

**Zoning Board of Appeals
April 22, 2020 Regular Meeting**

STAFF REPORT

Subject: ZBA 20-007; 215 Packard Street

Summary:

Steve Kaplan, owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is nonconforming as it does not meet the required lot area for the district. The applicant is seeking to add habitable space in the basement that will include three new bedrooms to adjoin the existing first floor apartment. The new unit will contain a total of 6 bedrooms in the basement and first floor and the other unit will remain a four bedroom.

Background:

The subject property is located on the north side of Packard Street and between South Fourth and South Fifth Avenues. The home was built in 1894 and is 3,236 square feet in size.

Description:

The nonconforming duplex is certified from the Rental Housing department until April 2023. The property will remain a duplex and the number of units will not increase.

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.

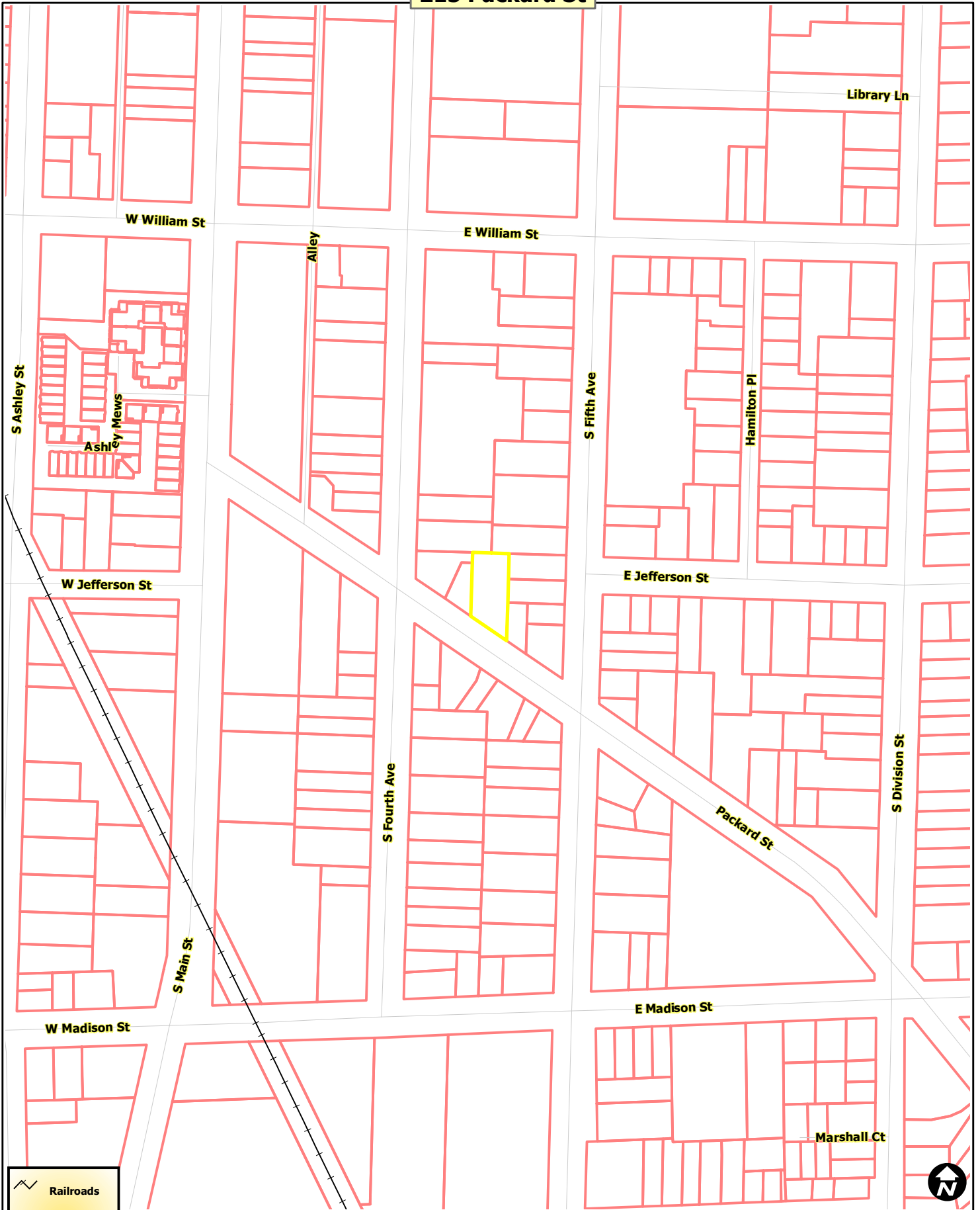
The applicant states that the basement has completed extensive improvements to accommodate the new living space. The floor was lowered three feet, the walls had reinforced concrete and steel beams added to support the floors above. The basement has had floor to ceiling windows installed and additional means of egress. The improvements do not include an increase in the exterior dimensions of the home and will not have a detrimental impact on the adjacent properties.




