

**Zoning Board of Appeals
April 27, 2022 Regular Meeting**

STAFF REPORT

Subject: ZBA 22-2004; 309 East Madison Street

Summary:

Robb Burroughs O/X Studios representing the property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to construct a two-story addition to the rear of the existing residence. The home is nonconforming for lot area, lot width and required side setbacks. The existing residence is a duplex with two bedrooms in each unit. The addition will increase the bedroom count to six bedrooms in each unit. The proposed addition will be offset four inches on each side and will not encroach further into the side setbacks. The property is zoned R4C, Multiple-Family Dwelling District.

Background:

The subject property is located near the intersection of East Madison Street and South Fifth Avenue west of Packard Road. The property is located on a steeply sloped site that slopes downward from east to west. The existing structure is a two-story wood framed residence built in 1901 and approximately 1,265 square feet in size. The basement is currently being used for mechanical and storage.

Description:

The proposed addition will be approximately 17 feet 4.5 inches by 18 feet three inches for a total of 320 square feet of new living area. The basement will be converted from storage and mechanical functions to habitable living and bedroom spaces. The existing door and windows will provide separate access to this unit. The addition will connect to the basement and expand the dwelling unit. This unit will connect via internal stair to the addition on the first floor and complete a full dwelling unit. The first and second floors are to be combined to form the second dwelling unit.

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:

The applicants state that the improvements will not encroach further into the side setbacks and will meet the 30 foot required rear setback. The property is located one parcel from the Perry School Building at the edge of the University of Michigan campus. The project will not have a detrimental impact on surrounding properties and blends with the student oriented housing area.

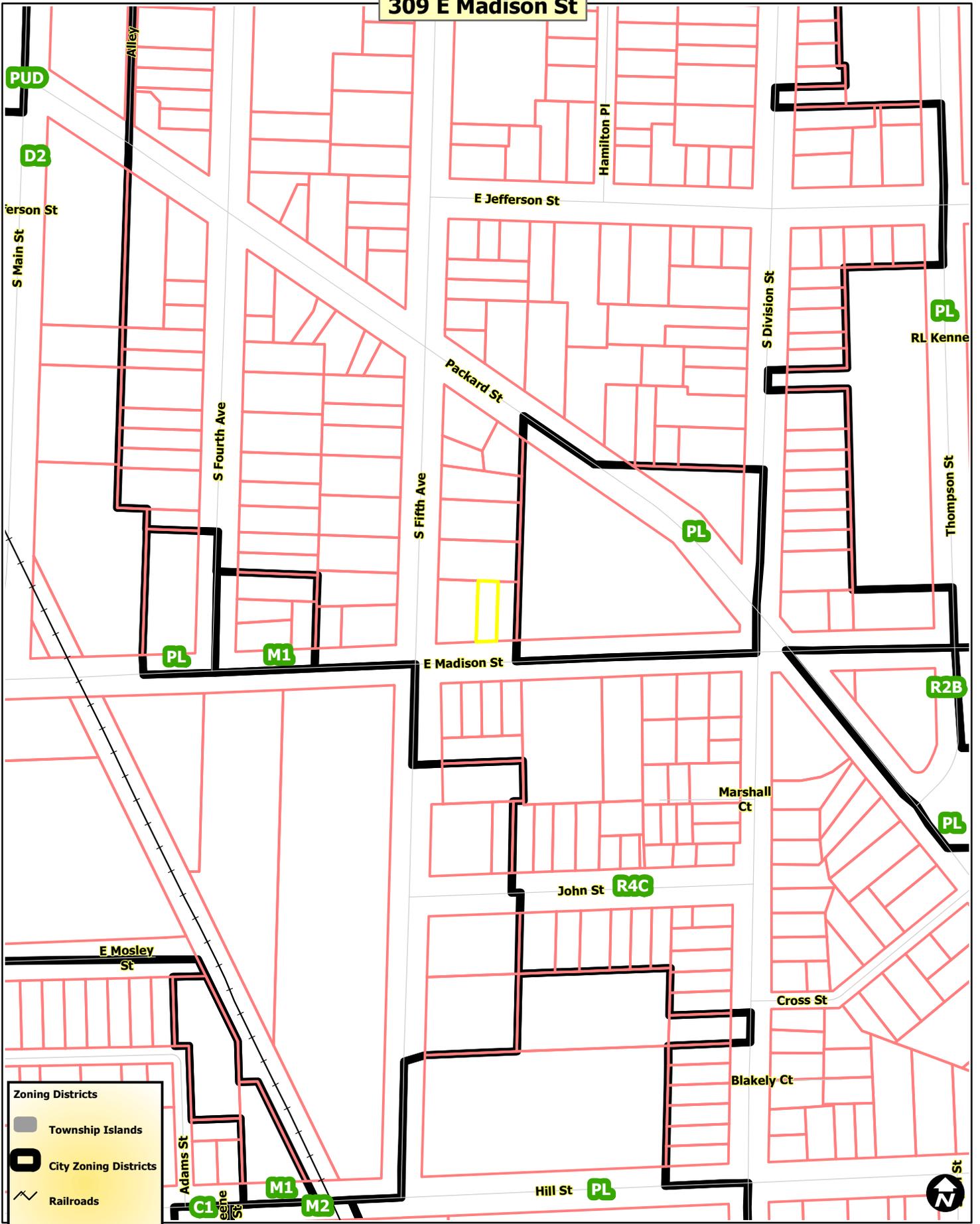
- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

