

**Zoning Board of Appeals
May 26, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-008; 903 East Huron Street

Summary:

Scott Klaasen, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. A bedroom, bathroom and study area are proposed for the basement to expand the existing first floor unit in order to make a six-bedroom rental apartment. The property is a nonconforming duplex and is zoned R4C Multiple-Family Dwelling.

Background:

The subject property is located on the northeast corner at the intersection of East Huron Street and North Ingalls Street. The Rackham Graduate School is directly south and across the street. The home was built in 1858 and is within the Old Fourth Ward Historic District. The property is nonconforming as it does not meet the minimum lot size and lot width requirements of the R4C district.

Description:

The owners are proposing a new bedroom, study and bathroom to the basement that will convert the existing four-bedroom first floor unit to a six-bedroom unit. The upstairs is a five-bedroom unit that will remain unchanged.

Standards for Approval- Alteration to a Nonconforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5.32.2, Application of the Variance Power from the UDC. The following criteria shall apply:

- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

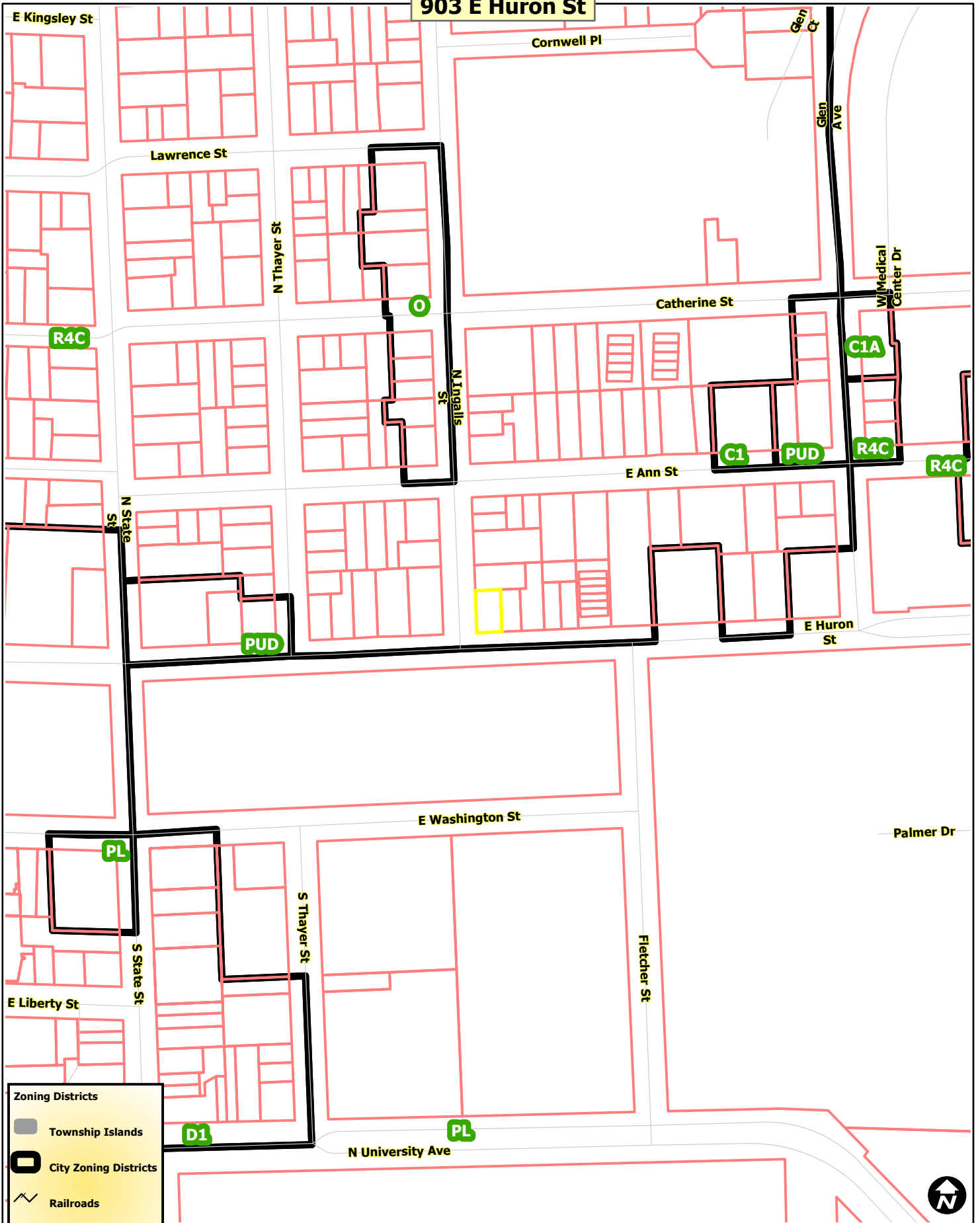
The applicant states that the alteration will not adversely affect the neighbors as this is a downtown campus rental area with similar surrounding properties. The granting of the Alteration to a Nonconforming structure does not change the number of bedrooms allowed in this district. The approval will allow newly created habitable area in the basement.

