

**Zoning Board of Appeals
January 23, 2019 Regular Meeting**

STAFF REPORT

Subject: ZBA18-030; 532 South Fifth Avenue

Summary:

Mark Schroeder, owner of Mahalo Properties, is requesting an alteration to a nonconforming structure in order to construct an addition to an existing duplex. Chapter 55 Unified Development Code (UDC) Section 5.32.2 (C) Nonconforming Structure requires Zoning Board of Appeals approval when increasing the floor area and exterior dimensions of the structure. The addition will meet the R4C district setbacks, but the parcel does not meet the minimum lot size and lot width requirements.

Background:

The property is located between Packard Street and East Madison Street. The home was constructed in 1901 and is approximately 1,534 square feet in size. The lot size is 6,621 square feet. The district requires a minimum of 8,500 square feet and a minimum of 60 feet in width.

Description:

The approval to alter a non-conforming structure being requested is the result of the owners desire to construct an addition to an existing duplex. The addition will be 21' 7" in width and 42 feet in length and two stories in height. The proposed addition will meet the side and rear yard setbacks for the district. The structure currently contains two units, one bedroom efficiency and a two bedroom second unit. The addition will increase the front unit to four bedrooms and the back unit to four bedrooms.

Standards for Approval

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 new construction will total 1,734 square feet and will conform to the required setbacks. The owner states that the new addition will not have any negative impacts on adjacent properties.

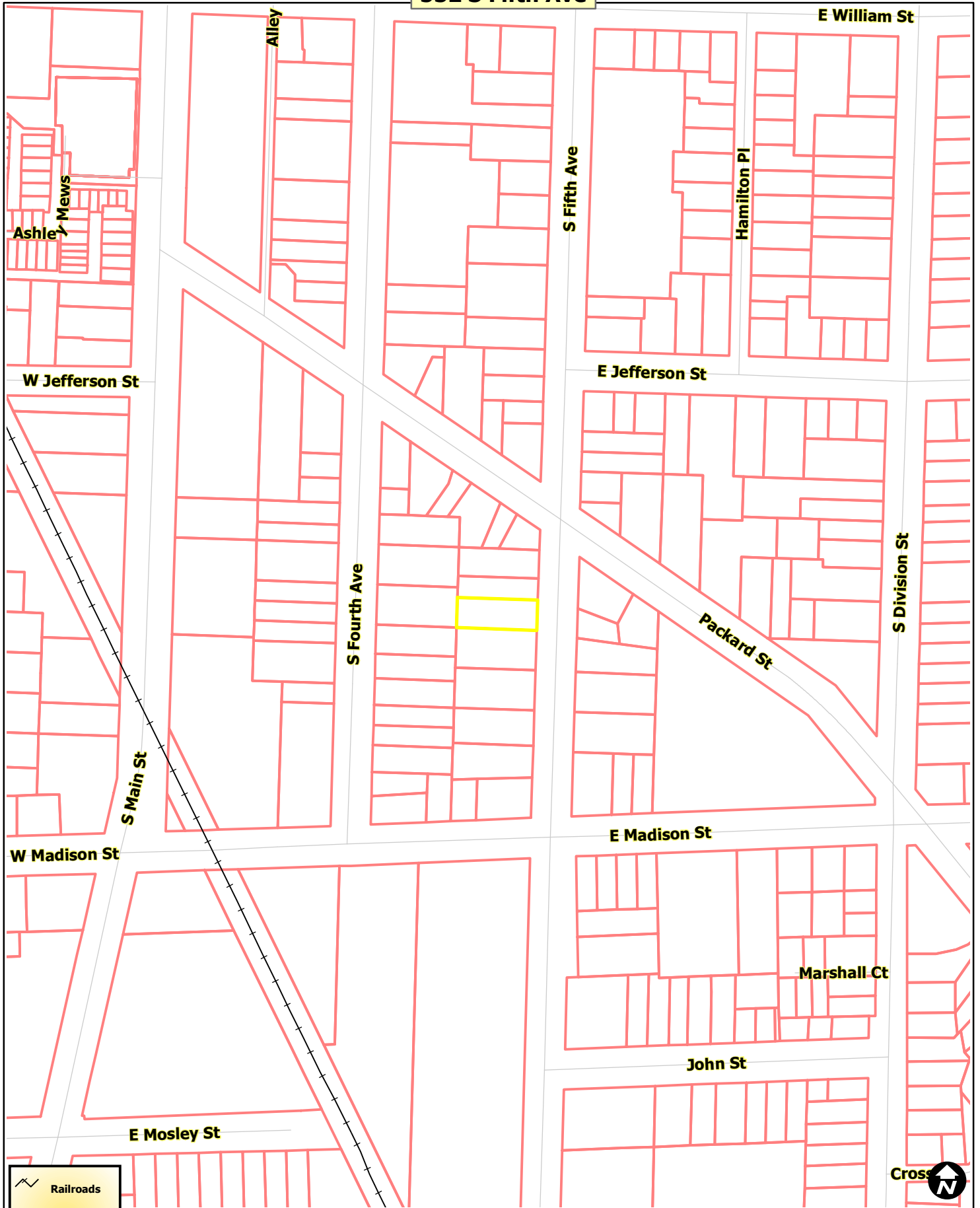
Zoning Board of Appeals
January 23, 2019




Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large, rounded loops for the letters "J" and "B".