Zoning Board of Appeals
April 27, 2022
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with loops and a horizontal line through the middle.

Jon Barrett-
Zoning Coordinator, City of Ann Arbor

309 E Madison St



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



Map date: 4/5/2022
Any aerial imagery is circa 2020 unless otherwise noted
Terms of use: www.a2gov.org/terms

309 E Madison St



- Railroads
- Huron River
- Tax Parcels



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309 E Madison St



E Madison St

 Railroads

 Huron River

 Tax Parcels



City of Ann Arbor 

Map date: 4/5/2022
Any aerial imagery is circa 2020 unless otherwise noted
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CERTIFICATE OF SURVEY

FIP IN MON BOX

FIP
0.33' S
0.48' E



BEARINGS BASED ON MICHIGAN STATE PLANE COORDINATES, SOUTH ZONE, NAD '83

NOTE: DIMENSIONS ARE TO FACE OF EXTERIOR SIDING

CORNER INACCESSIBLE, IN "POCKET" BETWEEN FENCES

N1°46'05"E
523.42'

FIP
189.52'

FIP
105.04'

ANN ARBOR LAND COMPANY'S ADDITION

N. LINE "MAYNARD AND MORGAN'S ADDITION"

S87°59'43"E 132.74'

S. FACE CONC. WALL ON/NEAR PROP. LINE

FIP

66.00'

66.00'



132' (R)

CHAIN LINK FENCE IN ϕ CONC. WALL

09-09-29-437-008

0.510 AC. TOTAL (22,208 S.F.)



1.15' TO W. FACE CONC. WALL

ϕ S FIFTH AVE.
(66' WIDE, PUBLIC)

N01°46'05"E 171.98'

S87°59'44"E 132.88'

132' (R)

66.44'

33.22'

33.22'

66.44'

N1°40'18"E

101.74'

N1°37'11"E

99.25'

66.44'

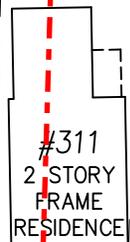
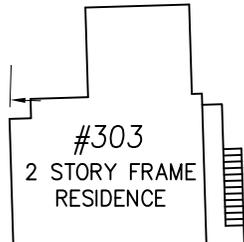
09-09-29-437-009

09-09-29-437-010

09-09-29-437-011

106.74'

