

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 19, 2012

**SUBJECT: 3645 Waldenwood Special Exception Use
(3645 Waldenwood)
File No. SEU11-005**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards contained in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and, therefore, approves the 3645 Waldenwood Special Exception Use for an Accessory Apartment, subject to maintaining all of the standards of Chapter 55, Section 5:10.2(3)(e).

STAFF RECOMMENDATION

Staff recommends the special exception use be **approved** because the proposed use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood.

LOCATION

This site is located on Waldenwood Drive, just west of Earhart and south of Glazier Way (Northeast Area; Huron River watershed).

DESCRIPTION OF PROJECT

The petitioner seeks approval for a special exception use to construct an accessory apartment attached to a single-family dwelling. The 0.37-acre site is zoned R1B (Single-Family Dwelling District), in which an accessory apartment is permitted as a special exception use approved by the Planning Commission. An accessory apartment is defined by the Zoning Ordinance as a dwelling unit for not more than two persons which is an integral part of a one-family detached dwelling.

The petitioner is proposing the addition of an attached one car garage and a 596 square foot one-bedroom apartment with kitchen, living room and bathroom to the existing 3,608 square foot house. No site plan is required because additions to single-family homes are exempt under Chapter 57, Section 5:122 (1)(a). The design of the addition will match the architectural style of the existing house.

The site is currently accessed by one curb cut, which will be shifted slightly to the east to accommodate the enlarged driveway and additional proposed garage entry. After construction the house will have three legal enclosed garage parking spaces.

The petitioner has met with surrounding neighbors and a summary of their comments is attached. The neighbor to the east requested the garage be reduced slightly to maximize open space between the structures. The petitioner revised the plans to reduce the size of the garage by 3 feet which is reflected in the comparison chart below and on the attached site plan.

COMPARISON CHART

		EXISTING	REQUIRED	PROPOSED
Zoning		R1B	R1B	R1B
Gross Lot Area		17,453 sq ft (0.37 acres)	10,000 sq ft	17, 453 sq ft (.37 acres)
Parking		2 spaces	3 spaces	3 spaces
Setbacks	Front	23 feet 10 inches	20 ft MIN *	23 feet 10 inches
	Side South	19 feet 2 inches	5 feet MIN, Total of 14 feet	19 feet 2 inches
	Side East	30 feet 9 inches		13 feet 10 inches
	Rear	44 feet 9 inches	30 ft MIN	34 feet 3 inches

* Zoning variance approved for 20 foot front setback, August 1979

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Single-Family Residential	R1B (Single-Family Dwelling District)
EAST	Single -Family Residential	R1B (Single-Family Dwelling District)
SOUTH	Single -Family Residential	R1B (Single-Family Dwelling District)
WEST	Single -Family Residential	R1B (Single-Family Dwelling District)

HISTORY

The Earhart Estates Subdivision Number 2 was platted in 1979. The existing house was built in 1986. In 1979, a zoning variance was approved allowing all houses in the Earhart Estates Subdivision to utilize a 20 foot front setback, instead of the required 30 feet.

PLANNING BACKGROUND

The Master Plan Land Use Element recommends single-family uses for the site.

SPECIAL EXCEPTION USE STANDARDS

The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards (petitioner's response in regular type, *staff comments in italic type*):

Use and Specific Standards: Section 5:10.2(3)

(e) One accessory apartment, subject to the following standards:

- 1. The owner of the dwelling in which the accessory apartment is created shall occupy 1 of the dwelling units, except for temporary absences.**

This is the intent of the owner, Laura Damschroder.

- 2. The accessory apartment shall be designed so that the appearance of the building remains that of a one-family residence. Any new entrances shall be located on the side or in the rear of the building and any additions shall not increase the square footage of the original house by more than 10%.**

The accessory apartment has been designed so that the appearance of the building remains that of a one-family residence and has the same character of the original structure. All new entrances have been located on the side and in the rear of the building.

- 3. The accessory apartment shall not exceed 25% of the entire floor area of the structure, nor shall it be greater than 600 square feet in gross floor area.**

The existing house is 3,608 gsf; the addition will add 596 gsf, this will increase the square footage of the original house by less than 17%. This overall area of the addition does not exceed the maximum 600 gsf.

