



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES**  
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

**ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION**

**Section 1: Property Being Reviewed and Ownership Information**

Address of Property: 332 South Division Street

Historic District: East William Street

Name of Property Owner (If different than the applicant):

Lagos Investment Company, LLC

Address of Property Owner: 1581 Knight Road, Ann Arbor, MI 48103

Daytime Phone and E-mail of Property Owner: 734-972-5368 workline2006@yahoo.com

Signature of Property Owner: [Signature] Date: 4-21-11

**Section 2: Applicant Information**

Name of Applicant: Basile J. Lagos DBA Lagos Investment Company

Address of Applicant: 1581 Knight Road, Ann Arbor, MI 48103

Daytime Phone: ( 734 ) 972-5368 Fax: (        ) N.A.

E-mail: workline2006@yahoo.com

Applicant's Relationship to Property:  owner  architect  contractor  other

Signature of applicant: [Signature] Date: 4-21-11

**Section 3: Building Use (check all that apply)**

Residential  Single Family  Multiple Family  Rental  
 Commercial  Institutional

**Section 4: Stille-DeRossett-Hale Single State Construction Code Act**

(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a a fire alarm or smoke alarm complying with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act, 1972 PA 230, MCL 125.1501 to 125.1531."

Please initial here: [Signature]

**Section 5: Description of Proposed Changes (attach additional sheets as necessary)**

1. Provide a brief summary of proposed changes. \_\_\_\_\_

The applicant proposes to update both concrete drive aprons on the property to improve vehicular access to the property. The existing northern entry will remain unchanged, and the existing southern driveway will also remain unchanged on the property side of the sidewalk.

2. Provide a description of existing conditions. \_\_\_\_\_

Residents currently use the area proposed for change as an entry/exit for the property. The building on the applicant's property is a rental property for students and workforce residents. There are 9 rental units in the house, and a maximum of 19 total residents. Residents are mostly students, with some young professionals and rental to ICC co-op and work force housing. The rear and side parking areas are extremely cramped, but provide space for up to 10 vehicles (see the Existing Conditions plan). Both the northern entry and southern entry are used by residents for vehicular access. These drives have been in use by residents for at least 20 years, as shown in the aerial photos attached.

3. What are the reasons for the proposed changes? \_\_\_\_\_

Owners were advised that the southern driveway would be closed.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

The City requested that the southern driveway be closed about 15 years ago. It remained temporarily closed, but then residents began using it again, and have ever since, with no complaints from neighbors. This usage indicates the need for the second entrance, and the lack of complaints indicates that it does not cause inconvenience or detriment to the area.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

**STAFF USE ONLY**

Date Submitted: 4/20-2011 Application to \_\_\_\_\_ Staff or \_\_\_\_\_ HDC

Project No.: HDC 11-052 Fee Paid: 100.00

Pre-filing Staff Reviewer & Date: \_\_\_\_\_ Date of Public Hearing: 5/12-2011

Application Filing Date: \_\_\_\_\_ Action: \_\_\_\_\_ HDC COA \_\_\_\_\_ HDC Denial

Staff signature: \_\_\_\_\_ \_\_\_\_\_ HDC NTP \_\_\_\_\_ Staff COA

Comments:

# *Park Avenue Consultants, Inc.*

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116 E Washington Street ■ Ann Arbor, MI 48104  
■ Phone/Fax (734)769-6030

April 21, 2011

City of Ann Arbor, Historic District Commission  
100 North Fifth Ave.  
P.O. Box 8647, Ann Arbor, Michigan 48107

**Re:           Petition to Historic District Commission for curb cut at 332  
              South Division**

Attention:   Ms. Jill Thacher, Historic Preservation Coordinator

Dear Ms. Thacher

This letter is to respectfully submit to the Historic District Commission, the enclosed petition for their consideration.

The petitioners seek approval to continue using a second driveway and the corresponding curb cut, at the above referenced address, as they have been doing for many years. Petitioners have owned this residence since 1976.

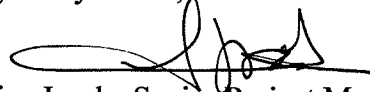
The requested petition, if granted, would not create any material changes to the house or land within the lot.

The requested change affects positively parking inside the lot. If approved, the curb and drive approach within the road right-of-way would be the only elements modified. The owners are valued contributors to this community, their property is well maintained and it serves to house a pool of work force tenants, grad students and young professionals.

The mixed professions and occupations that the tenants hold, require that they enter and exit the property at different times thru the day and night. The house currently has two driveways which are vital to the functionality of this house. The house has nine (9) units and it serves nine (9) to ten (10) cars. The Ann Arbor DDA does not object to the two driveways in the vicinity of the new parking garage. The petitioners have been excellent neighbors to our construction.

We want to submit our support for their petition and we sincerely hope that The Historic District Commission finds a way to approve their request.

Very Truly Yours,



Adrian Iraola, Senior Project Manager,  
Park Avenue President

To the Historic District Commission,

I am the Branch Manager at the Ann Arbor office of the Oppenheimer & Co. financial services firm. Our branch office is located at 301 E Liberty at the corner of South Fifth Avenue and East Liberty Street.

I have been parking at 332 S. Division for several years now as it is a very low-cost downtown parking option and a convenient few minute's walk to my office. Having access to low-cost parking nearby my office also allows me to occasionally complete a variety of chores during my lunch break.

Please allow the current driveways to continue as this parking arrangement is a big help in allowing me to conveniently park and work in downtown Ann Arbor.



4/19/11

Peter Petropoulos

April 18, 2011

Dear Historic District Commission,

My name is James Leurich and I have been a tenant at 332 S. Division for well over 20 years. I have been living in Ann Arbor since my days as a student at the University, and I currently work for the Current magazine as I distribute their circulars to the downtown businesses.

I have been asked to provide commentary on the past history of the drive-through situation on the property. I can attest to the fact that the students and downtown workers who park on this property have been driving through the second exit and using it as such ever since I have been a tenant here. I am available to answer any additional questions that you may have on this matter.

