

**Zoning Board of Appeals
March 24, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-011; 920 Greenwood Avenue

Summary:

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The existing residence is a nonconforming six-bedroom single-family residence. The owner is proposing a third story to the existing two-story structure. The bedroom count will not change and remain at six. The property is zoned R4C, Multiple Family Dwelling and does not meet the requirements of lot area and lot width for the district.

Background:

The subject property is located on the south side of Greenwood Avenue east of Packard Road. The home was built in 1910 and is approximately 1,120 square feet in size. The lot area is 2,439 square feet and does not meet the minimum 8,500 required lot size. The residence does not meet the required rear yard setback of 30 feet.

Description:

The owners intend to maintain the single-family status of the existing rental home and the intent of the new third floor is to increase the size of common areas and bedrooms. The basement area is to be finished and intended to be a recreation room with accommodating bathroom. The area is not permitted to be a seventh bedroom. The new third story must comply with the 30 foot height limit for the R4C district.

Section 5.32.2 (B): The Alteration is approved by the Planning Manager upon a finding that it conforms to all the requirements of this chapter and is made to a Building which will be a Single-Family Dwelling on completion of the Alteration and is located in an R1, R2, R3 or R4 district.

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 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.

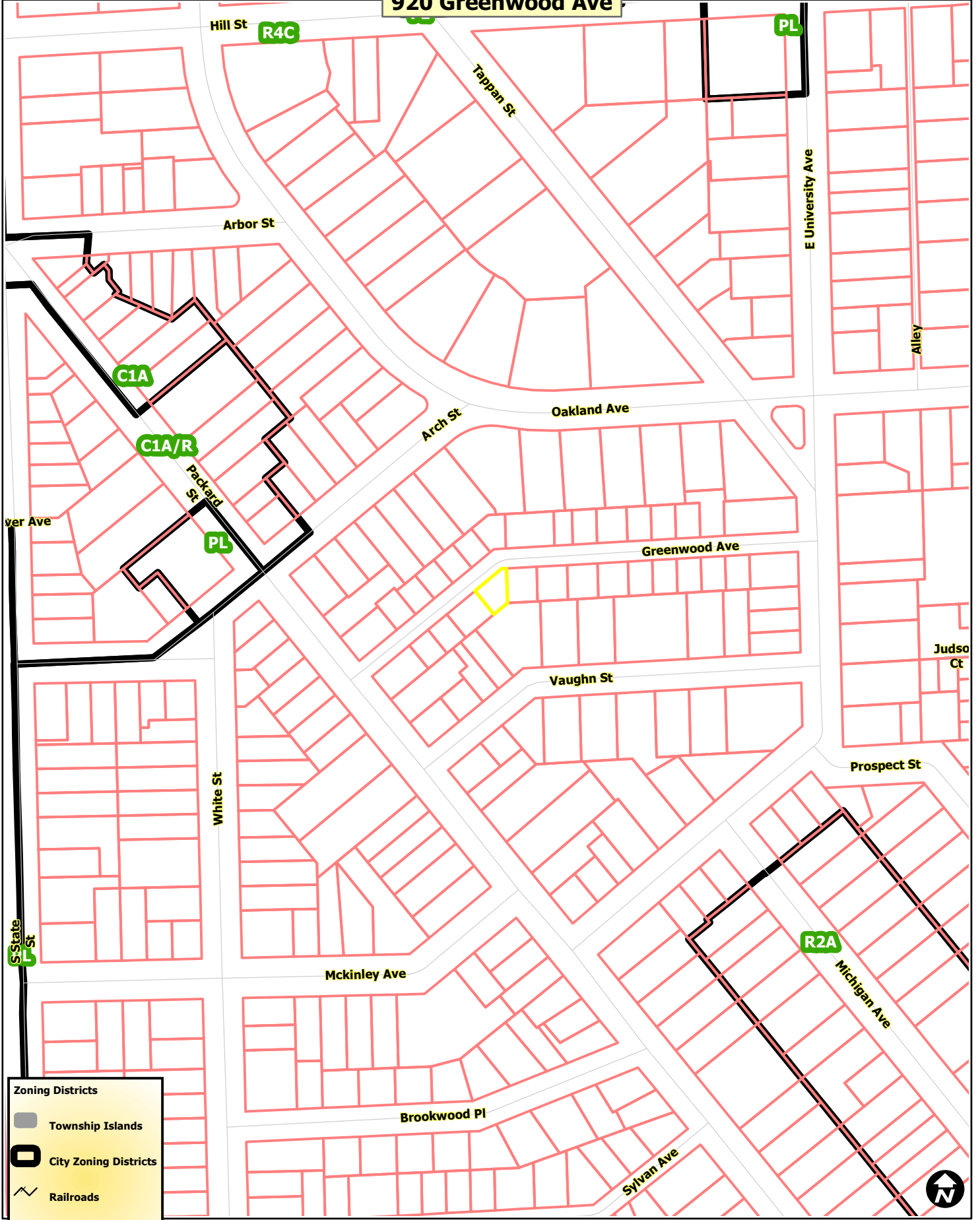
Zoning Board of Appeals
March 24, 2021

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with loops and a cursive-like flow.

Jon Barrett
Zoning Coordinator

920 Greenwood Ave



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

920 Greenwood Ave



- 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

920 Greenwood Ave



Greenwood Ave

-  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



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 920 Greenwood		ZIP CODE
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided Zaki Alawi	
PARCEL NUMBER	OWNER EMAIL ADDRESS Zmichiganrental@gmail.com	

APPLICANT INFORMATION

NAME Rob Fowler			
ADDRESS 5550 Fox Run	CITY Saline	STATE MI	ZIP CODE 48176
EMAIL rfowler17@comcast.net		PHONE 734-476-4851	
APPLICANT'S RELATIONSHIP TO PROPERTY Builder			

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:

Date: 2/13/21

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)

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:

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 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.

Existing house is a single-family, 2-story home with 6 bedrooms.
 Proposed change would be a single-family, 3-story home with 6 bedrooms and a finished basement with rec room and bath.
 Adding a third floor allows for larger common areas, as well as increases the square footage of the bedrooms.
 This neighborhood is primarily made up of university student housing.

