

**Zoning Board of Appeals
December 1, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-039; 121 Longman Lane

Summary:

Eren Hursit, property owner, is seeking a variance from Table 5.17-1 Single-Family Residential Zoning District Dimensions in order to construct a two-car tandem garage. The new garage is proposed to be 14 feet from the rear lot line. The property is zoned R1C, Single-Family Residential and requires a minimum 30-foot rear setback. The new garage will meet the required five-foot side yard setback.

Background:

The subject property is located on the west side of Longman Lane adjacent to Veterans Memorial Park and north of Jackson Avenue. The home was built in 1948 and is approximately 1,402 square feet in size.

Description:

The applicant plans to demolish the existing carport, the storage room behind, the balcony above and the detached shed in the rear yard. The owner will replace with a 14-foot six inch wide by 38 foot long attached tandem garage that will meet the side setback but require a 16-foot variance. The attached garage will be 551 square feet in size.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5.29.12, Application of the Variance Power from the UDC. The following criteria shall apply:

- (a). *That the practical difficulties are exceptional and peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the City.***

The applicant states the proposed attached garage will meet the front and side setbacks. The garage will improve the aesthetics from the street and Veterans Park.

- (b). *That the practical difficulties will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

The applicant states due to the irregular shape and reduced lot size the garage is required to be tandem in order to meet the side setback of five feet. The tandem configuration will project into the rear yard and not meet the 30-foot rear setback requirement.

- (c). *That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.***

If the variance is granted it will eliminate the need for the shed in the rear yard and assist with an improved view of the park for the neighbor and the applicant's property.

- (d). *That the conditions and circumstances on which the variance request is based shall not be a self-imposed hardship or practical difficulty.***

The southern side of the property is the only location for a garage on the property due to the irregular shape of the lot and the curved street front location.

- (e). *A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.***

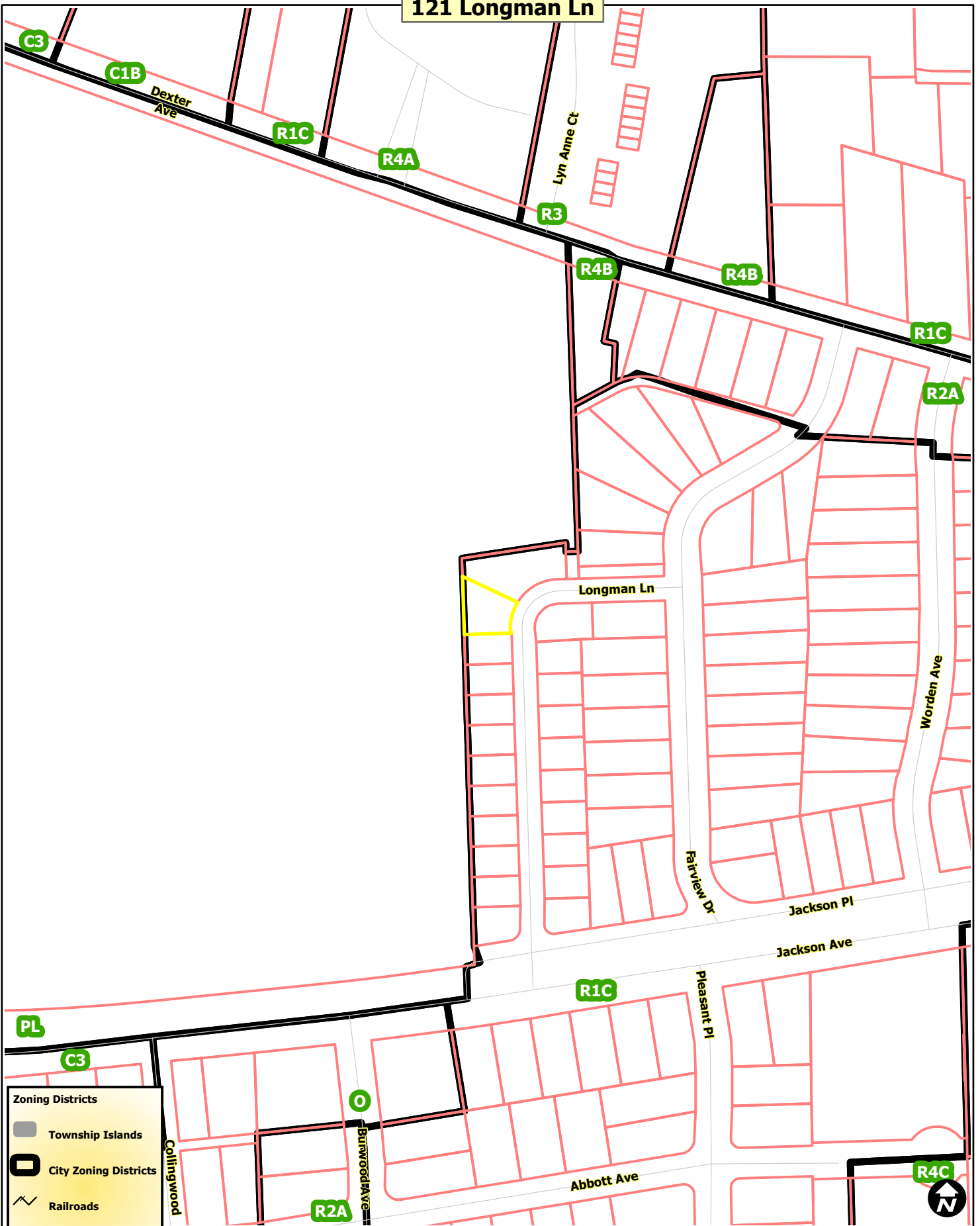
In order to have a two-car tandem garage the minimum distance necessary to the rear lot line is 14 feet.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with a large "J" and "B".