*James Leurich 4/18/2011*



## Inter-Cooperative Council at the University of Michigan

337 E. William St., Ann Arbor, Michigan 48104 • (734) 662-4414 • fax (734) 662-5870 • www.icc.coop

April 20, 2011

To: Historic District Commission  
From: Inter Cooperative Council  
Re: Parking entrance drives at 332 S. Division

Due to the potential loss of the second driveway at 332 S. Division, we have been informed that space constriction may result in the loss of our current parking and accessibility to this property.

The ICC, which provides affordable student housing at 19 locations in and near downtown Ann Arbor, pays for 3 parking spaces at the above location and hopefully one more additional space beginning in May, 2011. This has been an ongoing contract with Mr. Bill Lagos and the ICC for 12+ years. These parking spaces are critical to our organization by providing quick ingress and egress to our office, located at 337 E. William, as well as the ability to have quick response time to all our central and north campus houses. Traffic in and out of this parking area gives us the flexibility to adequately respond to the needs of our members and the physical needs of all our buildings.

The removal of one of these driveway entrances will severely hamper our ability to serve our membership by increased difficulty maneuvering in the lot, increased possibility of being blocked in or out of parking spaces and increased response time to our members and structures not to mention the potential loss of parking spaces.

The ICC participates in "Go Pass" for those staff members that live in Ann Arbor and who do not need a vehicle during work. Trying to find other affordable (for a nonprofit) parking in this area where quick entrance and exit with the knowledge that our parking spaces will be available upon our return is of extreme importance to our organization. In addition, being forced to find other parking near our office would increase our parking expenditures and amount of work time required to walk back and forth from the office and, for example, the Fourth & William parking structure multiple times a day. (Not an efficient use of valuable staff time.) If we're forced to find other parking, this would affect the owner of 332 S. Division in reduced income and places an undue hardship on both the owner and the ICC.

The two driveways at this location have worked beautifully for the last 12+ years. We hope and pray to continue to use our current parking arrangement with Mr. Lagos. Please consider the needs of the owner of this property, renters and those who utilize his property for business purposes.

Signed:

Eric Lipson – General Manager

Cindy Christiansen – Director of Maintenance

David Carr – Director of Member Services

Ron Nelson – Membership Services Coordinator

Joan Bulmer – Director of Finance



**City of Ann Arbor**  
100 North Fifth Avenue  
Ann Arbor, Michigan 48107-8647  
rentalhousing@a2gov.org

Rental License  
**CR080310**

Housing Bureau 734-794-6264    Administration 734-994-4950  
Construction 734-794-6267    Appeals Board 734-994-2696

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**CERTIFICATE OF COMPLIANCE AND OCCUPANCY**

THIS IS TO CERTIFY THAT THE BUILDING KNOWN AS: **332 S DIVISION ST**

SUBSTANTIALLY COMPLIES WITH ALL THE REQUIREMENTS OF THE ANN ARBOR CITY CODE AND  
MAY BE OCCUPIED AND USED FOR THE FOLLOWING PURPOSE:

**GROUP QTRS & OTHER**

STIPULATIONS:

- 1 - 2 bedroom unit with 6 occupants max
- 1 - 3 bedroom unit with 6 occupants max
- 7 - individual bedrooms with 7 occupants max

DWELLING TYPE:

OWNER:

**LAGOS INVESTMENT COMPANY, LLC**  
**1581 KNIGHT RD**  
**Ann Arbor, MI, 48103**

MAILING ADDRESS:

**LAGOS INVESTMENT COMPANY, LLC**  
**1581 KNIGHT RD**  
**Ann Arbor, MI, 48103**

*Thank you for your co-operation during the inspection of this property under the Ann Arbor Housing Code.  
Please notify use at 734-794-6264 if you change your mailing address or the property is sold.*

Authorized by

Ralph Welton

DATE OF APPLICATION: 12/22/2010

DATE ISSUED: 03/17/2011

EXPIRATION DATE: 03/01/2013

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**NOT TRANSFERABLE TO ANY OTHER PROPERTY**

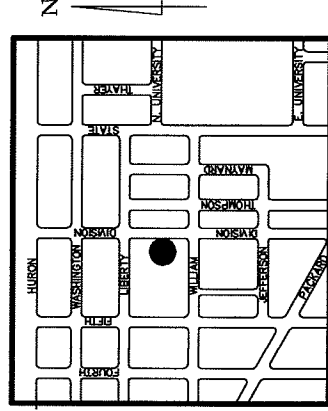
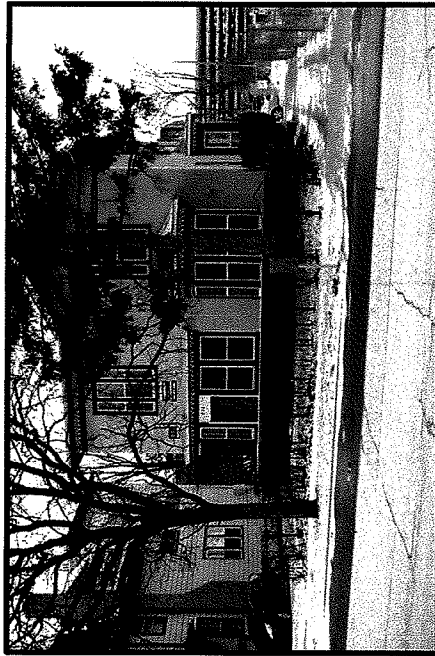
# 332 SOUTH DIVISION STREET

## CITY OF ANN ARBOR, MICHIGAN HISTORIC DISTRICT COMMISSION SUBMITTAL

**LEGAL DESCRIPTION:**

E 99 FT OF S 66 FT OF LOT 6 T3S R6E ORIGINAL  
PLAT OF ANN ARBOR

**OWNER/APPLICANT:**  
**LAGOS INVESTMENT COMPANY**  
1581 KNIGHT RD  
ANN ARBOR, MI 48103  
PH: (734) 972-5368  
e-mail: workline2006@yahoo.com



