

HBA 16-013



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES 10-24-16

Mailing: 301 E. Huron St. P.O. Box 8647 Ann Arbor, Michigan 48107-8647

p. 734.794.6264 f 734.994.8460 rentalhousing@a2gov.org

APPLICATION FOR VARIANCE AND/OR TIME EXTENSION HOUSING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: Jon Keller- J Keller Properties, LLC; on behalf of Justin Strong

Address of Applicant: 2435 S Main St, Ann Arbor MI 48103

Daytime Phone: 734-369-8239 Fax: 734-369-6059

Email: Jon@JKellerProperties.com

Applicant's Relationship to Property: Property Manager; Agent for Owner

Section 2: Property Information

Address of Property: 907 S Main St

Zoning Classification: R4C

Tax ID# (if known): 09-09-32-113-007

*Name of Property Owner: Justin Strong

**If different than applicant, a letter of authorization from the property owner must be provided.*

Section 3: Request Information

Variance

Chapter(s) and Section(s)

from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
<u>8:504</u>	<u>1) 84 inches floor to ceiling- bedroom</u>	<u>Currently 82 inches</u>
	<u>2) 78 inches floor to ceiling- hallway</u>	<u>Currently 75 inches</u>
	<u>3) 72 inches floor to ceiling- stairway</u>	<u>Currently 69 inches</u>

Text

Example: Chapter 105, Section 5:26

Example: 6', 8" Basement Ceiling Height Clearance

Example: 6',6" Basement Ceiling Height Clearance

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

We are requesting a variance for a ceiling/stairway/corridor height of no more than 3 inches. Bedrooms, hallways and corridors have been approved for the past 2 certificates of occupancy. No additional variances requested.

Rooms and home complies to all other housing codes.

Section 4: Variance Request (If not applying for a variance, skip to section 5)

The City of Ann Arbor Housing Board of Appeals has the powers granted by City Code Chapter 105. A variance may be granted by the Housing Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is found TRUE. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Housing Board of Appeals.

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

Purchaser received home in current condition and has complied to all other requests and code requirements. It would be an extreme challenge (financially and logistically) to gain a 2-3 inches of ceiling height throughout the second floor. Home has been certified as a 4 bed occupancy 4 since current owner purchased it in 2012.

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain) **The home is zoned for 4 occupants. Obtaining this approval will allow tenants to use the home appropriately and how it has been approved and advertised for previous 7 years.**

3. What effect will granting the variance have on the neighboring properties?

None- there is no change in use, density, or occupancy.

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

We inherited it in it's current condition. The current and previous owners have complied to all building and housing codes. Raising the ceiling height 2-3 inches would be a very big challenge.

5. Is the condition which prevents you from complying with the ordinance self imposed? How did the condition come about?

No- condition was noted in most recent certificate of occupancy inspection.

Section 5: Time Extension

Current use of the property **Residential**

Explain why you are requesting a time extension:

Section 6: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Housing Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets.**

- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- A Complete List of Tenant Names so that they can be notified that the HBA will do a 'walk-through' of the property on the day of the hearing.

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

734-369-8239

Phone Number

Signature

Jon@JKellerProperties.com

Email Address

Jon Keller

Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct. I acknowledge that I've received all instructions, time, date and place of meeting and will be present to present the appeal. Staff will not send additional notification of meeting times.

Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Housing Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Signature

On this 16 day of November, 2016 before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

DEBRA WILLIAMS
 Notary Public, State of Michigan
 County of Washtenaw
 My Commission Expires Jun. 14, 2021
 Acting in the County of Washtenaw

Notary Public Signature

Debra C. Williams

Notary Commission Expiration Date

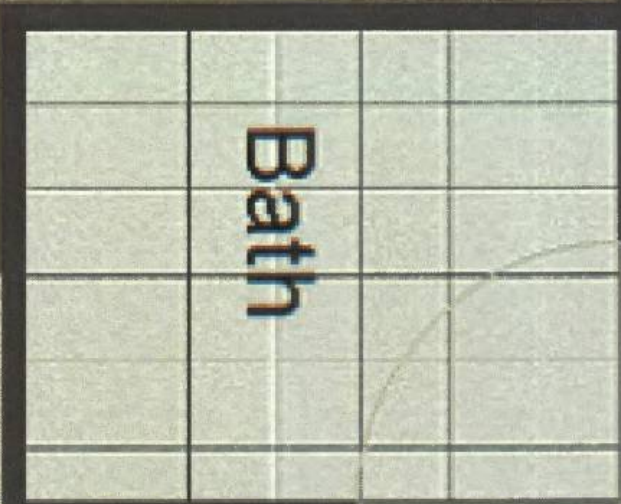
Print Name

STAFF USE ONLY

Date 10-24-16 Submitted: Fee Paid:
 File HBA16-013 No.: Date of Public Hearing
 Pre-filing Staff Reviewer & Date AWA 10/24/16 HBA Action: _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____







Bed 3
9'x9'

Bed 4
13'x13'





CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 E. Huron St, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6264
Fax: (734) 994-8460

November 23, 2016

J Keller Properties, LLC.
2435 South Main Street,
Ann Arbor, MI 48103

Re: 907 South Main Street, Ann Arbor, Michigan, 48104
Parcel Identification Number ("PIN"): 09-09-32-113-007

Dear Mr. Keller:

Please consider this as a notice to attend the Ann Arbor Housing Board of Appeals meeting for your variance request. You will have the opportunity to address the Board.

This meeting will take place on Tuesday, December 13, 2016 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers.

If you are planning to support your request with information or evidence not included with your application, please submit your additional information to City Housing Department staff either by email at a2rentalhousing@a2gov.org or in person no later than the Friday before the meeting to allow time for distribution to the Board members. If you bring additional materials to the meeting, please bring 10 hard copies for the Board members and City staff.

Sincerely,

Lisha Turner-Tolbert
Rental Housing Services Manager