

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

Section 1: Applicant Information

Name of Applicant: Tom and Jean Bartlett
 Address of Applicant: 1404 Lutz Avenue
 Daytime Phone: 734-709-5025
 Fax: _____
 Email: COGNATUM@GMAIL.COM
 Applicant's Relationship to Property: OWNERS

Section 2: Property Information

Address of Property: same as above
 Zoning Classification: R1P
 Tax ID# (if known): PARCEL: 09-09-30-418-002
 *Name of Property Owner: Tom and Jean Bartlett

*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:

5:57

Required dimension:

34'

PROPOSED dimension:

25'

AVERAGING AN EXISTING FRONT SETBACK LINE

FRONT

FRONT

SETBACK

SETBACK

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)

REMOVING DETERIORATING ENCLOSED SCREEN PORCH AND REPLACING WITH FOUR-SEASON ADDITION ADDING 12 SQ. FT. OF ADDITIONAL ROOF AREA.

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?

EXISTING GARAGE STRUCTURE IN REAR OF LOT PREVENTS ADDITION TO REAR OF HOUSE, ADDITION WILL INCREASE FOOTPRINT OF HOUSE TO MATCH FOOTPRINT SIZE OF ADJACENT PROPERTIES.

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

ADDITION TO HOME WILL PROVIDE COMPARABLE FOOTPRINT TO ADJACENT PROPERTIES AND ESTABLISH STANDARD SETBACK AMENABLE TO ADJACENT PROPERTY OWNERS.

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

OWNERS OF ADJACENT PROPERTIES UNDERSTAND AND AGREE THAT REDUCING SETBACK 3 FT. FURTHER FROM CURRENT SCREENED IN PORCH WILL ENHANCE AESTHETICS OF THE NEIGHBORHOOD.

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?

LOT SIZE OF SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE SUBSTANDARD AND A MITIGATING CIRCUMSTANCE THAT VALIDATES VARIANCE.

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

ADJACENT HOUSES EXTEND FURTHER BACK INTO LOTS THAN SUBJECT PROPERTY, A LONG STANDING CONDITION. ALSO, FRONTAGE OF ALL SUBJECT PROPERTIES INCLUDES WIDER THAN AVERAGE WIDTH OF BOTH APRON AND STREET, MAKING DISTANCE TO HOUSES ACROSS THE STREET GREATER THAN MANY AREAS OF THE NEIGHBORHOOD, MITIGATING THE EFFECT OF THE VARIANCE.

Section 5: ALTERATION TO A NON-CONFORMING STRUCTURE

Current use of the property RESIDENCE

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 50' X 104' 5200 SQ. FT.

Lot width 50'

Floor area ratio N/A

Open space ratio N/A

Setbacks FRONT 34', SIDES 10 FT., REAR 8 FT.

Parking OFF STREET PARKING

Landscaping FLOWER GARDEN, GRASS, BRICK PAVERS.

Other BLOCK IS ONLY 3 HOUSES, SUBJECT HOUSE WITH ADJACENT HOUSE ON EACH SIDE.

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

ADDITION ON FRONT OF HOUSE TO ALLOW FOR FOOTPRINT SIZE TO MATCH THAT OF ADJACENT HOMES.

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:

ALTERATION MOVES SETBACK TO STANDARD SETBACK, IS SUPPORTED BY OWNERS OF ADJACENT PROPERTIES AND WILL IMPROVE THE AESTHETIC APPEAL OF THE AREA WHICH WE BELIEVE IS THE INTENT OF CODE IN QUESTION.

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit REDUCTION OF FRONT SETBACK TO THE STANDARD SETBACK AS VARIANCE FROM AVERAGING SETBACK CHAPTER AND SECTION 5:57 DUE TO ABOVE MITIGATING CIRCUMSTANCES.

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.

734-709-5025 _____
 Phone Number Signature
 COGNATUM@GMAIL.COM TOM BARTLETT
 Email Address 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.

