

**Zoning Board of Appeals  
June 24, 2020 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 20-013; 625 North Fourth Avenue**

**Summary:**

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is a nonconforming duplex that does not meet the required lot area, lot width and setbacks for the district. The applicant is seeking to add habitable space in the basement to construct two new bedrooms and a bathroom to each unit. The proposed construction will alter each unit from a one-bedroom one-bathroom to a three-bedroom two-bathroom.

**Background:**

The subject property is located on the west side of North Fourth Avenue and east of North Main Street. The residence is adjacent to North Main Park. The nonconforming duplex was constructed in 1910 and is 1,172 square feet in size.

**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.

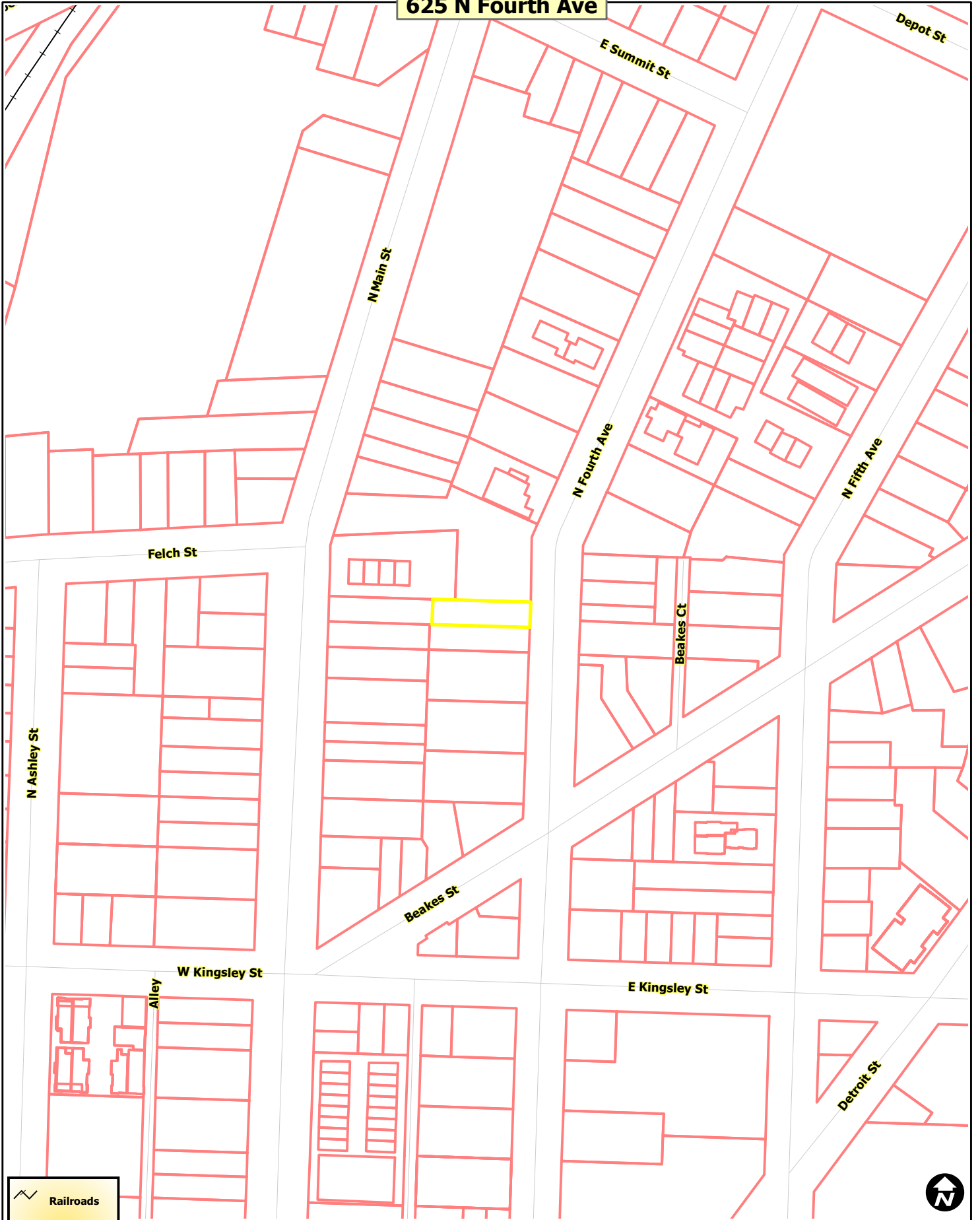
The applicant states that the property is in a neighborhood consisting primarily of student rentals and if the alteration is approved the residence will be consistent with the density of the surrounding neighbors. The exterior improvements planned for the home are new siding and windows. The parking will be addressed by removing vegetation and general grounds maintenance.