- 4. The dwelling to which an accessory apartment is to be added must be owner-occupied and have been owner-occupied by the current owner for the 12 calendar months preceding the date of application.**

The owner of the existing residence resides at this home. The owner has occupied this home for more than the past 12 months and plans to continue to reside at this residence.

- 5. No rent shall be paid for the accessory apartment.**

Rent will not be charged for the accessory apartment.

- 6. The accessory apartment shall be occupied only by persons related by blood, marriage or adoption to the family occupying the principal dwelling or by not more than 2 employees not related to the family occupying the principal dwelling.**

The accessory apartment will be occupied by Robert and Joyce Damschroder. They are the parents of Laura Damschroder.

- 7. Accessory buildings may not be converted for accessory apartment use.**

The new addition is not an accessory building.

- 8. The total number of persons residing in the building shall not exceed the occupancy permitted by Section 5:7.**

The owner and her two daughters will live in the main residence. The owner's parents will live in the accessory apartment (total of five occupants).

- 9. At least 3 off-street parking spaces shall be provided for the dwelling and accessory apartment.**

Parking in the garage and driveway will provide at least 3 off-street parking spaces.

General Standards: Section 5:104

The proposed use(s) shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. In applying this standard, the Planning Commission shall consider whether the proposed use:

- 1. Will be consistent with the general objectives of the City Master Plan.**

This addition will comply with the requirements for the accessory apartment use. This project is consistent with the City Master Plan by contributing to efficient and diverse housing styles.

The Master Plan Land Use Element recommends single-family uses for the site.

2. Will be designed, constructed, operated and maintained in a manner that is compatible with the existing and planned character of the general vicinity.

This addition is designed to match the style and building materials of the existing home. The size of this home plus the addition is well within the surrounding area average.

The existing structure has been integrated well into the surrounding area of single-family homes.

3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity.

The overall look of the home is consistent with the neighborhood. This home is on a cul-de-sac shared with 5 other homes, The level of added activity will be negligible.

The existing house was built in 1986 and is similar in character to the surrounding neighborhood. The addition will be consistent in scale and bulk with structures on adjacent parcels.

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighborhood property, or the neighborhood area in general.

This minor addition will not be detrimental to the use, peaceful enjoyment, or have any negative impact on the economic value of the surrounding properties or the neighborhood in general.

The structural addition of 596 square feet and the additional two residents will not be detrimental to the surrounding neighborhood.

5. Will not have a detrimental effect on the natural environment.

The building site and access will have no impact on the existing trees. The building site is clear of any significant natural features.

The location and size of the proposed use(s), the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use(s), the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard, the Planning Commission shall consider, at minimum:

6. The location and access to off-street parking and the safe provision for pedestrian traffic.

Off-street parking is contained within the garage and driveway. There are no sidewalks on the Waldenwood Drive cul-de-sac. Sidewalks are on the north and south side of Glazier Way, adjacent to the subject property.

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections.

This property is separated from Glazier Way by a landscaped berm / buffer to the north. The closest intersection is Glazier Way Drive and Earhart Road, approximately 900' away.

The house is located on Waldenwood which is a small residential cul-de-sac. Staff does not anticipate any increased traffic intrusion into the established neighborhood.

8. Vehicular turning movements in relation to traffic flow routes.

A reworked 24' wide curb cut has been centered on the two garage doors in order to minimize the turning approach.

Staff does not anticipate any affect on traffic flow within the existing neighborhood.

9. The intensity and character of traffic and parking conditions on the site and in the general area.

The subject property is situated on a cul-de-sac shared by five other residents. Minor activity is the normal condition.

The intensity of traffic and parking on the site will change only slightly from its historical use. There will be an increase of on-site parking provided for one car.

10. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

The existing utilities will be maintained at this site. No new utility taps will be necessary for this addition.

Adequate capacity exists for all City utilities to serve the site.