Jon Barrett
Zoning Coordinator

532 S Fifth Ave



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/7/2019
Any aerial imagery is circa 2018
unless otherwise noted
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532 S Fifth Ave






- Railroads
- Huron River
- Tax Parcels



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532 S Fifth Ave



-  Railroads
-  Huron River
-  Tax Parcels



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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 532 South 5th Ave		ZIP CODE 48104
ZONING CLASSIFICATION R4C	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided 911 Woodlawn LLC / Mark Schroeder	
PARCEL NUMBER 09-09-29-438-006	OWNER EMAIL ADDRESS mark.schroeder22@gmail.com	

APPLICANT INFORMATION

NAME Mark Schroeder			
ADDRESS P.O. Box 2198	CITY Ann Arbor	STATE MI	ZIP CODE 48106
EMAIL mark.schroeder22@gmail.com		PHONE 734-476-8023	
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: \$500.7 ZBA: 18-030

DATE STAMP

CITY OF ANN ARBOR
RECEIVED

DEC 17 2018

PLANNING & DEVELOPMENT SERVICES

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: 17 Dec 2018

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.

The existing structure is residential: a two-story rental duplex (1,497 s.f.). The lower unit is two bedrooms, and the upper unit is an efficiency. The new work includes the demolition of the one-story non-original addition (616 s.f.) at the rear and a new two-story addition (1,734 s.f.) at the rear. The interior will be remodeled, and the result will be a new duplex. The front unit will have four bedrooms, and the rear unit will have four bedrooms.
 This work will have no impact on the existing neighbors.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	6,534 sq. ft.	8,500 sq. ft.
Lot Width	49.5 feet	60 feet
Floor Area Ratio	0.23	
Setbacks	F:12'7" S(n):15'1" S(s):6'10" R:66'8"	F:12'7" S:12'4" R:30'0"
Parking	4 cars	3 cars
Landscaping		
Other		

Experience... the Difference

DESCRIPTION

SOUTH 49.50 FEET OF LOT 10, 585 R.E. ANN ARBOR LAND COMPANY'S ADDITION AS RECORDED IN LIBER 18 PAGE 666, WASHTENAW COUNTY, MICHIGAN RECORDS. PART OF SECTION 28, T.2S, R.6E., CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

NEDERVELD
 www.nederveld.com
 800.222.1899
ANN ARBOR
 3005 Inlier Rd.
 Ann Arbor, MI 48103
 Phone: 734.529.8883
 CLEVELAND, OHIO
 HOLLAND, MI
 HEDYHARTS, ST. LOUIS

PREPARED FOR:
 Malabo Properties, LLC
 Mark Schroeder
 P.O. Box 2198
 Ann Arbor, MI 48106

CREATED BY:
 Carl Torkelson, S.E.
 Field Engineer, L.E.
 Date: 04-23-18

REVISIONS:
 No. Date Description
 1 04/23/18 Initial Survey

532 South 5th Avenue
 Part of Lot 10
 "The Ann Arbor Land Company's Addition"
Topographic Survey
 Parcel ID# 09-06-29-438-006
 PART OF SECTION 29, T.2S, R.6E.,
 CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

STAMP:
 STATE OF MICHIGAN
 WILLIAM J. MALABO
 LICENSED PROFESSIONAL SURVEYOR
 NO. 10467
 Surveyor

PROJECT NO.:
 18300040

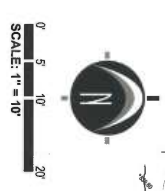
SHEET NO.:
TO

SHEET: 1 of 1



LEGEND

- Air Conditioner
- Benchmarks
- Cash/Bank - Road
- Cash/Bank - Square
- Channel
- Double Line
- Double Wall
- Eminent Flow
- Gas Meter
- Gas Valve
- Guy Anchor
- Guy Pipe
- Hired
- Iron - S&W
- Iron - Found
- Light Pole
- Manhole
- Meter
- Pole
- Power Pole
- Sanitary Sewer Manhole
- Stormwater Manhole
- Telephone Manhole
- Transformer
- Utility Pole
- Water Meter
- Water Manhole
- Water Valve
- Fence
- Asphalt
- Concrete
- Gravel
- Building