Respectfully submitted,





**Jon Barrett  
Zoning Coordinator**

625 N Fourth Ave



 Railroads

 Huron River

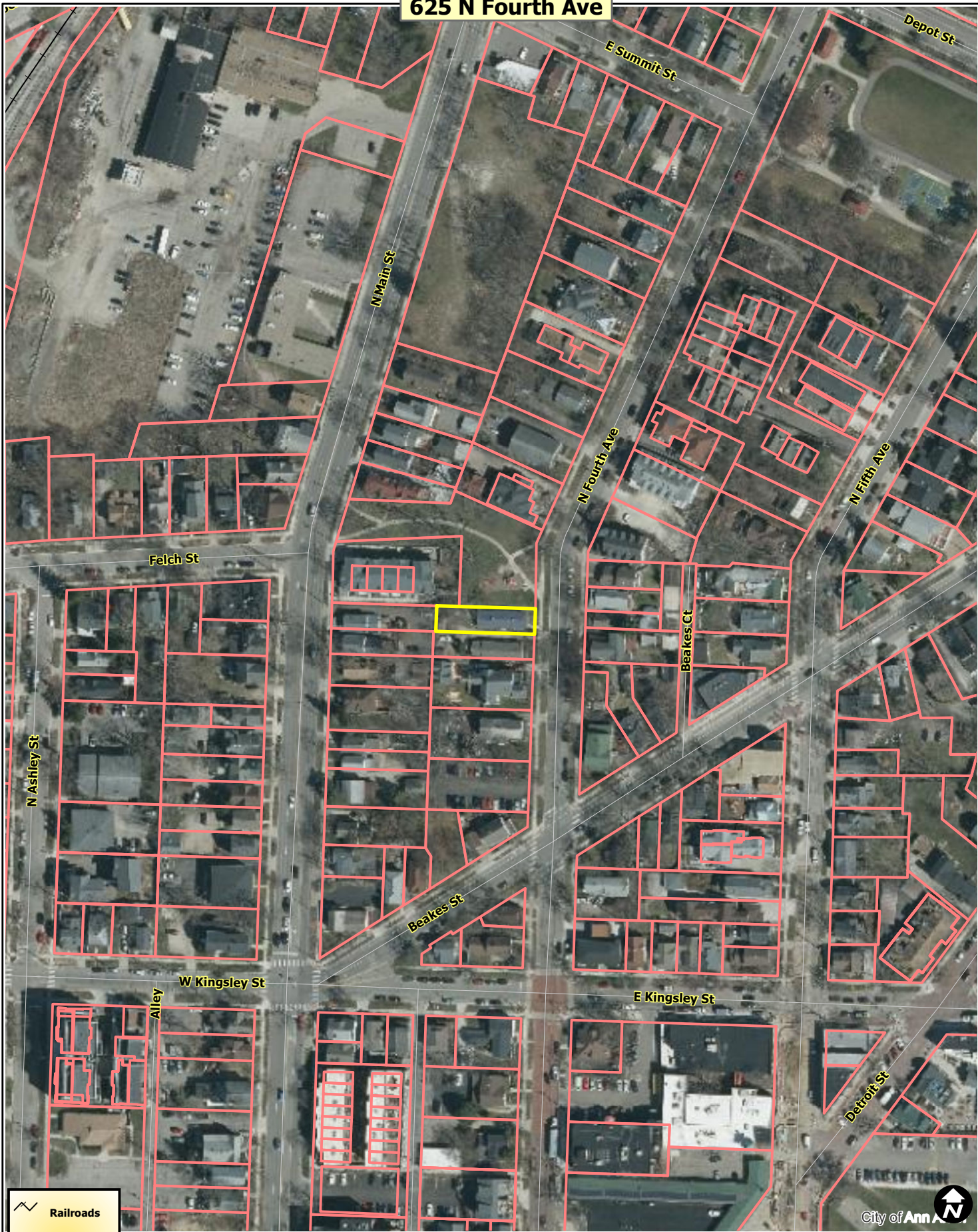
 Tax Parcels






Map date: 6/2/2020  
Any aerial imagery is circa 2018 unless otherwise noted  
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# 625 N Fourth Ave



