

**Zoning Board of Appeals
May 26, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-019; 1108 Hill Street

Summary:

O/X Studios, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The property is a five-unit rental containing eight bedrooms. The request is to reduce the number of units to four and to convert the basement into habitable space. The property is nonconforming for lot area, lot width and the eastern side setback. The property is zoned R4C, Multi-Family Residential.

Background:

The subject property is located on the south side of Hill Street between East University and Church Street. The existing residence is a three-story wood framed structure of approximately 4,661 square feet in size. The structure consists of five dwelling units and eight total bedrooms. The basement is being used for laundry, storage and mechanical equipment.

Description:

The applicant is proposing to reconfigure the rental home from a five unit to a four-unit rental while increasing the number of bedrooms from eight to 20. The basement will contain five bedrooms, the first-floor unit six bedrooms, the second-floor unit six bedrooms and the third-floor three bedrooms. All existing windows will be replaced, new egress windows will be added to the basement unit, new fire escapes to be installed and the exterior will be refreshed with new finishes.

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:

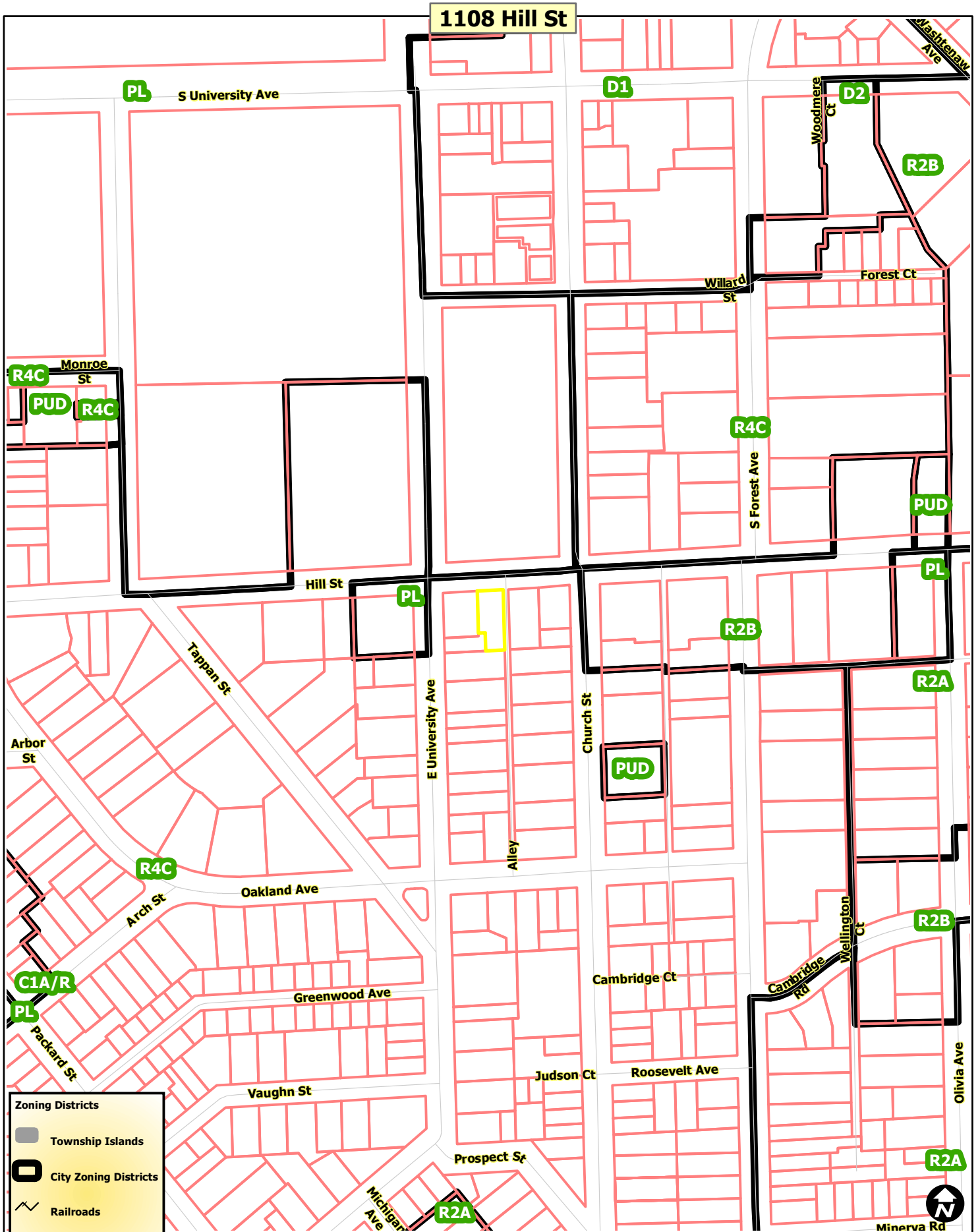
- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

The applicant states while the increase in square footage will also increase the number of occupants in the building from eight to 20, the building will be a safer and healthier space for the added occupants. The new exterior will be more aesthetically pleasing and will be more compatible with the surrounding properties.

Respectfully submitted,



Zoning Board of Appeals
May 26, 2021
Jon Barrett
Zoning Coordinator



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Huron River
- Tax Parcels






Map date: 5/4/2021
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms



Map date: 5/4/2021
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1108 Hill St



-  Railroads
-  Huron River
-  Tax Parcels



Map date: 5/4/2021
 Any aerial imagery is circa 2020 unless otherwise noted
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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		ZIP CODE	
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided		
PARCEL NUMBER	OWNER EMAIL ADDRESS		

APPLICANT INFORMATION

NAME			
ADDRESS	CITY	STATE	ZIP CODE
EMAIL	PHONE		
APPLICANT'S RELATIONSHIP TO PROPERTY			

REQUEST INFORMATION

<input type="checkbox"/> VARIANCE REQUEST Complete Section 1 of this application	<input 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: _____

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.

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		

Section 2: Request to Alter a Non-conforming Structure

The proposed project is an alteration to an existing multi-family residential building in the R4C zoning district. The existing residence is situated within the bounded extents of the building setbacks, rendering the property non-conforming to the current setback requirements and providing a limited area for building.

The existing residence is a three-story wood framed structure of approximately 4,661 sf. The existing basement is used for laundry, mechanical, and storage. The north and south sections of the basement are currently crawl spaces. The residence contains 5 dwelling units with a total of 8 bedrooms.

