



CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104
(734) 794-6267

Receipt Number: 2020-00042220

Project Number	HBA20-001
Receipt Print Date:	01/21/2020
Address	2810 ELMWOOD AVE
Applicant	Trusted Heating & Cooling Solutions Inc
Owner	BISHOP JENNIFER
Project Description	

FEES PAID

0010-033-3370-0000-4362

P&D - APPEAL FEES

HBA	0010-033-3370-0000-4362	500.00
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Total Fees for Account 0010-033-3370-0000-4362:	500.00
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TOTAL FEES PAID	500.00
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DATE PAID: Tuesday, January 21, 2020

PAID BY: LOGOS

PAYMENT METHOD: CREDIT CARD TYPE NOT

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

Section 1: Applicant Information

Name of Applicant: Jennifer Bishop and Sarah Tanner

Address of Applicant: 8179 Stonehedge Rd Gregory, MI 48137

Daytime Phone: 734-904-6713

Fax: n/a

Email: jenbish@umich.edu sntanner@umich.edu

Applicant's Relationship to Property: Owner

Section 2: Property Information

Address of Property: 2810 Elmwood Avenue Ann Arbor, MI 48104

Zoning Classification: Residential

Tax ID# (if known): _____

Section 3: Request Information

☒ Variance

Chapter(s) and Section(s) from
which a variance is requested:

REQUIRED dimension:

PROPOSED dimension:

7'0" Bedroom Ceiling

6'7" Bedroom Ceiling

Clearance

Clearance

Example: Chapter 105, Section 5:26

Example: 6' 8" Basement Ceiling Clearance *Example: 6'6" Basement Ceiling Height*

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

SEE ATTACHED

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.

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SEE ATTACHED

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

SEE ATTACHED

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

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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

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

SEE ATTACHED

Section 5: Time Extension

Current use of the property

N/A

Explain why you are requesting a time extension:

N/A

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 ½" 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.

734-904-6713

Phone Number

jenbish@umich.edu sntanner@umich.edu

Email Address

Signature

Jennifer Bishop

Print Name

Sarah Tanner

2810 Elmwood Variance Application

Attachments

Section 3: "Give a detailed description of the work you are proposing and why it will require a variance."

I purchased this home in 2004. I used the upstairs loft as a bedroom for over ten years, and this was used as a bedroom for all of its history. The ceiling height of the room is 6'7", and the required dimension is 7'0". The house is one of the oldest in the neighborhood, built in 1920. In renting the house out, we would like the tenants to have the option of using it as a bedroom.

Section 4: *"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?"*

Yes, in order to make the ceiling height taller, the roof would need to be raised, which would alter the original design of the house.

Under the current Codes, only one person would be able to rent out the house using the downstairs bedroom, as it is smaller than what is required to be a two-person bedroom.

We would like to be able to rent the house to a couple or a small family. The upstairs loft has over 150 square feet with a ceiling height of 5' or above. The house is 930 sq ft including the loft. The loft has 16 sq ft of window to provide natural light, which is 4 sq ft larger than Code requires. It is hardwired with a smoke detector, which is linked into the house system of smoke and carbon monoxide detection. The stairs and stairway to the loft are up to Code.

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Yes, to meet code the roof would need to be raised which would alter the original design of the house. We feel the house is large enough to accommodate a small family and this would allow it to do so. We would not change the rent prices depending on how many people live there, but we would like for a couple or small family to have the opportunity to live there.

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

There will be no effect on the neighboring properties, should the variance be granted.

"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 house's 1920's vintage, it has a shorter upper level than what is standard for properties built later.

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

The condition which prevents us from complying with the ordinance is not self-imposed. This is a condition that has arisen from the original design of the house.

2810 Elmwood Ave Ann Arbor 48104 Variance Application

Tenant names:

Daniel Weddington and Anna Hess



2810 Elmwood Ave Exterior



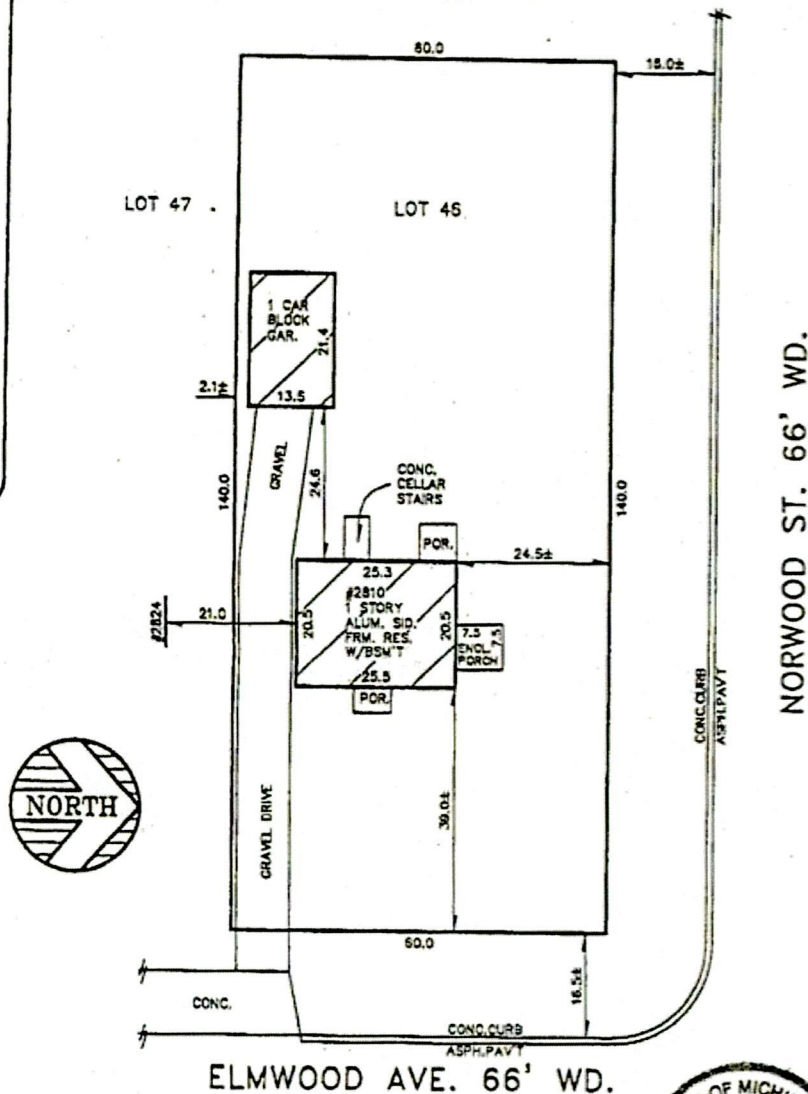
MORTGAGE SURVEY

Certified to: ALLIED HOME MORTGAGE

Applicant: JENNIFER A. BISHOP AND AJA W. TEYSHAK

Property Description:

Lot 46; DARLINGTON, a subdivision of part of the Southwest 1/4 of Section 2, Town 3 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber 5 of Plats, Page 5, Washtenaw County Records.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

J.R. Schrader P.E.

