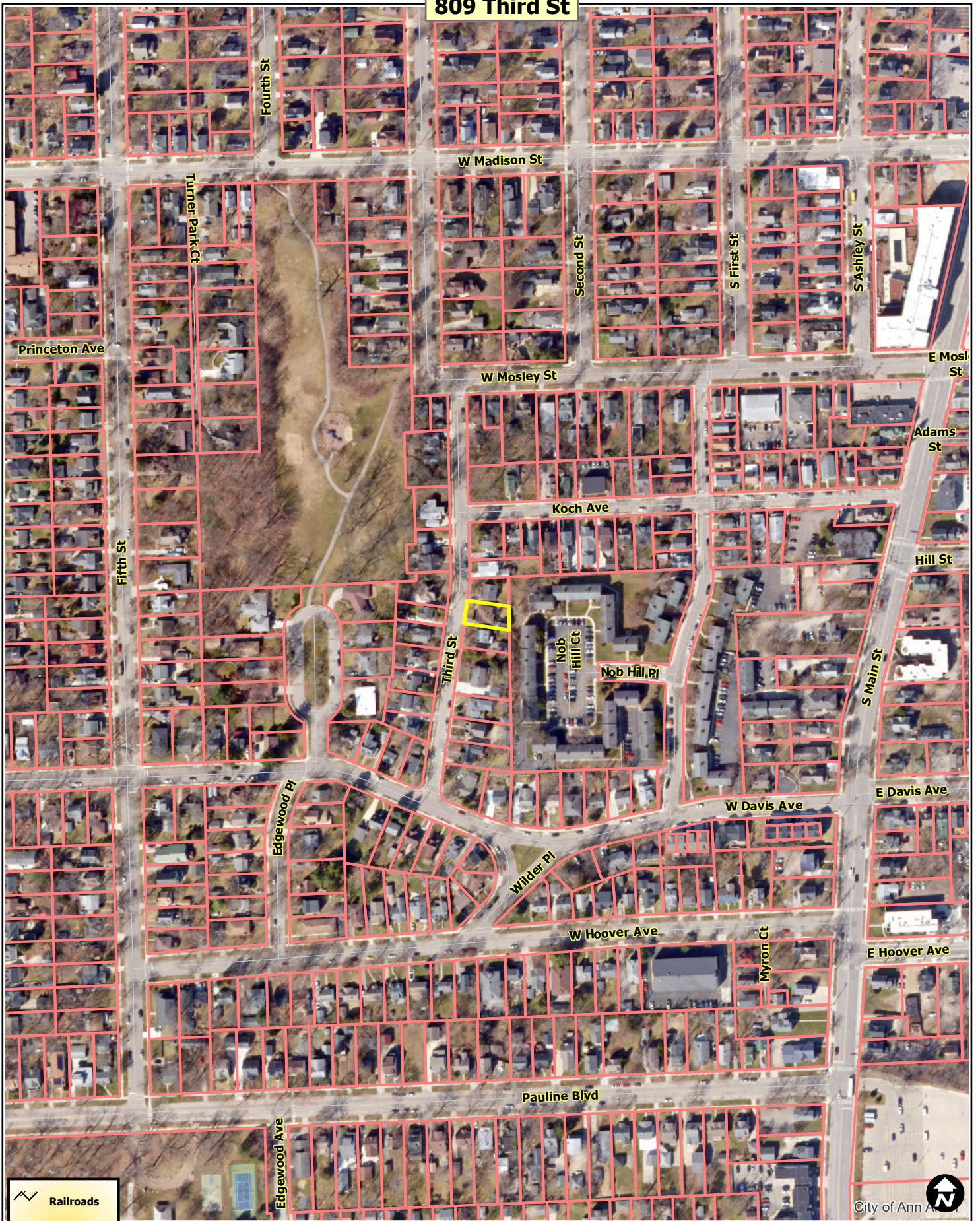
-  Township Islands
-  City Zoning Districts
-  Railroads
-  Huron River
-  Tax Parcels






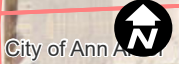
Map date: 3/3/2021
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms



809 Third St






-  Railroads
-  Huron River
-  Tax Parcels



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809 Third St



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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 809 THIRD ST.		ZIP CODE 48103	
ZONING CLASSIFICATION RAB	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided LEHTI KEELMANN & DANE WIEBE		
PARCEL NUMBER 09-09-32-204-002	OWNER EMAIL ADDRESS danewiebe@gmail.com		

APPLICANT INFORMATION

NAME LEHTI KEELMANN & DANE WIEBE			
ADDRESS 809 THIRD STREET	CITY ANN ARBOR	STATE MI	ZIP CODE 48103
EMAIL danewiebe@gmail.com		PHONE (734) 709-7369	
APPLICANT'S RELATIONSHIP TO PROPERTY OWNERS AND FULLTIME PRIMARY RESIDENTS			

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 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.</p> <p>Required Attachments:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property. <input type="checkbox"/> Building floor plans showing interior rooms, including dimensions. <input type="checkbox"/> Photographs of the property and any existing buildings involved in the request. 	<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: *Lehti Keelmann Dane Wiebe* Date: Feb. 10, 2021.

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.

809 THIRD ST. IS AN EXISTING SINGLE FAMILY HOME ON A STREET WITH OTHER SINGLE FAMILY HOMES. WE ARE PROPOSING A NEW SECOND FLOOR OVER THE EXISTING FIRST FLOOR TO PROVIDE ADDITIONAL FAMILY LIVING SPACE FOR OUR GROWING FAMILY. NOTE THAT ZONING ON THE WEST SIDE OF THIRD (ACROSS THE STREET) IS R2A. WE MEET THOSE SETBACK REQUIREMENTS.