**Jon Barrett-
Zoning Coordinator**

121 Longman Ln



121 Longman Ln



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 11/4/2021
Any aerial imagery is circa 2020
unless otherwise noted
Terms of use: www.a2gov.org/terms

121 Longman Ln



-  Railroads
-  Huron River
-  Tax Parcels



City of Ann Arbor

Map date: 11/4/2021
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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

121 Longman Lane

ZIP CODE

48103

ZONING CLASSIFICATION

R1C

NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided

Eren Hursit

PARCEL NUMBER

09-09-30-216-012

OWNER EMAIL ADDRESS

ehursit@gmail.com

APPLICANT INFORMATION

NAME

Eren Hursit

ADDRESS

121 Longman Lane

CITY

Ann Arbor

STATE

MI

ZIP CODE

48103

EMAIL

ehursit@gmail.com

PHONE

APPLICANT'S RELATIONSHIP TO PROPERTY

Owner

REQUEST INFORMATION

☒ VARIANCE REQUEST

Complete Section 1 of this application

☐ REQUEST TO ALTER A NONCONFORMING STRUCTURE

Complete Section 2 of this application

REQUIRED MATERIALS

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.

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: _____

Date: 10/25/2021

Section 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: (Example: Article 3, Section 5.26)

Article IV Table 5-17.1 Single-Family District Dimensions (R1C requires 30 rear setback, request is to be 14 from the rear lot line so a variance of 16')

REQUIRED DIMENSION: (Example: 40' front setback)

Feet: 30

Inches: rear

Rear Setback

PROPOSED DIMENSION: (Example: 32 foot 8 inch front setback)

Feet: 14

Inches: rear

Rear Setback

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

Demolish the current car port, the room behind it, the roof above it, the shed and the concrete block in the back yard {on the Veterans Park side}, and building an attached garage instead. My lot size is smaller than 7200sqft and normal zoning classification should be R1D, but the zoning classification has been defined as R1C. I need the variance for the set back in the back yard to build the attached garage while obeying the side and front setback requirements under R1C. This improvement will clear the view of the home, street and also the view from the Veterans Park.

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:29. 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 statements are found to be true. Please provide a complete response to each of the statements below.

The alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the city.

Due to the irregular shape of the lot, a garage can be built only on left side of the home. Due to the lot size of the property, the zoning classification should have been R1D providing 3ft setback. The current zoning classification has been defined as R1C and to respect the 5ft-side setback requirement of R1C, so the attached garage requires to be tandem. To respect the front setback, the tandem garage needs to be extended towards back.

The alleged hardships are practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

In case of failure to grant the variance, the project will not be feasible to due to the inconvenience in the return on the investment amount. The current shed in the back yard towards the Veterans Park, the car port and the structure will remain.

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the individual hardships that will be suffered by a failure of the board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

By granting the variance, the current carport roof will be removed, which has studs 4ft away from the side neighbor, and will be brought to 5ft with the new attached garage structure. By the attached garage, the need to the old shed in the backyard will be eliminated, and removal of the shed and the concrete block will clear the view of the neighbor and also improve the view from the Veterans Park. The attached garage will improve the view of the property and contribute the

The conditions and circumstances on which the variance request is based shall not be a self-imposed hardship or practical difficulty.

The defined R1C zoning classification requires 5ft zoning instead of the 3ft side setback in R1D. This makes the area usage on the left side of the home narrow. The right side of the home has no space to build a garage due to the irregular shape of the lot.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

The required dimension to build a safe tandem garage is given on the boundary survey in proposed improvement sketch. The minimum variance requires a final setback value of 14.3'. Considering the irregularity of the lot and construction tolerances, the variance request is done for 14ft setback on the rear side.

PREPARED FOR:
Eren Hursit

121 Longman Lane
Ann Arbor, MI 48103

CREATED:

Drawn: R.Paramo

Date: 05.20.21

REVISIONS:

Rev:

Drawn:

Date:

121 LONGMAN LANE

Plot Plan

121 Longman Lane, Ann Arbor, MI 48103
LOT 11 & PART OF LOT 12, PERWINKLE PARK SUBDIVISION, RECD L.6, P.20, WCR,
CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

STAMP:

PROJECT NO:
21500087

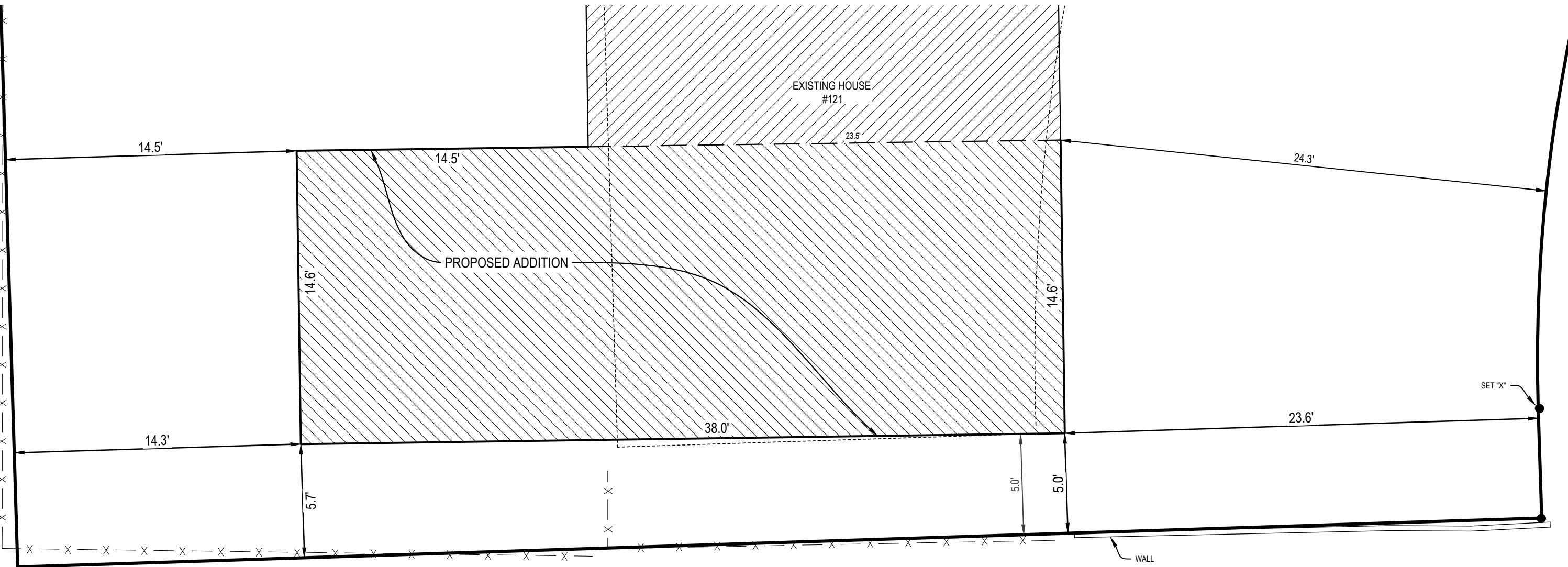
SHEET NO:

PP

SHEET: 1 OF 1

PROPOSED

Scale: 1" = 5'



DEMOLITION

Scale: 1" = 5'



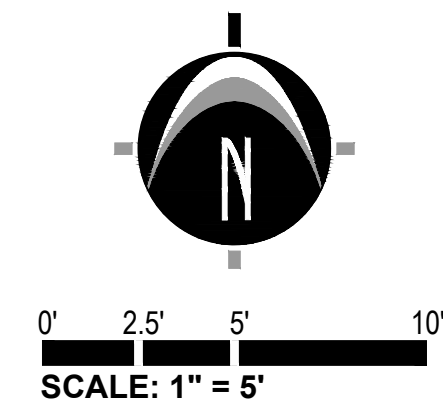
LEGEND

- Iron - Set 1/2" X 16" iron rebar with NED Cap
- Iron - Found as noted
- AC Air Conditioner
- EM Electric Meter
- Post
- ⊙ Sanitary Manhole
- ⊙ Utility Pole
- OH — Overhead Utility
- X — X — Fence
- Zoning Setback
- Asphalt
- Concrete
- Existing Building

DESCRIPTION

Lot 11 and part of Lot 12 beginning at the Northwest corner of Lot 11 thence North 0° 10 minutes 30 seconds East 15.40 feet thence South 63° 01 minute East 100.17 feet thence Southwesterly along arc cir curve concave Southeast R 80 feet chord South 29° 57 minutes 30 seconds West 11.39 feet thence North 64° 28 minutes West 92.60 feet to point of beginning Perwinkle Park.

(Washtenaw County Tax Description)



811 Know what's below. CALL before you dig.

UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE CITY AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

ZONING INFORMATION

- RIC Zoning Requirements
- A) Minimum Lot Area = 7,200 SQ. FT.
 - B) Minimum Lot Width = 60 FT.
 - C) Maximum Building Height = 30 FT
- Setbacks
- A) Front Yard = 25 FT.
 - B) Side Yard = 5 FT. (one side), 10 FT. (Total two sides)
 - C) Rear Yard = 30 FT.

SOURCE OF ZONING INFORMATION: Code of Ordinances, City of Ann Arbor, Michigan Chapter 55

NOTE: This may not be a complete compilation of the zoning regulations governing the subject property, and the Code of Ordinances, City of Ann Arbor, Michigan Chapter 55 should be consulted for the accuracy and completeness of the information shown herein.

BASIS OF BEARING: Perwinkle Park Subdivision as recorded in Liber 6, Page 20, Washtenaw County Records.