Prepared by Matthew Kowalski
Reviewed by Wendy Rampson

Attachments: Zoning/Parcel Maps
Aerial Photo
Site Plan
Elevations

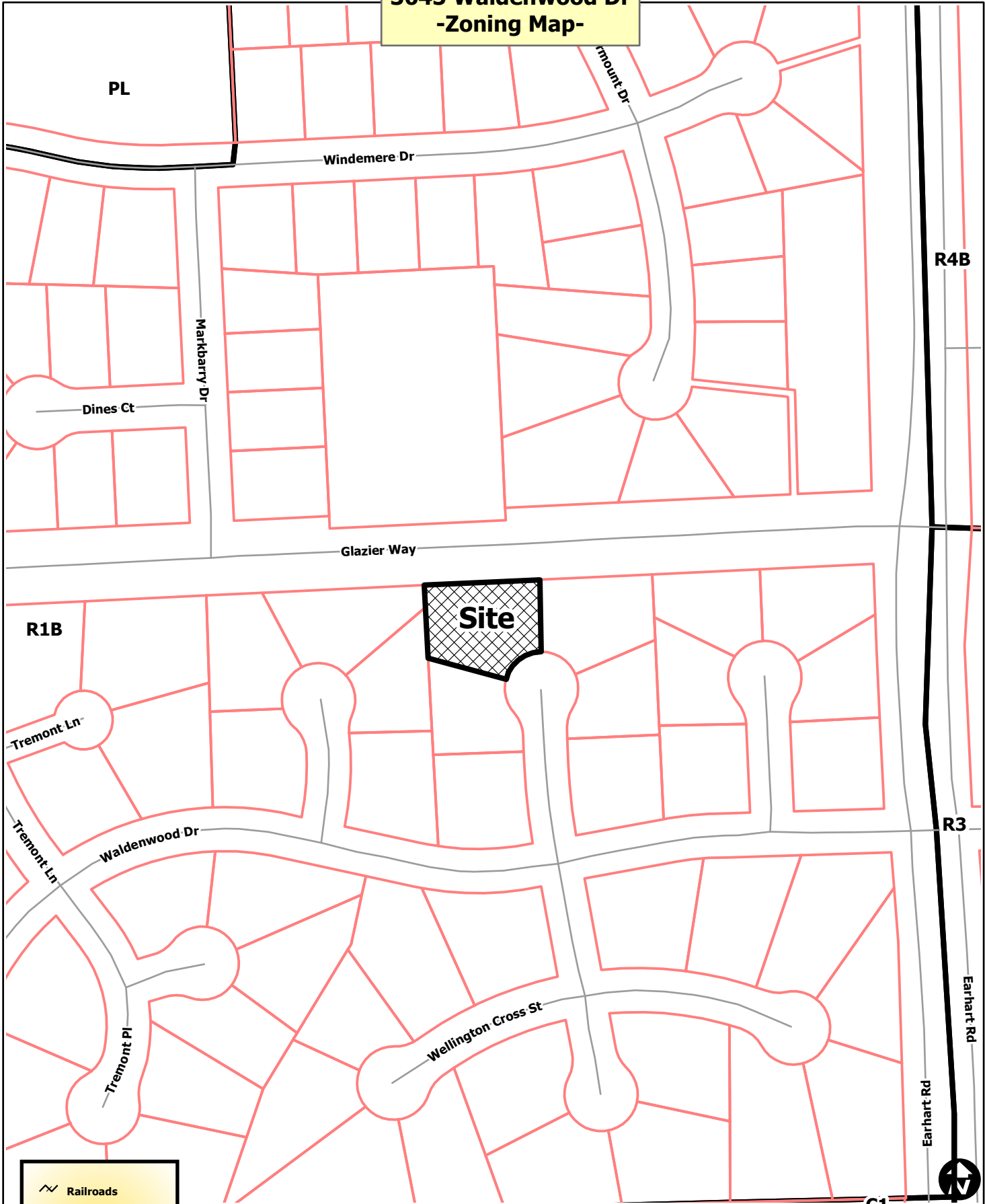
c: Owner: Laura Damschroder
3645 Waldenwood Drive
Ann Arbor, MI 48105





3645 Waldenwood Accessory Apartment
Special Exception Use
Page 7

Petitioner: Mike Nicklowitz
Adrian Design Group
126 E Church Street
Adrian, MI 49221

