

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

STAFF REPORT

Subject: ZBA 20-015; 120 Packard Street

Summary:

Satyanarayan Chada, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling. The structure is a single-family home that is being converted to a duplex. The conversion requires compliance with setbacks for the R4C district. The existing porch on the eastern side of the property is located 6 feet 8 inches from the property line and the Code requires a minimum 12-foot side yard setback.

Background:

The subject property is located on the south of Packard Street between South Main Street and South Fourth Avenue. The home was built in 1901 and is 3,185 square feet in size.

Description:

The existing single-family home is being converted to a duplex. The first level (unit A) will contain six bedrooms as will the second level (unit B).

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.

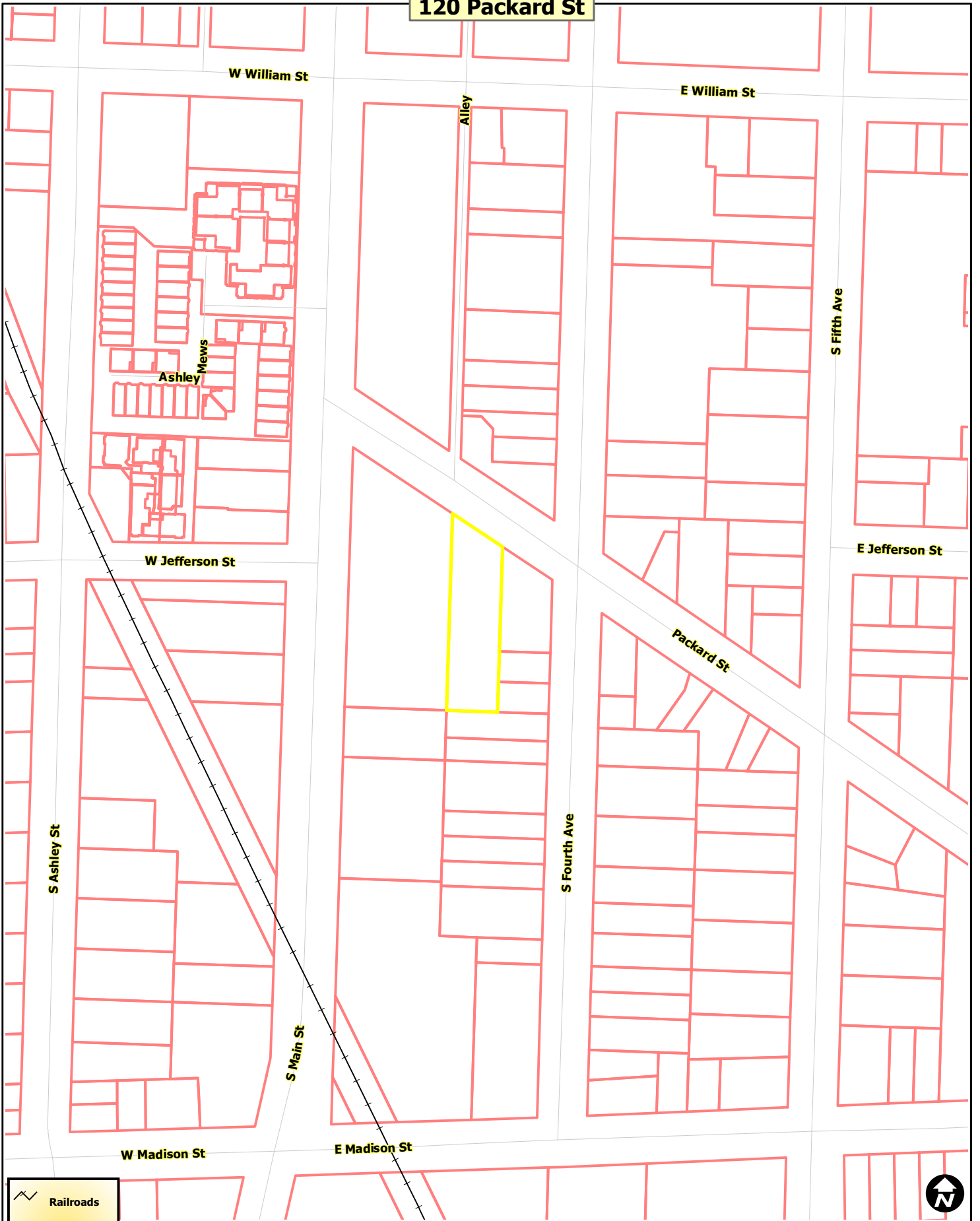
In our submitted and approved Building permit (BLDG19-2686) plans, we proposed to demolish the covered porch to be in conformance with all setback requirements. However, we are requesting that we be allowed to retain the existing covered porch, which with a little care can be brought back to life. As it stands, there is an approximately 5' wooden fence (as shown in the photographs) separating the subject property from the neighbor immediately to the east. We believe that residents of the subject property and residents of property immediately to the east can enjoy their spaces without interference with each other even while this existing covered porch continues to be in place.




