

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

STAFF REPORT

Subject: ZBA 21-040; 1301 Arborview Boulevard

Summary:

Rochman Design-Build, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to construct a two-story addition to the south side of the home. The existing residence is nonconforming as it does not meet the average front setback on the eastern side of the property. The proposed addition will not encroach further into the average front setback. The property is zoned R1D, Single-Family Residential.

Background:

The subject property is located at the corner of Arborview Boulevard and Wesley Street in the Arborview neighborhood. The home was built in 1950 and is approximately 1,330 square feet in size.

Description:

The applicants are seeking to construct a 490 square foot two-story addition that will include a new kitchen, dining room and office on the first floor. The second floor will allow for a master bath and master closet for the existing master bedroom. The overall footprint of the addition is 215 square feet in area.

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:

The applicants state the reason for the request is the property is a corner lot and the home is currently nonconforming on the east side along Wesley Street but meets the 25-foot district setback requirement. The proposed addition would not change the existing setback or negatively impact views from neighboring houses. The properties that are adjacent to the proposed project are in support of this request.

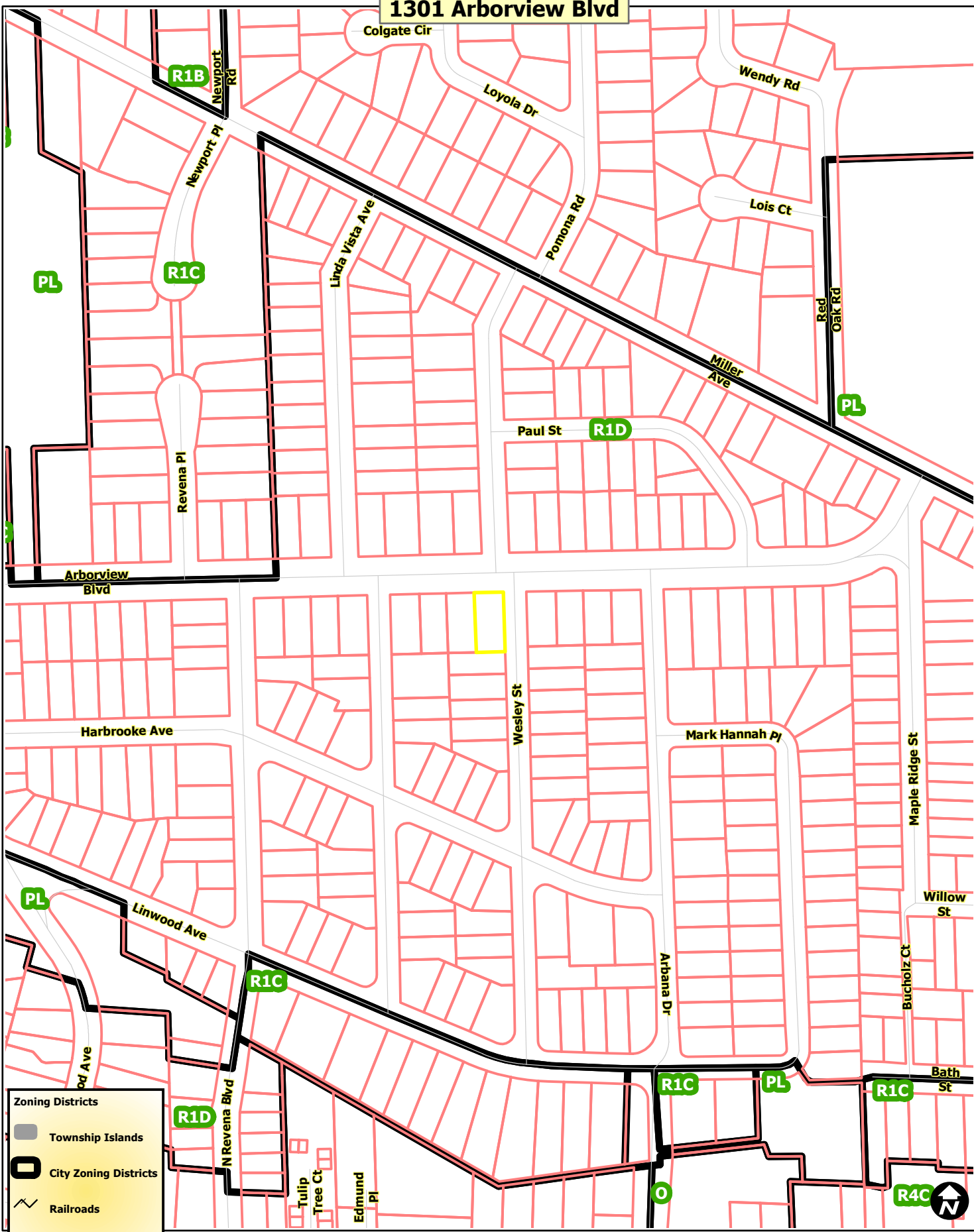
- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett".