811
 Now what's below?
 CALL before you dig.

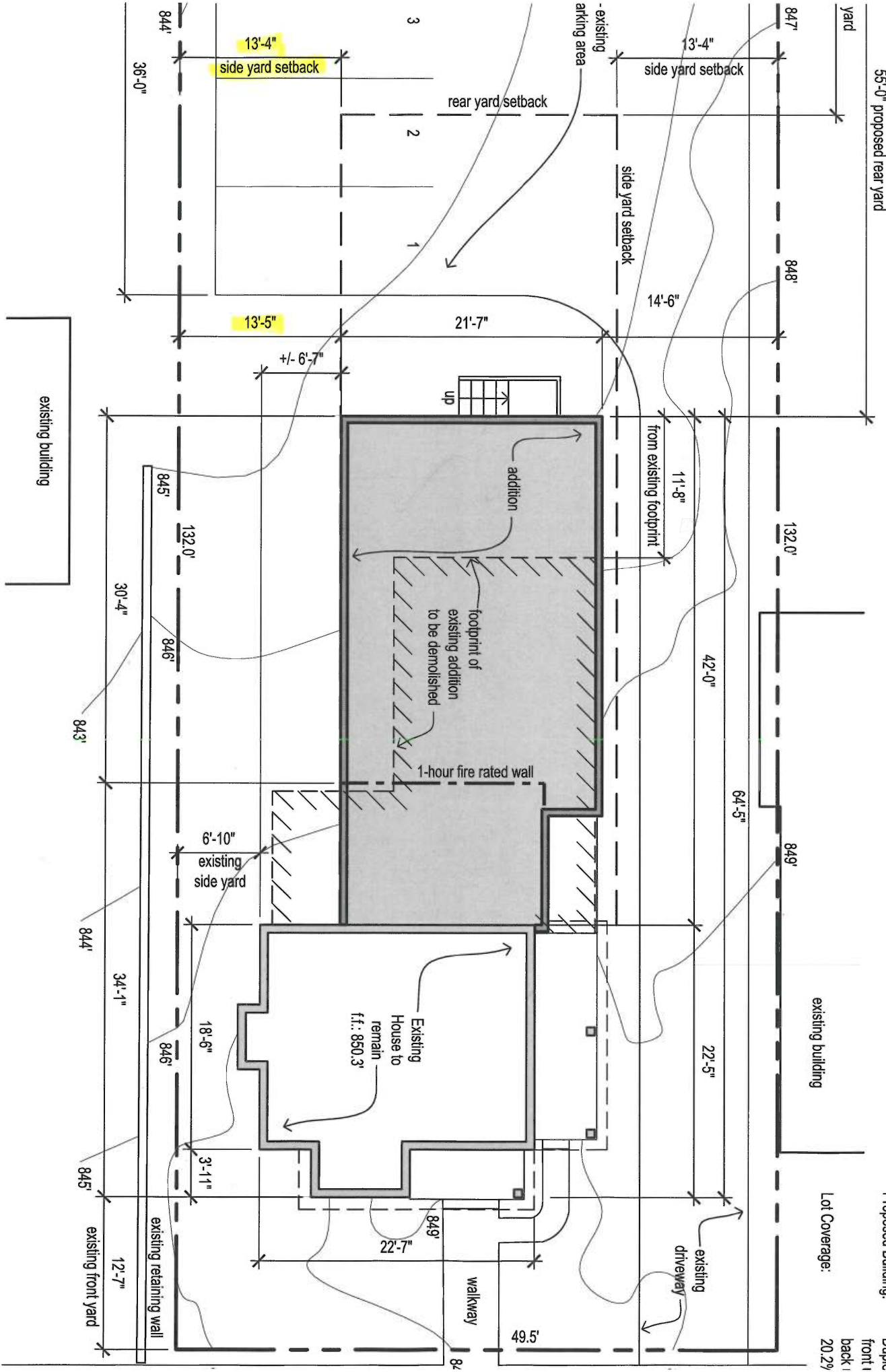
IF YOU ARE CONTRACTING OR DIGGING, PLEASE CALL 811 TO REPORT ANY UTILITIES THAT MAY BE IN THE AREA. THIS SERVICE IS FREE OF CHARGE. THE INFORMATION PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN ENDORSEMENT OR WARRANTY BY THE STATE OF MICHIGAN. THE INFORMATION PROVIDED IS NOT TO BE USED FOR ANY OTHER PURPOSES.

BENCHMARK

BENCHMARK #45 ELEV. = 845.49 (MAD203)
 8.5' SOUTH OF S&W OF THE
 NORTH 12' OF SOUTH PROPERTY LINE ALONG THE WEST PROPERTY LINE

We hereby certify that we have examined the previous plans described, and the representations are based on the original survey records and the field notes and documents on file in our office. This survey was made from the legal description shown above. The description should be compared with the original of file or 189-1890 for accuracy, easements and encumbrances.

Land Planning—Landscape Architecture—Civil Engineering—Land Surveying—Environmental Consulting—High Definition Scanning—Forensic Engineering—Fire Investigation