Respectfully submitted,



**Jon Barrett
Zoning Coordinator**

120 Packard St

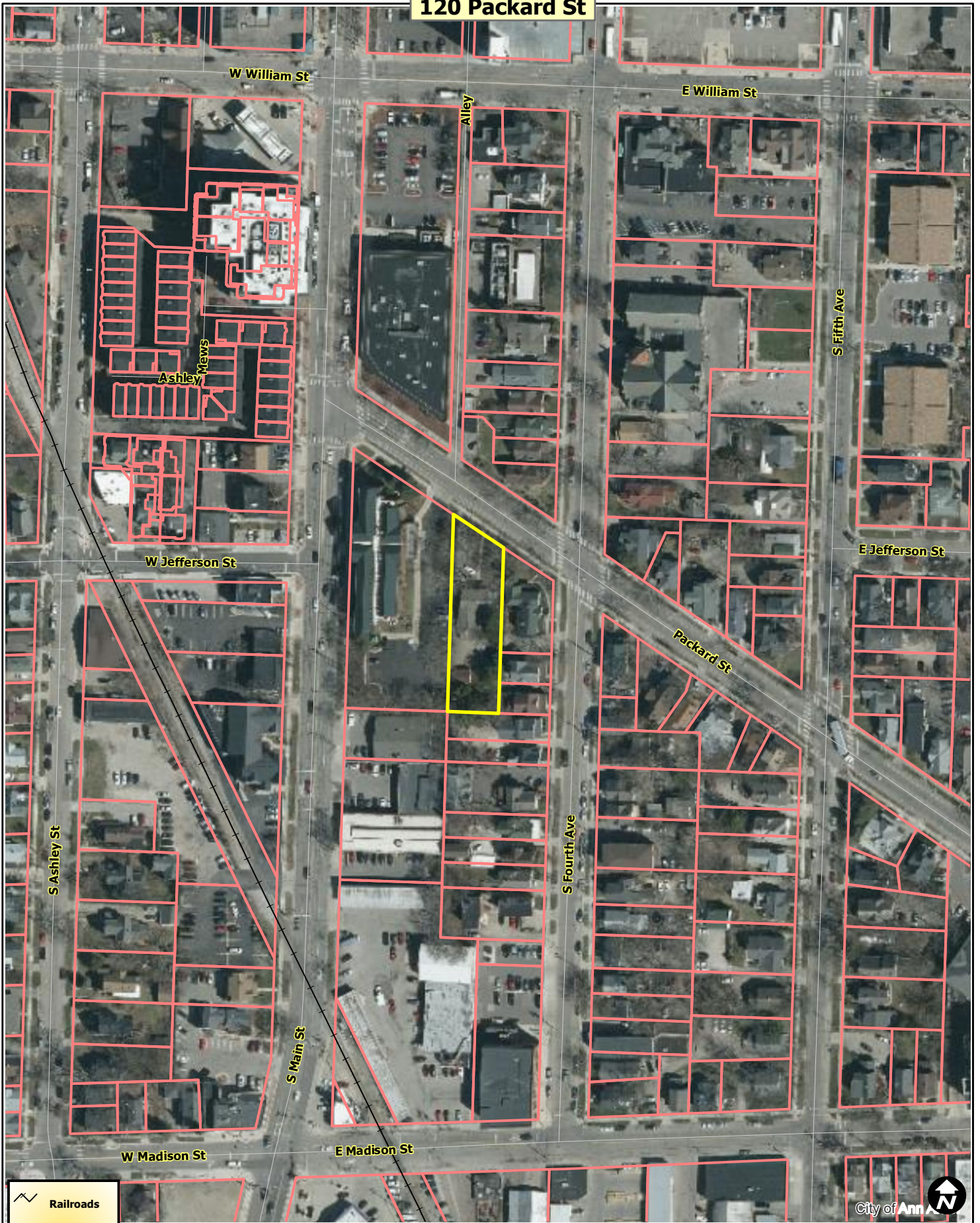





-  Railroads
-  Huron River
-  Tax Parcels



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

120 Packard St



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 6/2/2020
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120 Packard St