THERE WILL BE NO NEGATIVE IMPACT ON THE NEIGHBORHOOD AS WE WILL BE MAINTAINING THE SINGLE FAMILY USE, MAINTAINING THE CURRENT BUILDING FOOTPRINT, AND WITHIN BUILDING HEIGHT LIMITS IN AN AREA WITH OTHER 2 STORY HOMES.

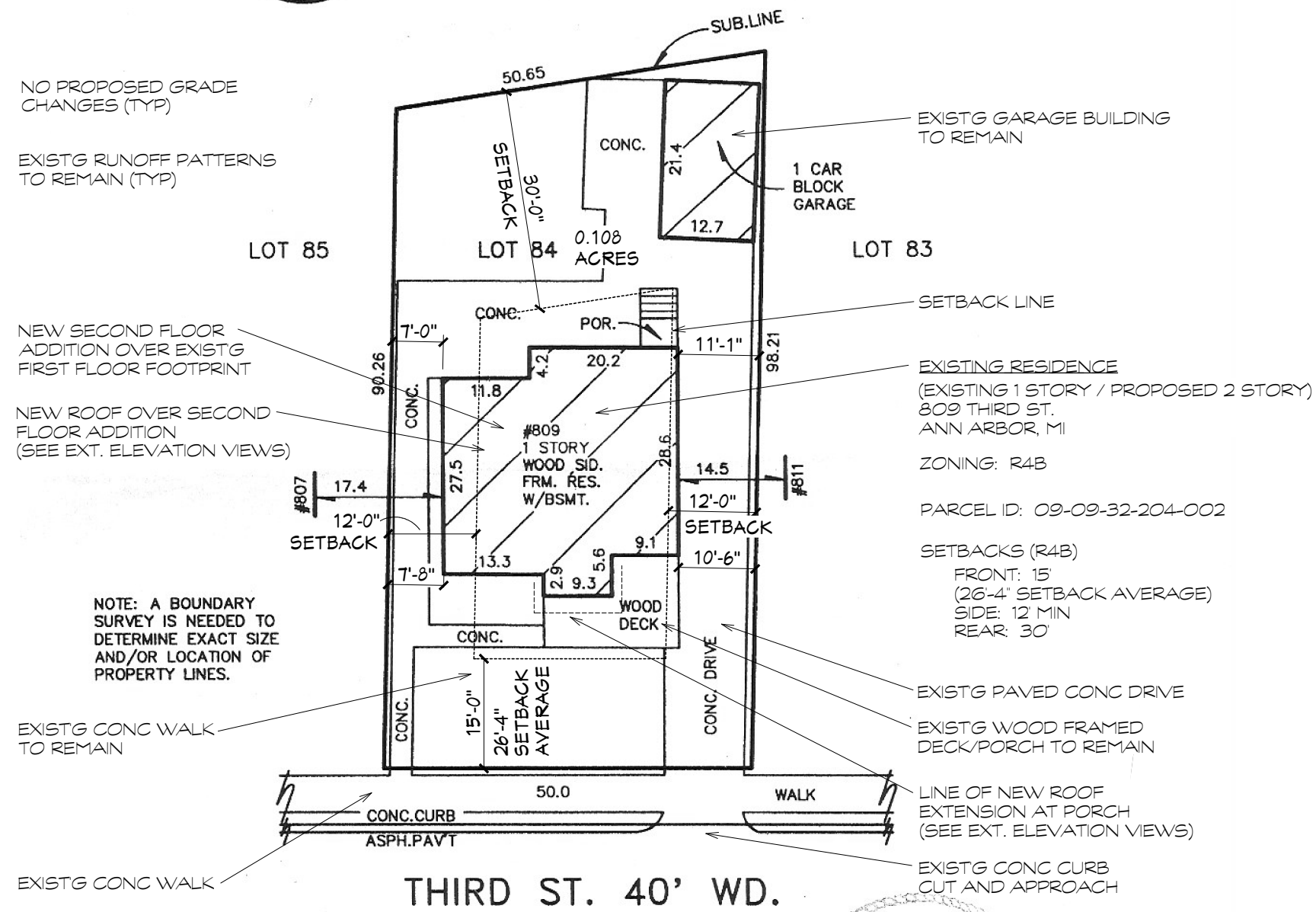
Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	4,704 SQ. FT.	14,000 SQ. FT.
Lot Width	50'	120'
Floor Area Ratio		
Setbacks	SIDE: 7'-0" (N); 10'-6" (S)	12'-0"
Parking		
Landscaping		
Other		

DESCRIPTION

LOT 84; EDGEWOOD SUBDIVISION, PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 32, T.2 S., R. 6 E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS, PAGE 44 OF WASHTENAW COUNTY RECORDS.

PARCEL ID: 09-09-32-204-002



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.

[Handwritten Signature]