**Jon Barrett
Zoning Coordinator**

1301 Arborview Blvd



Zoning Districts

- Township Islands
- City Zoning Districts
- 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


1301 Arborview Blvd





1301 Arborview Blvd

Arborview Blvd

Wesley St

 Railroads

 Huron River

 Tax Parcels



City of Ann Arbor



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



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 1301 Arborview Blvd. Ann Arbor, MI		ZIP CODE 48105	
ZONING CLASSIFICATION R1D	NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided Derrick R. & Emily H. Golla		
PARCEL NUMBER 09-09-30-130-014	OWNER EMAIL ADDRESS emilyhgolla@gmail.com		

APPLICANT INFORMATION

NAME Rocman Design-Build			
ADDRESS 2204 Packard St.	CITY Ann Arbor	STATE MI	ZIP CODE 48104
EMAIL gary@rochmandesignbuild.com		PHONE 734-761-6936	
APPLICANT'S RELATIONSHIP TO PROPERTY Contractor			

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

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: 10/25/21

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.

1301 Arborview Blvd. is a residential home occupied by owners Emily and Derrick Golla and their two children. The owners would like to add a 2 story addition to the south side of the existing home.

The existing home is 1330 S.F. The proposed two story addition would increase the building footprint by 215 S.F. and add a total of 490 S.F.

The home sits on a corner lot and has two front setbacks. The proposed addition does not encroach within the 25' setback required from Wesley St. The proposed addition would not change the existing setback condition or negatively impact views from neighboring houses. Neighbors adjacent to 1301 Arborview along Wesley St. have signed letters expressing their support of the addition. These letters are included in this submission package.

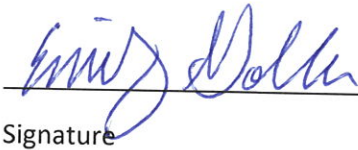
Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	8285 S.F.	Minimum: 5,000 S.F.
Lot Width	64'	Minimum: 40 Ft.
Floor Area Ratio	Existing: .16, Proposed: .22	n/a
Setbacks	Front:34.8(North) Front:25(East) Rear:70.4**	Front:25* Side:3/6 Rear:20
Parking	2 car garage	n/a
Landscaping	grass	n/a
Other	*Required: Front Set back 25' or Avg. existing setback within 100'. Avg. setback within 100' from Wesley St.=33.7	
	**Existing Rear setback to house:70.4 Existing Rear Setback to Garage: 13.9	
	***Corner Lot has 2 Front Setbacks along Arborview Blvd. & Wesley St.	

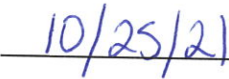
To Whom it May Concern:

I authorize Gary Rochman, and Rochman Design-Build, to act as my representatives, and in my interest, for the purposes of obtaining all permits and inspections relating to the construction work on my home. This includes but is not limited to: site plan approval, soil and erosion permits, building plan review, zoning compliance, building permits, and all inspections.

