

**PLANNING AND DEVELOPMENT SERVICES STAFF REPORT**

**For Planning Commission Meeting of December 16, 2008**

**SUBJECT: 808 Tappan Street Site Plan (File No. SP08-017)**

**PROPOSED CITY PLANNING COMMISSION MOTION**

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 808 Tappan Street Site Plan, subject to approval by the Zoning Board of Appeals for permission to alter a nonconforming structure.

**STAFF RECOMMENDATION**

Staff recommends that the petition be **approved** because it would comply with all applicable local, state and federal laws, ordinances, standards and regulations; the development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; would not cause a public or private nuisance; and would not have a detrimental effect on public health, safety or welfare.

**LOCATION**

This site is located on the west side of Tappan Street between Hill Street and Oakland Avenue, in the Central Planning Area and the Allen Creek watershed.

**DESCRIPTION OF PETITION**

The petitioner requests approval to construct an 880-square foot, three-story addition on the rear of an existing 6,608-square foot, three-story multiple-family residential building. The site is 0.25 acres (10,908 square feet) in size and in the R4C Multiple-Family Dwelling District. In addition to the existing residential building, the site contains a two-car garage, gravel driveway, and extensive informal gravel area for parking in the front and rear yard. The existing house contains six units and a total of 12 bedrooms. The number of units will be reduced in the house from six to four; the total number of bedrooms will be increased from 12 to 24. After the proposed improvements, the house will have four six-bedroom units.

The gravel driveway is proposed to be paved and parking in the front yard will be removed and landscaped. As a result of improvements to 808 Tappan Street, nonconforming parking in the front yard of the adjacent house (820 Hill Street) will also be removed. A new four-bay carport is proposed in addition to the two existing parking spaces within the garage for a total of six parking spaces, the minimum allowed by City Code. Storm water detention is being provided under the driveway; currently none exists for the site.

The existing residence is a nonconforming structure because the southeast side yard setback is 7.6 feet; 12 feet is required by Code. As a result, the project needs permission to alter a nonconforming structure by the Zoning Board of Appeals (ZBA). The zoning petition is scheduled for the ZBA meeting on December 17, 2008. If Planning Commission tables this proposal, ZBA action will be postponed until after a decision by the Planning Commission.

8d

### COMPARISON CHART

		EXISTING	PROPOSED	REQUIRED/ PERMITTED
Zoning		R4C (Multiple-Family Dwelling District)	R4C	R4C
Gross Lot Area		10,908 sq ft	10,908 sq ft	8,500 sq ft MIN
Min. Lot Area per Dwelling Unit		1,818 sq ft	2,727 sq ft	2,175 sq ft MIN
Setbacks	Front	37 ft	37 ft	25 ft MIN
	Sides	8 ft southeast, 16 ft northwest 24 ft total of two	8 ft southeast, 16 ft northwest 24 ft total of two	12 ft MIN one side, 26 ft MIN total of two
	Rear	85 ft	85 ft	30 ft MIN
Height		30 ft 10 in	30 ft 10 in	30 ft MAX
Min. Open Space, Active Open Space		2,907 sq ft (27%) open space, 2,091 sq ft active open space	4,707 sq ft (43%) open space, 3,055 sq ft active open space	40% MIN open space, 300 sq ft per unit MIN active space (1,200 sq ft total)
Vehicle Parking		9 spaces (nonconforming)	6 spaces (inc. 1 handicap)	6 spaces MIN
Bicycle Parking		None	2 Class A spaces and 3 Class C spaces	1 Class A space MIN

### SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
<b>NORTH</b>	Single-Family Residential	R4C (Multiple-Family Dwelling District) and PL (Public Land)
<b>EAST</b>	Single-Family Residential	R4C
<b>SOUTH</b>	Single-Family Residential	R4C
<b>WEST</b>	Multiple-Family Residential	R4C

### HISTORY and PLANNING BACKGROUND

City Assessor records indicate the existing multiple-family dwelling was built in 1910. The site is located in the central planning area, and the *Central Area Plan* recommends multiple-family residential uses for this site as well as areas to the south, east, and west. To the north, future land uses are Institutional (Memorial Christian Church) and Public Land (U of M Business School).