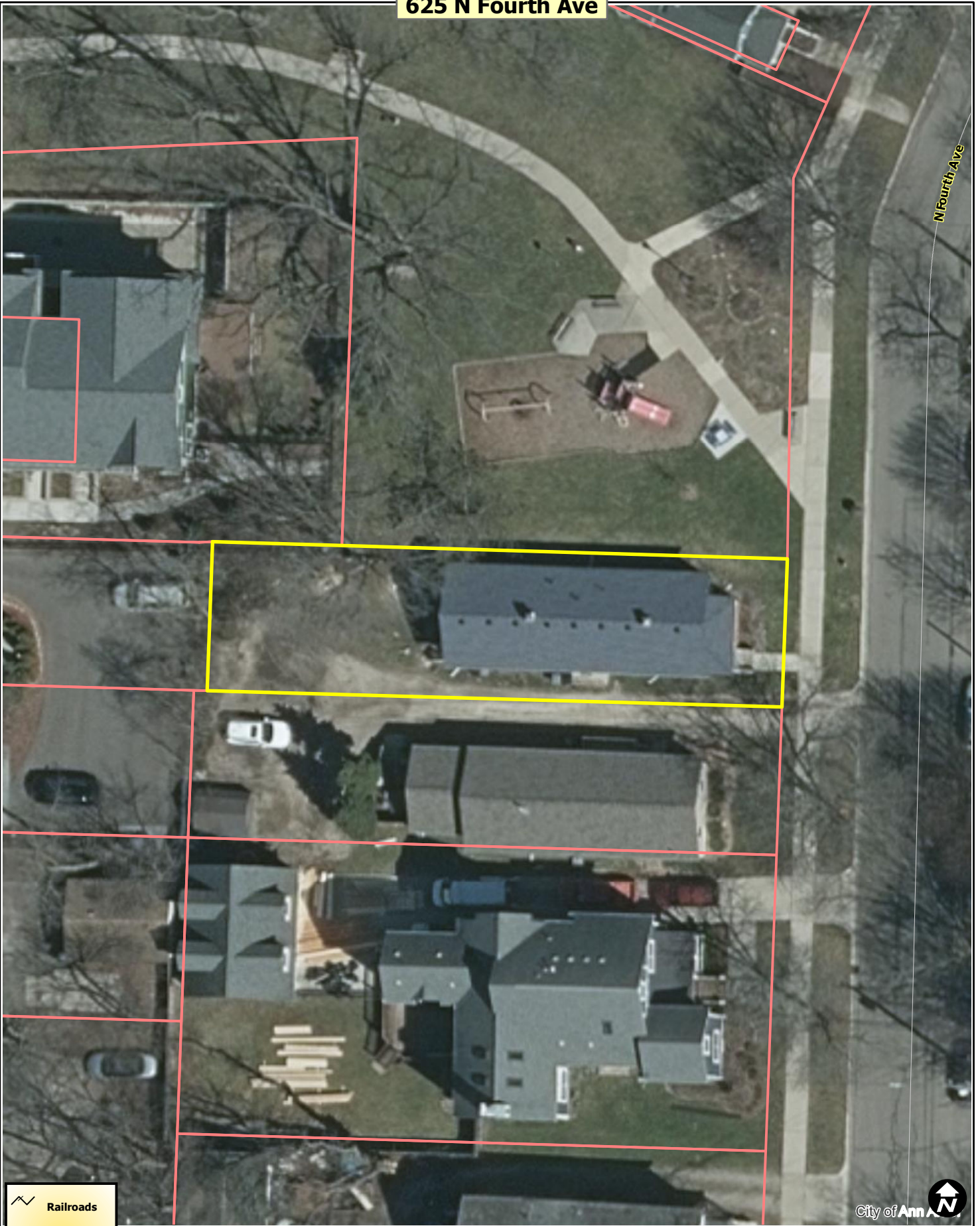
-  Railroads
-  Huron River
-  Tax Parcels






Map date: 6/2/2020  
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625 N Fourth Ave

N Fourth Ave



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 6/2/2020  
 Any aerial imagery is circa 2018 unless otherwise noted  
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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](mailto:planning@a2gov.org)

## PROPERTY INFORMATION

ADDRESS OF PROPERTY <i>625 W Fourth</i>		ZIP CODE <i>48104</i>
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided <i>Zaki Alawi</i>	
PARCEL NUMBER <i>09-09-29-137-20</i>	OWNER EMAIL ADDRESS <i>ZMichiganrental@gmail.com</i>	

## APPLICANT INFORMATION

NAME <i>Rob Fowler</i>			
ADDRESS <i>5550 Fox Run</i>	CITY <i>Saline</i>	STATE <i>MI</i>	ZIP CODE <i>48176</i>
EMAIL <i>r.fowler17@comcast.net</i>		PHONE <i>734-476-4851</i>	
APPLICANT'S RELATIONSHIP TO PROPERTY <i>Builder</i>			

## 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	OFFICE USE ONLY
<p>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.</p> <p><b>Required Attachments:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.</li> <li><input type="checkbox"/> Building floor plans showing interior rooms, including dimensions.</li> <li><input type="checkbox"/> Photographs of the property and any existing buildings involved in the request.</li> </ul>	<p>Fee Paid: _____ ZBA: _____</p> <p>DATE STAMP</p>

## 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: *Zaki Alawi* Date: *4/23/20*

# 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.

Finish Basement Adding 2 Bedrooms + 1 Bathroom to Apt 1 and Apt 2

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio		
Setbacks		
Parking		
Landscaping		
Other		



Quality Campus Housing  
We aim to please you

I Zaki Alawi, the current owner of the house on 625 N Forth Avenue, Ann Arbor, hereby give Rob Fowler authorization to represent me in the Zoning Board of Appeals Hearing matter and related issues to this property.