Alley

Packard St

S Fourth Ave

City of Ann Arbor

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 6/2/2020
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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

PROPERTY INFORMATION

ADDRESS OF PROPERTY		ZIP CODE	
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided		
PARCEL NUMBER	OWNER EMAIL ADDRESS		

APPLICANT INFORMATION

NAME			
ADDRESS	CITY	STATE	ZIP CODE
EMAIL	PHONE		
APPLICANT'S RELATIONSHIP TO PROPERTY			

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 : Sat R. O

Date: May 26, 20

Section 2 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

REQUEST TO ALTER A NONCONFORMING STRUCTURE

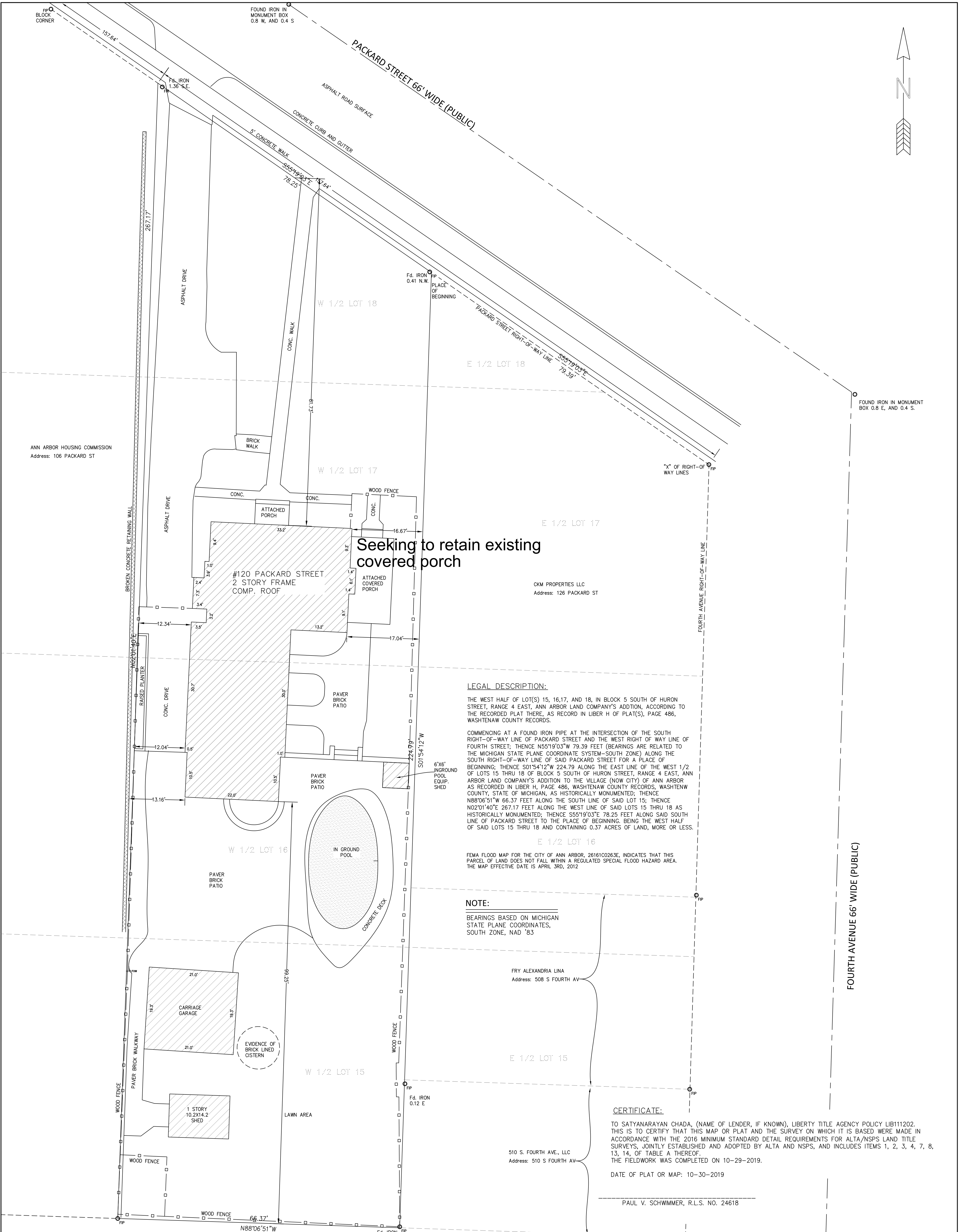
For the purposes of Article VI: Nonconformities Section 5.32.2 Nonconforming Structure, **alteration** is defined as any change in a Building that results in additional Floor Area being fit for occupancy, a greater number of dwelling or rooming units or an increase in the exterior dimensions of the Building.

