

**Zoning Board of Appeals
December 1, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-037; 1214 Washtenaw Court

Summary:

Satch Chada, representing property owners, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure, in order to reduce the four-unit rental to a three-unit rental with new habitable space in the basement. The structure currently contains a two-bedroom unit and three one-bedroom units. The owners seek to renovate the entire structure to accommodate three units, the two upper levels will have six bedrooms and the new basement unit will have five bedrooms. The building footprint and setbacks will remain unchanged. The property is zoned R4C, Multiple-Family Residential.

Background:

The subject property is located at the intersection of Washtenaw Court, Geddes Avenue and Church Street at the edge of central campus. The home was built in 1910 and is approximately 2,336 square feet in size. The property is nonconforming for lot area, lot width and side and rear setbacks.

Description:

The applicants are seeking to reduce the existing number of units from four to three while adding a new unit in the basement. The basement currently is a non-habitable area and the owners wish to convert this area to a five-bedroom rental unit. The property is to undergo many upgrades to include washer and dryers in all units, stainless steel appliances, electric vehicle charging ports, expanded balconies and energy efficient lighting. Life safety features are also to be installed including fire and sound batting between floors and a fire suppression sprinkler system.

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 petitioner states that there will be no adverse impacts to the neighborhood as the subject property is surrounded by other student rentals and university owned and operated facilities including the dental, pharmacy and chemistry buildings.

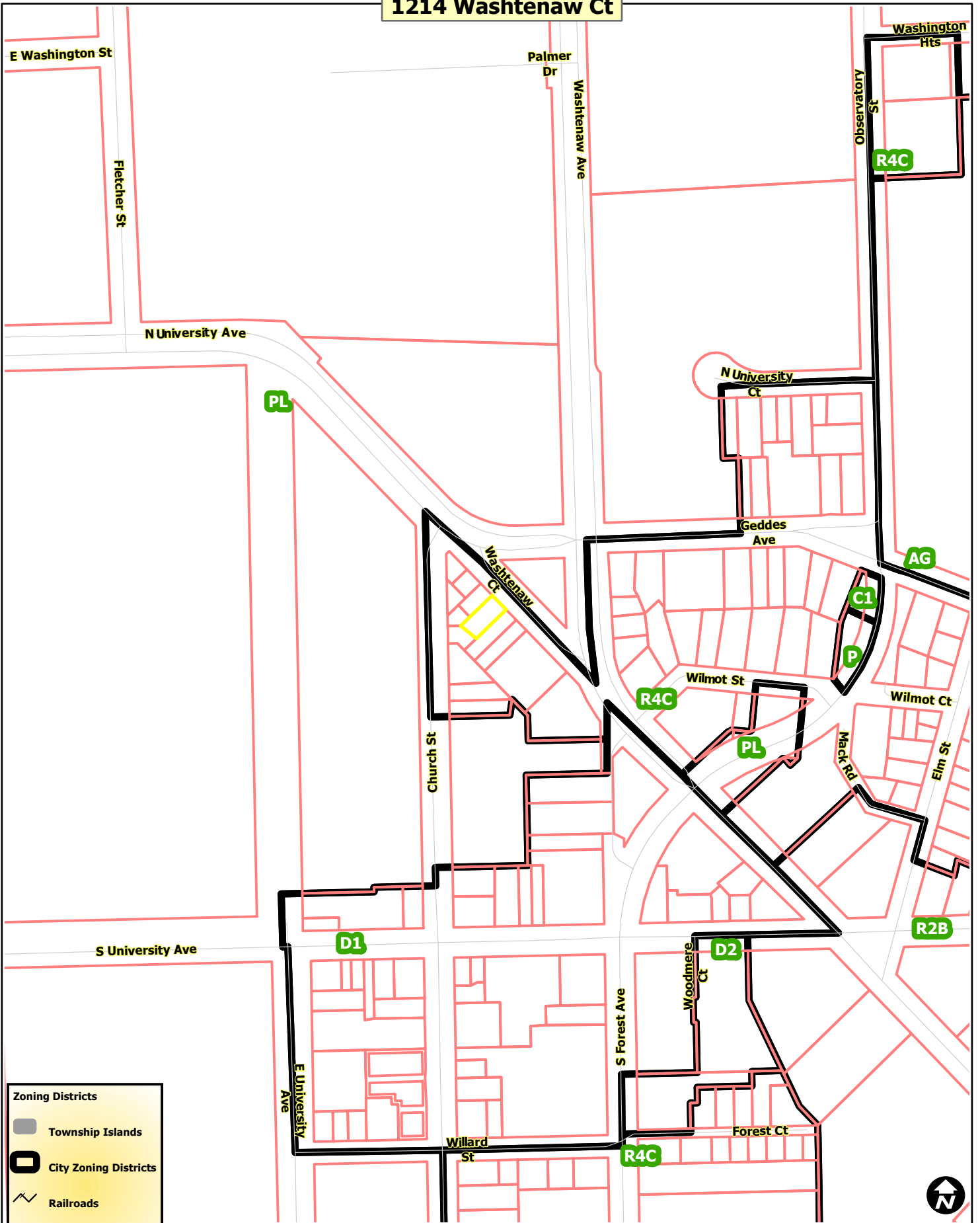
- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

Respectfully submitted,



**Jon Barrett
Zoning Coordinator**

1214 Washtenaw Ct



Zoning Districts

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



Map date: 11/3/2021
 Any aerial imagery is circa 2020
 unless otherwise noted
 Terms of use: www.a2gov.org/terms

1214 Washtenaw Ct




Map date: 11/3/2021
Any aerial imagery is circa 2020 unless otherwise noted
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1214 Washtenaw Ct


Geddes Ave

Washtenaw Ct

Church St

 Railroads

 Huron River

 Tax Parcels



City of Ann Arbor



Map date: 11/3/2021
Any aerial imagery is circa 2020
unless otherwise noted
Terms of use: www.a2gov.org/terms



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

1214 Washtenaw Court, Ann Arbor MI (the "Property")

ZIP CODE

48104

ZONING CLASSIFICATION

R4C

NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided

1214 Wash Court LLC

PARCEL NUMBER

09-09-28-313-023

OWNER EMAIL ADDRESS

srcsoho@gmail.com

APPLICANT INFORMATION

NAME

Satch Chada

ADDRESS

393 W Broadway, 3rd Floor

CITY

New York

STATE

NY

ZIP CODE

10012

EMAIL

srcsoho@gmail.com

PHONE

(917) 288-4388

APPLICANT'S RELATIONSHIP TO PROPERTY

Manager

REQUEST INFORMATION

☐ VARIANCE REQUEST

Complete Section 1 of this application

☒ REQUEST TO ALTER A NONCONFORMING STRUCTURE

Complete Section 2 of this application

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: Satch Chada

Date: Sep 28, 2021

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.

The Property is configured as 4 units, a single 2-bed and three 1-bed apartments. The proposal reduces the number of units from 4 to 3, including a unit in the basement, which is currently uninhabited. The building footprint, envelop, setbacks to remain unaltered.

The Property is a student-rental property, the use of which will remain unchanged and we believe will have minimal adverse impact, if any, to the neighborhood. The Property, located at or near the heart of central campus, is surrounded by student rentals and university owned/operated facilities, including the dental, pharmacy and chemistry buildings as well as university transit stops.

The redevelopment proposes to substantially upgrade the Property with modern amenities, including in-unit W/D, stainless steel appliances, EV charging ports, extended balconies, and energy-efficient lighting and new furniture. Additionally, the proposal substantially improves life safety measures by conforming to prevailing building codes, installing superior fire & sound batting between floors and, most importantly, installing a fire suppression/sprinkler system.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	0.096	
Lot Width	45.50 Feet	
Floor Area Ratio	0.60	FAR to remain unchanged
Setbacks	See attached survey.	Bldg footprint remains unchanged.
Parking	5	5
Landscaping	Beautified using native grass/plant/bushes.	
Other		

1214 Wash Court LLC
393 W Broadway
3rd Floor
New York, NY 10012

September 29, 2021

Planning Services
301 E. Huron Street
Ann Arbor, MI 48104

To whom it may concern:

My name is Satch Chada and I'm the managing member of 1214 Wash Court LLC, which is the sole owner of the property located at 1214 Washtenaw Court, Ann Arbor MI 48304. I certify that I have the legal authority to act on behalf of 1214 Wash Court LLC for which an application for appeal to alter a non-conforming structure is being submitted to the Zoning Board of Appeals (ZBA).

As such, I authorize Scott Klaassen of Done Rite Contracting and Satch Chada to act, sign and to take all steps necessary to obtain an appeal for the alteration to the subject property on behalf of 1214 Wash Court LLC.

Please do not hesitate to contact me at srcsoho@gmail.com or 917 288 4388 should you have any questions or would like to discuss further. Thank you.

Best regards,

A handwritten signature in black ink, appearing to read "Satch Chada", with a stylized flourish at the end.