Zaki Alawi

4/26/2020

414 Huntington Place  
Ann Arbor  
MI 48104  
Tel: 734-327 0529  
MichiganRental.com

Fax: 734-327 5929

Email: [zmichiganrental@gmail.com](mailto:zmichiganrental@gmail.com)

# APPLICABLE CODES AND LIFE SAFETY INFORMATION SUMMARY

ALL ROOMS WILL MEET CITY OF ANN ARBOR HOUSING CODE.

8% LIGHT

4% VENTILATION

BUILDING CODE: 2015 MICHIGAN RESIDENTIAL CODE

BARRIER FREE: NOT APPLICABLE

OCCUPANCY TYPE : R-3

AREA OF BUILDING (PER 502.1) GROSS SQUARE FEET INCLUDES OUTSIDE WALL THICKNESS)

FIRST FLOOR :1,108 GROSS SQUARE FEET

BASEMENT : 1,152 GROSS SQUARE FEET

HEIGHT OF BUILDING (PER 502.1) 18'-5"

CONSTRUCTION TYPE: TYPE: V-B

FIRE SUPPRESSION: NOT SUPPRESSED

FIRE ALARM: NONE

HISTORIC DISTRICT: NONE

# ADMINISTRATIVE REQUIREMENTS (continued)

C. CONSTRUCTION PROGRESS SCHEDULE: WITHIN 1 DAY AFTER DATE OF AGREEMENT, SUBMIT PRELIMINARY SCHEDULE. SUBMIT UPDATED SCHEDULE EVERY 7 DAYS. CONSTRUCTION SCHEDULES SHALL BE SUBMITTED IN GANTT CHART FORMAT.

D. PRODUCT REQUIREMENTS: NO PRODUCT SUBSTITUTIONS ALLOWED.

## GENERAL PROJECT NOTES

A. FURNISH AND INSTALL ALL LABOR, MATERIALS, TOOLS, DUMPSTERS, PERMITS, ETC. TO PROVIDE A COMPLETE AND FINISHED INSTALLATION PER THE CONTRACT DOCUMENTS, AND WHERE SOMETHING IS NOT SPECIFIED, USE THE MOST STRINGENT INDUSTRY STANDARDS AND CODE REQUIREMENTS.

B. ALL WORK SHALL BE PERFORMED BY QUALIFIED AND SKILLED WORKERS, IN A NEAT AND WORKMANLIKE MANNER, AND IN ACCORDANCE WITH INDUSTRY STANDARDS AND PRACTICES.

C. THIS PROJECT SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, CODES AND ORDINANCES.

D. ALL PARTS OF THE WORK - INCLUDING MATERIALS, METHODS, ASSEMBLIES, ETC, MUST COMPLY WITH THE MINIMUM REQUIREMENTS OF THE GOVERNING REGULATIONS OF ALL FEDERAL, STATE, DISTRICT AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT AS WELL AS THOSE GREATER REQUIREMENTS INDICATED BY THE CONTRACT DOCUMENTS. NO PART OF THE CONTRACT DOCUMENTS MAY BE CONSTRUED TO REQUIRE OR PERMIT WORK CONTRARY TO A GOVERNING REGULATION. WHERE THERE IS A DISCREPANCY BETWEEN THE GOVERNING CODE AND THE DRAWINGS, THE MOST RESTRICTIVE CASE WILL GOVERN. IN SUCH A CASE, CONSULT WITH ARCHITECT

E. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND INSPECTIONS RELATING TO THEIR WORK, AND SHALL OBTAIN FIELD APPROVALS ON THEIR WORK FROM REGULATING AGENCIES WHERE REQUIRED

