

**Zoning Board of Appeals
March 27, 2013 Regular Meeting**

STAFF REPORT

Subject: ZBA13-004, 1653 Fulmer

Summary: Robert McCowan is requesting one variance from Chapter 55(Zoning) Section 5:77 (Lot Accessibility), of 1 foot from the required 30 feet for an access and utility easement to serve one single-family home; 30 feet is required.

Description and Discussion:

The subject parcel is zoned R1C (Single-Family) and is located on Fulmer, just north of Miller.

The petitioner is requesting a variance of 1 foot in order to provide a 29 foot access and utility easement for a parcel not directly fronting a public street. City code requires 30 feet. The subject parcel (1653 Fulmer) was approved in 2004 through a land division from parent parcel 1643 Fulmer, which also included the creation of the parcel (1647 Fulmer) immediately to the south. The southern parcel (1647) has direct access to Fulmer via a 29 foot wide section of the parcel. If approved, the petitioner would record a 29 foot easement for 1653 Fulmer over this parcel for access and utilities. Driveways serving single-family homes can be a minimum of 10 feet wide. The petition has been reviewed by Engineering staff and they have no objection to the variance request.

Standards for Approval- Variance

The Zoning Board of Appeals have all the power granted by State law and by Section 5:99, Application of the Variance Power from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

- (a). ***That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and result from conditions which do not exist generally throughout the City.***

The subject parcel is a conforming lot in the R1C Zoning District (required is 7,200 square feet, subject parcel is 7,800 square feet). The parcel does not have direct access to a public road and the owner is unable to obtain a 1 foot easement over either adjacent parcel.

- (b). ***That the alleged hardships or practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

The variance is being requested in order to allow construction of one single-family house on an existing parcel approved in 2004. If the variance is not approved, the parcel will remain vacant.

- (c). ***That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.***

If the variance is approved, the petitioner will be allowed to construct a single-family house on the parcel. A single-family use is consistent with surrounding uses. A driveway exists for the adjacent house to the south (1647 Fulmer) and will be shared by 1653. The western property line is shared with a City Park and there will be no additional curb cuts onto Fulmer.

- (d). ***That the conditions and circumstances on which the variance request is based shall not be a self imposed hardship or practical difficulty.***

The parcel was divided from 1643 Fulmer in 2004. Approval was based on the recording of a 1 foot easement over the adjacent property to the north. That easement was never recorded and petitioner is unable to obtain the 1 foot easement from either adjacent property.

- (e). ***A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure***

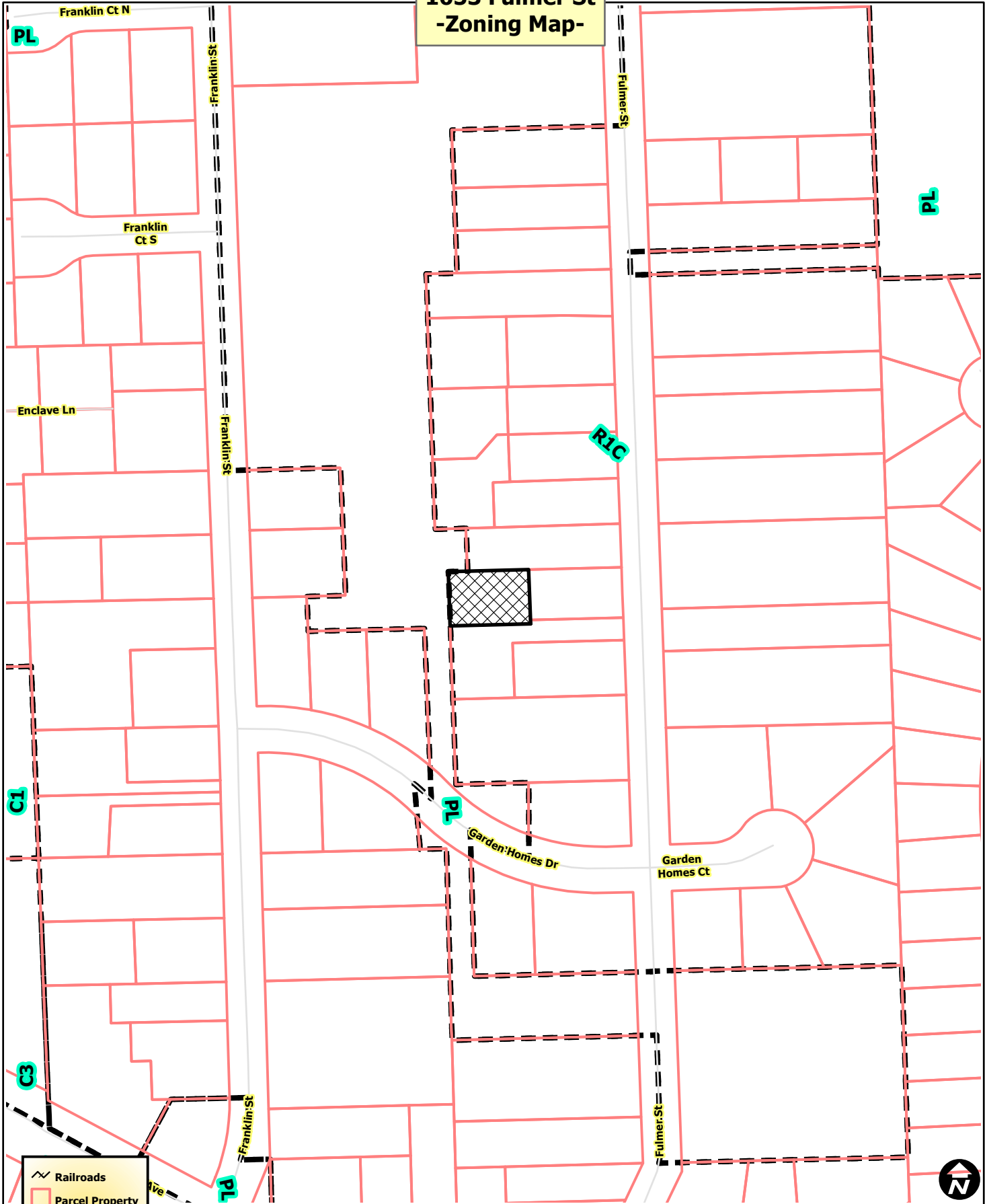
The variance of 1 foot, if approved, will allow a house to be constructed utilizing a 29 foot easement instead of the required 30 feet. The existing driveway servicing 1647 Fulmer will be used for access. Utilities will have adequate room within a 29 foot easement for installation and maintenance when required.

Respectfully submitted,



**Matthew J. Kowalski, AICP
City Planner**

1653 Fulmer St -Zoning Map-



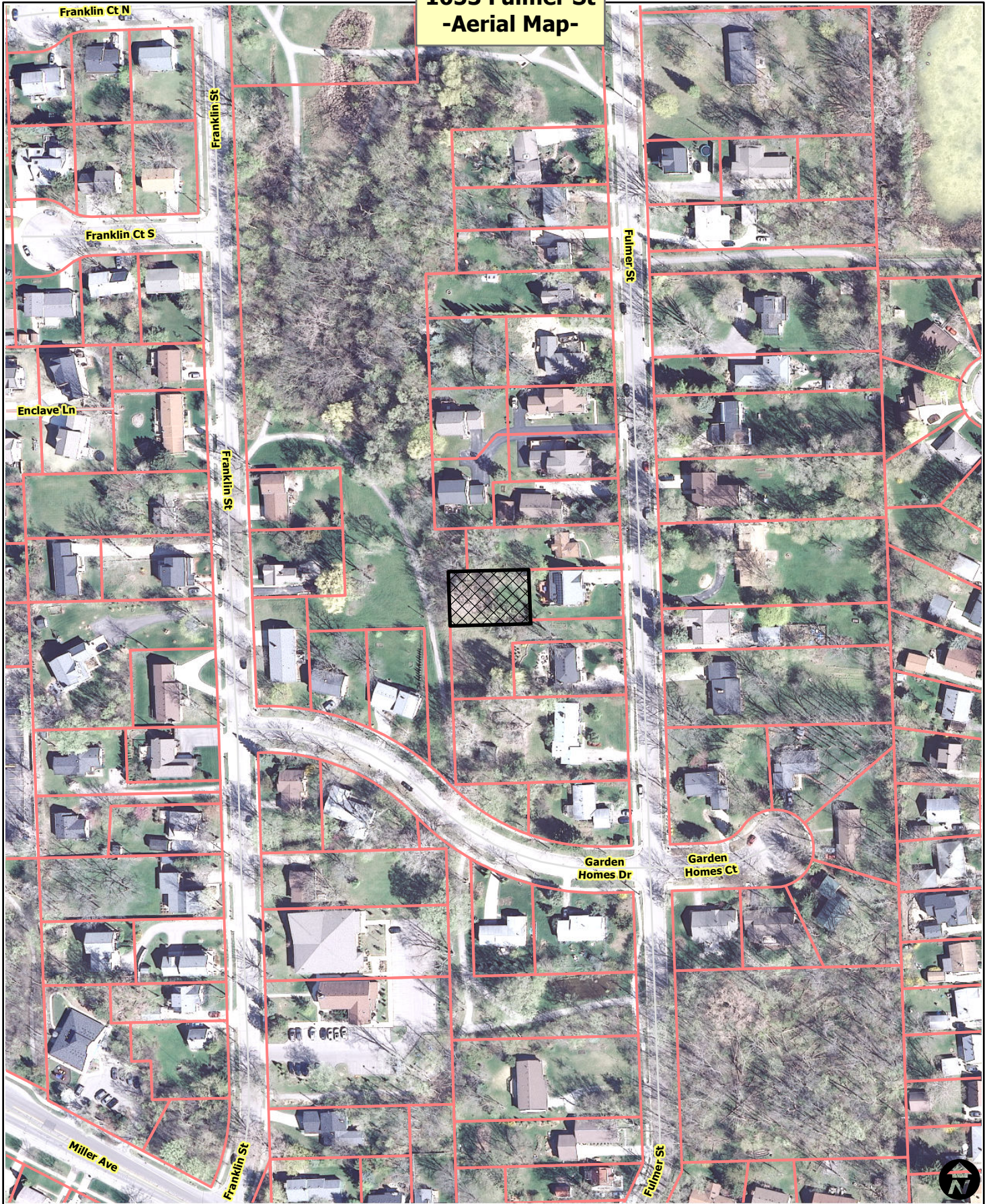
Legend



- Railroads
- Parcel Property
- Zoning**
- Township
- Zoning



City of Ann Arbor Map Disclaimer:
 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 Created: 3/4/2013