JOB NO: 04-67005 SCALE: 1"=20'
DATE: 09/09/04 DR BY: DD



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

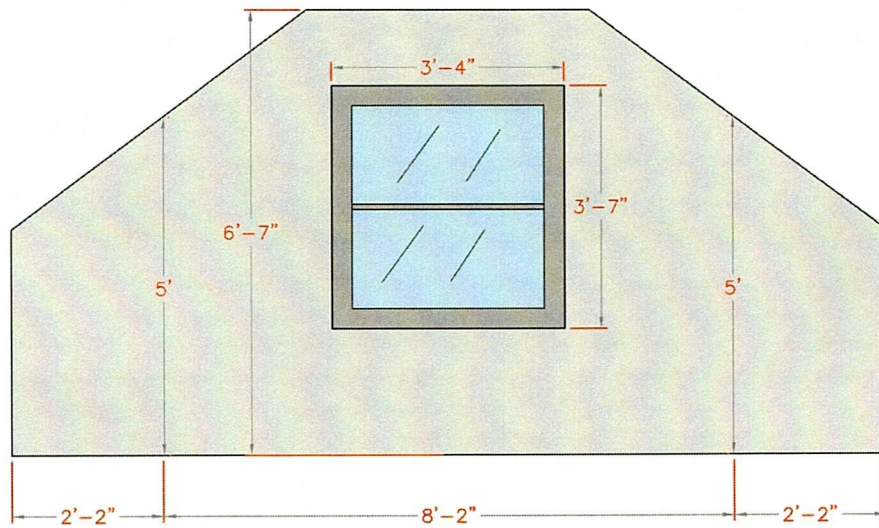
KEM-TEC
LAND SURVEYORS

28884 Gravel Avenue
Livonia, MI 48150-4318
(734) 773-2222
FAX (734) 773-4046

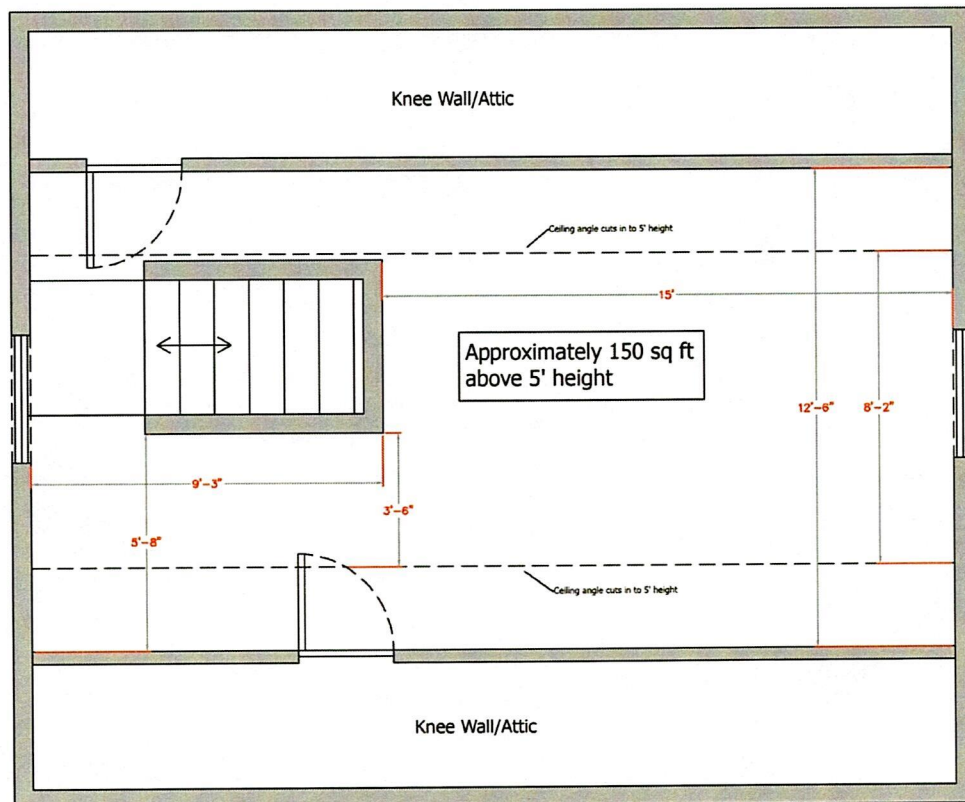
KEM-TEC WEST
LAND SURVEYORS

800 E. STADIUM
Ann Arbor, MI 48106-1412
(734) 964-0888 • (800) 425-6132
FAX (734) 964-0827

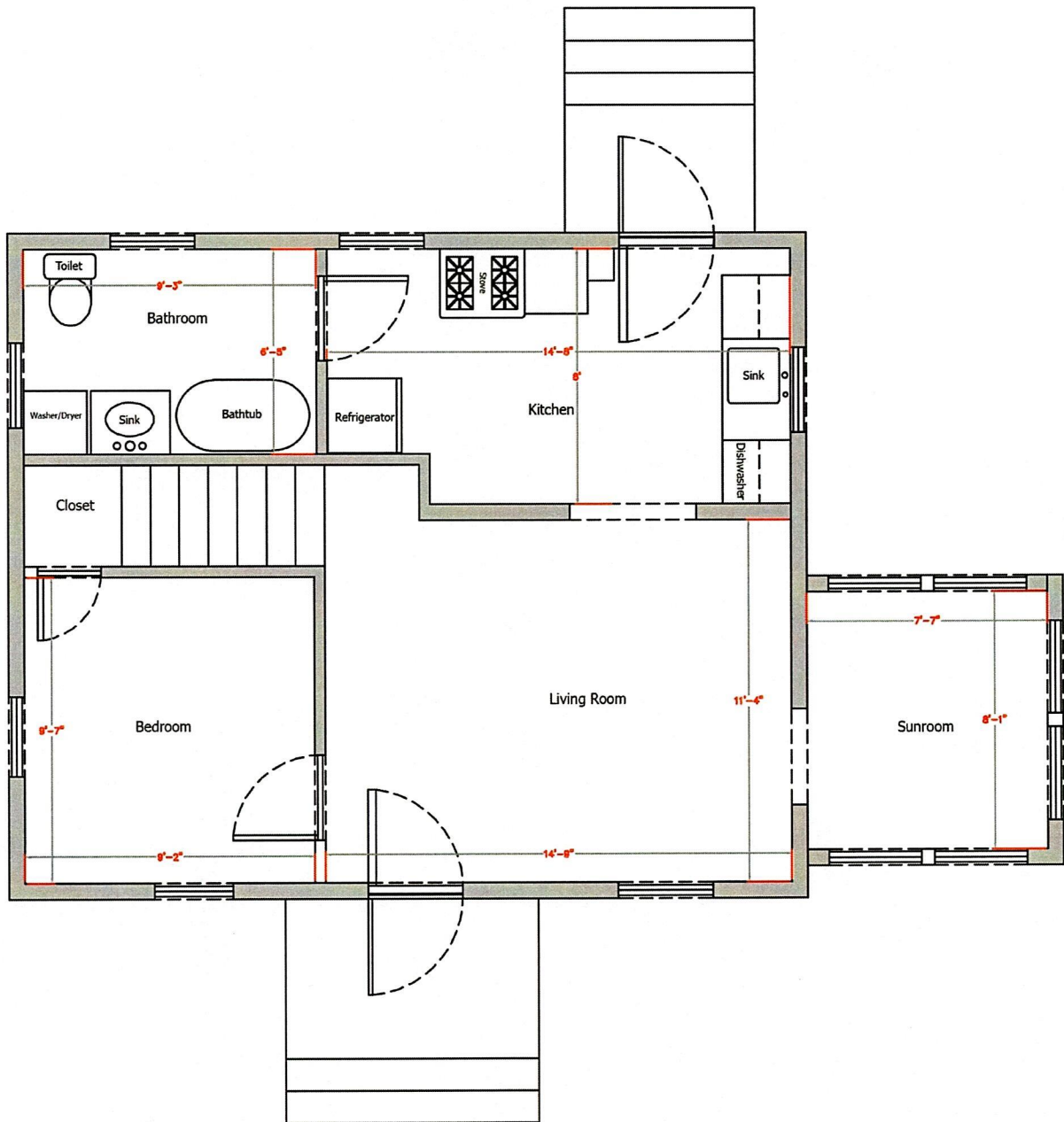
2810 Elmwood Ave 2004 Survey (Garage no longer exists)



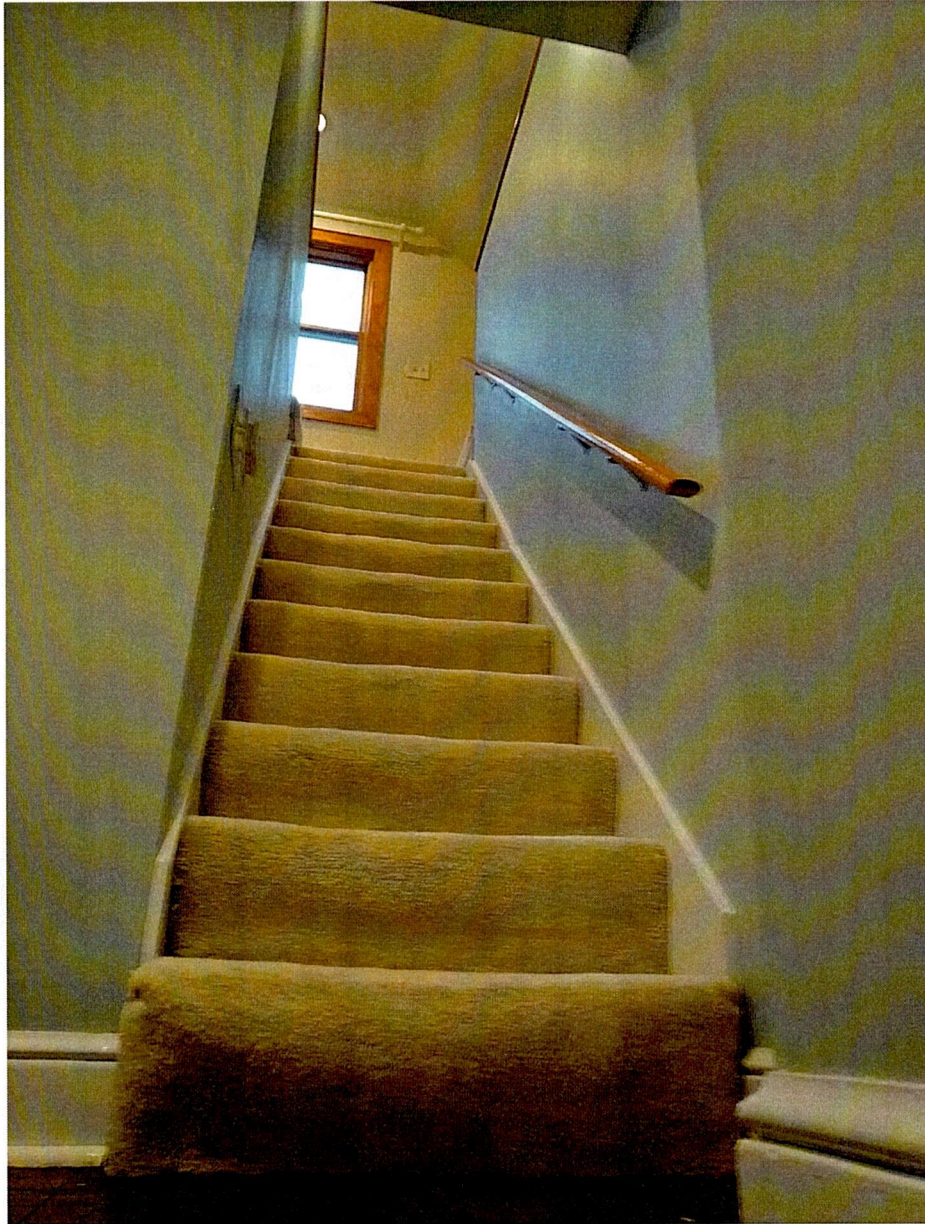
2810 Elmwood Upstairs Loft North Wall Elevation



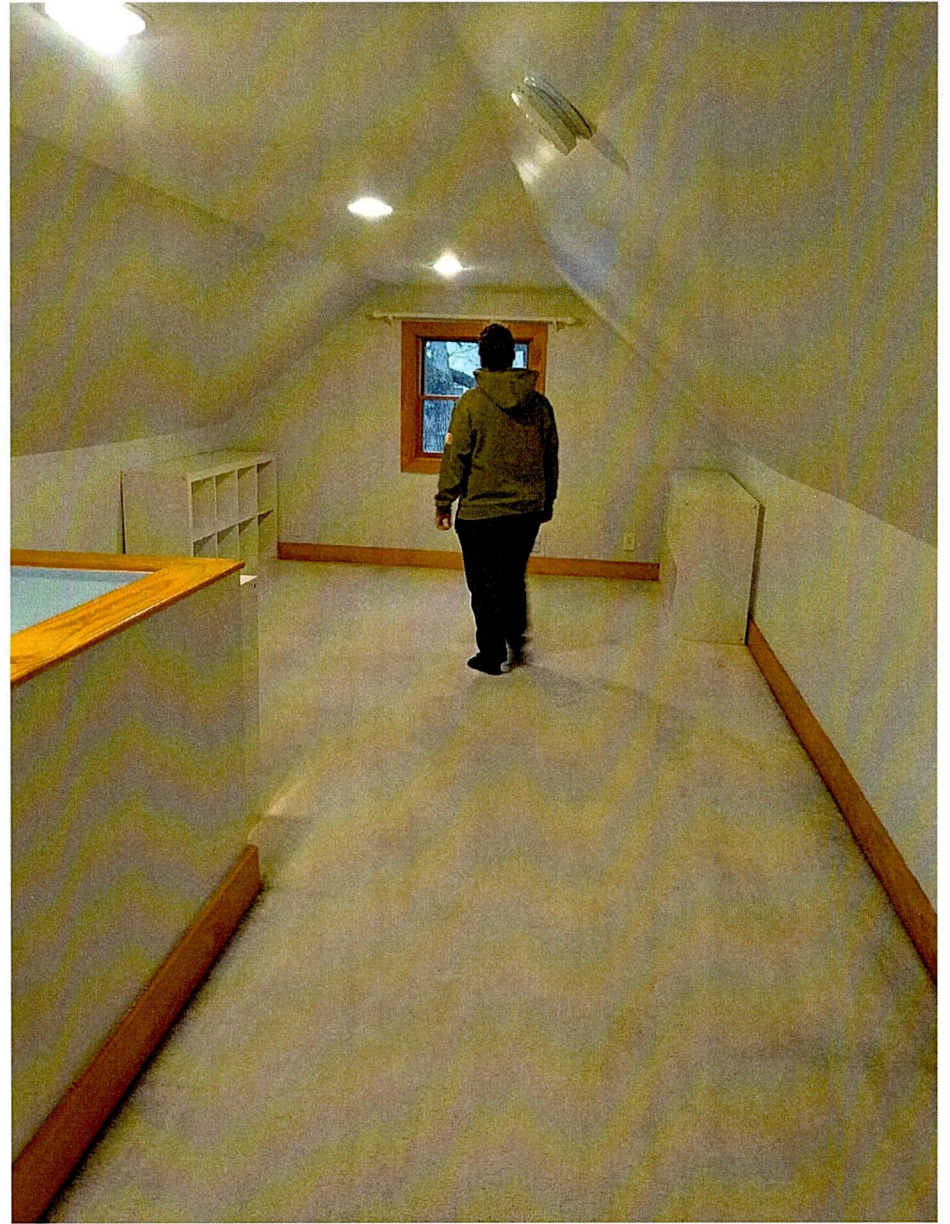
2810 Elmwood Second Floor (Loft) Floorplan



