



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 2040 / 2060 W. Stadium Blvd		ZIP CODE 48103	
ZONING CLASSIFICATION C2B	NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided Northstar Ann Arbor Properties, LLC		
PARCEL NUMBER 09-09-30-317-001 & 09-09-31-212-001	OWNER EMAIL ADDRESS david.sass@teamnfgi.com		

APPLICANT INFORMATION

NAME NorthStadium, LLC			
ADDRESS 30100 Telegraph Rd, Suite 220	CITY Bingham Farms	STATE MI	ZIP CODE 48025
EMAIL shavera@hughes-properties.net	PHONE 313-410-6488		
APPLICANT'S RELATIONSHIP TO PROPERTY Designated Agent			

REQUEST INFORMATION

<input checked="" type="checkbox"/> VARIANCE REQUEST Complete Section 1 of this application	<input type="checkbox"/> REQUEST TO ALTER A NONCONFORMING STRUCTURE Complete Section 2 of this application
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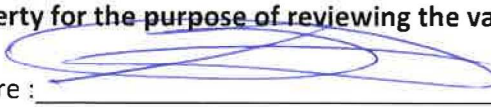
REQUIRED MATERIALS

<p>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.</p> <p>Required Attachments:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property. <input checked="" type="checkbox"/> Building floor plans showing interior rooms, including dimensions. <input checked="" type="checkbox"/> Photographs of the property and any existing buildings involved in the request. 	OFFICE USE ONLY
	<p>Fee Paid: _____ ZBA: _____</p> <p style="text-align: center;">DATE STAMP</p>

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 :  _____ Date: 07-23-2020

Sean T. Hewara V.P. & Construction

Section 1 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

VARIANCE REQUEST

ARTICLE(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: *(Example: Article 3, Section 5.26)*

Article IV. Section 5.19.2 Required Parking

REQUIRED DIMENSION: *(Example: 40' front setback)*
Feet: Inches:

PROPOSED DIMENSION: *(Example: 32 foot 8 inch front setback)*
Feet: Inches:

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

Redevelopment of vacant parcel to include new 4-story self-storage building and 3-story financial institution with non-medical offices on upper levels. Self-storage building does not require the amount of parking per UDC based on the actual demand at the developer's other buildings. Proposed FAR significantly less than allowable FAR per UDC.

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:29. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when all of the following statements are found to be true. Please provide a complete response to each of the statements below.

The alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.

Based on several other self-storage buildings constructed by the developer the parking required per UDC greatly exceeds the actual demand. The proposed building floor areas result in significantly less FAR than what is allowable, yet there is not enough site area to provide the required amount of parking. The property is zoned C2B and bordered on the north, east, and south by residential zoning causing significant loss in buildable area due to conflicting land use buffers.

The alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

Requiring the amount of parking per UDC would result in a large amount of parking spaces that would not be utilized and would result in an inefficient use of the property.

Allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.

Similar size storage buildings from this developer have only required approximately 12-15 parking spaces to adequately serve the building. Some examples can be found in Farmington Hills, Commerce Township, and Rochester Hills. Being granted a variance to design the site only to the amount of parking necessary for the building based on past experience will allow for greater flexibility in design and could result in less impervious surfaces and more green space.

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty. The required parking per UDC is not a self-imposed difficulty and does not result in a number of parking spaces that would be practically utilized or necessary.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure. All other height, area, and placement aspects of the proposed development are within the City's regulations as outlined in the UDC. If approved, this would be the minimum variance that would make a reasonable use of the land possible.