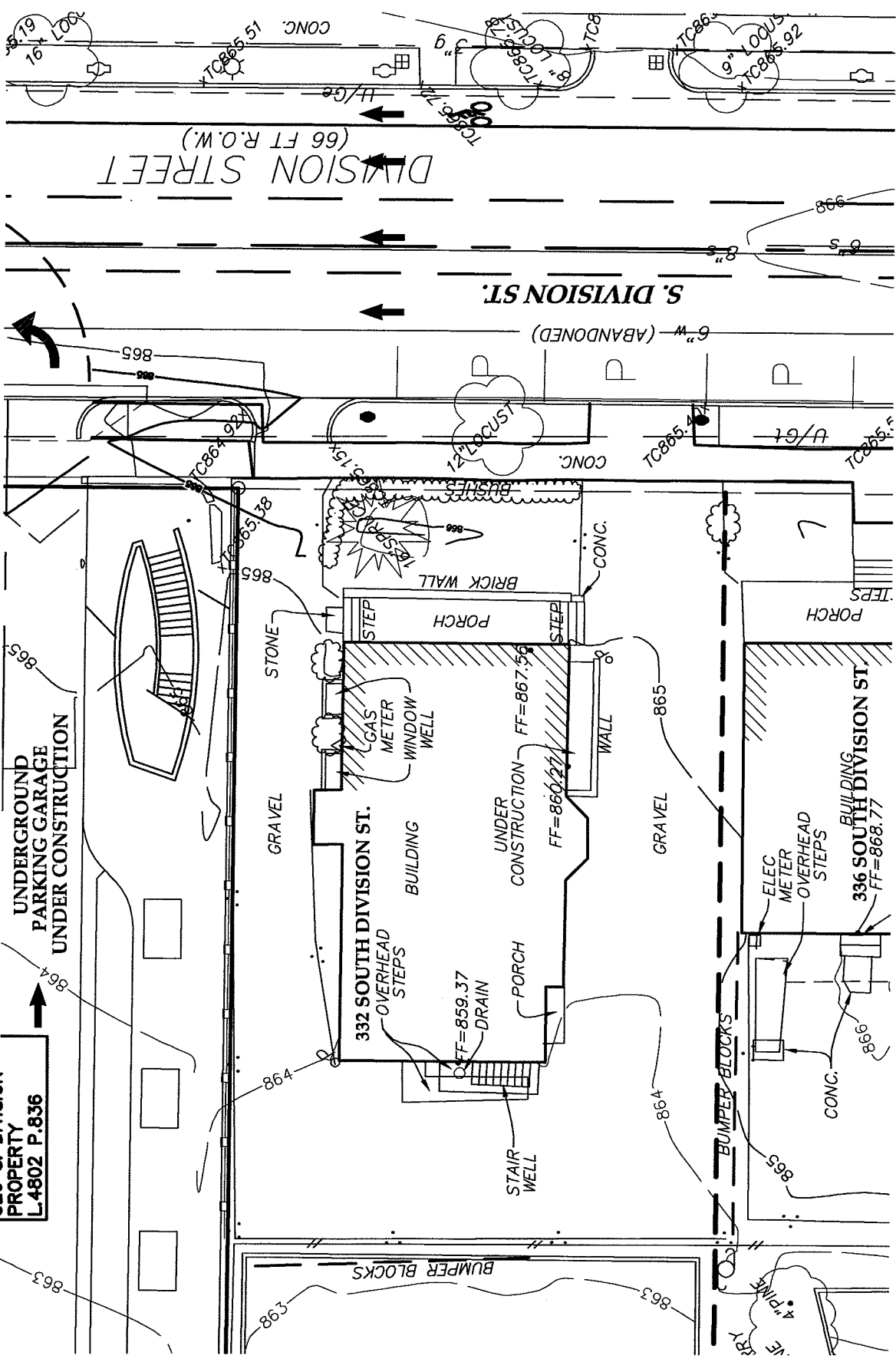
SITE LOCATION

*Park Avenue Consultants, Inc.*  
116 E. Washington St. • Suite 200 • Ann Arbor, MI 48104  
Phone/Fax 734-769-6030

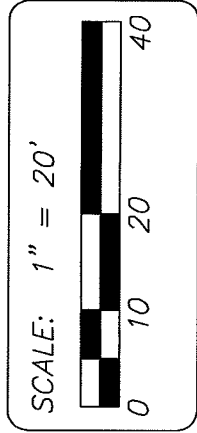
**PACKAGE CONTENTS**

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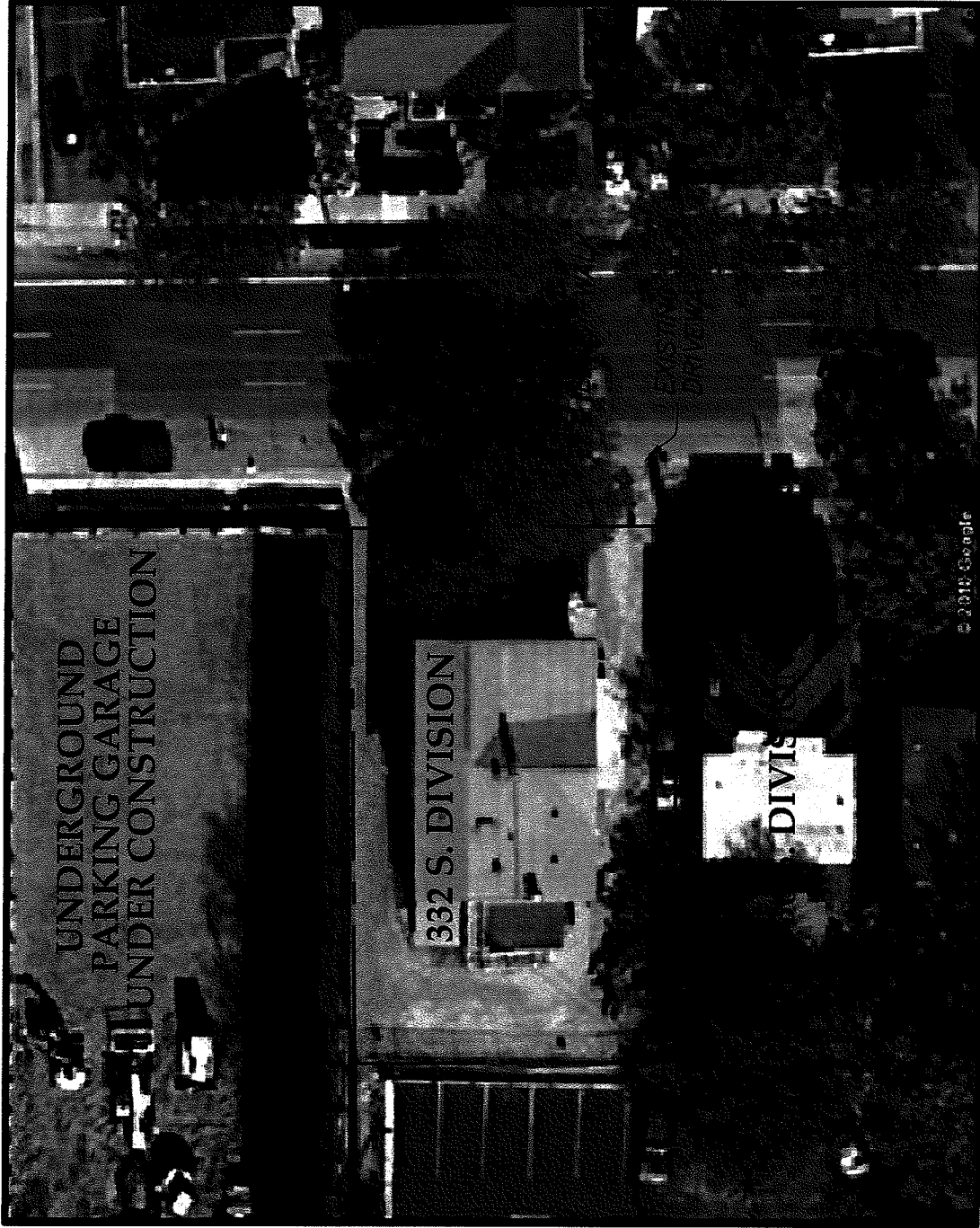


