

511 E. Ann Street Renovation

511 E. Ann Street, Ann Arbor, MI

Released for: Zoning Board of Approval

Release Date: 12/21/2022

O|X Project Number: RYP-HAR22



Applicable Codes and Regulations

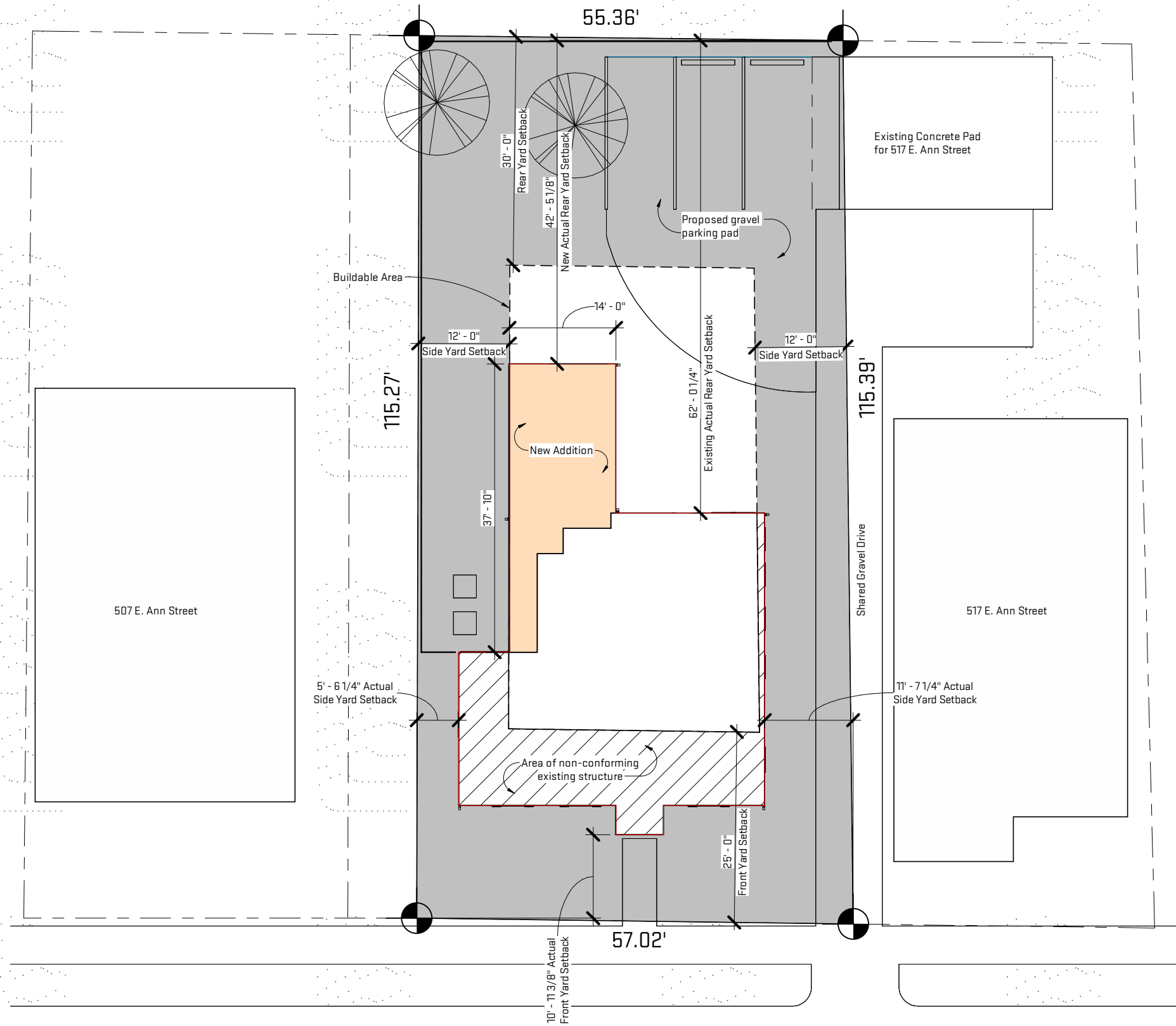
Building Code:	2015 Michigan Residential Code (Alteration Level 3)
Mechanical Code:	2015 Michigan Mechanical Code
Electrical Code:	2017 National Electrical Code (NEC)
Plumbing Code:	2018 Michigan Plumbing Code
Energy Code:	2015 Michigan Uniform Energy Code
Use Group:	R-2
Zoning:	R4C
Construction Type:	V-B
Height, Building:	+/- 25'-1"
Number of Stories:	2 stories
Area, Building:	1,708 sf
Parcel #:	09-09-29-105-005
Legal Description:	LOT 6 EXC W 9 FT PLAT OF G WILCOXSON LAND

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	1,178 sf	1,708
Required Setback Line Minimum and Maximum Dimensions			
Front Yard Setback	25 feet	10.96 feet	No Change
Side (Left) Yard Setback	12 feet	5.56 feet	No Change
Side (Right) Yard Setback	12 feet	11.60 feet	No Change
Rear Yard Setback	30 feet	64 feet	42.48 feet
Maximum Height (to roof midpoint)	30 feet	± 25.07 feet	No Change
Minimum Gross Lot Size			
Minimum Gross Lot Area	8,500 sf	6,479 sf	Requesting Variance of 2,021 sf
Minimum Lot Width	60 feet	57.02 feet	Requesting Variance of 3'-0"
Parking - Automobiles	None	0 spaces	3 spaces
Parking - Bicycles	1 space per 5 units	0	No change
Minimum Usable Open Space (% of lot area)	40%	20.6%	26.2%





Project Team

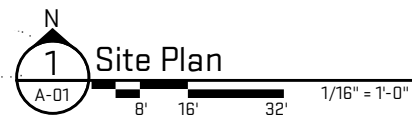
Owner:	Ryan Pantaleo rpantaleo11@gmail.com (978) 420-7655
Architect:	O X Studio, Inc. Contact: Robb Burroughs 2373 Oak Valley Dr., Suite 180, Ann Arbor, MI 48103 (734) 929-9000 robb@oxstudioinc.com
General Contractor:	Jones Properties Contact: Noah Gray 1309 Wilmot St., Suite B, Ann Arbor, MI 48104 (734) 668-1118 amaze.grays@gmail.com