Respectfully submitted,



**Jon Barrett
Zoning Coordinator**

215 Packard St



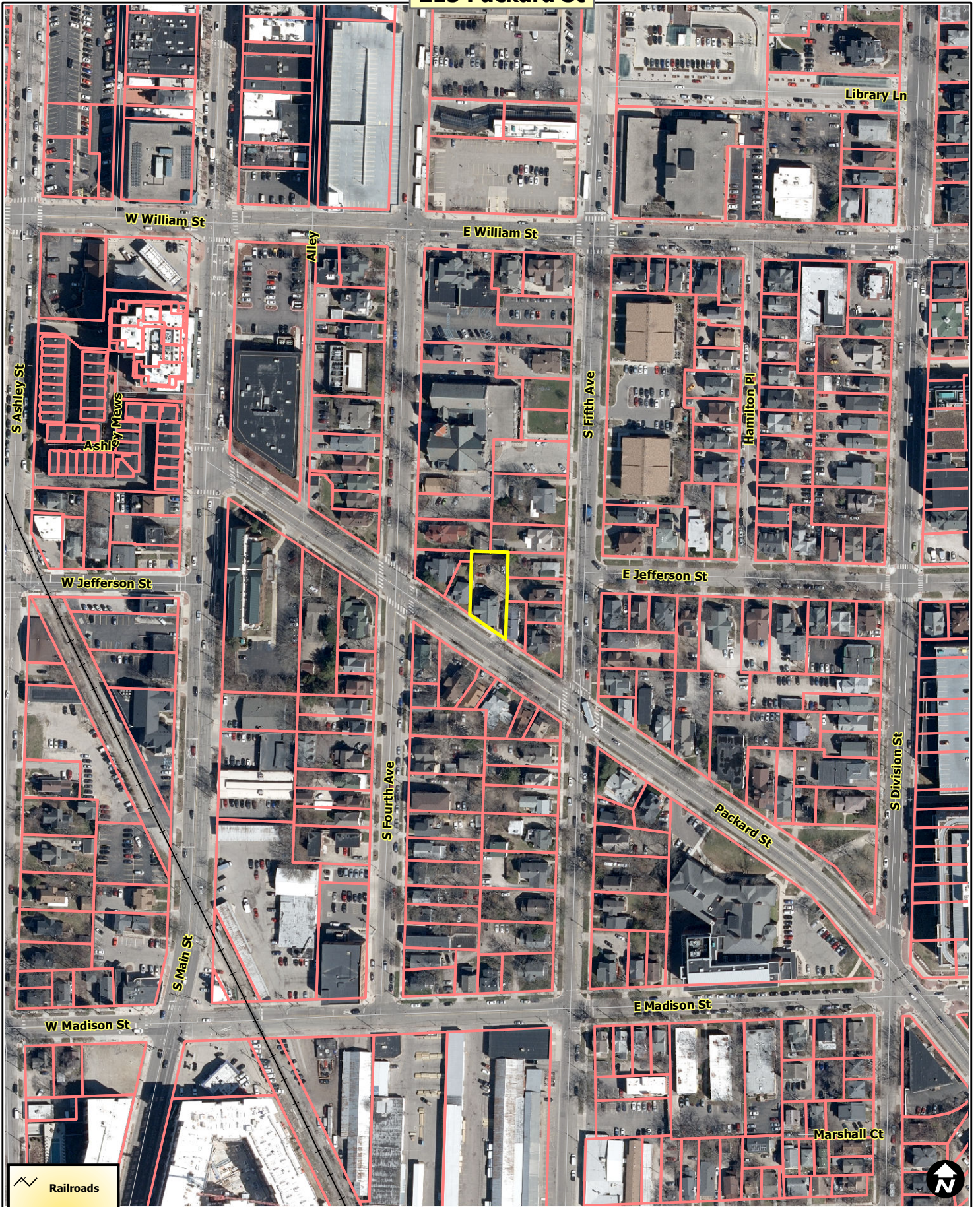
-  Railroads
-  Huron River
-  Tax Parcels






