

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

**STAFF REPORT**

**Subject: ZBA 20-012; 508 Elm Street**

**Summary:**

Scott Klaassen, 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 nonconforming as is it does not meet the required lot area and required rear setback for the district. The applicant is seeking to increase the size and area of an existing dormer at the rear of the home. The required rear yard setback is 30 feet and the residence is located 20 feet from the rear setback.

**Background:**

The subject property is located on the south of Geddes Avenue and Forest Hills Cemetery. The home was built in 1920 and is 1,805 square feet in size.

**Description:**

The nonconforming single-family rental is certified from the Rental Housing department as a five- bedroom unit. The owner is proposing to raise the attic walls at the front and rear of the home to create more space on the attic level. The finished plans will accommodate a six-bedroom six-bathroom unit. There will be three bedrooms on the second story and three bedrooms on the third story.

**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.

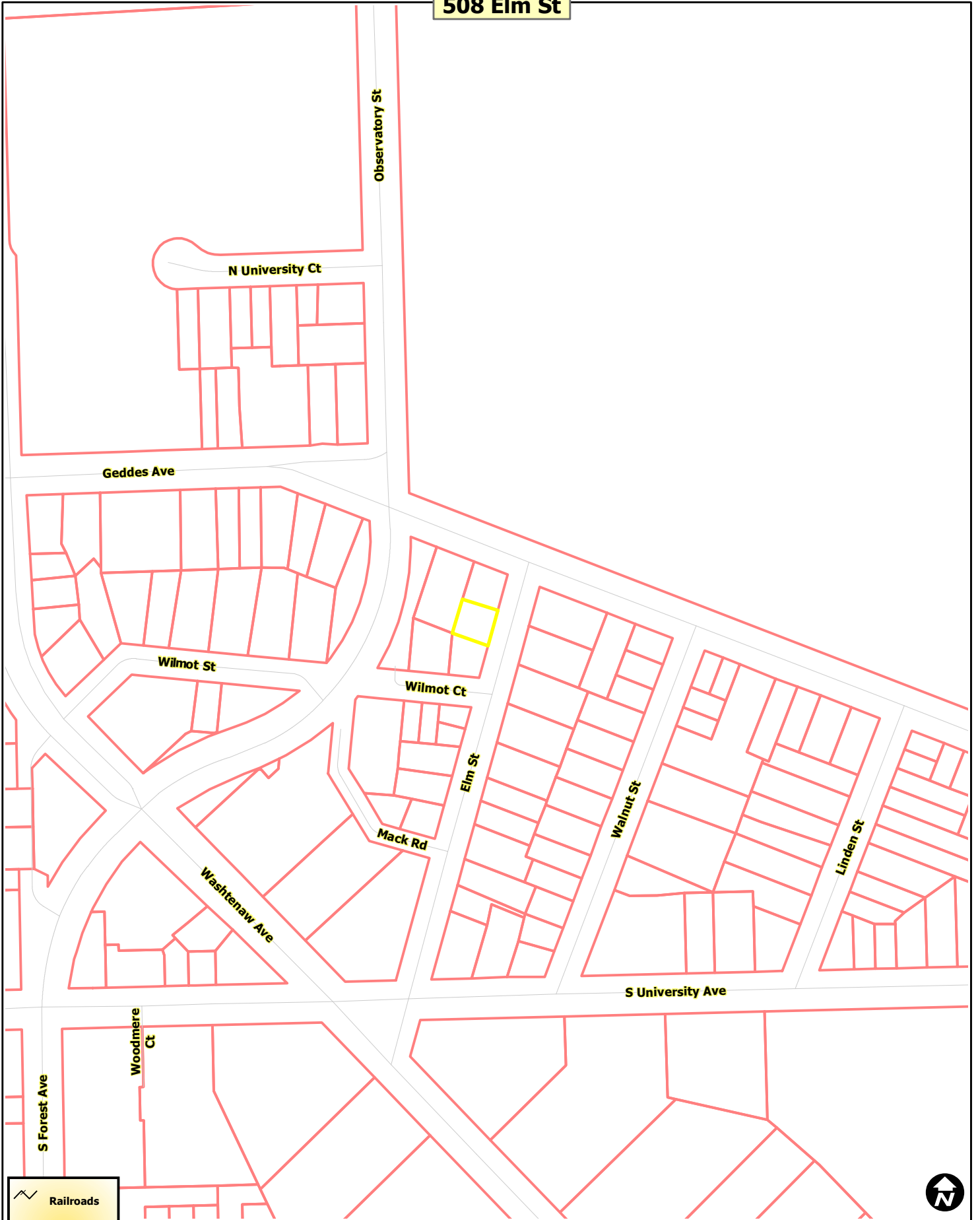
The dormer in the front of the home can be expanded without permission to alter as it meets the required average front setback. The rear dormer on the third floor does not meet the rear yard setback. The applicant states that what is being proposed is consistent with adjacent properties and the surrounding neighborhood.




Respectfully submitted,



**Jon Barrett  
Zoning Coordinator**

508 Elm St



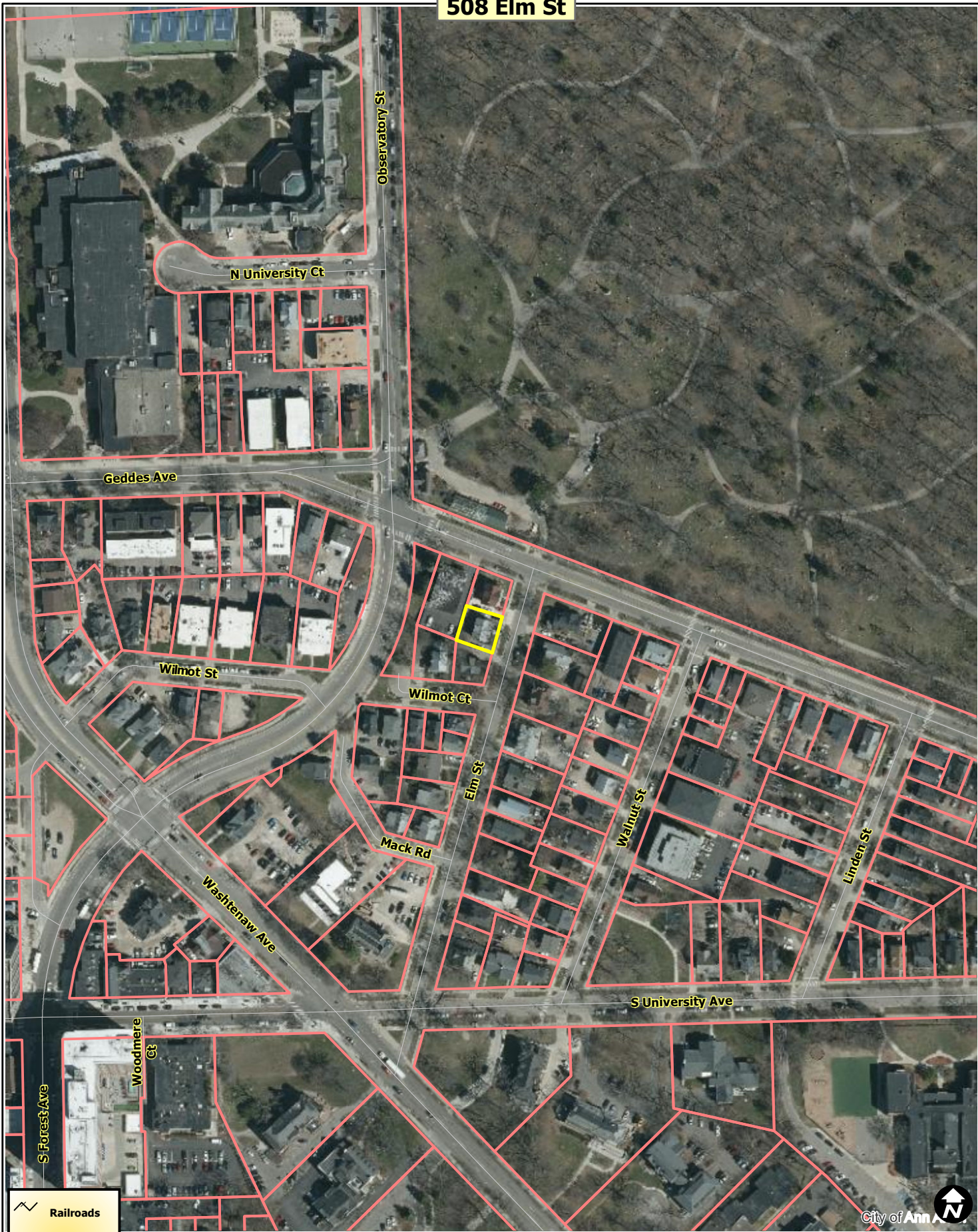
 Railroads  
 Huron River  
 Tax Parcels



Map date: 6/2/2020  
Any aerial imagery is circa 2018 unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



508 Elm St



- Railroads
- Huron River
- Tax Parcels



Map date: 6/2/2020  
Any aerial imagery is circa 2018 unless otherwise noted  
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