_____ T Bartlett
 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.

_____ T Bartlett
 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.**

_____ T Bartlett
 Signature

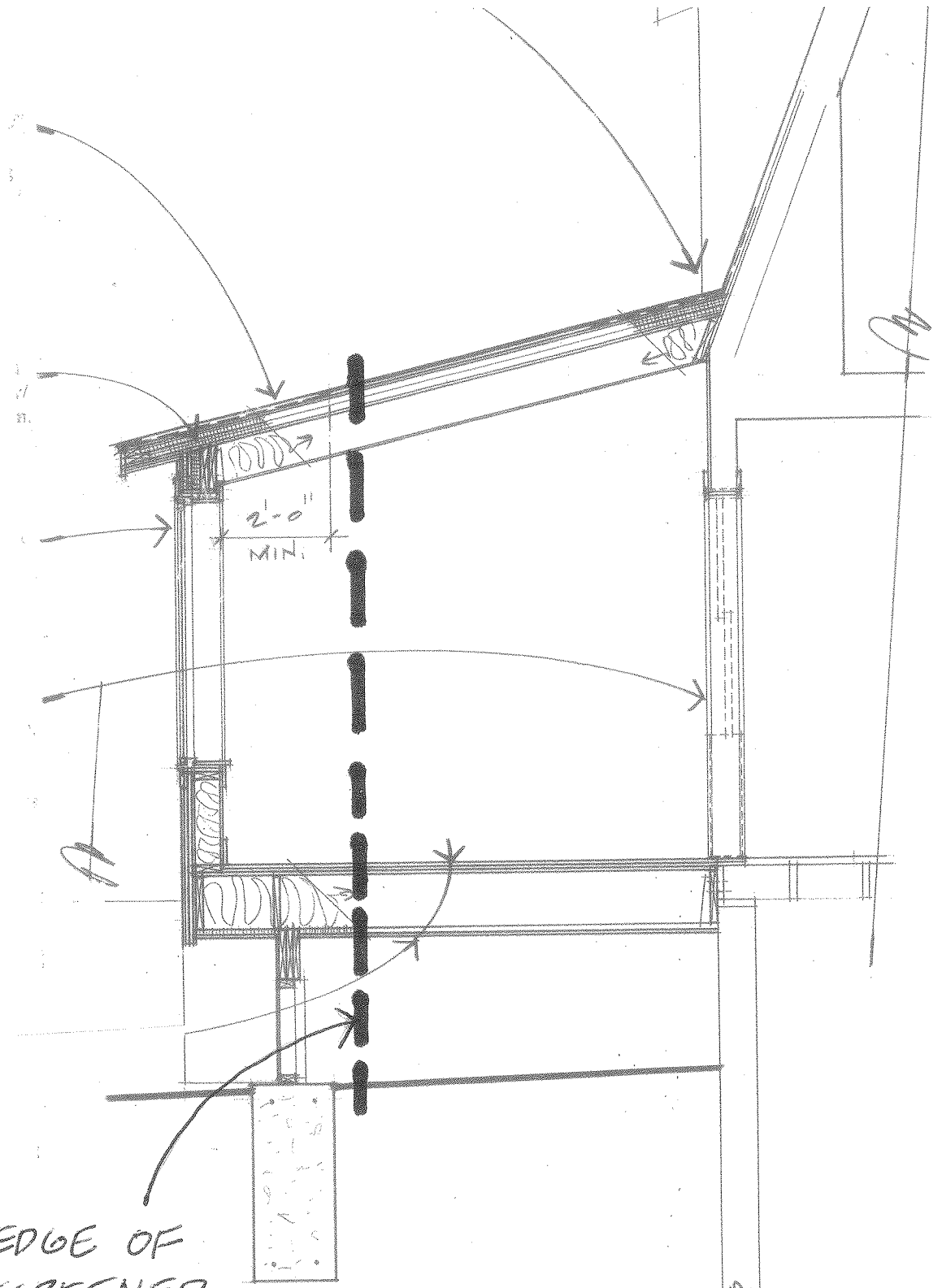
On this 29 day of April, 2015, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

JOAN C. HENDRICKS
 Notary Public, State of Michigan
 County of Washtenaw
 My Commission Expires Feb. 5, 2020
 Notary Commission Expiration Date Washtenaw