### SERVICE UNIT COMMENTS

**Land Development:** No natural features will be removed for proposed improvements to this site. However, grading will occur within the critical root zones of several landmark trees. This impact will be mitigated as required by City Code.

**Public Services – Systems Planning:** Verification of footing drains must be performed before approval of petition by City Council. Disconnection of existing footing drains to the sanitary sewer system is required. Footing drains removed from existing buildings may offset required mitigation.

**Planning:** Staff is supportive of upgrading an existing student rental facility as recommended in the Central Area Plan. The project will bring the structure into compliance with current development requirements including storm water. The proposal will also remove nonconforming parking within the front open space of this parcel as well as the parcel immediately to the north.

Prepared by Jill Thacher and Matt Kowalski  
Reviewed by Connie Pulcipher and Mark Lloyd  
jsj/12/11/08



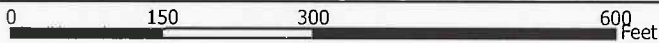
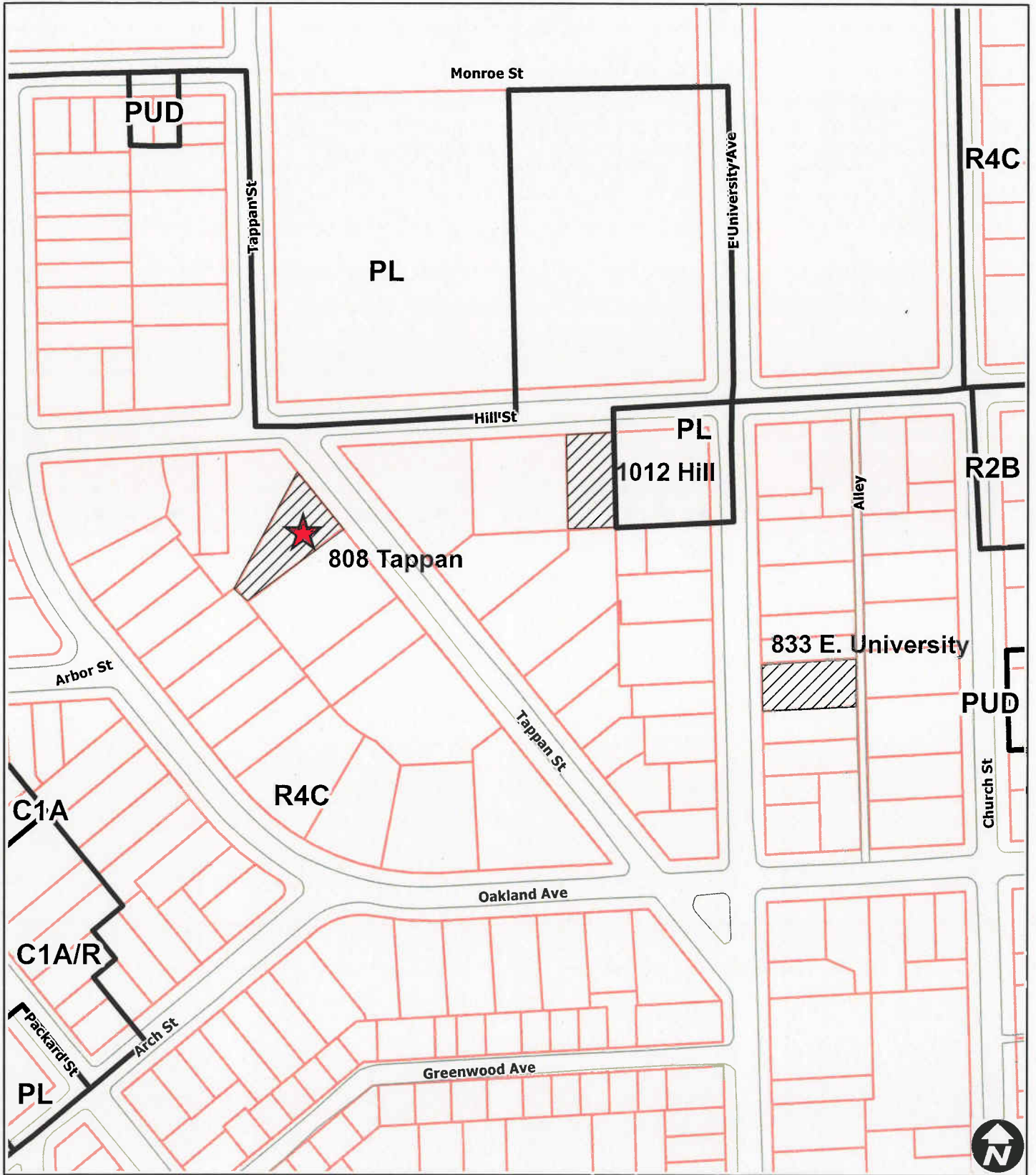
Attachments: Parcel and Zoning Map  
Aerial Photo  
Site Plan  
Elevations

