

**Zoning Board of Appeals
April 22, 2020 Regular Meeting**

STAFF REPORT

Subject: ZBA 20-003; 1601 Shadford Road

Summary:

KLA Development, representing the property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R1C Single-Family Dwelling and is nonconforming as it does not meet the average required front setback. The applicants are seeking to construct a 182 square foot second story bedroom above an existing living room.

Background:

The subject property is located at the intersection of Baldwin Avenue and Shadford Road. The home was built in 1950 and contains 1,650 square feet. The residence does not meet the average required front setback of 31.5 feet which is determined from 1600 Morton Avenue, the property to the north. The subject property has a 13.4- foot front setback and the proposed second story will not encroach further as it will be built to the existing setback.

Description:

The proposed second story bedroom and closet are part of an interior remodel that will include a new kitchen on the first floor.

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.

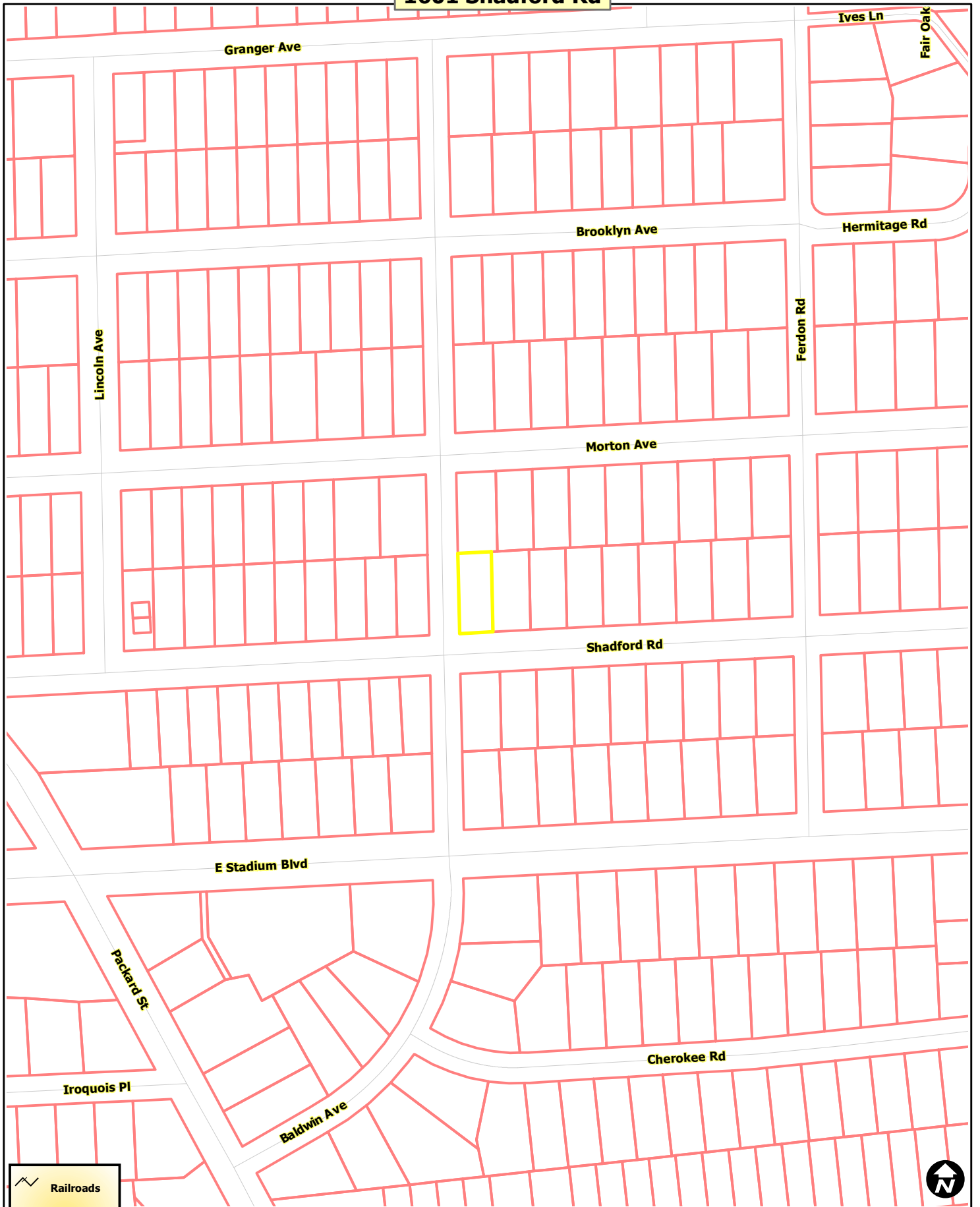
The applicant states that the proposed second story addition will have a minimal impact on neighboring properties due to it's street facing façade. The property is located on a corner lot and the lot to the north is larger and the home is placed much closer to the eastern property line.