Respectfully submitted,



**Jon Barrett
Zoning Coordinator**

903 E Huron St



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels



Map date: 3/3/2021
Any aerial imagery is circa 2020 unless otherwise noted
Terms of use: www.a2gov.org/terms

903 E Huron St



- Railroads
- Huron River
- Tax Parcels



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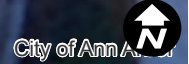
903 E Huron St



N Ingalls St

E Huron St

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 3/3/2021
 Any aerial imagery is circa 2020
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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 903 E Huron		ZIP CODE 48104
ZONING CLASSIFICATION R4C	NAME OF PROPERTY OWNER* <i>If different than applicant, a letter of authorization from the property owner must be provided</i> Robert Giles	
PARCEL NUMBER 09-09-28-212-004	OWNER EMAIL ADDRESS	

APPLICANT INFORMATION

NAME Scott Klaassen			
ADDRESS 2100 S Main St. A10	CITY Ann Arbor	STATE MI	ZIP CODE 48103
EMAIL scott@doneriteco.com		PHONE 734-677-2222	
APPLICANT'S RELATIONSHIP TO PROPERTY Agent			

REQUEST INFORMATION

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

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.

Required Attachments:

- Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.

OFFICE USE ONLY

Fee Paid: ZBA:

DATE STAMP

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 :

Digitally signed by Scott Klaassen
Date: 2021.01.18 20:15:40 -05'00'

Date:

1/18/20

Section 2 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)*

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:

Add a bedroom, study and bathroom to basement

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.

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.

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.

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

Section 3 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

REQUEST TO ALTER A NONCONFORMING STRUCTURE

For the purposes of Article VI: Nonconformities Section 5.32.2 Nonconforming Structure, **alteration** is defined as any change in a Building that results in additional Floor Area being fit for occupancy, a greater number of dwelling or rooming units or an increase in the exterior dimensions of the Building.