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.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio	0.20	
Setbacks	6' 8"	12'
Parking		
Landscaping		
Other		



Seeking to retain existing covered porch

LEGAL DESCRIPTION:

THE WEST HALF OF LOT(S) 15, 16, 17, AND 18, IN BLOCK 5 SOUTH OF HURON STREET, RANGE 4 EAST, ANN ARBOR LAND COMPANY'S ADDITION, ACCORDING TO THE RECORDED PLAT THERE, AS RECORD IN LIBER H OF PLAT(S), PAGE 486, WASHTENAW COUNTY RECORDS.

COMMENCING AT A FOUND IRON PIPE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PACKARD STREET AND THE WEST RIGHT OF WAY LINE OF FOURTH STREET; THENCE N55°19'03"W 79.39 FEET (BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM-SOUTH ZONE) ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PACKARD STREET FOR A PLACE OF BEGINNING; THENCE S01°54'12"W 224.79 FEET ALONG THE WEST 1/2 OF LOTS 15 THRU 18 OF BLOCK 5 SOUTH OF HURON STREET, RANGE 4 EAST, ANN ARBOR LAND COMPANY'S ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR AS RECORDED IN LIBER H, PAGE 486, WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, STATE OF MICHIGAN, AS HISTORICALLY MONUMENTED; THENCE N88°06'51"W 66.37 FEET ALONG THE SOUTH LINE OF SAID LOT 15; THENCE N02°01'40"E 267.17 FEET ALONG THE WEST LINE OF SAID LOTS 15 THRU 18 AS HISTORICALLY MONUMENTED; THENCE S55°19'03"E 78.25 FEET ALONG SAID SOUTH LINE OF PACKARD STREET TO THE PLACE OF BEGINNING, BEING THE WEST HALF OF SAID LOTS 15 THRU 18 AND CONTAINING 0.37 ACRES OF LAND, MORE OR LESS.

FEMA FLOOD MAP FOR THE CITY OF ANN ARBOR, 26161C0263E, INDICATES THAT THIS PARCEL OF LAND DOES NOT FALL WITHIN A REGULATED SPECIAL FLOOD HAZARD AREA. THE MAP EFFECTIVE DATE IS APRIL 3RD, 2012

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

CERTIFICATE:

TO SATYANARAYAN CHADA, (NAME OF LENDER, IF KNOWN), LIBERTY TITLE AGENCY POLICY LIB111202. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 13, 14, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10-29-2019.

DATE OF PLAT OR MAP: 10-30-2019

PAUL V. SCHWIMMER, R.L.S. NO. 24618

FOURTH AVENUE 66' WIDE (PUBLIC)