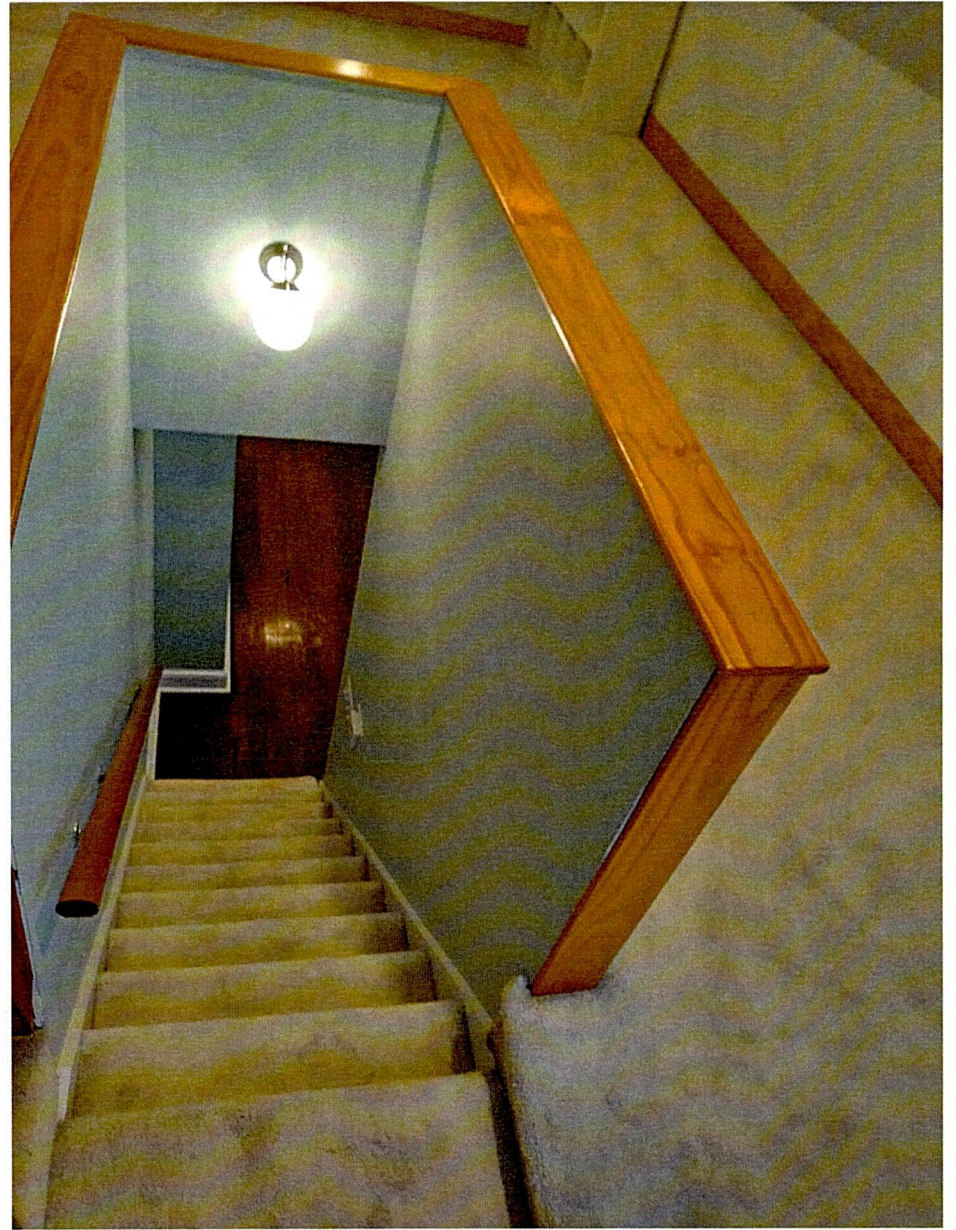
2810 Elmwood First Floor Floorplan



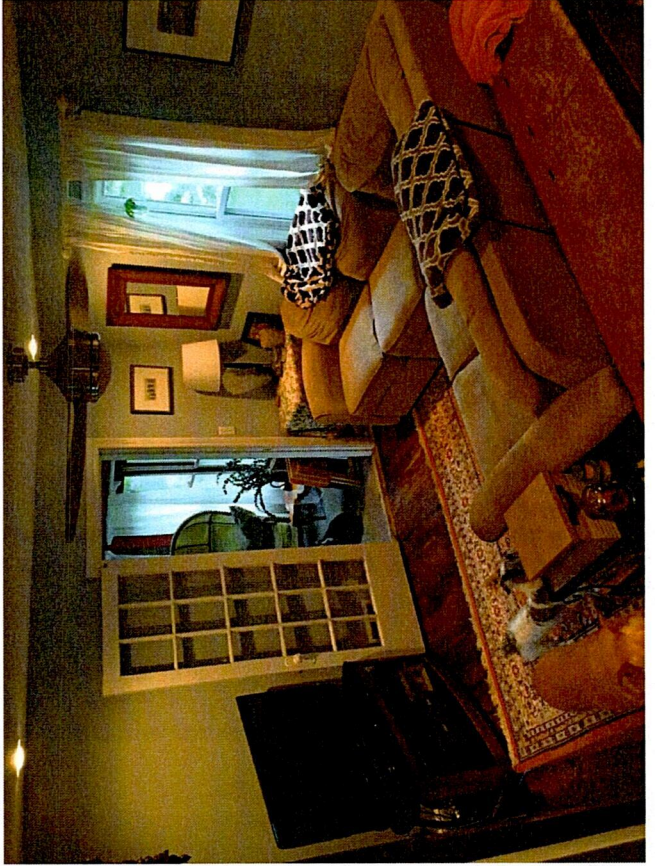
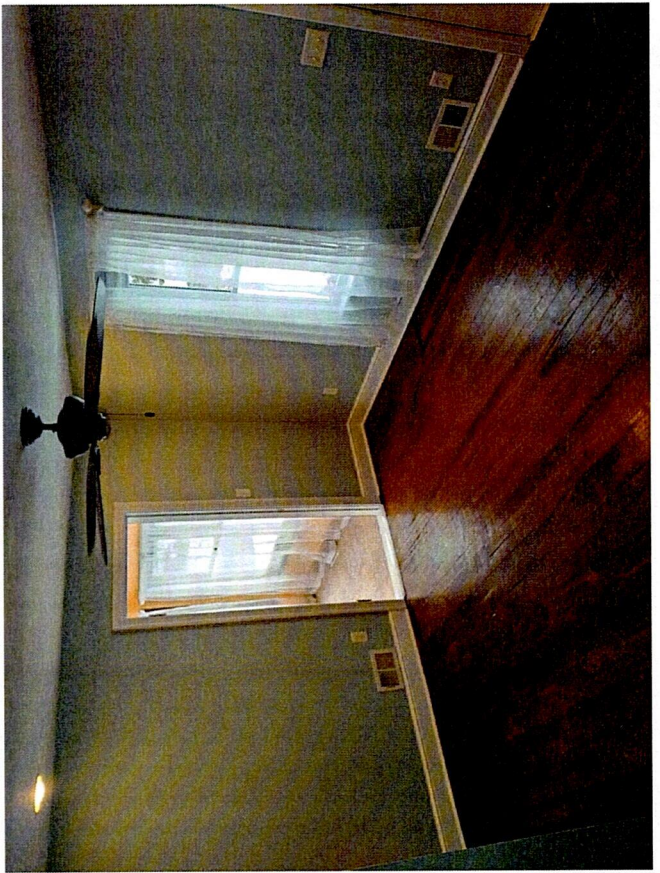
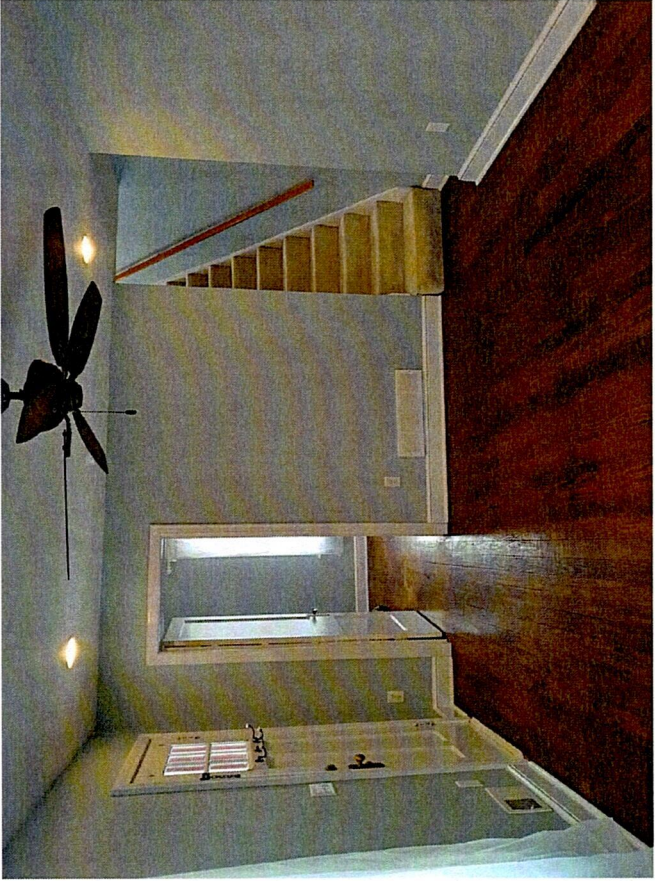
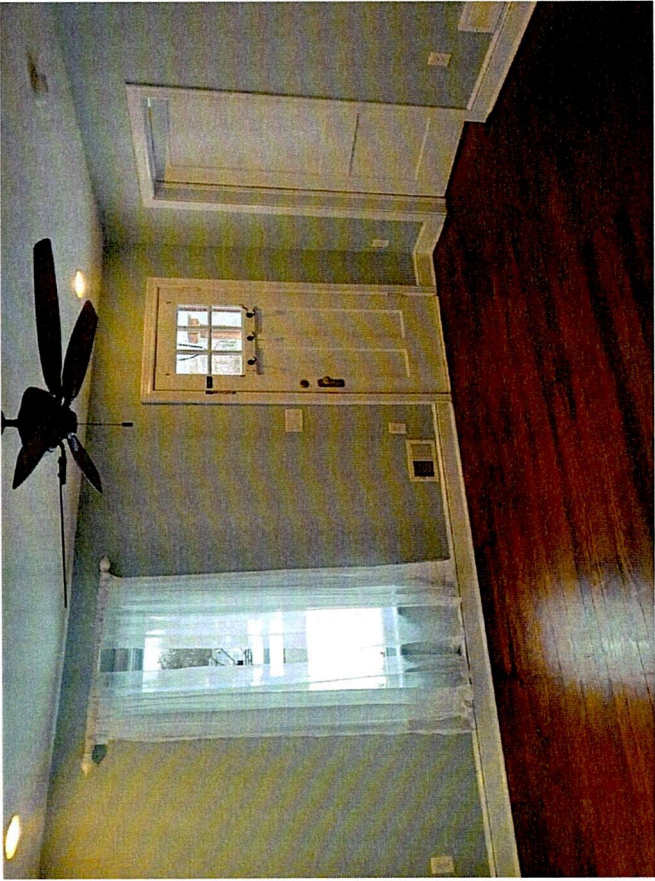
Stairs to 2nd Floor



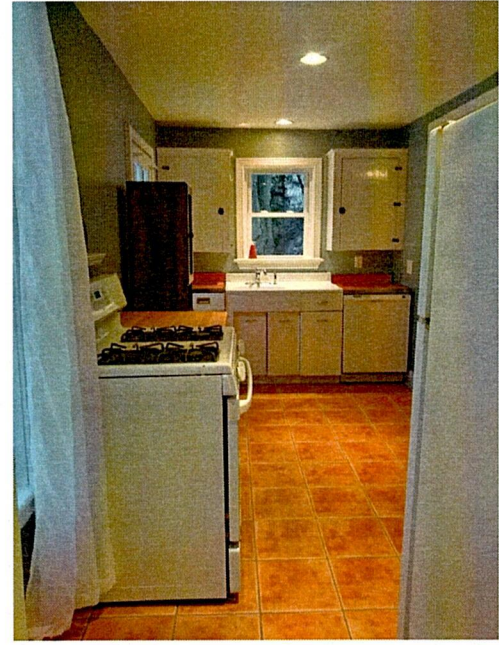
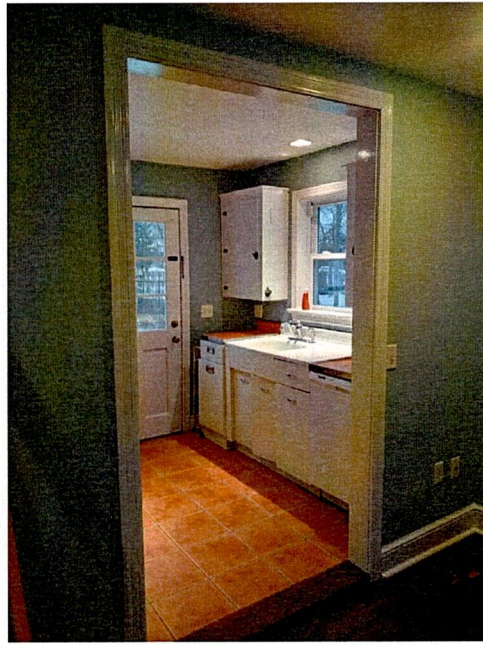
2nd Floor facing North



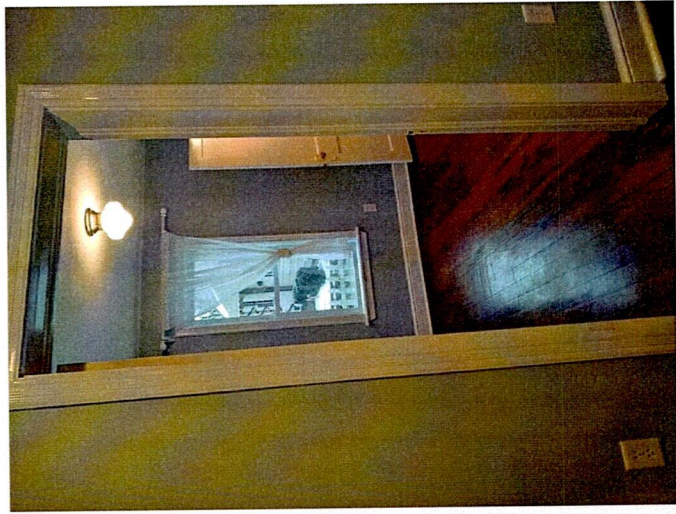
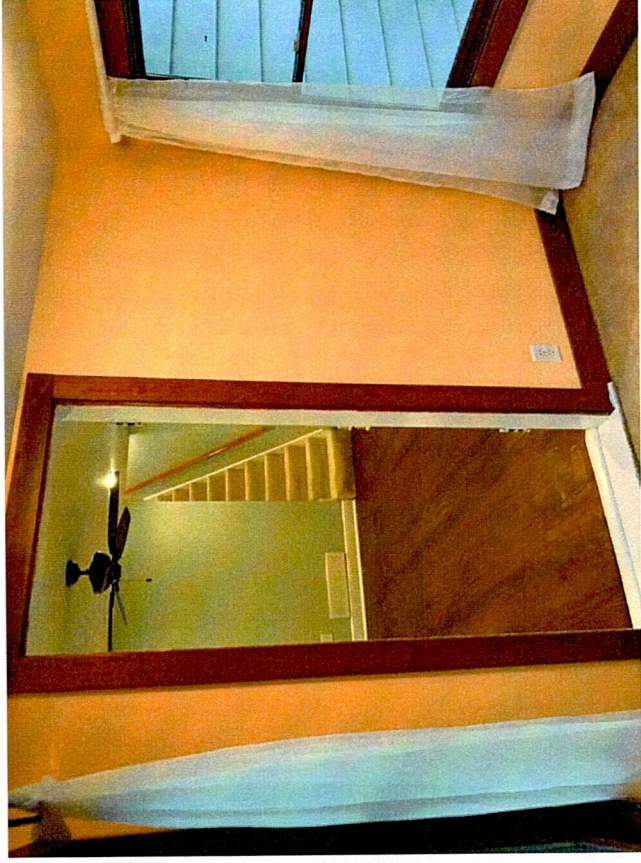
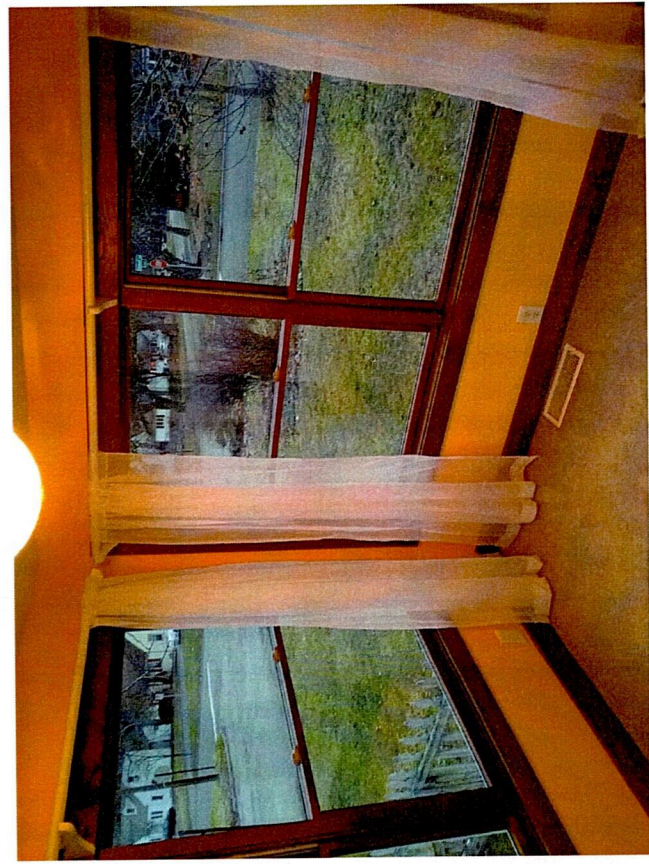
2nd Floor facing South