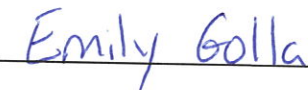
Sincerely,



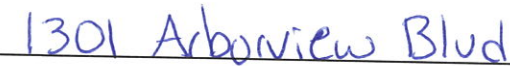
Signature

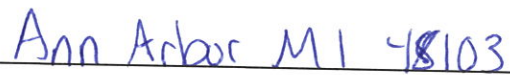


Date



Printed Name





Property Address



NOTE:

BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES,
SOUTH ZONE, NAD '83

CERTIFICATE OF SURVEY

ARBORVIEW BLVD.

(85.5' WIDE, PUBLIC)

N88°40'12"E 64.00'

N 89°48' W (R)

R/W

36.00'

12.00'

52.00'

#1309

#1305

NOTE: DIMENSIONS
ARE TO FACE OF
EXTERIOR SIDING

ZONING: R1D
FRONT SETBACK: 25'*
SIDE SETBACK: 3'/6'
REAR SETBACK: 20'
*OR AVG. EXIST. SETBACK
WITHIN 100'

LOT
101

LOT
100

0.190 AC.
8,285 S.F.



N01°39'34"W 129.42'

LOT 101
LOT 100

S88°36'26"W 64.07'

WESLEY ST. S01°41'28"E 129.35'
(50' WIDE, PUBLIC)

[Handwritten Signature]

"WILDWOOD PARK
ADDITION NO. ONE"
L. 6, P. 5-6

LEGAL DESCRIPTION

"Lot 100 and the East 12 feet of Lot 101,
"Wildwood Park Addition Number One", according
to the plat thereof as recorded in Liber 6 of
Plats, Pages 5-6, Washtenaw County Records.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND
ABOVE PLATTED AND/OR DESCRIBED ON OCTOBER 18, 2021, AND THAT
THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF
SUCH SURVEY WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF
P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

#411

#409

NO OTHER BUILDINGS WITHIN 100'

CLIENT: ROCHMAN DESIGN BUILD

BOUNDARY SURVEY

#1301 ARBORVIEW
IN THE NE 1/4 OF
SECTION 30, T2S, R6E
CITY OF ANN ARBOR,
WASHTENAW COUNTY,
STATE OF MICHIGAN.

LEGEND:

- SECTION CORNER
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- FMN FOUND MAG NAIL
- FCM FOUND MONUMENT
- S SET IRON PIPE
- W SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED



6653 Schneider Rd. • Manchester, MI • 48158

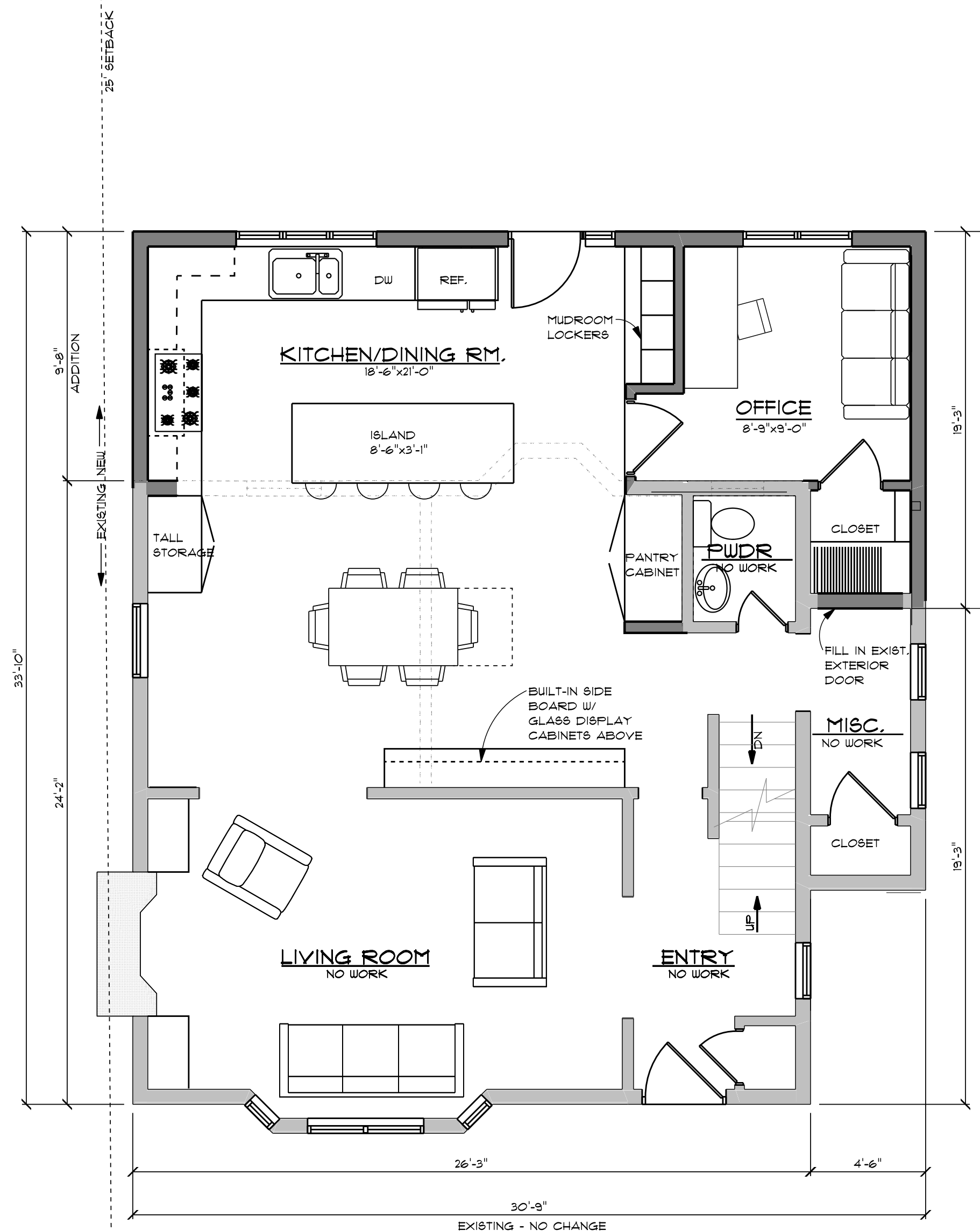