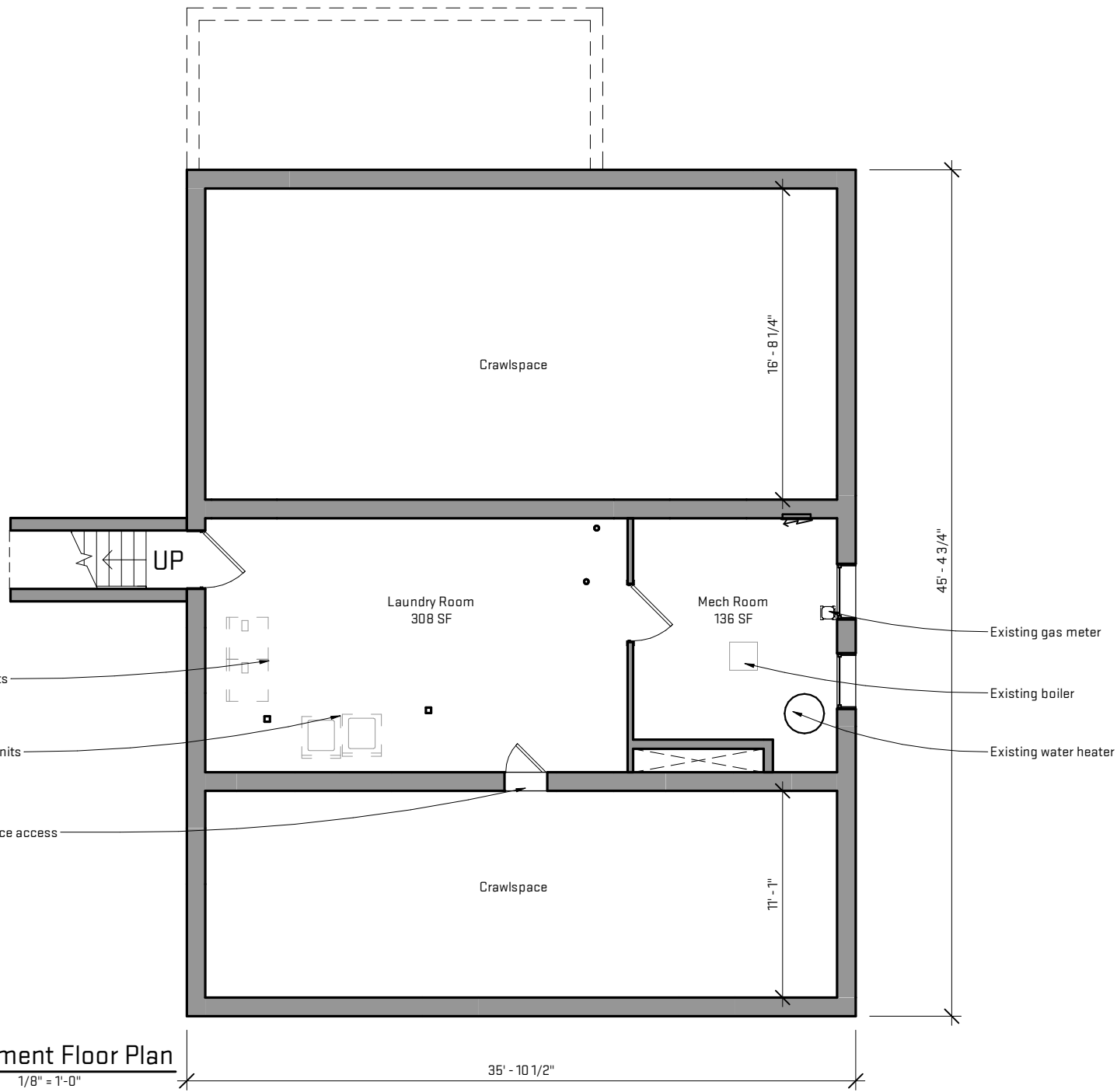
The project, as proposed, is to reconfigure the existing building to maximize the number of leasable bedrooms per unit and to provide necessary structural updates to the building. The existing basement will be enlarged by excavating the crawl spaces into new, livable space. The new configuration will reduce the number of units to 4, while increasing the number of bedrooms to 20. All existing windows will be replaced, new egress windows will be added to the basement unit, new fire escapes will be installed, and the exterior will be refreshed with new finishes.

The project will increase the livable area by 1,008 sf, bringing the total livable area to approximately 5,669 sf.

1 Existing Basement Floor Plan

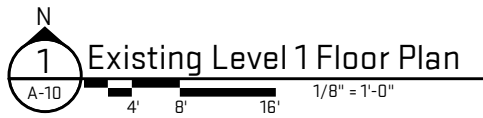
4' 8' 16' 1/8" = 1'-0"

- Existing dryer units
- Existing washer units
- Existing crawlspace access

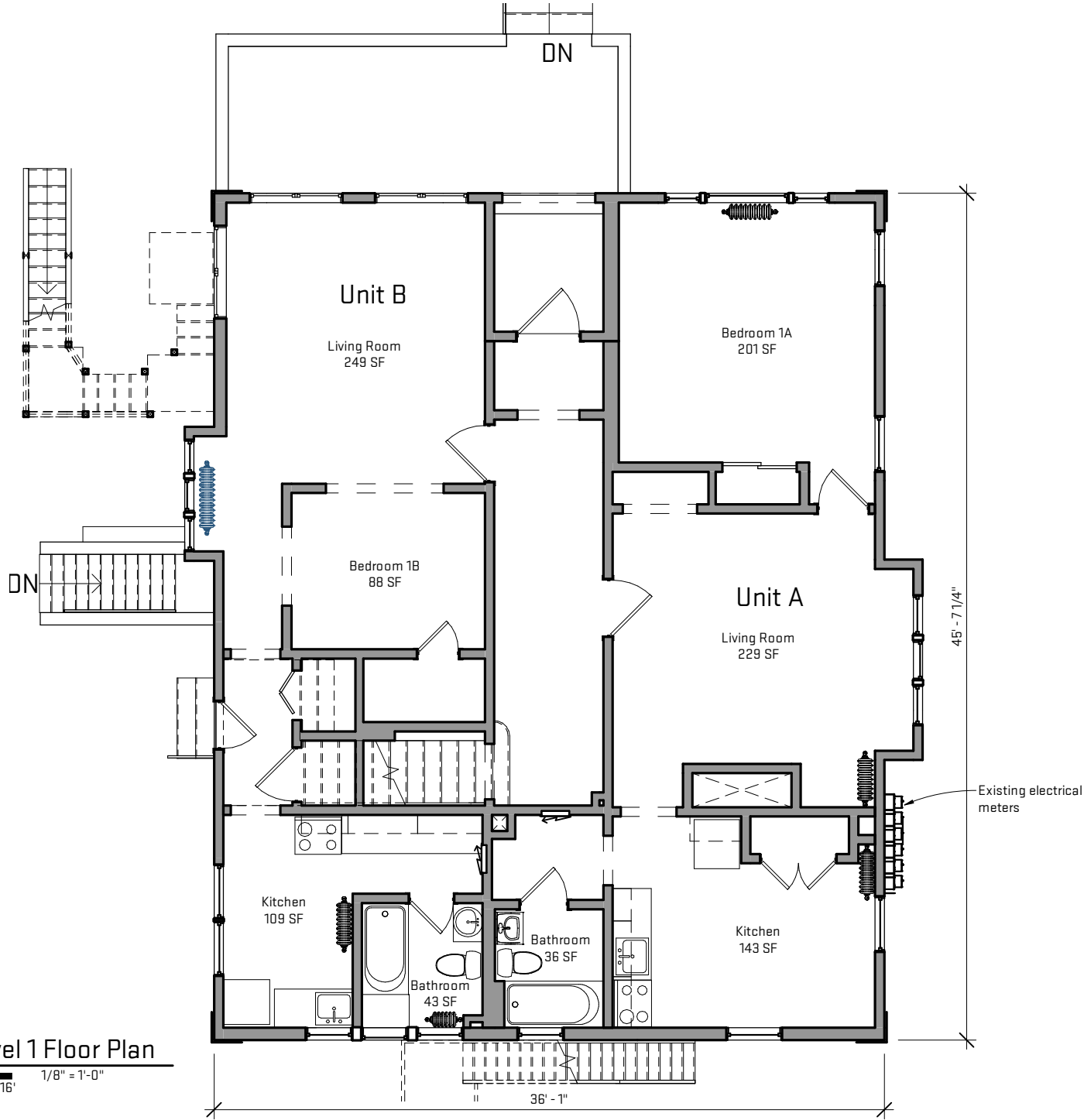


Scales listed are for 8.5x11 drawing size.