c: Petitioner: Michael Van Goor  
Van Goor Architects, Inc.  
118 North Fourth Avenue, Suite A  
Ann Arbor, MI 48104

Owner: 808 Tappan, LLC  
820 Hill Street  
Ann Arbor, MI 48104

Systems Planning  
File No. SP08-017

# 808 Tappan -Zoning Map-



Copyright 2008 City of Ann Arbor, Michigan

No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.

This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.

## Map Legend

- City Boundary
- Railroads



Maps available online:

<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

# 808 Tappan -Aerial Map-



**Map Legend**  
 □ City Boundary  
 — Railroads



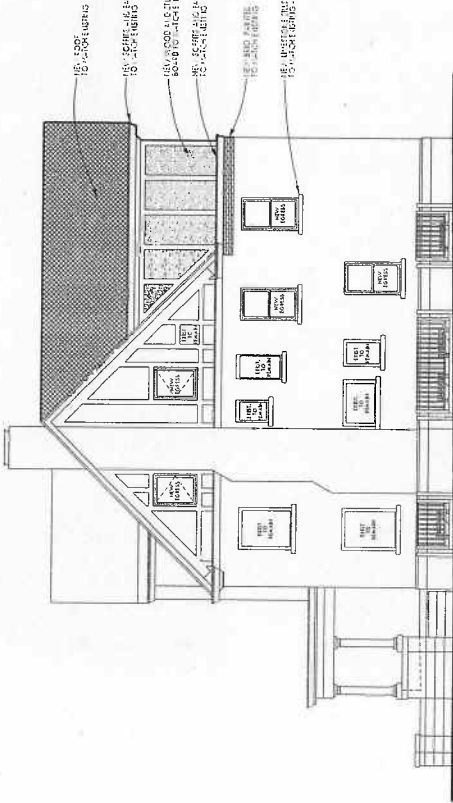
Maps available online:  
<http://gisweb.ewashtenaw.org/website/mapwashtenaw/>

Copyright 2008 City of Ann Arbor, Michigan

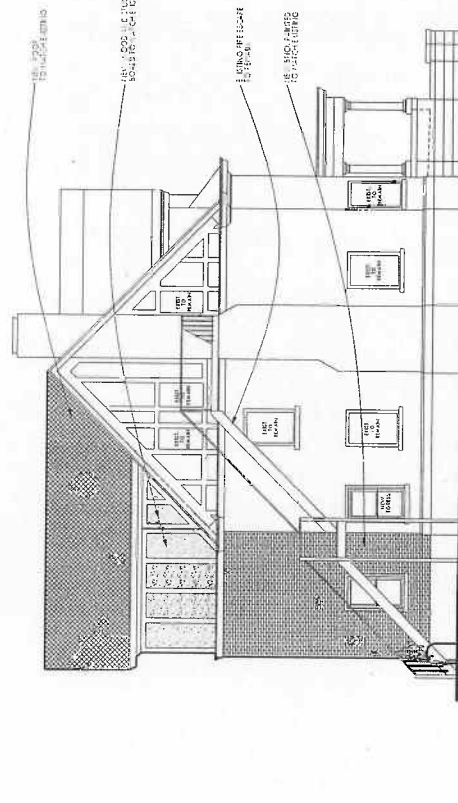
No part of this product shall be reproduced or transmitted in any form or by any means, electronic or mechanical, for any purpose, without prior written permission from the City of Ann Arbor.