105.6' (R)



S01°33'54"W 161.99'
 "MAYNARD AND MORGAN'S ADDITION"
 L. 46 (DEEDS), P. 572-574

CONC. WALL EAST OF PROP. LINE CONC. WALL

0.11' TO W. FACE CONC. WALL

13.78'

106.74'

105.6' (R)

18.15'

66.78'

33.39'

33.39'

17.23'

12.0'

96.75'

92.4' (R)

96.75'

12.0'

17.23'

FIP

0.18' S

0.26' E

FD. CHISEL HOLE, SET NAIL INSIDE

ϕ MADISON ST.
(66' WIDE, PUBLIC)

N87°42'50"E

FIP IN MON BOX

CLIENT: JONES

BOUNDARY SURVEY
 OF 4 PARCELS OF LAND
 IN THE SE 1/4 OF
 SECTION 29, TSS, R6E
 CITY OF ANN ARBOR,
 WASHTENAW COUNTY,
 STATE OF MICHIGAN.

LEGEND:

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- (R) RECORDED
- (C) CALCULATED



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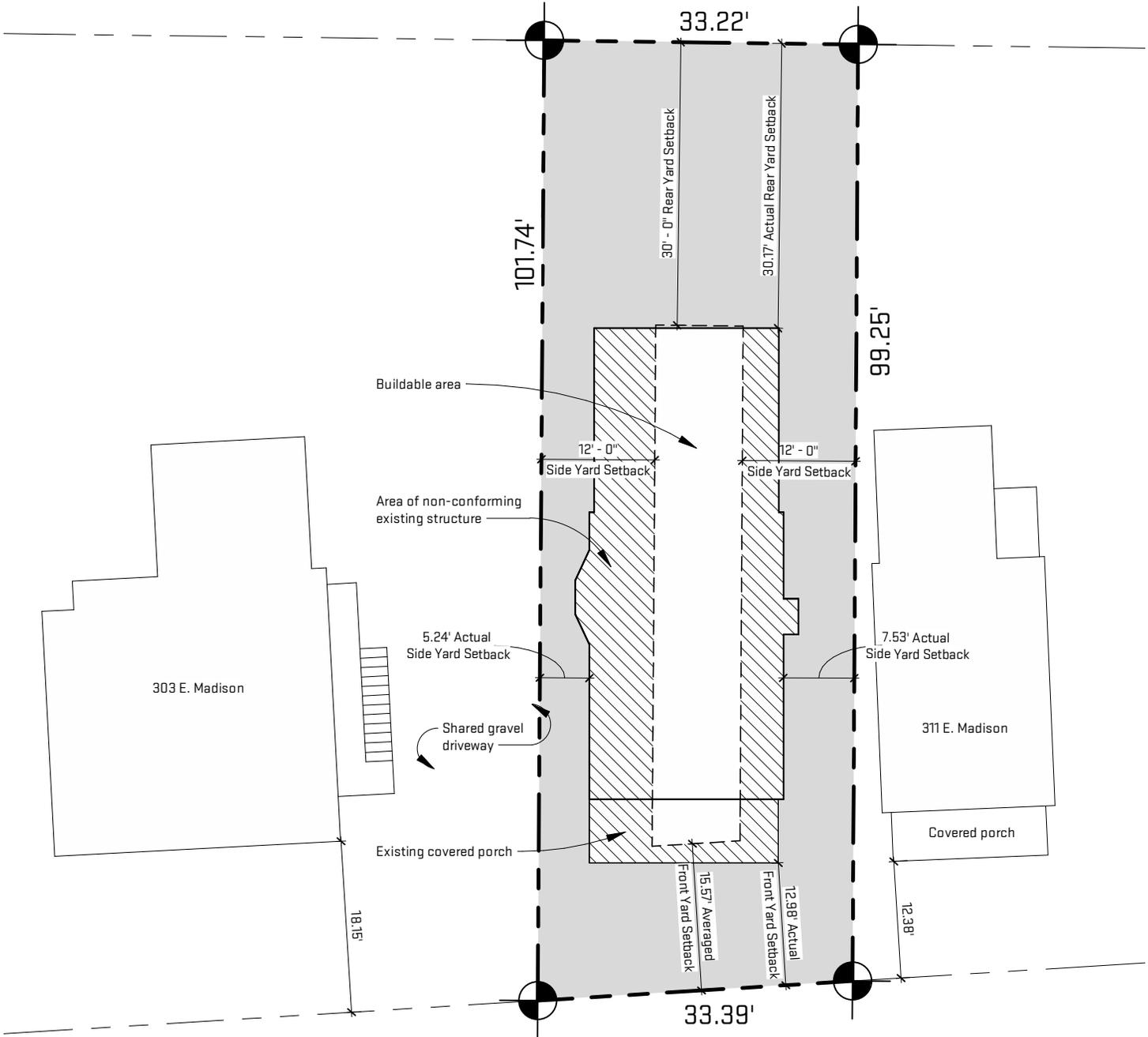
JOB NO.: 01522 DATE: 2-3-2022