1653 Fulmer St -Aerial Map-

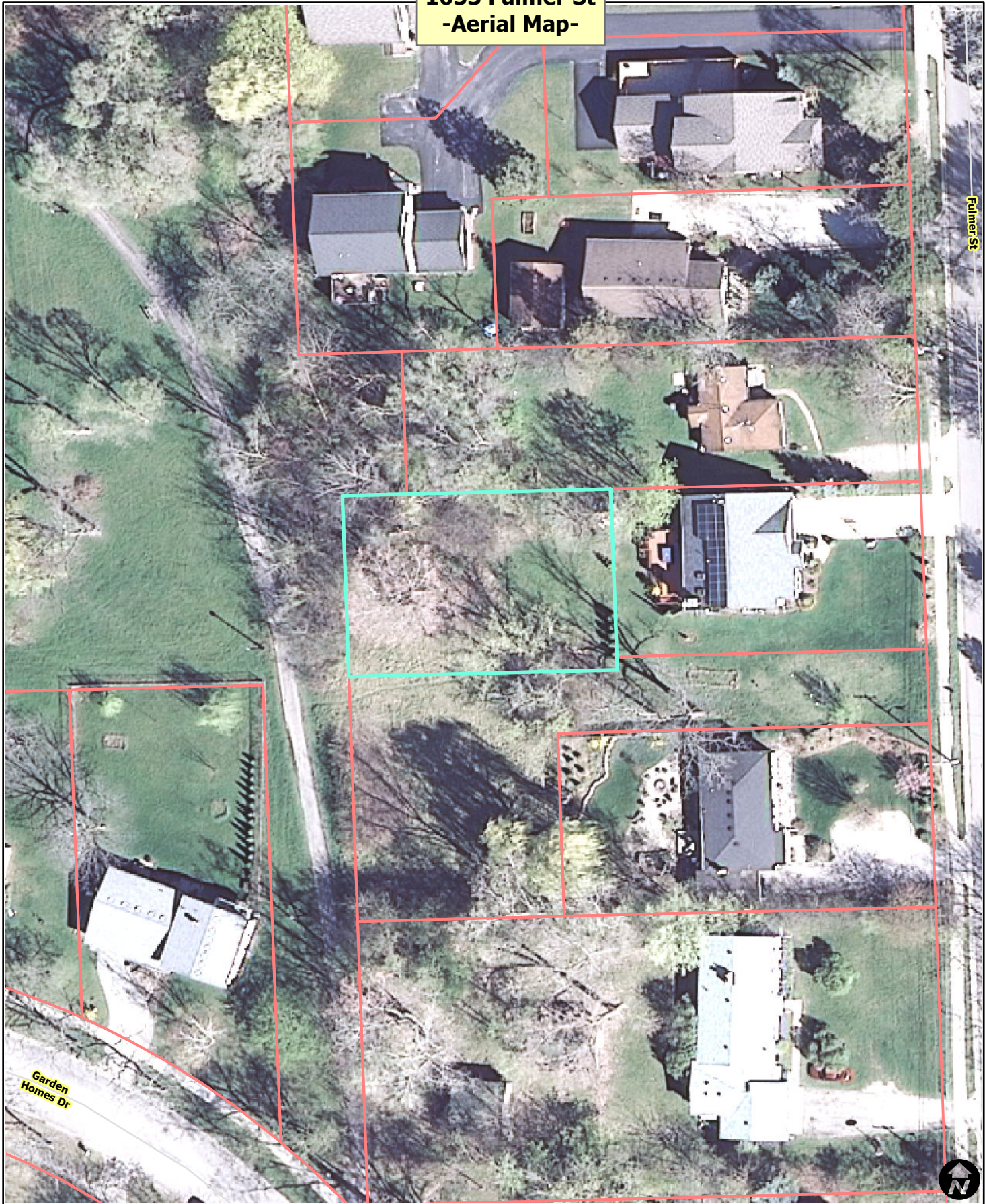




 Railroads
 Parcel Property



City of Ann Arbor Map Disclaimer:
 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 Created: 3/4/2013

1653 Fulmer St -Aerial Map-



 Railroads
 Parcel Property



City of Ann Arbor Map Disclaimer:
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 Created: 3/4/2013

APPLICATION FOR VARIANCE OR NON-CONFORMING STRUCTURE
ZONING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: ROBERT MCCOWAN FOR SILVER SUMMIT HOMES LLC
 Address of Applicant: 4612 WILLOW BROOK LN
 Daytime Phone: 734-260-9210
 Fax: 734-527-6197
 Email: rjmcc92@gmail.com
 Applicant's Relationship to Property: SPOUSE OF OWNER / BUILDER

Section 2: Property Information

Address of Property: 1643 1/2 FULMER (NOW 1653 FULMER)
 Zoning Classification: R1C
 Tax ID# (if known): 09-09-19-212-037
 *Name of Property Owner: 1643 1/2 FULMER LLC

**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: CHAPTER 55 SECT 5:11 Required dimension: 30' PROPOSED dimension: 29'

Example: Chapter 55, Section 5:26 Example: 40' front setback Example: 32'

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

TO BUILD A SINGLE FAMILY HOME ON LOT (1643 1/2 FULMER)
WHICH WILL SHARE ACCESS (DRIVEWAY AND EASEMENT)
WITH 1641 1/2 FULMER

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

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. A variance may be granted by the Zoning 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 Zoning Board of Appeals. (continued...)

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?

THE LOT WAS APPROVED BY THE CITY 8 YEARS AGO WITH DRAWINGS SHOWING A 30' EASEMENT IN REALITY THE LEGAL SHOWED ONLY A 29' EASEMENT

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

IF I DON'T RECEIVE A VARIANCE, I CANNOT BUILD THE HOME ON A LOT WHICH WAS APPROVED 8 YEARS AGO - I HAVE PAID TAXES ON THE LOT ALL THESE YEARS

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

(SEE ATTACHED)

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?

THE LOT CONFORMS TO RIC ZONING AND MEETS ALL SETBACK REQUIREMENTS. THE SITE PLAN SHOWED 30' WITH 1' EASEMENT ON 1643 FULLER

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

WHEN THE LOT WAS APPROVED I THOUGHT THAT THE PROCESS WAS COMPLETE. I DID NOT REALIZE THE 1' EASEMENT GRANTED BY DAVID WILSON WAS NOT RECORDED.

Section 5: ALTERATION TO A NON-CONFORMING STRUCTURE

N/A

Current use of the property _____

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

- (1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:
 - a. The alteration is 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.
 - b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1, R2, R3, or R4 district.
 - c. The structure is considered non-conforming due to the following reasons

(continued)

Existing Condition

Code Requirement

Lot area _____

Lot width _____

Floor area ratio _____

Open space ratio _____

Setbacks _____

Parking _____

Landscaping _____

Other _____

Describe the proposed alterations and state why you are requesting this approval:

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit _____

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 Zoning 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.** (Continued.....)

- 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.
- Any other graphic or written materials that support the request.

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.

174-260-9210
 Phone Number _____ Signature
 rjmc92@gmail.com _____ ROBERT McCOWAN
 Email Address _____ 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.

 Signature

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

 Signature

I have received a copy of the informational cover sheet with the deadlines and meeting dates and acknowledge that **staff does not remind the petitioner of the meeting date and times.**

 Signature

On this 20th day of February, 2013, 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.

 Notary Public Signature

Oct 19, 2017 _____
 Notary Commission Expiration Date _____ ROSE-MARIE E. GALE
 Print Name

Staff Use Only

Date Submitted: 7/20-2013 Fee Paid: \$500⁰⁰
 File No.: ZBA13-004 Date of Public Hearing 3/27-2013
 Pre-filing Staff Reviewer & Date _____ ZBA Action: _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____

Supplement to Variance Request 1643 ½ Fulmer

To whom it may concern

I am Robert McCowan, builder /buyer of 1643 ½ Fulmer. I split the lot from 1643 Fulmer in 2004. The owner granted me a 1" easement as part of the purchase of the lot. The lot split was approved on November 5th and I thought that everything was finalized. The market then turned down and I decided to wait. The market conditions improved in 2012 and I decided to pursue selling a home on the lot. I had several interested parties, so I thought I should visit with the owners of 1643 Fulmer. They had made an offer to buy the lot from me a number of years ago (they new it was a separate building lot) but the economics did not work. I met with David and Silvia initially to discuss a shared privacy fence , to which they were receptive. I also brought up the easement at the 1st and 2nd meeting (after Washtenaw Engineering realized there was a conflict with the legal and the drawings) . A couple of weeks later David informed me that they couldn't support the 1' easement and they didn't want a home built behind them.

As a builder , I did the same type of plan 2 doors down with the flag lots and the homes sold quickly. The owners are very happy and appreciate the security it provides in the rear when their children are at play. The home values in the area have not been hurt, to the contrary probably improved. The homes have a very nice curb appeal and bring nice families to the area. I have built many homes in Ann Arbor and feel that

my company has made a positive contribution to the quality of life in the City.

Sincerely,

A handwritten signature in blue ink, appearing to be 'R. McCowan', written over the word 'Sincerely,'.

Robert McCowan

LETTER OF AUTHORIZATION

2/19/13

I, Diane McCowan of 4672 Willowbrook Lane Ann Arbor Mi 48103, am the owner of 1643 ½ Fulmer LLC. I authorize Robert McCowan of Silver Summit Homes LLC to apply for a variance to the easement affecting 1643 ½ Fulmer (officially changed to 1653 Fulmer) and the access to this building lot.