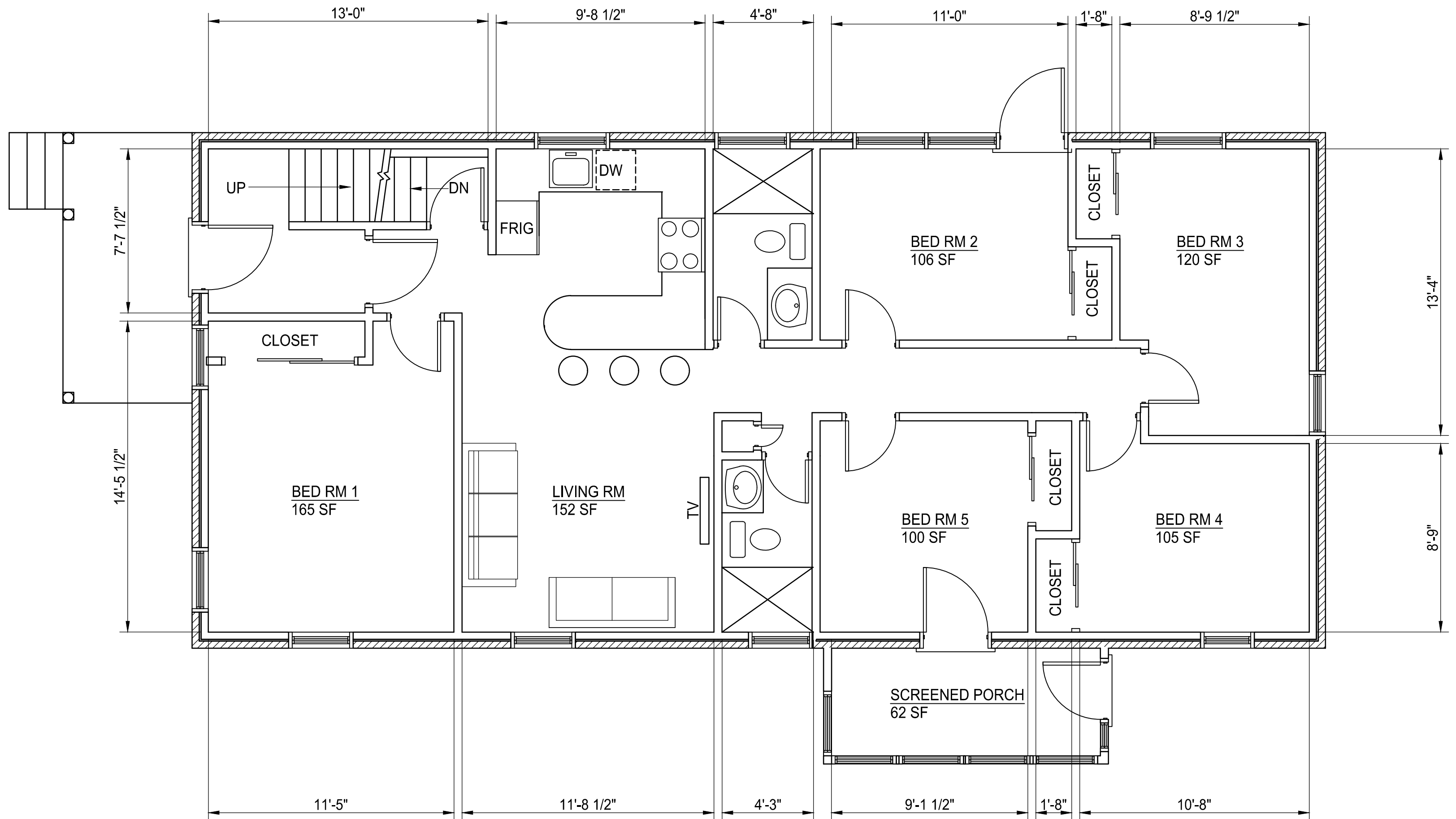
A nonconforming structure may be maintained or restored, but permission to alter a nonconforming structure will only be approved by the Zoning Board of Appeals upon finding that it complies as nearly as practicable with the requirements of this Chapter and that it will not have a detrimental effect on neighboring property.


In the space below, describe the current use of the property, the proposed alteration, and the impact it would have on neighboring property.

Property is currently a duplex. R4C allows up to 6 people per unit. We propose to make the current 4 bedroom unit a 6 bedroom unit. We are planning on renovating and would like to use the basement to make the living space larger for the first floor unit. This permission to alter a non-conforming structure will not impact the neighbors. This is a downtown campus rental area currently. The granting of this does not change the amount of bedrooms that can be added in the upcoming renovation.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio		
Setbacks		
Parking		
Landscaping		
Other		