FLD. BOOK: 21-1 REVISED: -

SHEET 1 OF 2 BY: KJG

SCALE: 1" = 30'





E. Madison St.



1 Architectural Site Plan

 A-2


 1/16" = 1'-0"

Scales listed are for 8.5x11 drawing size.



 architecture | interiors | planning

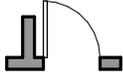
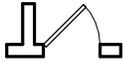
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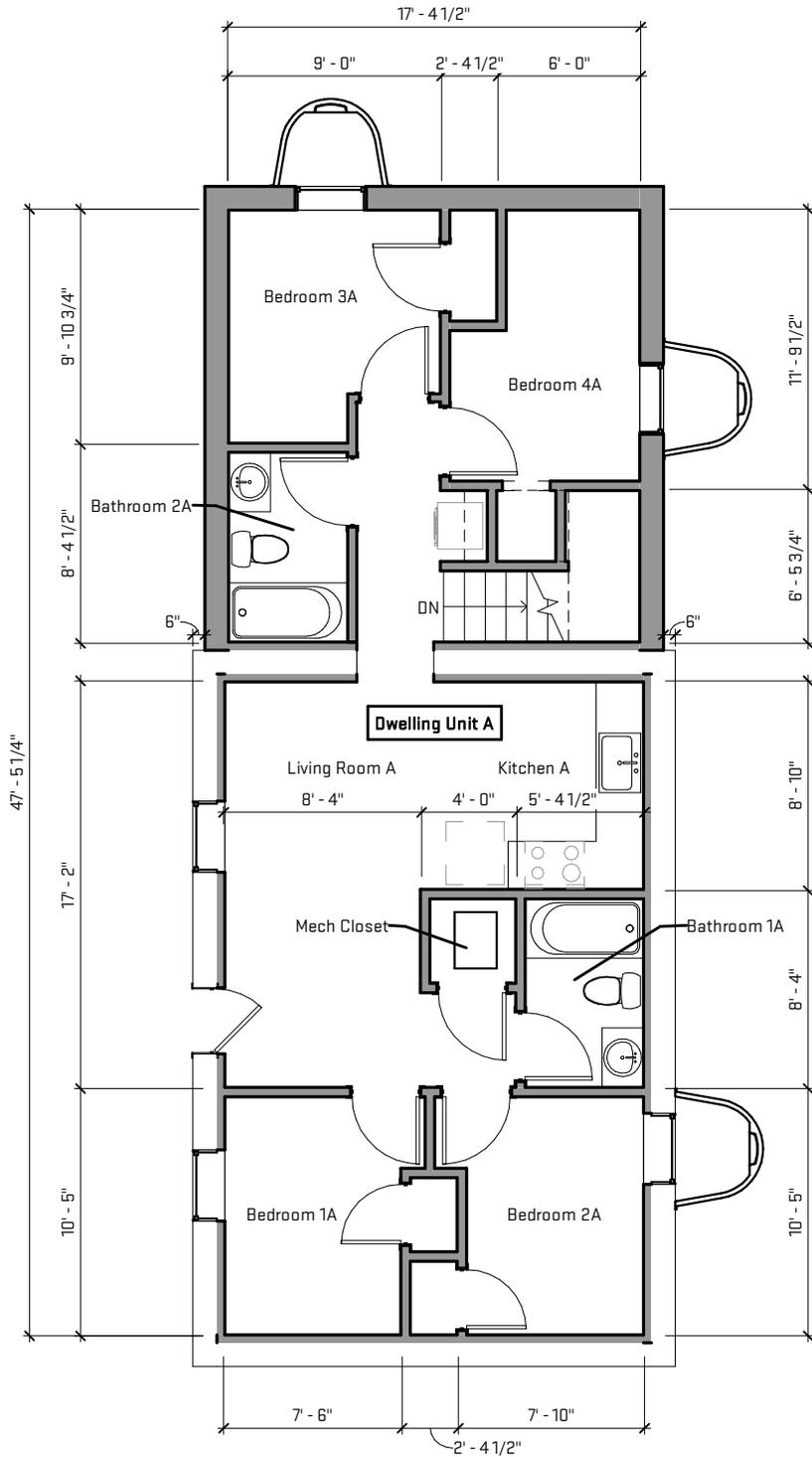
Job Title:	309 E. Madison
	309 E. Madison St. Ann Arbor, MI 48104