Sincerely,



Diane McCowan

4672 Willowbrook Lane

Ann Arbor Mi 48103



Community Services Area

CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

<http://www.ci.ann-arbor.mi.us>

Administration (734) 994-2704

City Clerk Services (734) 994-2725

Community Development Services (734) 622-9025

CTN - Public Information Services (734) 769-7422

Parks & Recreation Services (734) 994-2780

Planning & Development Services (734) 994-2674

November 5, 2004

Robert McCowan
Timbers-Summit, LLC
4672 Willowbrook Lane
Ann Arbor, Michigan 48104

Dear Mr. McCowan:

The Planning and Development Services Manager may approve a land division if the division does not cause a violation of Chapter 57 (Subdivision and Land Use Control). Your request to divide the property located at 1643 Fulmer Street has been approved. All four lots created will meet the R1C (Single-Family Dwelling District) area and lot width minimum requirements. The house at 1643 Fulmer Street has an existing nonconforming side setback; however, the proposed lot division will not make the setback any more nonconforming.

A copy of the approved land division is on file with Planning and Development Services. The Assessor's records will be revised to reflect this change in property description and the change will formally go into effect on December 31, 2004, for tax bills issued in July and December of 2005. If you have any questions, please contact the City Assessor's Office at (734) 994-2663.

Sincerely,

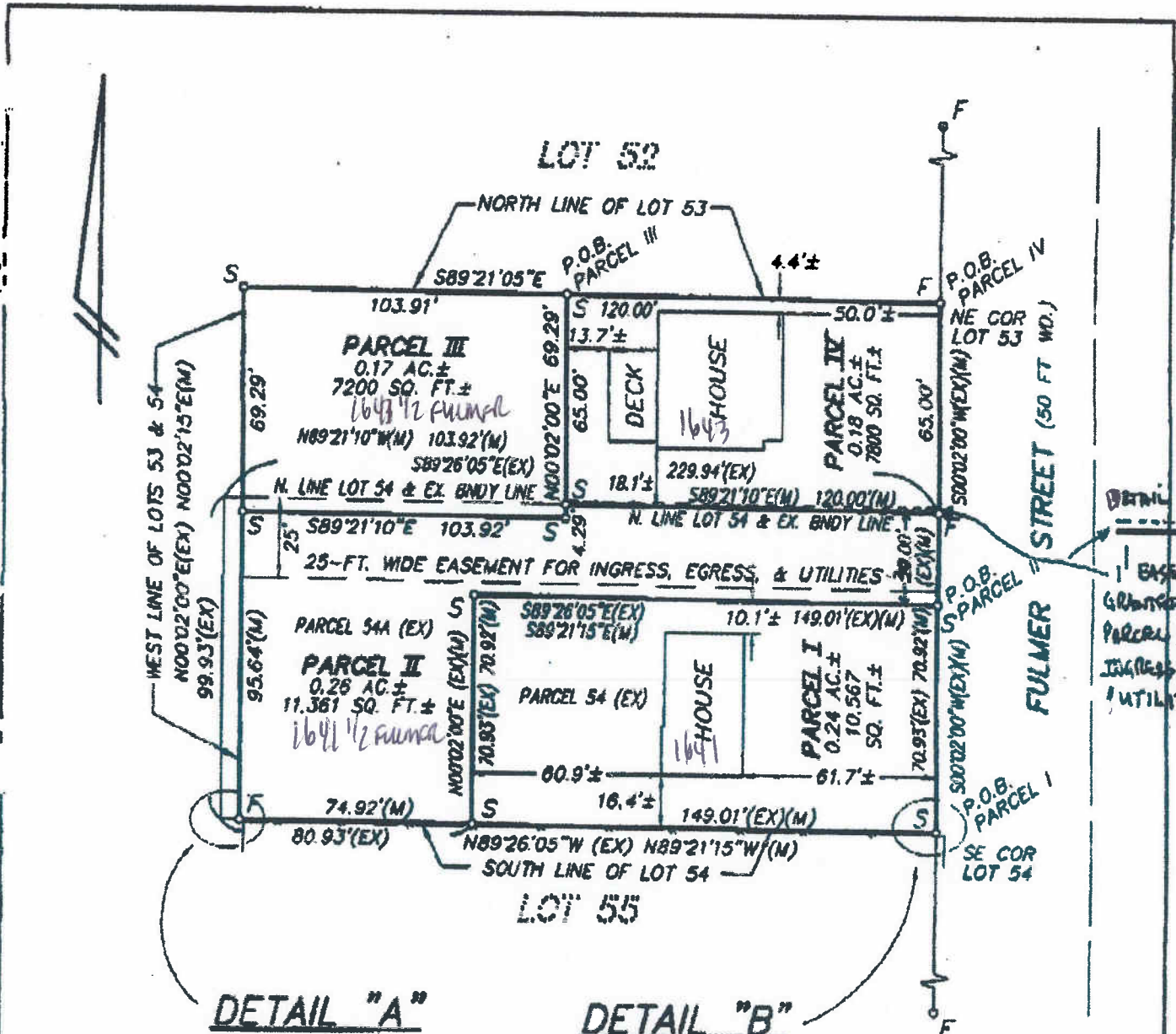
Mark D. Lloyd, Manager
Planning and Development Services

MK/lf

Enclosure

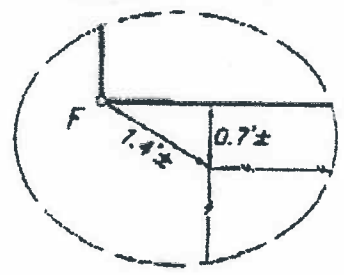
c: City Assessor
Planning and Development Services
File No. 9192K8.8

*see file for full sized blueprint
of Land Division*

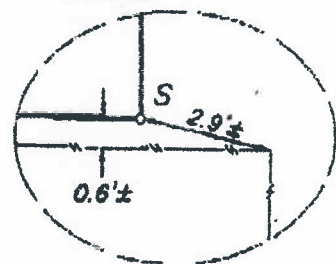


DETAIL
 EASEMENT
 GRANTED TO
 PARCEL II FOR
 INGRESS, EGRESS
 UTILITIES

DETAIL "A"
 SCALE: 1" = 2'



DETAIL "B"
 SCALE: 1" = 4'



D. W. [Signature]

PARCEL II PROPERTY OWNER
 AUTHORIZATION

10/19/04
 DATE

CERTIFICATE OF SURVEY

Bearings shown on this survey were determined in the following manner: Bearings are related to "GARDEN HOMES PARK SUBDIVISION" as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records, Washtenaw County, Michigan.

I hereby certify that I have surveyed and mapped the land above platted and/or described on July 15, 2004 and that

corner of said Lot 54 and the POINT OF ENDING. Also being subject to easements and restrictions of record, if any.

PARCEL III (PROPOSED)

Commencing at the Northeast corner of Lot 53 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records; thence N89°21'05"W 120.00 feet along the North line of said Lot 53 to the POINT OF BEGINNING; thence S00°02'00"W 69.29 feet; thence N89°21'10"W 103.92 feet; thence N00°02'15"E 69.29 feet along the West line of Lots 53 and 54 of said "GARDEN HOMES PARK SUBDIVISION"; thence S89°21'05"E 103.91 feet along the North line of said Lot 53 to the Point of Beginning. Being a part of Lots 53 and 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan and containing 0.17 acres of land, more or less. Together with and subject to a 30-foot wide easement for ingress and egress and the installation and maintenance of utilities (including electric and gas) being 1 foot North and 29 feet South of the following described line: BEGINNING at the Northeast corner of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan; thence N89°21'10"W 223.92 feet along the North line of said Lot 54 to the Northwest corner of said Lot 54 and the POINT OF ENDING. Also being subject to easements and restrictions of record, if any.

PARCEL IV (PROPOSED)

BEGINNING at the Northeast corner of Lot 53 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records; thence S00°02'00"W 65.00 feet along the Westerly right-of-way of Fulmer Street; thence N89°21'10"W 120.00 feet along the South line of said Lot 53; thence N00°02'00"E 65.00 feet; thence S89°21'05"E 120.00 feet along the North line of said Lot 53 to the Point of Beginning. Being a part of Lot 53 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan and containing 0.18 acres of land, more or less. Together with and subject to a 30-foot wide easement for ingress and egress and the installation and maintenance of utilities (including electric and gas) being 1 foot North and 29 feet South of the following described line: BEGINNING at the Northeast corner of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan; thence N89°21'10"W 223.92 feet along the North line of said Lot 54 to the Northwest corner of said Lot 54 and the POINT OF ENDING. Also being subject to easements and restrictions of record, if any.

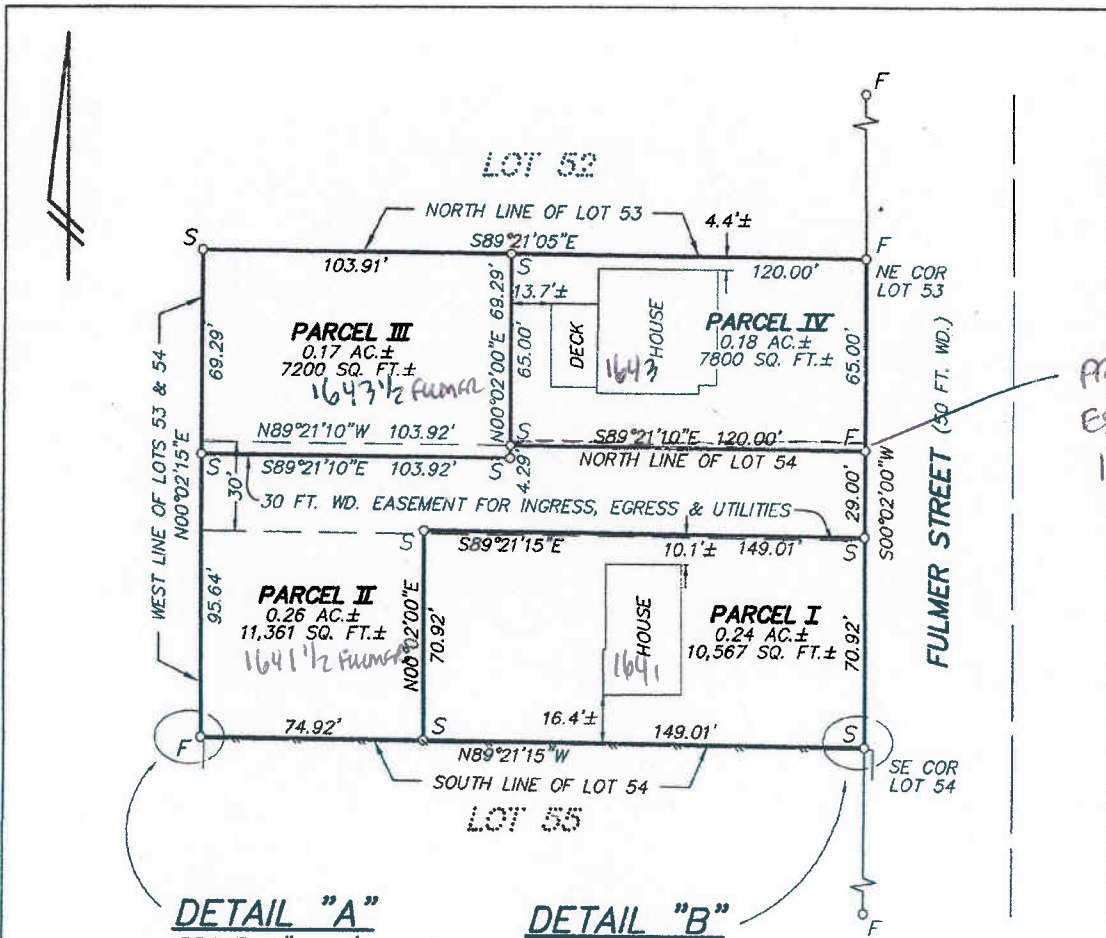
AREA OF PARCEL IV (PROPOSED) AFFECTED BY EASEMENT