_____ Joan C Hendricks
 Notary Public Signature
 _____ JOAN C HENDRICKS
 Print Name

Staff Use Only

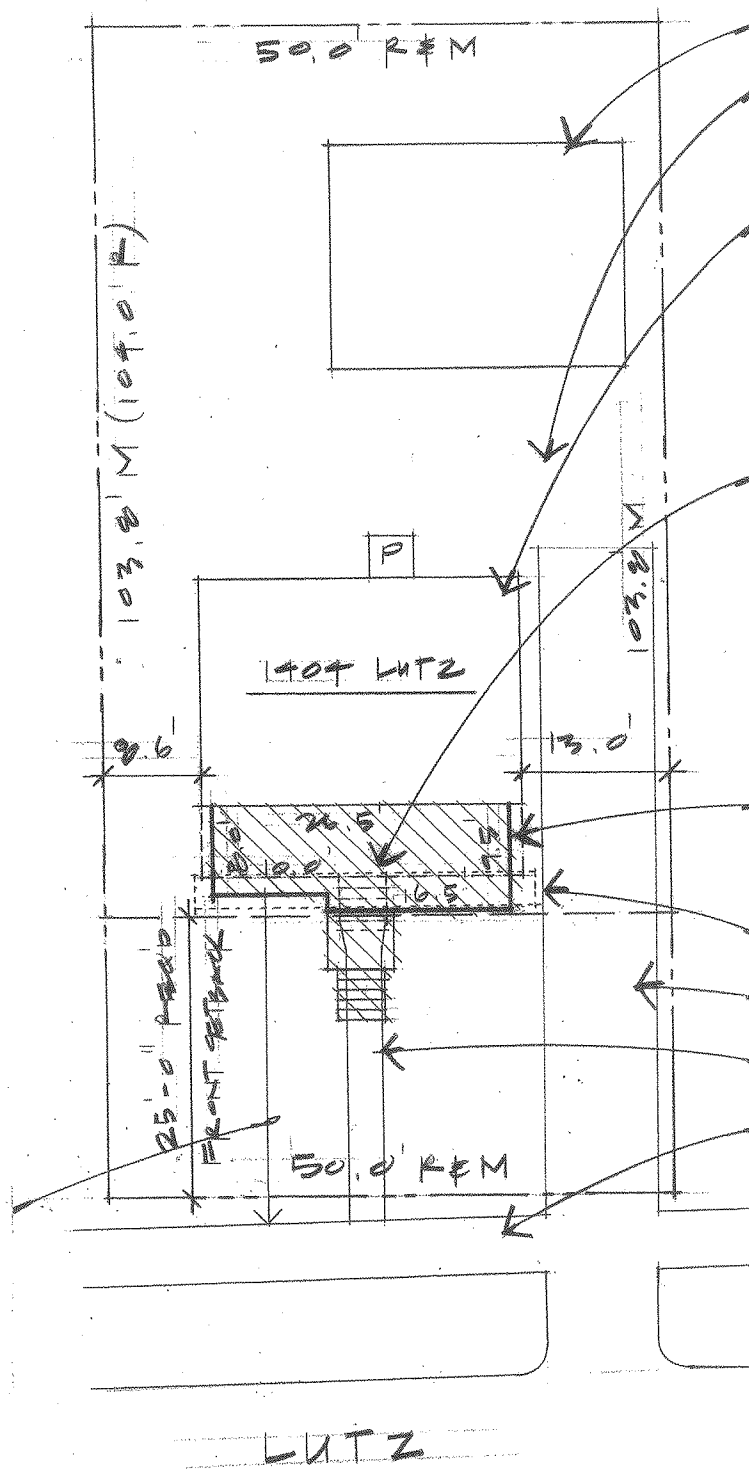
Date Submitted: 4/29/15 Fee Paid: #
 File No.: ZBA15-011 Date of Public Hearing: _____
 Pre-filing Staff Reviewer & Date: MK/BA 4/29/15 ZBA Action: _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____



FORWARD EDGE OF
EXISTING SCREENED
IN PORCH

2 SECTION @ DINING AREA
R2 3/4" = 1'-0"

GENERAL GRADING NOTE: Overall existing grades on site to remain unchanged. Where required, local grading to be done around new & existing construction to ensure proper surface drainage. In newly graded areas, finish grade shall slope away from foundation walls a minimum of 6 inches within the first 10 feet. Where lot lines or other physical barriers prohibit this, swales or other modification shall be installed to ensure drainage away from structures.



Existing 2-car CMU garage.

Existing gravel driveway area.

Existing House: 2-story frame single-family residence w/full basement; aluminum siding; asphalt shingle roof.