508 Elm St

Geddes Ave

Elm St

Wilmot Ct

-  Railroads
-  Huron River
-  Tax Parcels

City of Ann Arbor



Map date: 6/2/2020  
 Any aerial imagery is circa 2018  
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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 <b>508 Elm St</b>		ZIP CODE <b>48104</b>
ZONING CLASSIFICATION <b>R4C</b>	NAME OF PROPERTY OWNER* <i>If different than applicant, a letter of authorization from the property owner must be provided</i> <b>Zaki Alawi</b>	
PARCEL NUMBER	OWNER EMAIL ADDRESS <b>zmichiganrental@gmail.com</b>	

## APPLICANT INFORMATION

NAME <b>Scott Klaassen</b>			
ADDRESS <b>2100 S Main St. A10</b>	CITY <b>Ann Arbor</b>	STATE <b>MI</b>	ZIP CODE <b>48103</b>
EMAIL <b>scott@doneriteco.com</b>		PHONE <b>734-677-2222</b>	
APPLICANT'S RELATIONSHIP TO PROPERTY <b>Agent</b>			

## 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

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:	ZBA:
DATE STAMP	

## 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 : \_\_\_\_\_ Date: 5/20/2020



# 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.

House is currently a 5 bed, one bathroom house utilizing all floors of the house including the attic. The finished third floor, attic area, has dormers and is used as one bedroom.  
We propose to raise the attic walls at the front and rear of the house to create more room on the third floor. The front is able to be done without permission to alter but the back is within the rear yard set back. This is consistent with other houses on the street. When complete the house will have 6 bedrooms and six bathrooms.

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Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio		
Setbacks	Rear 20'	Rear 30'
Parking		
Landscaping		
Other		

City of Ann Arbor  
Zoning Board of Appeals  
301 E Huron St  
PO Box 8647  
Ann Arbor MI 48107

May 20, 2020

To whom this may concern;

I, Zaki Alawi, do hereby give Scott Klaassen authorization to appear before the Zoning Board of Appeals with regard to the request to alter a nonconforming structure application for 508 Elm St.

Please contact me with any questions you may have.

Sincerely,

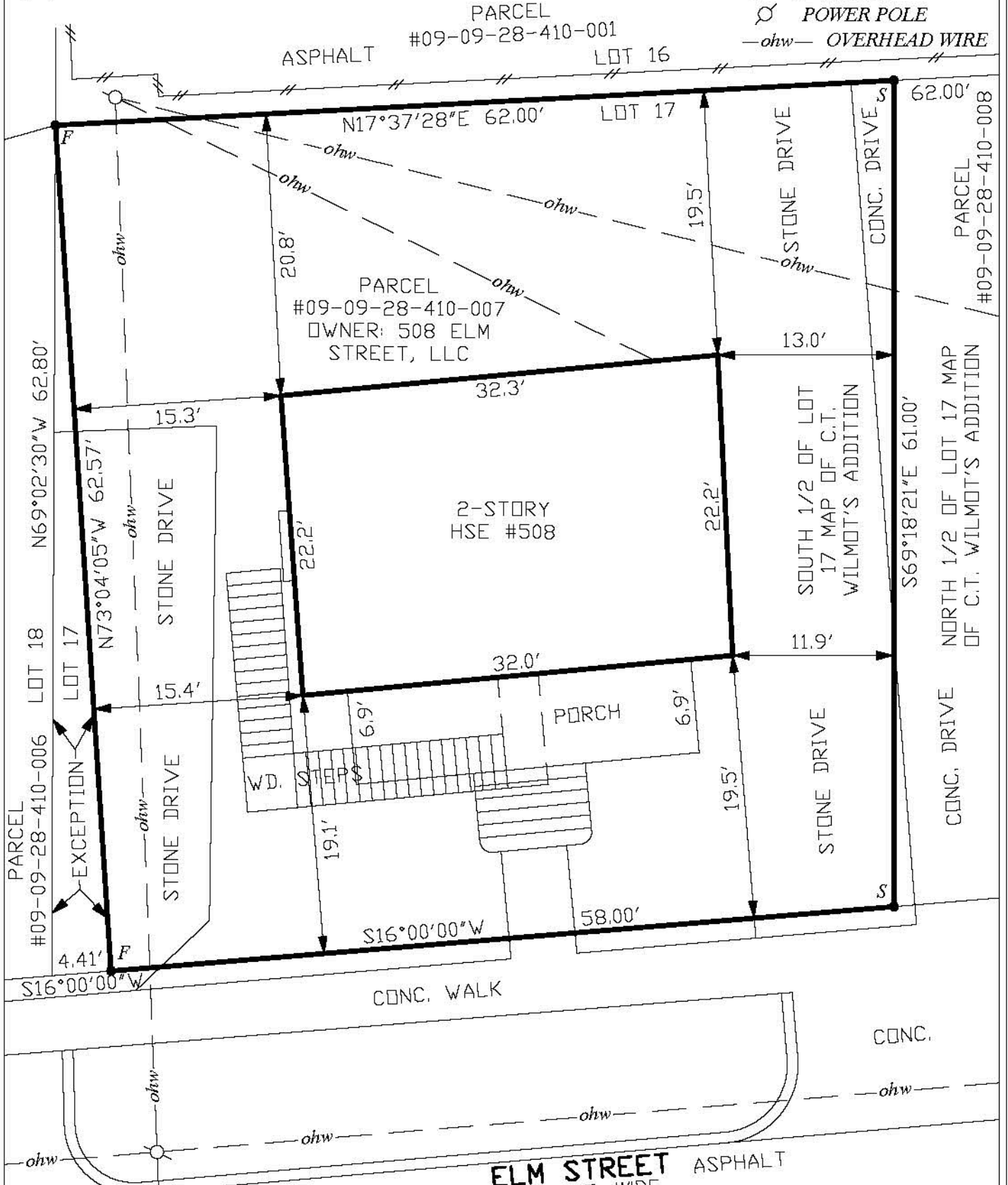
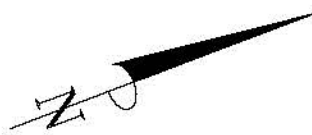
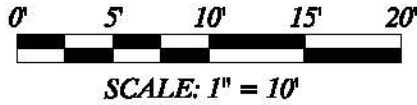
Zaki Alawi

A handwritten signature in blue ink, appearing to read "Zaki Alawi", with a stylized flourish at the end.

# CERTIFICATE OF SURVEY

## LEGEND

- IRON
- F FOUND IRON
- S SET IRON
- // // FENCE
- ⊙ POWER POLE
- ohw- OVERHEAD WIRE



**LEGAL DESCRIPTION:**

THE SOUTH 1/2 OF LOT 17 OF MAP OF C.T. WILMOT'S ADDITION EXCEPT PART OF THE SOUTH SIDE BEING 4.41 FEET ON ELM STREET AND RUN TO THE SOUTHWEST CORNER OF SAID LOT 17, AS RECORDED IN WASHTENAW COUNTY RECORDS, MICHIGAN.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON MAY 21, 2020 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/17000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

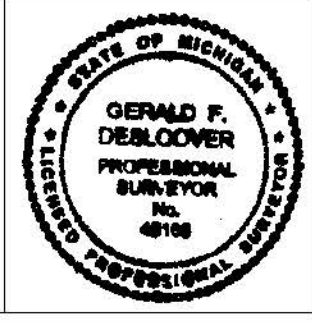
**AMERICAN LANDMARK SURVEY P.L.C.**

SURVEY AT 508 ELM STREET,  
CITY OF ANN ARBOR,  
WASHTENAW COUNTY,  
MICHIGAN.