A 1-foot wide strip of land having a Southerly line described as follows: BEGINNING at the Northeast corner of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan; thence N89°21'10"W 120.00 feet along the North line of said Lot 54 to the POINT OF ENDING.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION

72 HOURS
**BEFORE YOU
CALL MISS
800-482-7171
(TOLL FREE)**



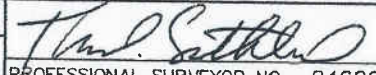

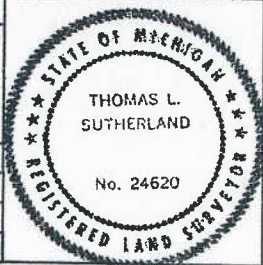


PROPOSED 1x120'
ESMT FROM
1643 FULMER

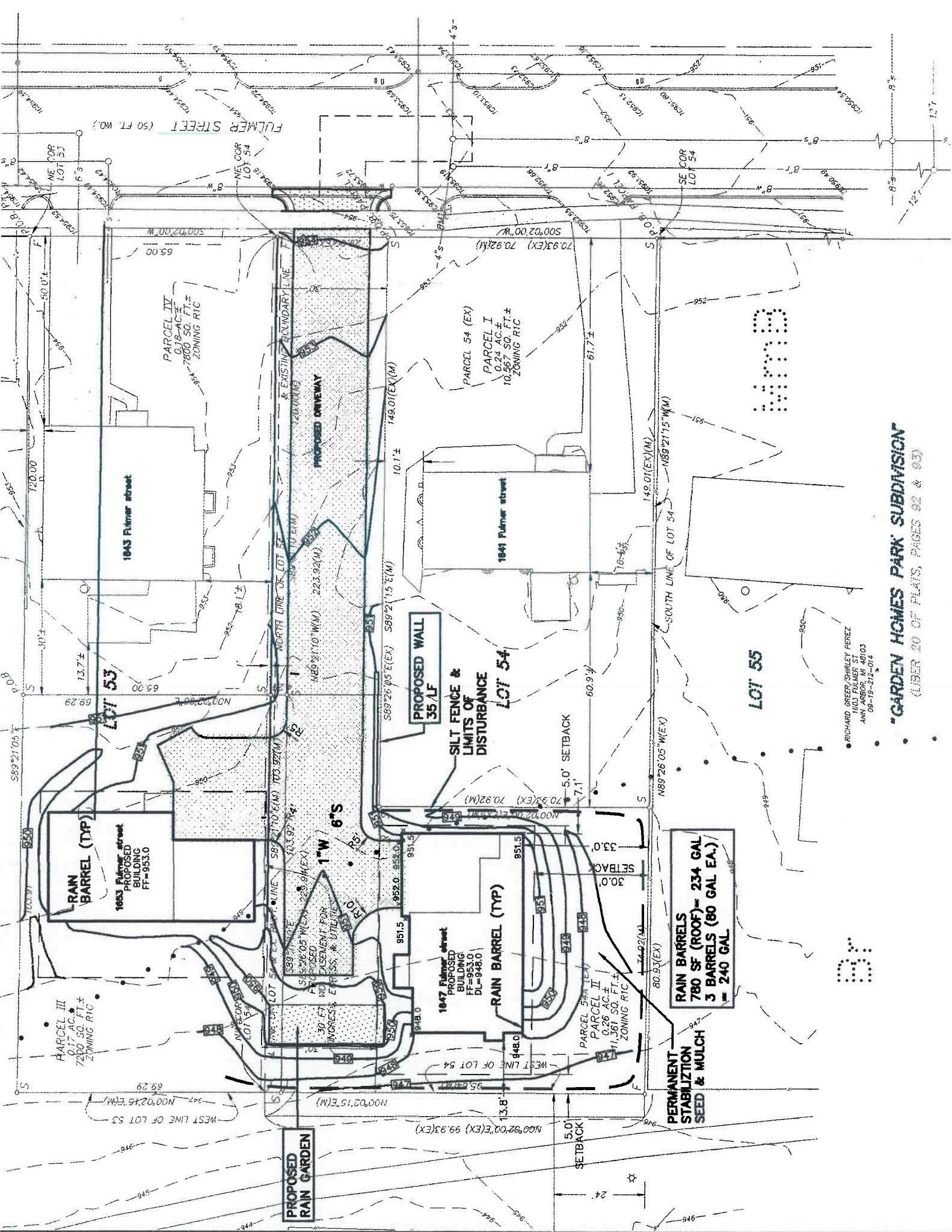
CERTIFICATE OF SURVEY

Bearings shown on this survey were determined in the following manner: Bearings are related to "GARDEN HOMES PARK SUBDIVISION" as recorded in Liber 20 of Plats, Pages 92 through 94, Washtenaw County Records, Washtenaw County, Michigan.

I hereby certify that I have surveyed and mapped the land above platted and/or described on July 15, 2004 and that the ratio of closure on the unadjusted field observations of such survey was 1/5000 and that all of the requirements of P.A. 132, 1970 as amended have been complied with.

SCALE: 1 INCH = 50 FEET		 PROFESSIONAL SURVEYOR NO. 24620	
LEGEND F = FOUND IRON MARKER S = SET IRON MARKER			
 WASHTENAW ENGINEERING COMPANY CIVIL ENGINEERS * PLANNERS SURVEYORS * LANDSCAPE ARCHITECTS 3526 W. LIBERTY RD, SUITE 400 ANN ARBOR, MICHIGAN 48103 TEL. 734-761-8800 FAX. 734-761-9530 weco@wengco.com www.washtenawengineering.com	CLIENT: ROBBIE McCOWAN		
	TOWN <u>2</u> SECTION <u>19</u> SOUTH * RANGE <u>6</u> EAST CITY OF ANN ARBOR		WASHTENAW COUNTY * MICHIGAN
	DATE <u>7-15-04</u>		REV. <u>12-18-12</u>
	DRAWN <u>ARY, DJH</u>		JOB <u>29932</u>
	CHECK <u>ARY, TJS</u>		F.B. <u>572</u>
SHEET <u>1</u> OF <u>3</u>	FILE NO. <u>R-8993</u>		

H:\dcs\eng\25952\weng\25952.dwg, drawing, 12/18/2012 8:34:37 AM.



RICHARD SHEEP SWIRLEY PEREZ
 1601 FULMER ST
 ANN ARBOR, MI 48103
 08-19-212-014

"GARDEN HOMES PARK" SUBDIVISION
 (LIBER 20 OF PLATS, PAGES 92 & 93)

RAIN BARRELS
 780 SF (ROOF) = 234 GAL
 3 BARRELS (80 GAL EA.)
 = 240 GAL

PROPOSED WALL
 35' LF

SILT FENCE & LIMITS OF DISTURBANCE
LOT 54

PROPOSED RAIN GARDEN

PERMANENT STABILIZATION SEED & MULCH

PARCEL IV
 0.18 AC ±
 7800 SQ. FT. ±
 ZONING RIC

PARCEL I
 0.24 AC ±
 10,867 SQ. FT. ±
 ZONING RIC

RAIN BARREL (TYP)
 1653 Fulmer Street
 PROPOSED BUILDING
 FF=953.0

RAIN BARREL (TYP)
 1847 Fulmer Street
 PROPOSED BUILDING
 FF=953.0
 DL=948.0

RAIN BARREL (TYP)
 1847 Fulmer Street
 PROPOSED BUILDING
 FF=953.0
 DL=948.0

1843 Fulmer Street

1844 Fulmer Street

LOT 53

LOT 54

LOT 55

FULMER STREET (50 FT. W.O.)

SOUTH LINE OF LOT 54

WEST LINE OF LOT 53

WEST LINE OF LOT 54

NORTH LINE OF LOT 54

NE COR LOT 54

SE COR LOT 54

NE COR LOT 53

PARCEL III
 0.17 AC ±
 7200 SQ. FT. ±
 ZONING RIC

PARCEL II
 0.26 AC ±
 11,361 SQ. FT. ±
 ZONING RIC

PROPOSED EASEMENT FOR
 INGRESS, EGRESS, & UTILITIES

PROPOSED DRIVEWAY

EXISTING BOUNDARY LINE

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY

PROPOSED DRIVEWAY



Community Services Area

CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

<http://www.ci.ann-arbor.mi.us>

Administration (734) 994-2704
City Clerk Services (734) 994-2725
Community Development Services (734) 622-9025
CTN - Public Information Services (734) 769-7422
Parks & Recreation Services (734) 994-2780
Planning & Development Services (734) 994-2674

November 5, 2004

Robert McCowan
Timbers-Summit, LLC
4672 Willowbrook Lane
Ann Arbor, Michigan 48104

Dear Mr. McCowan:

The Planning and Development Services Manager may approve a land division if the division does not cause a violation of Chapter 57 (Subdivision and Land Use Control). Your request to divide the property located at 1643 Fulmer Street has been approved. All four lots created will meet the R1C (Single-Family Dwelling District) area and lot width minimum requirements. The house at 1643 Fulmer Street has an existing nonconforming side setback; however, the proposed lot division will not make the setback any more nonconforming.