File No. SEU10-005

**3645 Waldenwood Dr
-Zoning Map-**



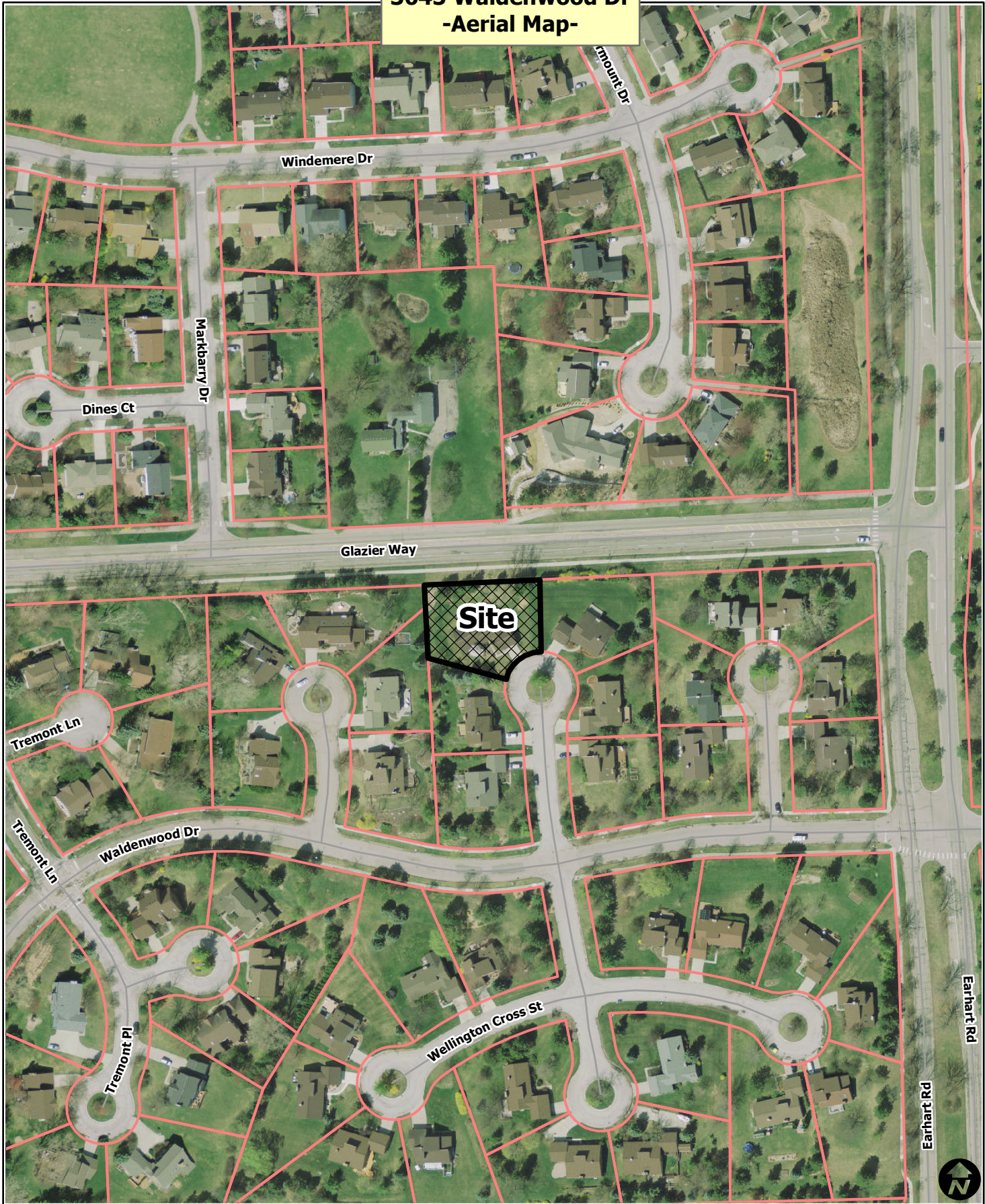
-  Railroads
-  Parcel Property
-  Township
-  City of Ann Arbor



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 Map Created: 12/7/2011



**3645 Waldenwood Dr
-Aerial Map-**



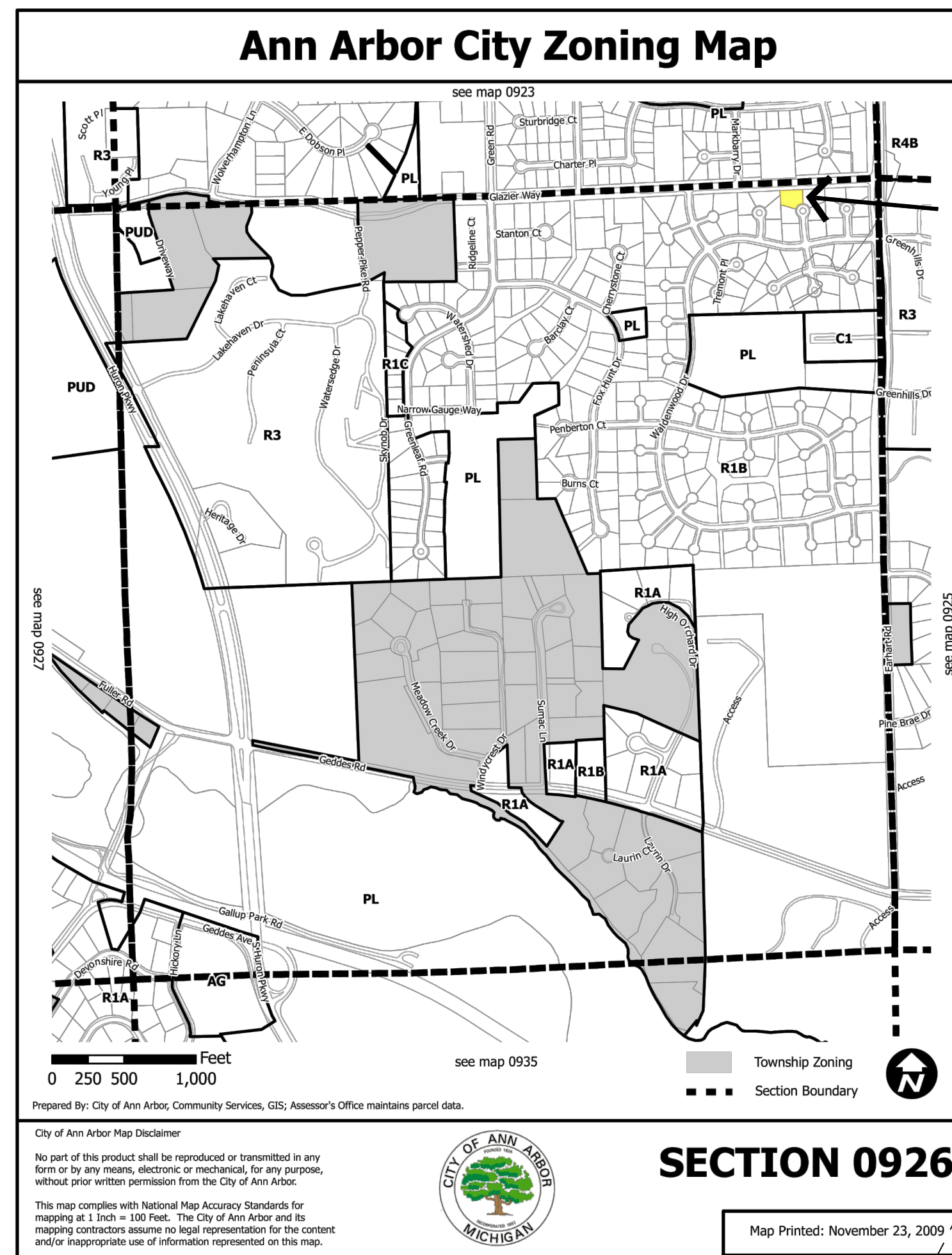
 Railroads
 Parcel Property



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Field verify all dimensions

VICINITY MAP



Damschroder Residence Addition

3645 Waldenwood Drive
Ann Arbor, Michigan 48105
(Lot # 10 Earhart Estates)

LEGAL DESCRIPTION; DRAWING INDEX

Parcel # 09-09-26-104-015
3645 Waldenwood Drive
City of Ann Arbor
Lot 10 Earhart Estates