PROPERTY L.4802 P.836



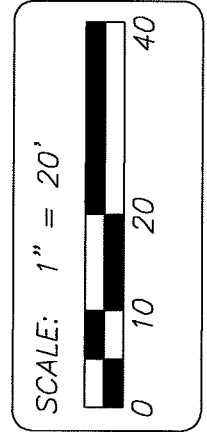
*Park Avenue*  
**Consultants, Inc.**  
 116 E. Washington St. Suite 200  
 Ann Arbor, MI 48104  
 Ph/Fax 734-769-6030

CLIENT: ANN ARBOR DDA  
 PROJECT: 10-120 332 SOUTH DIVISION STREET  
 SHEET NAME: EXISTING CONDITIONS  
 DATE: 4-21-2011 REV:   
 PAGE NO.: 2

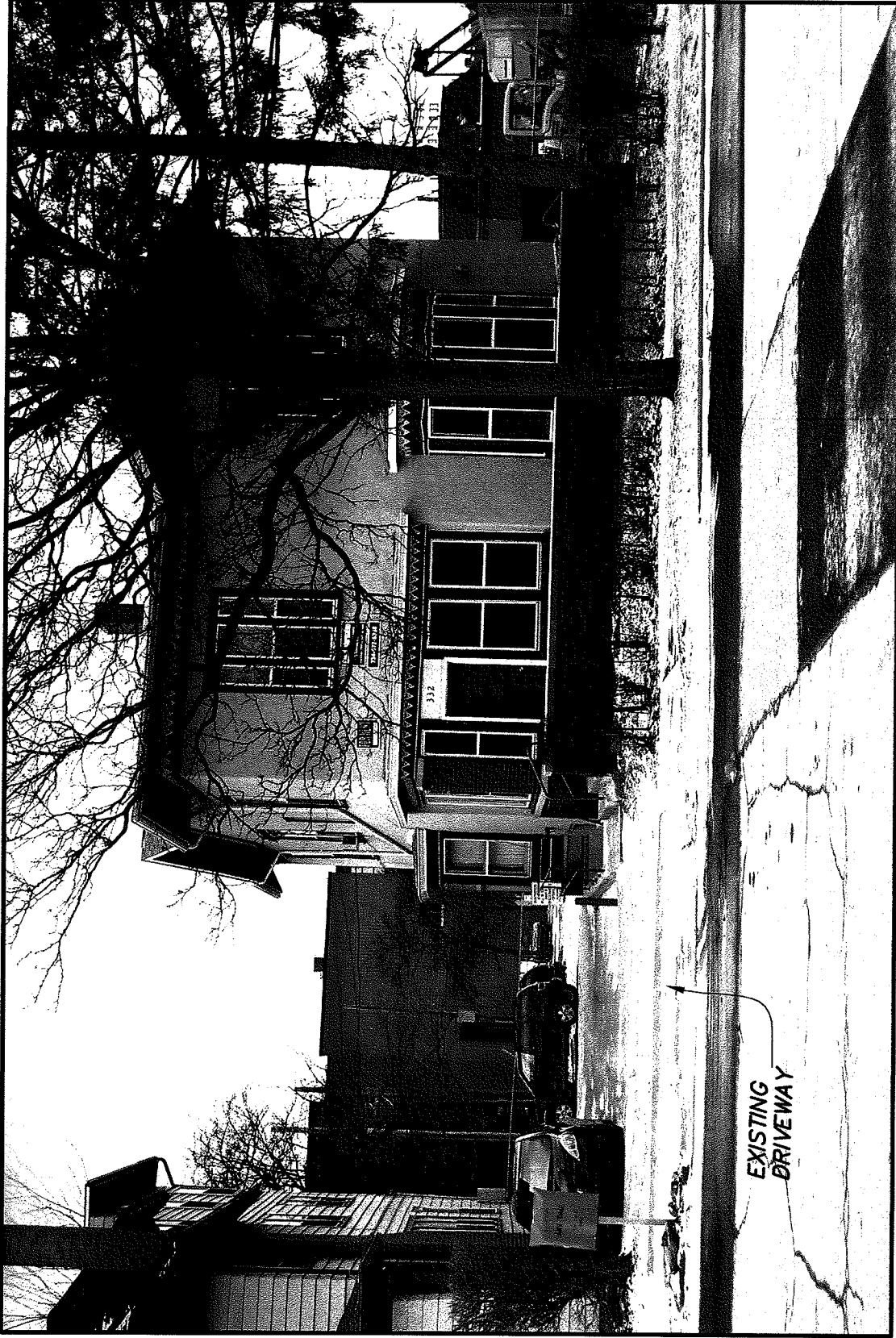


**AERIAL VIEW - 2010**

*Park Avenue*  
*Consultants, Inc.*  
 116 E. Washington St. Suite 200  
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 Ph/Fax 734-769-6030