1108 Hill St. Renovation Job Title:	Existing Basement Floor Plan Sheet Title:	MPS-HSH21 Project #
1108 Hill St. Ann Arbor, MI 48104	Released For: ZBA	04/28/2021 Dwg Date
architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com		
A-9		

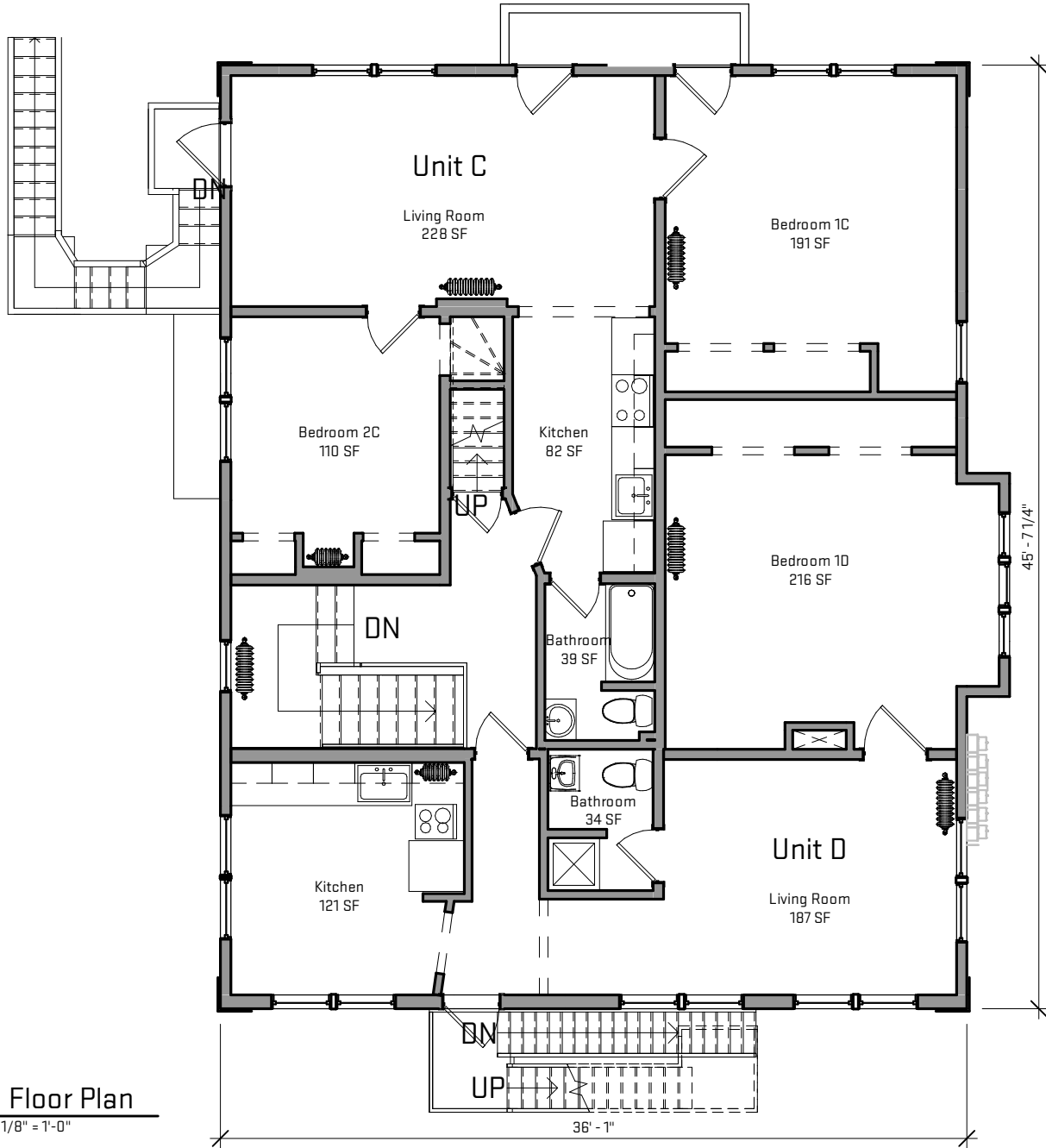


Existing Level 1 Floor Plan



Scales listed are for 8.5x11 drawing size.

Drawing # Project #	Existing Level 1 Floor Plan	Job Title:	 architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com
MPS-HSH21	Sheet Title:	1108 Hill St. Renovation	1108 Hill St. Ann Arbor, MI 48104
04/28/2021	Released For: ZBA	1108 Hill St. Renovation	1108 Hill St. Ann Arbor, MI 48104
A-10	Existing Level 1 Floor Plan	1108 Hill St. Renovation	1108 Hill St. Ann Arbor, MI 48104



Scales listed are for 8.5x11 drawing size.

Existing Level 2 Floor Plan

1108 Hill St. Renovation

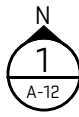
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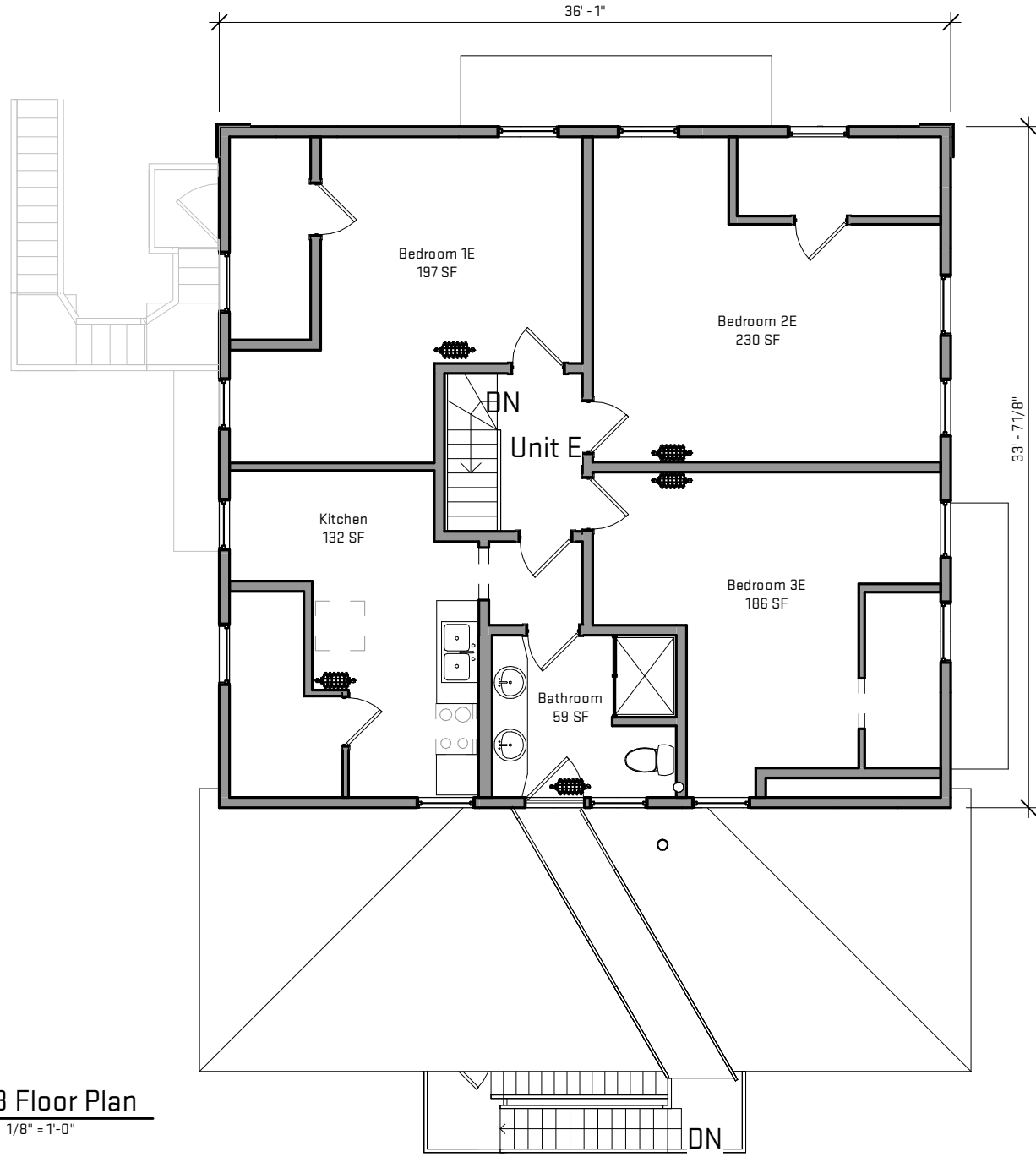
MPS-HSH21
04/28/2021
A-11