A copy of the approved land division is on file with Planning and Development Services. The Assessor's records will be revised to reflect this change in property description and the change will formally go into effect on December 31, 2004, for tax bills issued in July and December of 2005. If you have any questions, please contact the City Assessor's Office at (734) 994-2663.

Sincerely,

Mark D. Lloyd, Manager
Planning and Development Services

MK/lf
Enclosure
c: City Assessor
Planning and Development Services
File No. 9192K8.8

*see file for full sized blueprint
of Land Division*

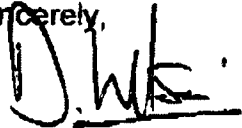
October 29, 2004

Coy Vaughn
Ann Arbor Planning Commission

Dear Coy:

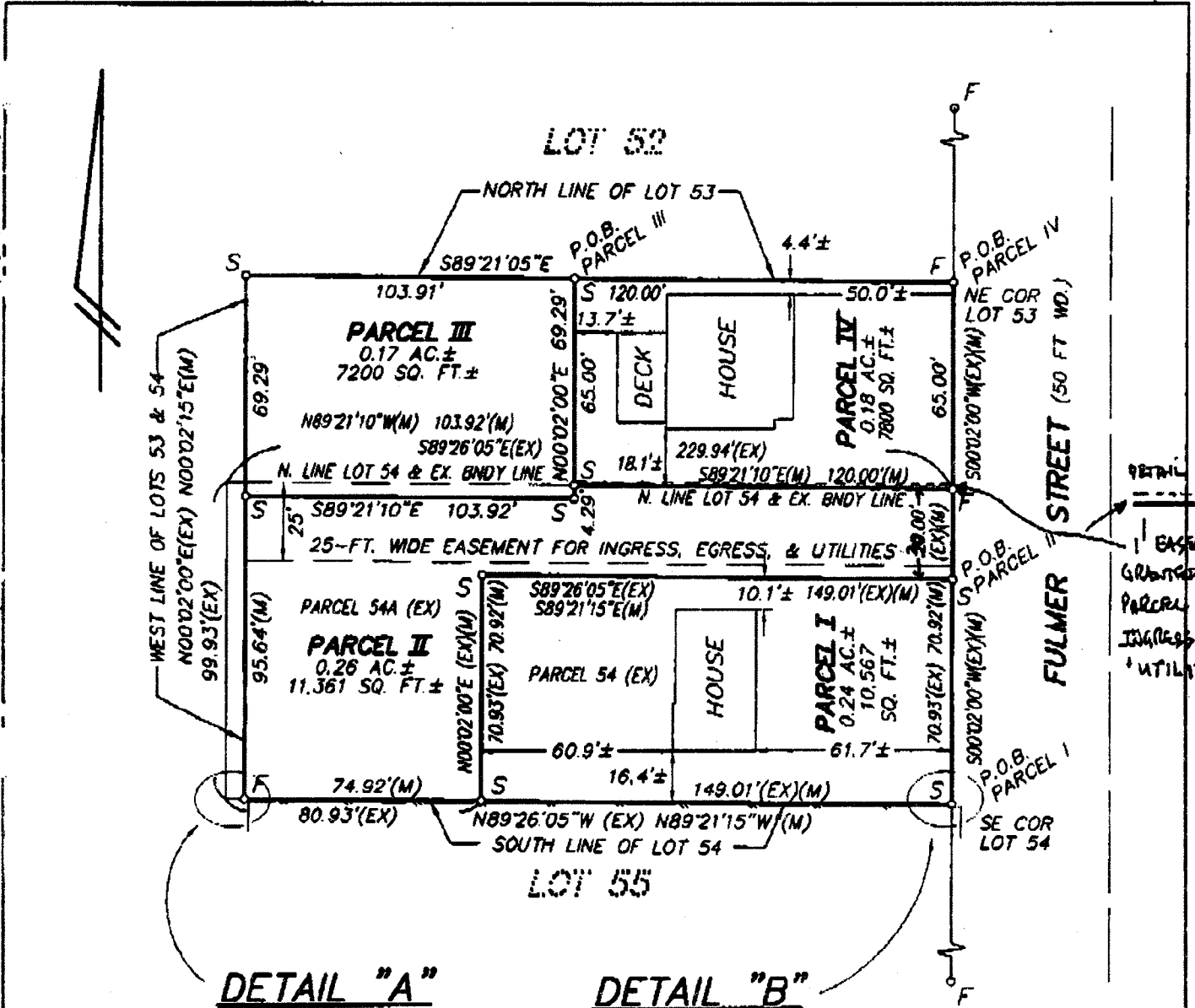
I, David Wilson, who resides at 1643 Fulmer Street, grant permission to Timbers-Summit, LLC to record a one (1) foot utility easement on the southerly boundary of my property.

Sincerely,

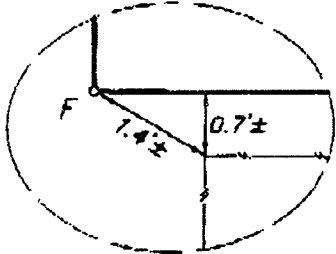
A handwritten signature in black ink, appearing to read "D. Wilson", with a horizontal line underneath the name.

David Wilson

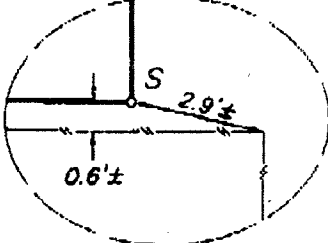
10/31/04



DETAIL "A"
SCALE: 1" = 2'



DETAIL "B"
SCALE: 1" = 4'



D. Wash

Parcel IV PROPERTY OWNER
AUTHORIZATION

10/21/04
DATE

CERTIFICATE OF SURVEY

Bearings shown on this survey were determined in the following manner: Bearings are related to "GARDEN HOMES PARK SUBDIVISION" as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records, Washtenaw County, Michigan.

I hereby certify that I have surveyed and mapped the land above platted and/or described on July 15, 2004 and that

DESCRIPTIONS

EXISTING PARCEL

Lot 53 Garden Homes Park Subdivision

EXISTING PARCEL (BY OTHERS)

Parcel 54

Part of Lot 54, Garden Homes Park Subdivision, a subdivision of part of the West 1/2 of Section 19, T2S, R6E, City of Ann Arbor, and part of the NE 1/4 of Section 24, T2S, R5E, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records, described as Beginning at a point on the SE corner of Lot 54 of said subdivision and proceeding thence N89°26'05"W 149.01 feet; thence N00°02'00"E 70.93 feet; thence S89°26'05"E 149.01 feet; thence S00°02'00"W 70.93 feet to the Point of Beginning, containing 0.24 acres and being subject to any easements.

EXISTING PARCEL (BY OTHERS)

Parcel 54A

Part of Lot 54, Garden Homes Park Subdivision, a subdivision of part of the West 1/2 of Section 19, T2S, R6E, City of Ann Arbor, and part of the NE 1/4 of Section 24, T2S, R5E, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records, described as Beginning at a point on the NE corner of Lot 54 of said subdivision and proceeding thence S00°02'00"W 29.00 feet; thence N89°26'05"W 149.01 feet; thence S00°02'00"W 70.93 feet; thence N89°26'05"W 80.93 feet; thence N00°02'00"E 99.93 feet; thence S89°26'05"E 229.94 feet to the Point of Beginning, containing 0.28 acres and being subject to any easements.

PARCEL I (PROPOSED)

BEGINNING at the Southeast corner of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records; thence N89°21'15"W 149.01 feet along the South line of said Lot 54; thence N00°02'00"E 70.92 feet; thence S89°21'15"E 149.01 feet; thence S00°02'00"W 70.92 feet along the Westerly right-of-way of Fulmer Street to the Point of Beginning. Being a part of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan and containing 0.24 acres of land, more or less. Being subject to easements and restrictions of record, if any.

PARCEL II (PROPOSED)

Commencing at the Southeast corner of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records; thence N00°02'00"E 70.92 feet along the Westerly right-of-way of Fulmer Street to the POINT OF BEGINNING; thence N89°21'15"W 149.01 feet; thence S00°02'00"W 70.92 feet; thence N89°21'15"W 74.92 feet along the South line of said Lot 54; thence N00°02'15"E 95.64 feet along the West line of said Lot 54; thence S89°21'10"E 103.92 feet; thence N00°02'00"E 4.29 feet; thence S89°21'10"E 120.00 feet along the North line of said Lot 54; thence S00°02'00"W 29.00 feet along said right-of-way to the Point of Beginning. Being a part of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan and containing 0.26 acres of land, more or less. Together with and subject to a 30-foot wide easement for ingress and egress and the installation and maintenance of utilities (including electric and gas) being 1 foot North and 29 feet South of the following described line: BEGINNING at the Northeast corner of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan; thence N89°21'10"W 223.92 feet along the North line of said Lot 54 to the Northwest corner of said Lot 54 and the POINT OF ENDING. Also being subject to easements and restrictions of record, if any.

Washtenaw County, Michigan; thence N89°21'10"W 223.92 feet along the North line of said Lot 54 to the Northwest corner of said Lot 54 and the POINT OF ENDING. Also being subject to easements and restrictions of record, if any.

PARCEL III (PROPOSED)

Commencing at the Northeast corner of Lot 53 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records; thence N89°21'05"W 120.00 feet along the North line of said Lot 53 to the POINT OF BEGINNING; thence S00°02'00"W 69.29 feet; thence N89°21'10"W 103.92 feet; thence N00°02'15"E 69.29 feet along the West line of Lots 53 and 54 of said "GARDEN HOMES PARK SUBDIVISION"; thence S89°21'05"E 103.91 feet along the North line of said Lot 53 to the Point of Beginning. Being a part of Lots 53 and 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan and containing 0.17 acres of land, more or less. Together with and subject to a 30-foot wide easement for ingress and egress and the installation and maintenance of utilities (including electric and gas) being 1 foot North and 29 feet South of the following described line: BEGINNING at the Northeast corner of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan; thence N89°21'10"W 223.92 feet along the North line of said Lot 54 to the Northwest corner of said Lot 54 and the POINT OF ENDING. Also being subject to easements and restrictions of record, if any.