CLIENT: ANN ARBOR DDA	
PROJECT: 10-120	332 SOUTH DIVISION STREET
SHEET NAME:	EXISTING CONDITIONS PHOTO
DATE: 4-21-2011	REV: :
	PAGE NO.: 3

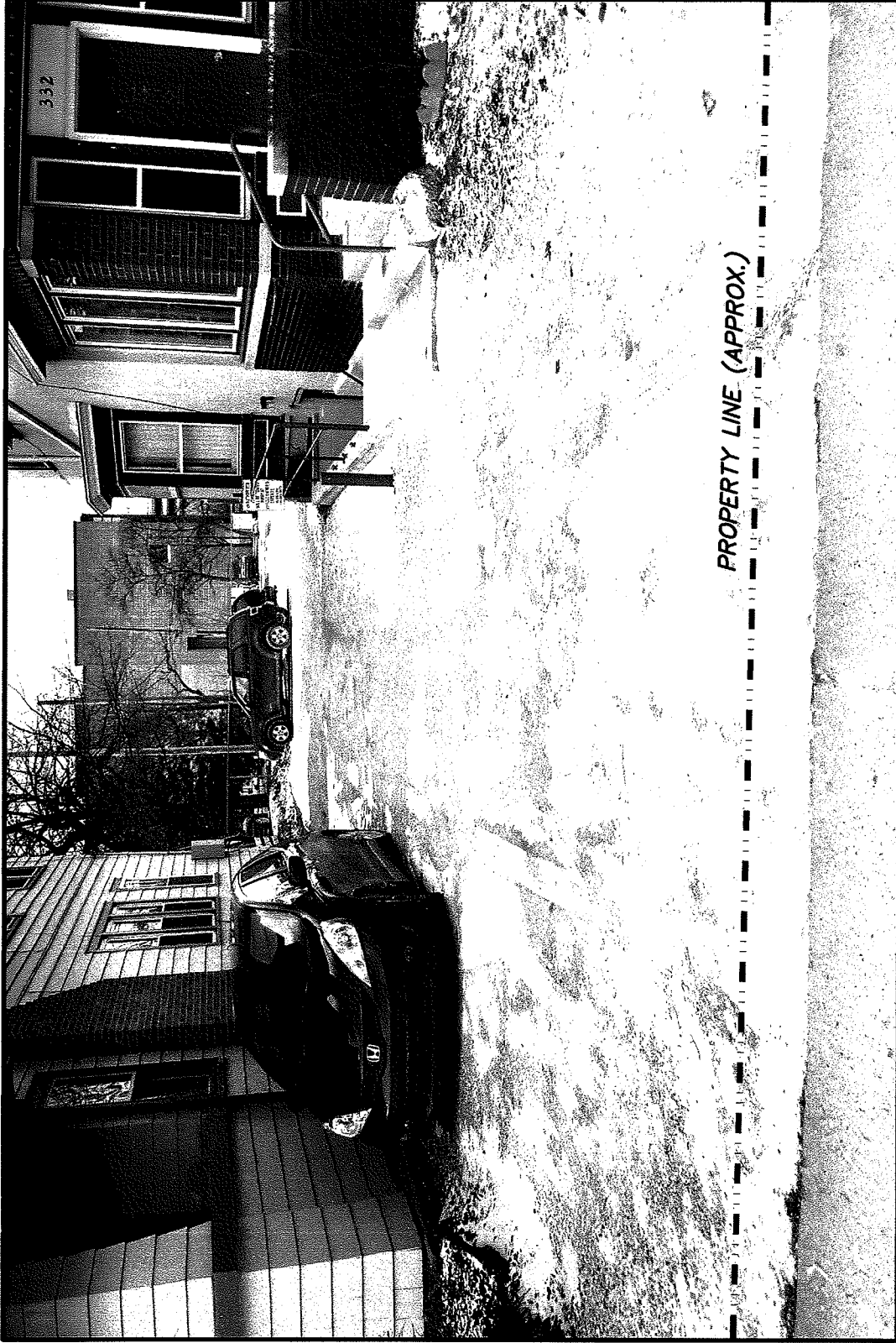


**SOUTHERN DRIVEWAY FROM DIVISION - 2010**

SCALE: NTS

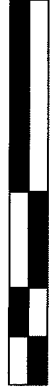
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CLIENT: ANN ARBOR DDA	332 SOUTH DIVISION STREET
PROJECT: 10-120	EXISTING CONDITIONS PHOTO
SHEET NAME:	DATE: 4-21-2011
REV: :	PAGE NO.: 4



**SOUTHERN DRIVEWAY - 2010**

SCALE: NTS



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CLIENT: ANN ARBOR DDA

PROJECT: 10-120

332 SOUTH DIVISION STREET

SHEET NAME:

EXISTING CONDITIONS PHOTO

DATE: 4-15-2011 REV.:

PAGE NO.: 5



**FRONT ELEVATION FROM DIVISION - 2010**

SCALE: NTS

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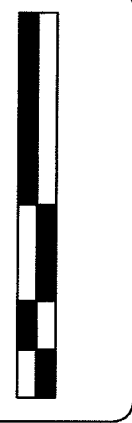
CLIENT: ANN ARBOR DDA	PROJECT: 10-120	332 SOUTH DIVISION STREET
SHEET NAME: EXISTING CONDITIONS PHOTO	DATE: 4-21-2011	REV: :
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**FRONT BUILDING ENTRANCE - 2010**

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SCALE: NTS



CLIENT: ANN ARBOR DDA	
PROJECT: 10-120	332 SOUTH DIVISION STREET
SHEET NAME: EXISTING CONDITIONS PHOTO	
DATE: 4-21-2011	REV: PAGE NO.: 7