Map date: 3/19/2020
Any aerial imagery is circa 2018
unless otherwise noted
Terms of use: www.a2gov.org/terms



215 Packard St






-  Railroads
-  Huron River
-  Tax Parcels



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215 Packard St



-  Railroads
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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 215 PACKARD ST		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> 215 PACKARD, LLC	
PARCEL NUMBER 09-09-29-428-022	OWNER EMAIL ADDRESS STEVEPKAPLAN@GMAIL.COM	

APPLICANT INFORMATION

NAME STEVE KAPLAN			
ADDRESS 406 N. DIVISION	CITY ANN ARBOR	STATE MI	ZIP CODE 48104
EMAIL STEVEPKAPLAN@GMAIL.COM		PHONE 734 476 2600	
APPLICANT'S RELATIONSHIP TO PROPERTY OWNER			

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: **\$750.00** ZBA: **ZBA20-007**

DATE STAMP

Application Received 3/25/2020

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:

3/18/2020

Section 2 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.

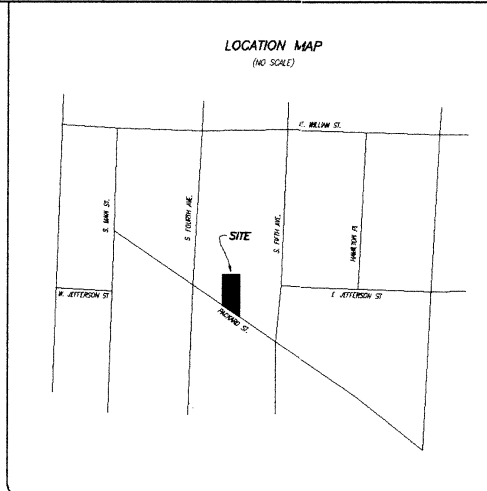
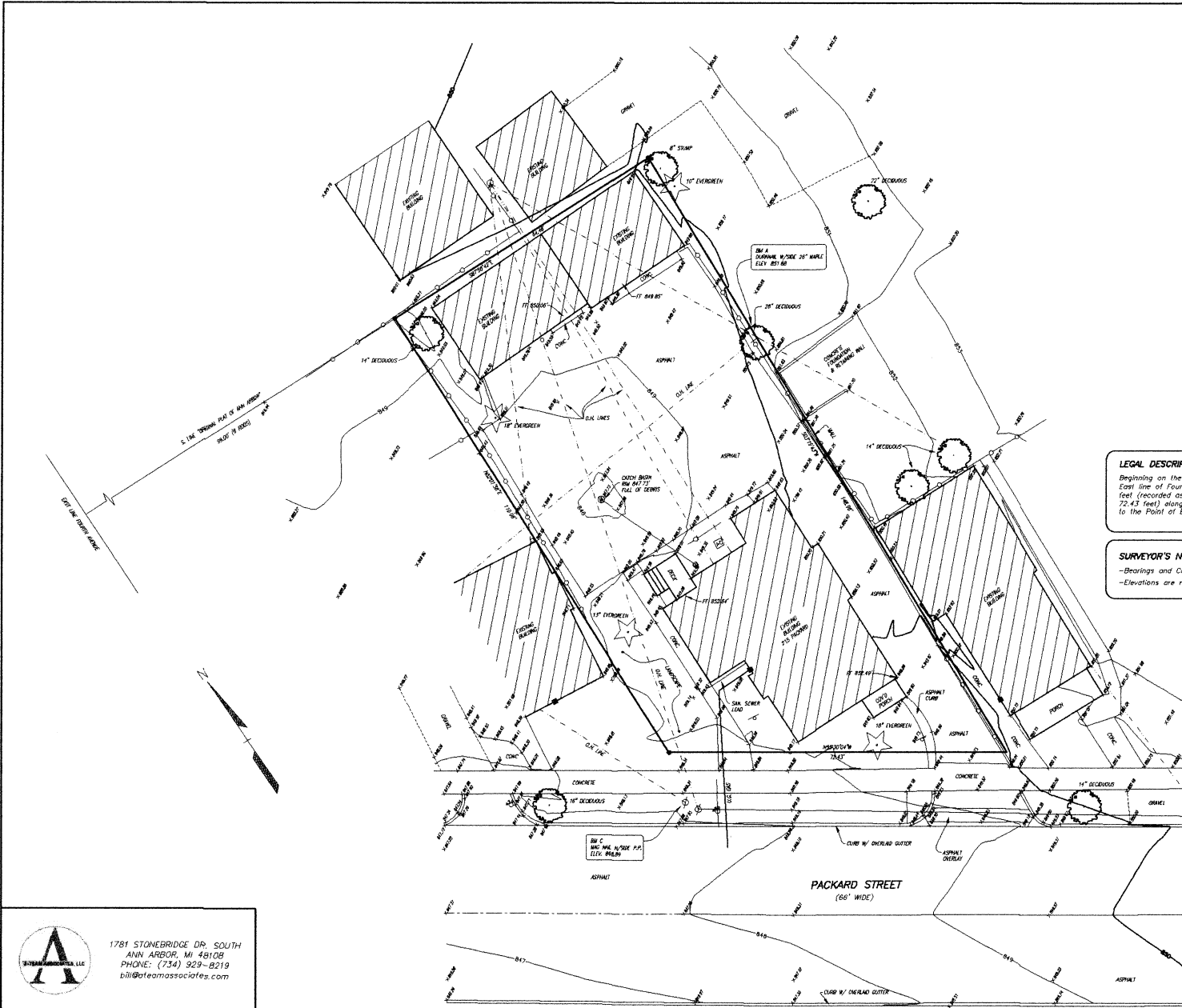
A nonconforming structure may be maintained or restored, but permission to alter a nonconforming structure will only be approved by the Zoning Board of Appeals upon finding that it complies as nearly as practicable with the requirements of this Chapter and that it will not have a detrimental effect on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