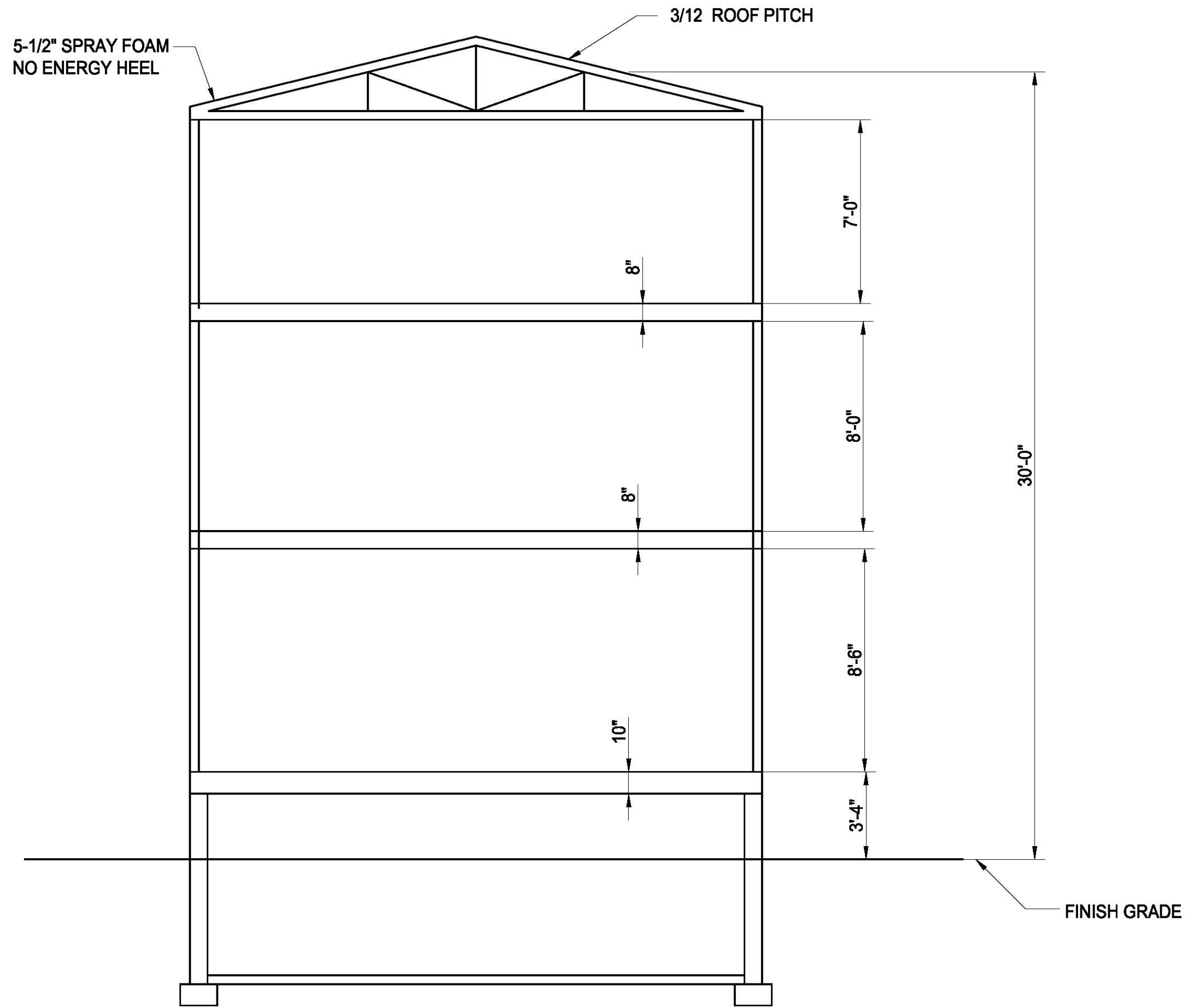
CLIENT: DONE RITE  
CONTRACTING, LLC

DATE: 5/26/2020
DRAWN BY: GFD
SCALE: 1" = 10'
SHEET 1 OF 1
JOB# 20120

*Gerald F. Desloover*  
**GERALD F. DESLOOVER**  
 PROFESSIONAL SURVEYOR  
 NO. 45166  
 P.O. BOX 130043  
 ANN ARBOR, MI 48113  
 734-677-7000

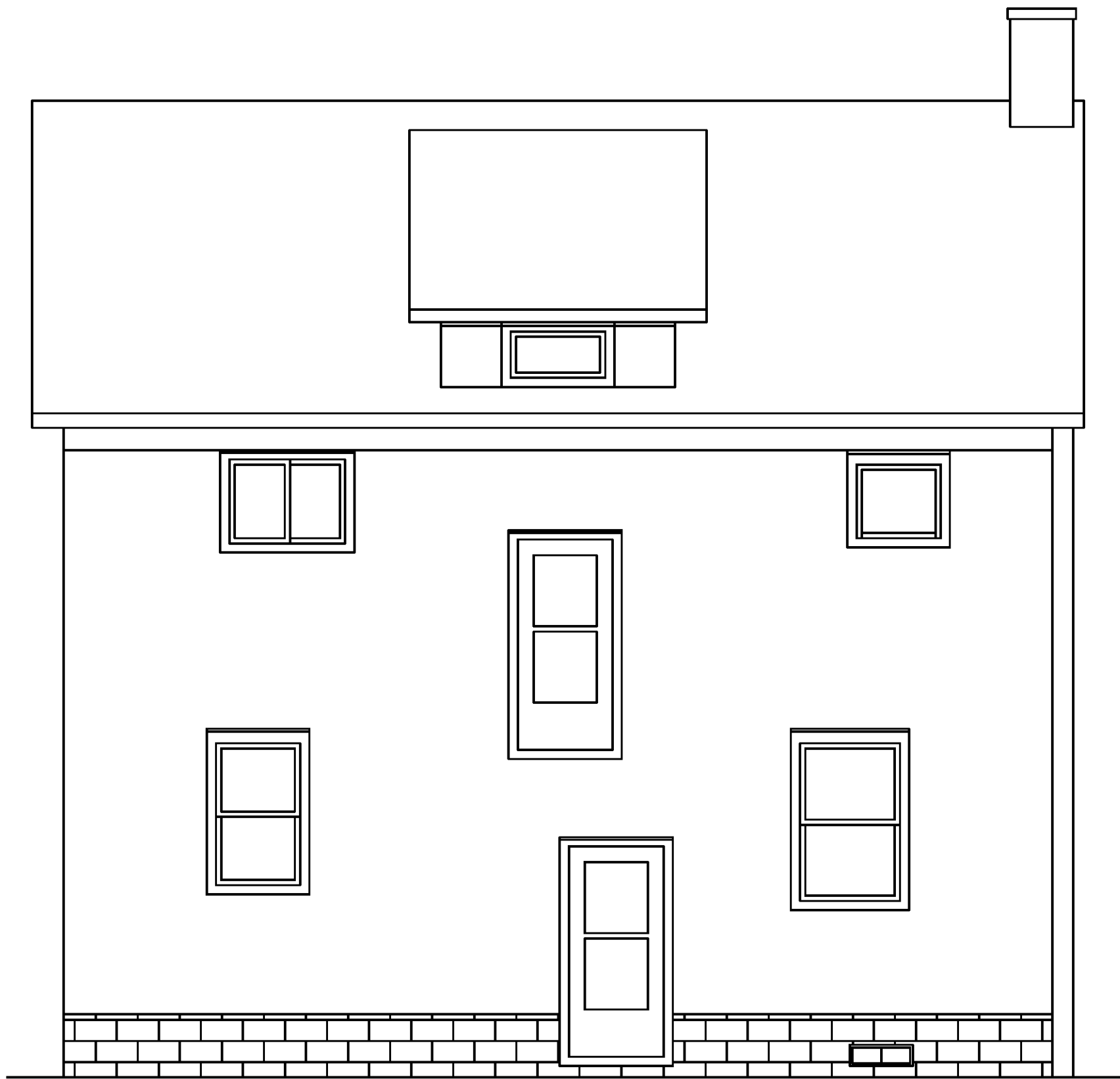






SECTION

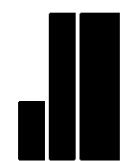
 <p><b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930</p>	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE:	SHEET NO:
	3RD FLOOR ADDITION	508 ELM ST ANN ARBOR MI	SECTION 1/4"=1'-0"		5/19/20	DRAWN	13X19	12 OF 12



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



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

PROJECT TITLE:

**3RD FLOOR ADDITION**

PROJECT LOCATION:

**508 ELM ST  
 ANN ARBOR MI**

SHEET TITLE:

**EXISTING ELEVATIONS**  
 1/4"=1'-0"

MARK:

DATE:

5/19/20

ISSUED FOR:

DRAWN

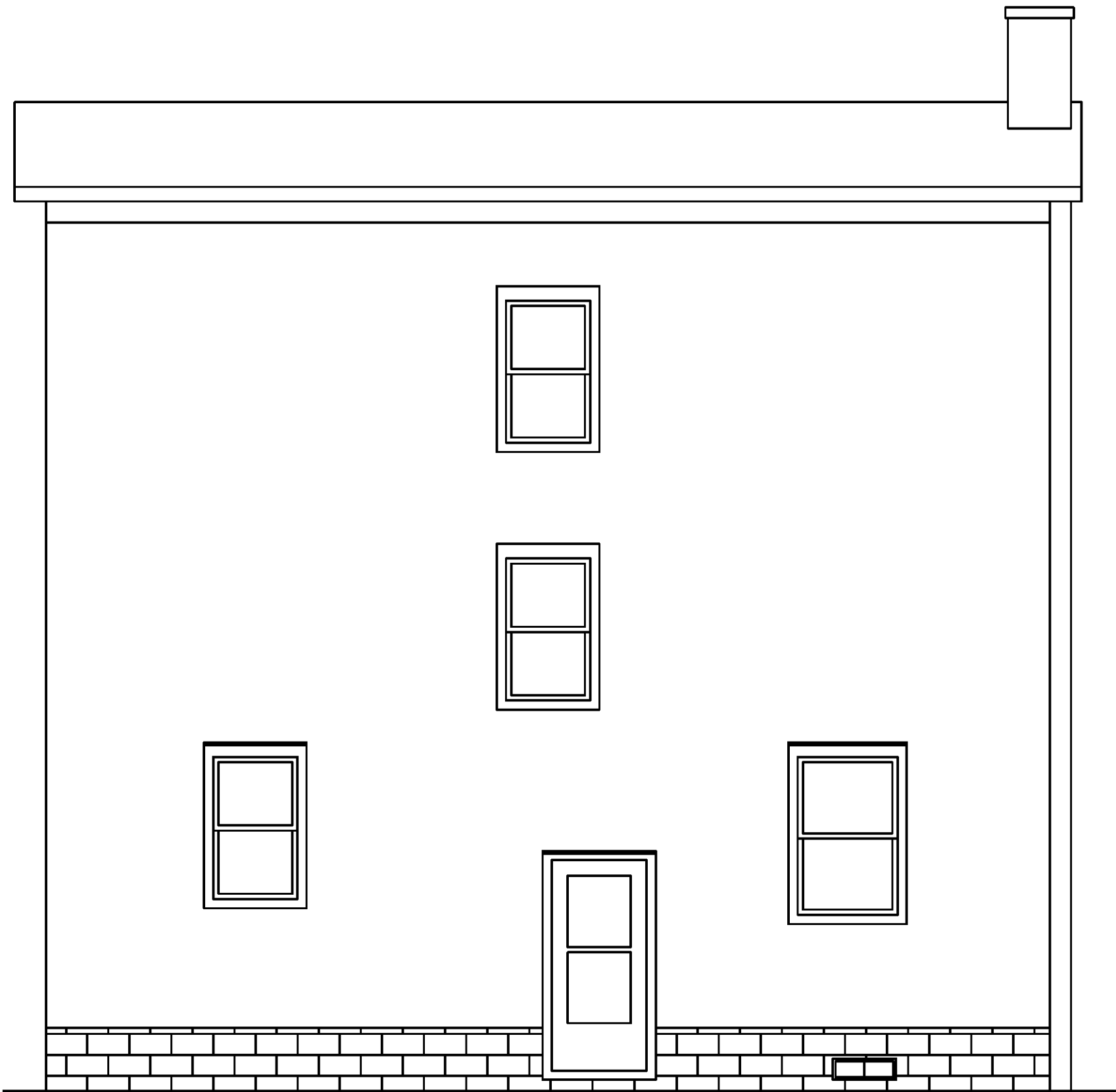
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13X19

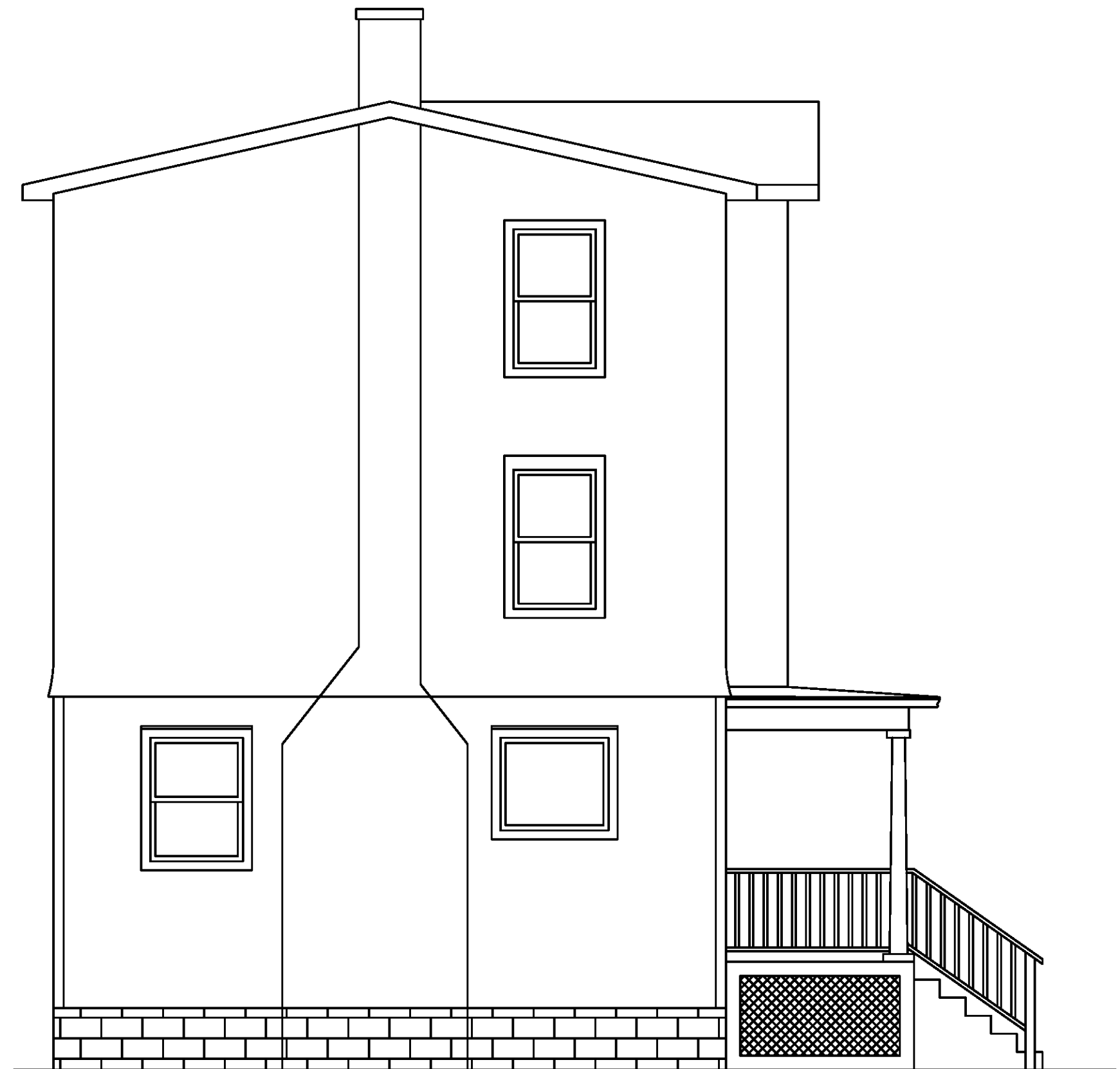
SHEET NO:

11 OF 12

**A-11**



NEW REAR ELEVATION



NEW LEFT SIDE ELEVATION



**James Dudzinski**  
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 12306 Volpe  
 Sterling Heights, Mi.  
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PROJECT TITLE:  
**3RD FLOOR ADDITION**

PROJECT LOCATION:  
**508 ELM ST  
 ANN ARBOR MI**

SHEET TITLE:  
**NEW ELEVATIONS**  
 1/4"=1'-0"

