



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
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APPLICATION FOR MODIFICATIONS FROM CHAPTER 62 (LANDSCAPE AND SCREENING)

See www.a2gov.org/planning for submittal requirements.

TO: Ann Arbor City Planning Commission

We, the undersigned, respectfully petition the City Planning Commission or City Council to approve these modifications from the landscape and/or screening requirements of Sections 5:602, 5:603, 5:604 or 5:606 of Chapter 62, as they relate to the property hereinafter described.

A. Project Information

(Give name of site plan project and tax code number of property)

South Maple Apartments - Avalon Housing

1110 South Maple H-08-36-150-008

1132 South Maple H-08-36-150-007

B. Petitioner Information

The petitioner(s) requesting the modifications are:

(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)

Avalon Housing, 1327 Jones Drive, Ann Arbor, MI 48105 734-663-5858 Wendy Carty-Saxon

option to purchase

Also interested in the petition are:

(List others with legal or equitable interest)

1110 South Maple: Harry Gable 1110 South Maple Ann Arbor, MI 48103

1132 South Maple: Erling Hansen P.O. Box 2706 Ann Arbor, MI 48106

C. Modification Request

The petitioner requests approval to modify the above landscape and/or screening requirements in the following ways (if necessary, attach additional page):

Section 5:603, Paragraph 1

The petitioner is requesting to be allowed to vary the width of the required 15' conflicting land use buffer.

The proposed buffer will vary from 13.93' to 26.91' in width.

Section _____, Paragraph _____

D. Standards for Approval

Flexibility in the application of the landscape and screening regulations may be allowed if certain standards are met. The modifications must be consistent with the intent of Chapter 62; be included on a site plan and in a motion approved by the City Planning Commission or City Council; and be associated with specific site conditions as listed in Section 5:608(2)(c).

- 1. What are the specific site conditions that necessitate this request and how do they warrant the modifications of Chapter 62 requirements? (See Section 5:608(2)(c)) List relevant subsection and explain how and to what extent the modifications are justified.

The site contains landmark trees, wetlands and is adjacent to the Hansen Nature area on the south side.


To the north is the Pine Lake Village's vehicular use area. The landscape modification is being requested along the north property line to minimize impacts to the natural features located along the south property line and the wetlands on the west portion of the property.

- 2. How does the proposal meet the spirit and intent of Chapter 62? (See Section 5:600)

The intent of Chapter 62 to provide screening of the vehicular use are will be achieved by providing a screen fence and all required landscaping in the area between the parking spaces and the north property line. The adjacent property also has access drives located along the north property line. In the area that requires the modification, all parking spaces will be deferred resulting in approximately 27' of buffer between the constructed vehicular use area and the property line.


The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 8-24-2016

Signature: 
Avalon Housing, Inc.
WASHTENAW COUNTY-SAXON
DIRECTOR OF REAL ESTATE DEV.
1327 Jones Dr. SUITE 102
Ann Arbor MI 48105
(Print name and address of petitioner)

STATE OF MICHIGAN)
) ss:
COUNTY OF WASHTENAW)

On this 24th day of AUGUST, 2016, before me personally appeared the above named petitioner(s), who being duly sworn, say that they have read the foregoing petition and by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: 
TARA TARBOX
(Print name of Notary Public)



My Commission Expires: 7/29/2021