Please complete the table below as it relates to your request

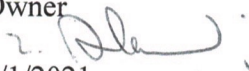
Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio		
Setbacks		
Parking		
Landscaping		
Other		



Quality Campus Housing
We aim to please you

I Zaki Alawi owner of 920 Greenwood and 625 N Fourth, hereby give permission to Rob Fowler to represent me at the upcoming ZBA hearings to do with these two properties.

Zaki Alawi
Owner


1/1/2021

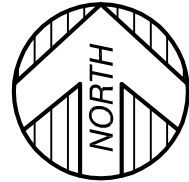
414 Huntington Place
Ann Arbor
MI 48104
Tel:734-327 0529 Fax:734-327 5929 Email:zmichiganrental@gmail.com
MichiganRental.com

CERTIFIED SURVEY

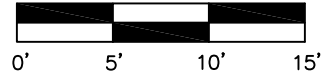
PROPERTY DESCRIPTION:

LAND IN THE CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN, DESCRIBED AS:

LOT 24 AND NORTHEASTERLY 1/2 OF LOT 26, ALSO THAT PORTION OF LOT 22 LYING WEST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF LOT 22, 10 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT TO A POINT 8.75 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT, EXCEPTING AND RESERVING THAT PART OF LOT 24 LYING EAST OF SAID LINE, ALL IN E.H. WAPLES' FIRST ADDITION, AS RECORDED IN LIBER 2 OF PLATS, PAGE 8, WASHTENAW COUNTY RECORDS.

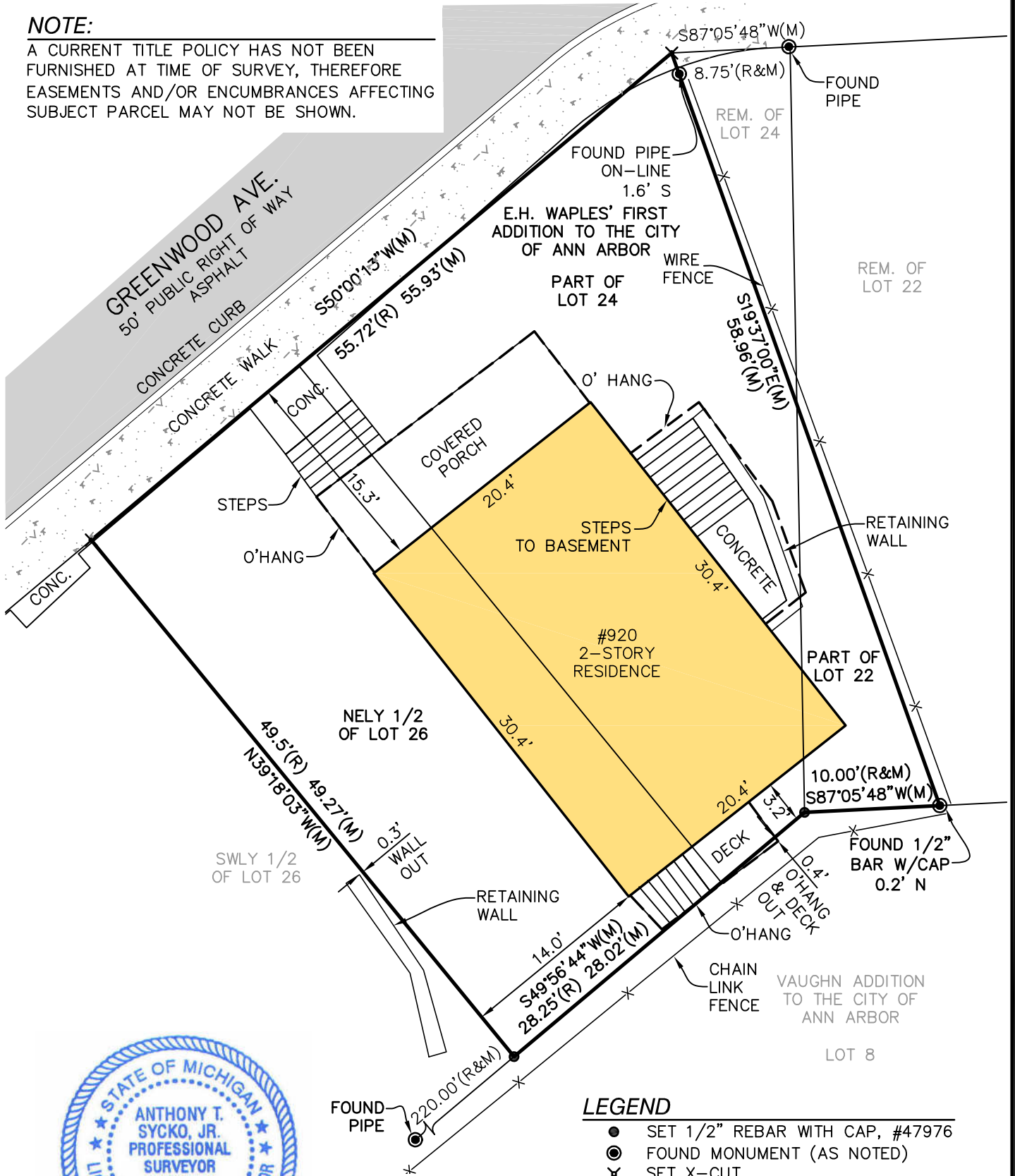


SCALE 1"=10'



NOTE:

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



LEGEND

- SET 1/2" REBAR WITH CAP, #47976
- ⊙ FOUND MONUMENT (AS NOTED)
- ✕ SET X-CUT
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132, MCL 54.213 HAVE BEEN MET, AND THAT THE RELATIVE POSITIONAL PRECISION IDENTIFIED FOR THIS SURVEY AND SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING.

Anthony T. Sycko, Jr.