Sheet Title:	Proposed Site Plan
	Released For: ZBA Submittal

Project #	JON-MAD22
Draw Date	03/30/2022
Blowing #	A-2

Architectural Floor Plan Legend

-  New construction / New door and frame shown open 90°.
-  Existing construction to remain. Existing doors shown open 45°.





1 Basement Floor Plan

 1/8" = 1'-0"

Scales listed are for 8.5x11 drawing size.

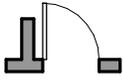
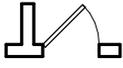
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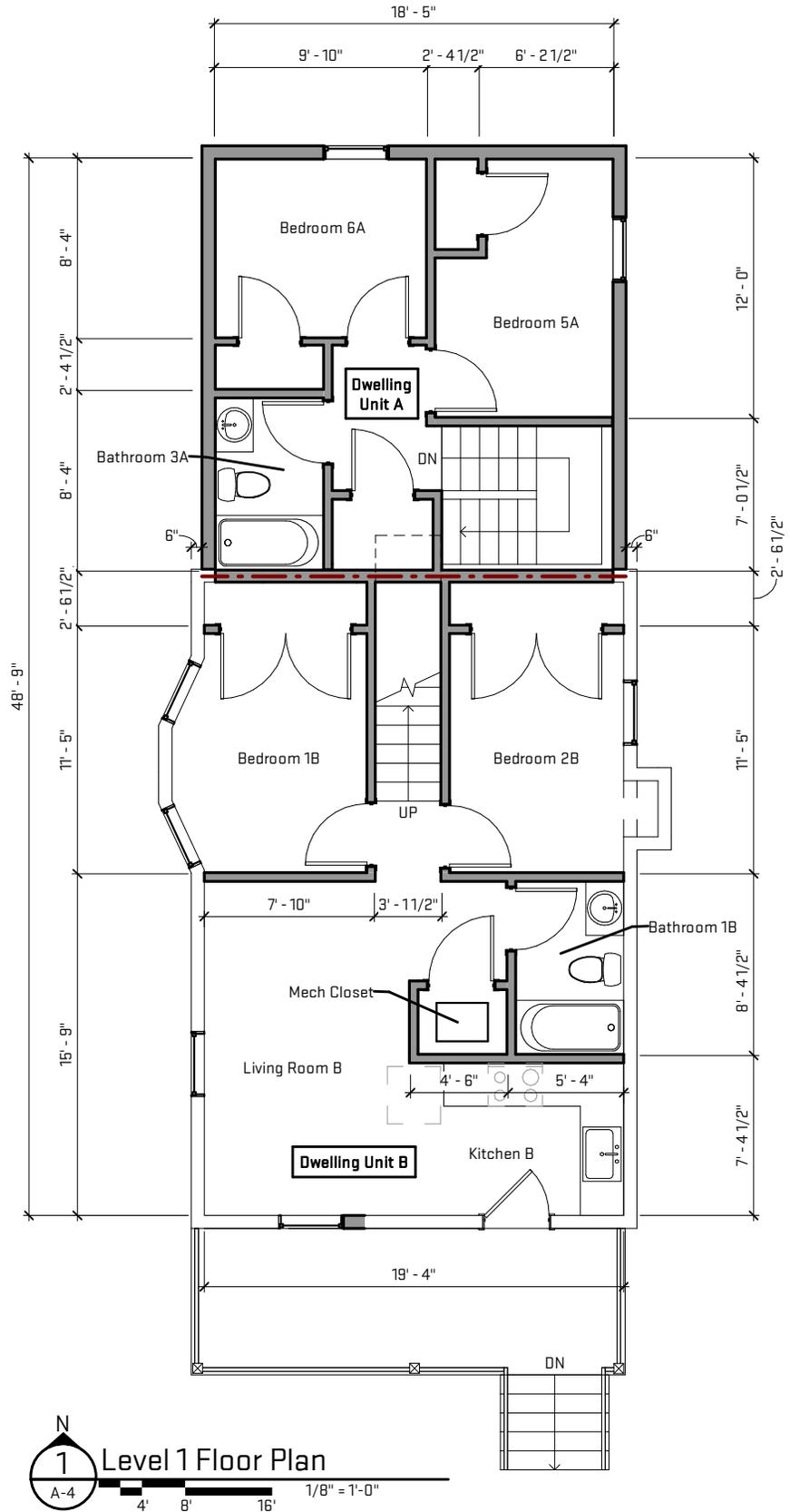
Job Title: **309 E. Madison**
 309 E. Madison St.
 Ann Arbor, MI 48104

Sheet Title: **Proposed Basement Floor Plan**
 Released For: ZBA Submittal

Project #: **JON-MAD22**
 Date: **03/30/2022**
 Drawing #: **A-3**

Architectural Floor Plan Legend

-  New construction / New door and frame shown open 90°.
-  Existing construction to remain. Existing doors shown open 45°.



Scales listed are for 8.5x11 drawing size.



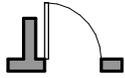
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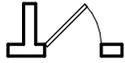
Sheet Title: Proposed Level 1 Floor Plan
Released For: ZBA Submittal