1404 Lutz Zoning: R1D

Required Setbacks:

- Front Setback = 25'-0"
- Least Side Setback = 3'-0"
- Total of Two Side Setbacks = 6'-0"
- Rear Setback = 20'-0"

Existing enclosed front porch & steps to be removed (shown dashed). Porch supported by post foundations per Owner -- field verify prior to start construction.

Proposed New Construction: 1-story wood framed addition and entry stoop (shown hatched). Addition footprint will not occupy any portion of the required front setback based on survey information provided by Own Zoning Code permits proposed entry stoop and roof overhang within the front setback. Prior to start of construction, physically establish front setback line on the site. Notify Architect immediately of any discrepancy to permit any required modification of the design.

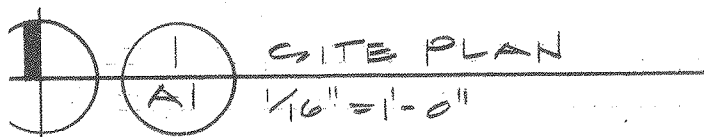
Area of earth disruption for addition trench footing

Existing asphalt driveway.

Existing concrete walk.

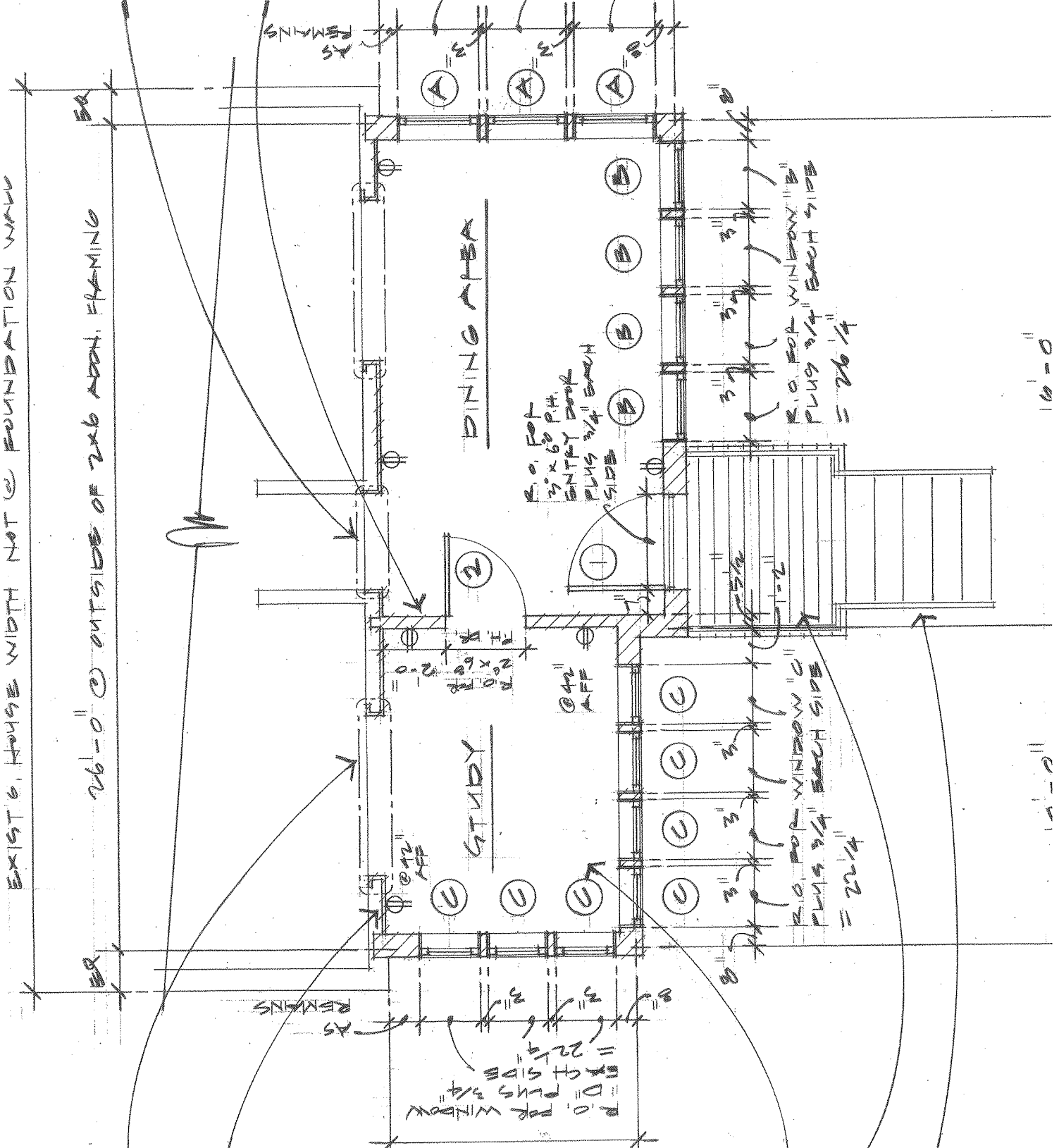
Existing sidewalk.