PARCEL IV (PROPOSED)

BEGINNING at the Northeast corner of Lot 53 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records; thence S00°02'00"W 65.00 feet along the Westerly right-of-way of Fulmer Street; thence N89°21'10"W 120.00 feet along the South line of said Lot 53; thence N00°02'00"E 65.00 feet; thence S89°21'05"E 120.00 feet along the North line of said Lot 53 to the Point of Beginning. Being a part of Lot 53 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan and containing 0.18 acres of land, more or less. Together with and subject to a 30-foot wide easement for ingress and egress and the installation and maintenance of utilities (including electric and gas) being 1 foot North and 29 feet South of the following described line: BEGINNING at the Northeast corner of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan; thence N89°21'10"W 223.92 feet along the North line of said Lot 54 to the Northwest corner of said Lot 54 and the POINT OF ENDING. Also being subject to easements and restrictions of record, if any.

AREA OF PARCEL IV (PROPOSED) AFFECTED BY EASEMENT

A 1-foot wide strip of land having a Southerly line described as follows: BEGINNING at the Northeast corner of Lot 54 of "GARDEN HOMES PARK SUBDIVISION", a subdivision of a part of the West 1/2 of Section 19, T2S, R6E, Ann Arbor Township, and part of the Northeast 1/4 of Section 24, T2S, R5E, Scio Township, City of Ann Arbor, Washtenaw County, Michigan; thence N89°21'10"W 120.00 feet along the North line of said Lot 54 to the POINT OF ENDING.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE, THE SURVEYOR HAS NOT PHYSICALLY

72 HOURS
**BEFORE YOU
CALL MISS
800-482-7171
(TOLL FREE)**



Kowalski, Matthew

From: Slotten, Cresson
Sent: Tuesday, October 26, 2004 3:52 PM
To: Kowalski, Matthew
Cc: Vaughn, Coy; Heatley, Alison; Ruppel, Bradley; Heemstra, Ron; Zimmerman, Marylou
Subject: RE: Land Division: 1643 Fulmer; 1716 North Maple; and, 785 Arlington

Alison, note the 1716 North Maple land division items

Brad, note the second bullet under 1716 North Maple

Ron, note I've checked for hydrant coverage on all of these.

Marylou, note the first bullet under 785 Arlington

1716 North Maple Road Land Division, File No. 9192N1.8

- A 12' wide sanitary sewer and water main easement must be granted to the city over this parent parcel, as indicated on the survey drawing, rather than a 10' wide easement as indicated on Mr. Hamill's cover letter
- This easement must be granted to the city prior to the new utilities being placed into service. In addition, no building permits will be issued for any of the four newly created parcels until this easement is granted to the city.
- The proposed parcels will utilize the private drive being constructed on the parcels immediately to the south. Therefore, the existing curb cut and drive approach on North Maple at parcel A is to be removed.
- The proposed parcels will have adequate fire hydrant coverage required for single and two-family use (350' radius), being provided by the newly constructed water main and fire hydrant immediately south of these parcels.

1643 Fulmer Land Division, File No. 9192K8.8

- Chapter 55, Section 5:77 of the city code requires a minimum 30-foot wide access easement for parcels not fronting on a public street. The proposed 25-foot wide easement indicated on the petition does not meet this requirement.
- The proposed parcels will have adequate fire hydrant coverage required for single and two-family use (350' radius), being provided by existing hydrant nos. 02-01891 and 02-01924.
- The 24" x 36" survey drawing shows two existing sanitary sewer service leads, one 4" and one 6", extending into Parcel IV. If one of these leads is unused, it is recommended that it be abandoned because it poses a potential maintenance liability for the property owner if it collapses as the full length of a sewer lead is the maintenance responsibility of the property owner.
- In order to construct a building on either Parcel II or Parcel III, one of the sanitary sewer mains and the storm sewer in Fulmer must be extended to the frontage of Parcel II and the access/utilities easement to provide service to these parcels. Information should be submitted as to how these two parcels will be serviced with city utilities, sanitary, storm and water. Will utility mains or service leads be extended down the easement? If mains will be extended, the easement width may need to be increased. If service leads are to be extended, due to a lack of elevation information it is unclear whether or not these parcels can be serviced with gravity sewer service leads.
- Chapter 47, Section 4:20 (8) requires the removal of useless curb cuts. Therefore, the unused curb cut/drive approach on the northerly side of Parcel I is to be removed.

785 Arlington Land Division, File No. 9341V4.8

- The property descriptions for parcels N and S extend to the centerline of Arlington Boulevard, and include only minimal language regarding the use of this right-of-way ("*being subject to the rights of the public over the Easterly 30 feet of Arlington Boulevard.*"). Therefore, the westerly 30 feet of parcel N and parcel S is to be dedicated to the city for the Arlington Boulevard right-of-way, in a form and terms approved by the City Attorney's Office.
- The proposed parcels will have adequate fire hydrant coverage required for single and two-family use (350' radius), being provided by existing hydrant no. 02-00617

Cresson S. Slotten, P.E.
City of Ann Arbor
Systems Planning Unit

09-09-19-212-012
WILSON DAVID & NICOLA
1643 FULMER ST
ANN ARBOR MI 48103

TAX HISTORY

	2004	2003	2002	2001	2000	1999
TAXABLE	130,000	127,078	125,200	14,700	8,536	8,377
BOR/MTT	130,000	127,078	125,200	14,700	8,536	8,377
ASSESSED	138,800	130,500	125,200	14,700	10,500	10,300
BOR/MTT	138,800	130,500	125,200	14,700	10,500	10,300
P.R.E. %	100.0000	100.0000	0.0000	0.0000	100.0000	100.0000
BOR/MTT	100.0000	100.0000	0.0000	0.0000	100.0000	100.0000
SUM TAXES	4,748.30	4,485.84	4,948.83	573.68	290.72	287.77
SUM INTRST	47.11	224.29	0.00	0.00	14.54	20.14
SUM PAID	4,795.78	4,710.13	4,948.83	573.68	305.26	0.00
SUM PMT DATE	09/01/2004	01/08/2004	07/29/2002	07/25/2001	12/01/2000	/ /
SUM RECPT NO	00111501	00097045	00046653	00009509	00031176	
WIN TAXES	0.00	1,288.71	2,431.49	275.28	114.30	116.95
WIN INTRST	0.00	0.00	24.31	0.00	2.29	2.34
WIN PAID	0.00	1,288.71	2,455.80	275.28	0.00	0.00
WIN PMT DATE	/ /	01/08/2004	02/01/2003	12/31/2001	/ /	/ /
WIN RECPT NO		00092681	00061480	00023243		
VIL TAXES	0.00	0.00	0.00	0.00	0.00	0.00
VIL INTRST	0.00	0.00	0.00	0.00	0.00	0.00
VIL PAID	0.00	0.00	0.00	0.00	0.00	0.00
VIL PMT DATE	/ /	/ /	/ /	/ /	/ /	/ /
VIL RECPT NO						

Kowalski, Matthew

From: Heemstra, Ron
Sent: Tuesday, October 12, 2004 3:04 PM
To: Kowalski, Matthew
Subject: RE: 1643 Fulmer Land Division

The Fire Department has reviewed the proposed land division request for 1643 Fulmer and has the following comments.

- 1) The ingress/egress easement shall be in place.
- 2) When construction starts for Parcels labeled II and III, a hard surface all weather road shall be in place back to these parcels. The road shall be capable of supporting fire apparatus.
- 3) Access road shall be minimum of 18' wide.
- 4) Addressing shall be legible and clearly visible from the street.

If you have any questions feel free to contact our office.

Ronald J Heemstra
Fire Marshal
734 994-4907

-----Original Message-----

From: Kowalski, Matthew
Sent: Friday, October 08, 2004 3:51 PM
To: Doletzky, Ryan; DeWolf, Jim; Sipowski, Les; Heemstra, Ron; Lemke, Randy; Slotten, Cresson
Subject: 1643 Fulmer Land Division

Just a friendly reminder please send out your comments on this Land Division when they are complete.

Thanks!

Matthew J. Kowalski
Assistant City Planner
City of Ann Arbor, MI
734.994.2800 General
734.997.1517 Direct
734.994.2798 Fax

Kowalski, Matthew

From: Doletzky, Ryan
Sent: Friday, October 08, 2004 3:57 PM
To: Kowalski, Matthew
Subject: RE: 1643 Fulmer Land Division

The split appears to meet the requirements of this office. Therefore I have no objections to the split.

-----Original Message-----

From: Kowalski, Matthew
Sent: Friday, October 08, 2004 3:51 PM
To: Doletzky, Ryan; DeWolf, Jim; Sipowski, Les; Heemstra, Ron; Lemke, Randy; Slotten, Cresson
Subject: 1643 Fulmer Land Division

Just a friendly reminder please send out your comments on this Land Division when they are complete.

Thanks!

Matthew J. Kowalski
Assistant City Planner
City of Ann Arbor, MI
734.994.2800 General
734.997.1517 Direct
734.994.2798 Fax

MEMORANDUM

TO: AATA – *Chris White* Date: 9/24/04
Airport File No. 9192K8.8
Ann Arbor Public Schools – *Jane Landefeld* Staff Assigned: Matt Kowalski
Assessor Staff Telephone No. 7-1517
Attorney
Building – *Jim DeWolf*
Community Development
County Drain Commissioner
County Environmental Services – *Dick Fleece*
Engineering – Traffic – *Les Sipowski*
Fire – *Ron Heemstra*
Historic District Commission
Michigan Dept of State Highways and Transportation
Parks – *Amy Kuras, Dave Borneman*
Police – *Adele El-Ayoubi*
Treasurer – *Randy Lemke*
✓ Systems Planning – *Cresson Slotten, Jerry Hancock, Tom McMurtrie*
Utilities – *Terry Rynard*

FROM: Planning and Development Services

SUBJECT: 1643 Fulmer Street Land Division

(Comments Due: 10/4/04)

Attached is a petition for your review and comment. Please return written comments to the staff person listed above prior to the deadline listed above. If you have major concerns about the petition as proposed, please call the staff person at the number listed above. A special departmental review meeting might then be scheduled to collectively resolve with the petitioner any major problems.