Project #: JON-MAD22
Dwg. Date: 03/30/2022
Drawing #: A-4

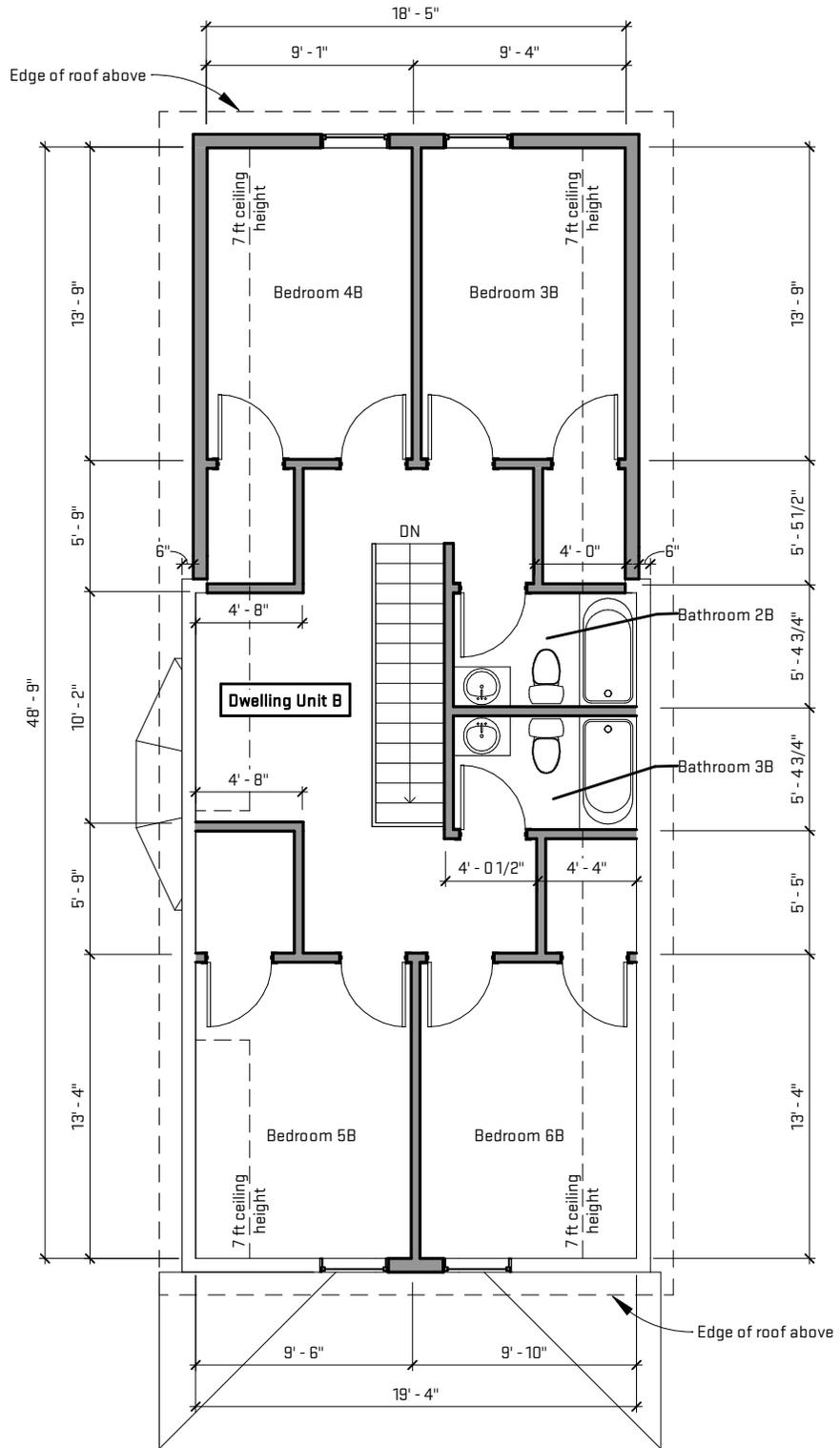
Architectural Floor Plan Legend



New construction /
New door and frame
shown open 90°.



Existing construction
to remain. Existing
doors shown open 45°.



1 Level 2 Floor Plan
A-5
4' 8' 16'
1/8" = 1'-0"

Scales listed are for 8.5x11 drawing size.