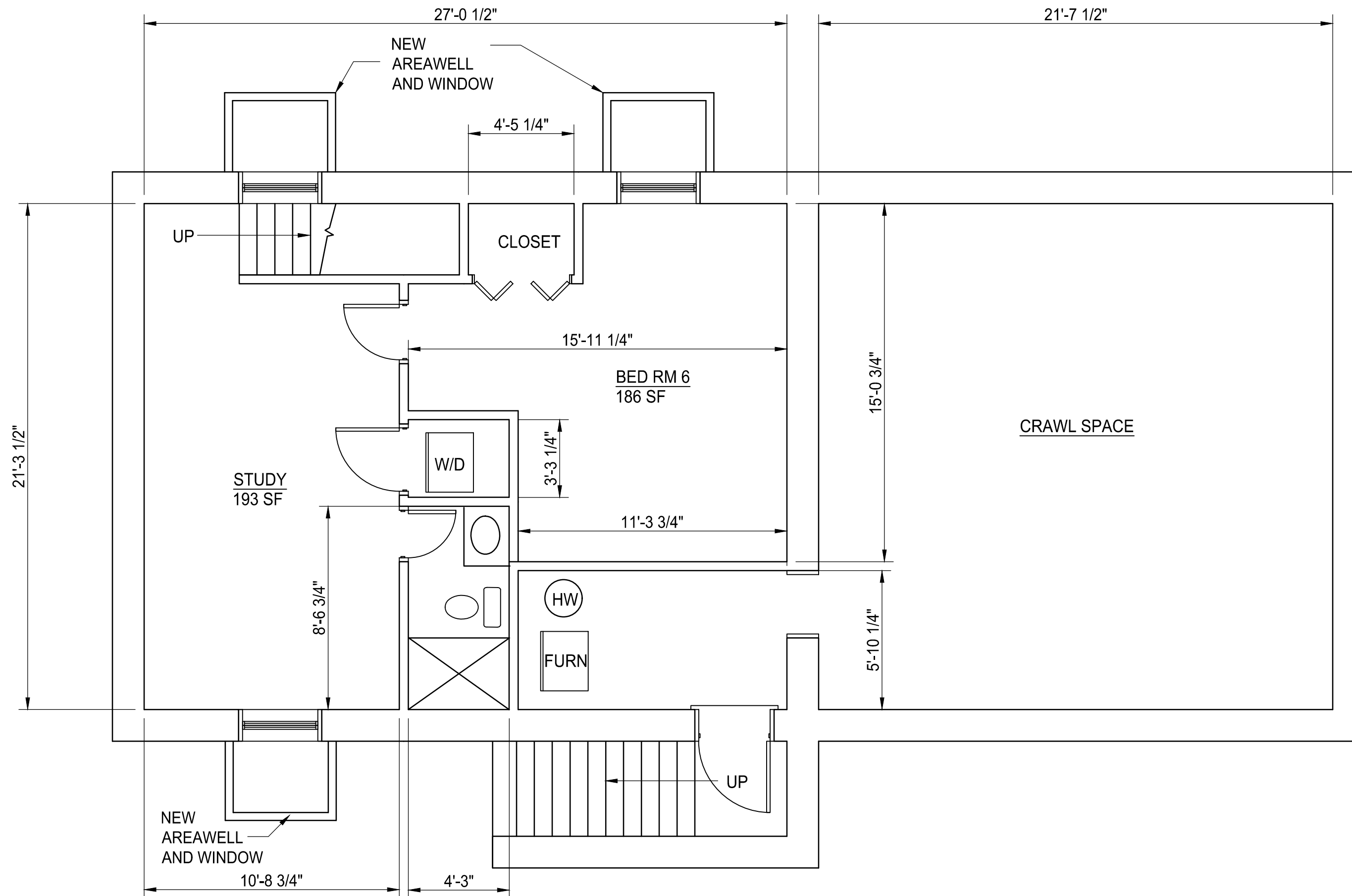

James Dudzinski
 ARCHITECT
 12306 Volpe
 Sterling Heights, Mi.
 PH. (586) 864-6930

PROJECT TITLE:
RENOVATION

PROJECT LOCATION:
**903 E HURON
 ANN ARBOR, MI**

SHEET TITLE:
NEW 1ST FLOOR
 1/4"=1'-0"