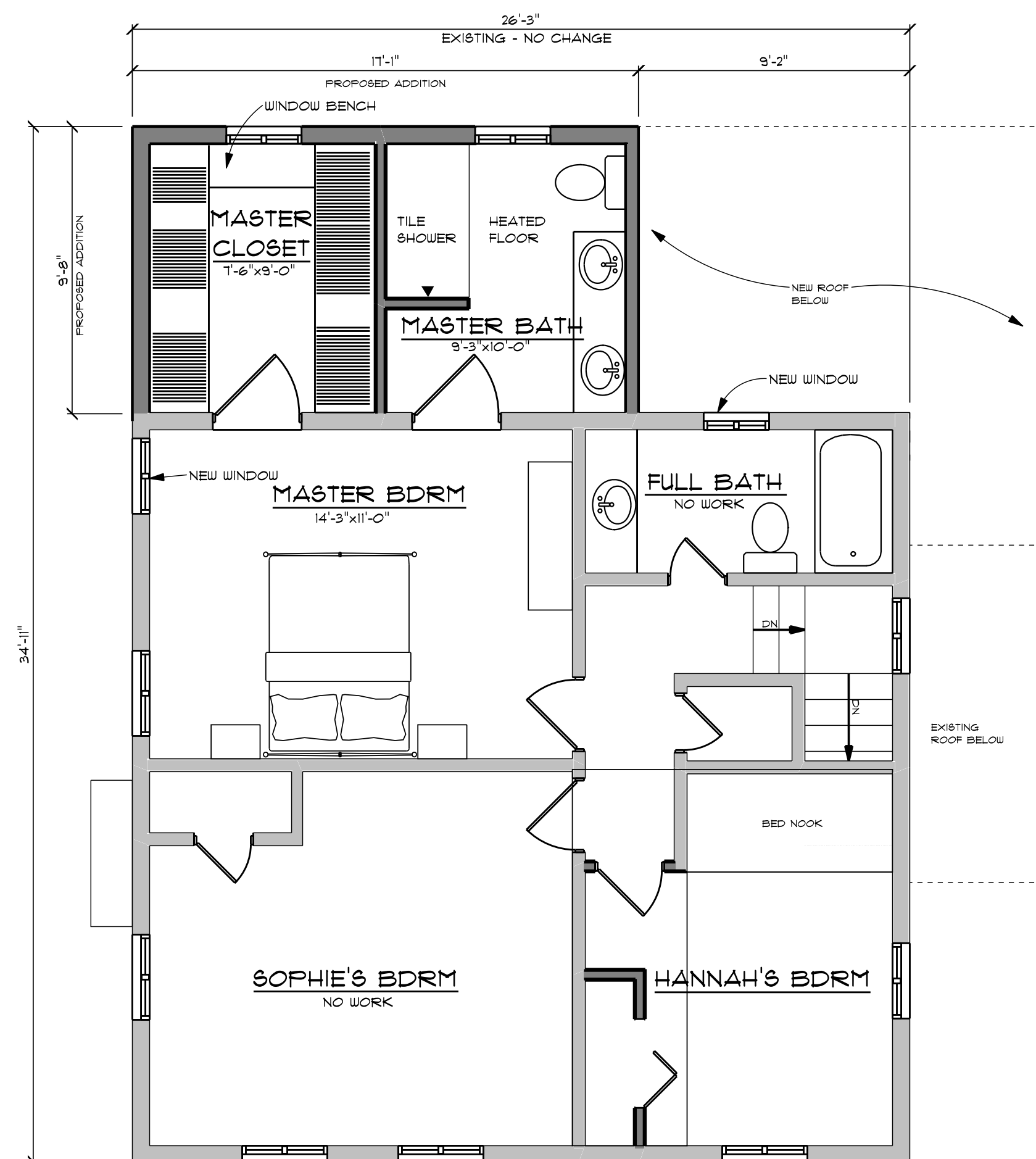
(734) 669-2960 • arborlandinc.com