Attachment

8/20/04/jsj

No Comment
Joey Hamann
Land Development
Coordinator
9-28-04



CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107

Phone (734) 994-2800 • Fax (734) 994-2798

<http://www.ci.ann-arbor.mi.us>

Planning Department

October 5, 2004

NOTICE OF PROPOSED LAND DIVISION

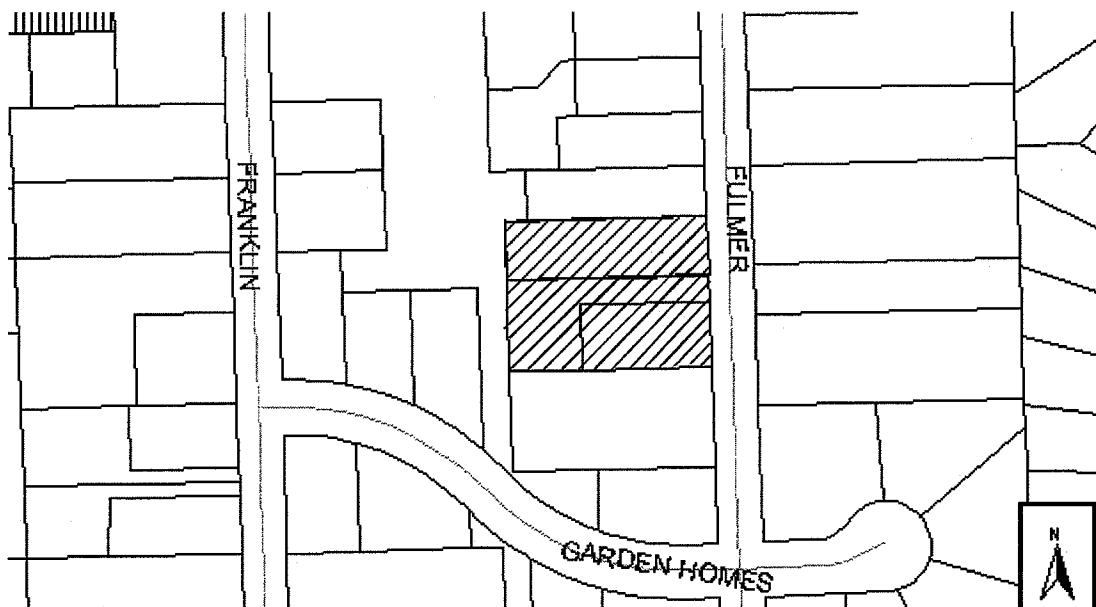
TO: Property Owners and Occupants Within 300 Feet of This Proposal

FROM: Planning and Development Services *CV*

The following land division request has been received by Planning and Development Services and is being reviewed by City staff.

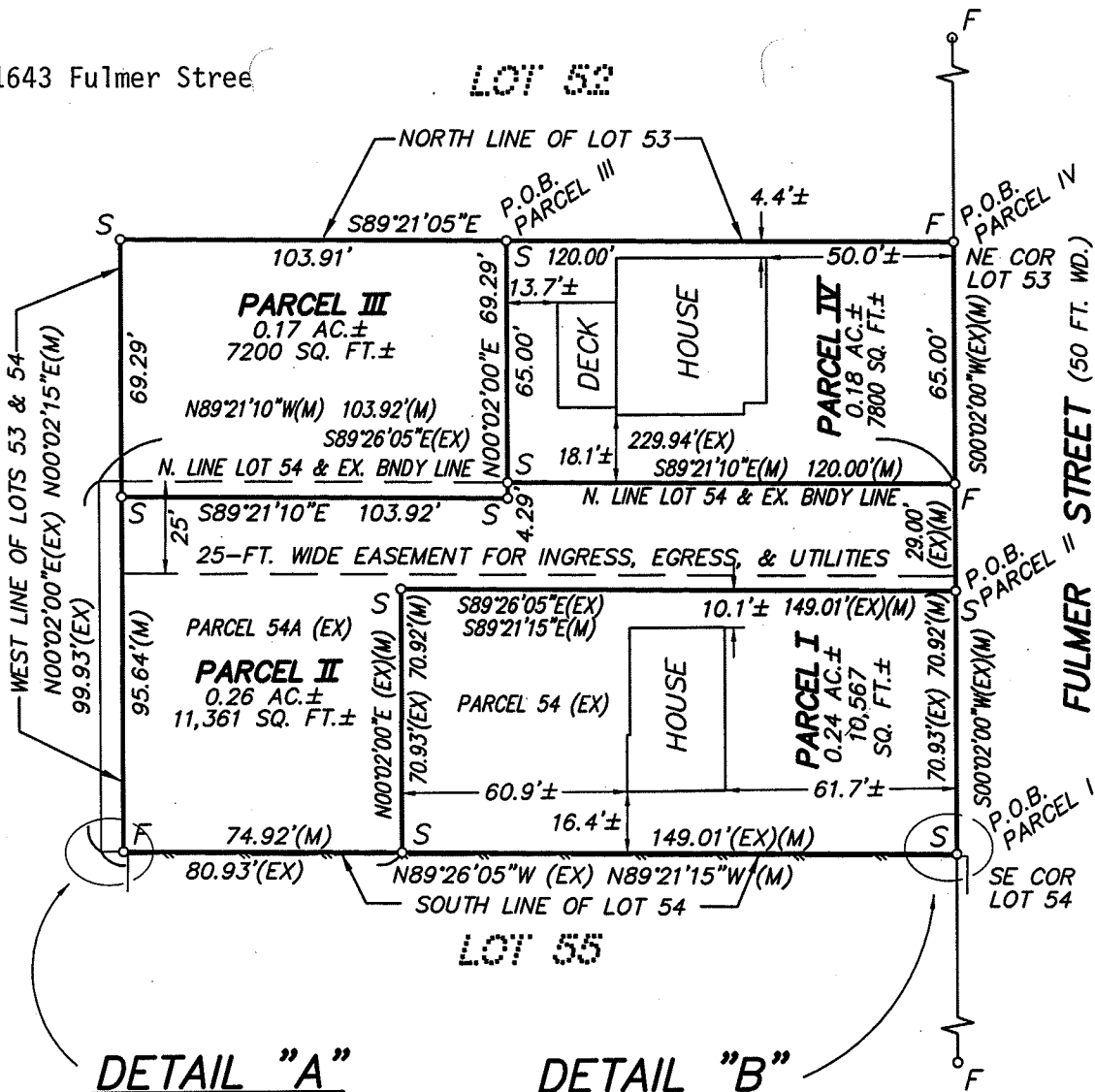
1643 Fulmer Street Land Division – A proposal to divide the existing 0.85-acre three parcels into four separate parcels.

If you would like additional information, or would like to provide comments or suggestions to the staff, please call us at 994-2800, or visit our office (8:00 a.m. to 5:00 pm. weekdays) on the sixth floor of the Guy C. Larcom, Jr. Municipal Building (City Hall). Your comments must be received in our office by November 5, 2004 to be considered prior to the end of the review period.



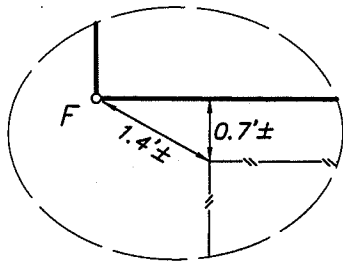
1643 Fulmer Street

LOT 52



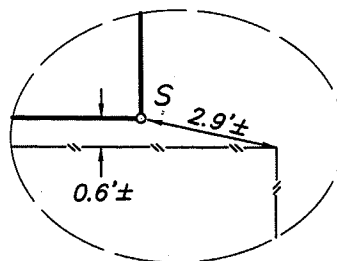
DETAIL "A"

SCALE: 1" = 2'



DETAIL "B"

SCALE: 1" = 4'



CERTIFICATE OF SURVEY

Bearings shown on this survey were determined in the following manner: Bearings are related to "GARDEN HOMES PARK SUBDIVISION" as recorded in Liber 20 of Plats, Pages 92 and 93, Washtenaw County Records, Washtenaw County, Michigan.

I hereby certify that I have surveyed and mapped the land above platted and/or described on July 15, 2004 and that the ratio of closure on the unadjusted field observations of such survey was 1/5000 and that all of the requirements of P.A. 132, 1970 as amended have been complied with.