Satch Chada

CERTIFICATE OF SURVEY

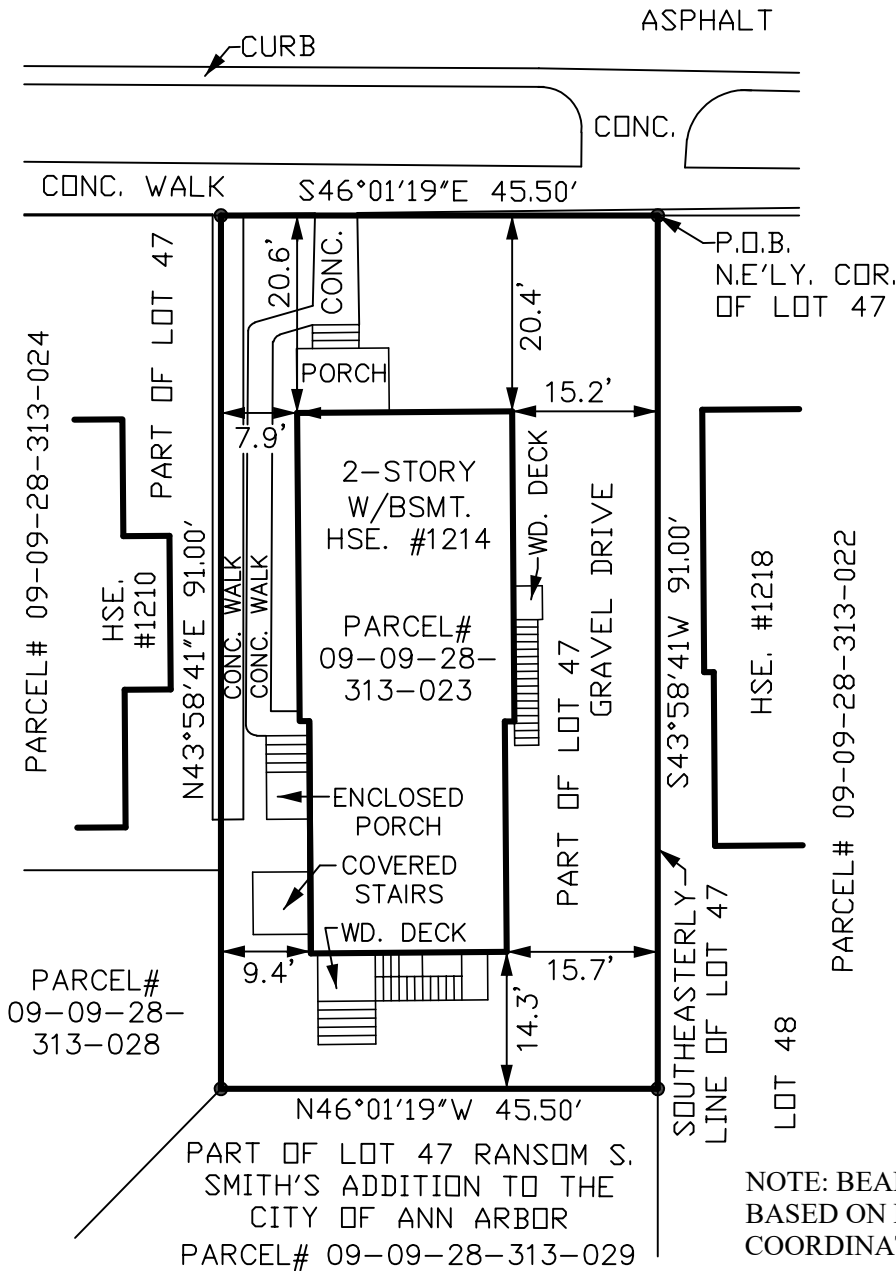
LEGEND

● PROPERTY CORNER



SCALE: 1" = 20'

WASHTENAW CT.
66.00 FT. WD.



LEGAL DESCRIPTION:

LAND IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 47, RANSOM S. SMITH'S ADDITION TO THE CITY OF ANN ARBOR, THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 47, 91 FEET; THENCE NORTHWESTERLY PARALLEL TO WASHTENAW COURT, 45 AND 5/10 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 47, 91 FEET TO WASHTENAW COURT; THENCE SOUTHEASTERLY ALONG WASHTENAW COURT, 45 AND 5/10 FEET TO THE PLACE OF BEGINNING, AS RECORDED IN LIBER 42 OF DEEDS, PAGES 446 AND 447, WASHTENAW COUNTY RECORDS.

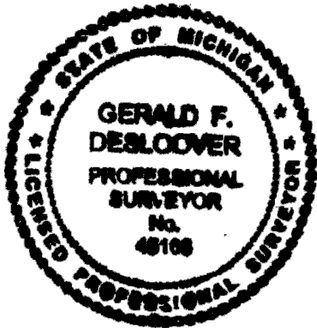
I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON FEBRUARY 2, 2021 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/16000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

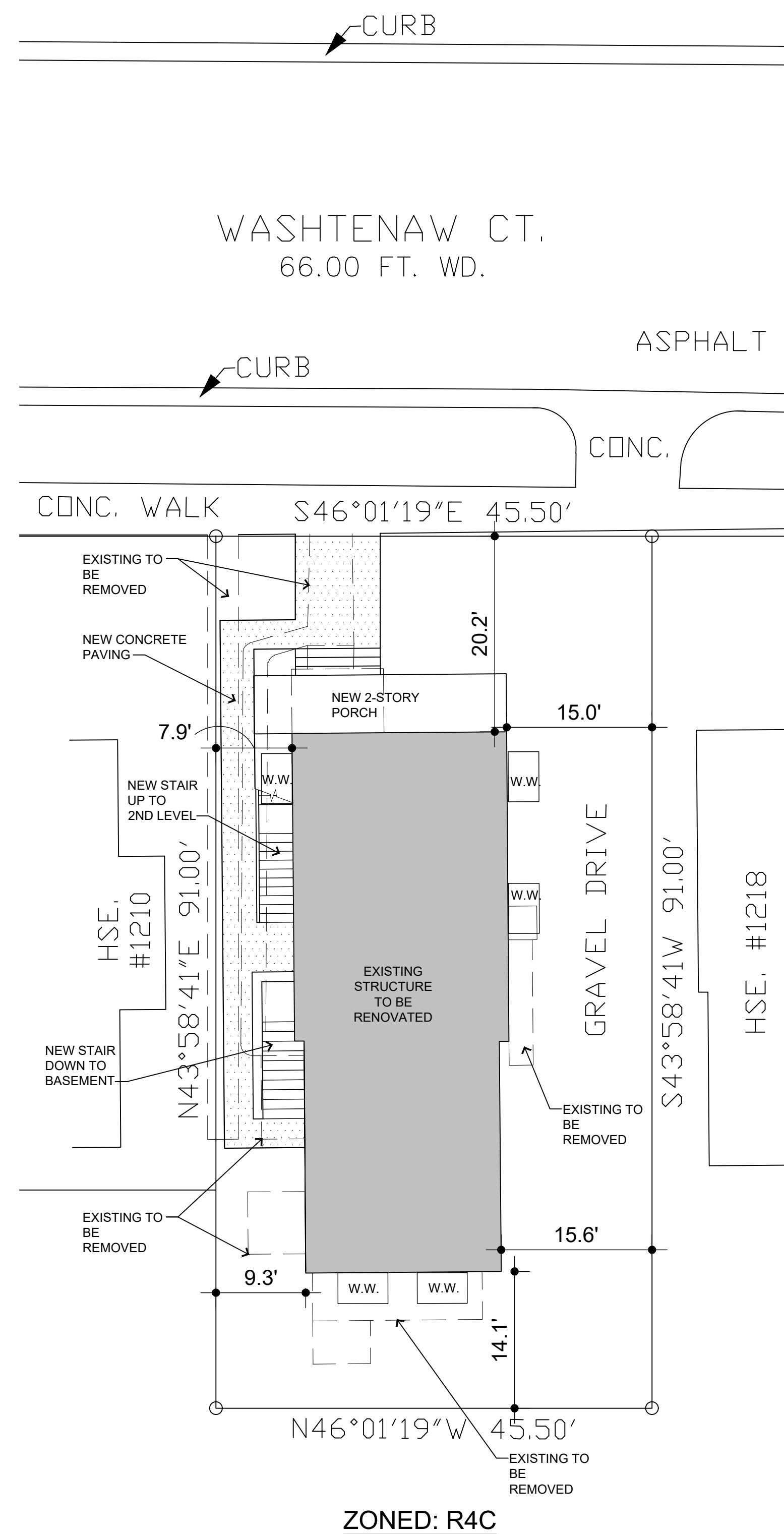
AMERICAN LANDMARK SURVEY P.L.C.