CURRENTLY THE STRUCTURE HOUSES ONE (1) THREE BEDROOM APARTMENT AND ONE (1) FOUR BEDROOM APARTMENT, LOCATED ON FLOORS #1 (GROUND LEVEL), AND #2 AND #3, RESPECTIVELY. THE PROPOSED ALTERATION OF SPACE TO 215 PACKARD IS TO BUILD A 2 BEDROOM APARTMENT IN THE BASEMENT OF THE EXISTING STRUCTURE. THE BUILDING WAS MODIFIED IN 2012 AND AS PART OF THESE RENOVATIONS, THE BASEMENT WAS LOWERED 3' AND ALL BASEMENT WALLS WERE REPLACED WITH 15' REINFORCED CONCRETE. THE FRONT AND REAR WERE SUPPORTED WITH STEEL BEAMS TO SUPPORT FLOOR TO CEILING WINDOWS AND MULTIPLE MEANS OF EGRESS. PROPOSED ALTERATION IS "DOWN," NOT "OUT," SO NO NEW ENCROACHMENT ON EITHER AIR OR LIGHT TO ANY NEIGHBORING PROPERTIES.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	8350.8 (8276)	
Lot Width	64.48'	
Floor Area Ratio	Basement-1467, Floor 1-1467, 2#3-2010 Total 4944 Ratio: .5974	
Setbacks	SAME AS EXISTING STRUCTURE	
Parking	7 + 2 GARAGE = 9 TOTAL	
Landscaping	SIDE LOT IS RECESSED SERVING AS LIGHT WELL FOR BASEMENT, PARKING LOT IN PLACE	
Other		



LEGAL DESCRIPTION:
 Beginning on the South Line of the "Original Plot of Ann Arbor", 6 Rods (99.00') East of its intersection with the East line of Fourth Avenue; thence 387°56'42" 64.48 feet (recorded as 64.55 feet); thence S03°19'43"W 148.96 feet (recorded as 149.00 feet) to Northern line of Packard Street; thence N55°30'04"W 72.43 feet (recorded as 72.43 feet) along the Northern line of Packard Street; thence N02°01'58"E 110.68 feet (recorded as 110.64 feet) to the Point of Beginning.