Released For: ZBA

1108 Hill St. Ann Arbor, MI 48104

Project #
Date


Existing Level 3 Floor Plan
 A-12 4' 8' 16' 1/8" = 1'-0"

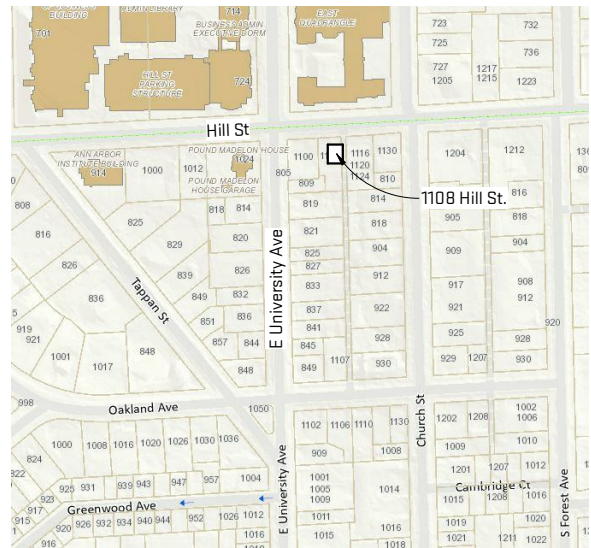


Scales listed are for 8.5x11 drawing size.

OXSTUDIO INC. <small>architecture construction objects</small> <small>P: (734) 929-9000 F: (734) 929-9001 www.oxstudioinc.com</small>	Job Title: 1108 Hill St. Renovation	Sheet Title: Existing Level 3 Floor Plan	Project #: MPS-HSH21
	Released For: ZBA	Project Date: 04/28/2021	Drawing #: A-12



Vicinity Map



Project Information

Owner: Metro Property Services

Architect: O|X Studio, Inc.
302 S. State St., Suite B, Ann Arbor, MI 48104
(734) 929-9000

Project Address: 1108 Hill St., Ann Arbor, MI 48104

Parcel #: 09-09-33-203-011

Legal Description: LOT 2 EXC W 9 FT OF N 92 FT AND S 40 FT OF W 24 FT BLK 2 HILLS ADDITION

Building Code: 2015 Michigan Residential Code

Mechanical Code: 2015 Michigan Mechanical Code

Electrical Code: 2017 National Electrical Code (NEC)

Plumbing Code: 2015 Michigan Plumbing Code

Energy Code: 2015 Michigan Uniform Energy Code

Construction Type: V-B

Height, Building: 29' - 10"

Number of Stories: 3 above grade

	Existing	Proposed
Dwelling Unit 1:	1 Bed/1 Bath	5 Bed/3 Bath
Dwelling Unit 2:	1 Bed/1 Bath	6 Bed/3 Bath
Dwelling Unit 3:	2 Bed/1 Bath	6 Bed/3 Bath
Dwelling Unit 4:	1 Bed/1 Bath	3 Bed/2 Bath
Dwelling Unit 5:	3 Bed/1 Bath	N/A

Total: 5 Units 4 Units
8 Bed/5 Bath 20 Bed/11 Bath

Schedule of Area, Height, and Placement Regulations

	Existing Zoning	Existing Conditions	Proposed
Zoning	R4C	R4C	No Change
Minimum Lot Area per Dwelling Unit	2,175 sf		No Change
Required Setback Line Minimum and Maximum Dimensions			
...Front Yard Setback	25'	26' - 0"	No Change
...Left Side Yard Setback	12'	16' - 2"	No Change
...Right Side Yard Setback	12'	4' - 8"	No Change
...Rear Yard Setback	30'	60' - 6"	No Change
Maximum Height (to roof Midpoint)	30'	29' - 10"	No Change
Minimum Gross Lot Size			
...Minimum Gross Lot Area	8,500 sf	6,782 sf	No Change
...Minimum Lot Width	60'	57'	No Change
Parking - Automobiles	1-1/2 space per dwelling unit	5 spaces	No Change
Parking - Bicycles	1 space per 5 units	1 space	No Change
Minimum Usable Open Space [% of Lot Area]	40%	24.30%	No Change

Scales listed are for 8.5x11 drawing size.



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Job Title: 1108 Hill St. Renovation