KEM-TEC Professional Engineers & Surveyors

SITE PLAN / GRADING PLAN

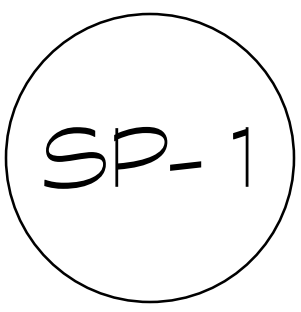
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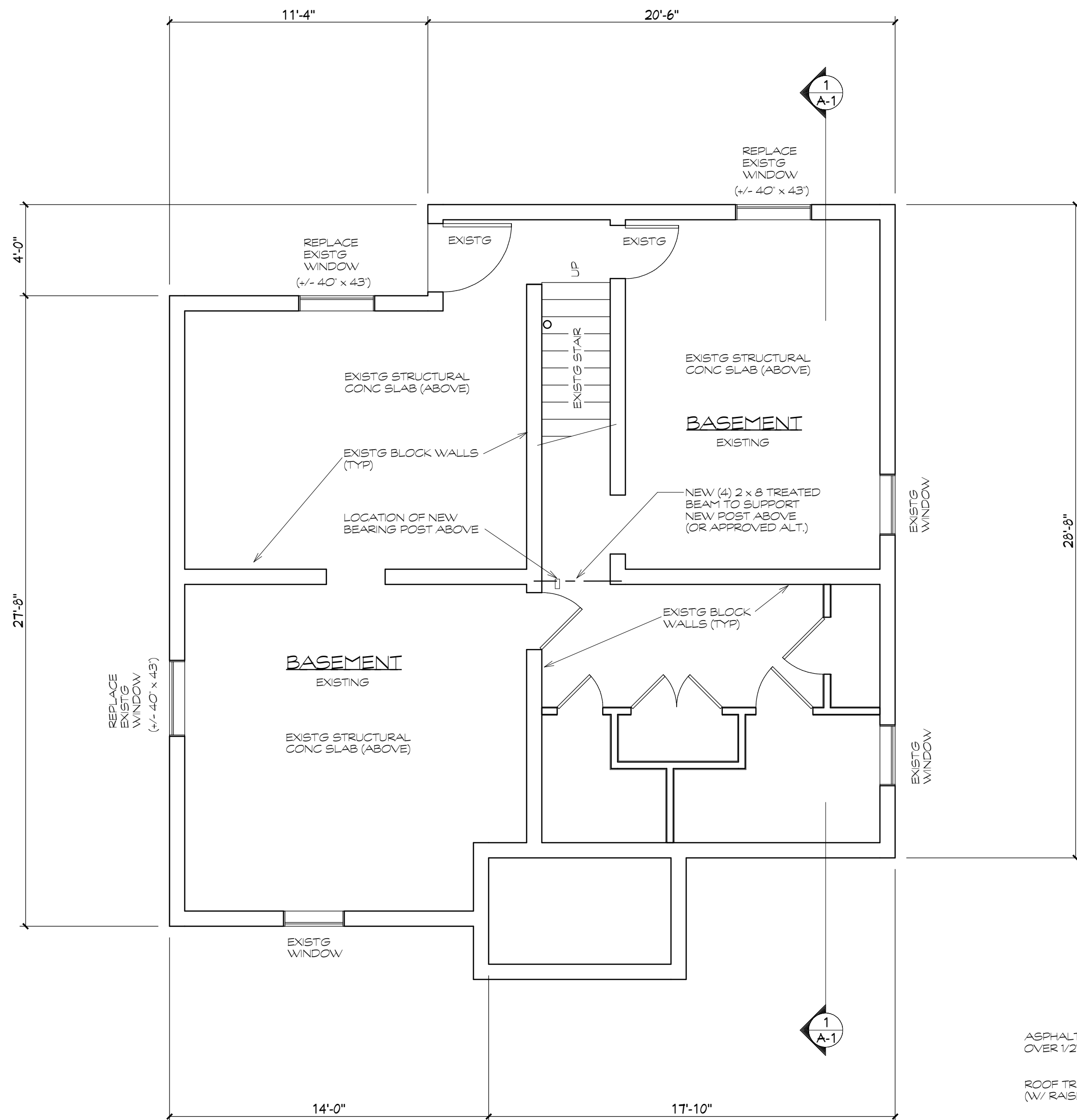
Addition & Renovation at the:
KEELMANN / WIEBE RESIDENCE

ANN ARBOR, MI

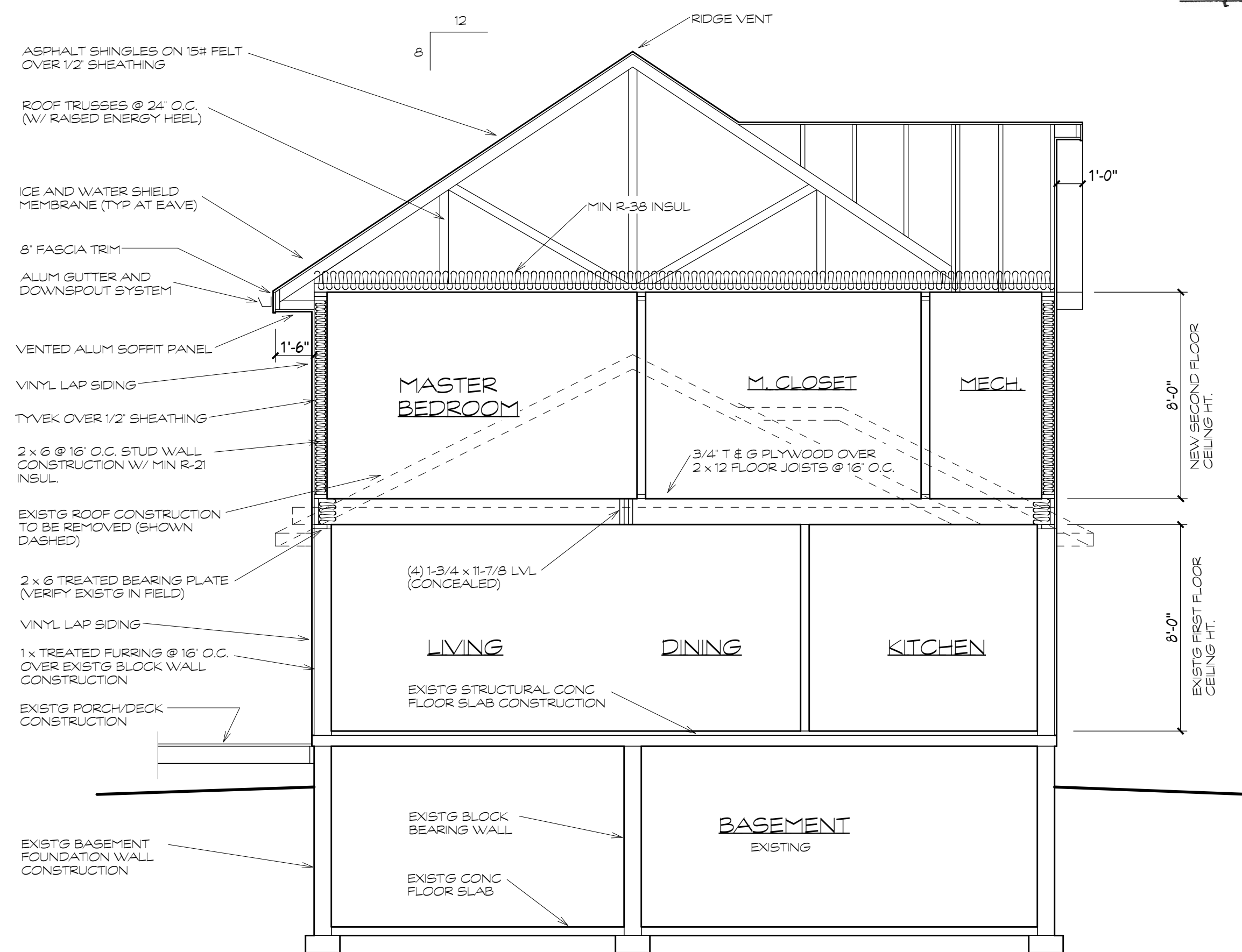
809 THIRD ST.