FOWLER DEVELOPMENT LLC C/O ROBIN U LAMB
Address: 517 S MAIN ST

WYATT REALTY, LLC
Address: 512 S FOURTH AV

FRY ALEXANDRIA LINA
Address: 508 S FOURTH AV

510 S. FOURTH AVE., LLC
Address: 510 S FOURTH AV

- STRUCTURE LEGEND:**
- ☐ YARD DRAIN
 - ☐ BEHIVE CATCH BASIN
 - ☐ ROUND CATCH BASIN
 - ☐ SQUARE CATCH BASIN
 - ☐ STORM MANHOLE
 - ☐ CULVERT/END SECTION
 - ☐ DOWN SPOUT
 - ☐ STORM CLEAN-OUT
 - ☐ OUTLET CONTROL STRUCTURE
 - ☐ STORM MARKING
 - ☐ WATER MAINHOLE
 - ☐ FIRE HYDRANT
 - ☐ GATE VALVE & BOX
 - ☐ WATER SHUT OFF VALVE
 - ☐ WELL
 - ☐ POST INDICATOR VALVE
 - ☐ POST / LOG / HOSE BIB
 - ☐ POST INDICATOR VALVE
 - ☐ WATER MARKER
 - ☐ MONITORING WELL
 - ☐ GAS MANHOLE
 - ☐ GAS RISER
 - ☐ GAS METER
 - ☐ GAS VALVE
 - ☐ GAS BLOW OFF
 - ☐ GAS STOP BOX
 - ☐ GAS MARKING
 - ☐ TELEPHONE POLE
 - ☐ COMMUNICATION HAND HOLE
 - ☐ TELEPHONE POLE
 - ☐ TELEPHONE RISER
 - ☐ POLICE/EMERGENCY CALL
 - ☐ ELECTRIC METER
 - ☐ ELECTRIC MANHOLE
 - ☐ LIGHT POLE
 - ☐ GUY POLE
 - ☐ POWER POLE
 - ☐ UTILITY POLE
 - ☐ GUY ANCHOR
 - ☐ GUY POLE
 - ☐ TRANSFORMER
 - ☐ ELECTRIC HAND HOLE
 - ☐ ELECTRIC MARKING
 - ☐ TRAFFIC SIGNAL POST
 - ☐ SANITARY MANHOLE
 - ☐ SANITARY CLEAN-OUT
 - ☐ SANITARY MARK
 - ☐ BOLLARD
 - ☐ ANTENNA
 - ☐ STATUE / SCULPTURE
 - ☐ AC UNIT
 - ☐ MAILBOX
 - ☐ SIGN
 - ☐ PARKING METER
 - ☐ FLAG POLE
 - ☐ ROCK/BOULDER
 - ☐ BASKETBALL POST

UTILITY NOTE:

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 HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

811
Know what's below.
Call before you dig.

- ☐ SECTION CORNER
- ☐ FOUND IRON PIPE
- ☐ FOUND IRON ROD
- ☐ SET IRON PIPE
- ☐ SET MAG NAIL
- ☐ FOUND MAG NAIL
- ☐ SET WOOD LATH
- ☐ CONTROL POINT
- ☐ MEASURED DIMENSION
- ☐ (R) RECORDED DIMENSION
- ☐ SURFACE FLOW
- ☐ WATER MANHOLE
- ☐ FIRE HYDRANT
- ☐ GATE VALVE
- ☐ BEEHIVE CATCH BASIN
- ☐ CURB CATCH BASIN
- ☐ STORM MANHOLE
- ☐ CULVERT/END SECTION
- ☐ SANITARY MANHOLE
- ☐ LIGHT POLE
- ☐ UTILITY POLE
- ☐ TELEPHONE POLE
- ☐ TELEPHONE RISER
- ☐ GAS MAIN RISER
- 0" H ELEG. — ELECTRIC LINE
- 6" g — GAS MAIN
- 6" w — WATER MAIN
- 18" - r — STORM LINE
- 6" s — SANITARY LINE
- 0" H CAFV — CABLE TV LINE
- 0" G COMM. — PHONE LINE
- ○ — CHAIN LINK FENCE
- □ — WOOD FENCE
- x — x — BARBED WIRE FENCE

CLIENT: SATYANARAYAN CHADA

ALTA/NSPS LAND TITLE SURVEY
120 PARKARD STREET
CITY OF ANN ARBOR,
WASHTENAW COUNTY, MICHIGAN

Arbor Land Consultants, Inc.
Professional Land Surveyors

2936 S. Madrono
Ann Arbor, MI 48106
(734) 669-2960
Fax 669-2961
www.arborlandinc.com

Arbor Land Consultants

JOB No. 15219
SHEET 1 OF 1

DATE: 10-30-2019
REVISION: -