SURVEYOR'S NOTES:
 -Bearings and Coordinates are relative to NAD83, according to the Ann Arbor Geodetic Reference System.
 -Elevations are relative to NAVD83, according to the Ann Arbor Geodetic Reference System

- LEGEND:**
- ⊗ TRANSFORMER
 - ⊕ UTILITY POLE
 - ★ LIGHT POLE
 - ⊙ GUY ANCHOR
 - ⊞ ROUND CATCH BASIN
 - ⊞ SQUARE CATCH BASIN
 - ⊞ STORM MANHOLE
 - ⊞ CURB INLET
 - ⊞ SANITARY MANHOLE
 - ⊞ SANITARY CLEAN OUT
 - ⊞ GAS METER
 - ⊞ GAS VALVE
 - ⊞ ELECTRIC MANHOLE
 - ⊞ SIGN
 - ⊞ RAILROAD SIGNAL POLE
 - ⊞ WATER CURB STOP
 - ⊞ GATE VALVE
 - ⊞ HYDRANT
 - ⊞ MONITOR WELL
 - ⊞ FOUND SURVEY IRON
 - ⊞ COMMUNICATION MANHOLE
 - ⊞ FENCE LINE

 1781 STONEBRIDGE DR. SOUTH
 ANN ARBOR, MI 48108
 PHONE: (734) 929-8219
 bil@ateamassociates.com

 2452 MELVIN DR.
 HOWELL, MI 48843
 PHONE: (517) 376-0043
 FAX: (568) 511-0876
 finnecsurveying@gmail.com

LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY NO GUARANTEE EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF IS GIVEN. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF UTILITIES PRIOR TO COMMENCING CONSTRUCTION.

THIS DRAWING IS THE PROPERTY OF FINNTEC SURVEYING, LLC AND MAY NOT BE USED, REPRODUCED OR PUBLISHED IN PART OR WHOLE, WITHOUT THE EXPRESSED WRITTEN PERMISSION FROM FINNTEC SURVEYING, LLC

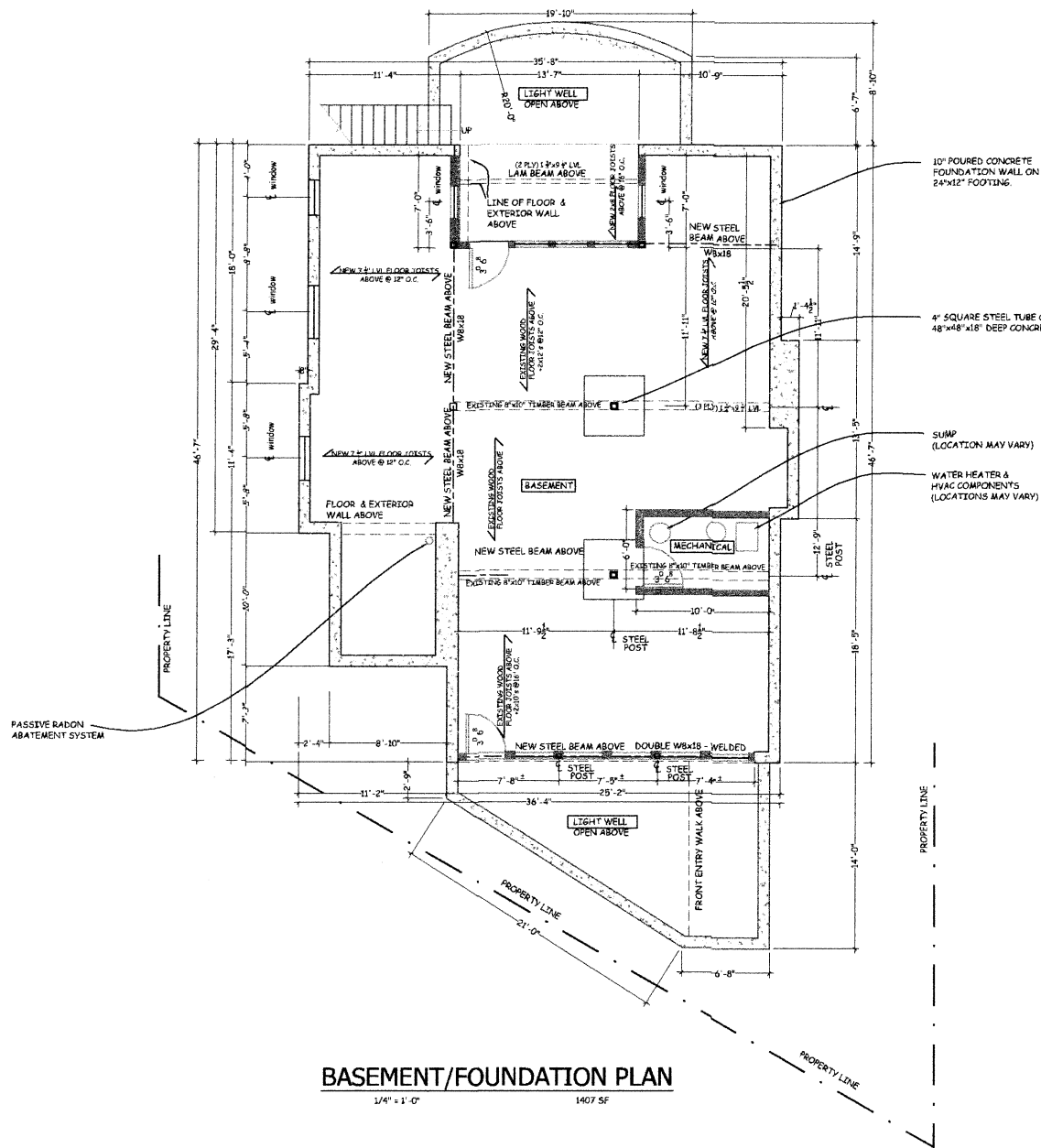
BOUNDARY & TOPOGRAPHIC SURVEY
 215 PACKARD
 ANN ARBOR, MICHIGAN