3-12-21
10-9-20



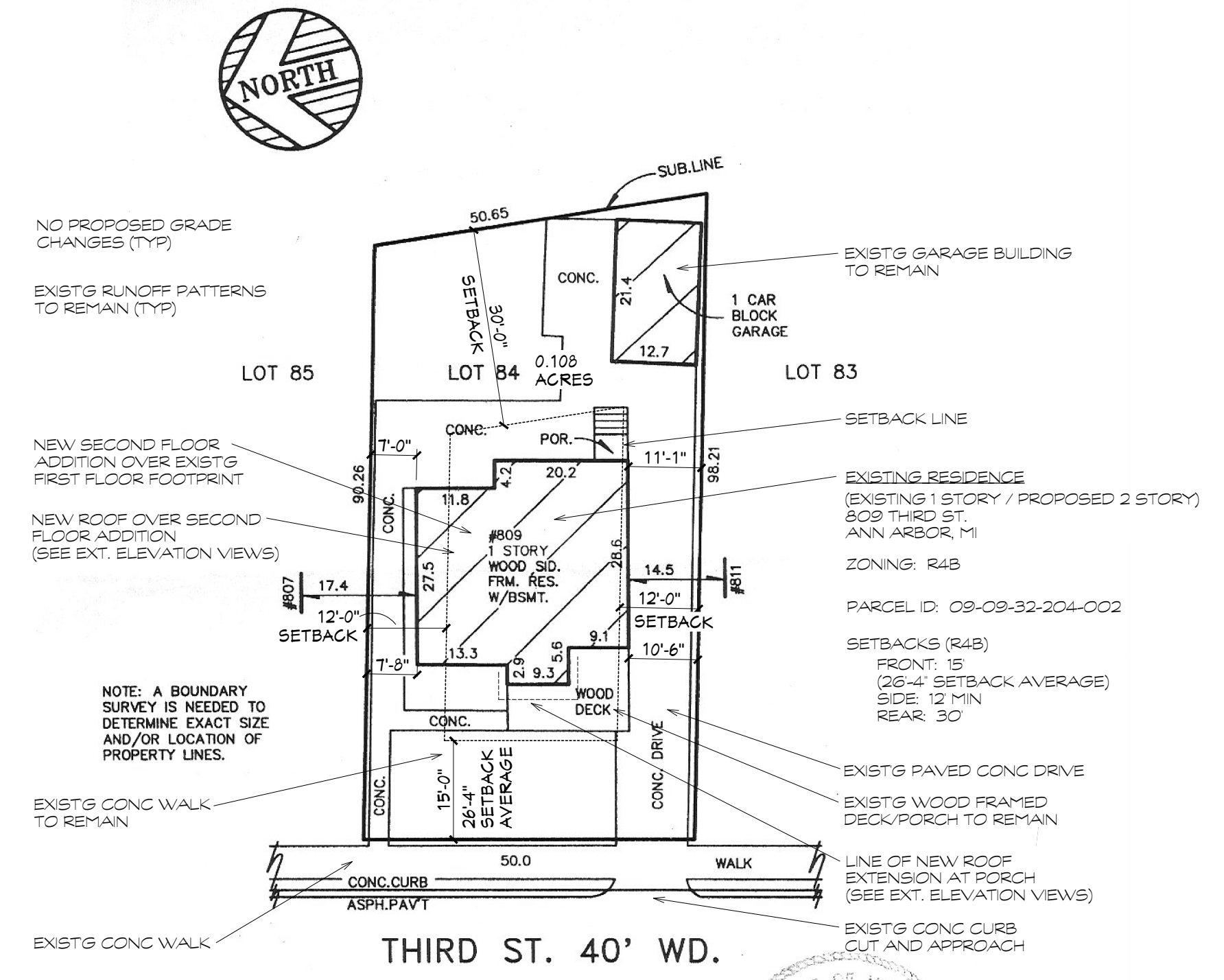


BASEMENT PLAN
SCALE: 1/4" = 1'-0"



BUILDING SECTION
SCALE: 1/4" = 1'-0"