ANTHONY T. SYCKO, JR., P.S. NO. 47976

KEM-TEC PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

A GROUP OF COMPANIES

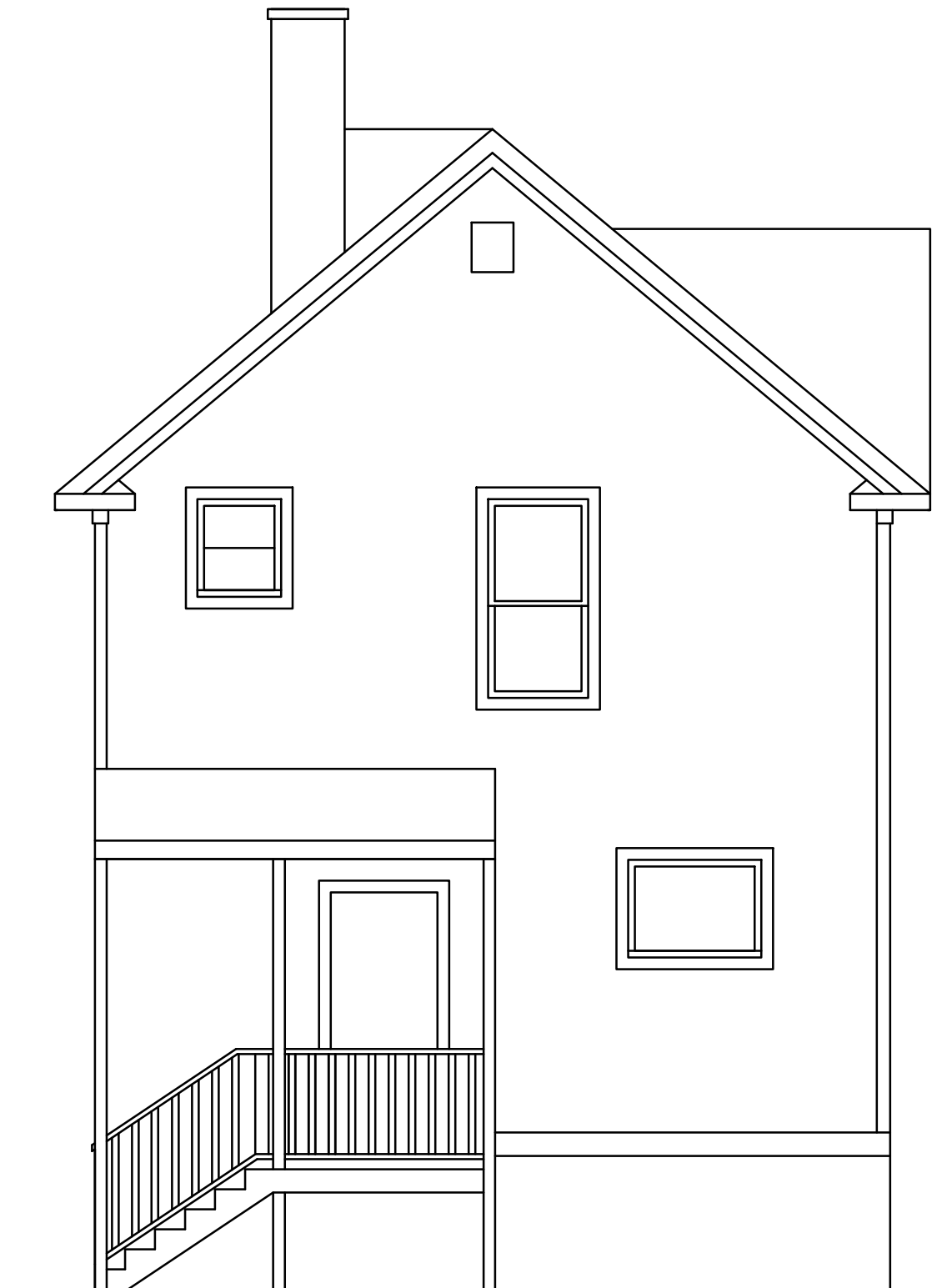
Eastpointe (800) 295.7222	Detroit (313) 758.0677	Ann Arbor (734) 994.0888	Grand Blanc (888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (810) 694.9955