1108 Hill St. Ann Arbor, MI 48104

Sheet Title: Project Information

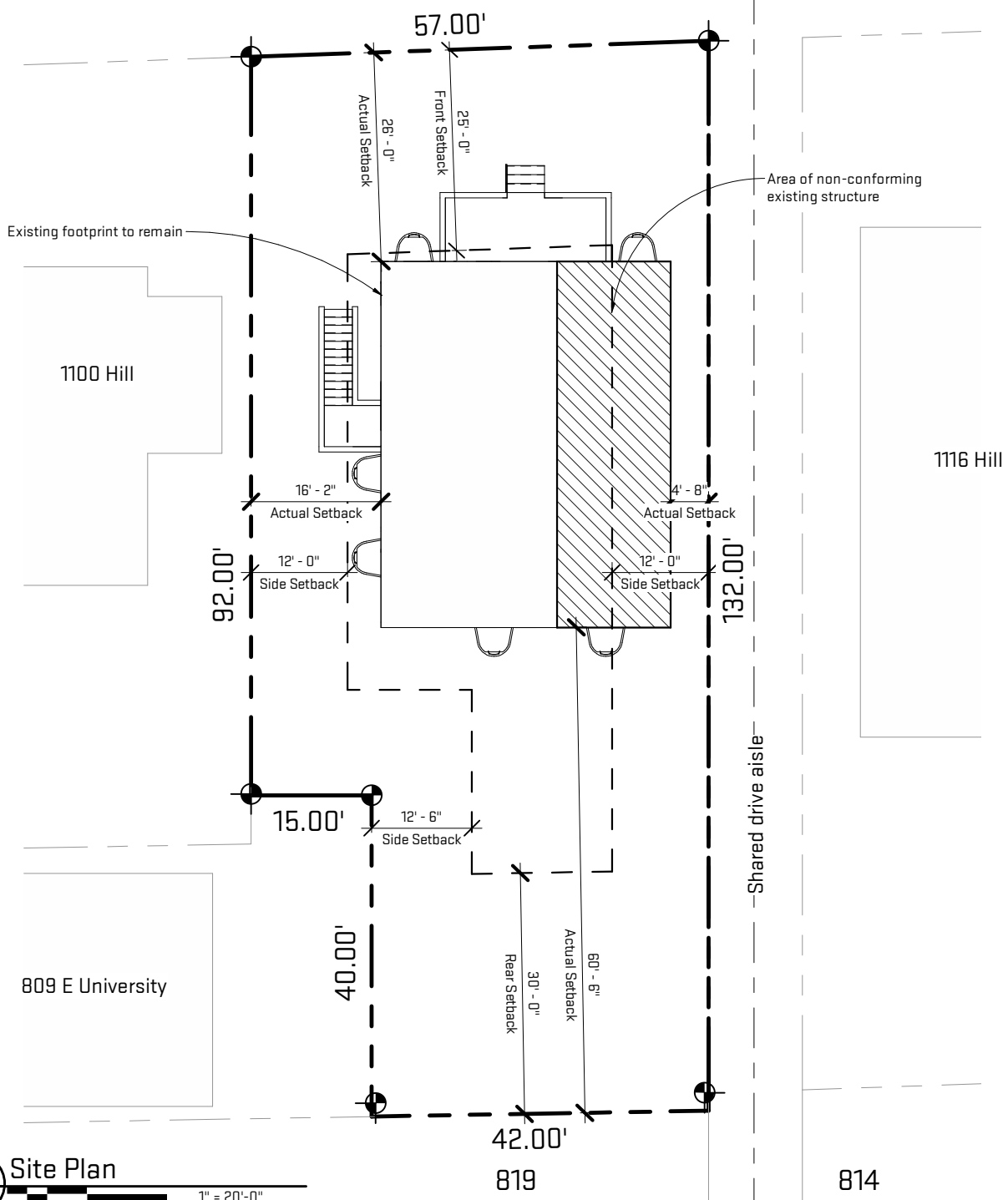
Released For: ZBA

Project #: MPS-HSH21

Drawn Date: 04/28/2021

Sheet #: A-1

Hill Street



1 Site Plan

 A-2

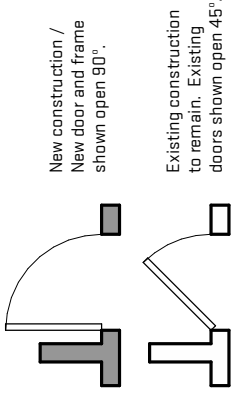
 1" = 20'-0"

Scales listed are for 8.5x11 drawing size.

 architecture construction objects P: (734) 929-9000 F: (734) 929-9001 www.oxstudiainc.com	Job Title: 1108 Hill St. Renovation	Sheet Title: Proposed Site Plan	Project #: MPS-HSH21
	1108 Hill St. Ann Arbor, MI 48104	Released For: ZBA	Drawn Date: 04/28/2021
			Drawing #: A-2

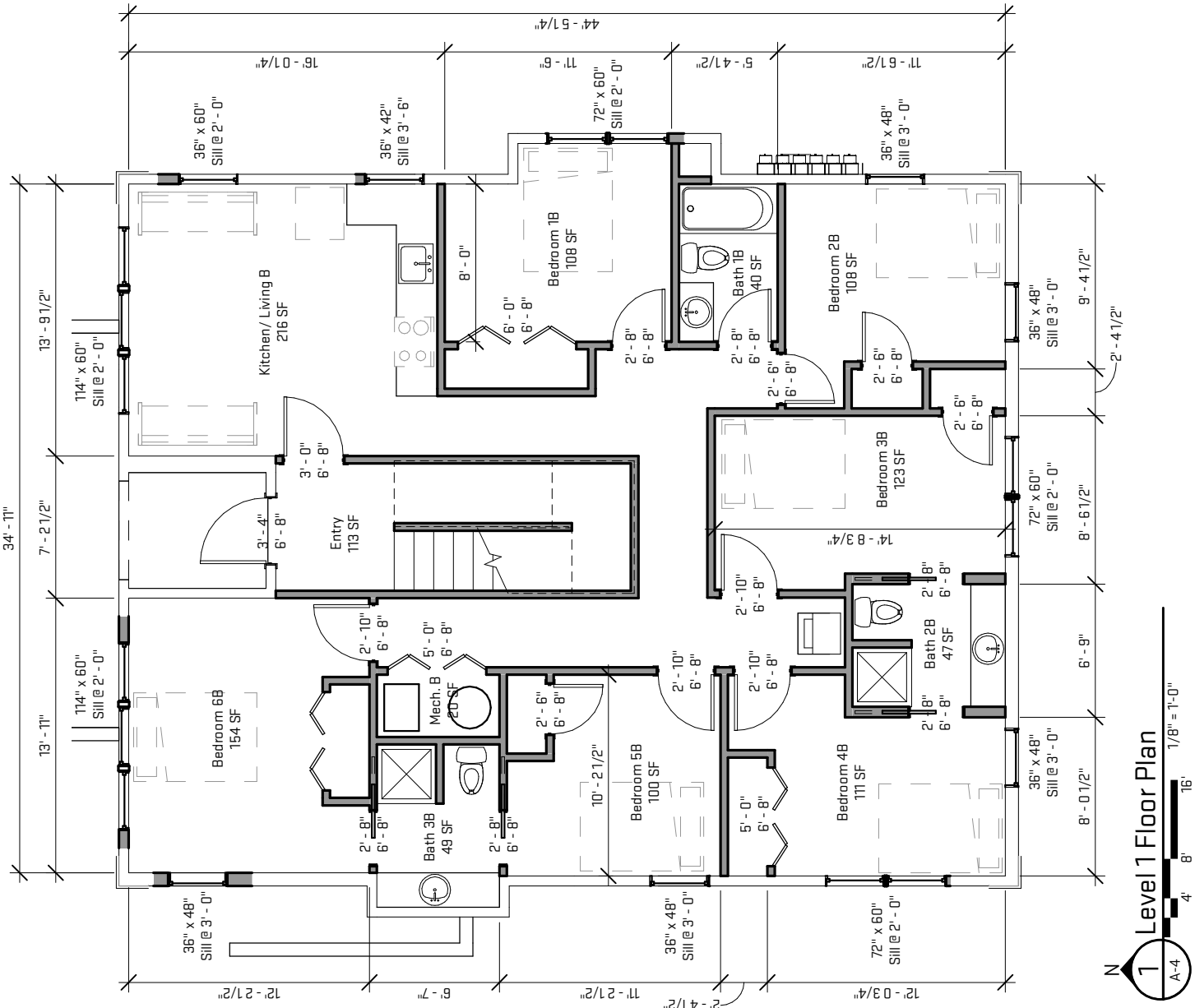
Scales listed are for B5x11 drawing size.