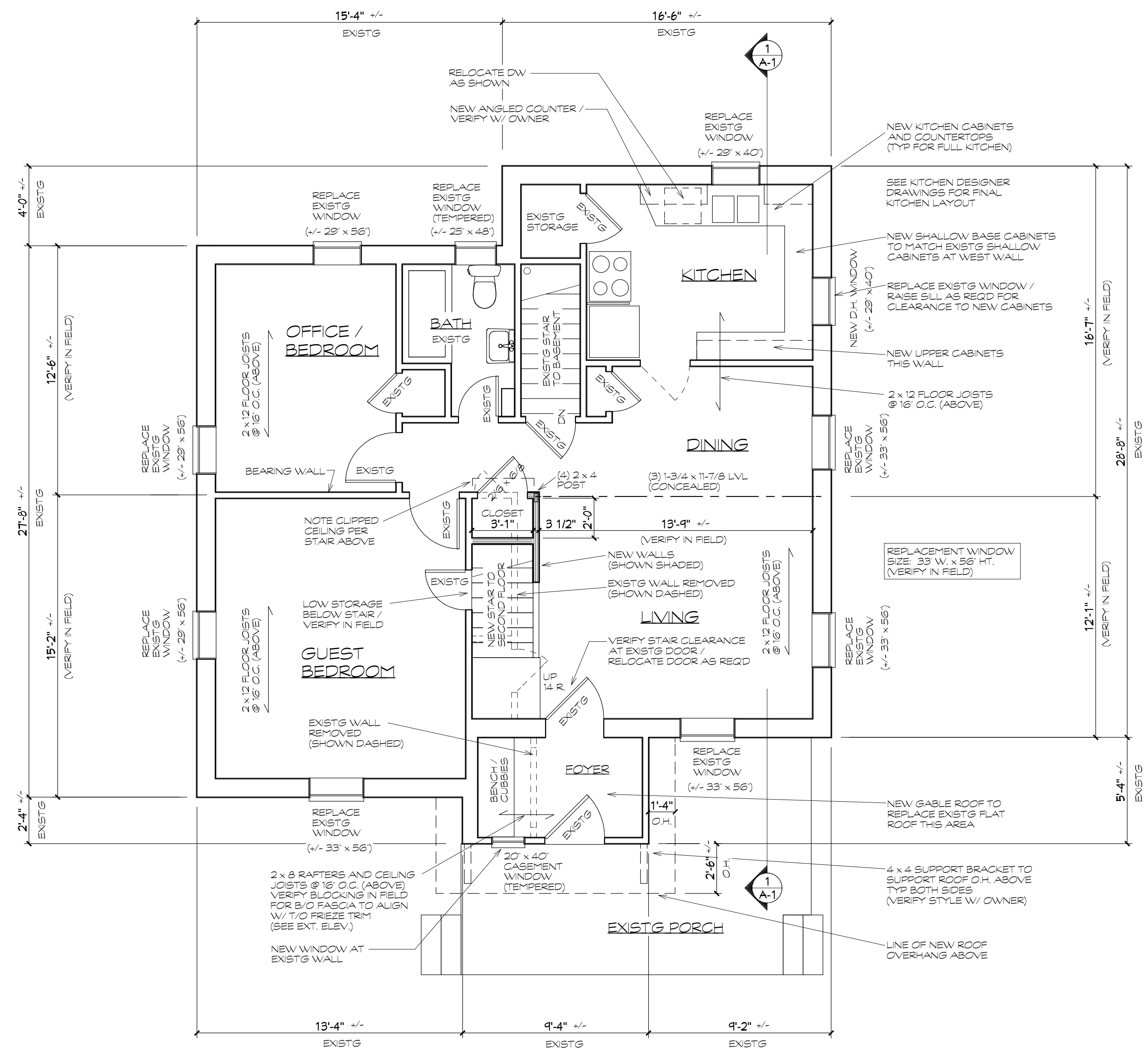
DESCRIPTION
LOT 84: EDGEWOOD SUBDIVISION, PART OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 32, T2 S., R. 6 E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 4 OF PLATS, PAGE 44 OF WASHTENAW COUNTY RECORDS.
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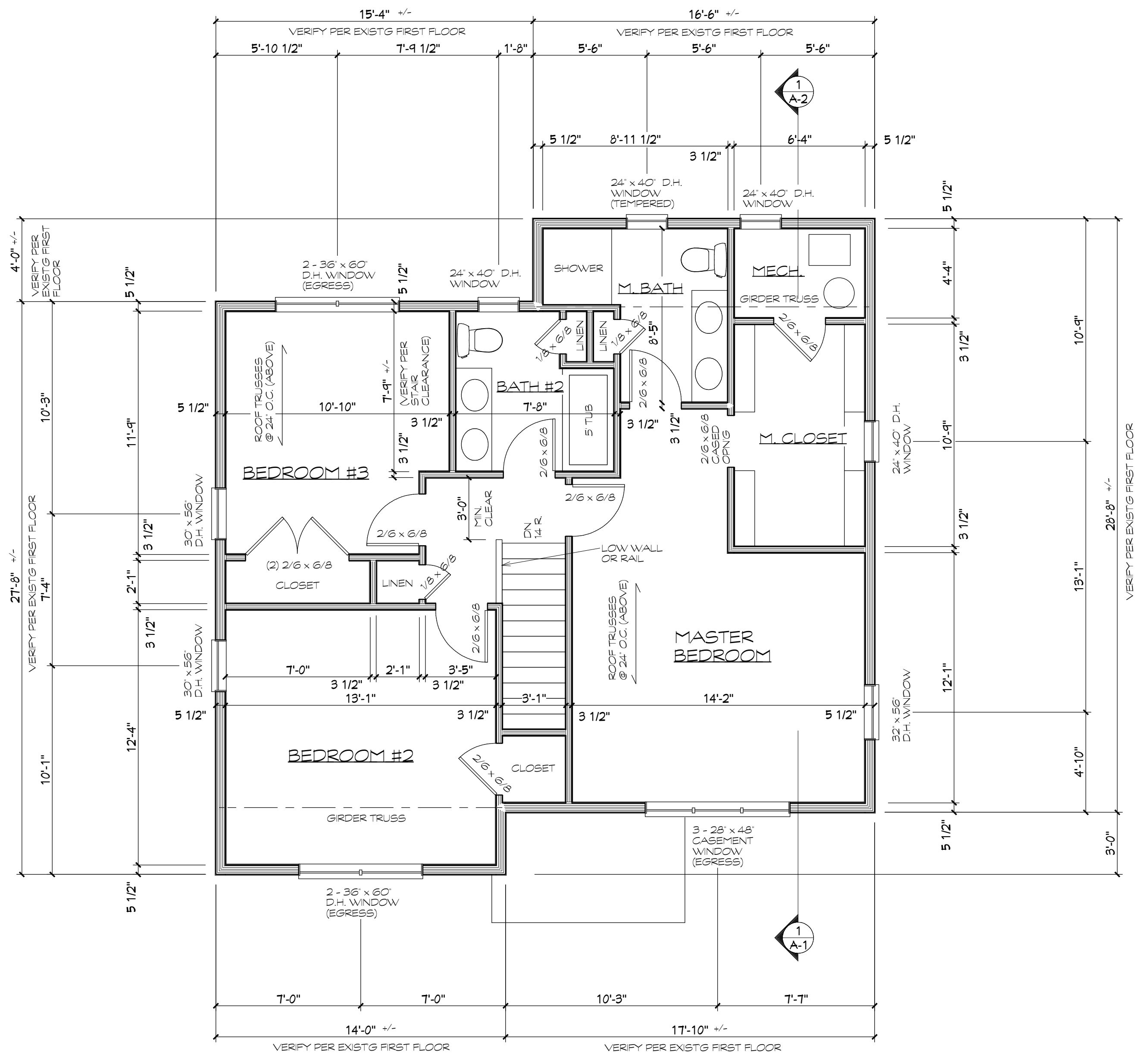
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[Signature]
KEM-TEC Professional Engineers & Surveyors