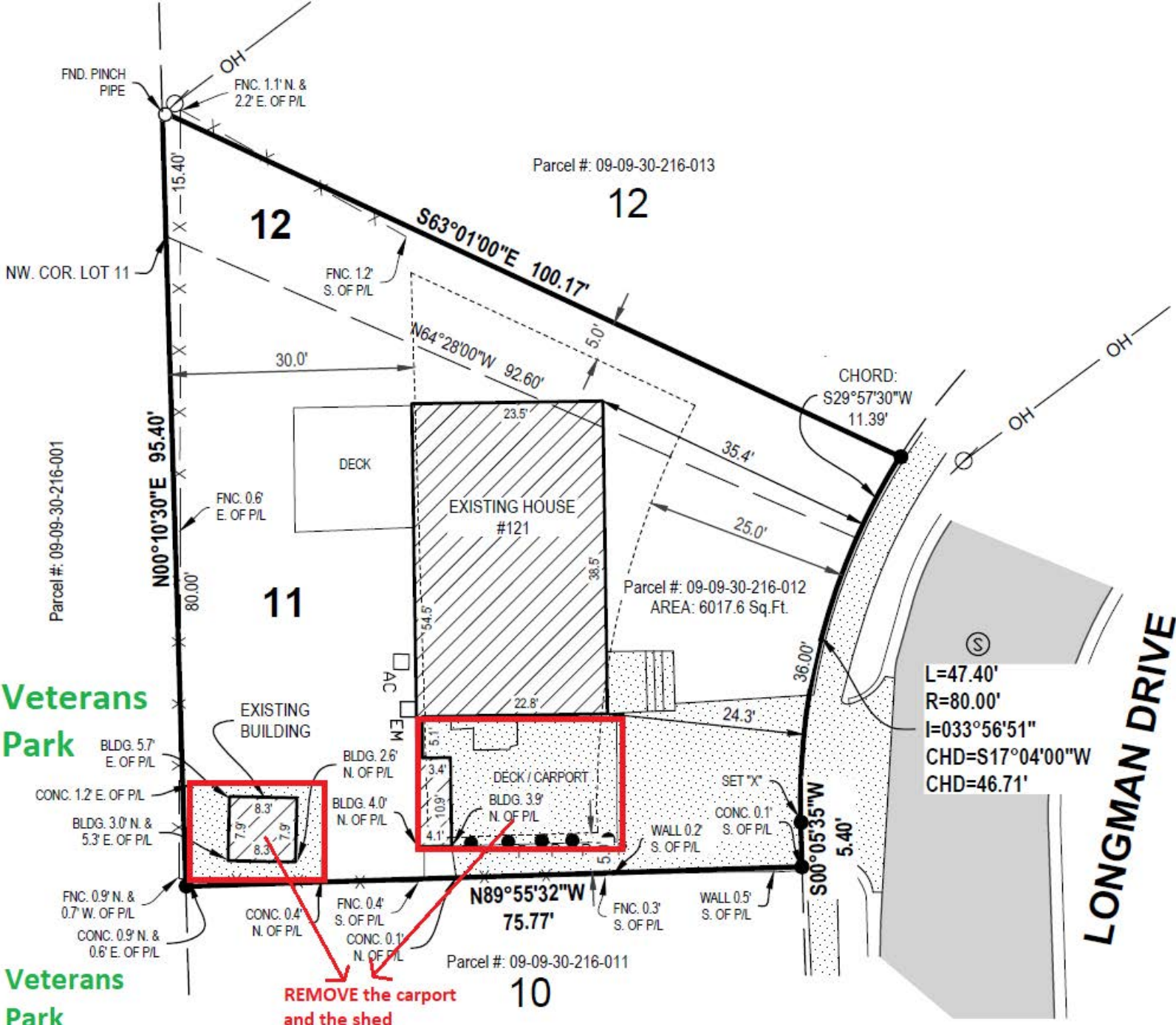
CERTIFICATE OF SURVEY

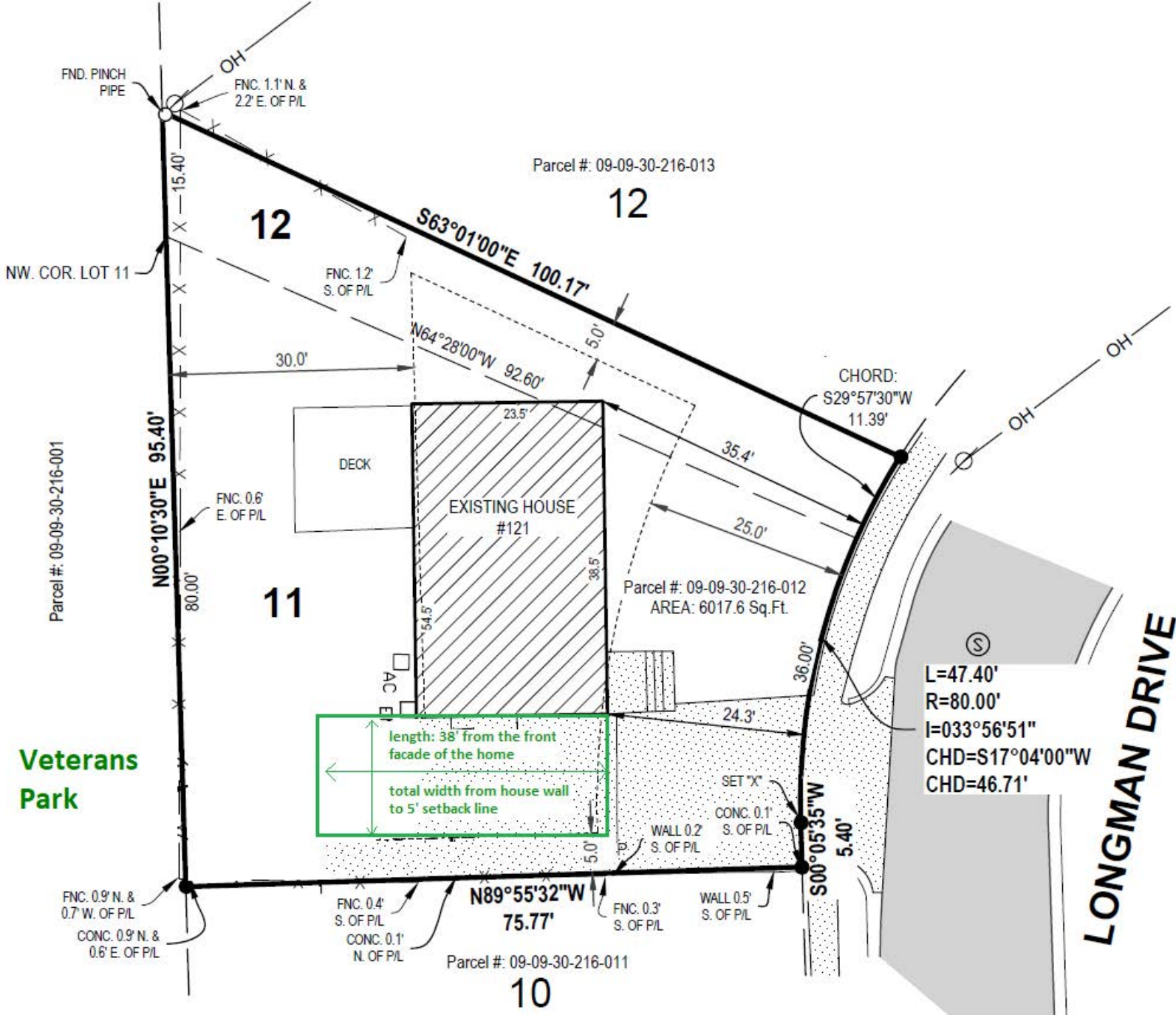
This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:
I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.