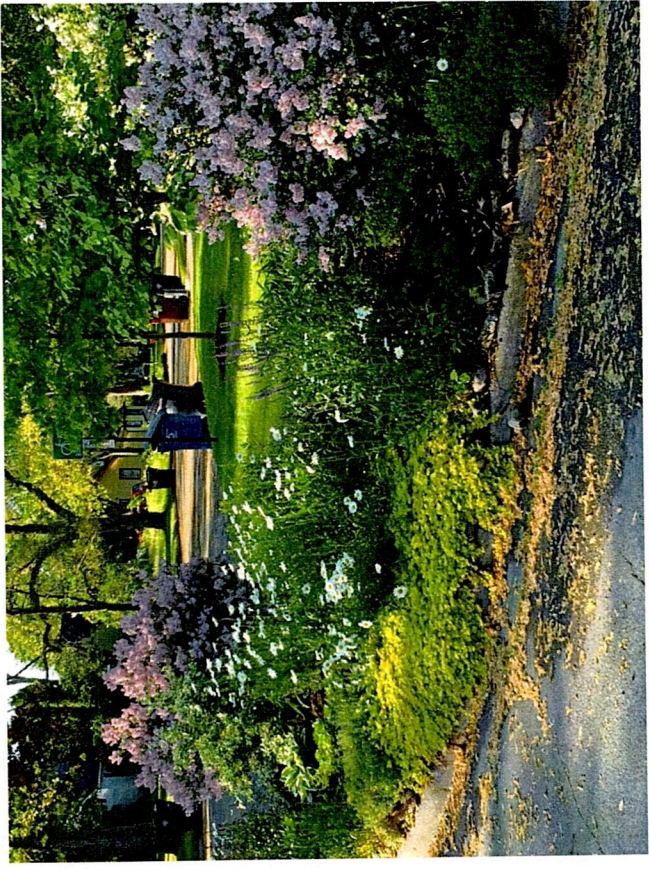
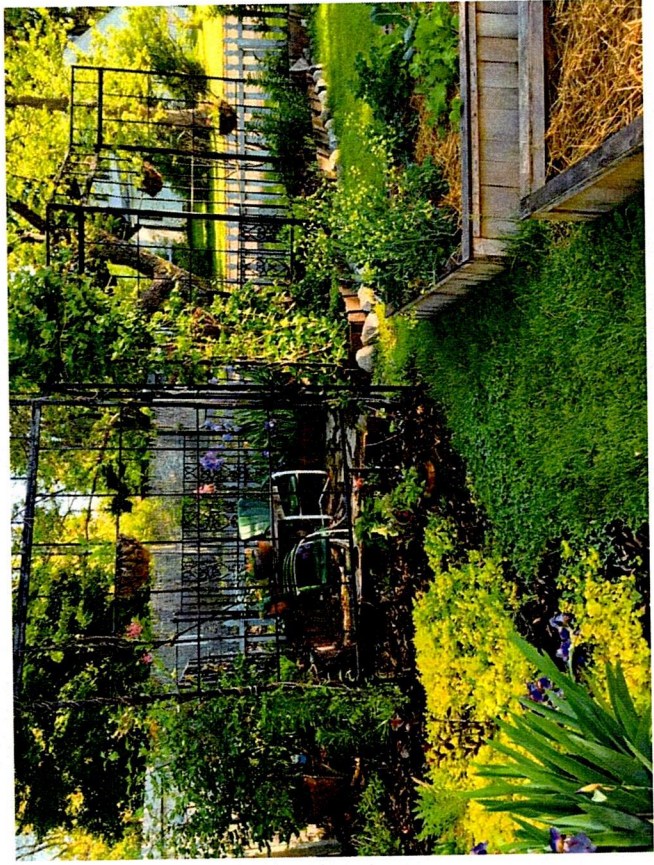
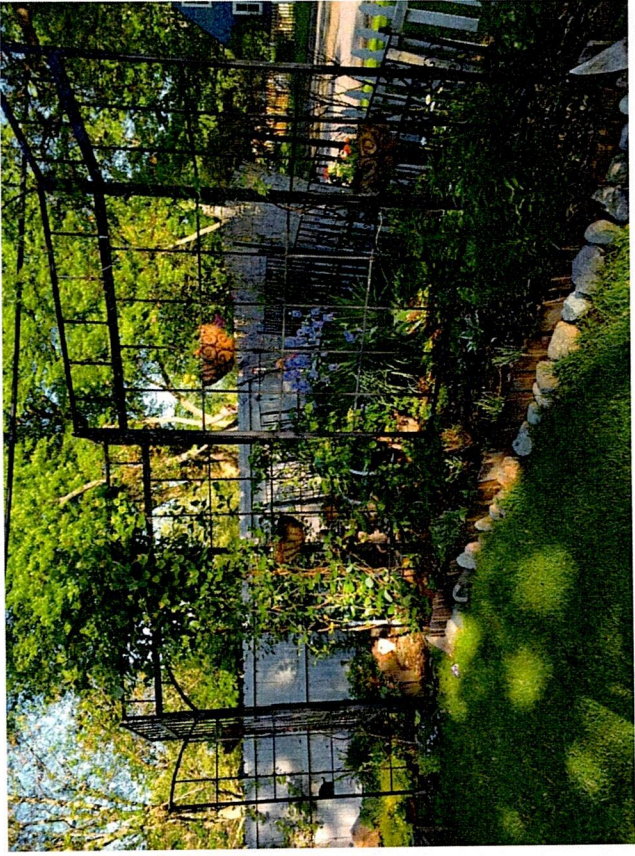
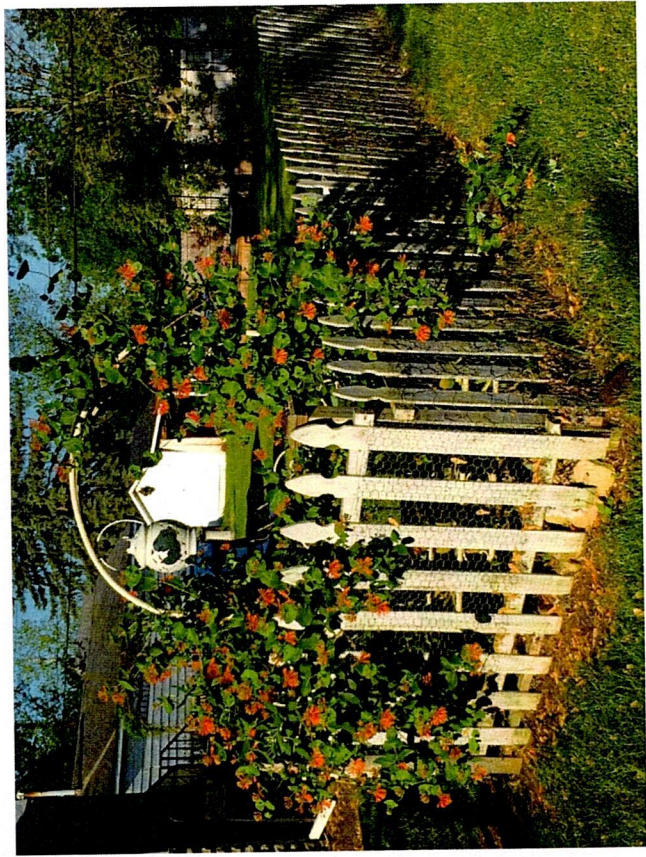
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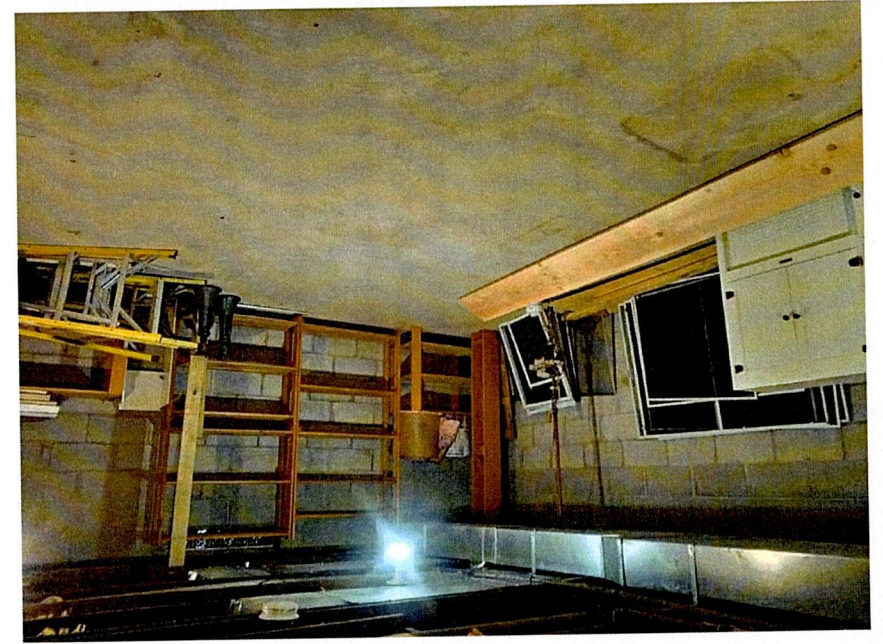
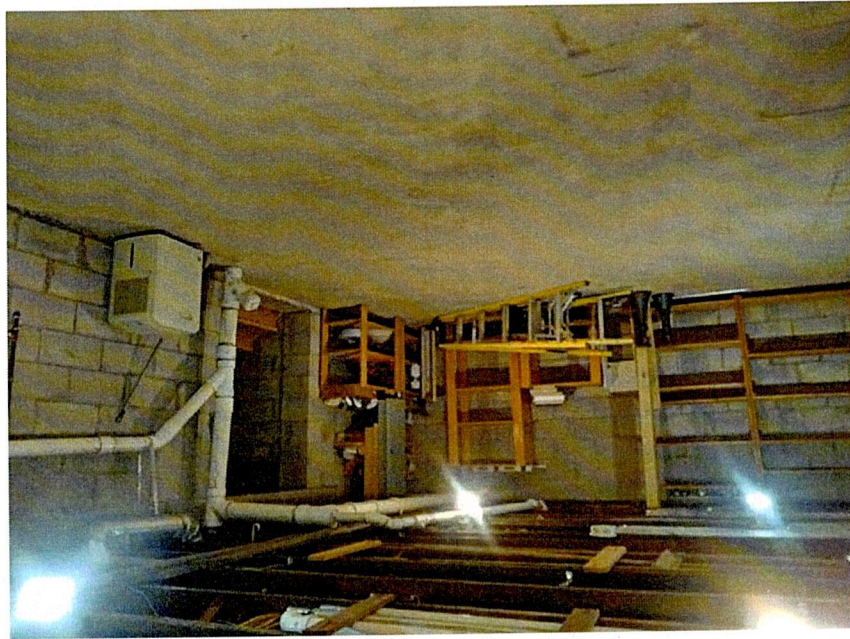
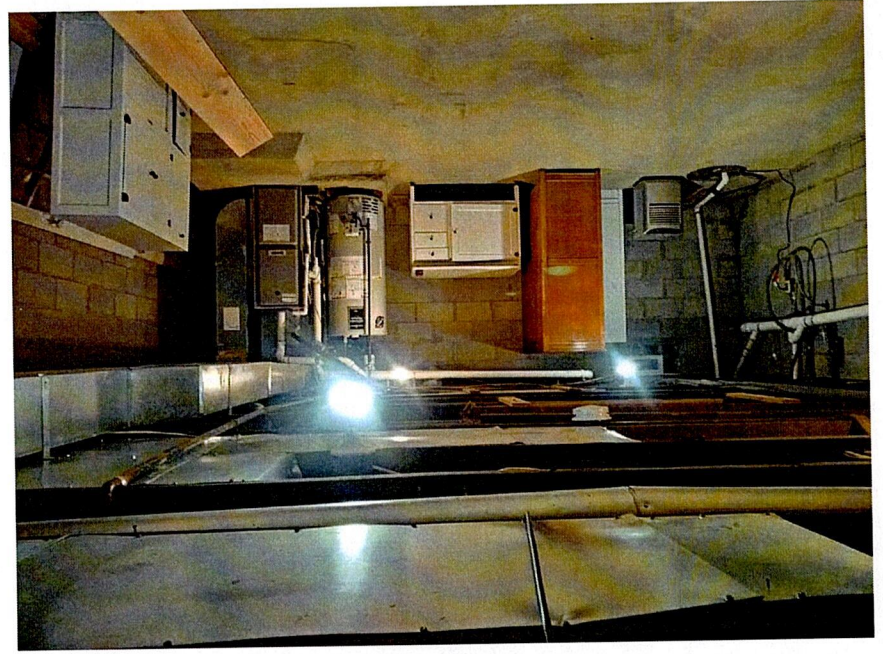


Sunroom and Downstairs Bedroom



Front and Back Yards

Basement (completely rebuilt in 2014)



STAFF USE ONLY

Date Submitted: _____ Fee Paid: _____

File No.: _____ Date of Public _____

Hearing _____

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

Pre-Filing Review: _____

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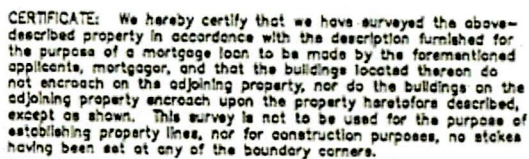


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J. R. Schader, P.E.