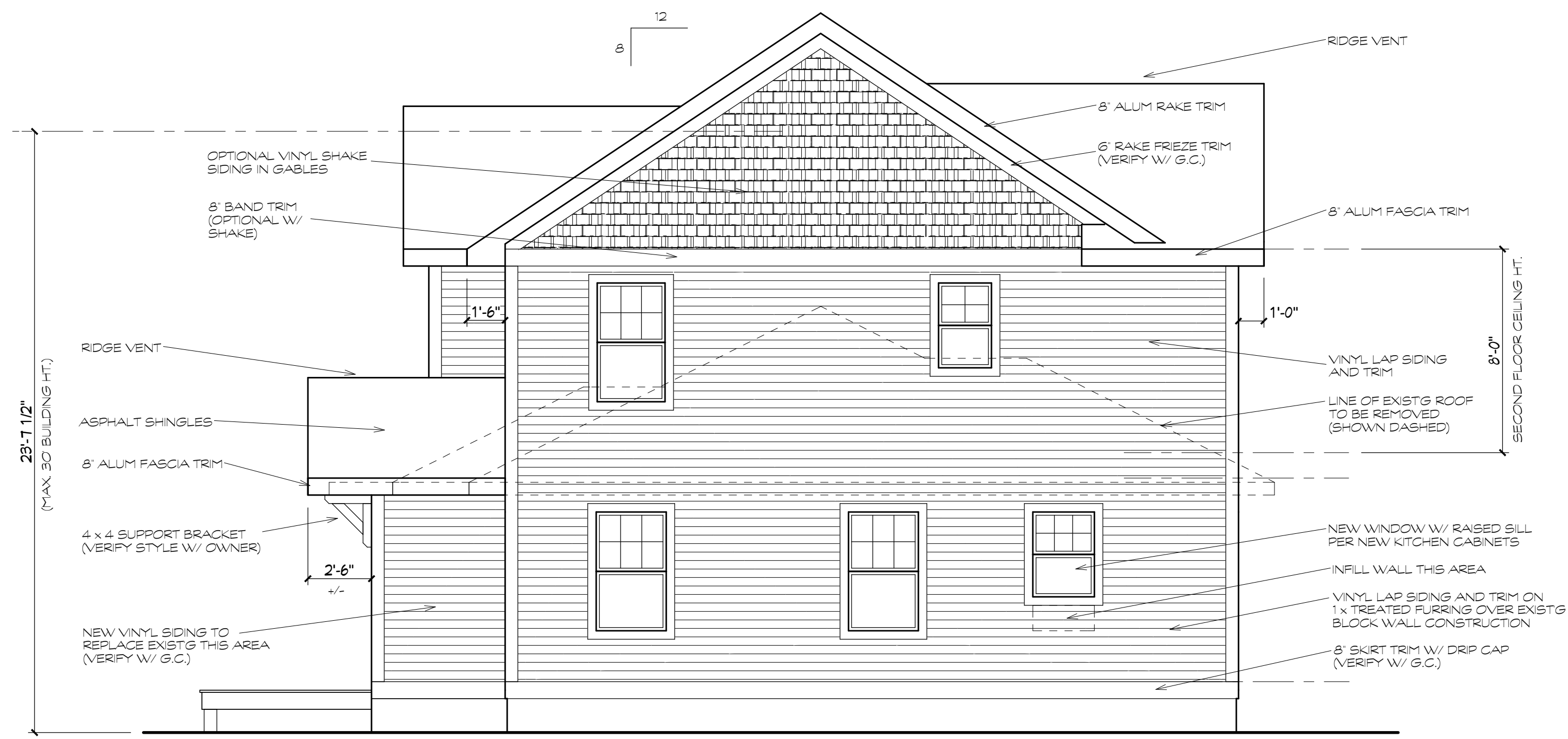
SITE PLAN / GRADING PLAN
SCALE: 1" = 20'-0"