This map complies with National Map Accuracy Standards for mapping at 1 Inch = 100 Feet. The City of Ann Arbor and its mapping contractors assume no legal representation for the content and/or inappropriate use of information on this map.

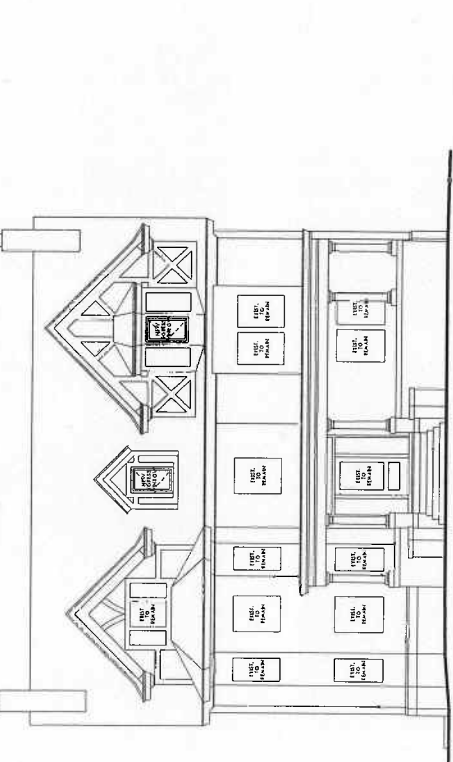




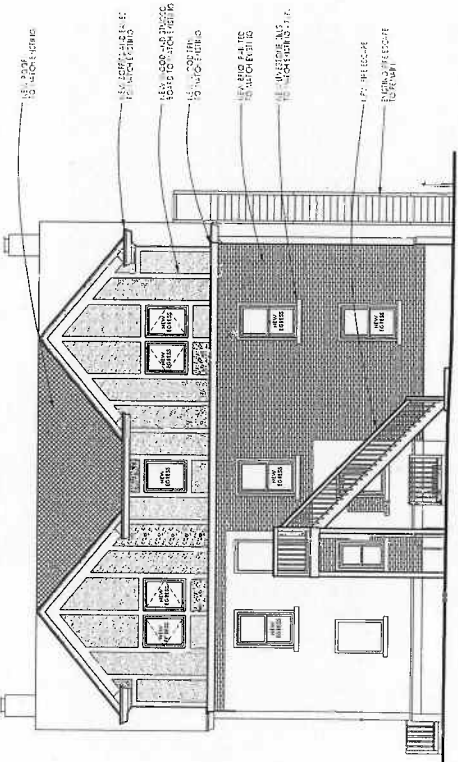
○ SIDE ELEVATION  
3/16" = 1'-0"



○ SIDE ELEVATION  
3/16" = 1'-0"



○ FRONT ELEVATION  
3/16" = 1'-0"



○ BACK ELEVATION  
3/16" = 1'-0"

NOTE: ALL DIMENSIONS SHOWN SHALL BE TO THE OUTLINE UNLESS OTHERWISE SPECIFIED.

