

**APPLICATION FOR VARIANCE AND/OR TIME EXTENSION
HOUSING BOARD OF APPEALS**

Section 1: Applicant Information		
Name of Applicant: <u>Araneae, Inc.</u>		
Address of Applicant: <u>28785 Haas Rd., Wixom, MI 48393</u>		
Daytime Phone: <u>248-344-8840</u>		
Fax: <u>248-344-8841</u>		
Email: <u>mcostakes@araneaegroup.com</u>		
Applicant's Relationship to Property: <u>Contractor</u>		
Section 2: Property Information		
Address of Property: <u>2501 Avant Dr.</u>		
Zoning Classification: <u>R4B</u>		
Tax ID# (if known): _____		
Section 3: Request Information		
<input type="checkbox"/> Variance		
Chapter(s) and Section(s) from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
<u>Table 5.24-4 Residential Zoning, Permanent Signs</u>	<u>10' Maximum Height</u>	<u>Approximately 35' from ground</u>
<small>Example: Chapter 105, Section 5:26</small>	<small>Example: 6' 8" Basement Ceiling Clearance</small>	<small>Example: 6'6" Basement Ceiling Height</small>
Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)		
<u>Installation of 13 Logo signs on 7 buildings to accurately identify entrance points.</u>		
Section 4: Variance Request (If not applying for a variance, skip to section 5)		
The City of Ann Arbor Housing Board of Appeals has the powers granted by City Code Chapter 105. A variance may be granted by the Housing Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is found TRUE . Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Housing Board of Appeals.		
Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?		
<u>See attached sheet</u>		

Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return, or both? (explain)		
<u>See attached sheet</u>		

What effect will granting the variance have on the neighboring properties? _____

See attached sheet

What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the Code?

See attached sheet

Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

See attached sheet

Section 5: Time Extension

Current use of the property

Explain why you are requesting a time extension:

Section 6: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Building Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets. If incomplete, you will be scheduled for the NEXT MEETING DATE ON THE FOLLOWING MONTH.**

Building floor plans showing interior rooms, including dimensions.

Photographs of the property and any existing buildings involved in the request.

Any other graphic or written materials that support the request.

A complete List of Tenant Names so that they can be notified that the HBA will do a possible walk through of the property on the day of the hearing.

Section 7: Acknowledgement

SIGNATURES

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the City of Ann Arbor Residential Housing Code for the stated reasons, in accordance with the materials attached hereto.

248-344-8840
Phone Number

mcostakes@araneagroup.com
Email Address

Mary L. Costakes
Signature

Mary L. Costakes
Print Name

STAFF USE ONLY

Date Submitted: _____ Fee Paid: _____

File No.: _____ Date of Public _____

Hearing _____

Pre-filing Staff Reviewer & Date _____ HBA Action: _____

Pre-Filing Review: _____

Staff Reviewer & Date: _____

Section 1: Applicant Information

Section 2: Property Information

Section 3: Request information

Variance

Article IV Development Standards

5.24 Signs

5.24.4 General Provisions

Detailed description:

For the six (6) apartment buildings at Avant, we are requesting a variance to allow for two (2) - 28"x30" internally illuminated exterior monogram "A" signs to be located in the two main gables on the front of each apartment building. Each monogram sign is used to identify the two main entrances of each building to the interior rental units. Each entrance is a shared entrance for a group of eight (8) rental units. Each building has two groups of eight (8) rental units. There is no common corridor between these two groups of units, which is why identifying the two entrances is so important. Having both main entrances identified with the "A" monogram sign will help residents, guests, and especially emergency personnel to know the access points for each of the two groups of eight (8) rental units.

This would apply to apartment buildings 4, 6, 11, 12, 14, 16.

Section 4: Variance Request

Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

By only allowing one (1) "A" monogram sign per building per the sign ordinance, it will cause confusion for residents, guests and emergency personnel in trying to locate a unit or a resident by not knowing there are actually two (2) main entrances for two different sets of rental units in each building.

Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return, or both? (explain)

Yes, this is more than an inconvenience, it's a safety factor. If the two main entry points for each of the buildings are not properly identified, when there is an emergency and someone needs immediate help, the emergency personnel would go to the one entrance that is marked with the "A" monogram sign, not realizing that there is a second entrance. By going to the wrong entrance, the emergency personnel could lose critical time in getting people the help they need.

What effect will granting the variance have on the neighboring properties?

Having two (2) "A" monogram signs per apartment building would have no effect on neighboring communities. These would be inside the community to help enhance residence, guests and emergency personnel's ability in locating the specific units they are looking for.

What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the Code?

Due to the site layout with multiple buildings and due to the length of the apartment buildings, having two (2) "A" monogram signs per building will make identifying the two (2) entrance points per building much easier for the residents, guests and emergency personnel. By only having one (1) "A" monogram sign per building will make it more difficult for people to find their way around the community and find the unit they are looking for.

Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

Due to the design of the apartment buildings, having two separate main entrances is necessary to efficiently maximize the number of units in each building, as well as give the residents, guests and emergency personnel the ease of access to the units.