www.kemtecagroupofcompanies.com

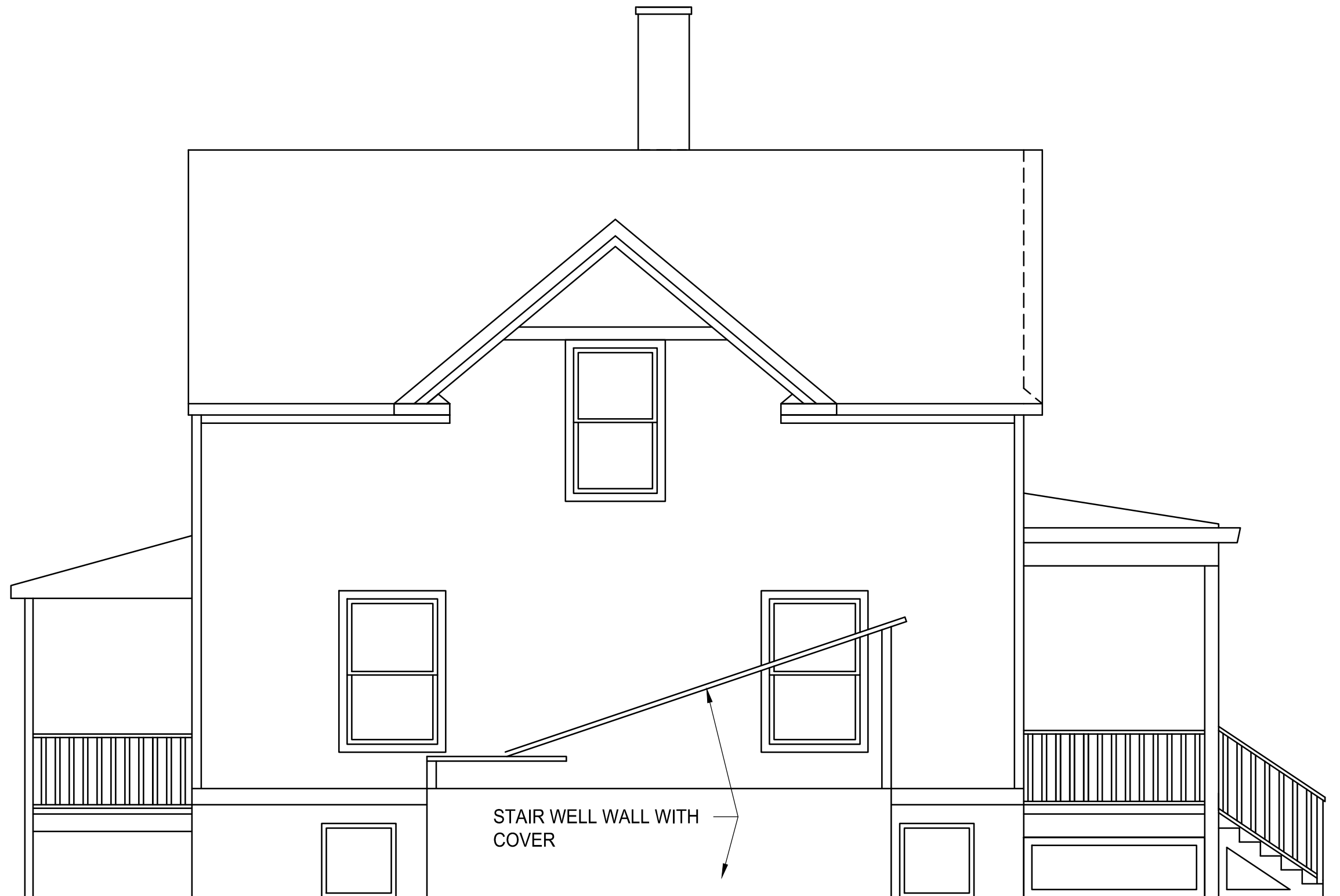
CERTIFIED TO: ROB FOWLER CONSTRUCTION	
FIELD SURVEY: PM MR	DATE: JANUARY 18, 2021
DRAWN BY: JDM	SHEET: 1 OF 1
SCALE: 1" = 10'	JOB NO.: 20-03664