SURVEY PART OF LOT 47
RANSOM S. SMITH'S ADDITION
TO THE CITY OF ANN ARBOR,
WASHTENAW COUNTY,
MICHIGAN.
CLIENT: DONE RITE
CONTRACTING

DATE: 2/05/2021
DRAWN BY: GFD
SCALE: 1" = 20'
SHEET 1 OF 1
JOB# 21115

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



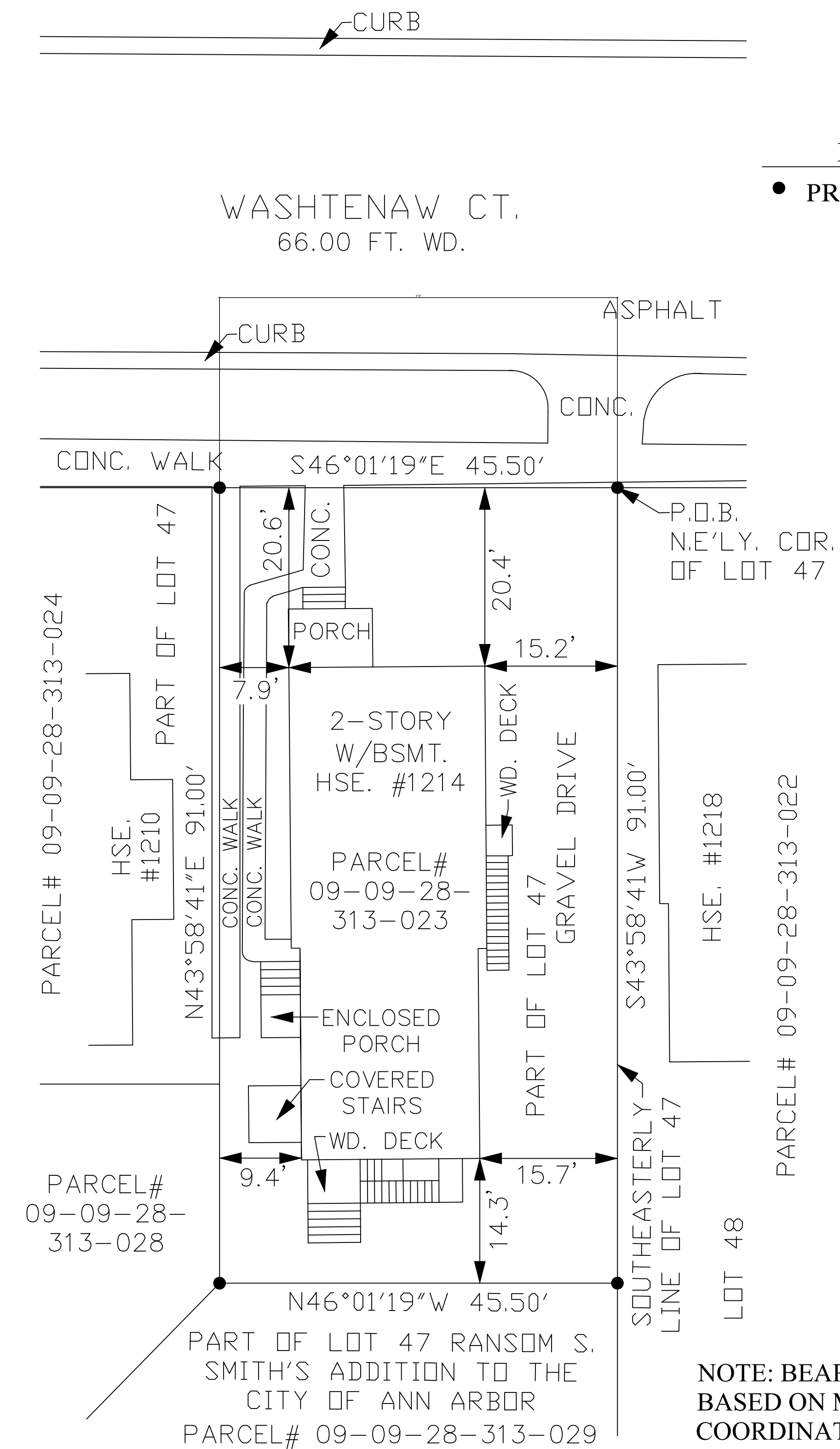


W.W. : NEW WINDOW WELL

PARKING

REQUIRED:
1.5 SPACE PER DU: $1.5 \times 3 = 4.5$
SPACES

PROVIDED: 5 SPACES



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NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 47, 91 FEET TO
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THE PLACE OF BEGINNING, AS RECORDED IN LIBER 42 OF DEEDS, PAGES 446 AND 447, WASHTENAW
COUNTY RECORDS.

LEGEND

● PROPERTY CORNER

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE



3/EC100 upper level existing conditions plan

(1) STUDIO UNIT
(1) 2 BEDROOM UNIT

SCALE: 1/8" = 1'-0"



2/EC100 main level existing conditions plan

(2) 1 BEDROOM UNITS

SCALE: 1/4"=1'-0"



1/EC100 basement level existing conditions plan

1214 Washtenaw
Court
Apt. Conversion
1214 Washtenaw Court
Ann Arbor, MI 48104

1214 Washtenaw
Court, LLC
93 W. Broadway, Ste. 3WB
New York, NY 10012

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE

EET NUMBER:

EC100

Ann Arbor Housing Code Unit Schedule

UNIT 1

Room	Required SF	Provided SF	Ventilation		Daylight	
			Required	Provided	Required	Provided
LIVING / KITCHEN	185 SF	303.2 SF	12.2 SF	24.56 SF	24.4 SF	46.44 SF
BEDROOM 1	70 SF	73.73 SF	4.4 SF	10.24 SF	8.8 SF	19.70 SF
BEDROOM 2	70 SF	73.73 SF	3.8 SF	6.142 SF	7.6 SF	11.61 SF
BEDROOM 3	70 SF	83.84 SF	3.6 SF	6.142 SF	7.2 SF	11.61 SF
BEDROOM 4	70 SF	78.26 SF	3.6 SF	6.142 SF	7.2 SF	11.61 SF
BEDROOM 5	70 SF	73.26 SF	4.4 SF	6.142 SF	8.8 SF	11.61 SF
BATHS (EACH)	--	42.5 SF				
LAV.	--	--				

Note:

For ventilation requirements, windows shall have a minimum net clear opening of at least 4% of the habitable room floor area.

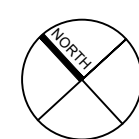
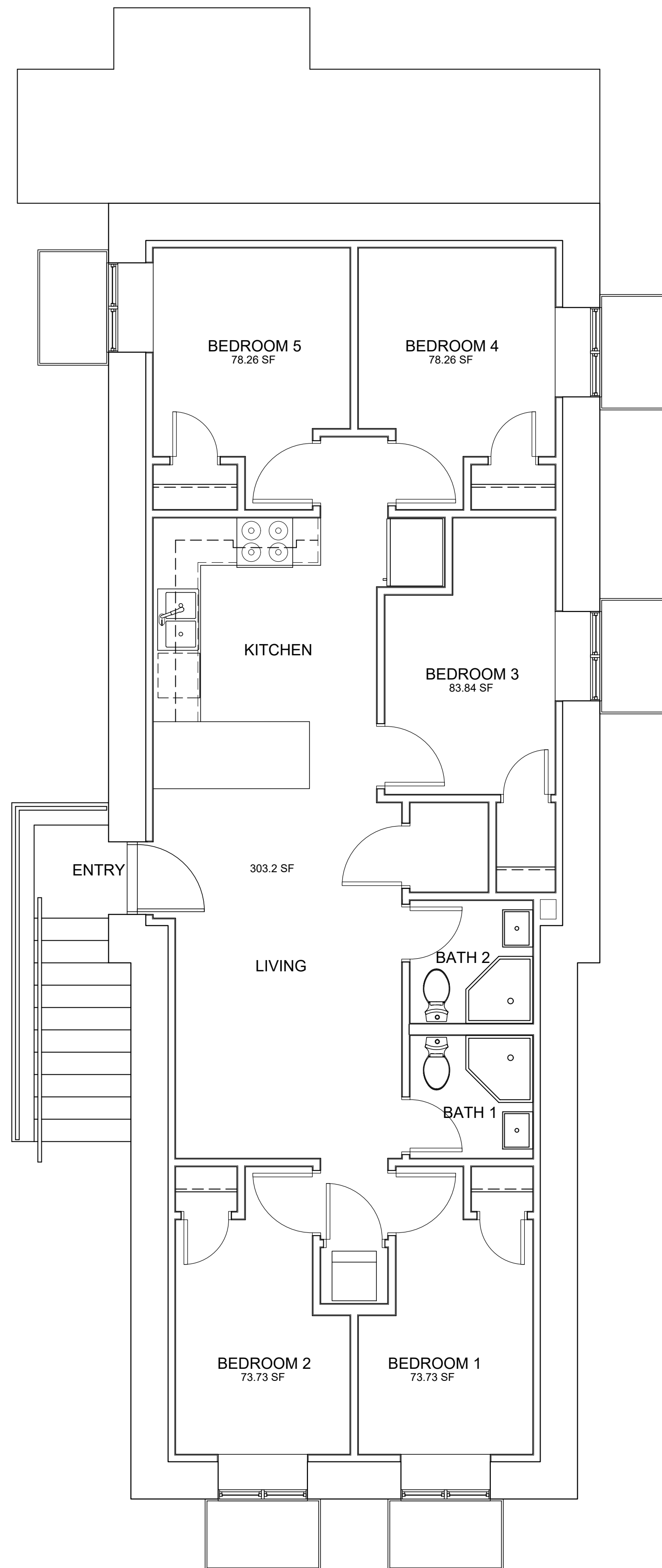
For natural light requirements, windows shall have a minimum net clear opening of at least 8% of the habitable room floor area.