## ADMINISTRATIVE REQUIREMENTS

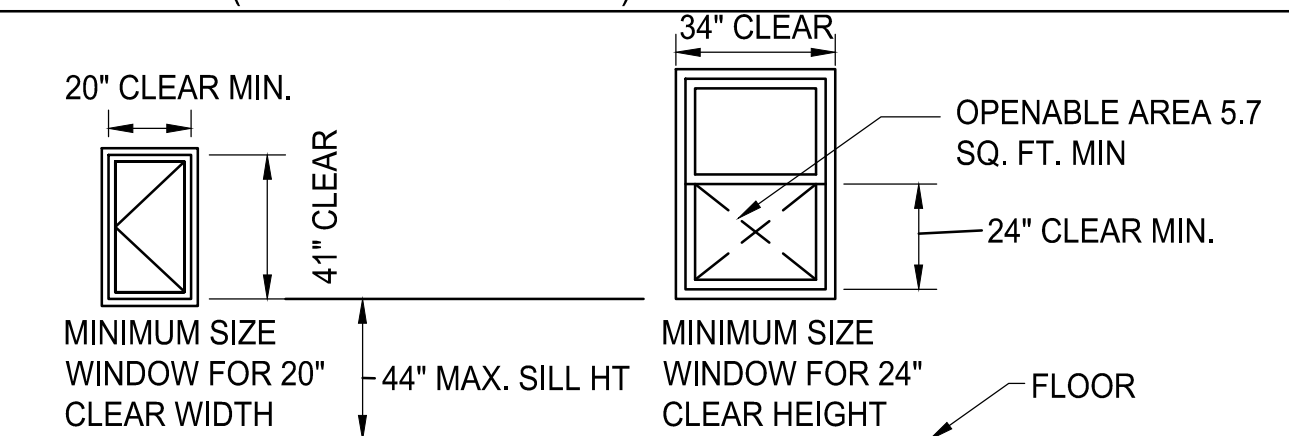
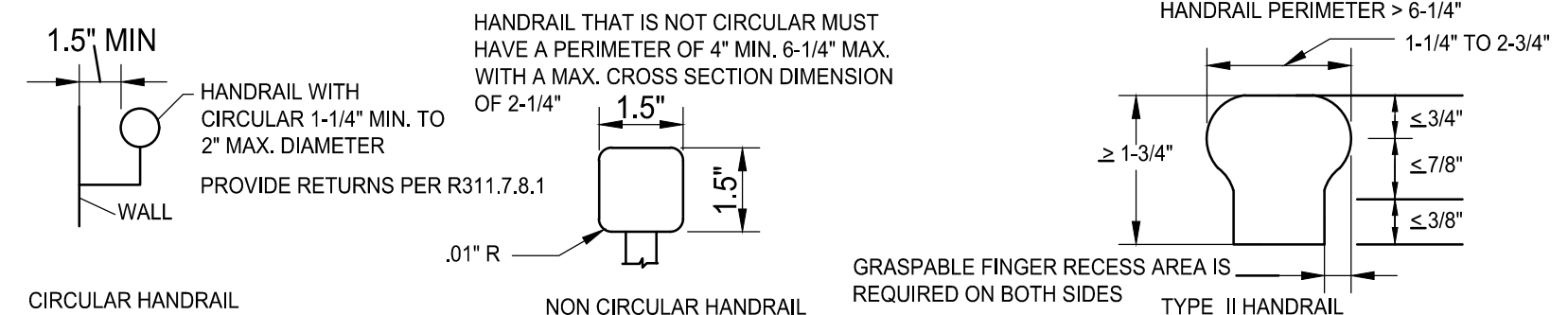
A. SUBMITTALS: ALL SUBMITTALS SHALL BE SUBMITTED ELECTRONICALLY ( NOT INCLUDING SAMPLES SUCH AS PAINT DRAW DOWNS). ALLOW TWO WEEKS IN CONSTRUCTION SCHEDULE FOR SUBMITTAL REVIEW AND PROCESSING TIME.

B. SITE MEETINGS: CONTRACTOR SHALL HOST (1) PRE-CONSTRUCTION MEETING AND WEEKLY ON SITE CONSTRUCTION PROGRESS MEETINGS (THROUGHOUT THE DURATION OF THE PROJECT) AND SHALL RECORD MINUTES AND DISTRIBUTE COPIES WITHIN TWO DAYS AFTER MEETING TO PARTICIPANTS, WITH TWO COPIES TO THE ARCHITECT, OWNER, PARTICIPANTS, AND THOSE AFFECTED BY DECISIONS MADE.

## EMERGENCY ESCAPE AND RESCUE WINDOW REQUIREMENTS FOR ALL BEDROOMS (1 MINIMUM REQUIRED)

## HANDRAILS

HANDRAIL HEIGHT MEASURED FROM NOSING 34" MIN. TO 38" MAX.