ARCHITECT  
808 TAPPAN

808 TAPPAN ST  
ANN ARBOR, MI 48104  
PROJECT 0801  
© 2008 vanGoor Architects, Inc.

ISSUES  
PLANNING 1 09/27/08  
PLANNING 2 09/22/08  
PLANNING 3 11/19/08  
PLANNING 4 12/02/08

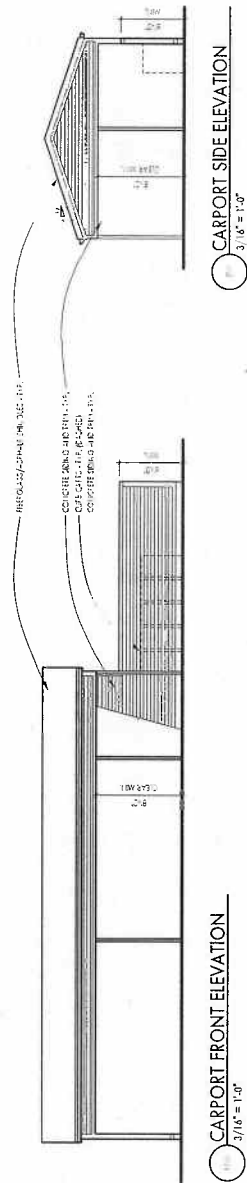
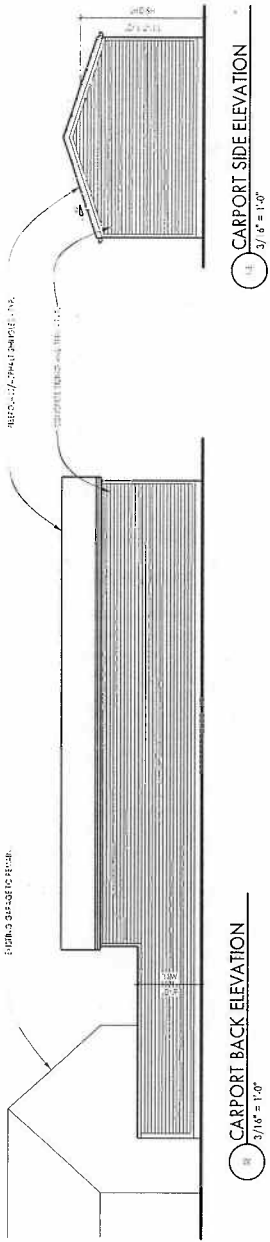
BUILDING ELEVATIONS  
SP-7



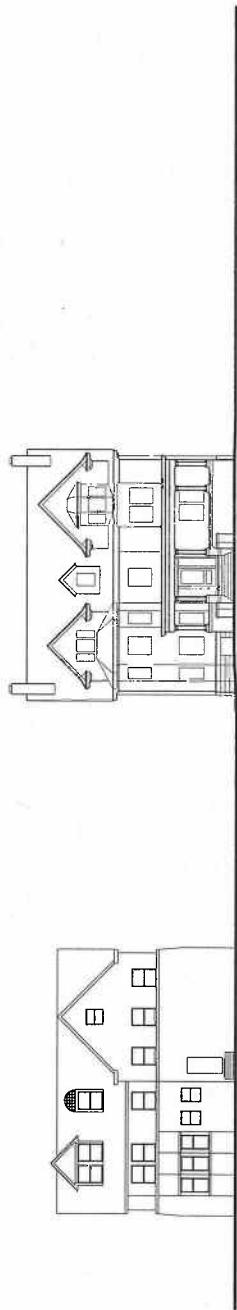
ADDITION TO  
**808 TAPPAN**  
808 TAPPAN ST.  
ANN ARBOR, MI 48104  
PROJECT 0801  
© 2008 VanGoor Architects, Inc.

PLANNING 1 09/29/08  
PLANNING 2 10/22/08  
PLANNING 3 11/19/08  
PLANNING 4 12/09/08

CARPENT ELEVATIONS  
& ADJACENT CONTEXT  
**SP-8**



NOTE: THE EXISTING SHED IS TO BE DEMOLISHED AND REPLACED WITH THE CARPORT.



1-2 ADJACENT CONTEXT  
3/32" = 1'-0"