**PARKING LOT BEHIND BUILDING**



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SCALE: NTS



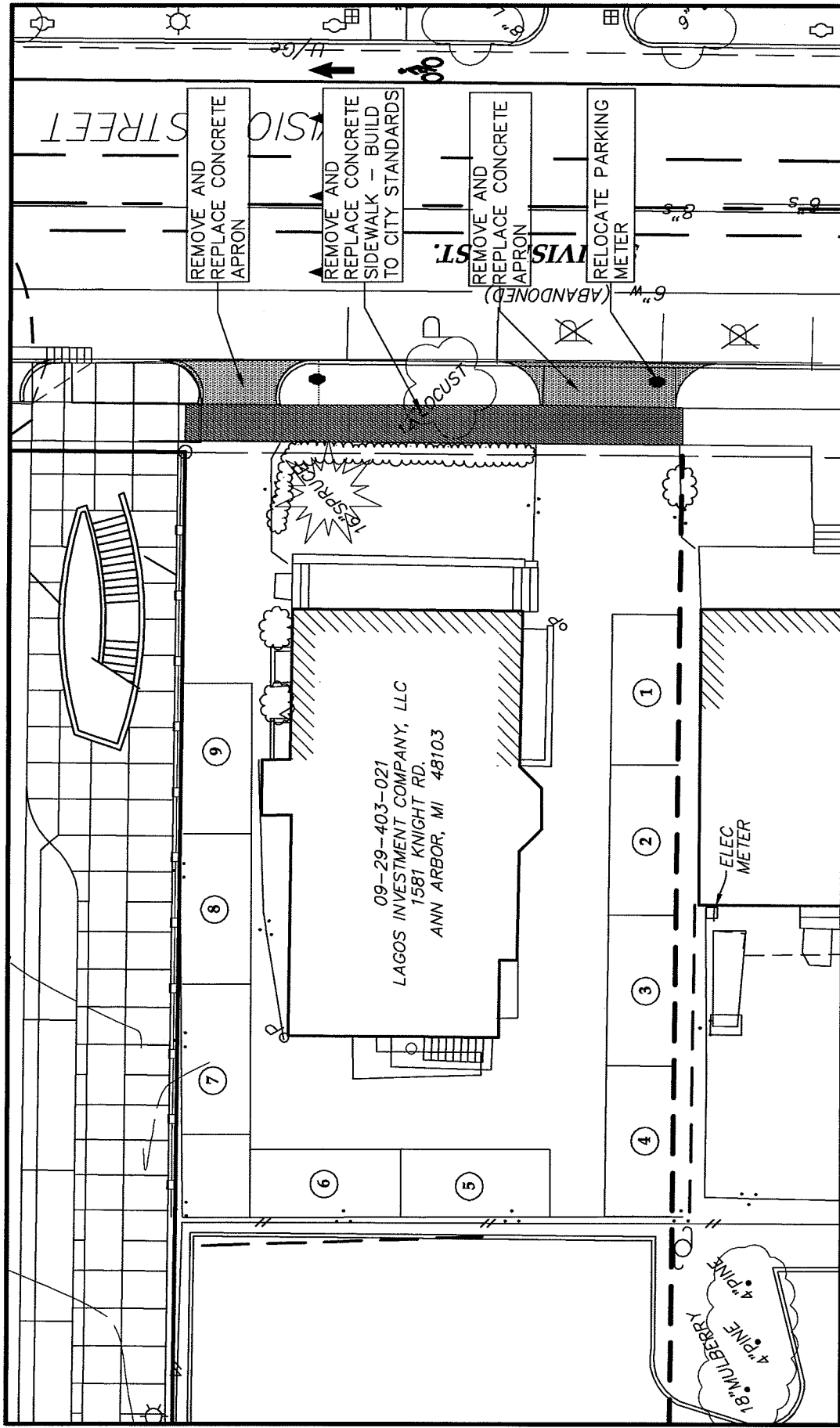
CLIENT: ANN ARBOR DDA

PROJECT: 10-120 332 SOUTH DIVISION STREET

SHEET NAME: EXISTING CONDITIONS PHOTO

DATE: 4-21-2011 REV.:

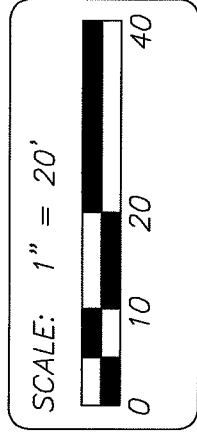
PAGE NO.: 8



P = Parking Space to Remain

☒ = Parking Space to be Removed

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CLIENT: ANN ARBOR DDA	PROJECT: 10-120	332 SOUTH DIVISION STREET
SHEET NAME: PROPOSED MODIFICATIONS	DATE: 4-21-2011	REV: 9





**AERIAL VIEW - 1947**

CLIENT: ANN ARBOR DDA

PROJECT: 10-120

332 SOUTH DIVISION STREET

SHEET NAME:

HISTORICAL CONDITIONS - 1947

DATE: 4-21-2011

REV: PAGE NO.: 10

SCALE: NTS



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**AERIAL VIEW - 1993**

CLIENT: ANN ARBOR DDA

PROJECT: 10-120

332 SOUTH DIVISION STREET

SHEET NAME:

**HISTORICAL CONDITIONS - 1993**

DATE: 4-21-2011

REV.:

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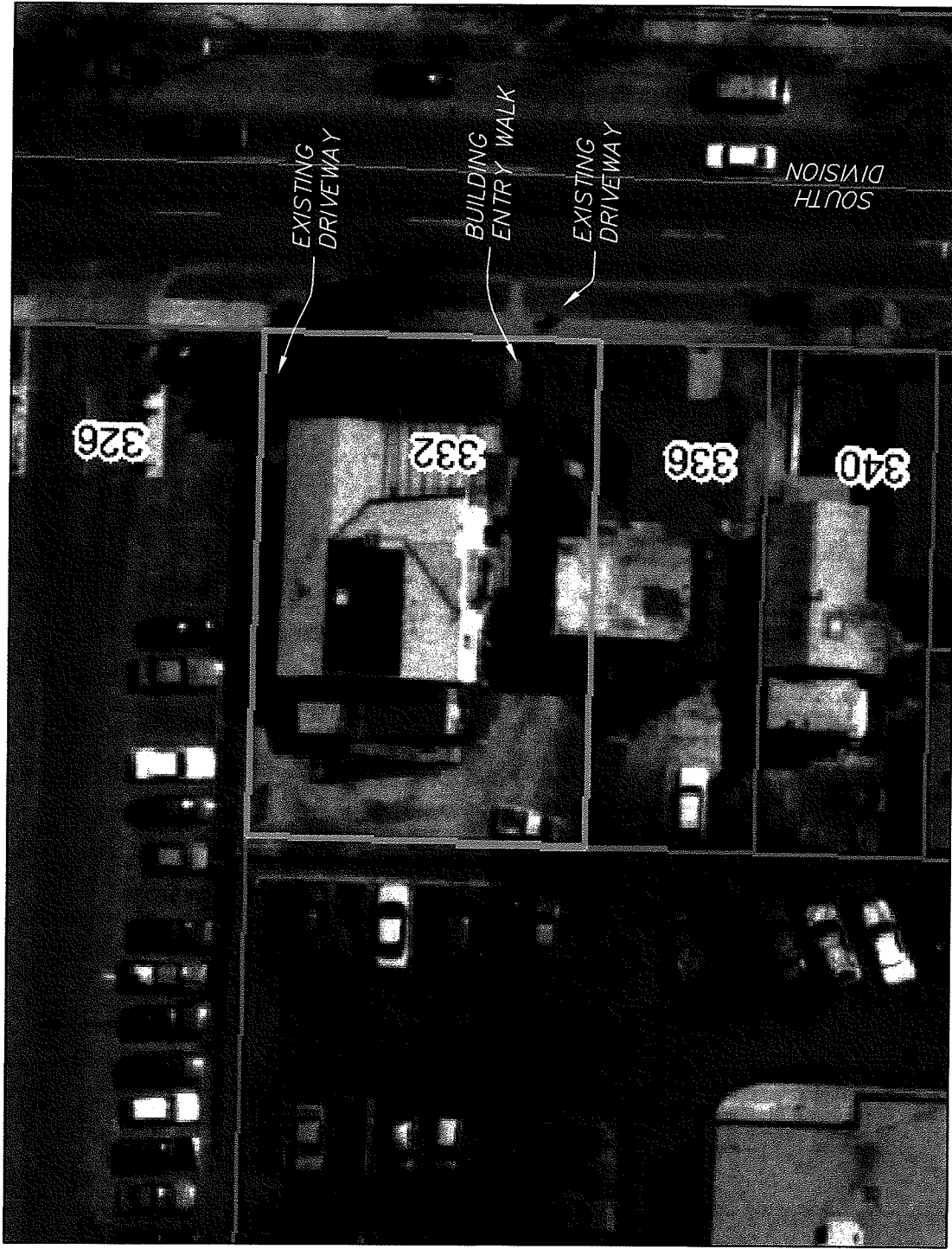
SCALE: NTS



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# AERIAL VIEW - 1997



CLIENT: ANN ARBOR DDA

PROJECT: 10-120 332 SOUTH DIVISION STREET

SHEET NAME: HISTORICAL CONDITIONS - 1997

DATE: 4-21-2011 REV: PAGE NO.: 12

SCALE: NTS



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**AERIAL VIEW - 1998**

CLIENT: ANN ARBOR DDA

PROJECT: 10-120

332 SOUTH DIVISION STREET

SHEET NAME:

HISTORICAL CONDITIONS - 1998

DATE: 4-21-2011

REV.:

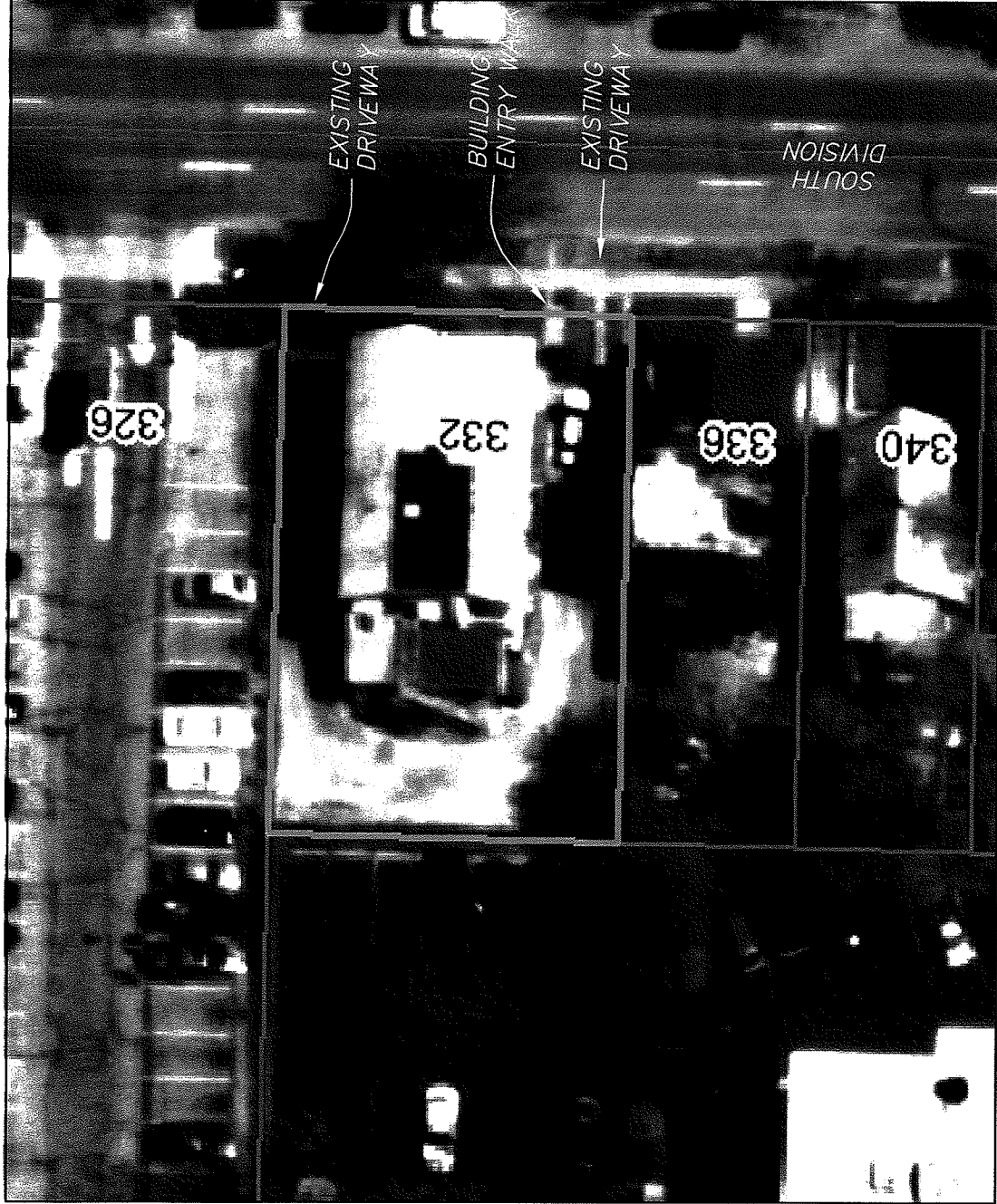
PAGE NO.: 13

SCALE: NTS



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### AERIAL VIEW - 2002

CLIENT: ANN ARBOR DDA

PROJECT: 10-120 332 SOUTH DIVISION STREET

SHEET NAME: HISTORICAL CONDITIONS - 2002

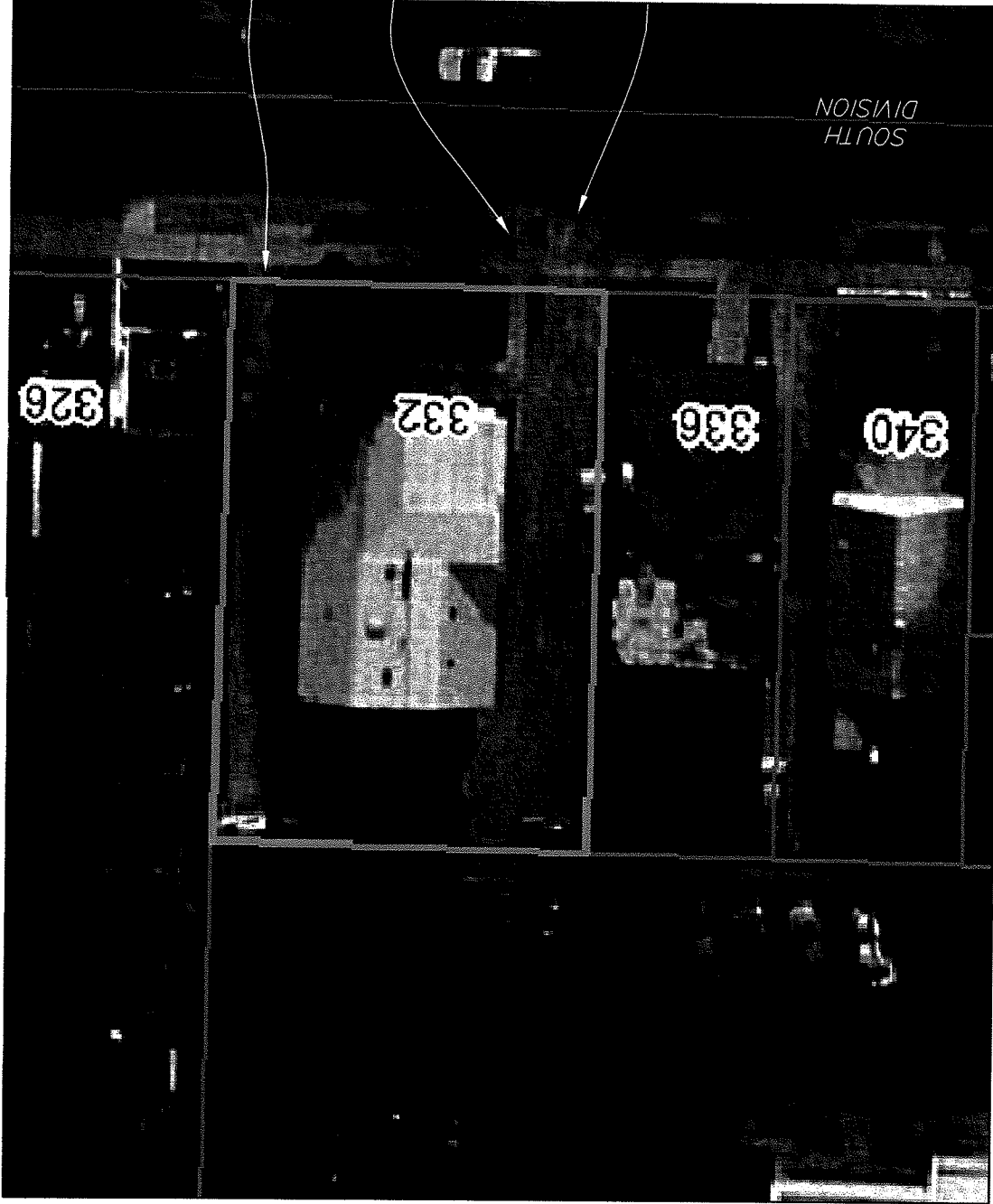
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SCALE: NTS



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**AERIAL VIEW - 2005**



CLIENT: ANN ARBOR DDA

PROJECT: 10-120

332 SOUTH DIVISION STREET

SHEET NAME:

HISTORICAL CONDITIONS - 2005

DATE: 4-21-2011

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PAGE NO.: 15

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**AERIAL VIEW - 2010**

CLIENT: ANN ARBOR DDA	332 SOUTH DIVISION STREET
PROJECT: 10-120	HISTORICAL CONDITIONS - 2010
SHEET NAME:	DATE: 4-21-2011
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SCALE: NTS

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