Respectfully submitted,

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

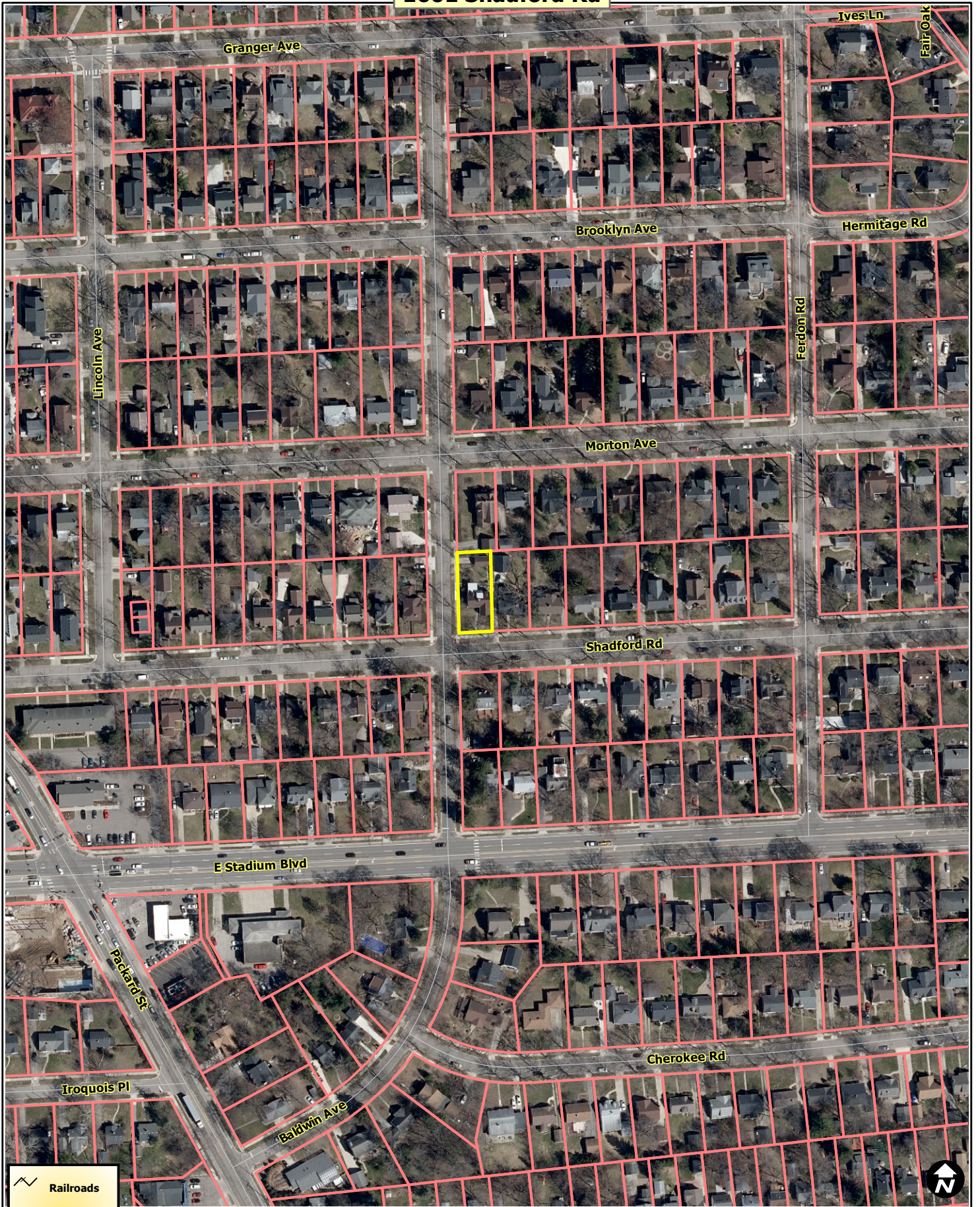
**Jon Barrett
Zoning Coordinator**

1601 Shadford Rd



Map date: 2/28/2020
Any aerial imagery is circa 2018
unless otherwise noted
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1601 Shadford Rd



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1601 Shadford Rd

Baldwin Ave

Shadford Rd

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 2/28/2020
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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

1601 Shadford

ZIP CODE

48104

ZONING CLASSIFICATION

R1C

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

owner must be provided Adriana Jacoud

PARCEL NUMBER

09-09-33-427-010

OWNER EMAIL ADDRESS

ajacoud@gmail.com

APPLICANT INFORMATION

NAME

KLA Development

ADDRESS

345 Glenwood St

CITY

Ann Arbor

STATE

MI

ZIP CODE

48103

EMAIL

kladev@msn.com

PHONE

734-669-8565

APPLICANT'S RELATIONSHIP TO PROPERTY

Builder

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: \$750 ZBA: 20-003

CITY OF ANN ARBOR
RECEIVED

FEB 20 2020

PLANNING & DEVELOPMENT SERVICES

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 : *Adriana Jacoud*

Date: 02/19/2020

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.

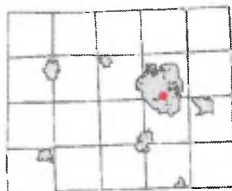
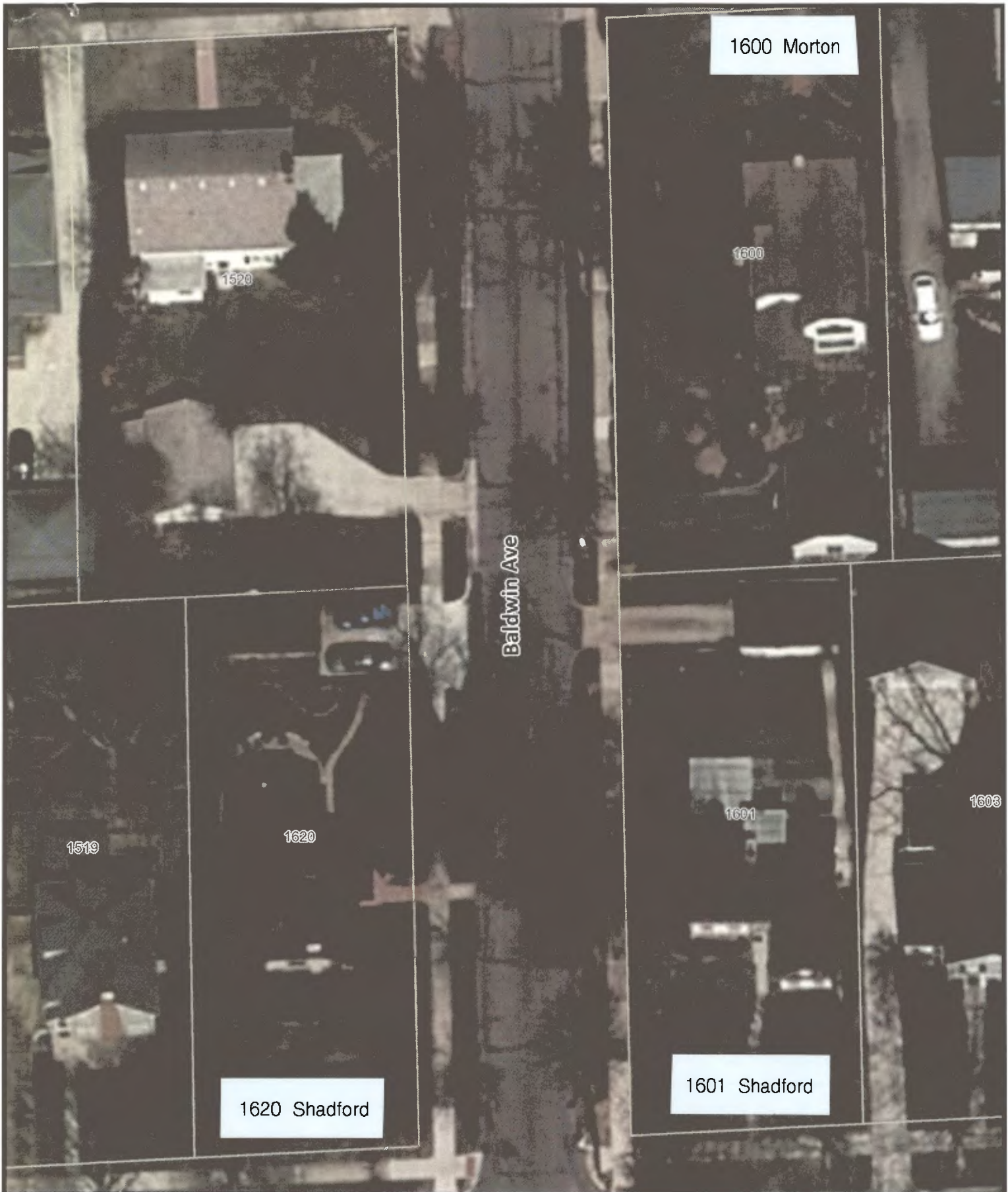
1601 Shadford Rd is a single family home, we would like to add a bedroom above an existing, first floor room. It will not cause the building footprint to encroach further into the setback as it will be directly on top of the existing room.

~~The impact the addition will have on the neighboring properties is minimal as this is a corner lot, and the addition is on a front setback and as such faces the street. The placement of the house at 1601 Shadford Rd mirrors similar setbacks on Shadford Road, and the addition will not change this.~~

~~The averaging of the front setback is difficult for this particular lot, as it is on a corner with two front setbacks and the adjoining lot to the north, 1600 Morton Ave, is a larger lot and the home is placed close to the eastern lot line.~~

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	7274	7200
Lot Width	60	60
Floor Area Ratio		
Setbacks	25	Average of Baldwin Ave front with
Parking		1600 Morton Ave
Landscaping		
Other		

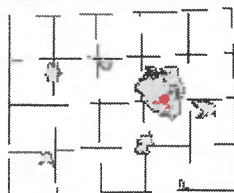


1: 360

2/19/2020



NOTE: Parcels may not be to scale.
The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.



0 22.02 44.0 88.1 Feet

1: 528

2/19/2020



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LOT 79

EAST 55'(R)
S89°51'02"E 54.88'(M)

FENCE ON R_L

FENCE 0.3'N
OF R_L

CONC

GARAGE

GARAGE

FENCE 0.2'W
OF R_L

FENCE ON R_L

FENCE 0.3'W
OF R_L

CONC

LOT 78

EX. HOUSE

PORCH
CONC

CONC. 0.3'W
OF R_L

LOT 77

1601 SHARDFORD
PARCEL NO.
09-09-33-427-010
±0.166 AC.

PORCH

FENCE 0.2'W
OF R_L

CONC. 0.6'E
OF R_L

BALDWIN AVE. (50' WD)

ASPHALT

ASPHALT

CONC

CONC

N01°46'32"E 132.14'(M)
N01°46'E 132'(R)

13.4'

31.9'

S01°46'W 132'(R)
S01°43'26"W 131.99'(M)

6.5'

4.8'

DESCRIPTION:

LOT 79 OF "W.H. MORTON'S