window egress and opening chart

FRAME SIZE		OPENINGS			TYPE
WIDTH	HEIGHT	VENT AREA	DAYLIGHT OP'G.	CLEAR OP'G.	
4'-0"	6'-0"	10.247 SF	19.703 SF	45.19" w. x 32.65" ht. (10.247 SF)	SINGLE HUNG
3'-0"	5'-0"	6.142 SF	11.61 SF	33.187" w. x 26.65" ht. (6.14 SF)	SINGLE HUNG
5'-0"	5'-0"	10.584 SF	21.225 SF	26.65" w. x 57.187" ht. (10.584 SF)	HORIZ. SLIDER
3'-0"	3'-6"	6.245 SF	7.329 SF	24.388" w. x 36.874" ht. (6.245 SF)	CASEMENT
3'-0"	4'-0"	--	9.977 SF	--	FIXED

Ann Arbor Housing Code, Section 8:504 (3) **Required Exits**

- (b) Multiple dwellings with not more than 2 above grade stories and not more than 4 dwelling units will have one exit if they conform to the following. The length of exit travel shall be less than 50 feet and the exitway shall be 1-hour rated. Doors opening into the exitway shall have approved self-closing and latching devices.
- (c) Emergency escape window. Every sleeping area in 1-family, 2-family, and terrace family dwellings shall have an emergency escape window unless the sleeping area has access on the same floor to 2 approved exits. Every sleeping area in 3-family, 4-family, and townhouse family dwellings shall have an emergency escape window unless the sleeping area has access on the same floor to 2 approved means of egress.
- (d) The emergency escape window shall have a minimum clear opening width of 20 inches and a clear opening height of 20 inches. The clear opening width may be reduced to a minimum of 14 inches, provided that the net clear opening width of the window is not less than 14 inches. The clear opening may be reduced to a minimum of 16 inches provided the clear opening is a minimum of 500 square inches. Bars, grilles or screens placed over emergency escape windows shall be releasable or removable from the inside, without the use of a key, tools, or excessive force. The maximum sill height shall be 54 inches above the finished floor. If the existing sill height is less than 54 inches above the finished floor, the structure or piece of furniture (not including a shelf) permanently affixed to the structure will be acceptable provided it has a minimum depth of 12 inches, a minimum width of 20 inches is a maximum of 18 inches above the floor, is not more than 44 inches below the sill and is located beneath the operable portion of this window.



1/A100 basement level plan-unit 1

UNIT 1 DATA
1,017 SF
5 BEDROOM / 2 BATH

SCALE: 1/4"=1'-0"

PROJECT:

1214 Washtenaw
Court
Apt. Conversion

1214 Washtenaw Court
Ann Arbor, MI 48104

CLIENT:

1214 Washtenaw
Court, LLC

393 W. Broadway, Ste. 3WB
New York, NY 10012

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE

SHEET TITLE:

ALTERATION
FLOOR PLAN-
UNIT 1

PROJECT NUMBER:
2021-133

DRAWN BY:
KME

CHECKED BY _____

SHEET NUMBER:

A100

Ann Arbor Housing Code Unit Schedule

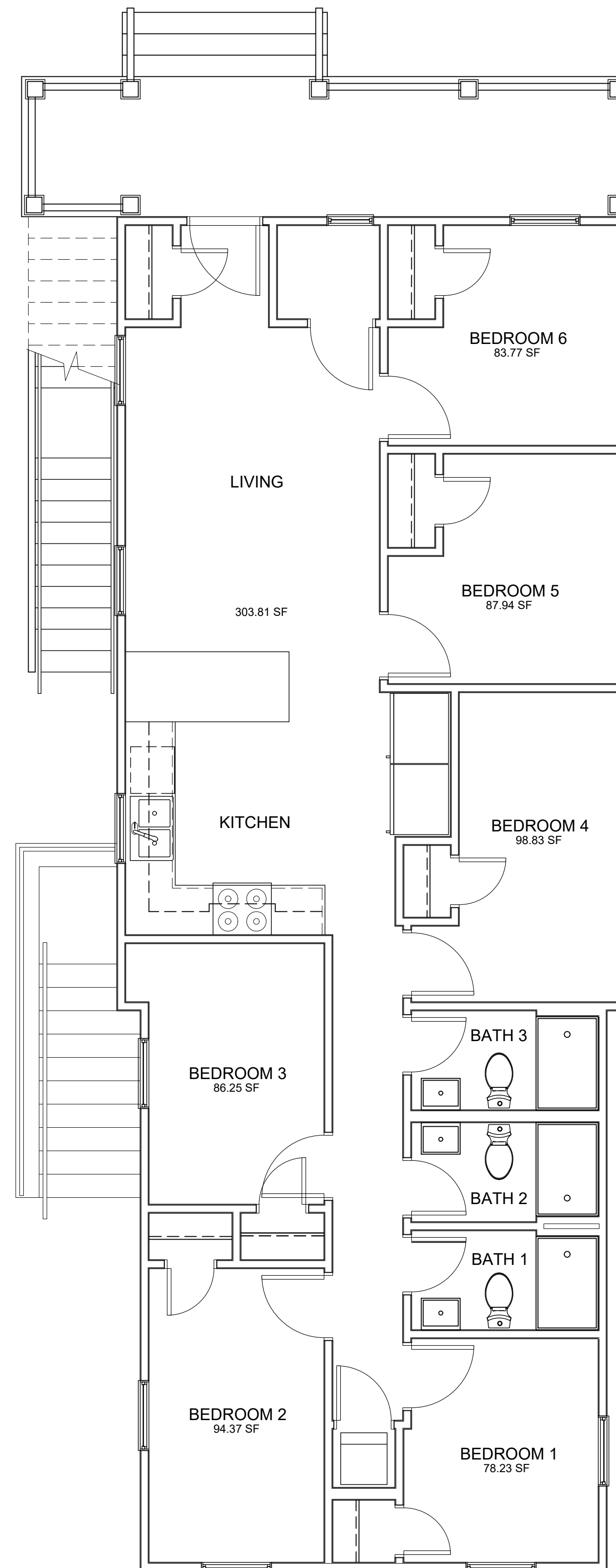
UNIT 2

Room	Required SF	Provided SF	Ventilation		Daylight	
			Required	Provided	Required	Provided
LIVING / KITCHEN	185 SF	303.81 SF	13.8 SF	24.52 SF	27.6 SF	40.91 SF
BEDROOM 1	70 SF	78.23 SF	3.7 SF	10.24 SF	7.4 SF	19.70 SF
BEDROOM 2	70 SF	94.37 SF	3.5 SF	6.142 SF	7.0 SF	21.61 SF
BEDROOM 3	70 SF	86.25 SF	3.2 SF	6.142 SF	6.4 SF	11.61 SF
BEDROOM 4	70 SF	98.93 SF	3.6 SF	6.142 SF	7.2 SF	11.61 SF
BEDROOM 5	70 SF	87.94 SF	4.7 SF	6.142 SF	9.4 SF	11.61 SF
BEDROOM 6	70 SF	83.77 SF	4.7 SF	6.142 SF	9.4 SF	11.61 SF
BATHS (EACH)	--	34 SF				
LAV.	--	--				

Note:

For ventilation requirements, windows shall have a minimum net clear opening of at least 4% of the habitable room floor area.

For natural light requirements, windows shall have a minimum net clear opening of at least 8% of the habitable room floor area.



1/A101 main level plan - unit 2

UNIT 2 DATA
1,245 SF
6 BEDROOM / 3 BATH

SCALE: 1/4"=1'-0"

PROJECT:

1214 Washtenaw
Court
Apt. Conversion

1214 Washtenaw Court
Ann Arbor, MI 48104

CLIENT:

1214 Washtenaw
Court, LLC

393 W. Broadway, Ste. 3WB
New York, NY 10012

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE

SHEET TITLE:

ALTERATION
FLOOR PLANS-
UNIT 2

PROJECT NUMBER:
2021-133

DRAWN BY:
KMB

CHECKED BY:

SHEET NUMBER:

A101

Ann Arbor Housing Code Unit Schedule

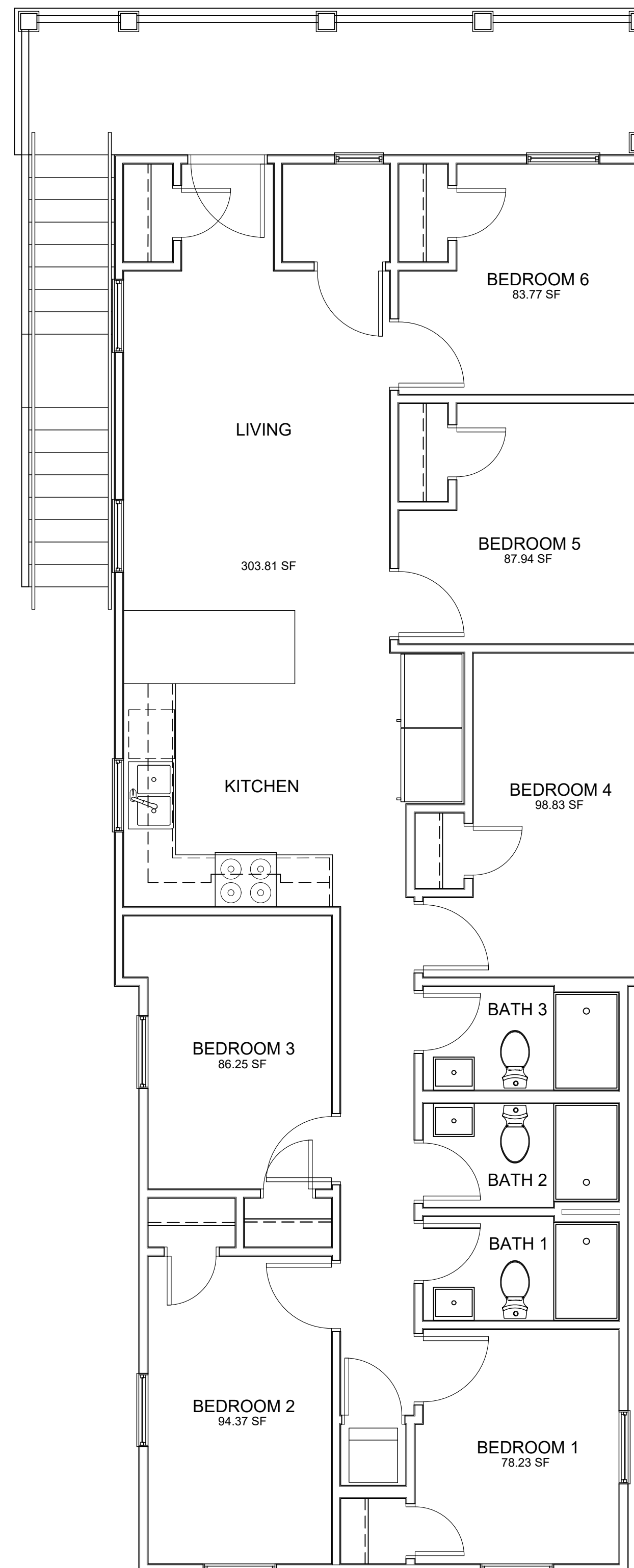
UNIT 2

Room	Required SF	Provided SF	Ventilation		Daylight	
			Required	Provided	Required	Provided
LIV. / KIT. / STUDY	185 SF	344 SF	13.8 SF	24.52 SF	27.6 SF	40.91 SF
BEDROOM 1	70 SF	92.7 SF	3.7 SF	10.24 SF	7.4 SF	19.70 SF
BEDROOM 2	70 SF	87 SF	3.5 SF	6.142 SF	7.0 SF	21.61 SF
BEDROOM 3	70 SF	79.63 SF	3.2 SF	6.142 SF	6.4 SF	11.61 SF
BEDROOM 4	70 SF	91 SF	3.6 SF	6.142 SF	7.2 SF	11.61 SF
BEDROOM 5	70 SF	117.7 SF	4.7 SF	6.142 SF	9.4 SF	11.61 SF
BEDROOM 6	70 SF	117.7 SF	4.7 SF	6.142 SF	9.4 SF	11.61 SF
BATHS	--	30.25 SF				
LAV.	--	24 SF				

Note:

For ventilation requirements, windows shall have a minimum net clear opening of at least 4% of the habitable room floor area.

For natural light requirements, windows shall have a minimum net clear opening of at least 8% of the habitable room floor area.



1/A102 upper level plan - unit 3

UNIT 3 DATA
1,245 SF
6 BEDROOM / 3 BATH

SCALE: 1/4"=1'-0"

PROJECT:

1214 Washtenaw
Court
Apt. Conversion

1214 Washtenaw Court
Ann Arbor, MI 48104

CLIENT:

1214 Washtenaw
Court, LLC

393 W. Broadway, Ste. 3WB
New York, NY 10012

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE

SHEET TITLE:

ALTERATION
FLOOR PLANS-
UNIT 3

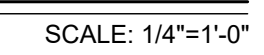
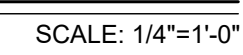
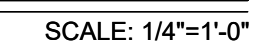
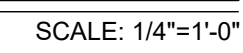
PROJECT NUMBER:
2021-133

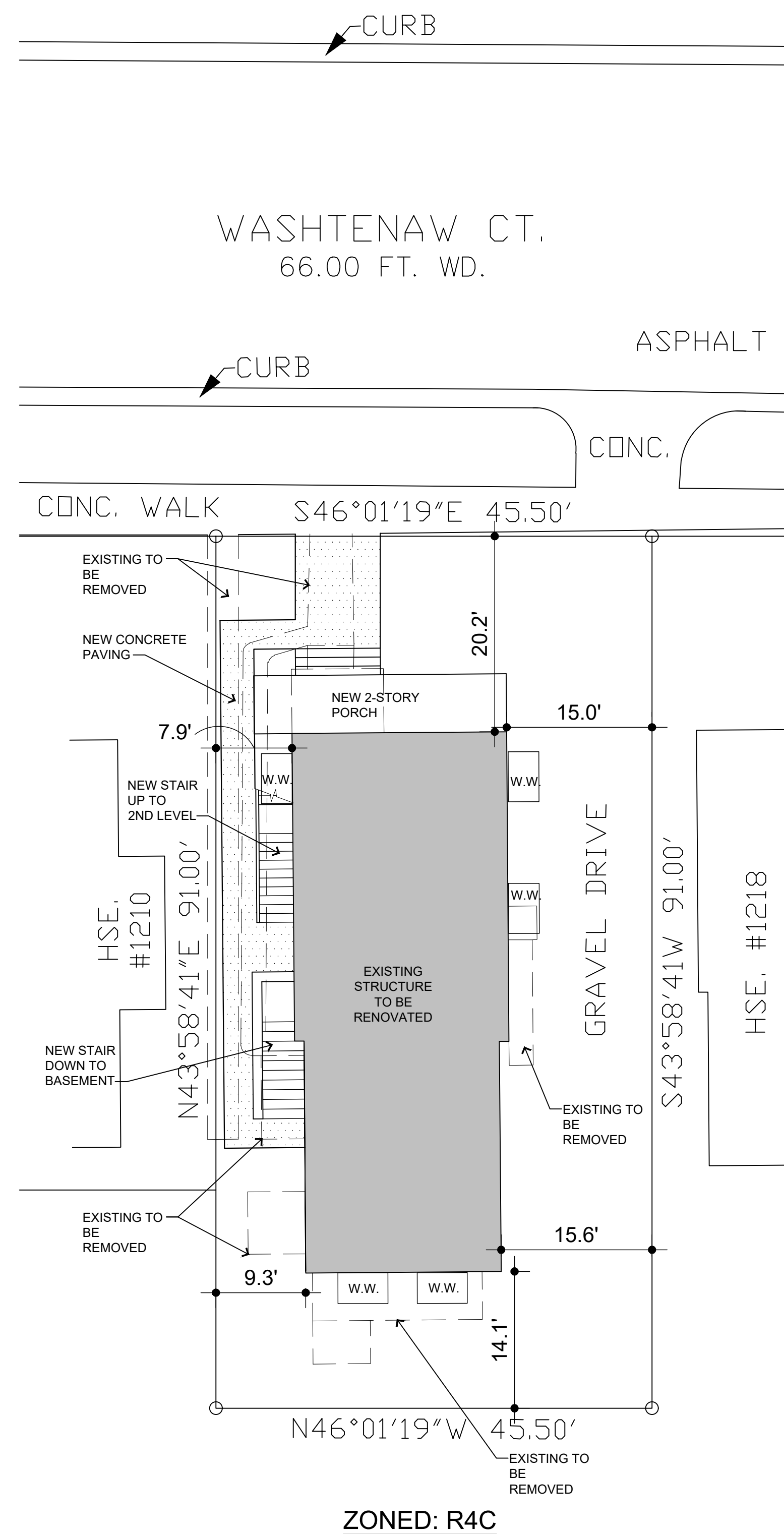
DRAWN BY:
KMB

CHECKED BY:

SHEET NUMBER:

A102



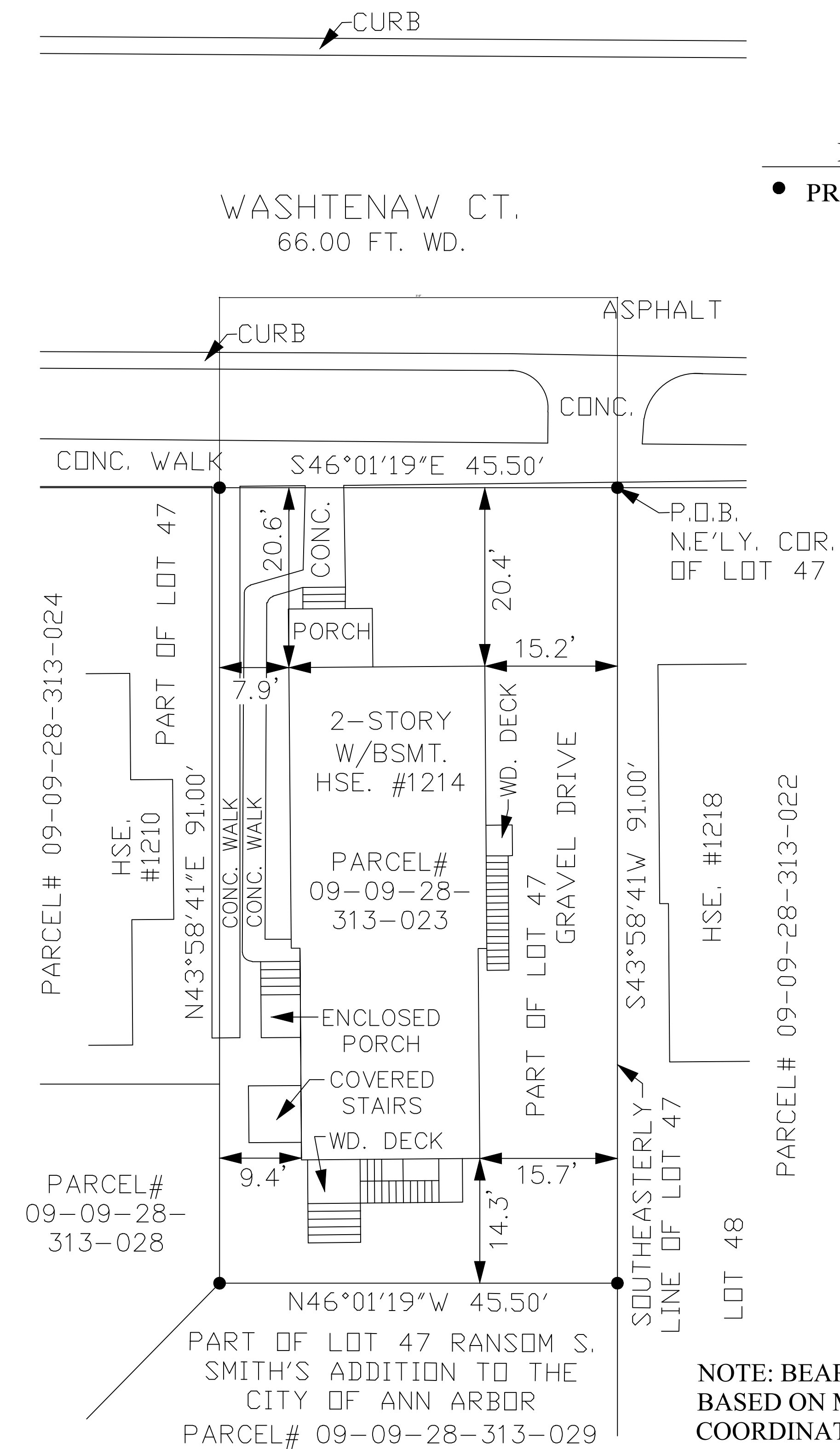


W.W. : NEW WINDOW WELL

PARKING

REQUIRED:
1.5 SPACE PER DU: $1.5 \times 3 = 4.5$
SPACES

PROVIDED: 5 SPACES



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LEGEND

● PROPERTY CORNER

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DESCRIPTION	DATE



3/EC100 upper level existing conditions plan



2/EC100 main level existing conditions plan

(2) 1 BEDROOM UNITS

SCALE: 1/4"=1'-0"



1/EC100 basement level existing conditions plan

1214 Washtenaw
Court
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1214 Washtenaw Court
Ann Arbor, MI 48104

1214 Washtenaw
Court, LLC
393 W. Broadway, Ste. 3WB
New York, NY 10012

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE

SHEET TITLE:
EXISTING
CONDITIONS
FLOOR PLANS

PROJECT NUMBER:
2021-133

DRAWN BY:
KMB

CHECKED BY:

SHEET NUMBER:

EC100

Ann Arbor Housing Code Unit Schedule

UNIT 1

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LAV.	--	--				

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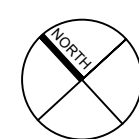
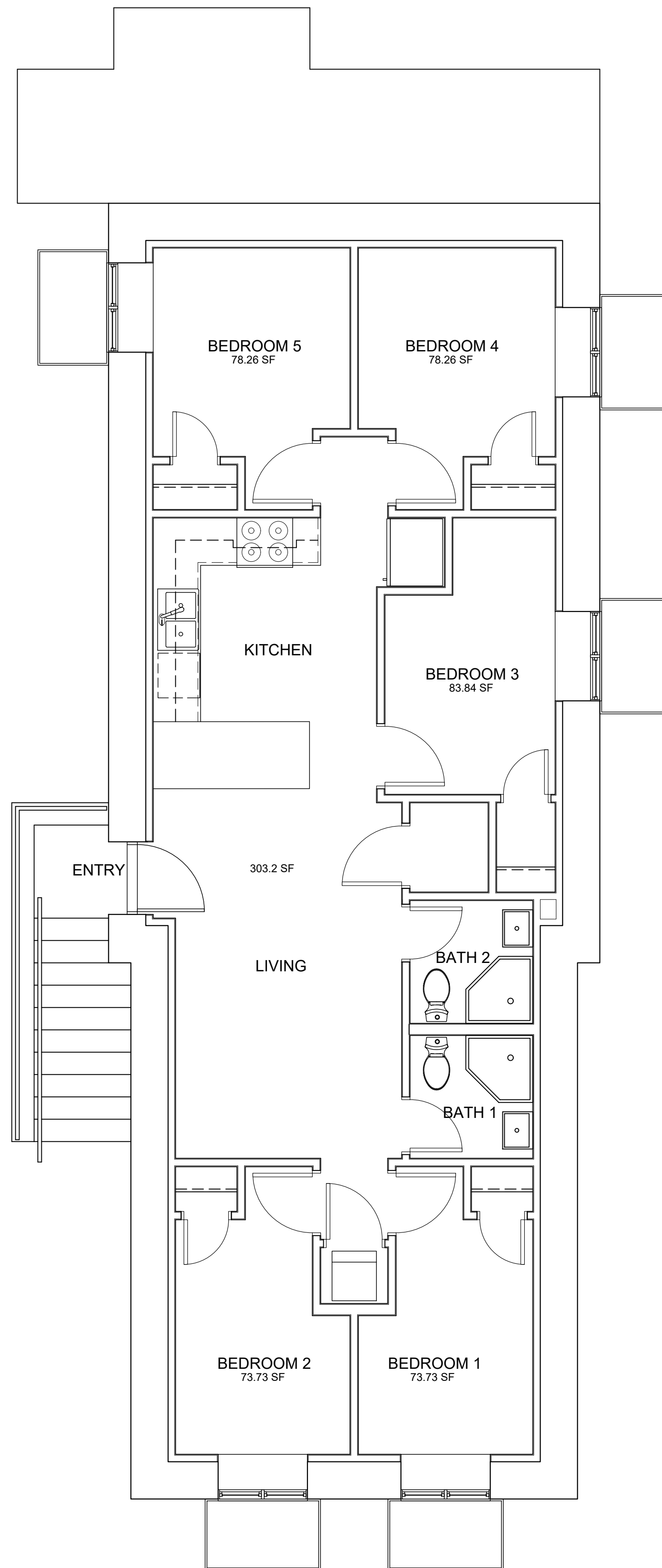
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5'-0"	5'-0"	10.584 SF	21.225 SF	26.65" w. x 57.187" ht. (10.584 SF)	HORIZ. SLIDER
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3'-0"	4'-0"	--	9.977 SF	--	FIXED

Ann Arbor Housing Code, Section 8:504 (3) **Required Exits**

- (b) Multiple dwellings with not more than 2 above grade stories and not more than 4 dwelling units per floor may have 1 exit if they conform to the following: The length of exit travel shall be less than 50 feet and the exitway shall be 1-hour rated. Doors opening into the exitway shall have approved self-closing and latching devices.
- (c) Emergency escape window: Every sleeping area in 1-family, 2-family, and terrace family dwellings shall have an emergency escape window unless the sleeping area has access on the same floor to 2 approved exits. Every sleeping area in 3-family, 4-family, and townhouse family dwellings shall have an emergency escape window unless the sleeping area has access on the same floor to 2 approved means of exit.
- (d) The emergency escape window shall have a minimum clear opening width of 20 inches and a clear opening height of 20 inches. The clear opening width may be reduced to a minimum of 14 inches, provided that the clear opening height is not reduced. The clear opening height may be reduced to a minimum of 16 inches provided the clear opening is a minimum of 500 square inches. Bars, grills or screens placed over emergency escape windows shall be releasable or removable from the inside of the unit with a key, tool, or excessive force. The maximum sill height shall be 54 inches above the finished floor. If the emergency escape window is not directly adjacent to the entrance door, a piece of furniture (not including a shelf) permanently affixed to the structure will be acceptable provided it has a minimum depth of 12 inches, a minimum width of 20 inches is a maximum of 18 inches above the floor, is no more than 44 inches below the sill and is located beneath the operation portion of this window.