GENERAL SITE PLAN NOTE: Site Plan based on survey provided by Owner. Proposed project does not involve any changes to follow existing conditions: property lines; existing driveway location; or existing residence footprint apart from demolition of existing enclosed front porch and steps for installation proposed addition front entry stoop. Proposed addition does not violate any required setbacks. Zoning Code per location of proposed entry stoop and roof overhang in the required front setback.



Remodel existing entry door opening to opening. Salvage existing interior trim project and install new as req'd.; new ca finish jamb to match existing. Extend n finish to area where existing door thresh removed; install proper transition @ jun existing finish flooring. Avoid any dam existing plaster wall finish. Salvage exi door for Owner's use or recycle. See als 1/A2.

Min. 1/2" drywall wall finish on both sides of 2x4 @ 16" o.c. partition wall framing.

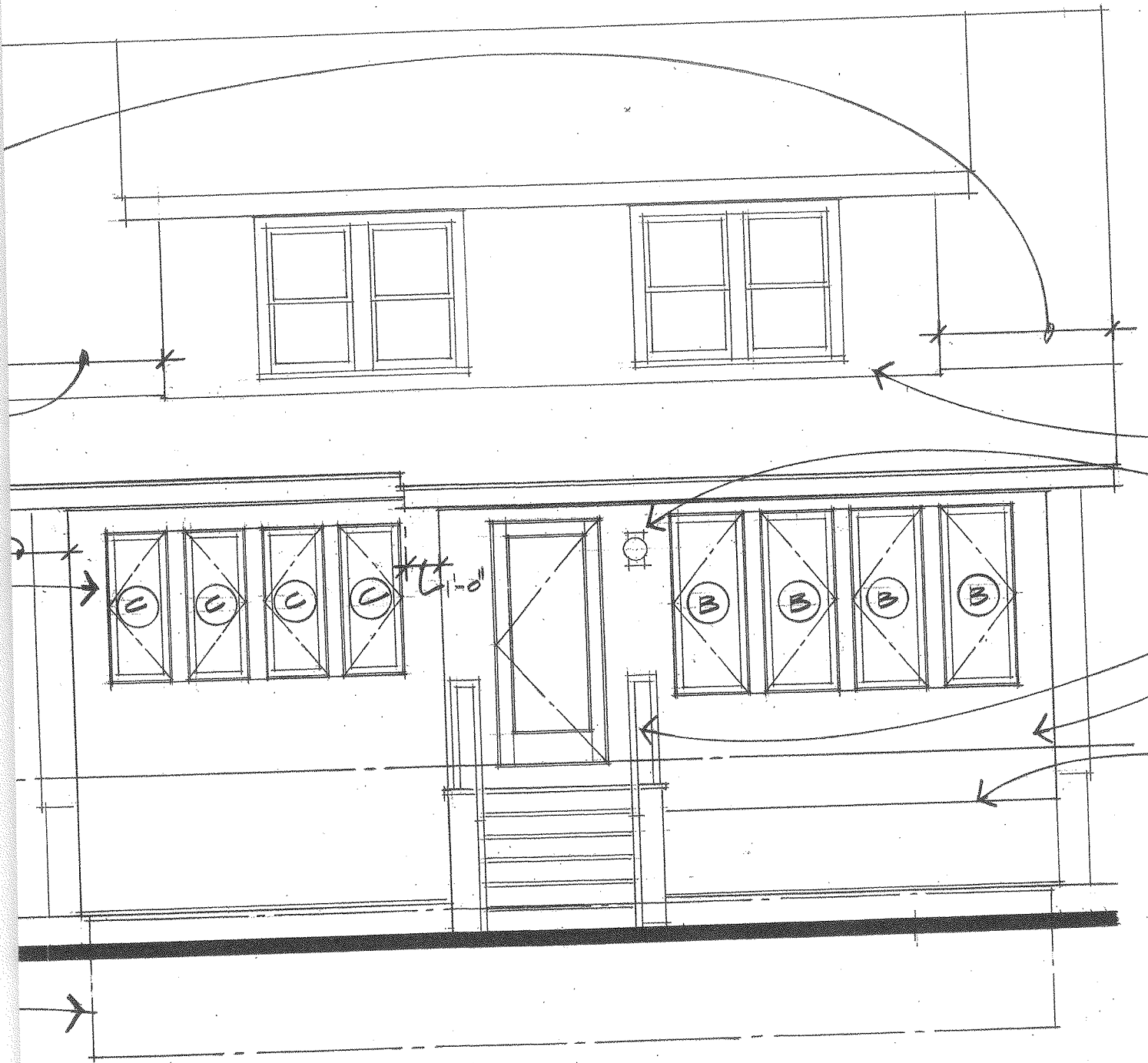


16'-0"

26'-0"

2 X 8

1 1/2



SOUTH ELEVATION

1/4" = 1'-0"

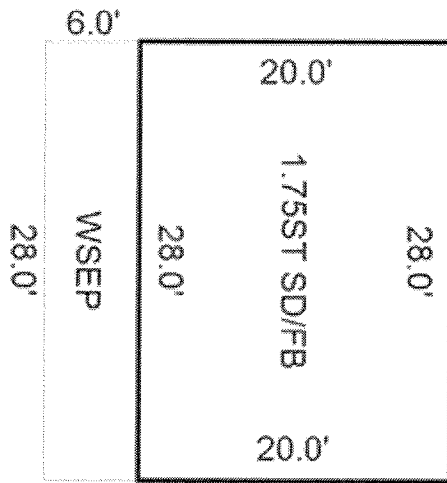
Image/Sketch for Parcel: 09-09-30-418-002

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SUBJECT HOUSE
560 SQ FT FOOTPRINT



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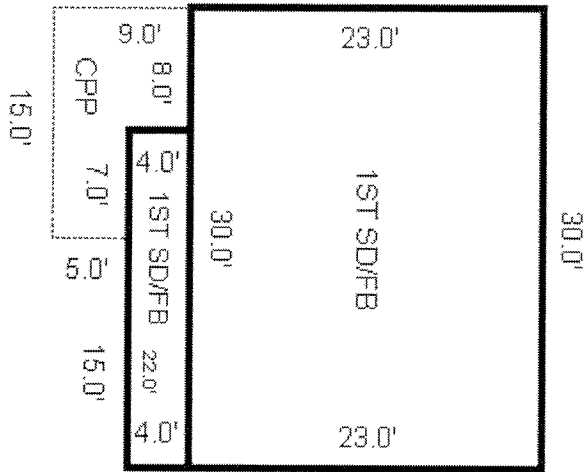
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Sketch by Apex I/m
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HOUSE EAST OF SUBJECT HOUSE
750 SQ FT FOOTPRINT



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Image/Sketch for Parcel: 09-09-30-418-001

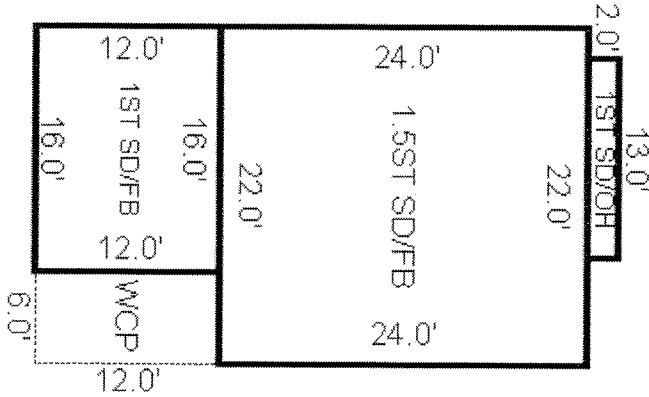
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HOUSE WEST OF SUBJECT HOUSE
746 SQ FT FOOTPRINT



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