JOB NO: 04-67005 SCALE: 1"=20'

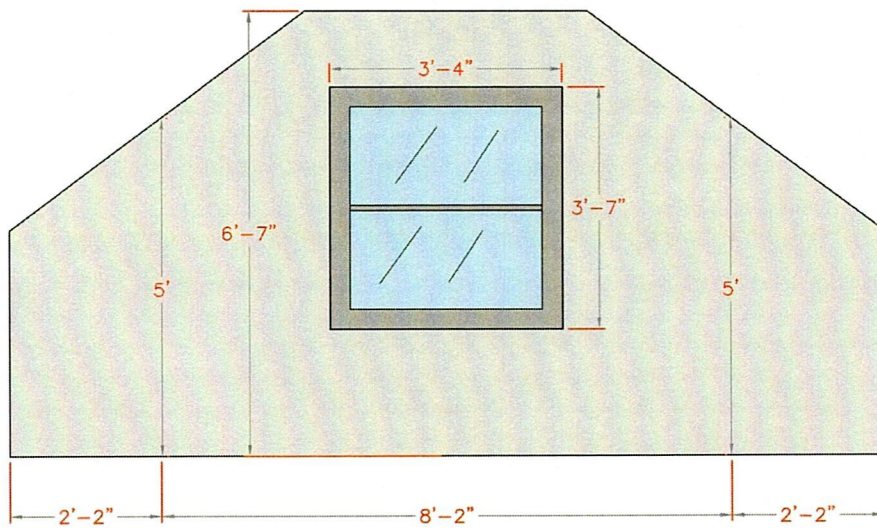
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KEM-TEC
LAND SURVEYORS

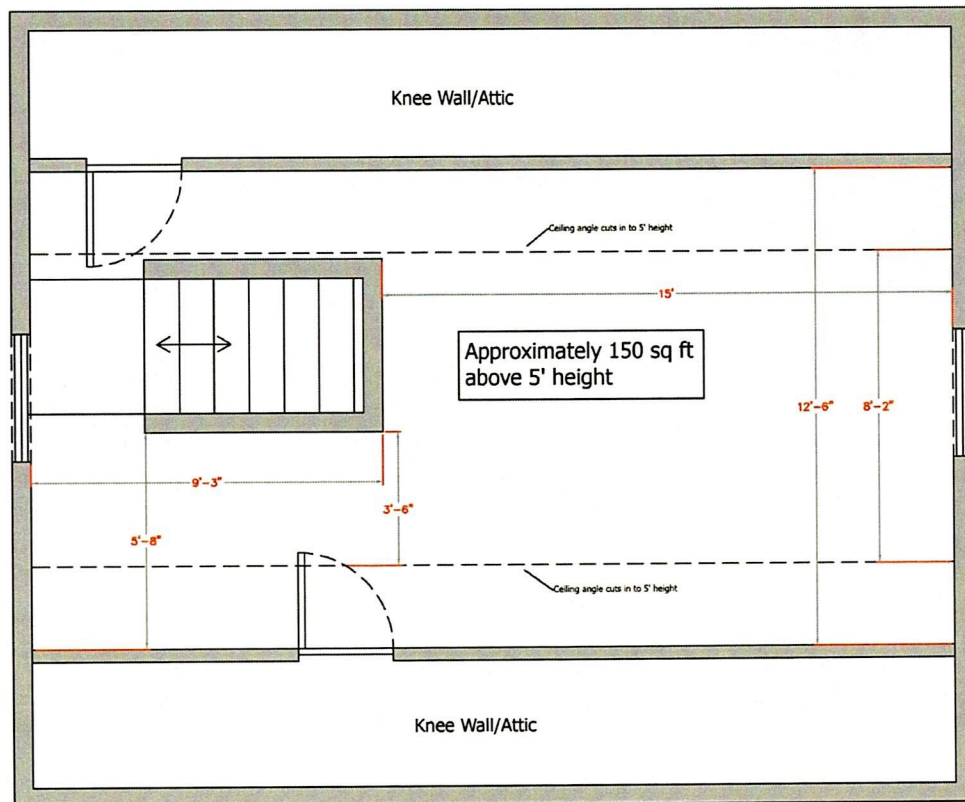
29000 Gratiot Avenue
Bayside, MI 48021-2312
(508) 773-2222
FAX (508) 773-4048

KEM-TEC WEST
LAND SURVEYORS

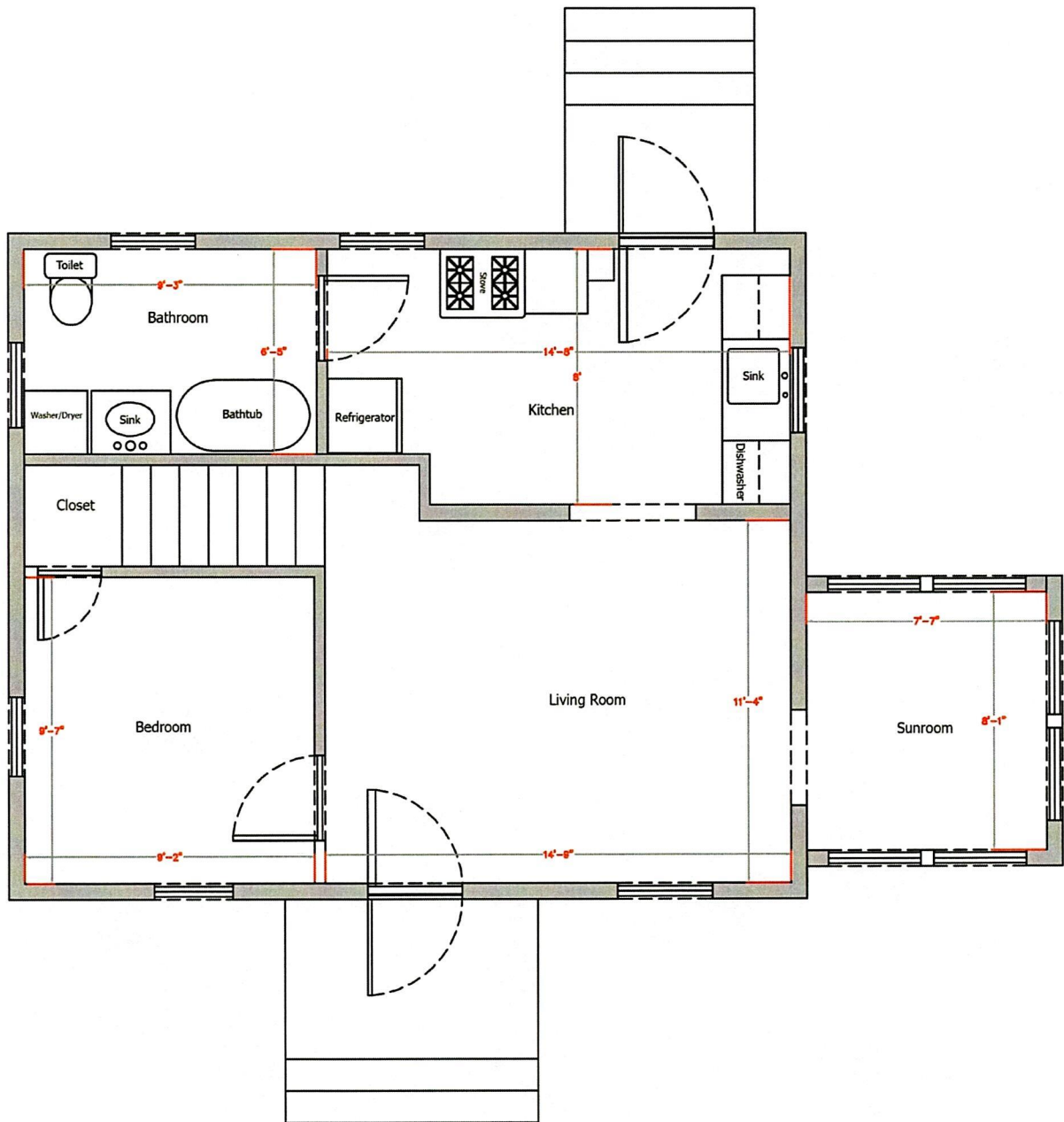
800 E. STADIUM
ANN ARBOR, MI 48104-1412
(734) 804-0888 • (800) 433-6133
FAX: (734) 804-0887



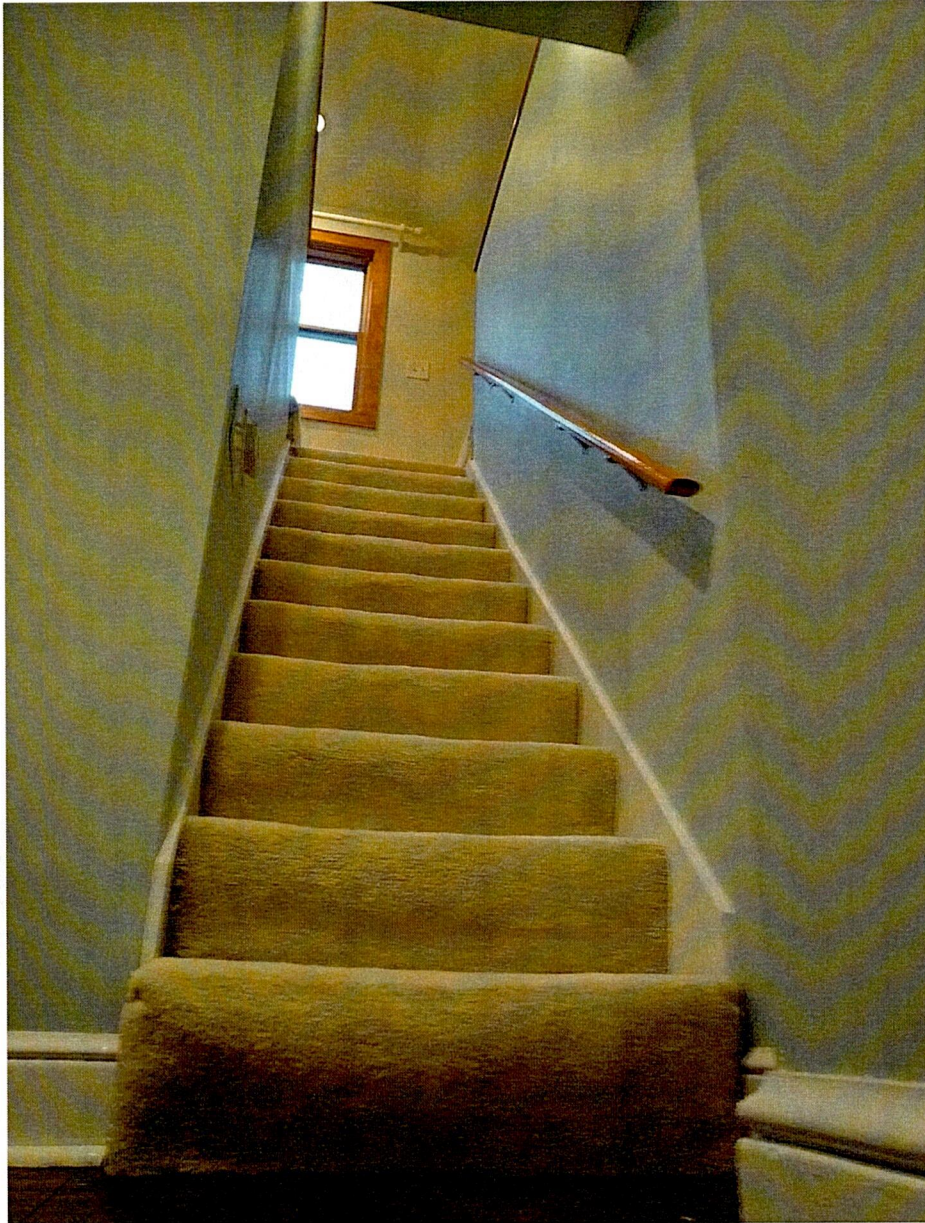
2810 Elmwood Upstairs Loft North Wall Elevation