CLIENT:
 WATERMARK FINE HOME BUILDERS
 9477 N. TERRITORIAL RD.
 DEXTER, MI 48130

DATE: 06-10-13
 BY: HEIKKINEN
 SCALE: 1" = 20'
 BOOK: 3

JOB: 13-014



BASEMENT/FOUNDATION PLAN

1/4" = 1'-0" 1407 SF

GENERAL NOTES:

1. ALL WORK TO BE PERFORMED SHALL COMPLY WITH THE MICHIGAN RESIDENTIAL BUILDING CODE AND ALL OTHER LOCAL, STATE AND NATIONAL CODES AS APPLICABLE.
2. DO NOT SCALE DIRECTLY FROM DRAWINGS
3. DIMENSIONS SHOWN ARE TAKEN AT FACE OF STUD OR FOUNDATION UNLESS OTHERWISE INDICATED
4. NOTES & DIMENSIONS ARE CONSIDERED TYPICAL FOR EACH SHEET UNLESS OTHERWISE INDICATED
5. VERIFY ALL SITE AND EXISTING CONDITIONS BEFORE STARTING ON THAT PART OF THE WORK
6. DOOR SIZES SHOWN ARE INDICATED IN FEET & INCHES
EG. 2'2" = 2'-0" x 6'-8"

LEGEND FOR ALL DRAWINGS:

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- NEW CONCRETE FOUNDATION WALL

© Erik Lee Architects Design Studio
Eric Robinson, Design Studio
 401 North Zeeb Road
 Suite 101, East Lansing, MI 48824
 PROJECT NUMBER: 1480

215 Packard LLC
Apartment Renovation
 215-217 Packard Road
 East Lansing, Michigan 48824

SCALE: 1/4" = 1'-0"
 DATE: AUG 20, 2014
 ISSUE: REVIEW
 DATE: AUG 27, 2014
 PERMIT: REVIEW
 DATE: SEPT 2, 2014
 REVIEW: REVIEW

BASEMENT/FOUNDATION PLAN
A-1

PLANS SHOWN HERE ARE REVISIONS OF DRAWINGS SUBMITTED ON 4-24-2011. FOR ELEVATIONS, SECTIONS AND OTHER INFORMATION REFER TO 4-24-2013 DRAWINGS.

APARTMENT 1 = 1467 SF
 APARTMENT 2 = 2010 SF
 TOTAL = 3477 SF



LIGHT WELL
OPEN ABOVE

EXTERIOR WALL CONSTRUCTION
TO MATCH EXISTING.