**James Dudzinski**  
ARCHITECT  
12306 Volpe  
Sterling Heights, Mi.  
PH. (586) 864-6930

PROJECT TITLE:  
**RENOVATION**

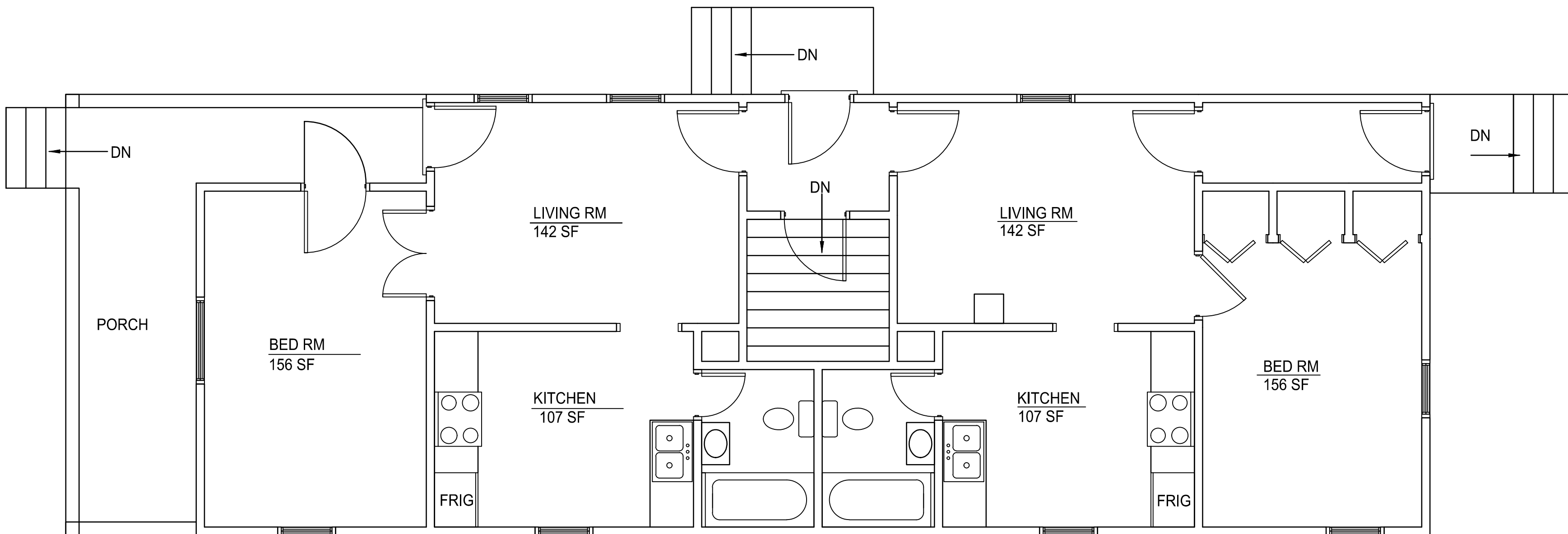
PROJECT LOCATION:  
**625 N 4TH ST.  
ANN ARBOR, MI**

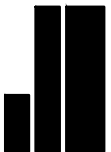
SHEET TITLE:  
**COVER**

MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:
	4/14/20	PERMITS			

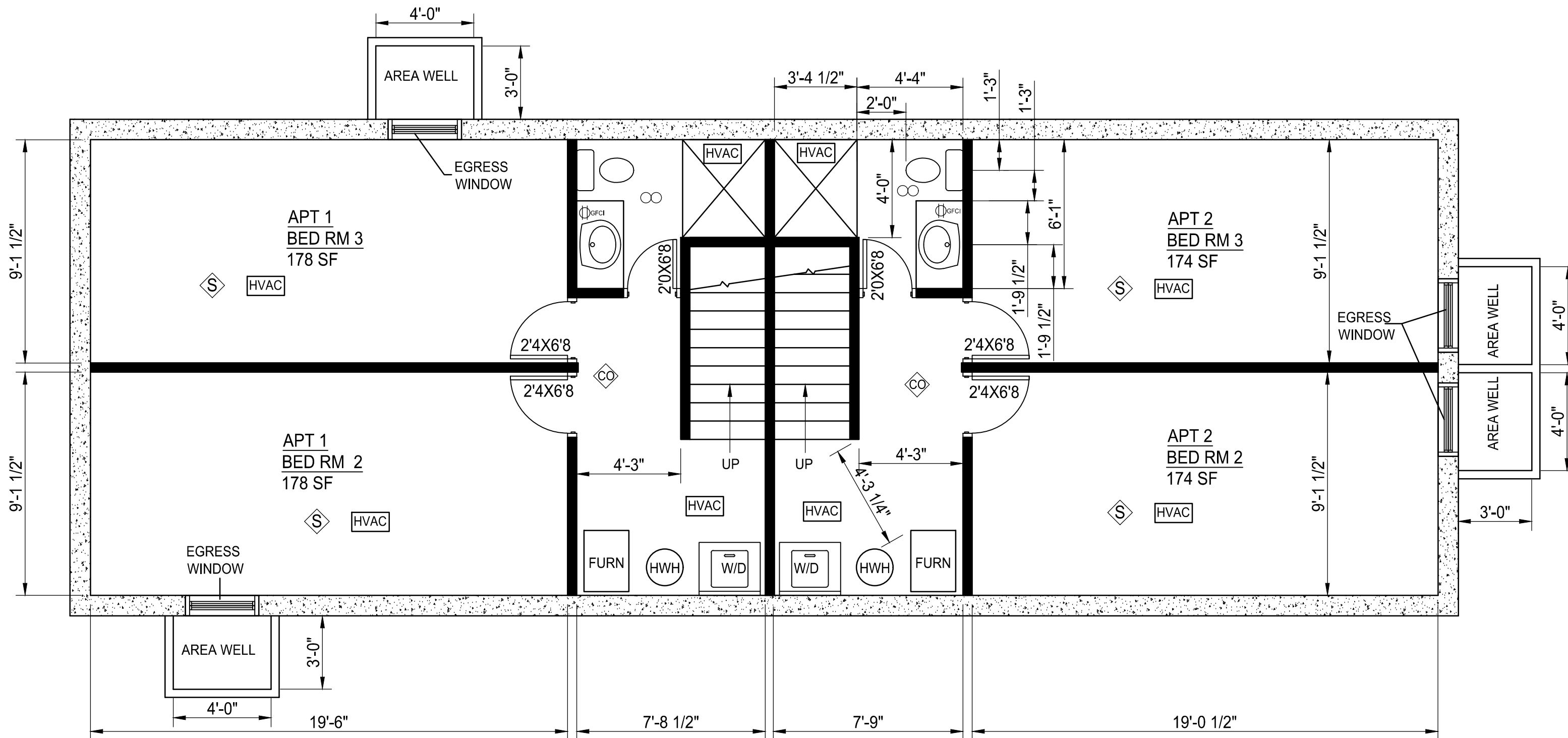
SHEET NO:  
1 OF 4  
**A-1**





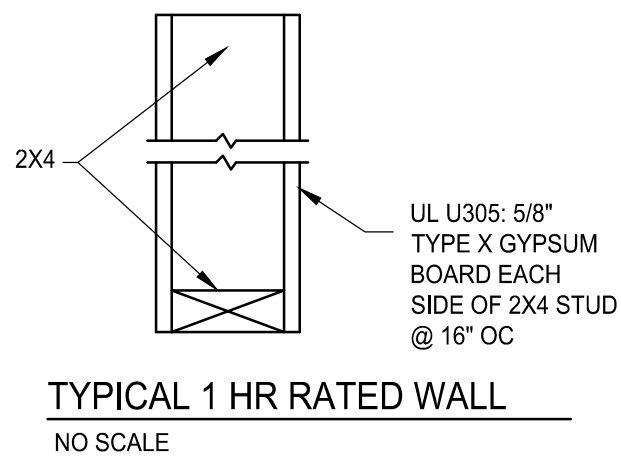
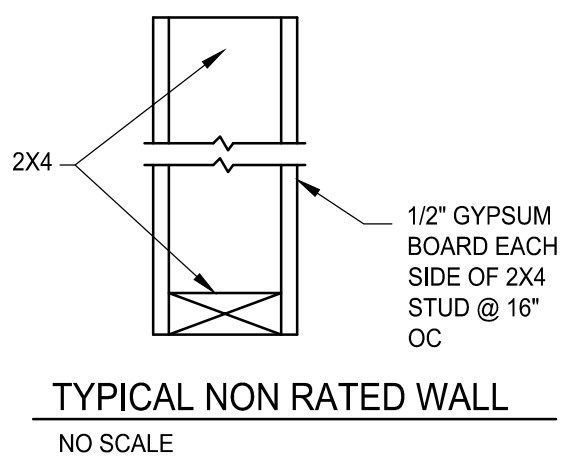
 <b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET NO: 4 OF 4  <b>A-4</b>
	<b>RENOVATION</b>	<b>625 N 4TH ST.</b>	<b>EXISTING 1ST FLOOR</b>		4/14/20	PERMITS				
		<b>ANN ARBOR, MI</b>	SCALE: 1/4"=1'-0"							





NOTE: ALL FIRE RATED WALLS AND CEILINGS ARE "TYPE X", 5/8" GYPSUM BOARD. NON RATED PARTITION WALLS SHALL BE 1/2" GYPSUM BOARD

ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS



NEW WALL   
 EXISTING WALL

- SMOKE DETECTOR
- EXHAUST FAN
- CARBON MONOXIDE DETECTOR

- GROUND FAULT INTERRUPTER
- HEATED AND COOLED SPACE PER CODE
- W WASHER
- D DRYER
- W/D STACKABLE WASHER AND DRYER

MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:
	4/14/20	PERMITS			

# CERTIFIED SURVEY

**PROPERTY DESCRIPTION:**

LAND SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

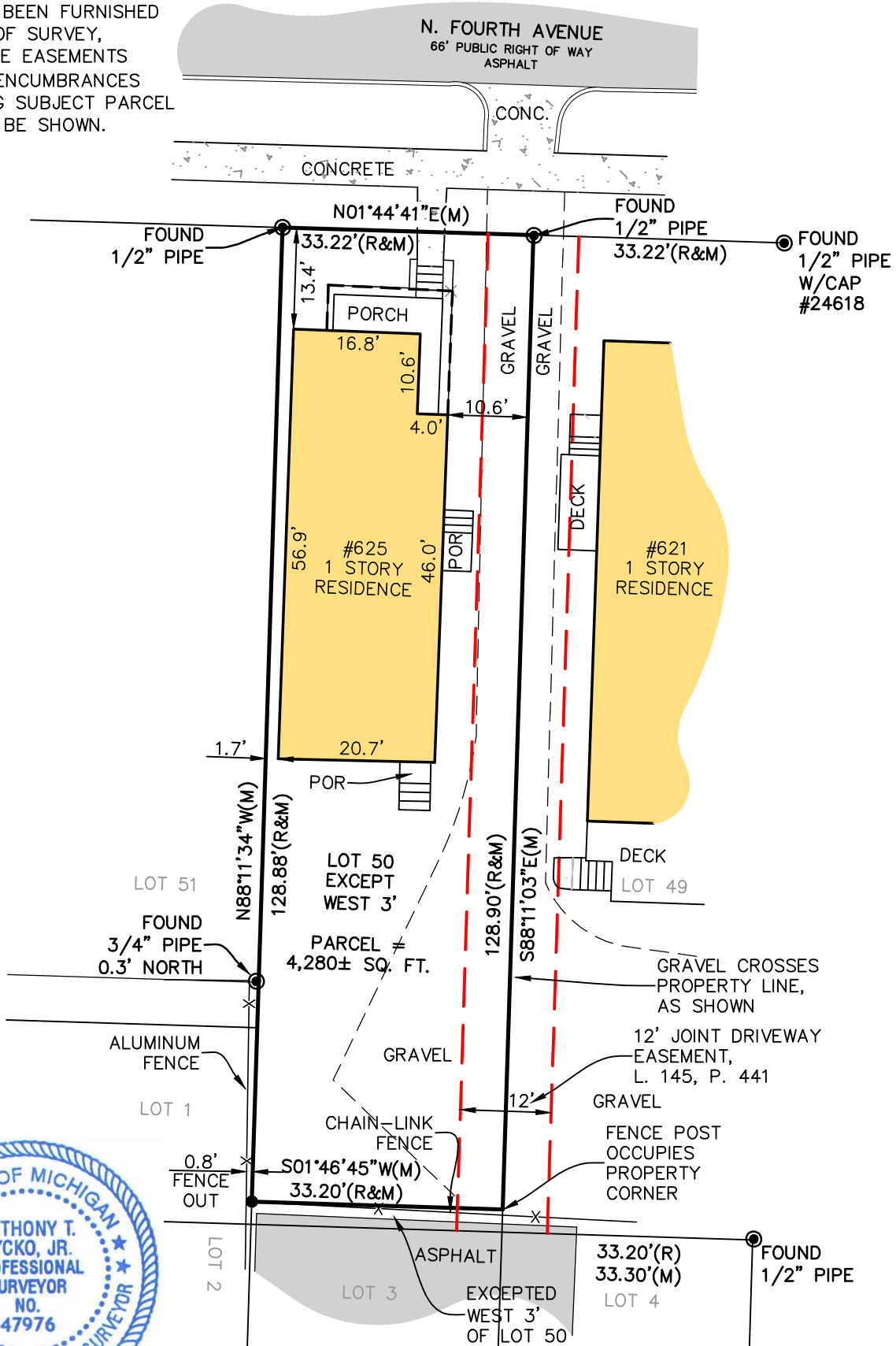
LOT 50, EXCEPT THE WEST 3 FEET THEREOF, ASSESSOR'S PLAT No. 29, VILLAGE (NOW CITY) OF ANN ARBOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN LIBER 9 OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

**NOTE:**

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



SCALE: 1"=20'



I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET, AND THAT THE RELATIVE POSITIONAL PRECISION IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

*Anthony T. Sycko, Jr.*

ANTHONY T. SYCKO, JR., P.S. NO. 47976

**KEM-TEC** PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

A GROUP OF COMPANIES

<b>Eastpointe</b> (800) 295.7222	<b>Detroit</b> (313) 758.0677	<b>Ann Arbor</b> (734) 994.0888	<b>Grand Blanc</b> (888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

**www.kemtecagroupofcompanies.com**

CERTIFIED TO: ROB FOWLER CONSTRUCTION	
FIELD SURVEY: KB CK	DATE: APRIL 21, 2020
DRAWN BY: RCE	SHEET: 1 OF 1
SCALE: 1" = 20'	JOB NO.: 20-00975