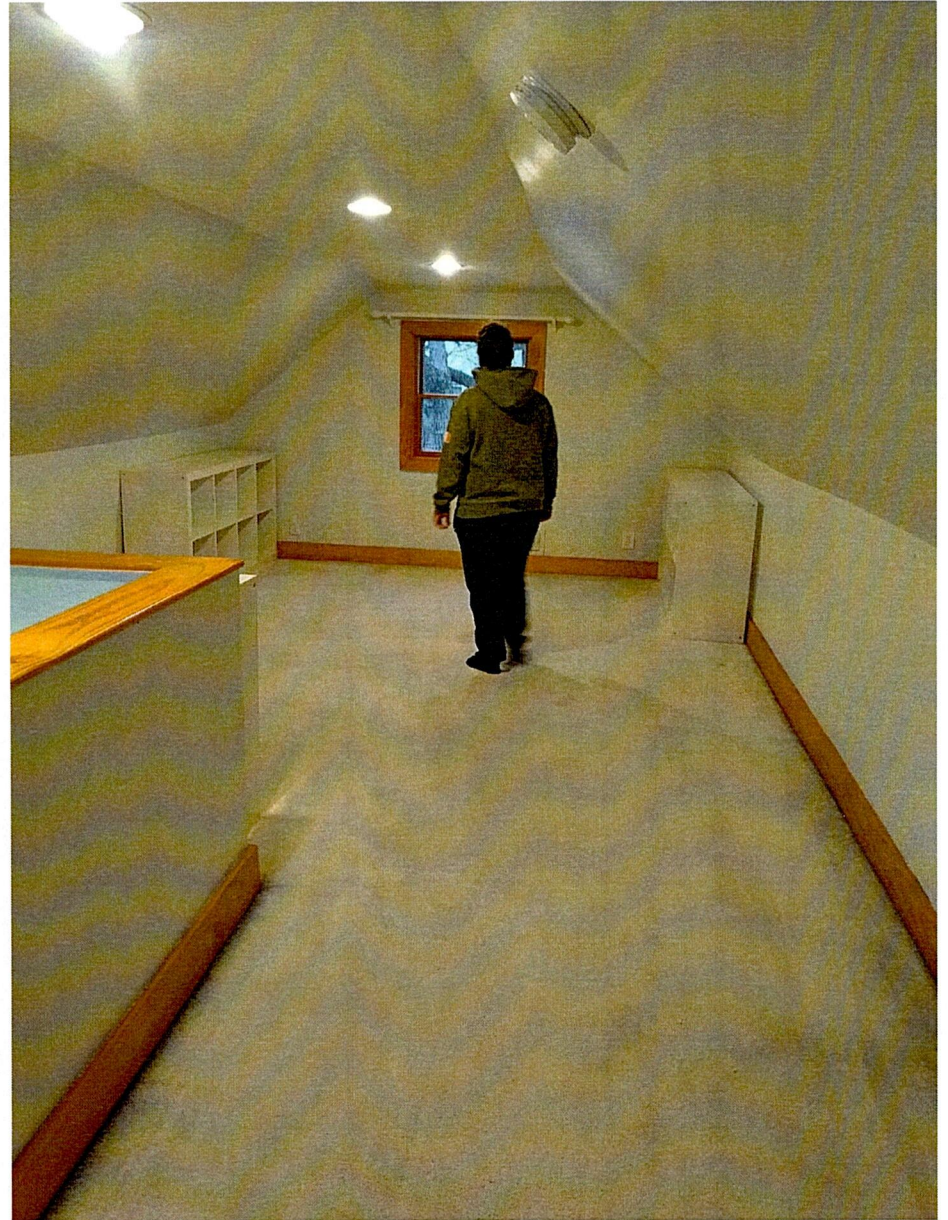
2810 Elmwood Second Floor (Loft) Floorplan



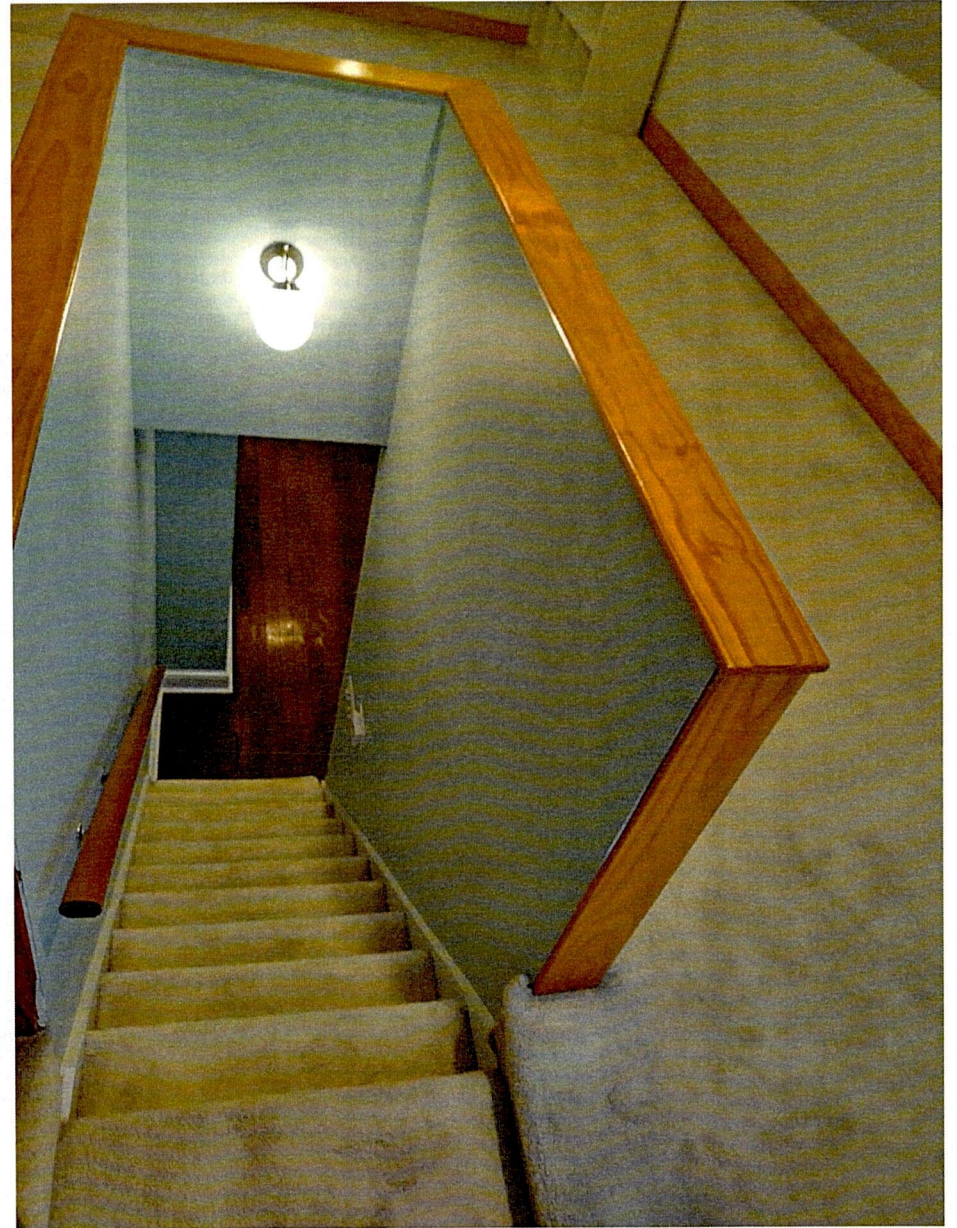
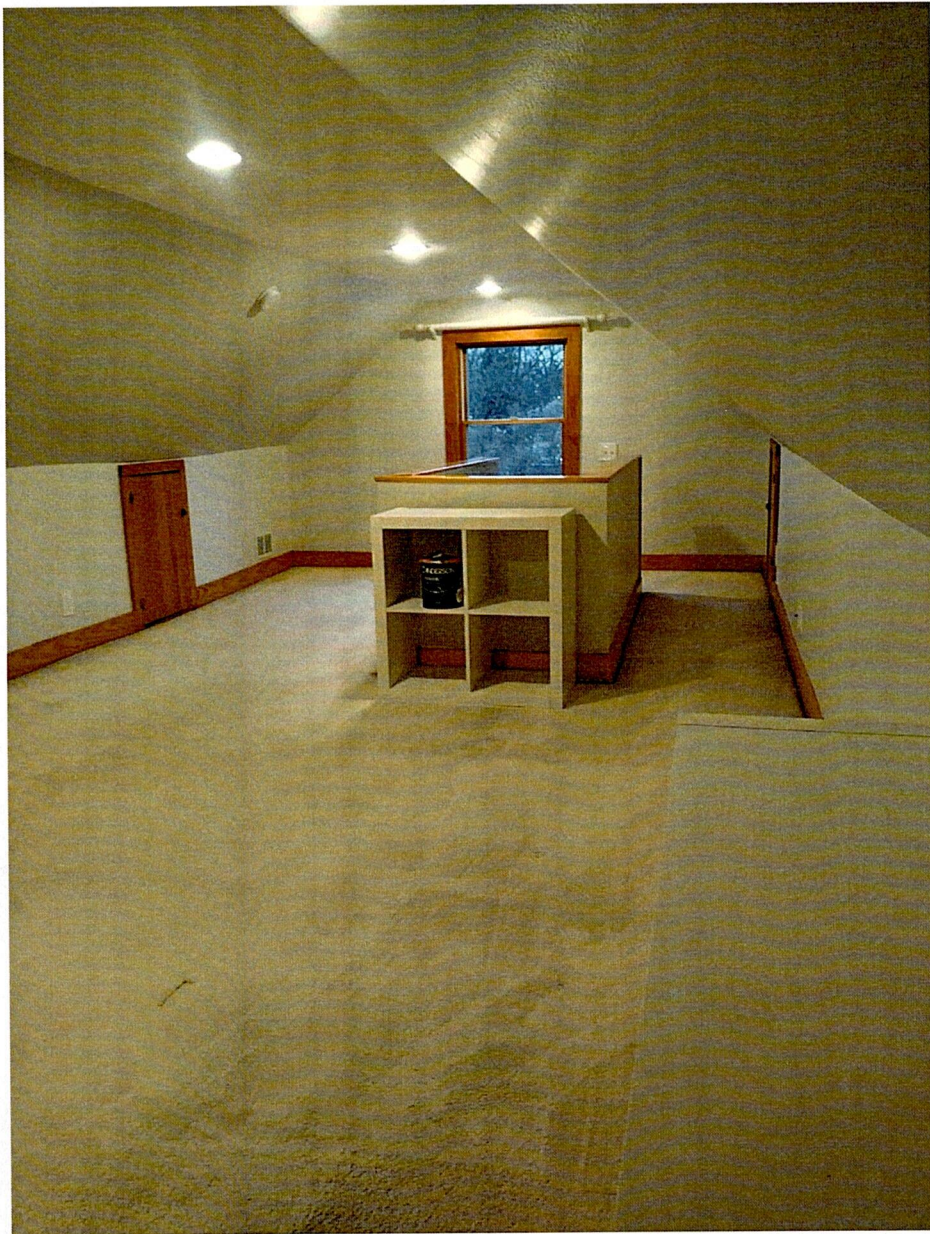
2810 Elmwood First Floor Floorplan