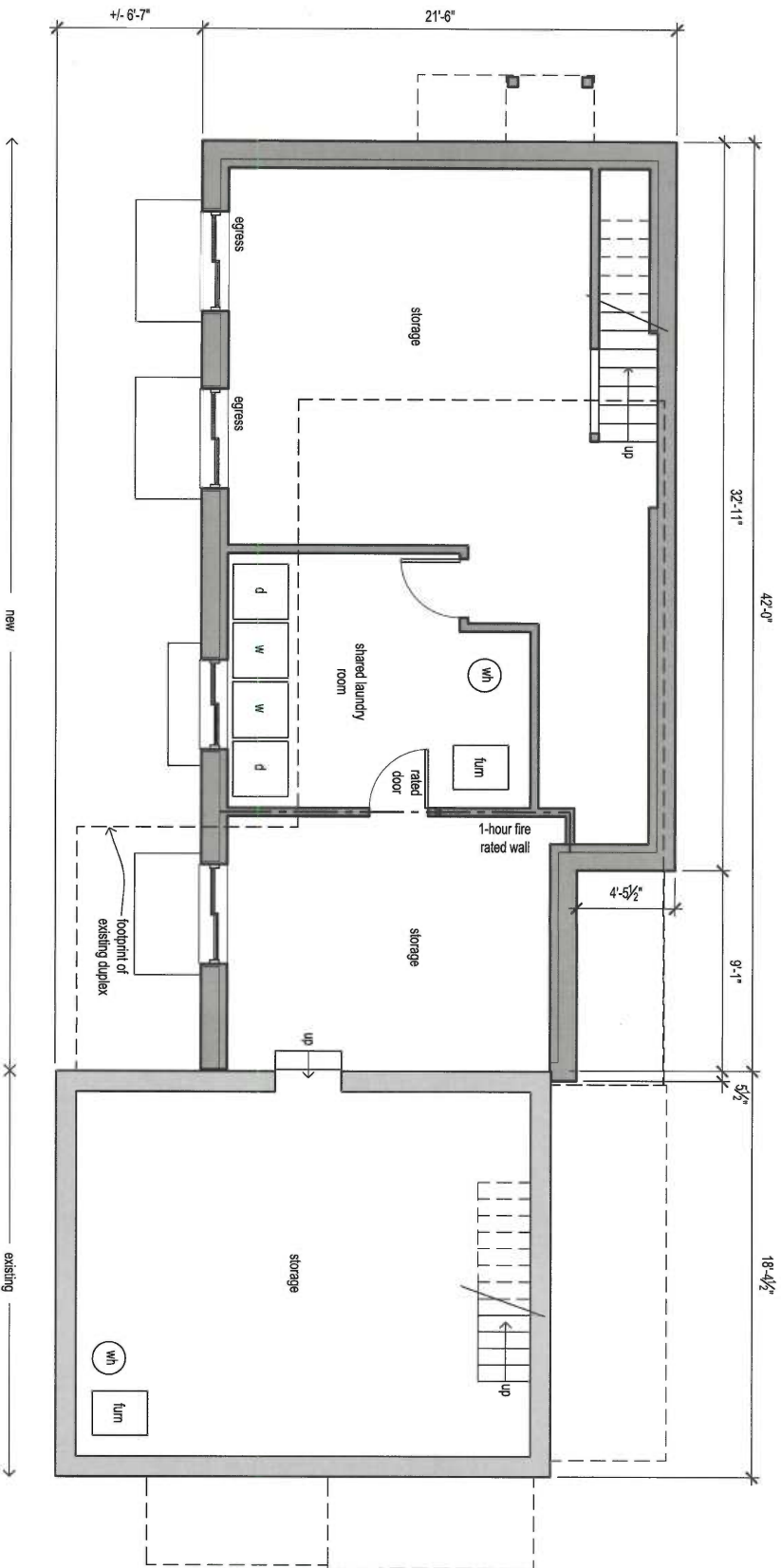


Lot Coverage: 16.3%

Proposed Building: Duplex

Lot Coverage: 20.2%

front/back



BASEMENT PLAN
3/16" = 1'-0"

L · G · A

**L E W I S
GREENSPON
ARCHITECTS LLC**

440 s main st, ste 2
ann arbor, mi 48104
734 · 786 · 3757
www.lg-architects.com

**Mahalo
Properties**

**Addition to
Existing
Duplex**

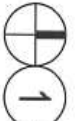
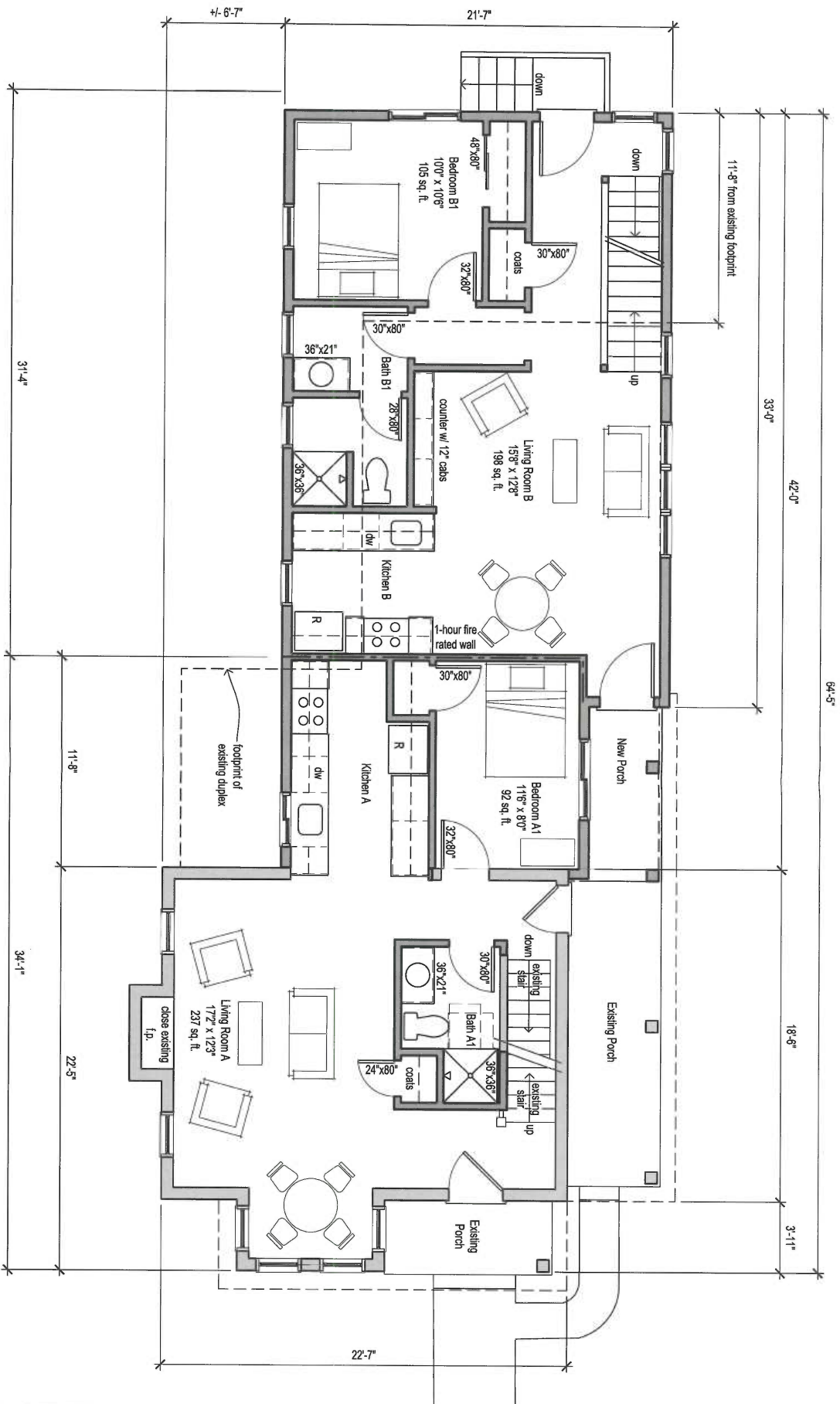
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Ann Arbor MI 48104