Architectural Floor Plan Legend



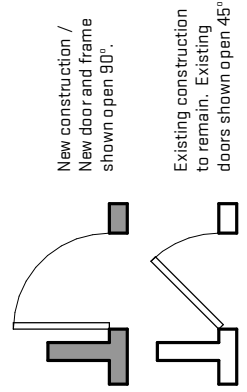
Level 1 Daylighting Calculations

- Bedroom 1B = 108 sf**
 Required daylighting (8%) = 8.64 sf
 Required ventilation (4%) = 4.32 sf
 Provided daylighting = 20.74 sf
 Provided ventilation = 10.37 sf
- Bedroom 2B = 108 sf**
 Required daylighting (8%) = 8.64 sf
 Required ventilation (4%) = 4.32 sf
 Provided daylighting = 16.62 sf
 Provided ventilation = 16.62 sf
- Bedroom 3B = 123 sf**
 Required daylighting (8%) = 9.84 sf
 Required ventilation (4%) = 4.92 sf
 Provided daylighting = 20.74 sf
 Provided ventilation = 10.37 sf
- Bedroom 4B = 111 sf**
 Required daylighting (8%) = 8.88 sf
 Required ventilation (4%) = 4.44 sf
 Provided daylighting = 29.05 sf
 Provided ventilation = 18.69 sf
- Bedroom 5B = 100 sf**
 Required daylighting (8%) = 8.00 sf
 Required ventilation (4%) = 4.00 sf
 Provided daylighting = 8.31 sf
 Provided ventilation = 8.31 sf
- Bedroom 6B = 154 sf**
 Required daylighting (8%) = 12.32 sf
 Required ventilation (4%) = 6.16 sf
 Provided daylighting = 39.42 sf
 Provided ventilation = 18.69 sf



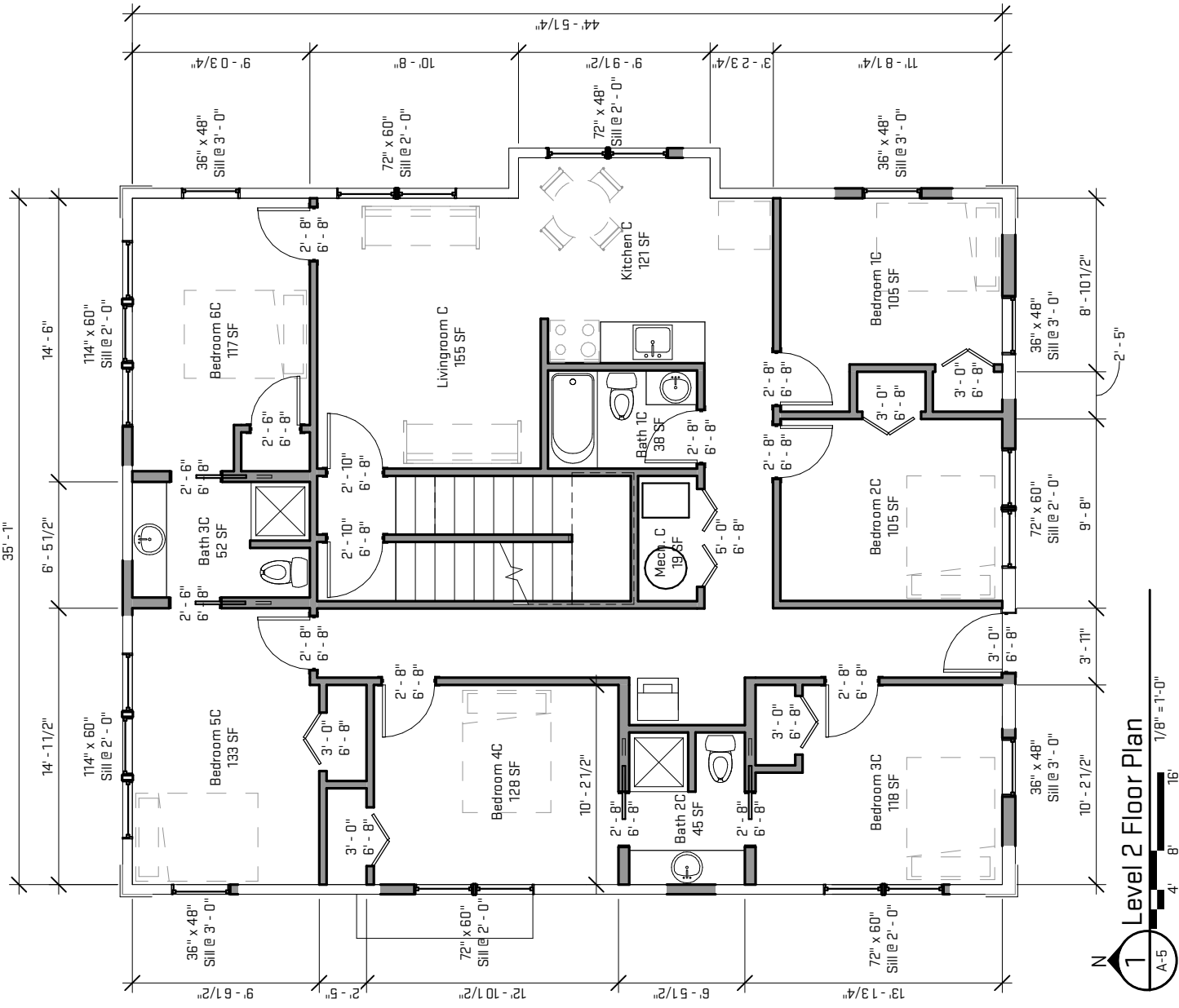
Scales listed are for B5x11 drawing size.

Architectural Floor Plan Legend



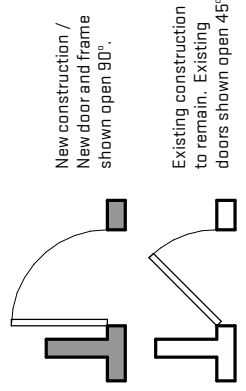
Level 2 Daylighting Calculations

- Bedroom 1C = 105 sf**
 Required daylighting (8%) = 8.40 sf
 Required ventilation (4%) = 4.20 sf
 Provided daylighting = 16.62 sf
 Provided ventilation = 16.62 sf
- Bedroom 2C = 105 sf**
 Required daylighting (8%) = 8.40 sf
 Required ventilation (4%) = 4.20 sf
 Provided daylighting = 20.74 sf
 Provided ventilation = 10.37 sf
- Bedroom 3C = 118 sf**
 Required daylighting (8%) = 9.44 sf
 Required ventilation (4%) = 4.72 sf
 Provided daylighting = 29.05 sf
 Provided ventilation = 18.69 sf
- Bedroom 4C = 128 sf**
 Required daylighting (8%) = 10.24 sf
 Required ventilation (4%) = 5.12 sf
 Provided daylighting = 20.74 sf
 Provided ventilation = 10.37 sf
- Bedroom 5C = 133 sf**
 Required daylighting (8%) = 10.64 sf
 Required ventilation (4%) = 5.32 sf
 Provided daylighting = 39.42 sf
 Provided ventilation = 18.69 sf
- Bedroom 6C = 117 sf**
 Required daylighting (8%) = 9.36 sf
 Required ventilation (4%) = 4.68 sf
 Provided daylighting = 39.42 sf
 Provided ventilation = 18.69 sf