FIRST FLOOR PLAN (Proposed)
 SCALE: 1/4" = 1'-0"
 CALLED NORTH

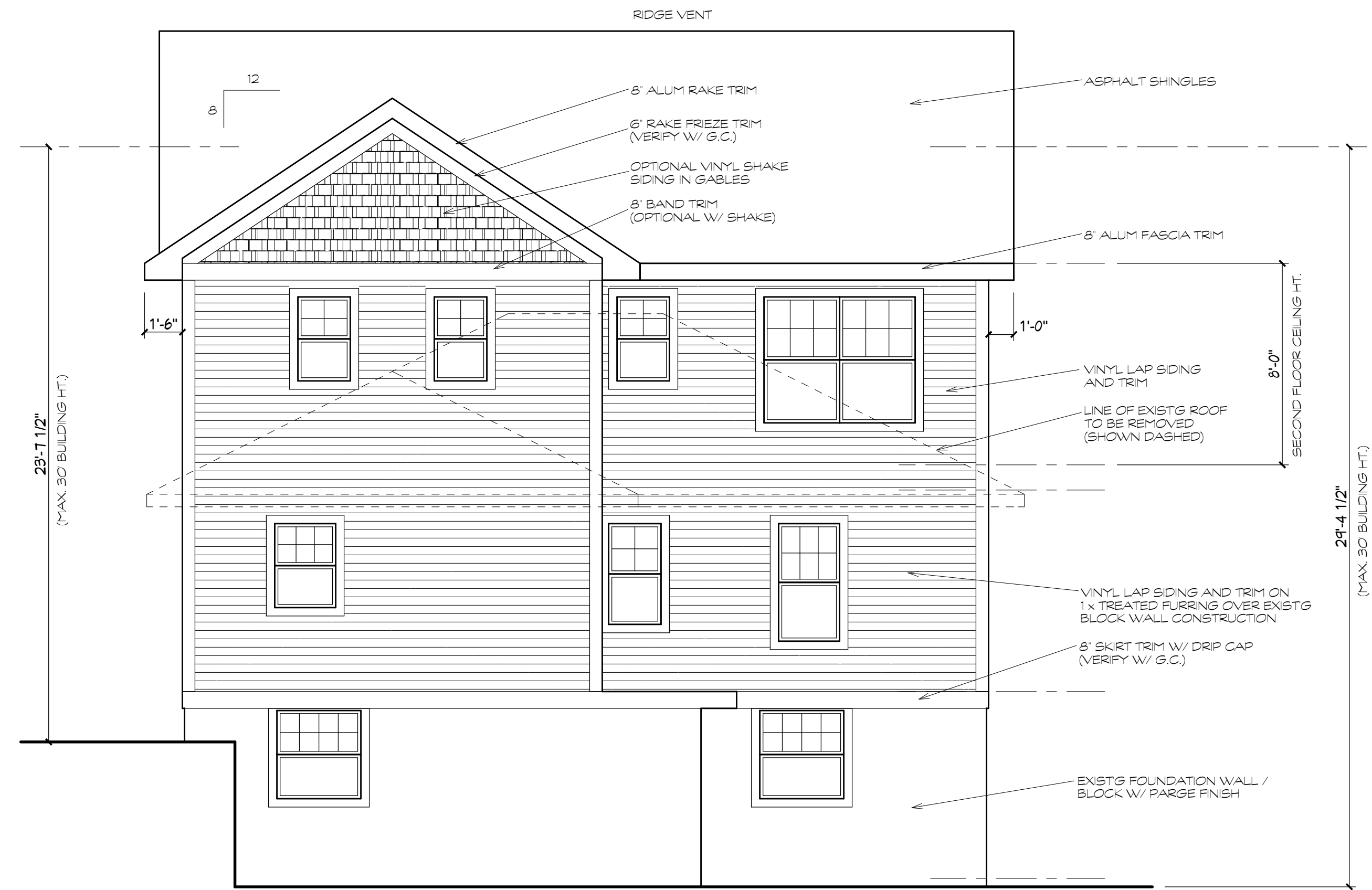


SECOND FLOOR PLAN (Proposed)
 SCALE: 1/4" = 1'-0"
 CALLED NORTH



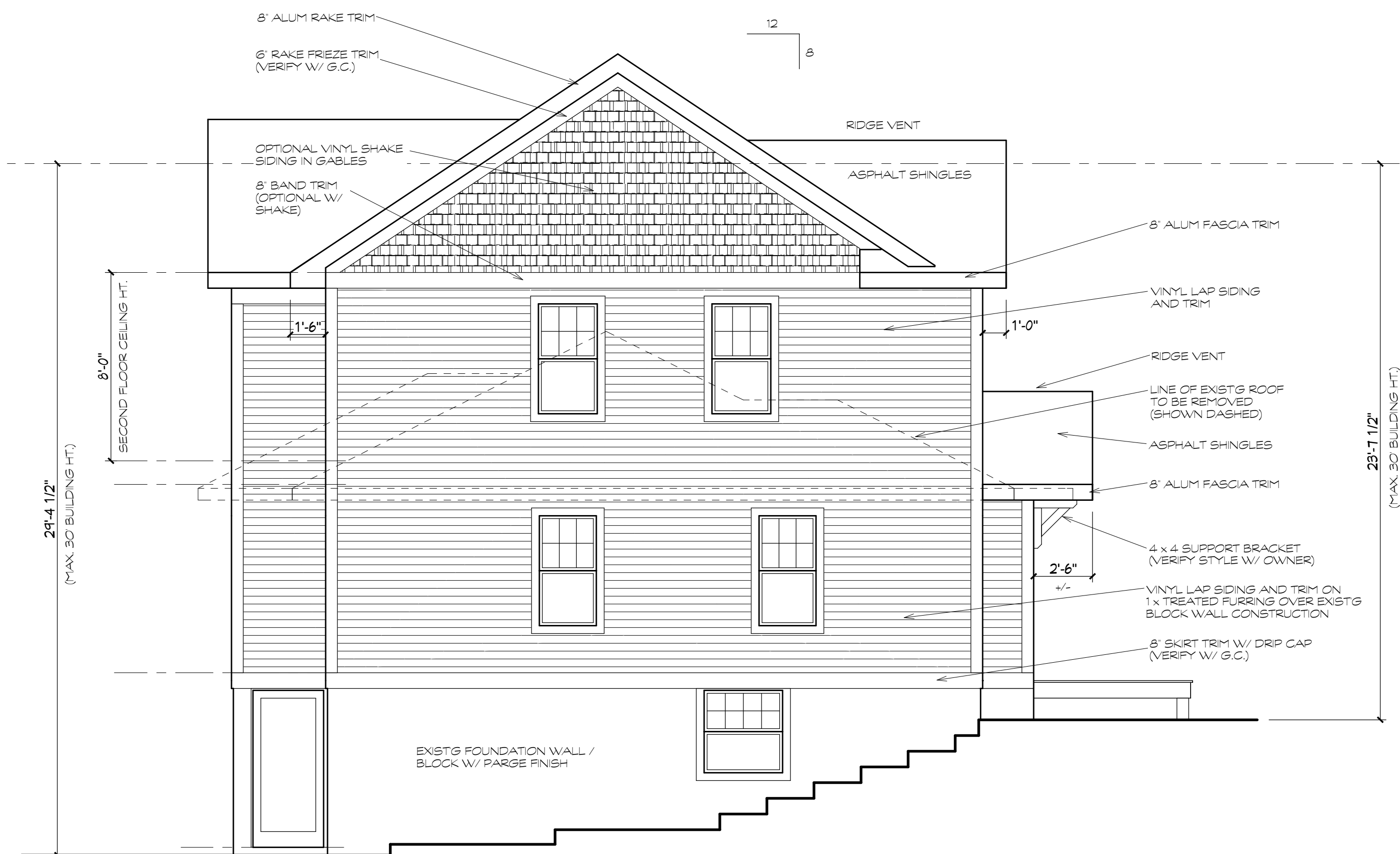
RIGHT SIDE ELEVATION (South)

SCALE: 1/4" = 1'-0"



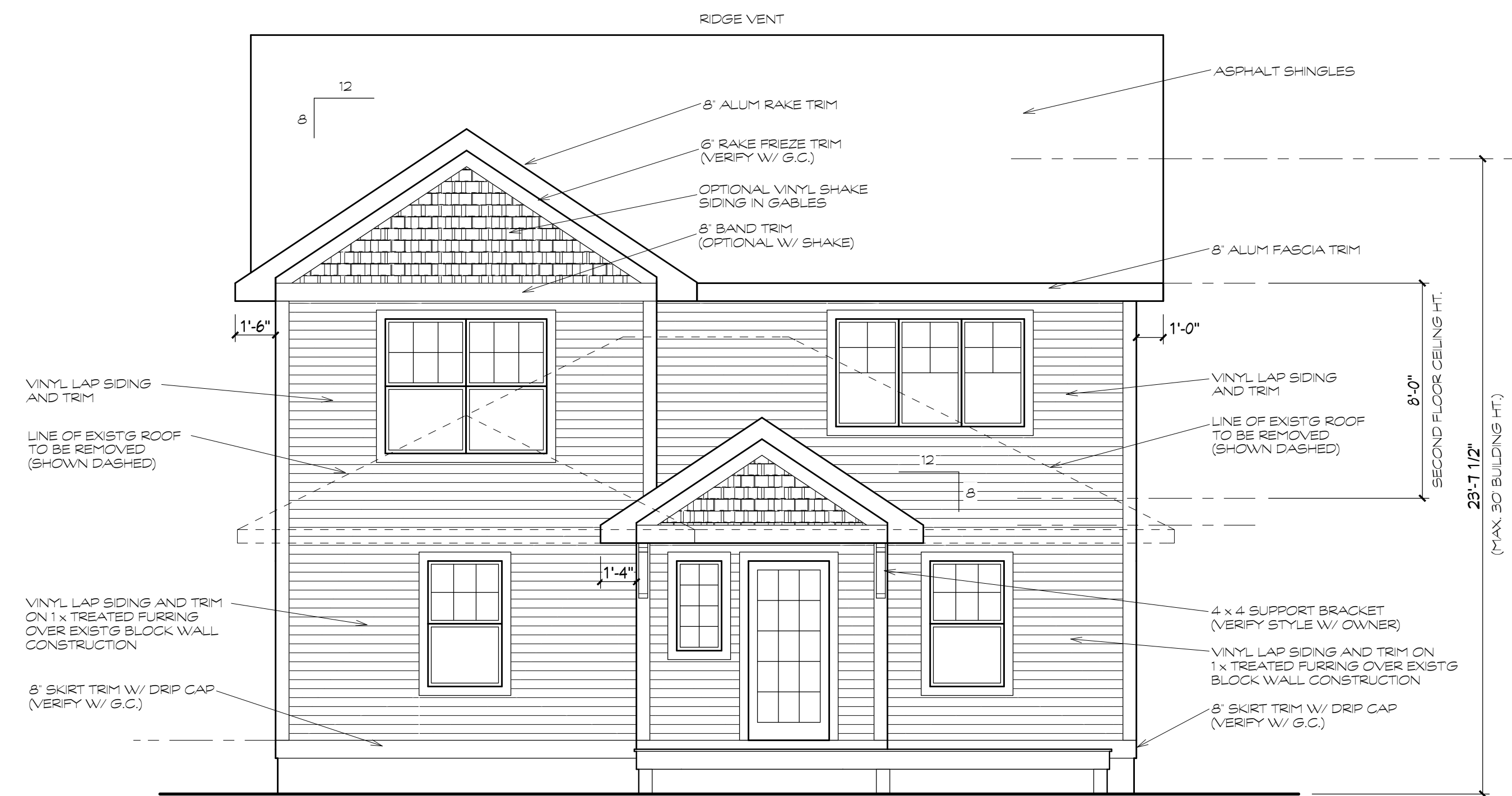
REAR ELEVATION (East)

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION (North)

SCALE: 1/4" = 1'-0"



FRONT ELEVATION (West)

SCALE: 1/4" = 1'-0"