- DRAWING INDEX**
- A-1 Title Sheet, Code Information & Site Plan
 - A-2 1st Floor Plan
 - A-3 Roof Plan
 - A-4 Exterior Elevations

OWNER

Laura Damschroder
3645 Waldenwood Drive
Ann Arbor, MI 48105
(734) 646-0560

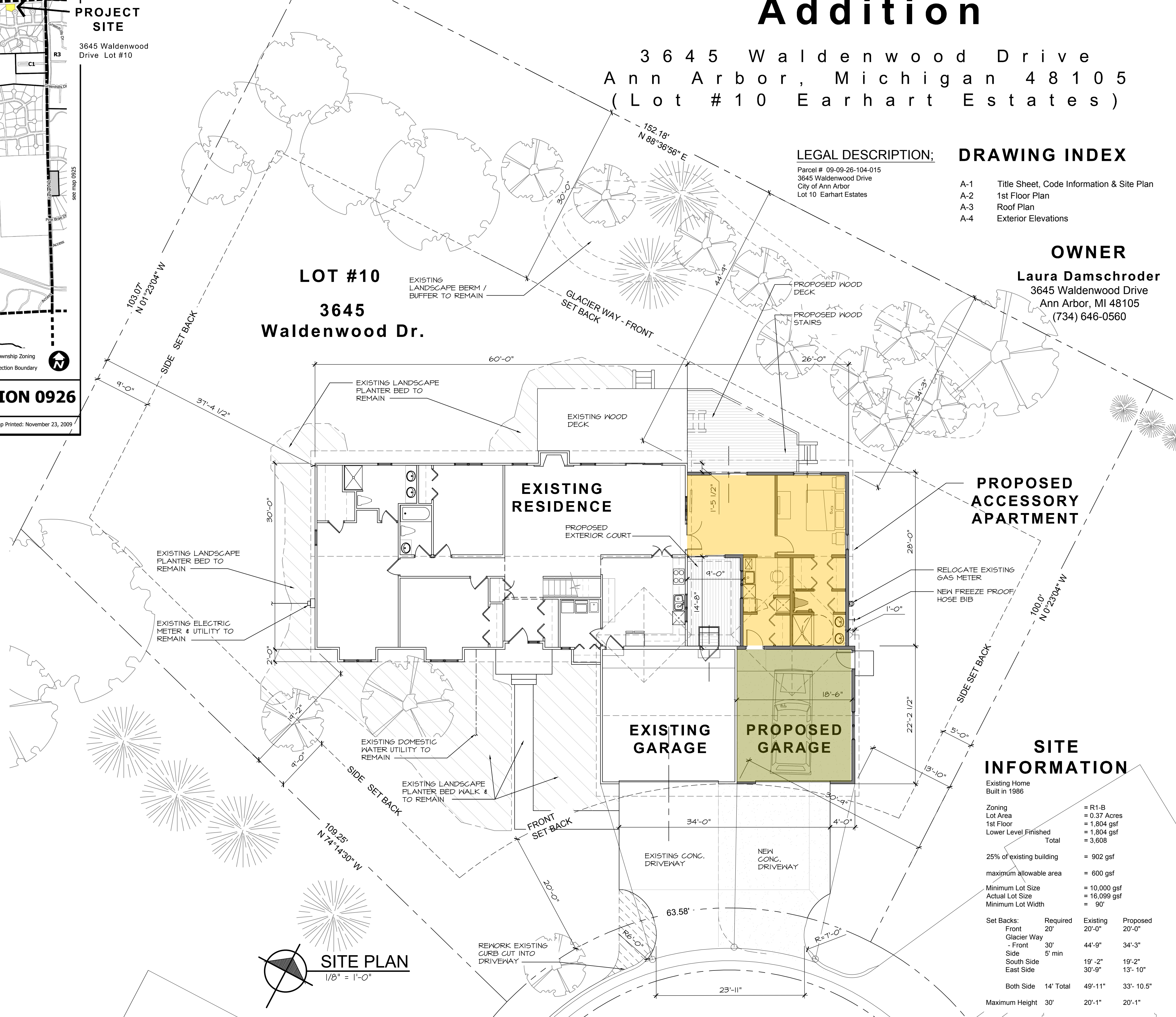
LOT #10
3645
Waldenwood Dr.

PROJECT DESCRIPTION

This project will be a single story wood framed accessory apartment addition to an existing single family residence in Earhart Estates. An attached garage and exterior deck will be included in this project. The owner has read and agreed to the following zoning conditions for this use.

Ann Arbor Zoning Ordinance (3)SPECIAL EXCEPTION USES PURSUANT TO SECTION 5:104.

- (e) One accessory apartment, subject to the following standards:
 1. The owner of the dwelling in which the accessory apartment is created shall occupy 1 of the dwelling units, except for temporary absences.
 - 1.1 This is the intent of the owner, Laura Damschroder.
 2. The accessory apartment shall be designed so that the appearance of the building remains that of a one-family residence. Any new entrances shall be located on the side or in the rear of the building.
 - 2.1 The accessory apartment has been designed so that the appearance of the building remains that of a one-family residence and has the same character of the original structure. All new entrances have been located on the side and in the rear of the building.
 3. The accessory apartment shall not exceed 25% of the entire floor area of the structure, nor shall it be greater than 600 square feet in gross floor area.
 - 3.1 The existing house is 3,608 gsf, the addition will add 596 gsf, this will increase the square footage of the original house by (less than 17%). This overall area of the addition does not exceed the maximum 600 gsf.
 4. The dwelling to which an accessory apartment is to be added must be owner-occupied and have been owner-occupied by the current owner for the 12 calendar months preceding the date of application.
 - 4.1 The owner of the existing residence resides at this home. The owner has occupied this home for more than the past 12 months and plans to continue to reside at this residence.
 5. No rent shall be paid for the accessory apartment.
 - 5.1 Rent will not be charged for the accessory apartment.
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 - 6.1 The accessory apartment will be occupied by Robert and Joyce Damschroder. They are the parents of Laura Damschroder.
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 9. At least 3 off-street parking spaces shall be provided for the dwelling and accessory apartment.
 - 9.1 Parking in the garage and driveway will provide at least 3 off-street parking spaces.



ISSUED:

DATE	ISSUED FOR
10-5-11	Review
11-1-11	Permit
11-28-11	Planning Review
12-5-11	Site Plan Submittal
12-21-11	Site Plan Approval
1-11-12	Revisions

REVISIONS:

NO.	DATE	ISSUED FOR

CONSULTANT

ADG
Adrian Design Group, PLC
126 E. Church Street - Adrian, MI 49221
ph. (517) 265-2700
www.adriandesigngroup.com

PROJECT TITLE
DAMSCHRODER RESIDENCE ADDITION

3645 Waldenwood Drive
Ann Arbor, Michigan 48105

SHEET TITLE
Site Plan Approval

DEFINED BY

PROJECT NUMBER
11.009a

DATE
11-1-11

SCALE
1/8" = 1'-0"

DRAWN BY

SHEET NUMBER
A-1

ARCH/ENGR.
M. Nicklowitz

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TO: Matt Kowalski

FROM: Laura Damschroder
3645 Waldenwood Dr.
Ann Arbor, MI. 48105

SUBJECT: Neighbor Comments Regarding Plans for Addition

I informed my closest neighbors directly, those in my cul-de-sac, of our plans for the addition and that my parents will be moving in with us. There are six of us in the cul-de-sac. I have shown the plans to all who were interested. I was most concerned about our neighbor to the east because they will be most impacted. They reviewed the plans and suggested we narrow the garage by 4' because they wanted to retain as much space as possible between our houses. We have narrowed the garage by 3' given architectural considerations and made this change in revised drawings. The other neighbors were curious about our plans but voiced no concerns. The only other neighbor I heard from was from the cul-de-sac to the west. She wanted to know the viability of someone being able to rent the additional space in the future but seemed satisfied that there was not a separate formal entrance from the outside (though she noted that there is a separate entrance from the garage).

I have not heard any other comments.

If you have any further comments or questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Laura Damschroder".

Laura J. Damschroder