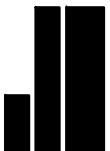
REFERENCE PHOTOS

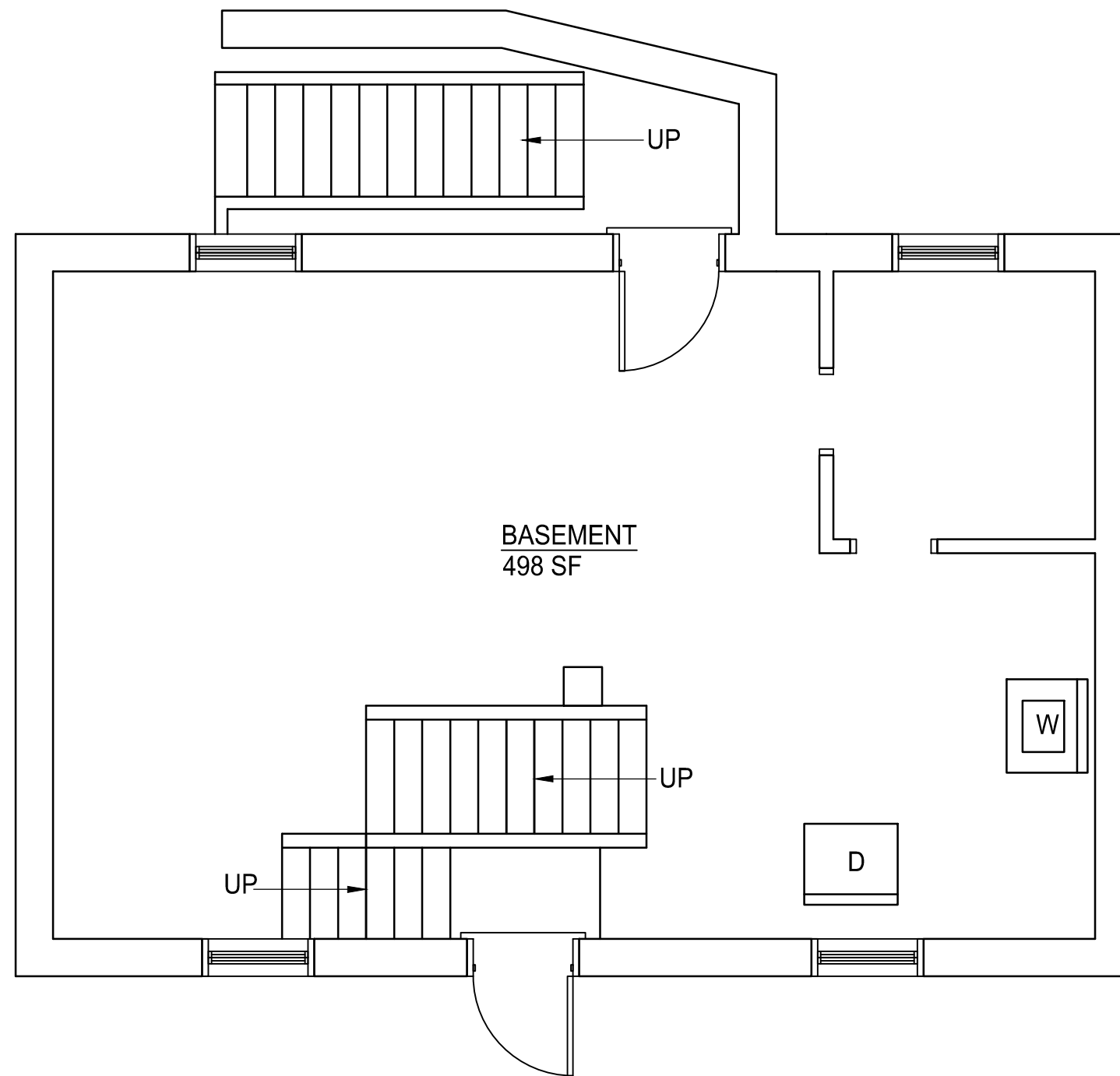


EXISTING REAR ELEVATION

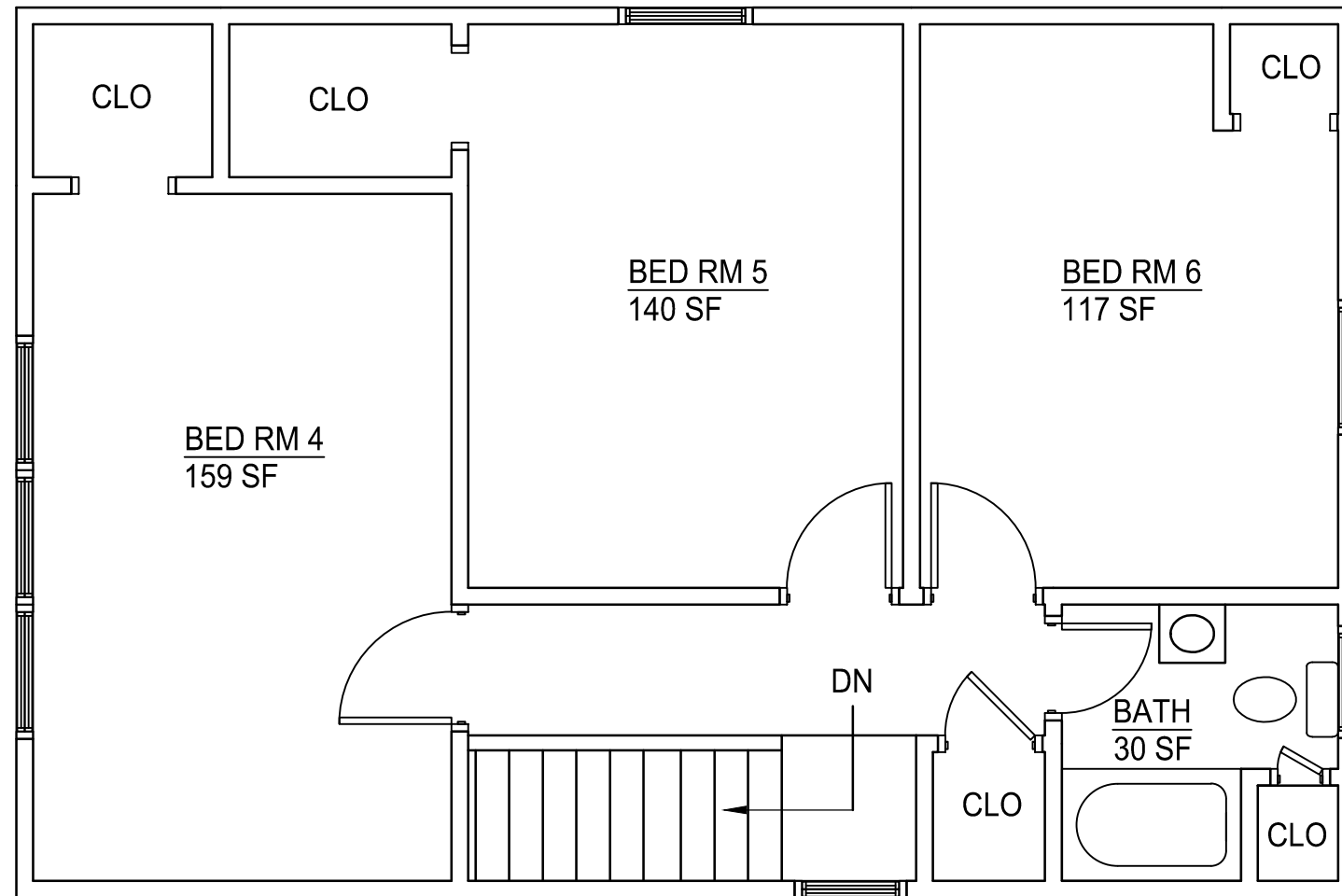


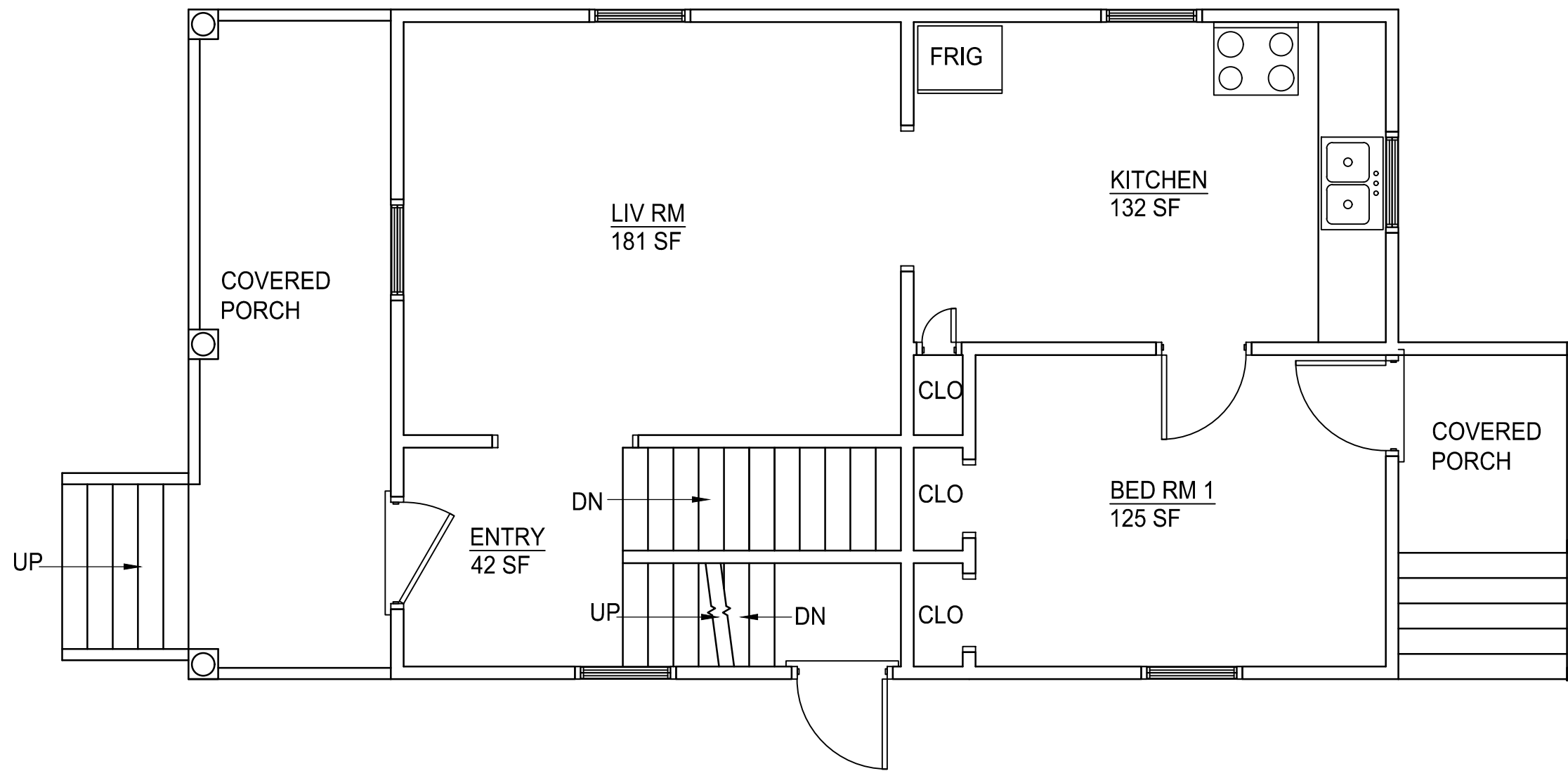
EXISTING LEFT SIDE ELEVATION