SCALE: 1 INCH = 50 FEET

LEGEND F = FOUND IRON PIPE (M) = MEASURED --- FENCE
C = SET IRON PIPE (EX) = EXISTING PARCEL

Andrew R. Yikanen
ANDREW R. YIKANEN P.S. NO. 50660

KEARNEY JEFFERSON & RUTH
OR CURRENT RESIDENT AT:
831 LOYOLA DR
ANN ARBOR, MI 48103-3026

KOREAN UNITED METHODIST CHURCH
OR CURRENT RESIDENT AT:
1811 MC INTYRE DR
ANN ARBOR, MI 48105-2418

THE RESIDENT AT:
1681 FULMER ST
ANN ARBOR, MI 48103

THE RESIDENT AT:
1667 FULMER ST
ANN ARBOR, MI 48103

THE RESIDENT AT:
4672 WILLOWBROOK
ANN ARBOR, MI 48103

WILSON DAVID & NICOLA
OR CURRENT RESIDENT AT:
1643 FULMER ST
ANN ARBOR, MI 48103-2452

THE RESIDENT AT:
1693 FULMER ST
ANN ARBOR, MI 48103

THE RESIDENT AT:
1691 FULMER ST
ANN ARBOR, MI 48103

1643 Fulmer Street LD
10/2004 38 labels

KUTSCHINSKI WAYNE R
OR CURRENT RESIDENT AT:
1234 CLAGUE AVE
ANN ARBOR, MI 48103-5312

THE RESIDENT AT:
1536 FRANKLIN ST
ANN ARBOR, MI 48103-2437

SZALEY JEANETTE
OR CURRENT RESIDENT AT:
1550 FRANKLIN ST
ANN ARBOR, MI 48103-2437

FARGHALY ALI & EL TOUKHI ZAHRA
OR CURRENT RESIDENT AT:
1580 FRANKLIN ST
ANN ARBOR, MI 48103-2437

WEEKS JULETTE
OR CURRENT RESIDENT AT:
1610 FRANKLIN ST
ANN ARBOR, MI 48103-2439

GAINSLEY JEAN
OR CURRENT RESIDENT AT:
1644 FRANKLIN ST
ANN ARBOR, MI 48103-2439

CARTER LINDA S
OR CURRENT RESIDENT AT:
1650 FRANKLIN ST
ANN ARBOR, MI 48103-2439

MCVETY DAVID & LISA
OR CURRENT RESIDENT AT:
1601 FULMER ST
ANN ARBOR, MI 48103-2452

GREER RICHARD & PEREZ SHIRLEY
OR CURRENT RESIDENT AT:
1603 FULMER ST
ANN ARBOR, MI 48103-2452

LASSITER MAGGIE R
OR CURRENT RESIDENT AT:
1616 FULMER ST
ANN ARBOR, MI 48103-2453

KOPPIN GARY & NANCY TRUST
OR CURRENT RESIDENT AT:
1628 FULMER ST
ANN ARBOR, MI 48103-2453

OR CURRENT RESIDENT AT:
1641 FULMER ST
ANN ARBOR, MI 48103-2452

THE RESIDENT AT:
1658 FULMER ST
ANN ARBOR, MI 48103-2453

THE RESIDENT AT:
1659 FULMER ST
ANN ARBOR, MI 48103-2452

GRANT ANGELA & PETER
OR CURRENT RESIDENT AT:
1660 FULMER ST
ANN ARBOR, MI 48103-2453

MAYFIELD LOIS M
OR CURRENT RESIDENT AT:
1700 FULMER ST
ANN ARBOR, MI 48103-2455

HILL BIRGITTE
OR CURRENT RESIDENT AT:
1706 FULMER ST
ANN ARBOR, MI 48103-2455

NESLER ELSA
OR CURRENT RESIDENT AT:
1715 FULMER ST
ANN ARBOR, MI 48103-2454

HAMLIN WENDY K
OR CURRENT RESIDENT AT:
1720 FULMER ST
ANN ARBOR, MI 48103-2455

JACKSON JOHNNIE & D
OR CURRENT RESIDENT AT:
2110 GARDEN HOMES CT
ANN ARBOR, MI 48103-2461

HORNAK KENNETH & CHARLOTTE
OR CURRENT RESIDENT AT:
2120 GARDEN HOMES CT
ANN ARBOR, MI 48103-2461

HUHN PHILLIP N & KIMBERLY
OR CURRENT RESIDENT AT:
2125 GARDEN HOMES CT
ANN ARBOR, MI 48103-2460

SCHOENFELDT MICHAEL
OR CURRENT RESIDENT AT:
2135 GARDEN HOMES CT
ANN ARBOR, MI 48103-2460

LINDBERG PAMELA & BARBARA
OR CURRENT RESIDENT AT:
2140 GARDEN HOMES CT
ANN ARBOR, MI 48103-2461

KAZMIERZAK THOS & M
OR CURRENT RESIDENT AT:
2215 GARDEN HOMES DR
ANN ARBOR, MI 48103-2462

BERRY GORDON & D J
OR CURRENT RESIDENT AT:
2225 GARDEN HOMES DR
ANN ARBOR, MI 48103-2462

TATE III JAMES & JULIE
OR CURRENT RESIDENT AT:
2250 GARDEN HOMES DR
ANN ARBOR, MI 48103-2463

LUNDIN OLE G
OR CURRENT RESIDENT AT:
2255 GARDEN HOMES DR
ANN ARBOR, MI 48103-2462

SIMPSON DOROTHY J
OR CURRENT RESIDENT AT:
2260 GARDEN HOMES DR
ANN ARBOR, MI 48103-2463

THE RESIDENT AT:
PO BOX 339
DEXTER, MI 48130

[Click here for instructions.](#)

[Printer Friendly Version](#)

Detailed Tax Information for Parcel 09-09-19-212-012

Tax Data Current As Of: 05:02 pm 09/09/2004

CLICK HERE FOR TAX NOTICE AND OTHER INFORMATION OR IF BALANCE DUE INDICATED

[View Special Assessments](#)

1643 FULMER

**Tax Information for
Summer, 2004**

General Information

School District:	81010	P.R.E. %:	100.0000
Taxable Value:	\$130,000	SEV:	\$138,800
Property Class:	401		
Tax Bill Number:	05481	Last Receipt Number:	00111501
Last Payment Date:	09/01/2004	Number Of Payments:	1
Base Tax:	\$4,710.62	Base Paid:	\$4,710.62
Administration Fees:	\$37.68	Administration Fees Paid:	\$37.68
Interest Fees:	\$47.11	Interest Fees Paid:	\$47.11
Total Tax & Fees:	\$4,795.41	Total Paid:	\$4,795.78
Balance Due:	\$0.00		

Tax Bill Breakdown

Taxing Authority	Amount	Amount Paid
STATE ED TAX	\$780.00	\$780.00
SCHOOL OPERATING	\$0.00	\$0.00
SCHOOL SUPPLEMNT	\$367.49	\$367.49
SCHOOL DEBT	\$130.55	\$130.55
SCHOOL VOTED	\$96.99	\$96.99
PUBLIC LIBRARY	\$253.18	\$253.18
CITY OPERATING	\$807.62	\$807.62
CITY BENEFITS	\$272.32	\$272.32

CITY REFUSE	\$326.78	\$326.78
CITY DEBT SERV	\$78.00	\$78.00
CITY STREETS	\$256.00	\$256.00
CITY PARKS DEVEL	\$59.81	\$59.81
CITY PARKS MAINT	\$60.98	\$60.98
CITY PARKS ACQ	\$63.31	\$63.31
AATA	\$272.32	\$272.32
WISD OPERATING	\$13.00	\$13.00
WISD SPEC EDUC	\$381.55	\$381.55
COMM COLLEGE	\$490.72	\$490.72

* = Special Assessment

Tax Information for Winter, 2003			
General Information			
School District:	81010	P.R.E. %:	100.0000
Taxable Value:	\$127,078	SEV:	\$130,500
Property Class:	401		
Tax Bill Number:	05398	Last Receipt Number:	00092681
Last Payment Date:	01/08/2004	Number Of Payments:	0
Base Tax:	\$1,288.71	Base Paid:	\$1,288.71
Administration Fees:	\$0.00	Administration Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0.00
Total Tax & Fees:	\$1,288.71	Total Paid:	\$1,288.71
Balance Due:	\$0.00		
Tax Bill Breakdown			
Taxing Authority	Amount	Amount Paid	
SCHOOL OPERATING	\$0.00	\$0.00	

MEMORANDUM

TO: AATA – *Chris White*
Airport
Ann Arbor Public Schools – *Jane Landefeld*
✓ Assessor
✓ Attorney
✓ Building – *Jim DeWolf*
Community Development
County Drain Commissioner
County Environmental Services – *Dick Fleece*
✓ Engineering – Traffic – *Les Sipowski*
✓ Fire – *Ron Heemstra*
Historic District Commission
Michigan Dept of State Highways and Transportation
Parks – *Amy Kuras, Dave Borneman*
Police – *Adele El-Ayoubi*
✓ Treasurer – *Randy Lemke* ✓ *09-19-212-012*
✓ Systems Planning – *Cresson Sloten, Jerry Hancock, Tom McMurtrie*
✓ Utilities – *Terry Rynard*

Date: 9/24/04

File No. 9192K8.8

Staff Assigned: Matt Kowalski

Staff Telephone No. 7-1517

FROM: Planning and Development Services

SUBJECT: 1643 Fulmer Street Land Division

(Comments Due: 10/4/04)

Attached is a petition for your review and comment. Please return written comments to the staff person listed above prior to the deadline listed above. If you have major concerns about the petition as proposed, please call the staff person at the number listed above. A special departmental review meeting might then be scheduled to collectively resolve with the petitioner any major problems.

Attachment

8/20/04/jsj

PETITION APPLICATION FOR...

Ann Arbor City Planning Department
 100 North Fifth Avenue, Sixth Floor
 P.O. Box 8647
 Ann Arbor, Michigan 48107
 (734)994-2800
 FAX (734)994-2798

Project Name 1643 Fulmer Street

Project Type Land Division

Property Address and Location 1643 FULMER st. Lot 53 Garden Homes Park

Property Owner David + Nicola Wilson

Address 1643 FULMER
ANN ARBOR MI 48103 Telephone (734) 761-4699

Email Address _____ FAX Number () _____

Petitioner (if other than owner) TIMBERS-SUMMIT, LLC

Interest in Property OPTION TO PURCHASE

Address 4672 WILLOWBROOK LANE
ANN ARBOR MI 48103 Telephone (734) 994 9807

Email Address summitdev9808@sbcglobal.net FAX Number (734) 994 9808

Petitioner's Agent N/A

Contact Person ROBERT Mc CONAN

Address 4672 WILLOWBROOK LANE
ANN ARBOR MI 48103 ^{CELL} Telephone (248) 867 3819

Email Address summitdev9808@sbcglobal.net FAX Number (734) 994-9808

Total Land Area	<u>0.85 acre ±</u>
File Number	<u>9192 K 8.8</u>
Filing Date	<u>9-23-04</u>
Public Hearing Date	<u>na</u>
Total Fee Paid (See Reverse for Fee Schedule)	<u>\$1300.00 pd #5343</u>

ACCEPTED FOR SUBMISSION BY Cy P Vaughn DATE 9/23/04

RECEIPT

DATE 9-24-04 No. 005343

FROM Summitt Awt Inc. \$1300.00

Thirteen hundred DOLLARS

FOR RENT Land Division 1643 Fulmer

FOR

ACCT.		<input type="checkbox"/> CASH	FROM	TO
PAID		<input checked="" type="checkbox"/> CHECK	BY	<u>JST John</u>
DUE		<input type="checkbox"/> MONEY ORDER		

1152