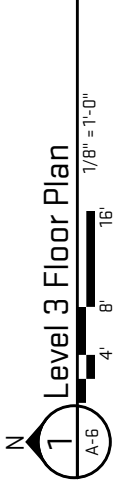
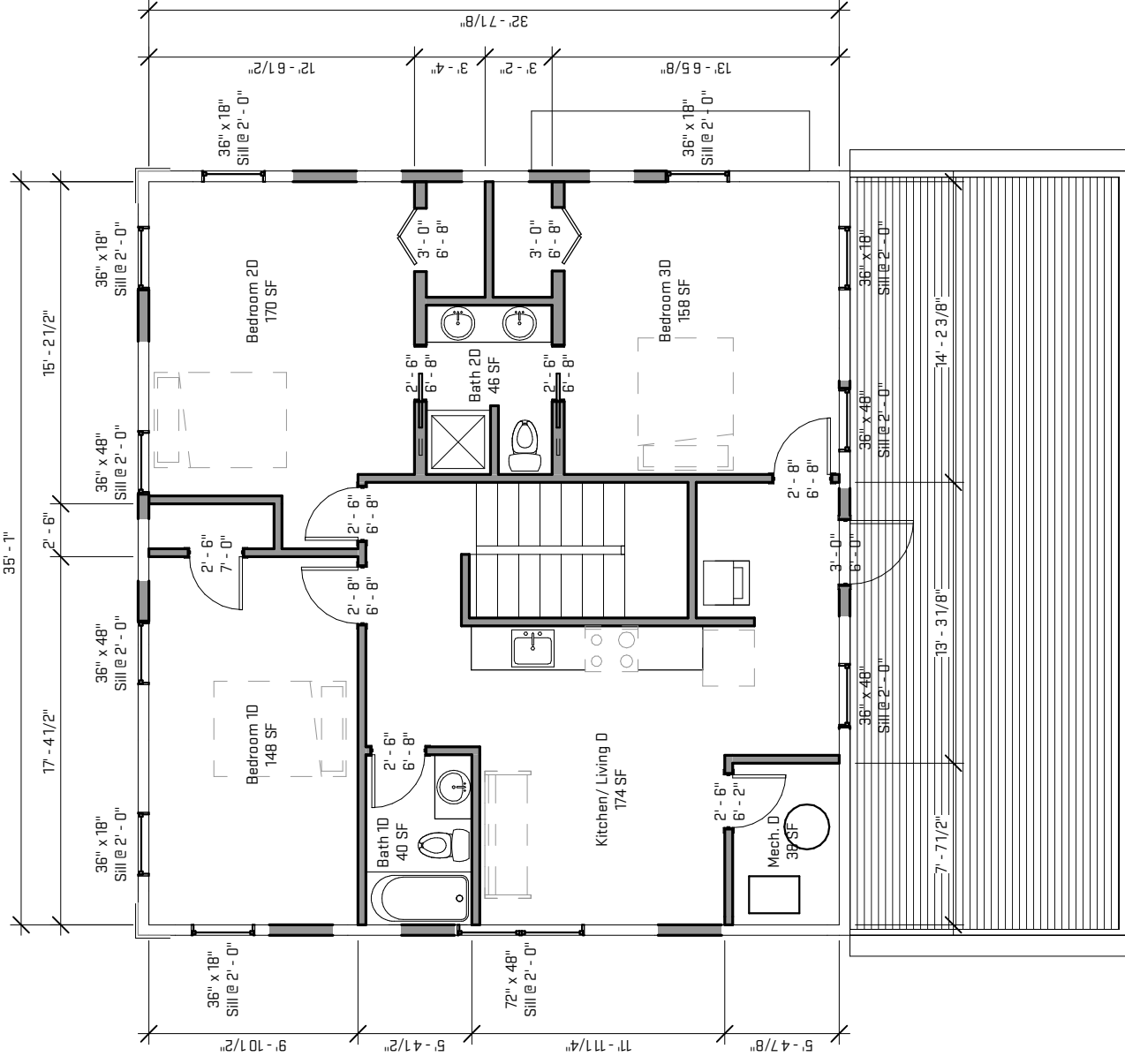
Scales listed are for 8.5x11 drawing size.

Architectural Floor Plan Legend



Level 3 Daylighting Calculations

- Bedroom 10 = 148 sf**
 Required daylighting (8%) = 11.84 sf
 Required ventilation (4%) = 5.92 sf
 Provided daylighting = 14.45 sf
 Provided ventilation = 8.31 sf
- Bedroom 20 = 170 sf**
 Required daylighting (8%) = 13.60 sf
 Required ventilation (4%) = 6.80 sf
 Provided daylighting = 14.45 sf
 Provided ventilation = 8.31 sf
- Bedroom 30 = 158 sf**
 Required daylighting (8%) = 12.64 sf
 Required ventilation (4%) = 6.32 sf
 Provided daylighting = 14.45 sf
 Provided ventilation = 8.31 sf





Existing North facade - facing Hill Street



Existing NorthWest facade



Existing SouthWest facade



Existing South facade - facing parking

Scales listed are for 8.5x11 drawing size.



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Job Title: 1108 Hill St. Renovation

1108 Hill St. Ann Arbor, MI 48104

Sheet Title: Existing Photos

Released For: ZBA

Project # MPS-HSH21

Draw Date: 04/28/2021

Sheet # A-7



Existing SouthEast facade



Existing NorthEast facade



Drive aisle - North view



Drive aisle - South view

Scales listed are for 8.5x11 drawing size.



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Job Title: 1108 Hill St. Renovation

