



Legislation Details (With Text)

File #:	22-1287	Version:	1	Name:	ZBA22-2013; 413 South Division Street Chris and Dennis Vessels, property owners are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to create habitable living space in the basement of a six unit seven bedroom rental home. Th
Type:	Resolution/Public Hearing	Status:			Filed
File created:	7/21/2022	In control:			Zoning Board of Appeals
On agenda:	7/27/2022	Final action:			7/27/2022
Enactment date:		Enactment #:			
Title:	ZBA22-2013; 413 South Division Street Chris and Dennis Vessels, property owners are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to create habitable living space in the basement of a six unit seven bedroom rental home. The renovation project will reduce the number of units from six units to four units while increasing the number of bedrooms to 20. The exterior of the property will be adding permanent Public Bicycle Parking to the site, as well as an Outdoor Public Bicycle Pump Station to the front of the house for use by all residents and City of Ann Arbor Bicyclists on the adjacent Division Street Bikeway. The property is zoned R4C, Multiple-Family Dwelling District and is nonconforming for lot area, lot width and setbacks.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. ZBA22-2013; 413 S Division St Staff Report.pdf, 2. 413 S Division St Zoning Map.pdf, 3. 413 S Division St Aerial Map.pdf, 4. 413 S Division St Aerial Map Zoom.pdf, 5. 413 S Division Survey.pdf, 6. 413 S Division - Elevations.pdf, 7. 413 S Division- Floorplans.pdf, 8. 413 S DIVISION SITE PLAN REVISED (Bike Pump Station).pdf				

Date	Ver.	Action By	Action	Result
7/27/2022	1	Zoning Board of Appeals		
7/27/2022	1	Zoning Board of Appeals	Approved by the Commission	Pass

ZBA22-2013; 413 South Division Street

Chris and Dennis Vessels, property owners are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to create habitable living space in the basement of a six unit seven bedroom rental home. The renovation project will reduce the number of units from six units to four units while increasing the number of bedrooms to 20. The exterior of the property will be adding permanent Public Bicycle Parking to the site, as well as an Outdoor Public Bicycle Pump Station to the front of the house for use by all residents and City of Ann Arbor Bicyclists on the adjacent Division Street Bikeway. The property is zoned R4C, Multiple-Family Dwelling District and is nonconforming for lot area, lot width and setbacks.