MARK:	DATE:	ISSUED FOR:	SHEET SIZE:	SHEET NO:
	5/19/20	DRAWN	13X19	6 OF 12
				<b>A-6</b>



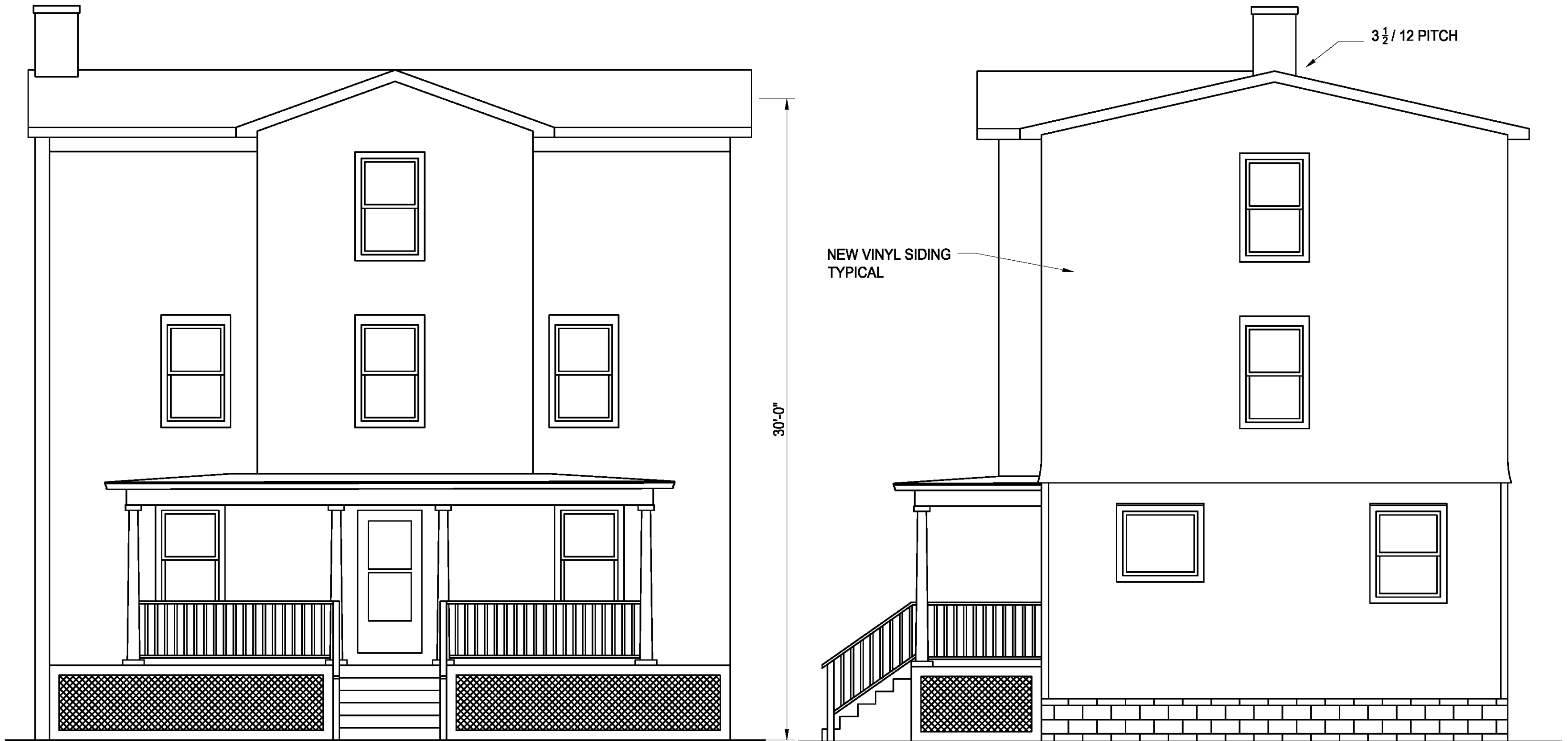


EXISTING FRONT ELEVATION



EXISTING RIGHT SIDE ELEVATION

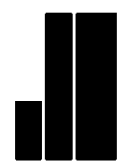
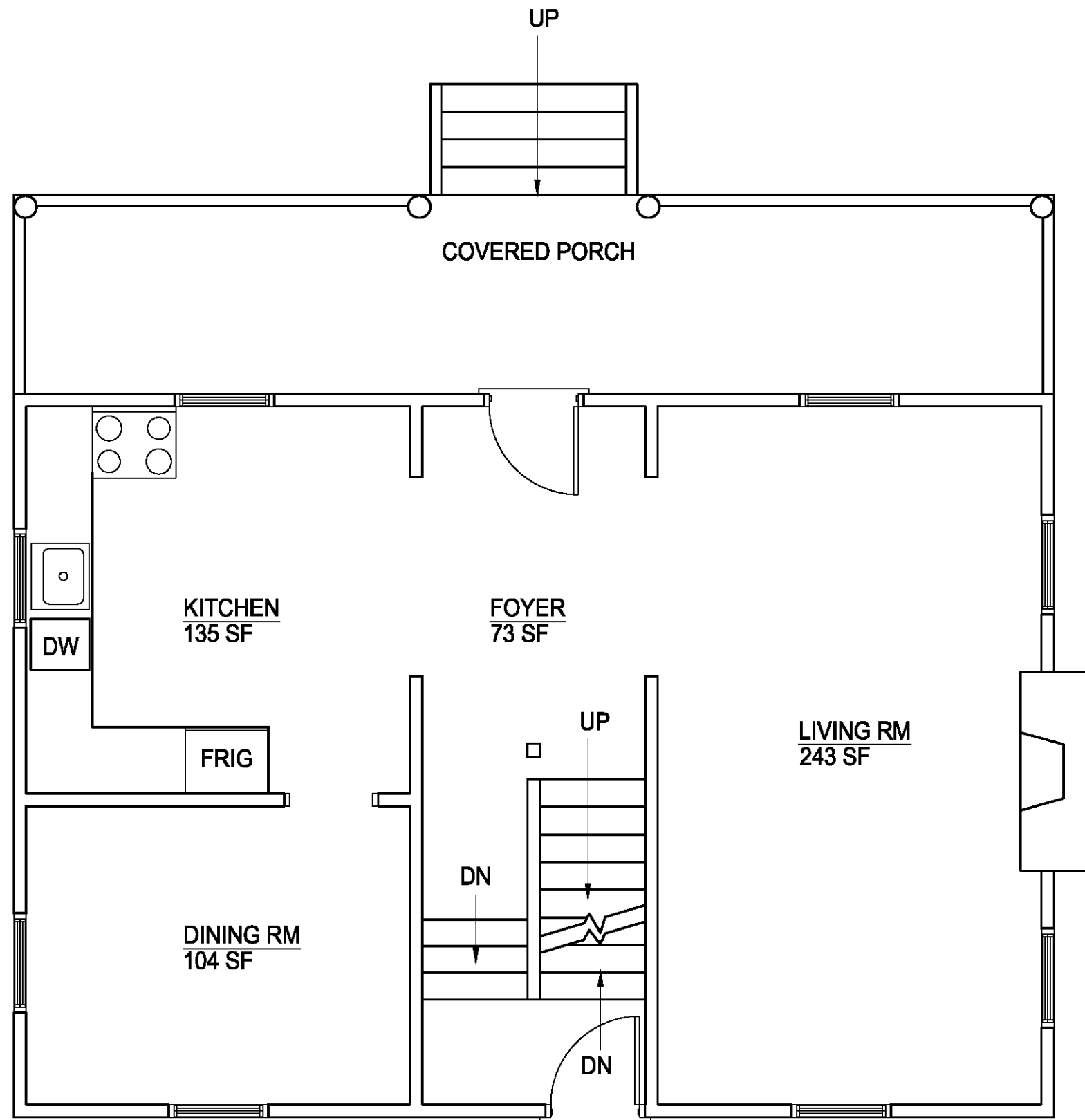
 <b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE:	SHEET NO:
	3RD FLOOR ADDITION	508 ELM ST ANN ARBOR MI	EXISTING ELEVATIONS 1/4"=1'-0"		5/19/20	DRAWN	13X19	12 OF 12
								A-12



NEW FRONT ELEVATION

NEW RIGHT SIDE ELEVATION

 <p><b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930</p>	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE:	SHEET NO:
	3RD FLOOR ADDITION	508 ELM ST ANN ARBOR MI	NEW ELEVATIONS		5/19/20	DRAWN	13X19	5 OF 12
			1/4"=1'-0"					A-5



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

PROJECT TITLE:

**3RD FLOOR ADDITION**

PROJECT LOCATION:

**508 ELM ST  
 ANN ARBOR MI**

SHEET TITLE:

**EXISTING 1ST FLOOR**  
 1/4"=1'-0"

MARK:

DATE:

5/19/20

ISSUED FOR:

DRAWN

SHEET SIZE:

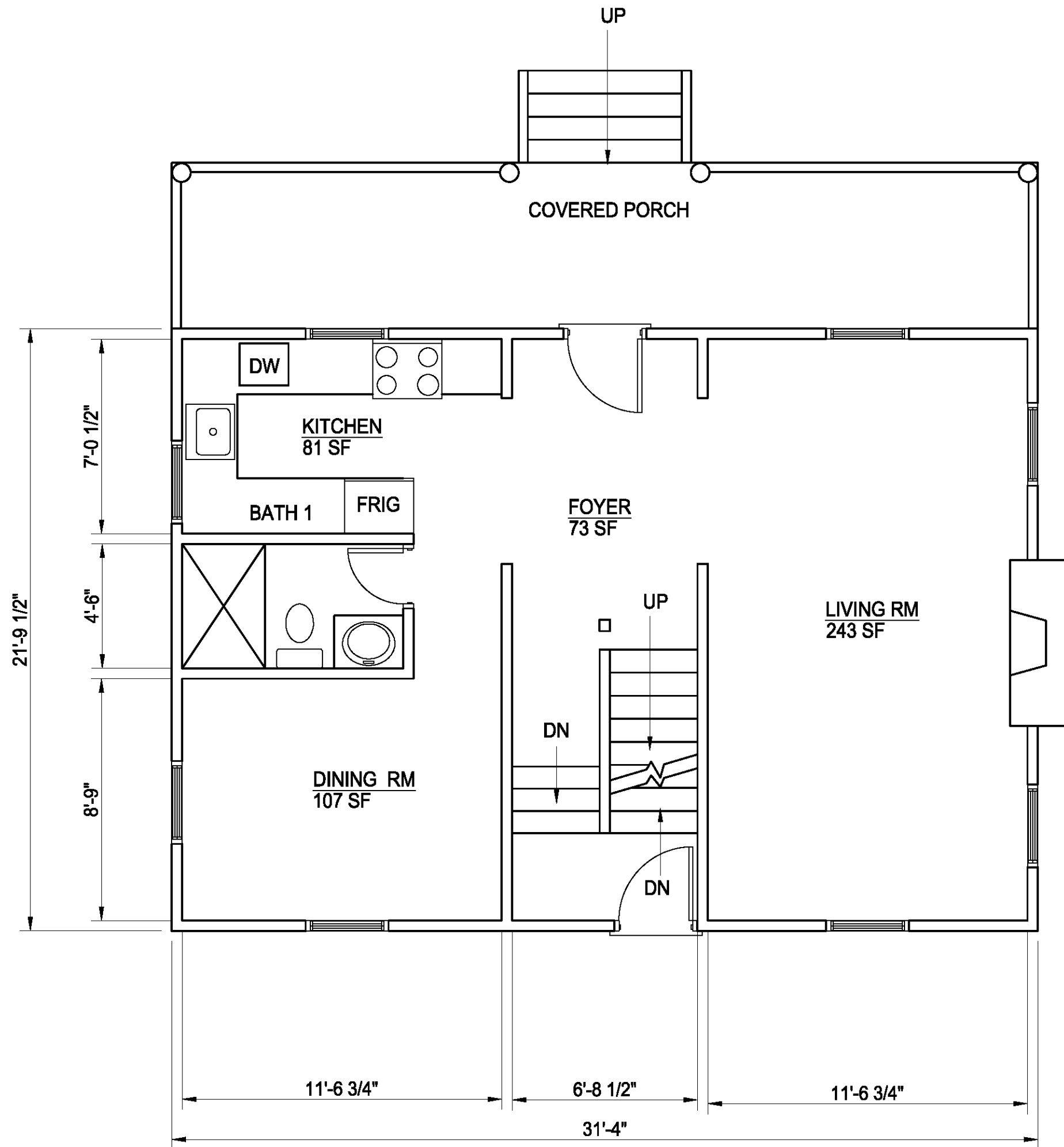
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SHEET NO:

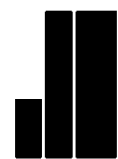
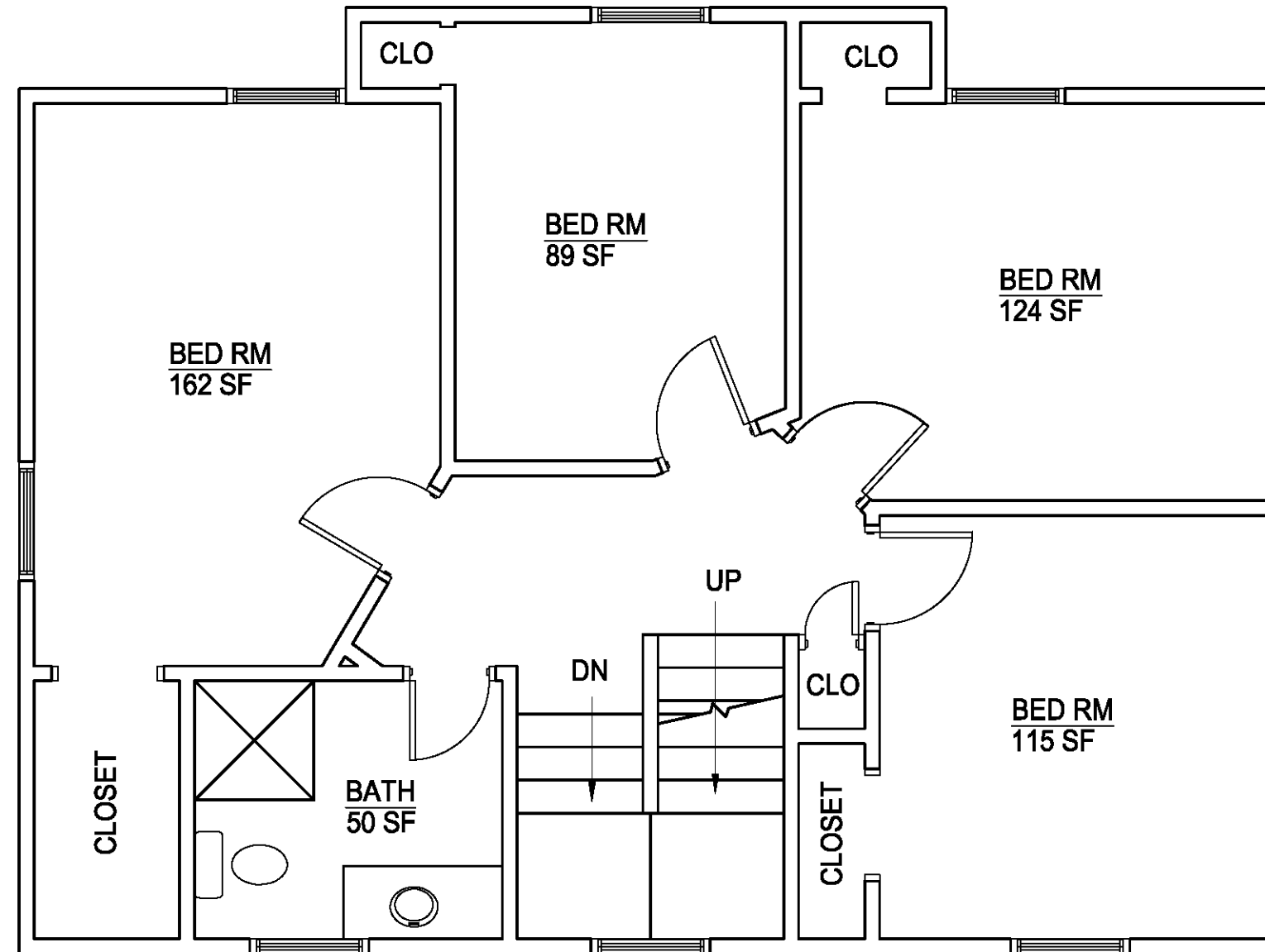
7 OF 12

**A-7**





 <b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE:	SHEET NO:
	3RD FLOOR ADDITION	508 ELM ST ANN ARBOR MI	NEW 1ST FLOOR 1/4"=1'-0"		5/19/20	DRAWN	13X19	1 OF 12
								A-1



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

PROJECT TITLE:

**3RD FLOOR ADDITION**

PROJECT LOCATION:

**508 ELM ST  
 ANN ARBOR MI**

SHEET TITLE:

**EXISTING 2ND FLOOR**  
 1/4"=1'-0"

MARK:

DATE:

5/19/20

ISSUED FOR:

DRAWN

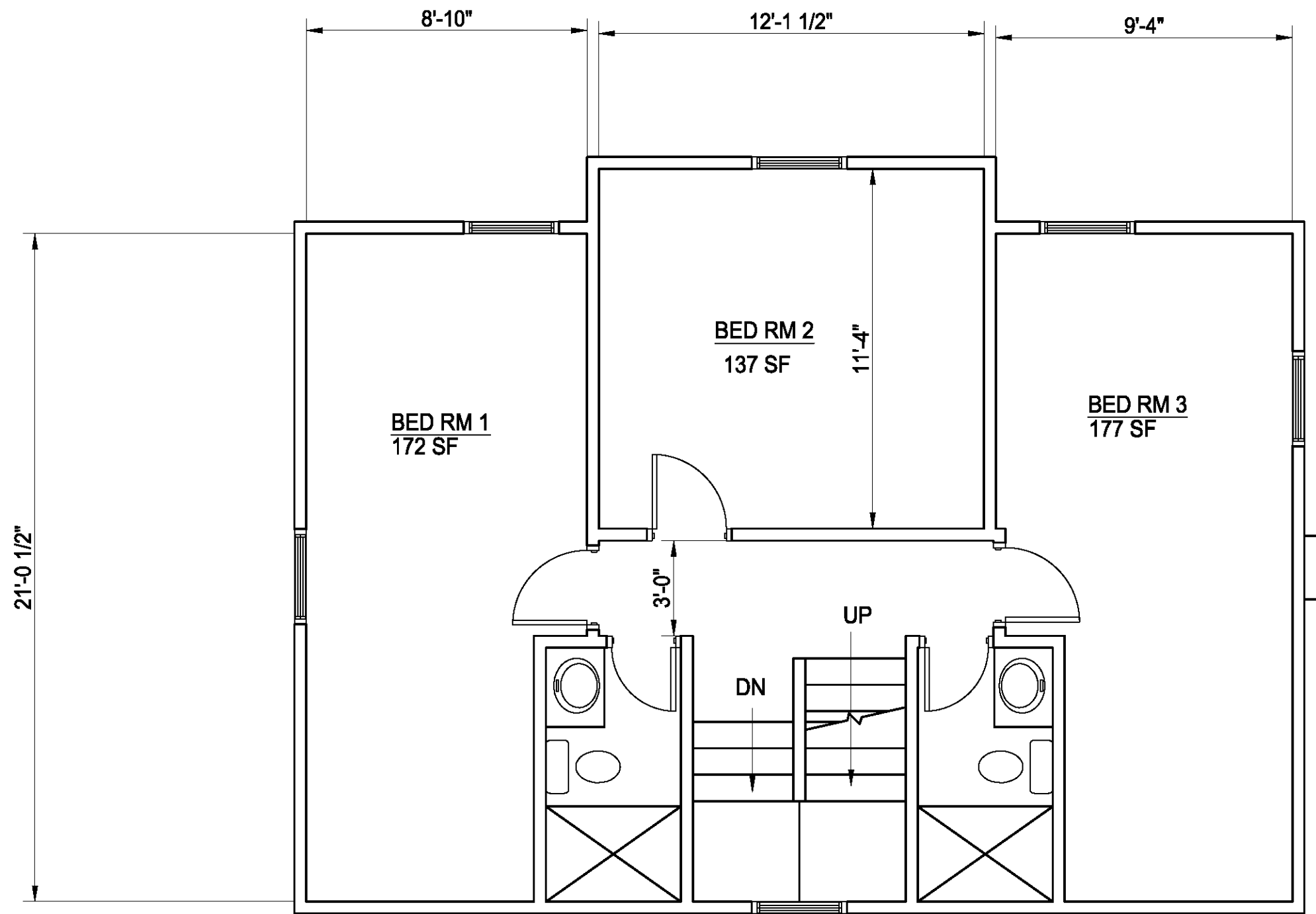
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SHEET NO:

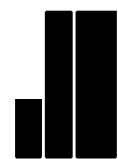
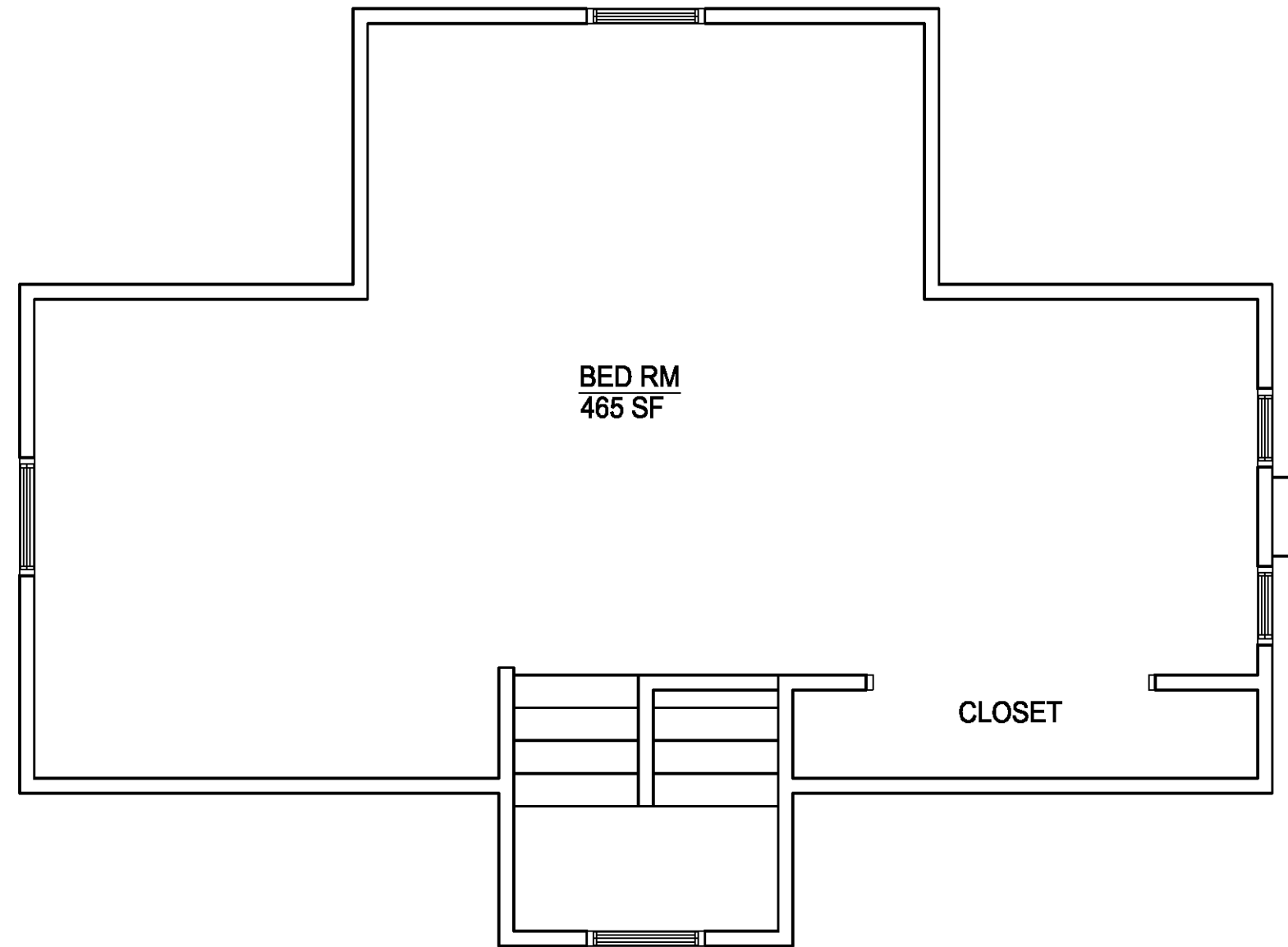
8 OF 12

**A-8**



 <b>James Dudzinski</b> ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE:	SHEET NO:
	3RD FLOOR ADDITION	508 ELM ST ANN ARBOR MI	NEW 2ND FLOOR 1/4"=1'-0"		5/19/20	DRAWN	13X19	2 OF 12
								A-2





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

PROJECT TITLE:

**3RD FLOOR ADDITION**

PROJECT LOCATION:

**508 ELM ST  
ANN ARBOR MI**

SHEET TITLE:

**EXISTING 3RD FLOOR**  
1/4"=1'-0"

MARK:

DATE:

ISSUED FOR:

5/19/20

DRAWN

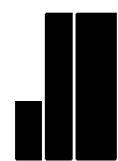
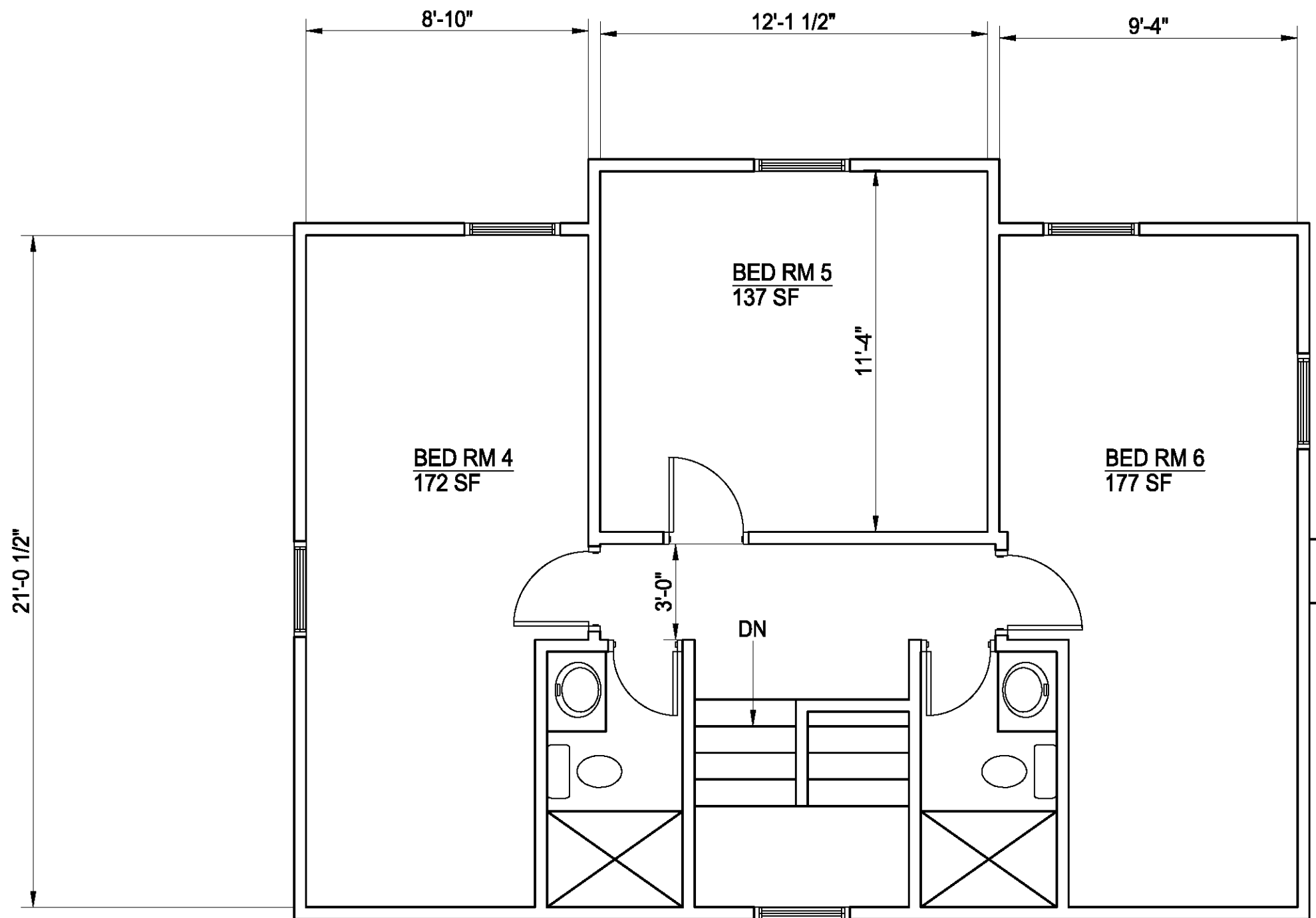
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13X19

SHEET NO:

9 OF 12

**A-9**



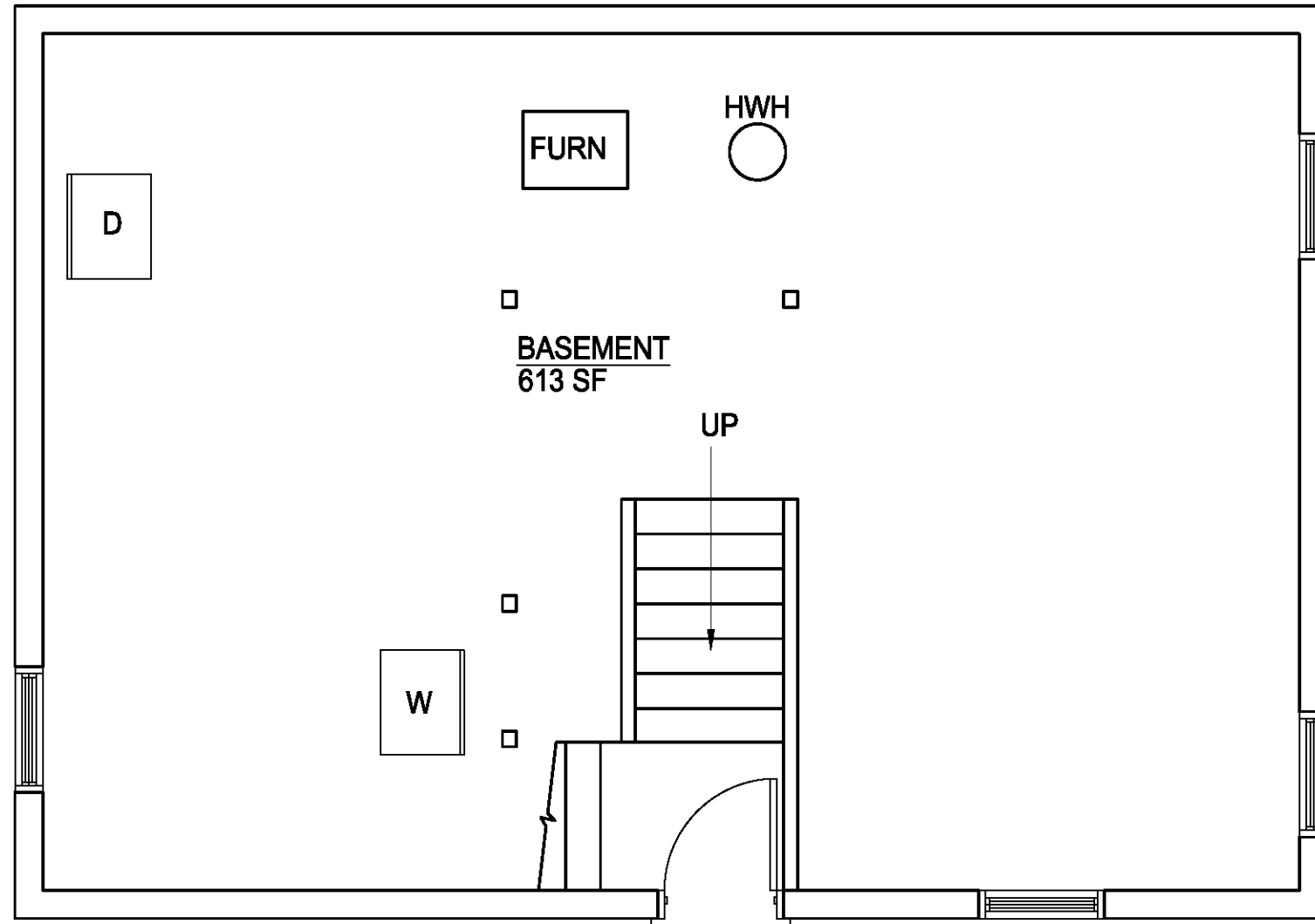
**James Dudzinski**  
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 Sterling Heights, Mi.  
 PH. (586) 864-6930

PROJECT TITLE:  
**3RD FLOOR ADDITION**

PROJECT LOCATION:  
**508 ELM ST  
 ANN ARBOR MI**

SHEET TITLE:  
**NEW 3RD FLOOR**  
 1/4"=1'-0"

MARK:	DATE:	ISSUED FOR:	SHEET SIZE:	SHEET NO:
	5/19/20	DRAWN	13X19	3 OF 12
				<b>A-3</b>



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

PROJECT TITLE:

**3RD FLOOR ADDITION**

PROJECT LOCATION:

**508 ELM ST  
 ANN ARBOR MI**

SHEET TITLE:

**EXISTING BASEMENT**  
 1/4"=1'-0"

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DATE:

5/19/20

ISSUED FOR:

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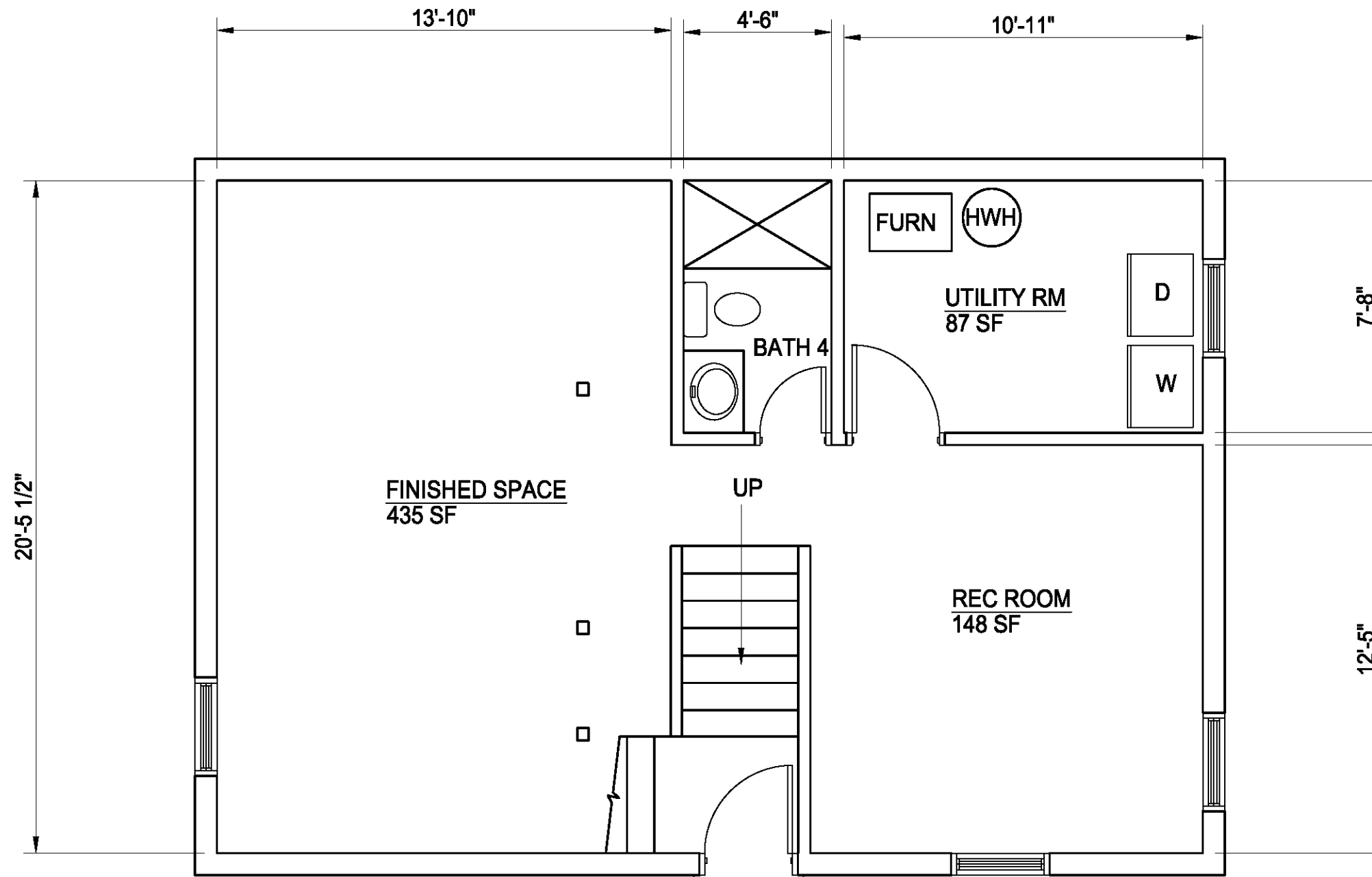
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13X19

SHEET NO:

10 OF 12

**A-10**



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

PROJECT TITLE:

**3RD FLOOR ADDITION**

PROJECT LOCATION:

**508 ELM ST  
 ANN ARBOR MI**

SHEET TITLE:

**NEW BASEMENT**  
 1/4"=1'-0"

MARK:

DATE:

5/19/20

ISSUED FOR:

DRAWN

SHEET SIZE:

13X19

SHEET NO:

4 OF 12

**A-4**