1108 Hill St. Ann Arbor, MI 48104

Sheet Title: Existing Photos

Released For: ZBA

Project # MPS-HSH21

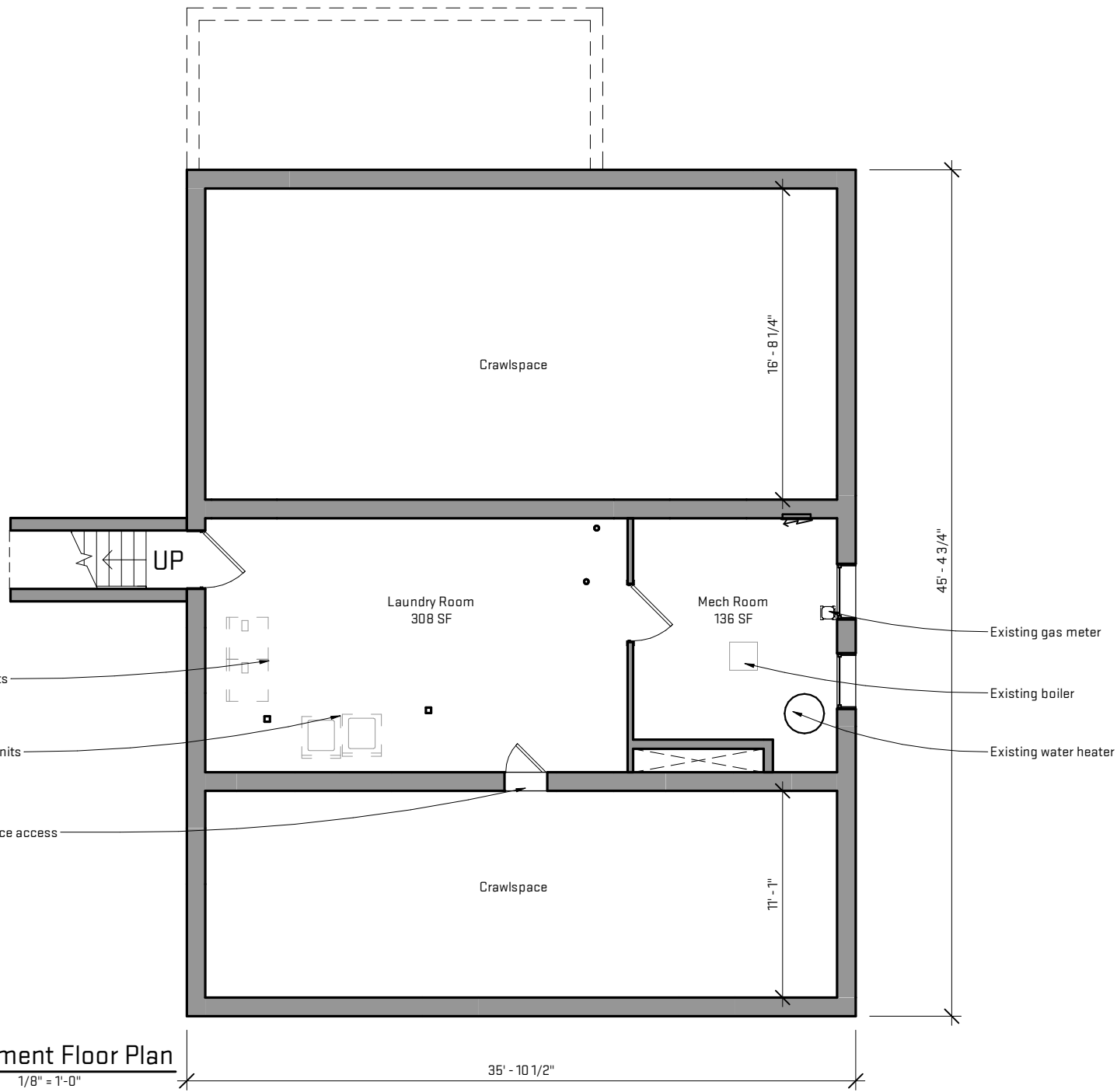
Draw Date: 04/28/2021

Drawing # A-8

1 Existing Basement Floor Plan

4' 8' 16' 1/8" = 1'-0"

- Existing dryer units
- Existing washer units
- Existing crawlspace access

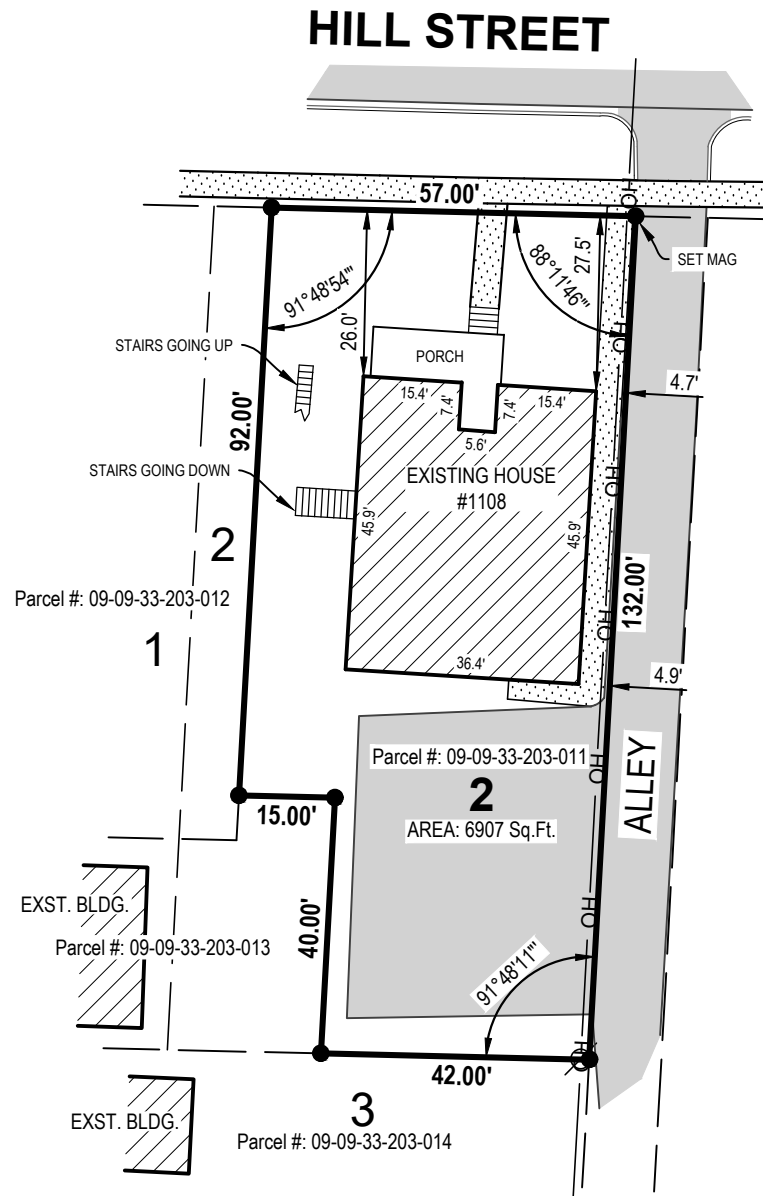


Scales listed are for 8.5x11 drawing size.

Job Title:	1108 Hill St. Renovation	Existing Basement Floor Plan	MPS-HSH21
	1108 Hill St. Ann Arbor, MI 48104	Released For: ZBA	04/28/2021
Sheet Title:	Existing Basement Floor Plan		
Project #	MPS-HSH21		
Dwg Date	04/28/2021		
Drawing #	A-9		

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CERTIFICATE OF SURVEY








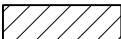
DESCRIPTION

The following described premises situated in the City of Ann Arbor, County of Washtenaw, and State of Michigan, to-wit:

LOT 2 EXC W 9 FT OF N 92 FT AND S 40 FT OF W 24 FT BLK 2 HILLS ADDITION, COMMONLY KNOW AS 1108 HILL STREET, ANN ARBOR, MICHIGAN

(Quit Claim Deed as recorded in Liber 4538, Page 681, Washtenaw County Records.)

LEGEND

-  Iron - Set 1/2" X 18" iron rebar with NED Cap
-  Utility Pole
-  OH Overhead Utility
-  Asphalt
-  Concrete
-  Existing Building



By: *Brandon G. Parrent*
 Brandon G. Parrent Licensed Professional Surveyor No. 4001063096

SCALE: 1" = 30' 0' 15' 30'



OX Studio Inc
 2373 Oak Valley Drive, Suite 180
 Ann Arbor, MI 48103

1108 Hill Street

DRAWN BY: RP	DATE: 04.21.21	PRJ #: 21500071
REV. BY:	REV. DATE:	
REV.:		

1 OF 1



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

SURVEYOR'S CERTIFICATE:

I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying.