

DAHLMANN APARTMENTS LTD

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April 8, 2015

City of Ann Arbor Clerk's Office
Larcom City Hall, 2nd floor
301 E. Huron Street
Ann Arbor, MI 48104

Re :Proposed Amendment to 100 North State PUD, 715-717 E. Huron, Project #Z15-001
Notice of Zoning Protest

Ladies and Gentlemen:

On behalf of Dennis A. Dahlmann, who is the owner of 100 North State Street, the other building that is included in the subject PUD, we hereby file a zoning protest with regard to the proposed PUD amendment. This building has been occupied by Hobbs and Black Associates, Architects for many years. This protest is filed under the provisions of the Zoning Code, Article XI, Amendments, Sec. 5:107 (5). Mr. Dahlmann owns at least 20% of the area of land included in the proposed change and is also the owner of at least 20% of the area of land extending outward 100 feet from any point on the boundary of the land included in the proposed change

The intention is to convert 715-717 East Huron into student housing. Student occupancy is inevitable considering the location. The owner of 715-717 E. Huron so recognizes by pricing the house rentals on a per bedroom basis, as shown on the Housing Information Request form attached to the application. Mr. Dahlmann and Hobbs and Black are concerned that the character of the area will change from the current quiet office use and that the business of Hobbs & Black may be impacted. With regard to the unique attributes of the Hobbs and Black Building, please see the attachment. The Hobbs and Black building is also listed on the National Register of Historic Spaces. There has been a substantial investment in the renovation of this building in reliance on the character of the area, which should not be lost through a change in the zoning to permit a different use. . All properties are located in the Old Fourth Ward Historic District.

Further, the application is violates the provisions of the City's PUD ordinance. In order to establish a PUD, all owners within the PUD must agree and authorize it. Here is the pertinent excerpt from the ordinance:

(4) PUD zoning district review submittal requirements. The petitioner for any PUD zoning district shall submit a complete petition together with the following materials:

(a)

Ownership. The entire parcel or parcels for which application is made shall be under 1 ownership, or the application shall be made with the written authorization of all property owners who have a legal or equitable ownership interest in the property or properties. Application for a PUD zoning district may be made only by or with the

written authorization of the owner(s) of the parcel(s) involved. All property that is proposed to be part of the development shall be included in the PUD zoning district request.

Similarly, a change to the PUD zoning district also requires the consent of all owners within the PUD district, as the procedure is the same:

(8) Changes to a PUD zoning district. A change to a PUD zoning district may be accomplished by amending the PUD zoning district by the process provided for establishment of a PUD zoning district or by rezoning to a different zoning district pursuant to the procedures of this chapter for zoning ordinance amendments (emphasis supplied).

As the other owner included in the PUD, Dennis Dahlmann, does not agree to the proposed change, the PUD ordinance bars approval.

Very truly yours,



Steven Zarnowitz
Corporate Counsel

SZ/sl

Enclosures

cc: Phil Lineer, Hobbs & Black Associates
Jill Thacher, City of Ann Arbor Planning Department

Unitarian Universalist Church (Ann Arbor, Michigan)

From Wikipedia, the free encyclopedia

The **Unitarian Universalist Church** (also known as **Grace Bible Church** or **First Unitarian Church**) is a historic church building at 100 N. State Street in Ann Arbor, Michigan. It was listed on the National Register of Historic Places in 1978.^[1]

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History

The First Unitarian Society of Ann Arbor was formed in 1865, and began worshipping in what was once the Methodist Church.^[2] In 1878, Dr. Jabez T. Sunderland arrived in Ann Arbor as the pastor of the First Unitarian Church.^[3] One of the first projects he tackled in his 20-year tenure was the construction of a new church building. Sunderland raised \$19,000 toward the cost of the structure, and the congregation hired the Detroit architectural firm of Donaldson and Meier to design the building. Construction on the building began in 1881,^[4] with the stonework done by the Walker Brothers firm of Ann Arbor, and it was completed in 1882.

A student center addition was constructed in 1920.^[4] The Unitarian congregation used the building until 1946, when the congregation moved to Washtenaw Avenue.^[3] The Grace Bible Church congregation purchased the building that year and eventually leased the building to the Bible Church of True Holiness in 1971.^[4] Grace Bible Church moved to South Maple Road in 1975. The building was sold again in 1985 to D. B. Associates Ltd. which renovated the inside and outside of the then deteriorating building to house the architecture firm of Hobbs and Black, Associates, Inc. During

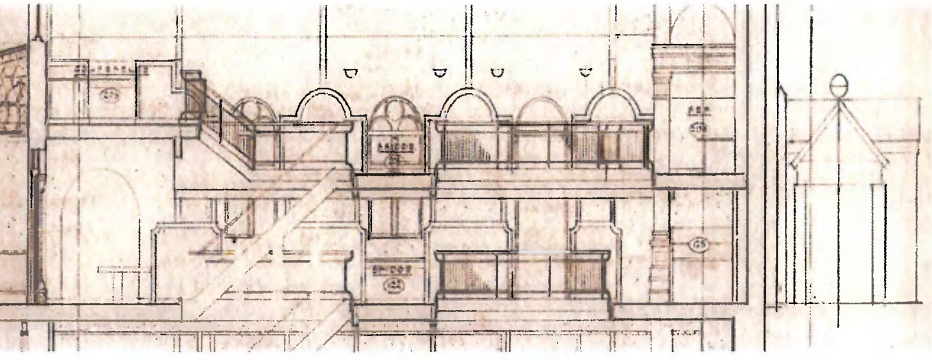
Unitarian Universalist Church

U.S. National Register of Historic Places



Location	100 N. State Street Ann Arbor, Michigan
Coordinates	42°16′53″N 83°44′26″W﻿ / ﻿42.28139°N 83.74056°W﻿ / 42.28139; -83.74056
Area	less than one acre
Built	1881–82
Built by	Walker Bros.
Architect	Donaldson and Meier
Architectural style	Richardsonian Romanesque
Governing body	Private

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ABOUT

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Company Culture

Our diversified practice meets design challenges that often require extensive research and innovation. We believe in the demonstration of the identity of the client, not the identity of our designers. We pride ourselves in our ability to produce architecture of a timeless value that represents the client's standing in the community and their overall image. Our diversity and flexibility make us uniquely qualified to solve complex problems with minimal resources and within stringent time lines.

Our designs are sometimes simple and understated; others hearkened to a traditional history of a client, but all meet the demands of the building program with an appropriate, fresh and enduring response. The result is a space that reflects your culture and needs - a space that is not only functional but provides a comfortable, flexible environment.



Hobbs+Black History

Hobbs+Black was formed in 1965 when William S. Hobbs realized his high school dream and established his own architecture firm. The firm was soon ready to grow and in 1967, Mr. Hobbs teamed up with designer, Richard Black. The two men shared a common business philosophy that every client is important and should always be treated and approached as such. In 1968 the firm added "+ Black" to its name and a terrific business partnership and great friendship started.





RICHARD BLACK 1937 - 2004

By 1986, Hobbs+Black's business had grown so much that the original offices on Washington Street were no longer adequate. After a search, they discovered and renovated the "old stone church" in downtown Ann Arbor that remains the firm's corporate headquarters and its signature project. In the first year in the new home, the firm's business tripled. In addition to Ann Arbor, the firm now has offices in Lansing and Phoenix.

In spring on 1985, Hobbs+Black purchased five buildings on one of the most historically important corners of Old Fourth Ward. On the National Register of Historic Districts, the Old Fourth Ward serves as Ann Arbor's greatest source of preserved architecture. The old stone church, adjacent parsonage, and three Huron Street houses were dilapidated and rapidly crumbling. Hobbs+Black saw a potential for a restored historical complex, ideally suited for Ann Arbor's largest architectural design firm.



The original church structure, designed by the prominent Detroit firm of Donaldson & Meier, was built in 1882 by the Unitarian Universalist Church. An exciting discovery was found behind a wall that was part of an addition from 1916 - an original Tiffany stained glass window, copyright 1900. The window, which was donated by Mrs. Lilly of Chicago in memory of a child, depicts an ascending angel with infant and has been relocated to the east exterior wall of the reception area of Hobbs+Black.

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