JOB NO.: 14921 DATE: 10-19-2021

FLD. BOOK: 21-1 REVISED: -

SHEET 1 OF 1 BY: KJG

SCALE: 1" = 20'



ZONING REVIEW

Job #:

2106

1301 ARBORVIEW
BLVD.

Drawing:

PROPOSED FLOOR PLANS



ROCHMAN
DESIGN | BUILD

2204 Packard Street
Ann Arbor, MI 48104

734-761-6936 office
734-761-1955 fax

Date:

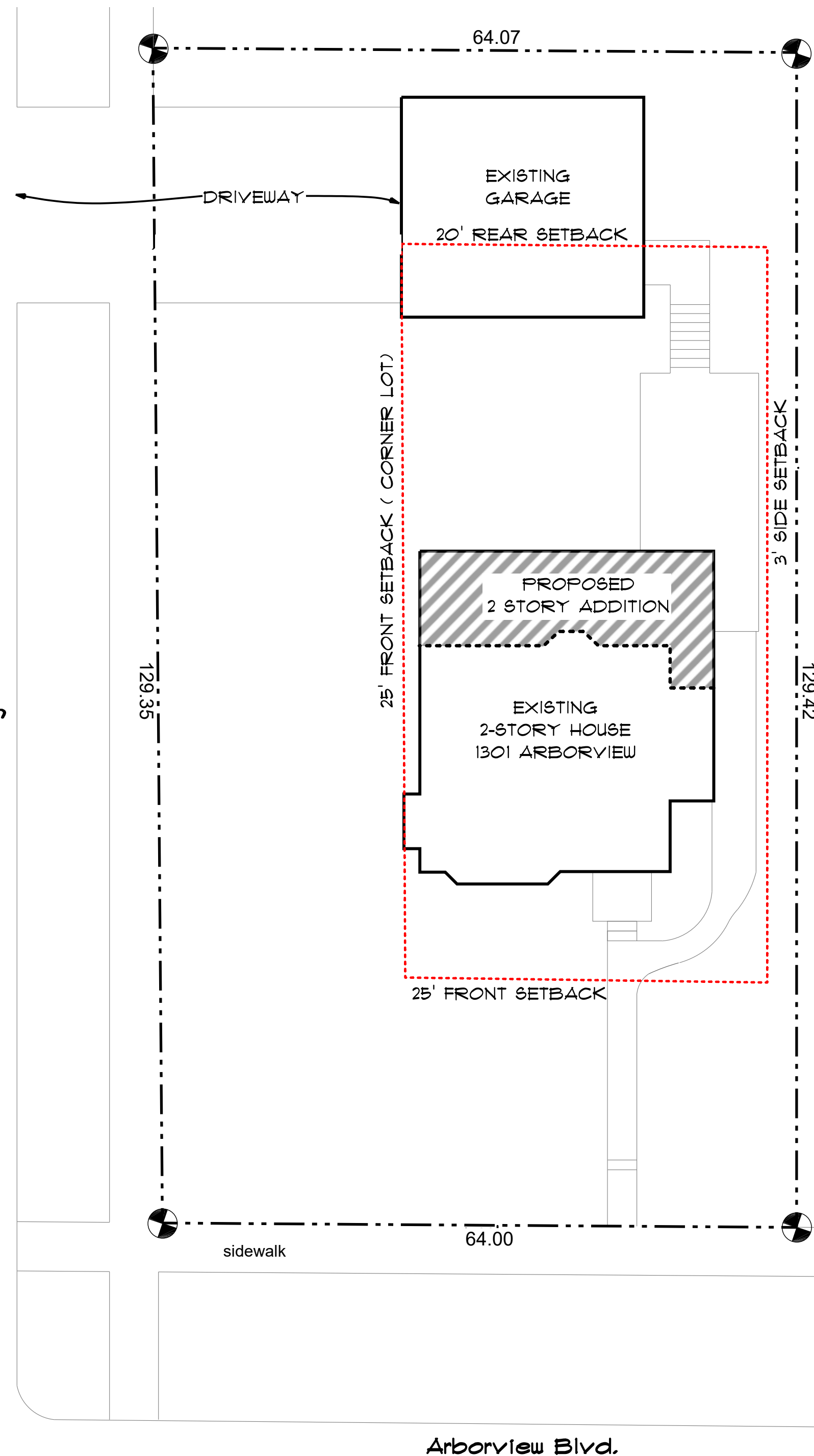
10/27/2021

Sheet:

A1



Proposed addition would not make setback any worse than current conditions



Job #:	2106
1301 ARBORVIEW BLVD.	
Drawing:	PROPOSED SITE PLAN
ROCHMAN DESIGN BUILD 2204 Packard Street Ann Arbor, MI 48104 734-761-6936 office 734-761-1955 fax	
Date:	10/15/2021
Sheet:	S1



1



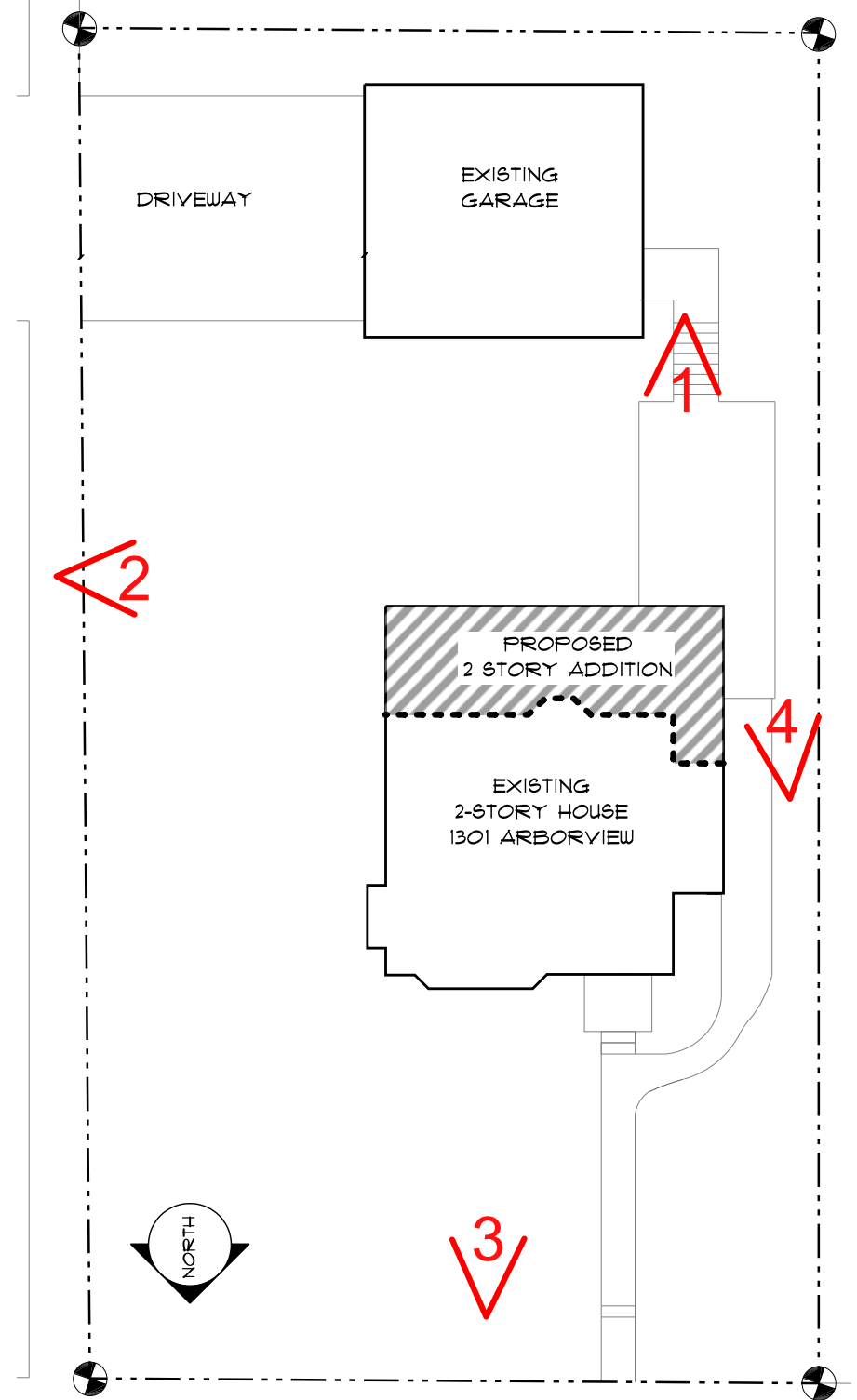
2



3



4



dwg:
**1301 Arborview Blvd.
Existing Photos**

ROCHMAN
DESIGN | BUILD
2204 Packard Street ph: 734-761-6936

date: 10/27/2021 page: 1