1/A100 basement level plan-unit 1

UNIT 1 DATA
1,017 SF
5 BEDROOM / 2 BATH

SCALE: 1/4"=1'-0"

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE

Ann Arbor Housing Code Unit Schedule

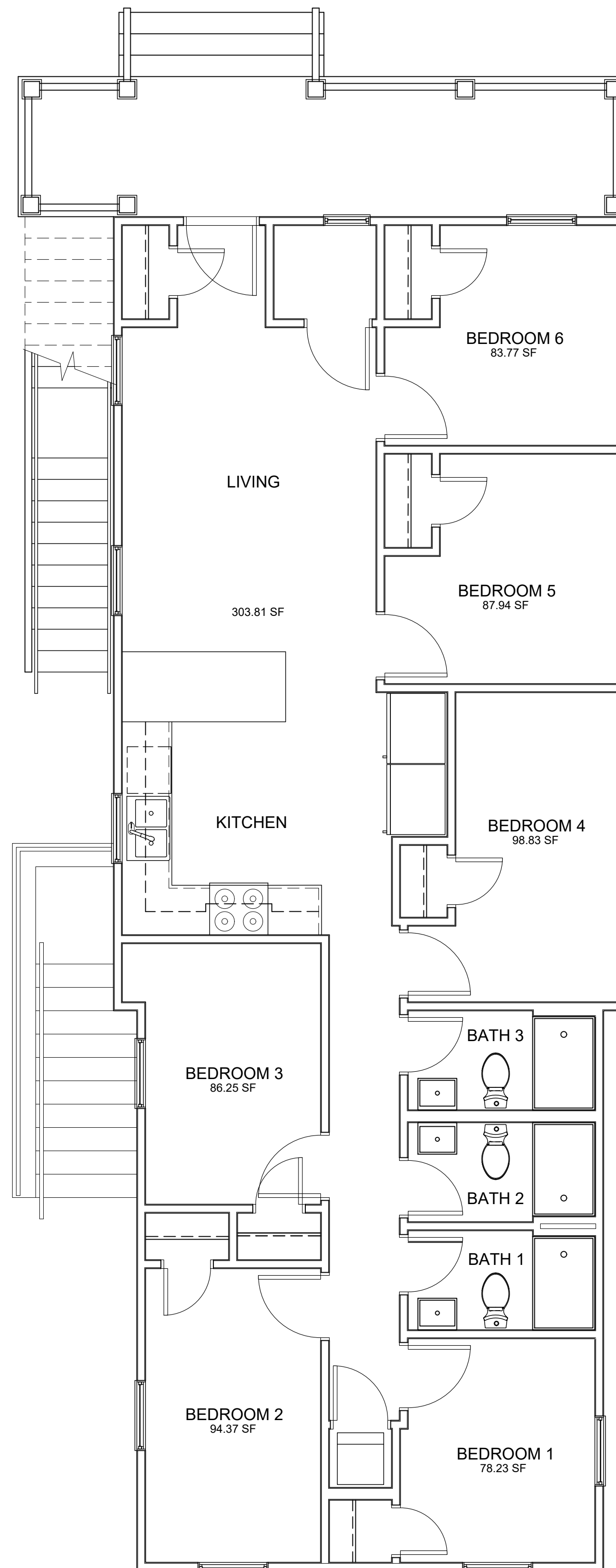
UNIT 2

Room	Required SF	Provided SF	Ventilation		Daylight	
			Required	Provided	Required	Provided
LIVING / KITCHEN	185 SF	303.81 SF	13.8 SF	24.52 SF	27.6 SF	40.91 SF
BEDROOM 1	70 SF	78.23 SF	3.7 SF	10.24 SF	7.4 SF	19.70 SF
BEDROOM 2	70 SF	94.37 SF	3.5 SF	6.142 SF	7.0 SF	21.61 SF
BEDROOM 3	70 SF	86.25 SF	3.2 SF	6.142 SF	6.4 SF	11.61 SF
BEDROOM 4	70 SF	98.93 SF	3.6 SF	6.142 SF	7.2 SF	11.61 SF
BEDROOM 5	70 SF	87.94 SF	4.7 SF	6.142 SF	9.4 SF	11.61 SF
BEDROOM 6	70 SF	83.77 SF	4.7 SF	6.142 SF	9.4 SF	11.61 SF
BATHS (EACH)	--	34 SF				
LAV.	--	--				

Note:

For ventilation requirements, windows shall have a minimum net clear opening of at least 4% of the habitable room floor area.

For natural light requirements, windows shall have a minimum net clear opening of at least 8% of the habitable room floor area.



1/A101 main level plan - unit 2

UNIT 2 DATA
1,245 SF
6 BEDROOM / 3 BATH

SCALE: 1/4"=1'-0"

PROJECT:

1214 Washtenaw
Court
Apt. Conversion

1214 Washtenaw Court
Ann Arbor, MI 48104

CLIENT:

1214 Washtenaw
Court, LLC

393 W. Broadway, Ste. 3WB
New York, NY 10012

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE

SHEET TITLE:

ALTERATION
FLOOR PLANS-
UNIT 2

PROJECT NUMBER:
2021-133

DRAWN BY:
KMB

CHECKED BY:

SHEET NUMBER:

A101

Ann Arbor Housing Code Unit Schedule

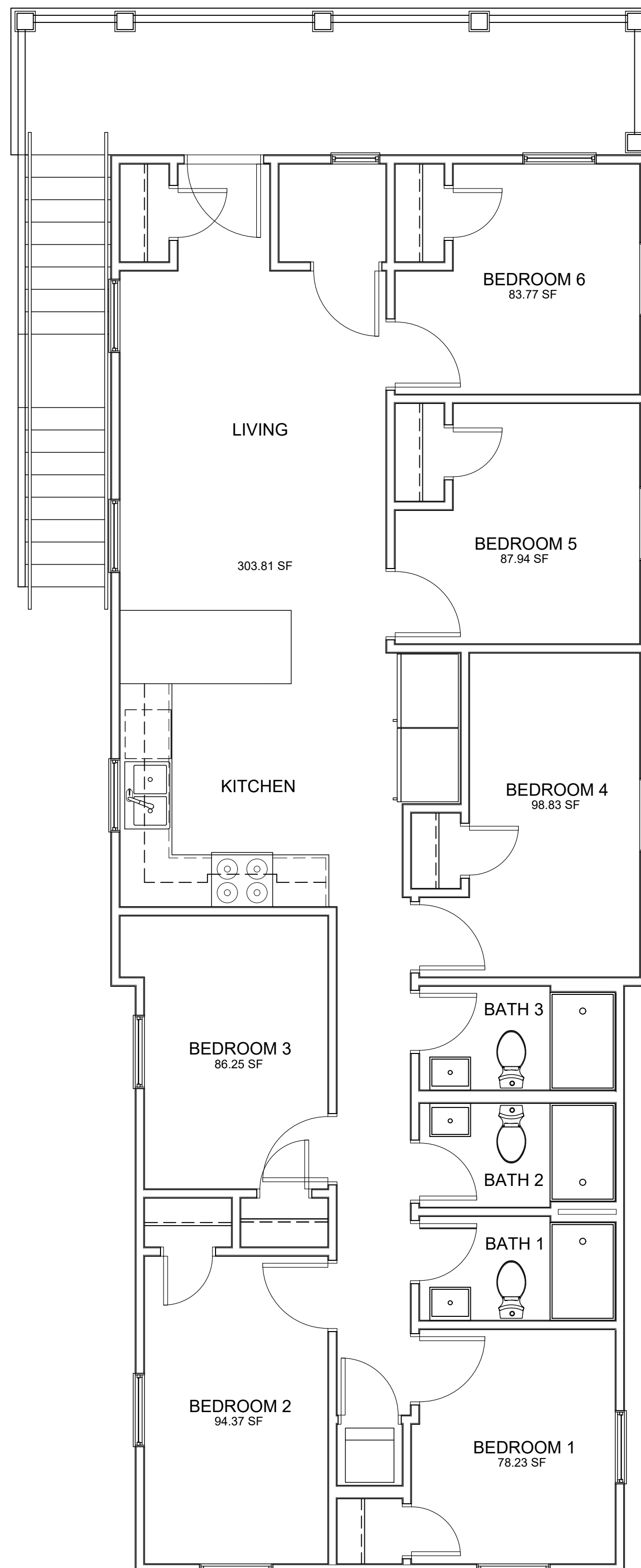
UNIT 2

Room	Required SF	Provided SF	Ventilation		Daylight	
			Required	Provided	Required	Provided
LIV. / KIT. / STUDY	185 SF	344 SF	13.8 SF	24.52 SF	27.6 SF	40.91 SF
BEDROOM 1	70 SF	92.7 SF	3.7 SF	10.24 SF	7.4 SF	19.70 SF
BEDROOM 2	70 SF	87 SF	3.5 SF	6.142 SF	7.0 SF	21.61 SF
BEDROOM 3	70 SF	79.63 SF	3.2 SF	6.142 SF	6.4 SF	11.61 SF
BEDROOM 4	70 SF	91 SF	3.6 SF	6.142 SF	7.2 SF	11.61 SF
BEDROOM 5	70 SF	117.7 SF	4.7 SF	6.142 SF	9.4 SF	11.61 SF
BEDROOM 6	70 SF	117.7 SF	4.7 SF	6.142 SF	9.4 SF	11.61 SF
BATHS	--	30.25 SF				
LAV.	--	24 SF				

Note:

For ventilation requirements, windows shall have a minimum net clear opening of at least 4% of the habitable room floor area.

For natural light requirements, windows shall have a minimum net clear opening of at least 8% of the habitable room floor area.