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Job Title:

309 E. Madison

Sheet Title:

Proposed Level 2 Floor
Plan

Project #

JON-MAD22

Dwg. Date

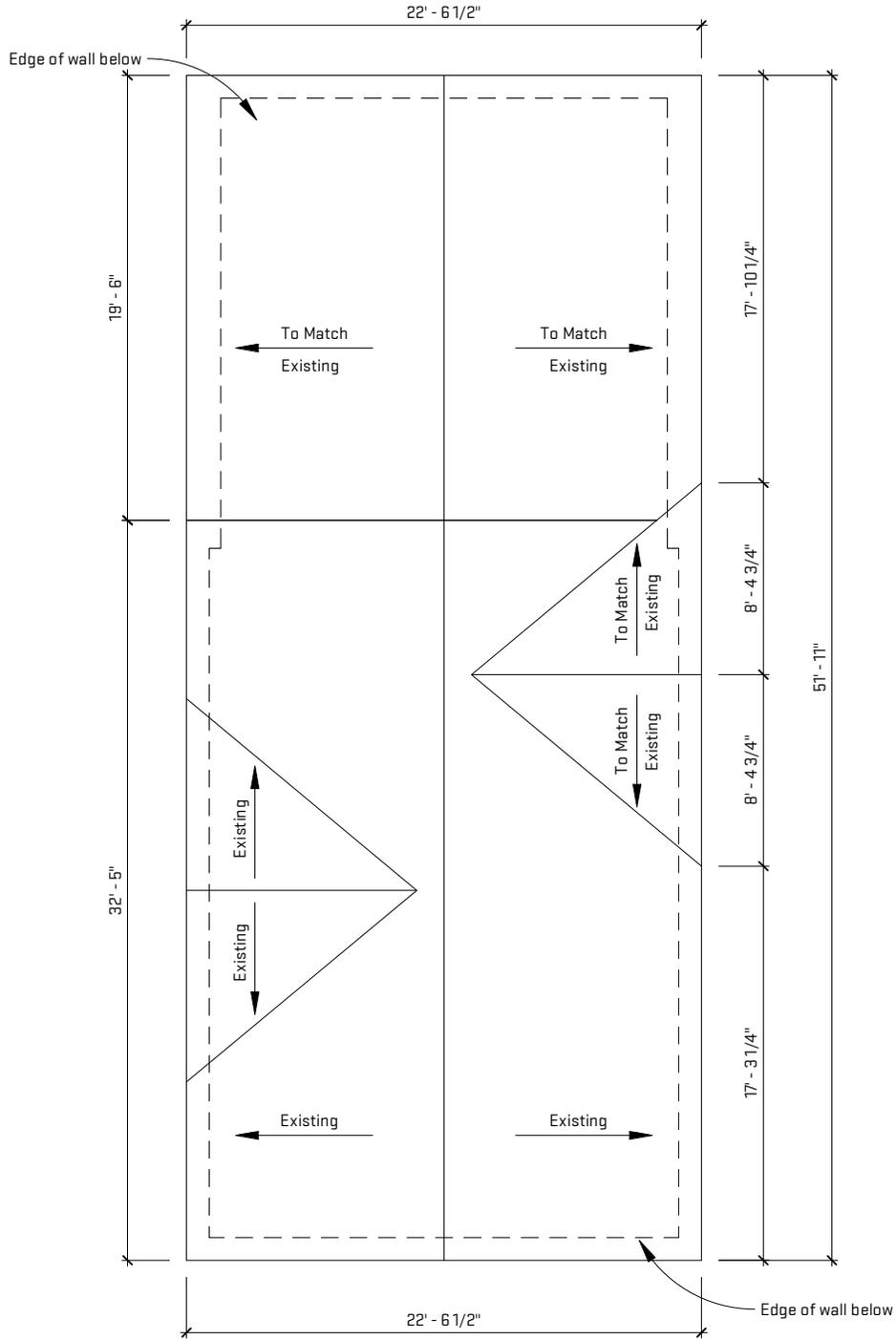
03/30/2022

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Released For: ZBA Submittal

Drawing #

A-5



Scales listed are for 8.5x11 drawing size.



South facade and front porch



South west corner and shared gravel drive

Scales listed are for 8.5x11 drawing size.



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Job Title:	309 E. Madison
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Sheet Title:	Existing Photos
	Released For: ZBA Submittal

Project #	JON-MAD22
Date	03/30/2022
Drawing #	A-7





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