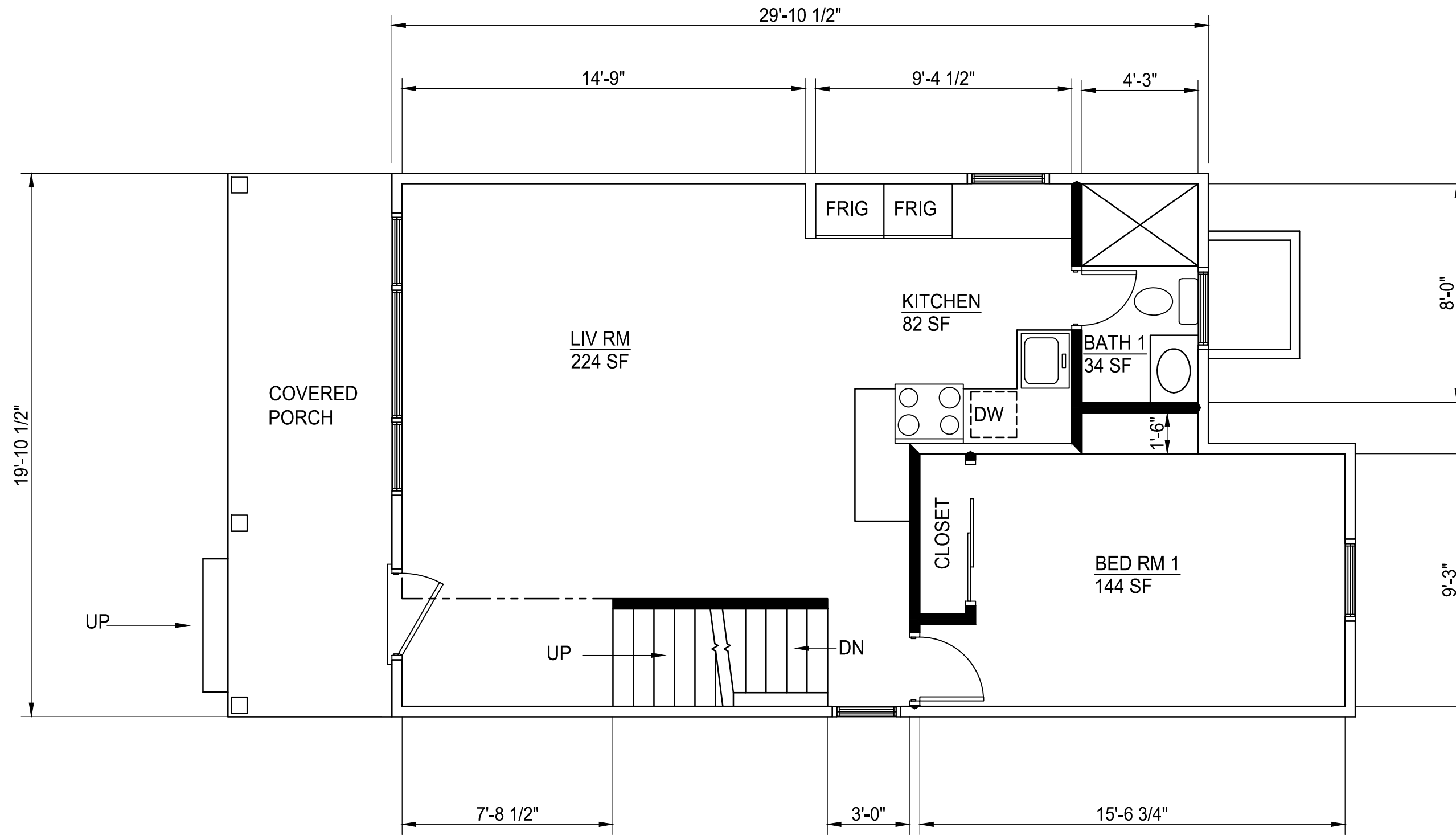
 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE	SHEET NO:
	RENOVATION	920 GREENWOOD ANN ARBOR, MI	EXISTING REAR AND LEFT SIDE ELEVATIONS		12/30/20	DRAWN				13 X 19	12 OF 12
				1/4"=1'-0"							A-12

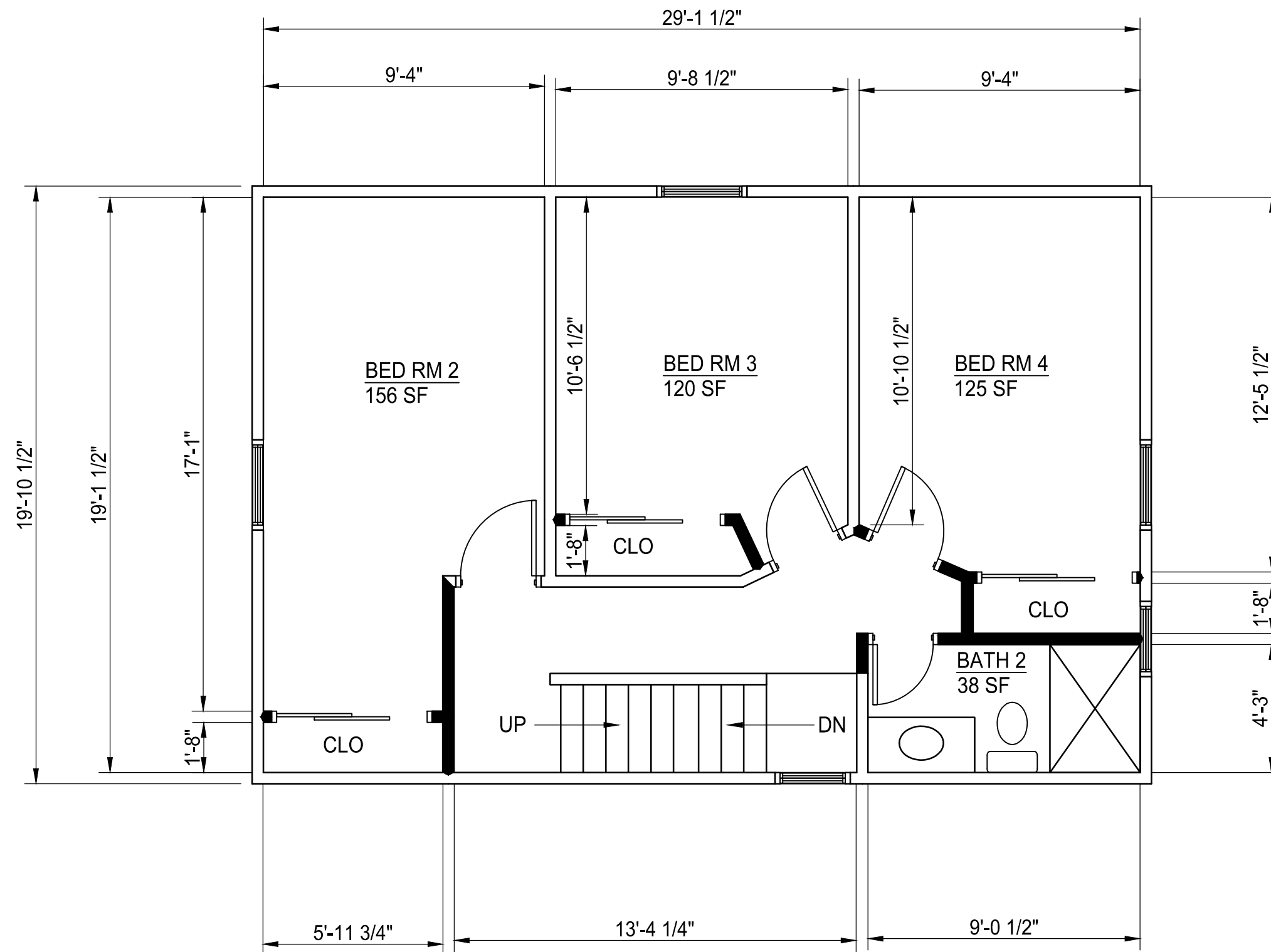


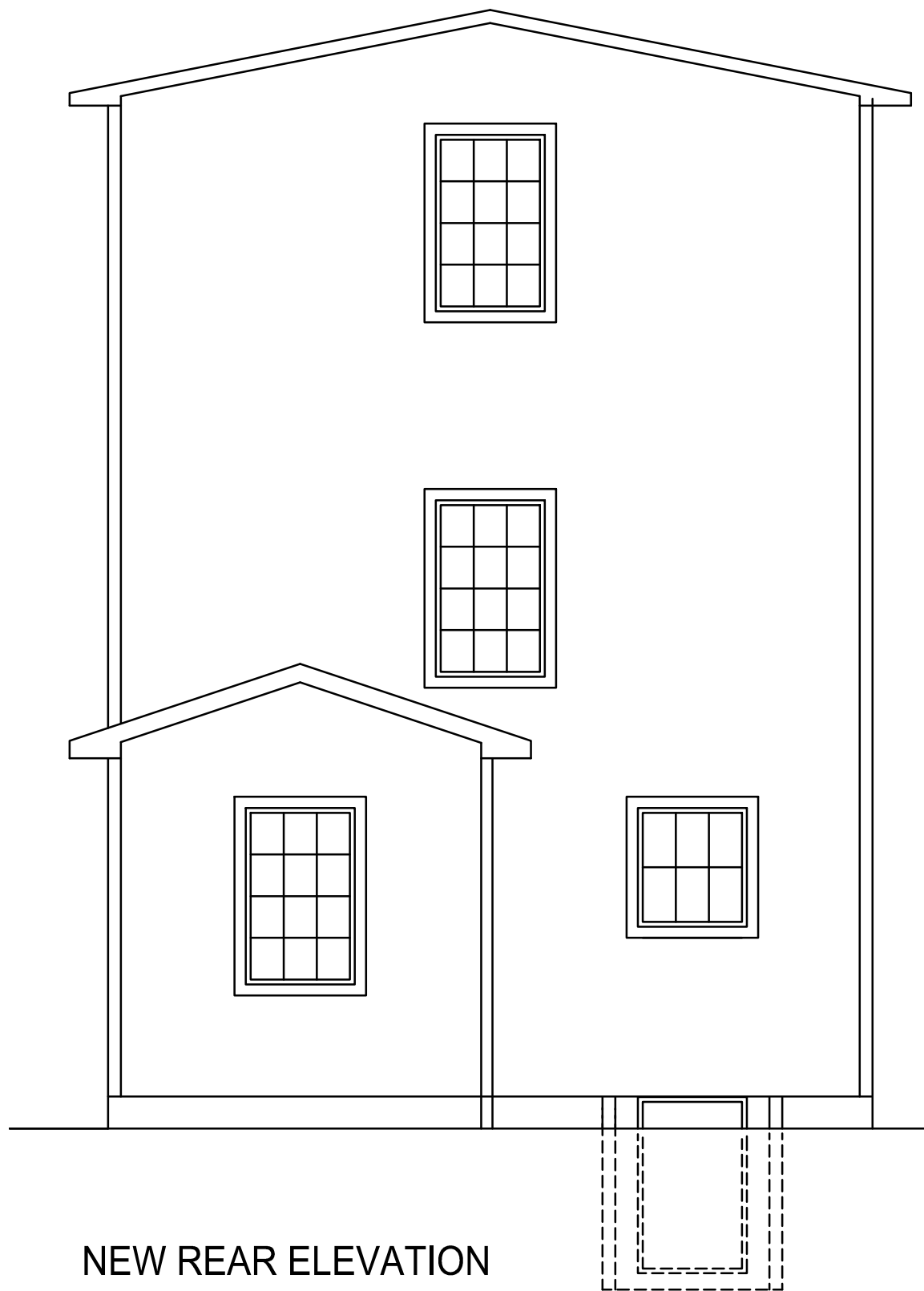
MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:
	12/30/20	DRAWN			



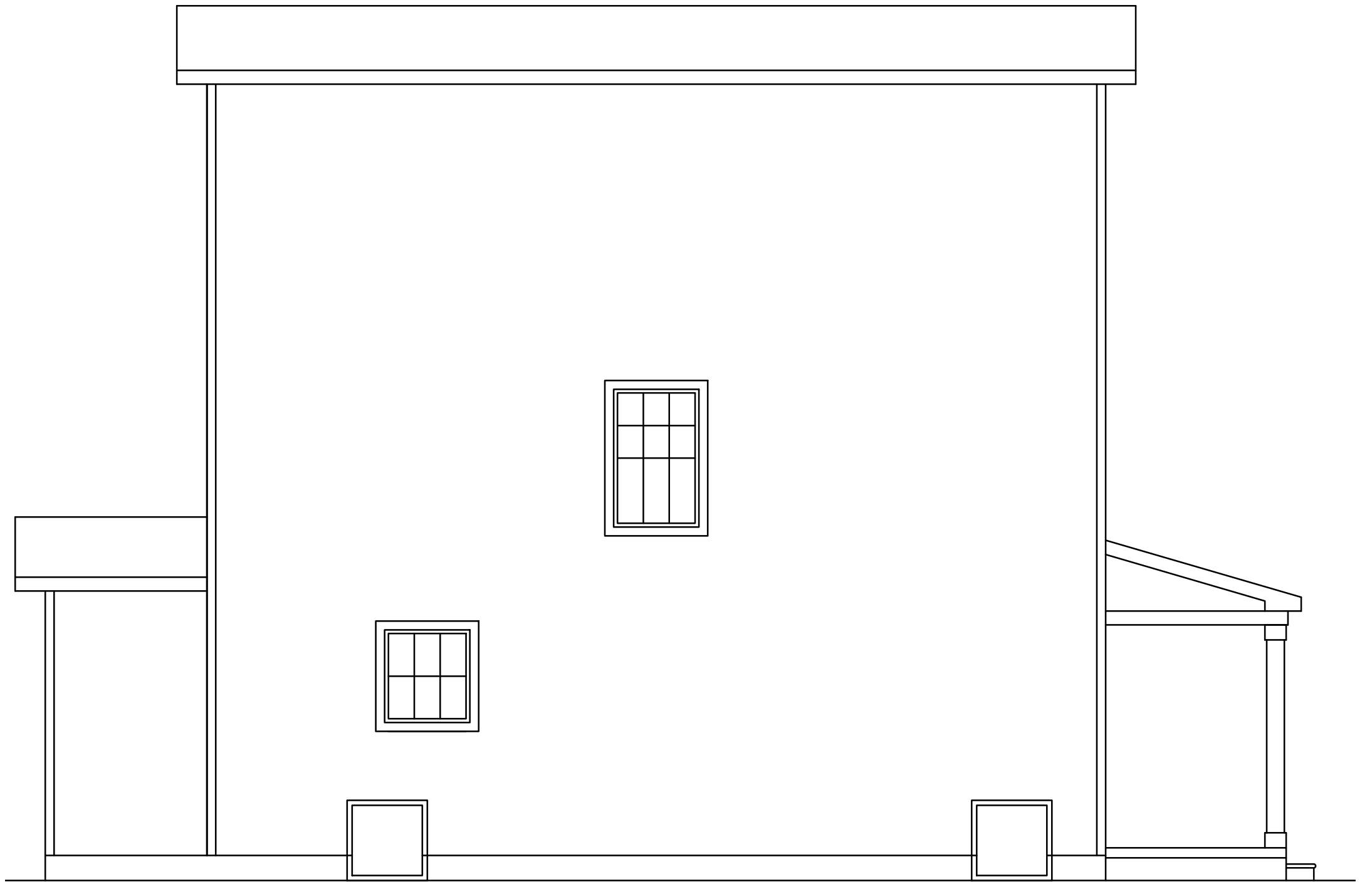









NEW REAR ELEVATION



NEW LEFT SIDE ELEVATION

 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE	SHEET NO:
	RENOVATION	920 GREENWOOD ANN ARBOR, MI	NEW REAR AND LEFT SIDE ELEVATIONS		12/30/20	DRAWN				13 X 19	10 OF 12
				1/4"=1'-0"							A-10