1/A102 upper level plan - unit 3

UNIT 3 DATA
1,245 SF
6 BEDROOM / 3 BATH

SCALE: 1/4"=1'-0"

PROJECT: _____

1214 Washtenaw
Court
Apt. Conversion
1214 Washtenaw Court
Ann Arbor, MI 48104

CLIENT: _____

1214 Washtenaw
Court, LLC
393 W. Broadway, Ste. 3W
New York, NY 10012

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE

SHEET TITLE: _____

ALTERATION FLOOR PLANS- UNIT 3

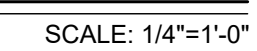
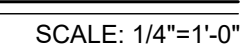
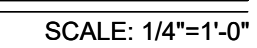
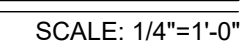
PROJECT NUMBER:
2021-133

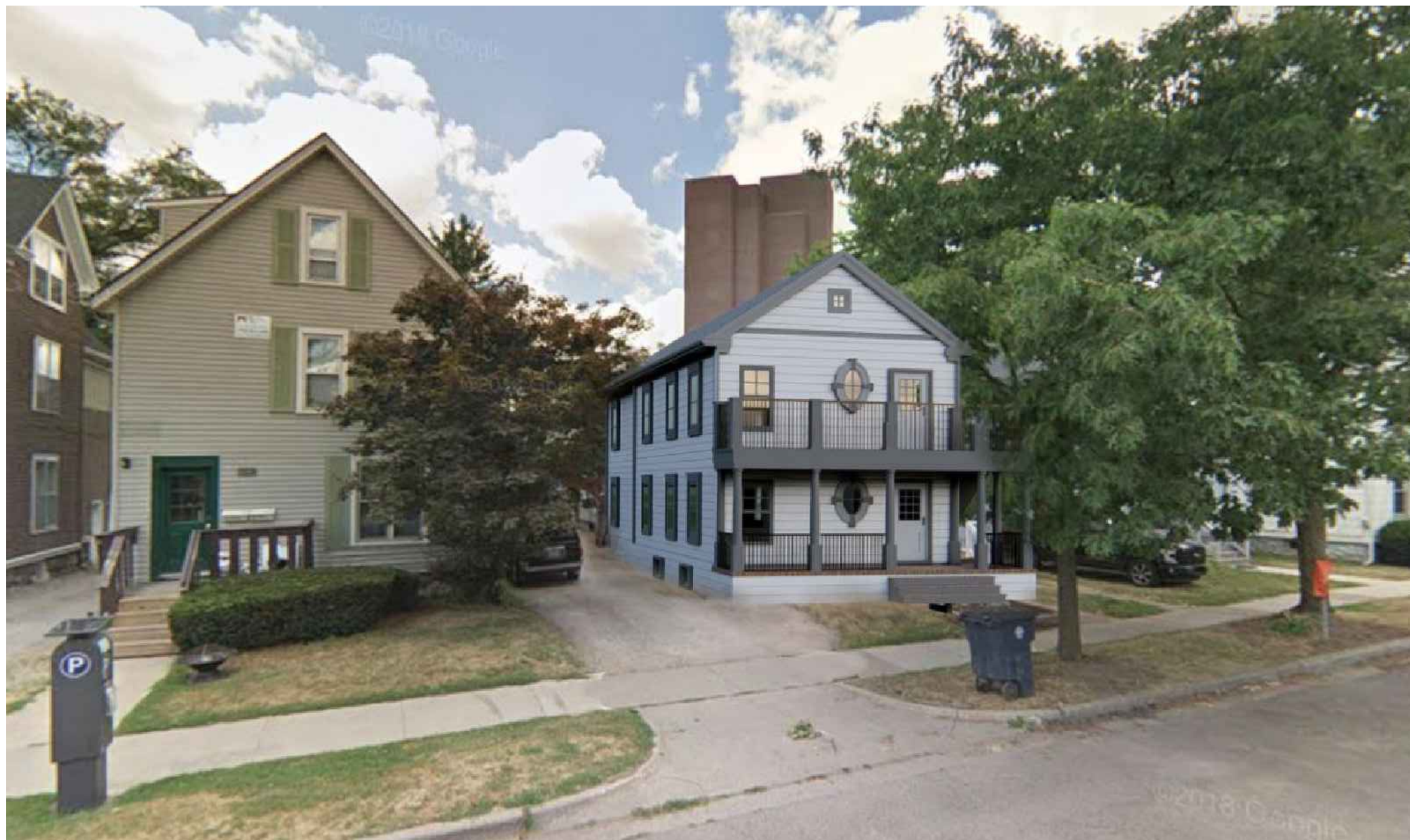
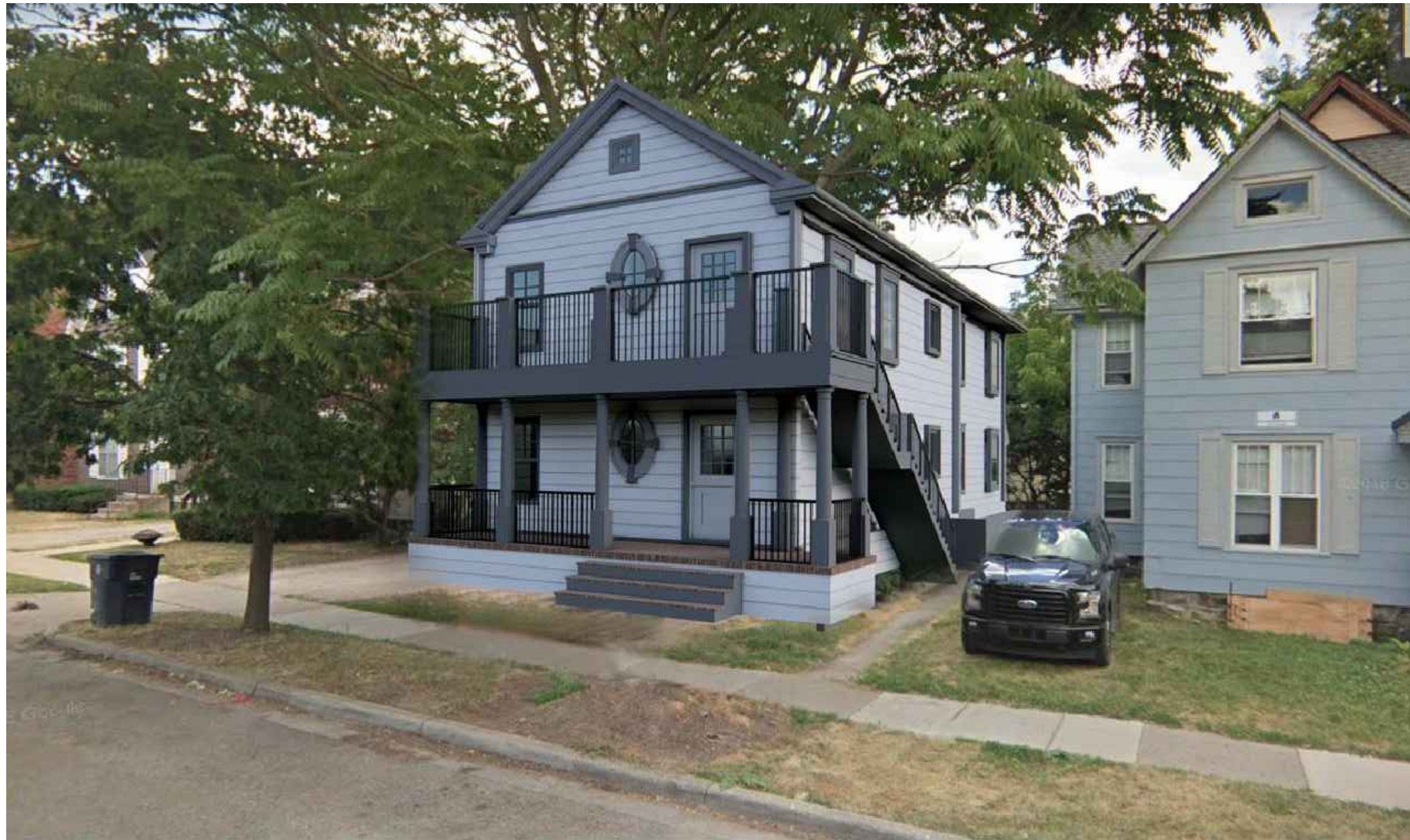
DRAWN BY:
KMB

CHECKED BY: _____

SHEET NUMBER: _____

A102





PROJECT:

1214 Washtenaw
Court
Apt. Conversion
1214 Washtenaw Court
Ann Arbor, MI 48104

CLIENT:

1214 Washtenaw
Court, LLC

393 W. Broadway, Ste. 3WB
New York, NY 10012

ZBA SUBMITTAL	09/15/21
DESCRIPTION	DATE

SHEET TITLE:	EXTERIOR RENDERINGS
PROJECT NUMBER:	2021-133
DRAWN BY:	KMB
CHECKED BY:	--
SHEET NUMBER:	

A300

Front Elevation (1)



Rear Elevation (1)



Rear Elevation (2)



Side Elevation (RHS-1)



Side Elevation (RHS-2)



Side Elevation (LHS-1)



Side Elevation (LHS-2)