UP

CLOSET
CABINTRY

BEDROOM 4

BEDROOM 5

171.8 SF
12 SF NATURAL LIGHT
= 7% OF FLOOR AREA &
12 SF VENTILATION
= 7% OF FLOOR AREA

BATH

AUXILIARY KITCHEN

BATH

BEDROOM 6

98.5 SF
12 SF NATURAL LIGHT
= 12% OF FLOOR AREA &
12 SF VENTILATION
= 12% OF FLOOR AREA

MECHANICAL

MECHANICAL

CLOSET
CABINTRY

CLOSET
CABINTRY

DW

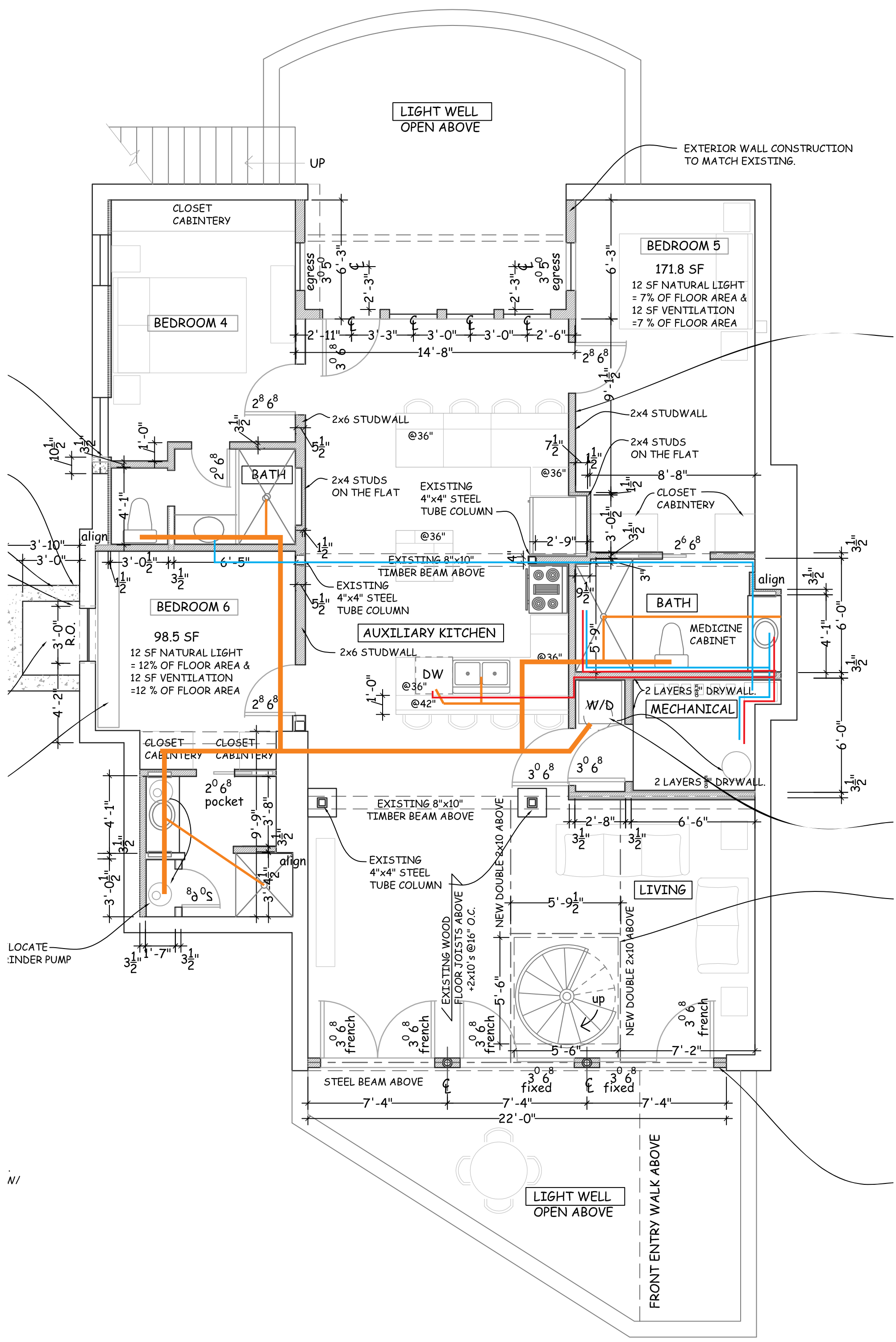
