

■ ■ R U E T E R A S S O C I A T E S ■ ■
A R C H I T E C T S

MEMORANDUM

DATE: July 22, 2015
TO: Mat Kowalski City of Ann Arbor Planning.
FROM: Marc M Rueter AIA
PROJECT: 303-307, West Davis Street Ann Arbor, Mi
RE: Variance for tandem parking

Section 2: Property Information

Address of Property: 303 & 307 West Davis Street
 Tax ID# 09-09-32-205-005 and 09-09-32-205-006
 *Name of Property Owner: Dan Williams

Section 3: Request Information

Variance

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

Chapter 59, 5:68. (6)-Design of off street motor vehicle parking facilities

Required dimension:

Chapter 59, 5:68. (6)... "permit use of all parking spaces without moving other vehicles"...

PROPOSED dimension:

Allow cars to be stacked in tandem within an enclosed garage to meet the parking requirements of Ch. 59 5:167 (1 ½ spaces per dwelling unit).

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

Two lots in the R4C zoning district are proposed to be combined into one lot to construct four attached single family condominium dwellings. The property is located next to an industrial type of storage facility to the east and a single family residence to the west. Chapter 59, 5:167 requires 1½ spaces per dwelling unit. There is sufficient space on the site for the two extra spaces in addition to the four spaces within garages however the required conflicting land use buffer (CLUG) does not allow for parking cars within the side yards. (see explanation below).

Section 4: VARIANCE REQUEST (If not applying for a variance, skip to section 5)

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

Planning Staff has interpreted that the conflicting land use buffer requirements (CLUG), CH 55 5:603 must be applied to all multi-family developments within the R4C zoning district regardless of size and whether or not the adjacent parcels are zoned R4C or are even used for residential purposes. The intent of this zoning provision is to reduce the impact of large-scale residential projects on adjacent properties. Specifically, this project is required to have 15 foot side-yard setbacks. This is ten feet more than R2A zoning requires. If the CLUG were not applied to small projects, the side yard setbacks could be more consistent with the single-family residential in the immediate neighborhood. This would allow the units to be partially separated and two extra spaces could be accommodated within expanded garages within the center of the proposed development or located next to the large industrial storage building to the east.

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

The zoning requirements do not allow for an effective use of the land to meet the parking requirements for a small project.

3. What effect will granting the variance have on the neighboring properties?

Granting the variance will allow the construction of four new owner-occupied residences and increase the property values in the immediate area.

4. 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 ordinance?

The physical characteristics of the lot do not impose a hardship but rather the zoning requirements.

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

The condition is not self imposed. Changes in zoning regulations over time with the specific adoption of the Conflicting Land Use Buffer requirement, has created the specific hardship for this small project.



Marc Rueter
Rueter Associates Architects

- 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.
- Any other graphic or written materials that support the request.

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

734-945-3603 _____
 Phone Number _____ Signature
 dan@mavendevdevelopment.com DAN WILLIAMS _____
 Email Address _____ Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct.

 Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

 Signature

I have received a copy of the informational cover sheet with the deadlines and meeting dates and acknowledge that staff does not remind the petitioner of the meeting date and times.

 Signature

On this 21 day of July, 2015, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

MATTHEW JOHN KEIR

Notary Public, State of Michigan
 County of Washtenaw

My Commission Expires: 04/08/2020

Acting in the County of Washtenaw
 Notary Commission Expiration Date

 Notary Public Signature
 Matthew John Keir
 Print Name

Staff Use Only

Date Submitted: _____

Fee Paid: 600⁰⁰

File No.: _____

Date of Public Hearing 8/26-15

Pre-filing Staff Reviewer & Date _____

ZBA Action: _____

Pre-Filing Review: _____

Staff Reviewer & Date: _____