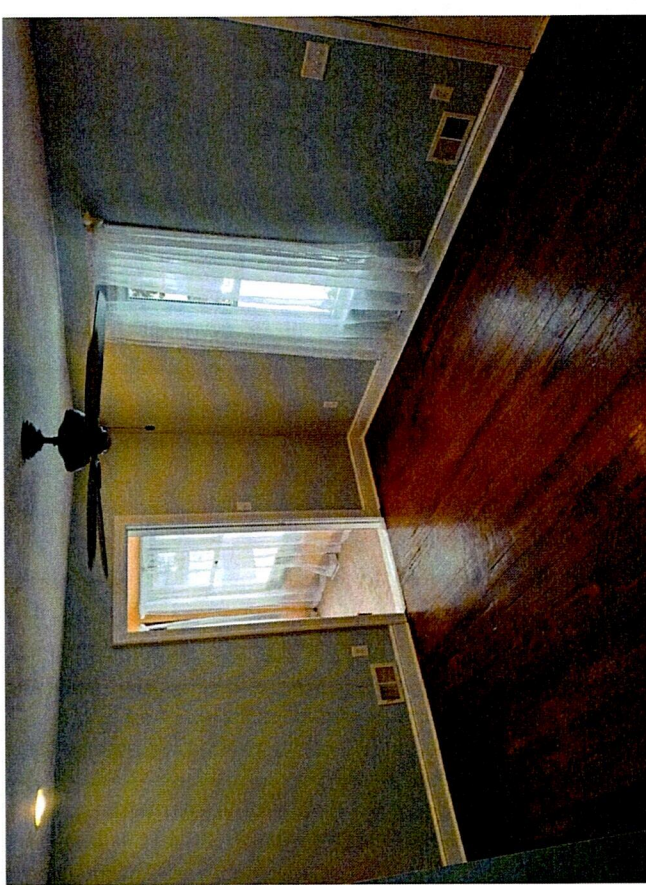
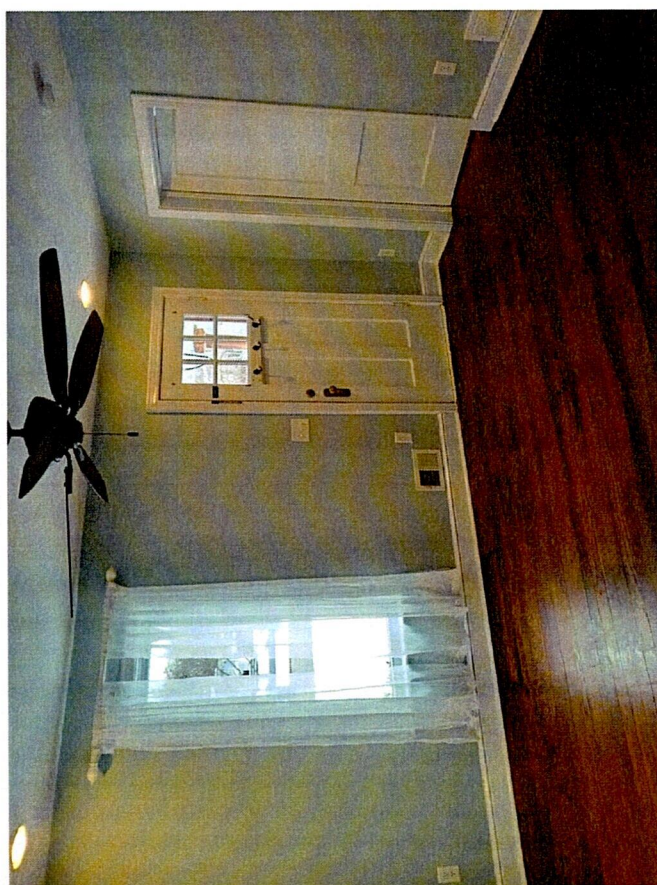
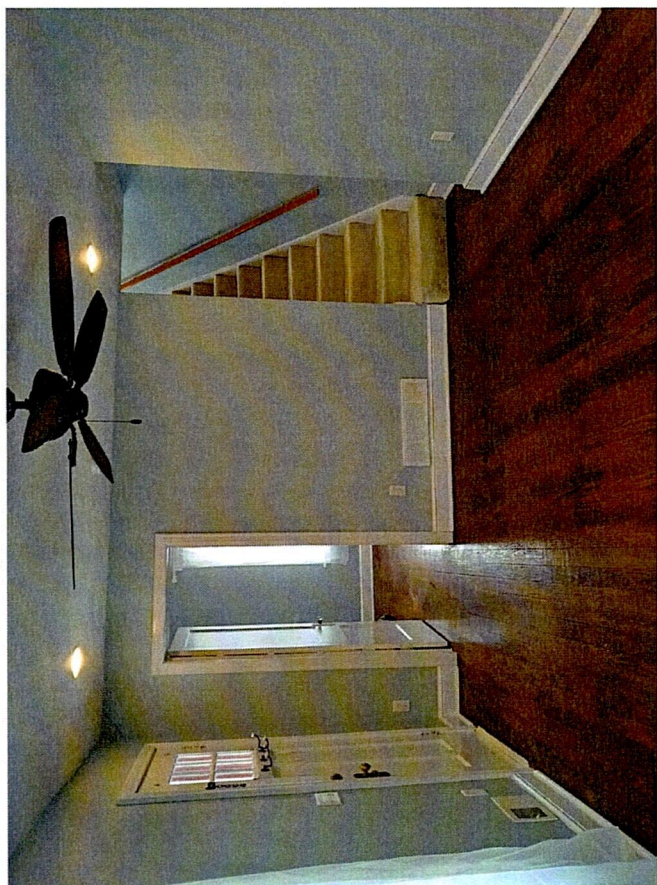
Stairs to 2nd Floor



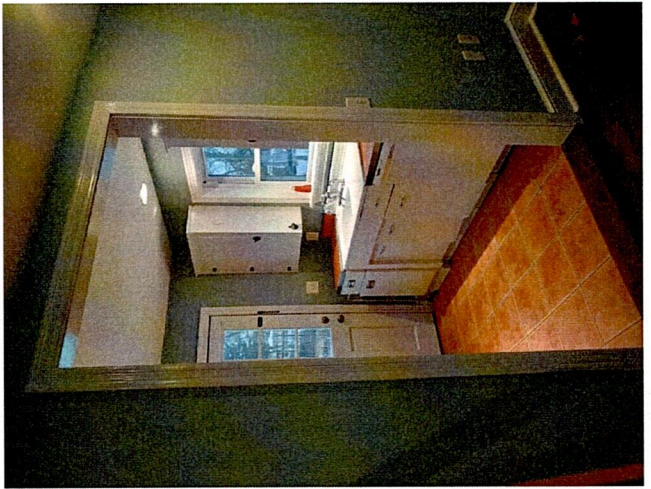
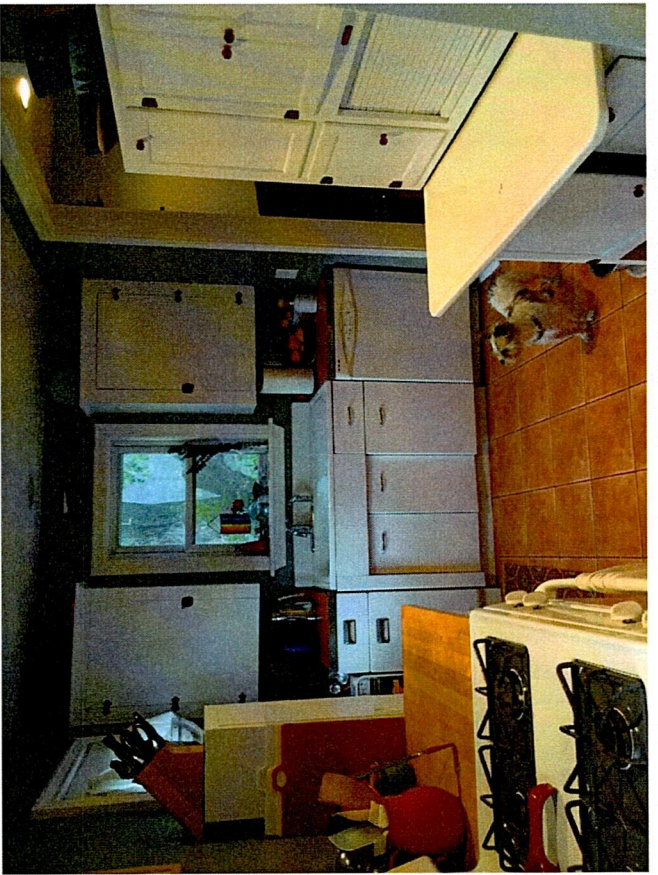
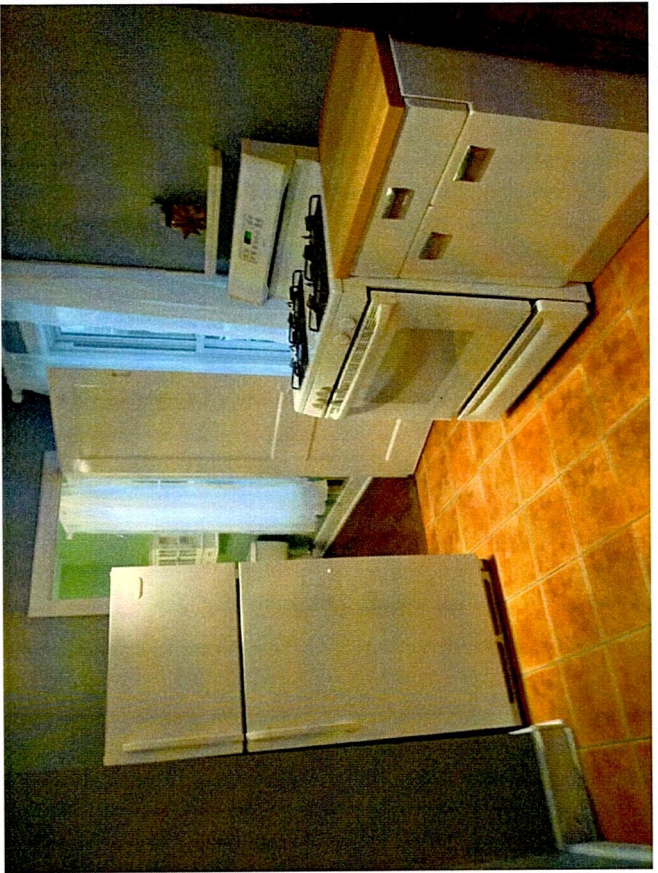
2nd Floor facing North



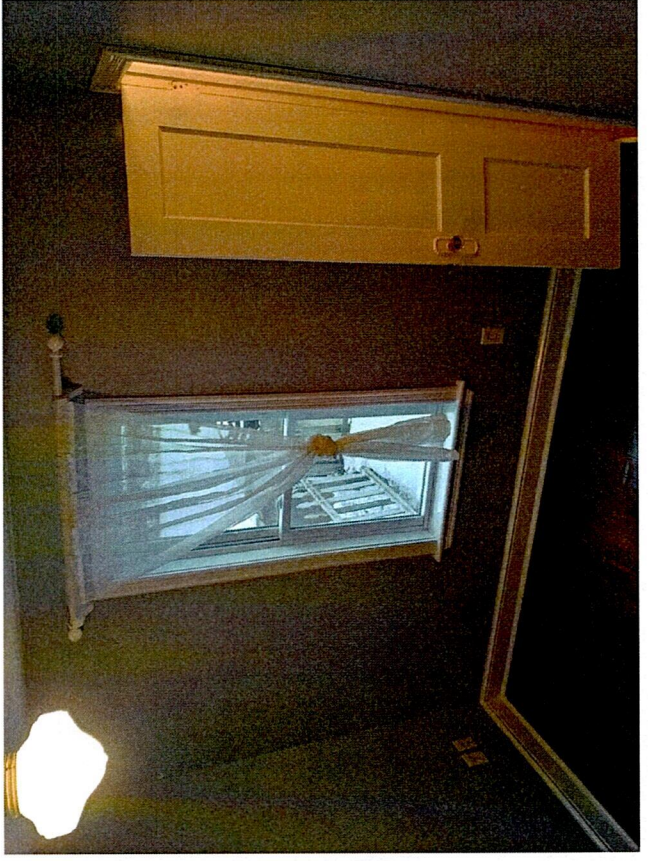
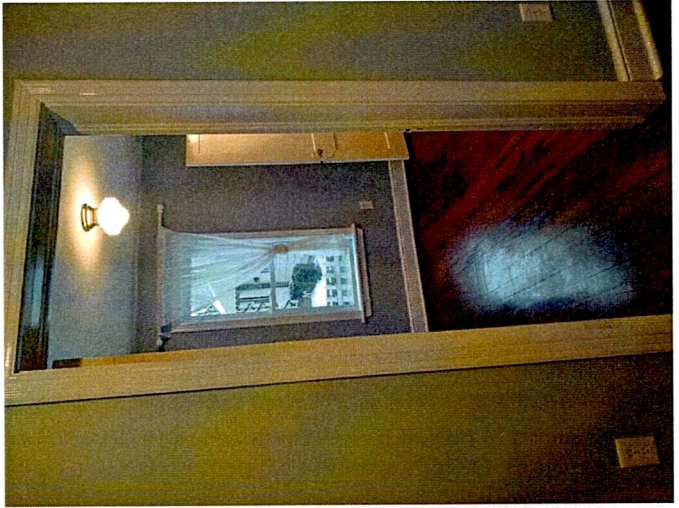
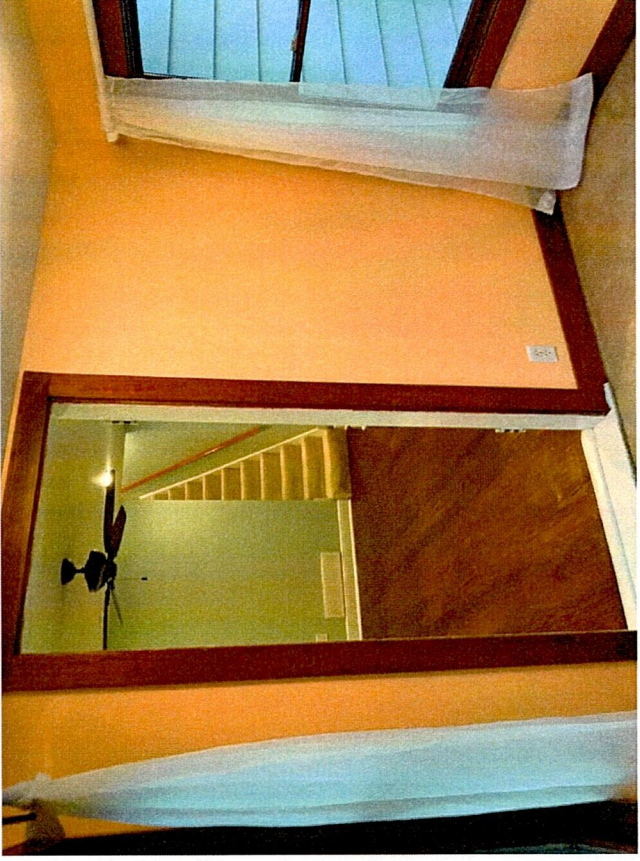
2nd Floor facing South



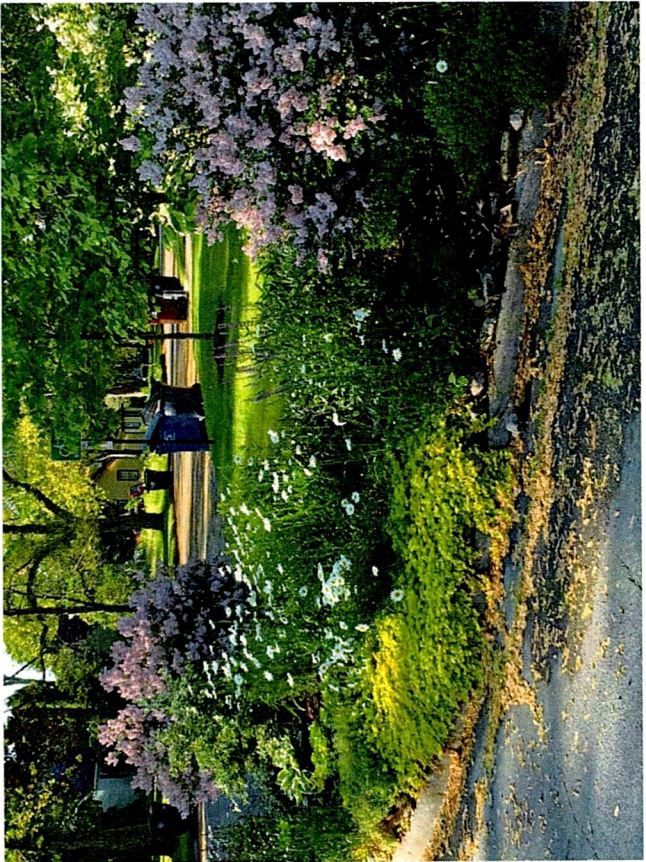
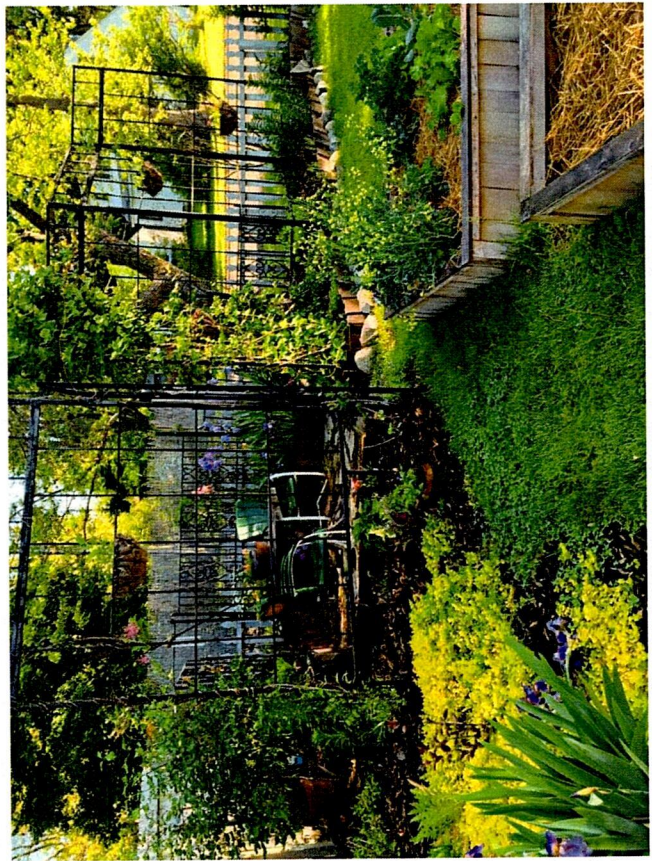
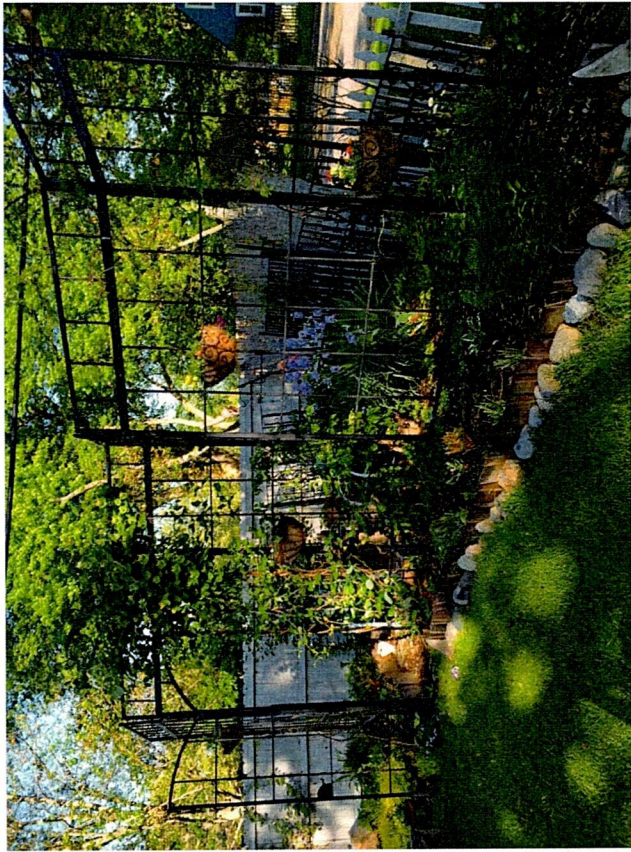
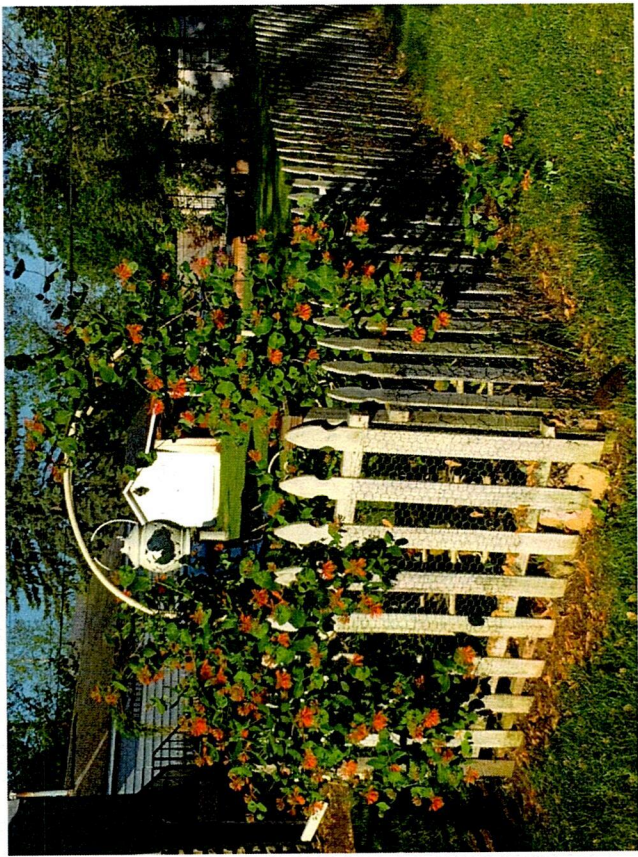
Living Room



Bathroom and Kitchen

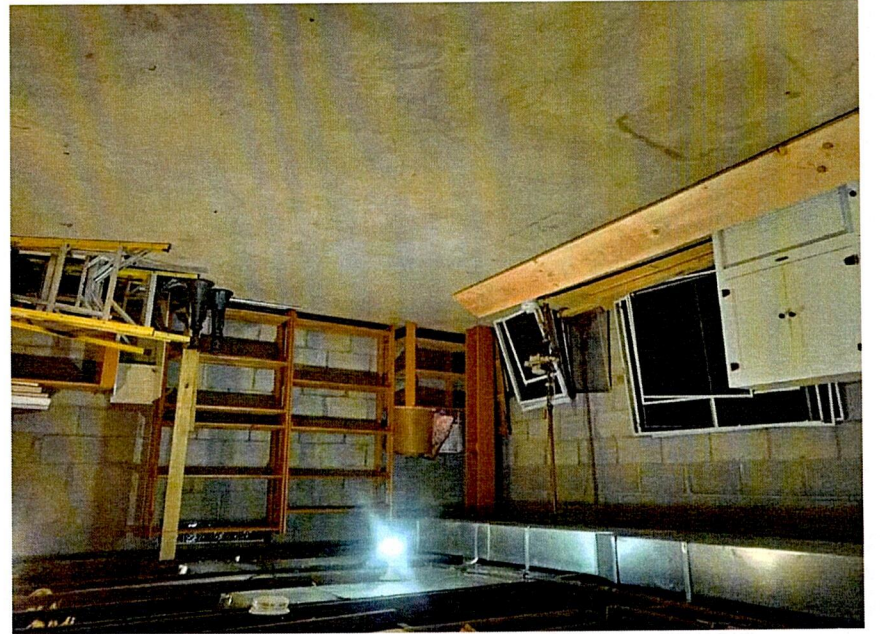
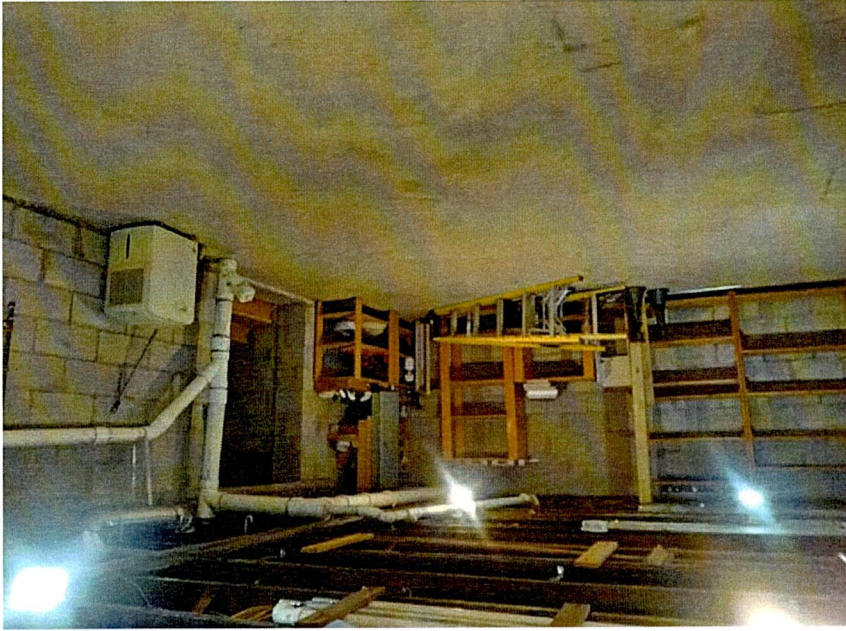


Sunroom and Downstairs Bedroom



Front and Back Yards

Basement (completely rebuilt in 2014)



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: _____



City of Ann Arbor
PLANNING & DEVELOPMENT — CONSTRUCTION SERVICES
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**APPLICATION FOR VARIANCE AND OR TIME EXTENSION
HOUSING BOARD OF APPEALS**

NOTICE TO APPLICANTS

Applications must include all required information such as drawings, site plans, floor plans and/or photographs to completely describe the request.

- **The HBA normally meets on the second Tuesday of each month.** Public notices for each request before the HBA are published at least 5 days prior to the meeting, in accordance with the Open Meetings Act. **Applications must be received BY NOON at least 4 weeks prior to the meeting date.** If your application is submitted any later than that, it will **NOT BE ACCEPTED**.
- **All applications will be reviewed by staff, but it is suggested that it be reviewed BEFORE SUBMISSION. INCOMPLETE applications will not be accepted.** Applications with incorrect or inadequate information will be returned to the applicant for corrections and will be scheduled for the **next** available meeting date.
- **Applicant must supply 2 complete packets of information or 1 original packet and an electronic version of the original complete packet (CD with Adobe PDF file preferred).**
- **All communication with HBA members must be through the application and at public meetings ONLY.** Solicitation of members on an individual basis outside of these venues is inappropriate and prohibited.
- **Application to the HBA does not guarantee the request will be scheduled until after the application is deemed complete by staff.**
- **Filing Fees for Application for a HBA Variance OR Time Extension is \$500.00. Cash, Visa, Mastercard, Discover and/or checks made payable to "The City of Ann Arbor" are accepted forms of payment.**