project no: 18037

issue no:
owner review 31 Oct '18
ZBA 6 Nov '18
ZBA 17 Dec '18

A2.1

BASEMENT PLAN



FIRST FLOOR PLAN
 3/16" = 1'-0"

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Mahalo Properties
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A2.2
 FIRST FLOOR

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Mahalo Properties

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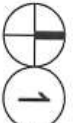
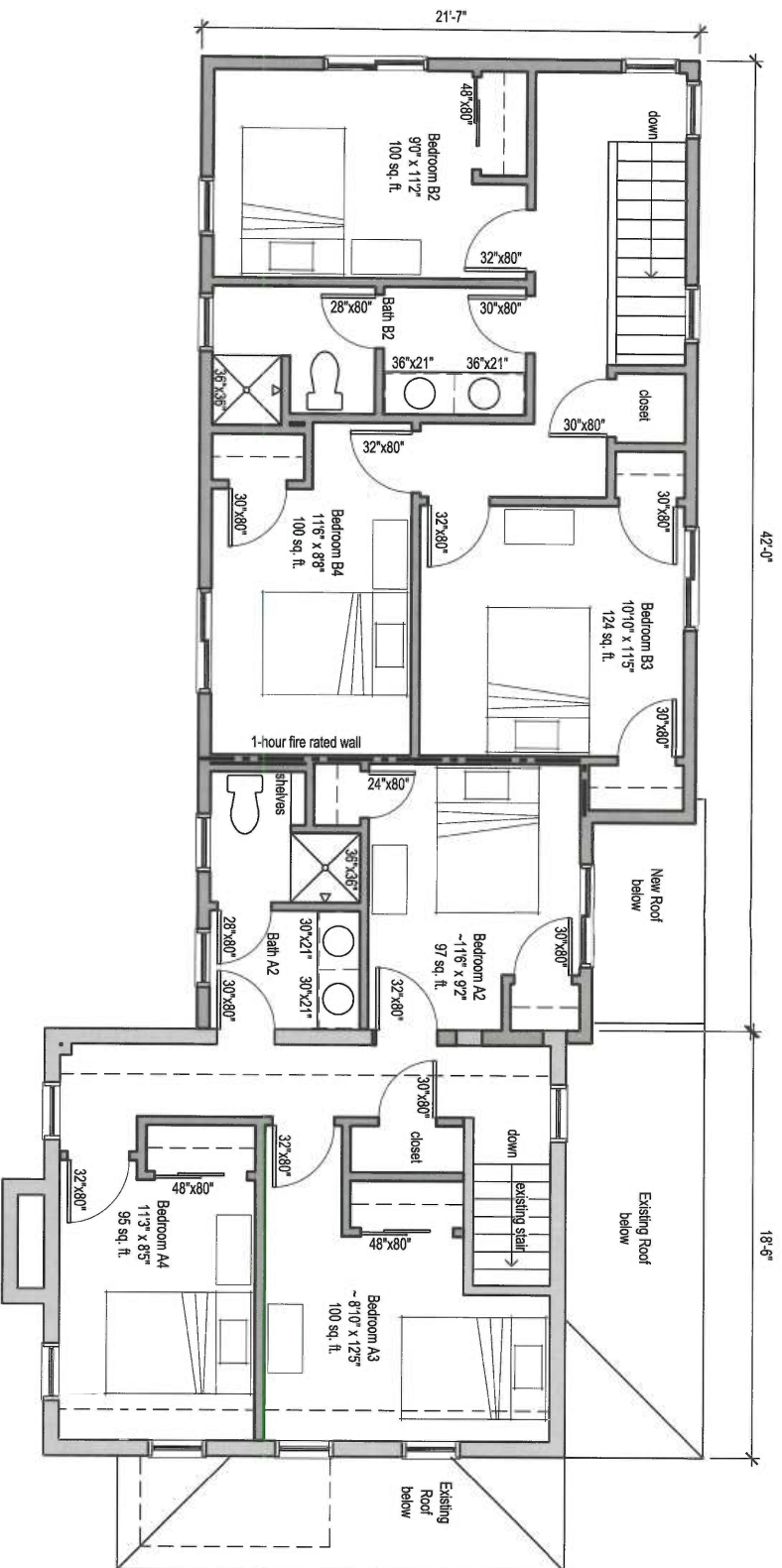
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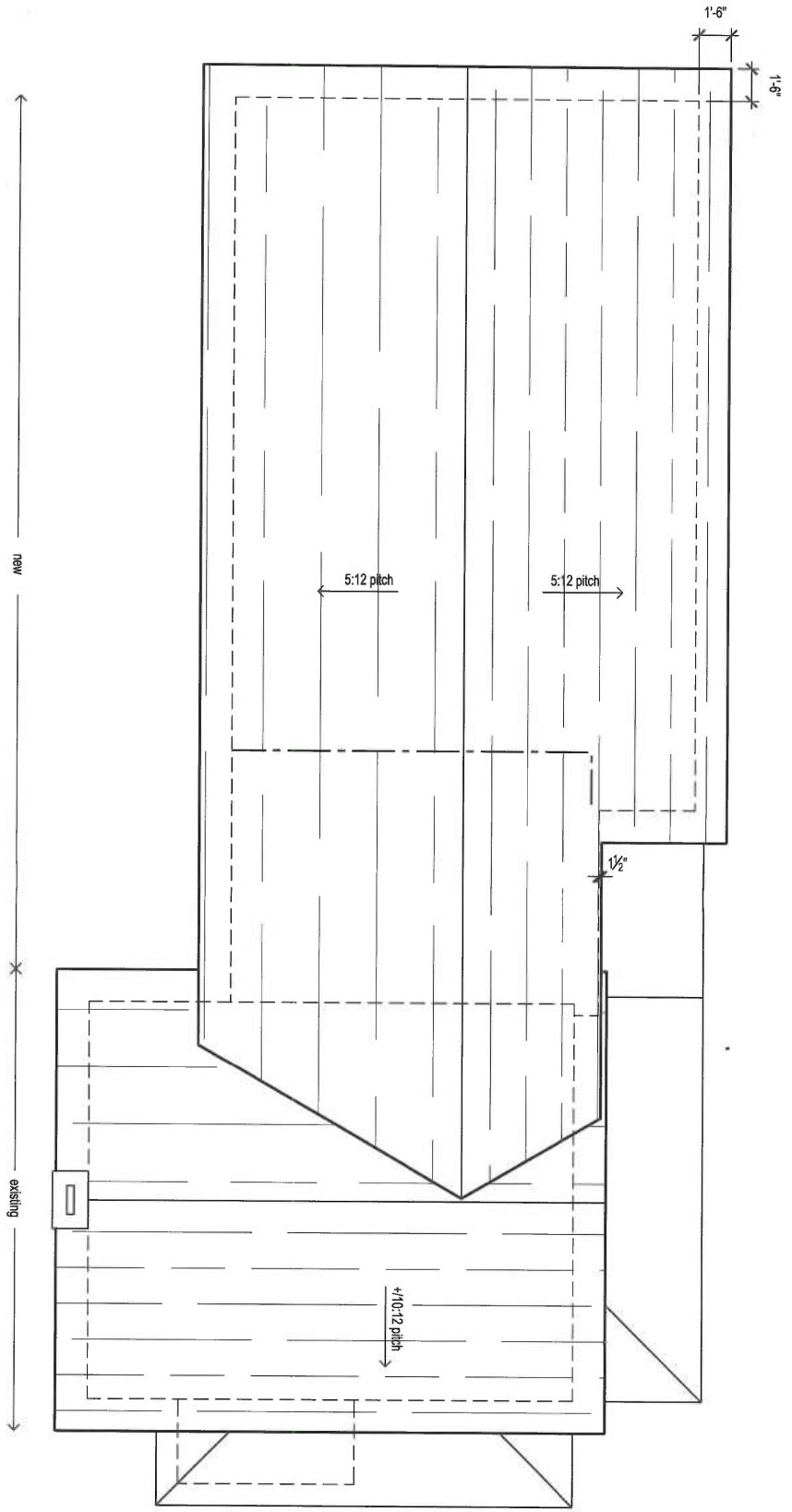
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SECOND FLOOR



SECOND FLOOR PLAN

3/16" = 1'-0"




ROOF PLAN
 3/16" = 1'-0"

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ROOF PLAN

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**Mahalo
Properties**

**Addition to
Existing
Duplex**

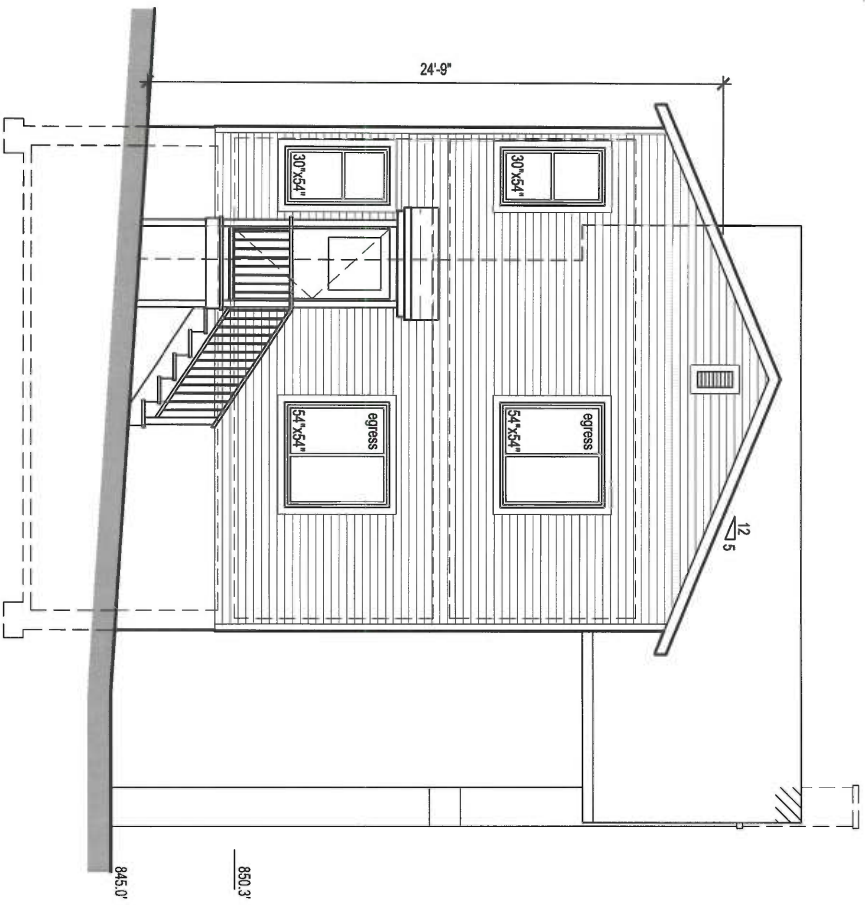
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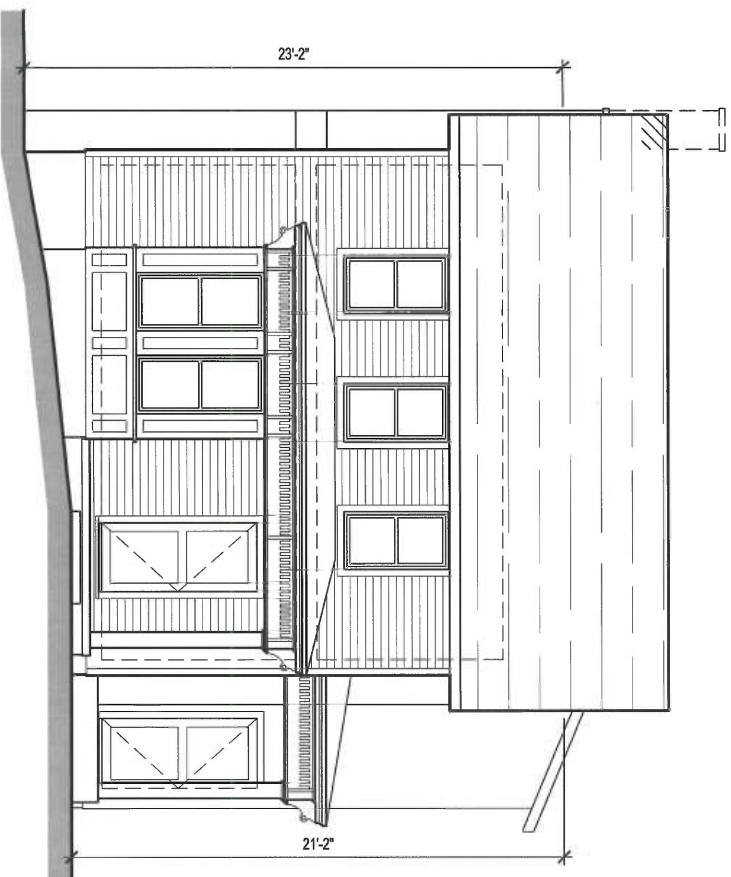
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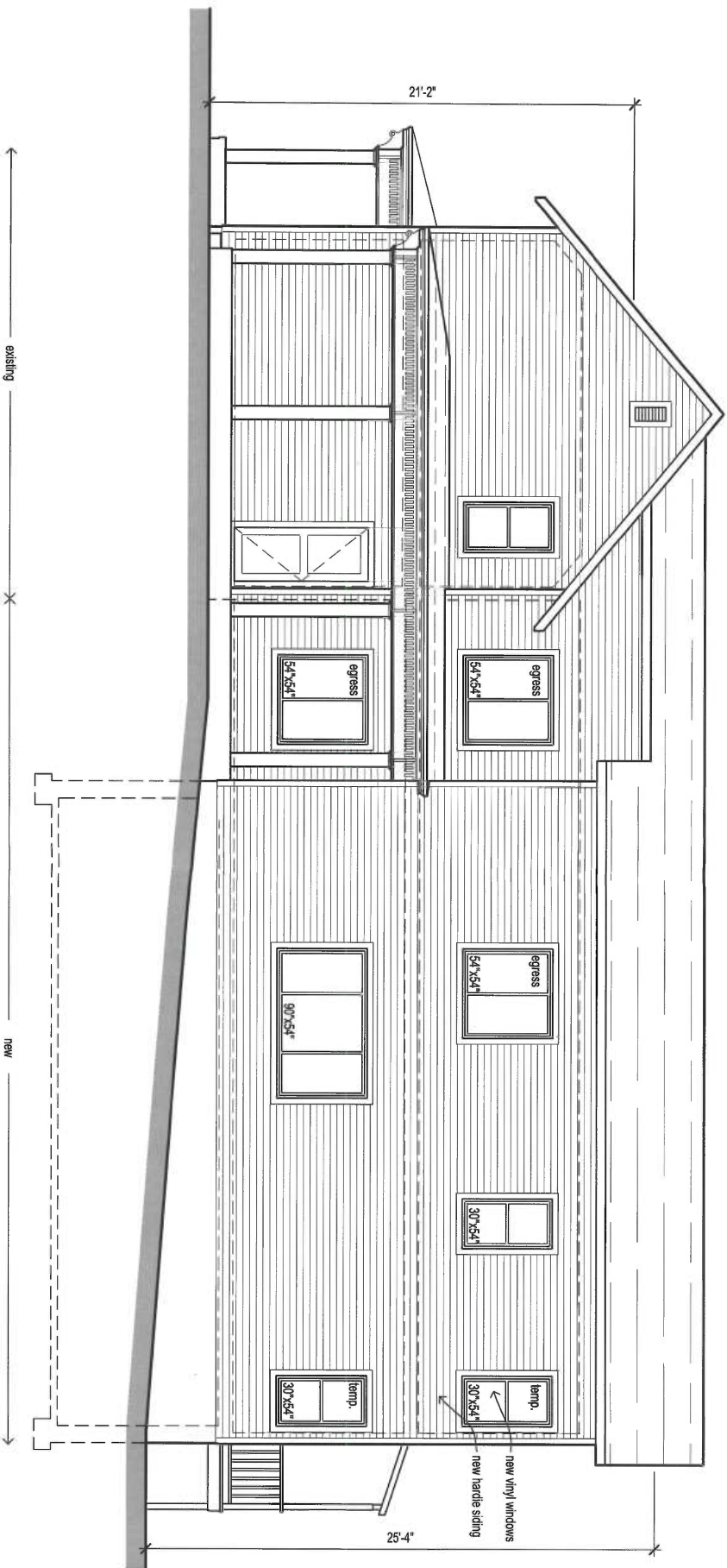
EXTERIOR ELEVATIONS



2 REAR / WEST ELEVATION
3/16" = 1'-0"



1 FRONT / EAST ELEVATION
3/16" = 1'-0"



1 SIDE / NORTH ELEVATION
3/16" = 1'-0"

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A3.2
EXTERIOR ELEVATIONS

**Mahalo
Properties**

Addition to
Existing
D u p l e x

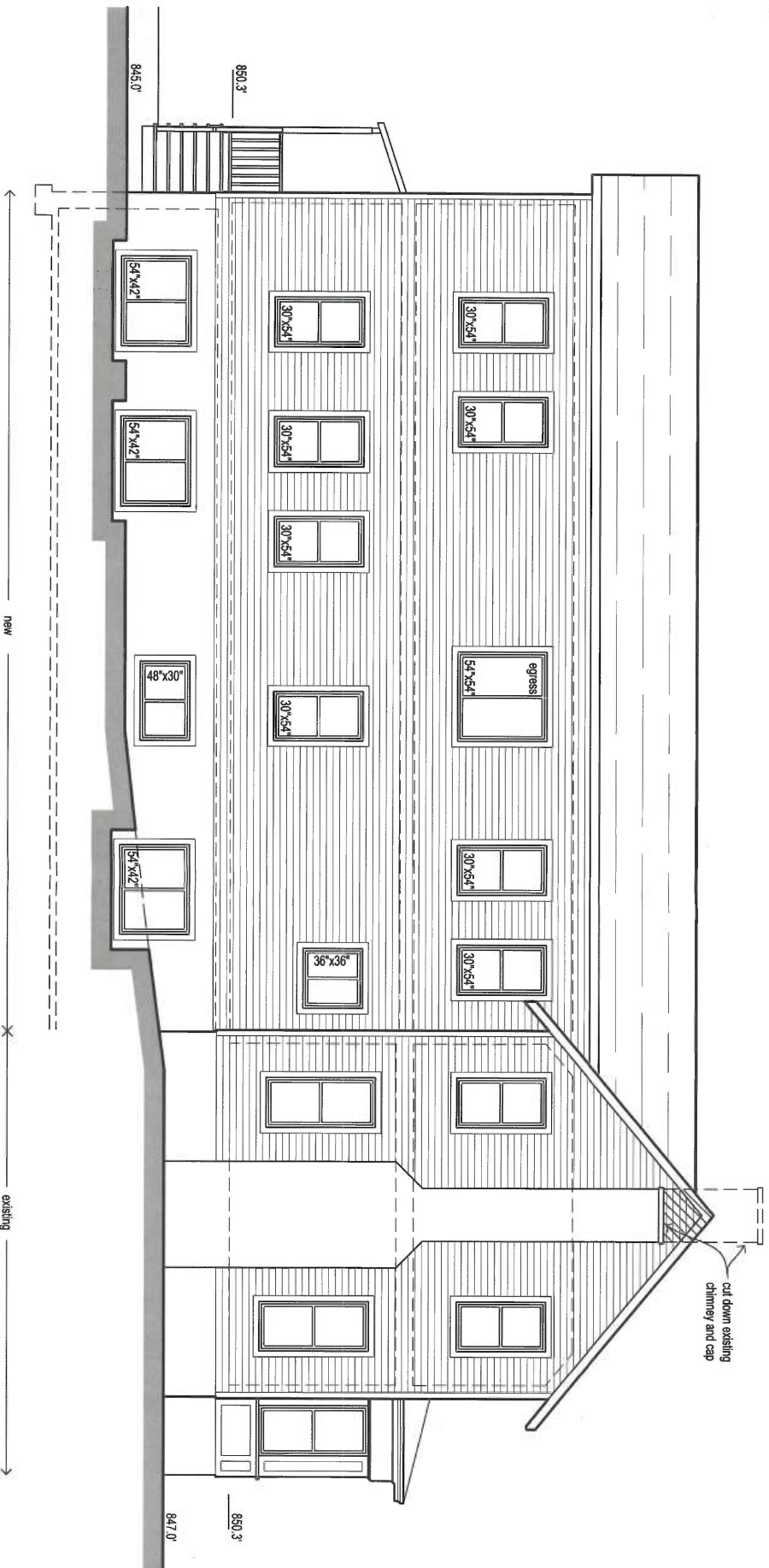
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EXTERIOR ELEVATIONS



1 SIDE / SOUTH ELEVATION
3/16" = 1'-0"