LIVING

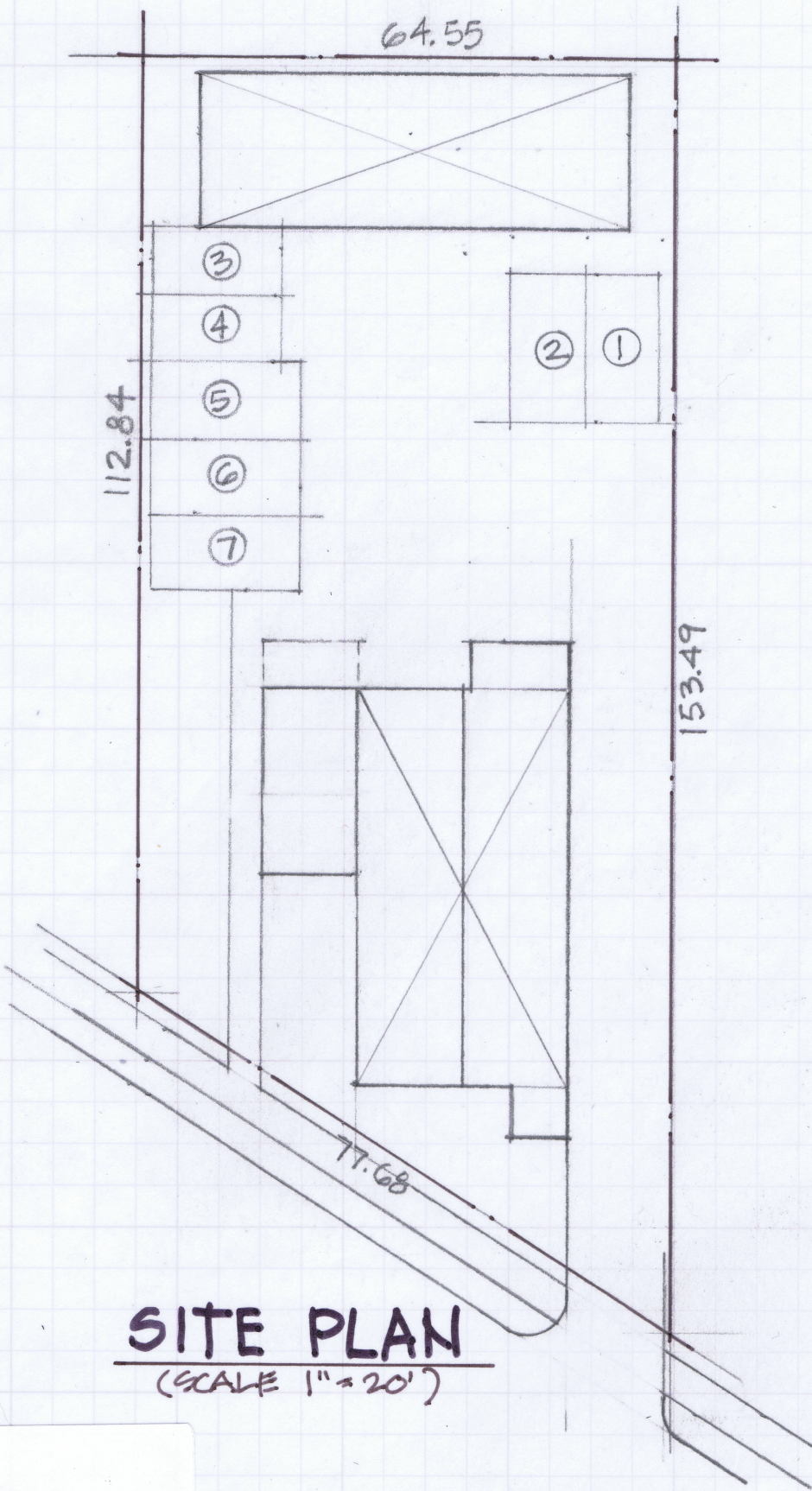
LOCATE
WATER PUMP

EXISTING WOOD
FLOOR JOISTS ABOVE
+2x10's @16" O.C.

FRONT ENTRY WALK ABOVE

LIGHT WELL
OPEN ABOVE





SITE PLAN
(SCALE 1" = 20')

12 NOV 12



Fry Architecture, PLLC.
117 North Division Street
Ann Arbor, Mi. 48104

11/12/12
FRANKLIN & GUIDE LINE
K&E
5 X 4 TO THE INCH