By: *Brandon G. Parrent*
Brandon G. Parrent Licensed Professional Surveyor No. 4001063096



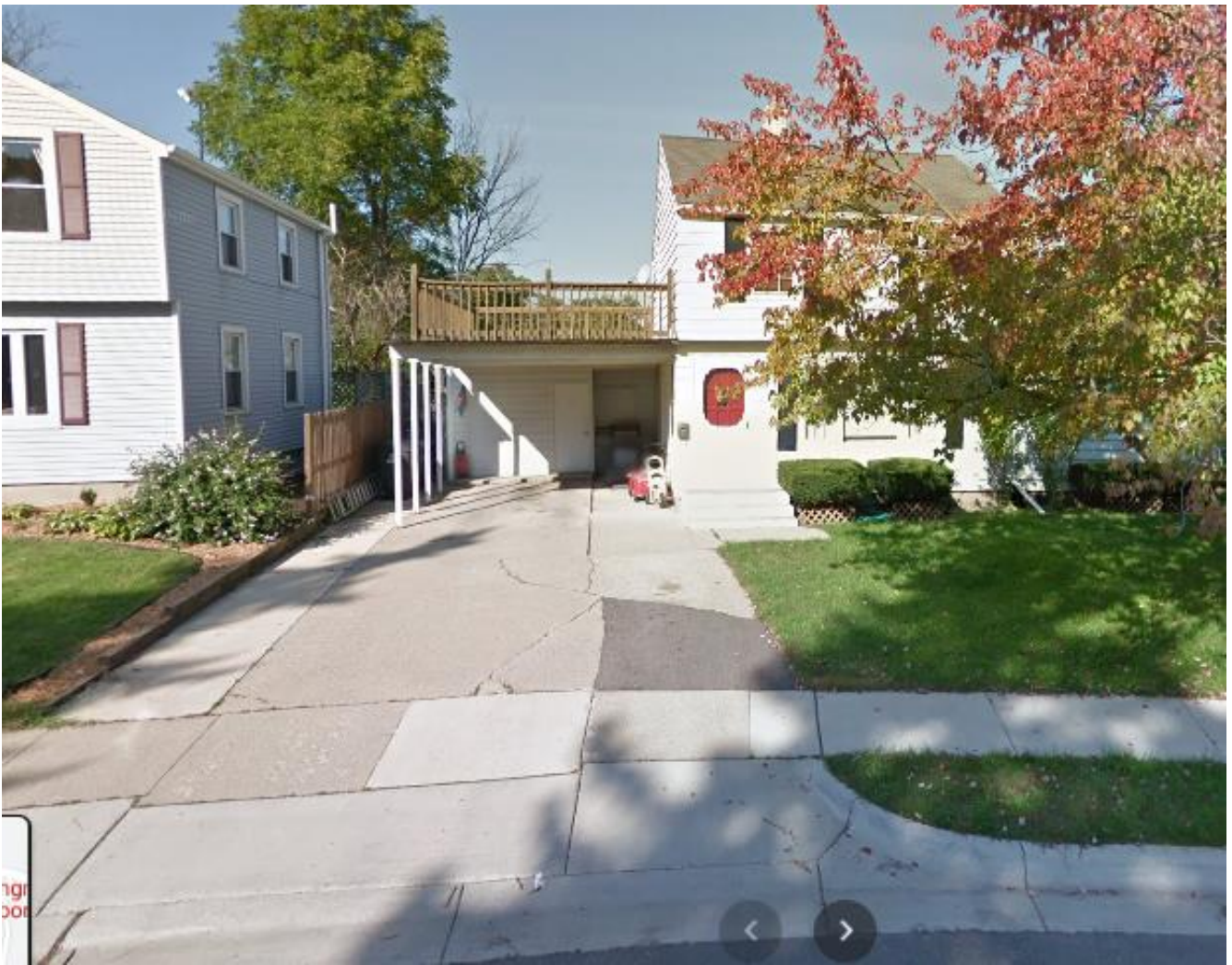


LONGMAN DRIVE

$L=47.40'$
 $R=80.00'$
 $I=033^{\circ}56'51''$
 $CHD=S17^{\circ}04'00''W$
 $CHD=46.71'$

Veterans Park





fence

Job to be done:

- remove old shed in the backyard and the concrete platform underneath, open the space and clean the view in the backyard.
- remove the Carport/Deck and the room behind
- Build 2 car tandem garage obeying the setback from the neighbor side

30ft

19.6'

23.5'

5'

2 car tandem
garage location;
14.6'wide by 38' long