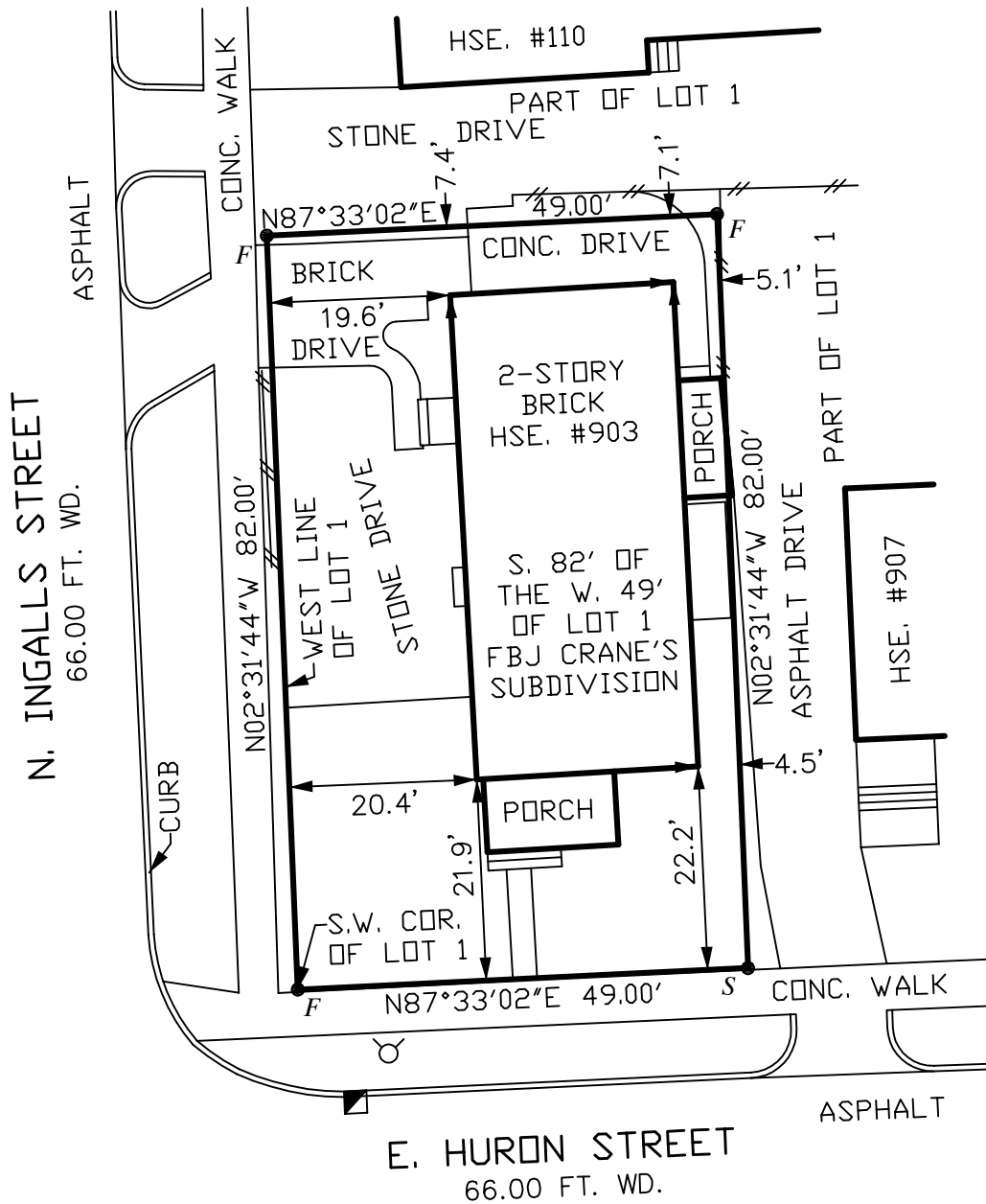
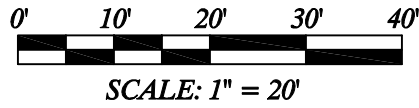
MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE	SHEET NO:
	1/21/20	DRAWN					



CERTIFICATE OF SURVEY

LEGEND

- IRON
- F FOUND IRON
- S SET IRON
- — FENCE
- CATCH BASIN
- ⊕ FIRE HYDRANT



NOTE: BEARINGS ARE BASED ON MEASURED GPS COORDINATES

LEGAL DESCRIPTION:

THE SOUTH 82 FEET OF THE WEST 49 FEET OF LOT 1 F.J.B. CRANE'S SUBDIVISION, CITY OF ANN ARBOR, AS RECORDED IN WASHTENAW COUNTY RECORDS, WASHTENAW COUNTY, MICHIGAN,

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON JANUARY 11, 2021 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/18000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

AMERICAN LANDMARK SURVEY P.L.C.

SURVEY PART OF LOT 1
F.B.J. CRANE'S SUBDIVISION,
CITY OF ANN ARBOR,
WASHTENAW COUNTY,
MICHIGAN.
CLIENT: DONE RITE
CONTRACTING

DATE: 1/13/2021
DRAWN BY: GFD
SCALE: 1" = 20'
SHEET 1 OF 1
JOB# 20193

Gerald F. Desloover
GERALD F. DESLOOVER
PROFESSIONAL SURVEYOR
NO. 45166
P.O. BOX 130043
ANN ARBOR, MI 48113
734-677-7000