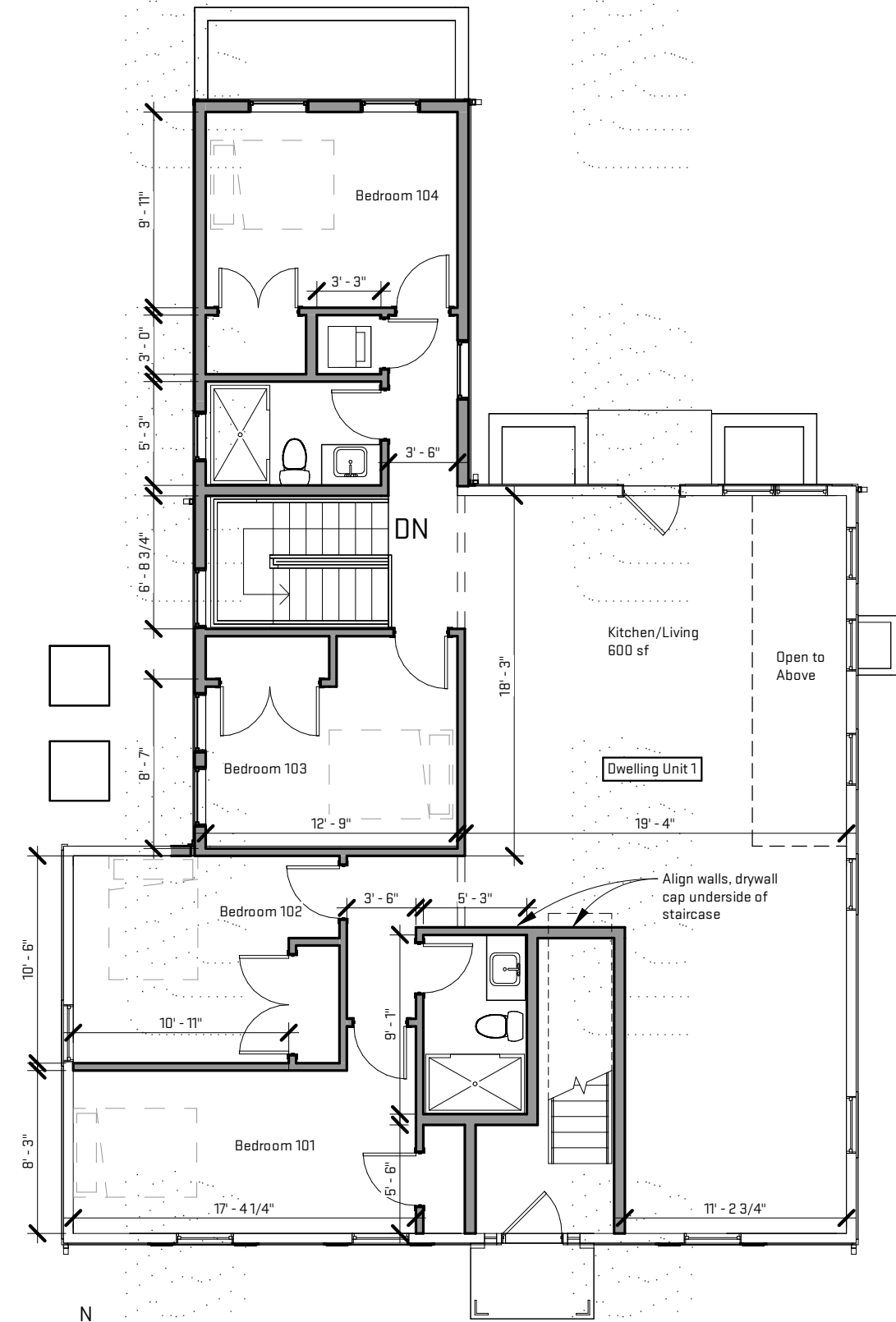




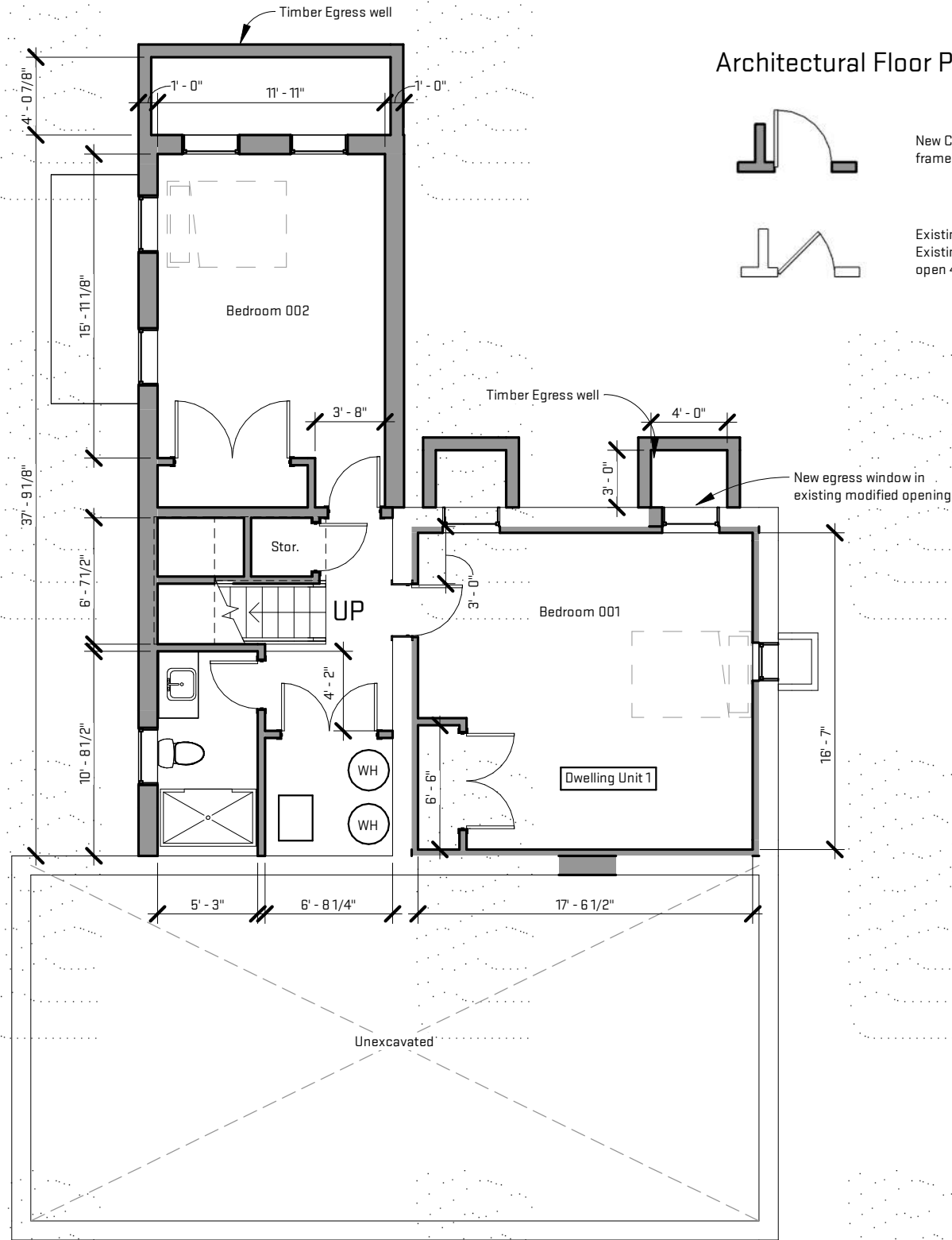
Site Plan Legend

-  Building footprint
-  Buildable area
-  Area of non-conforming existing structure
-  Area of new addition



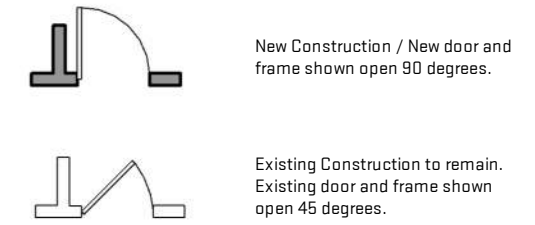


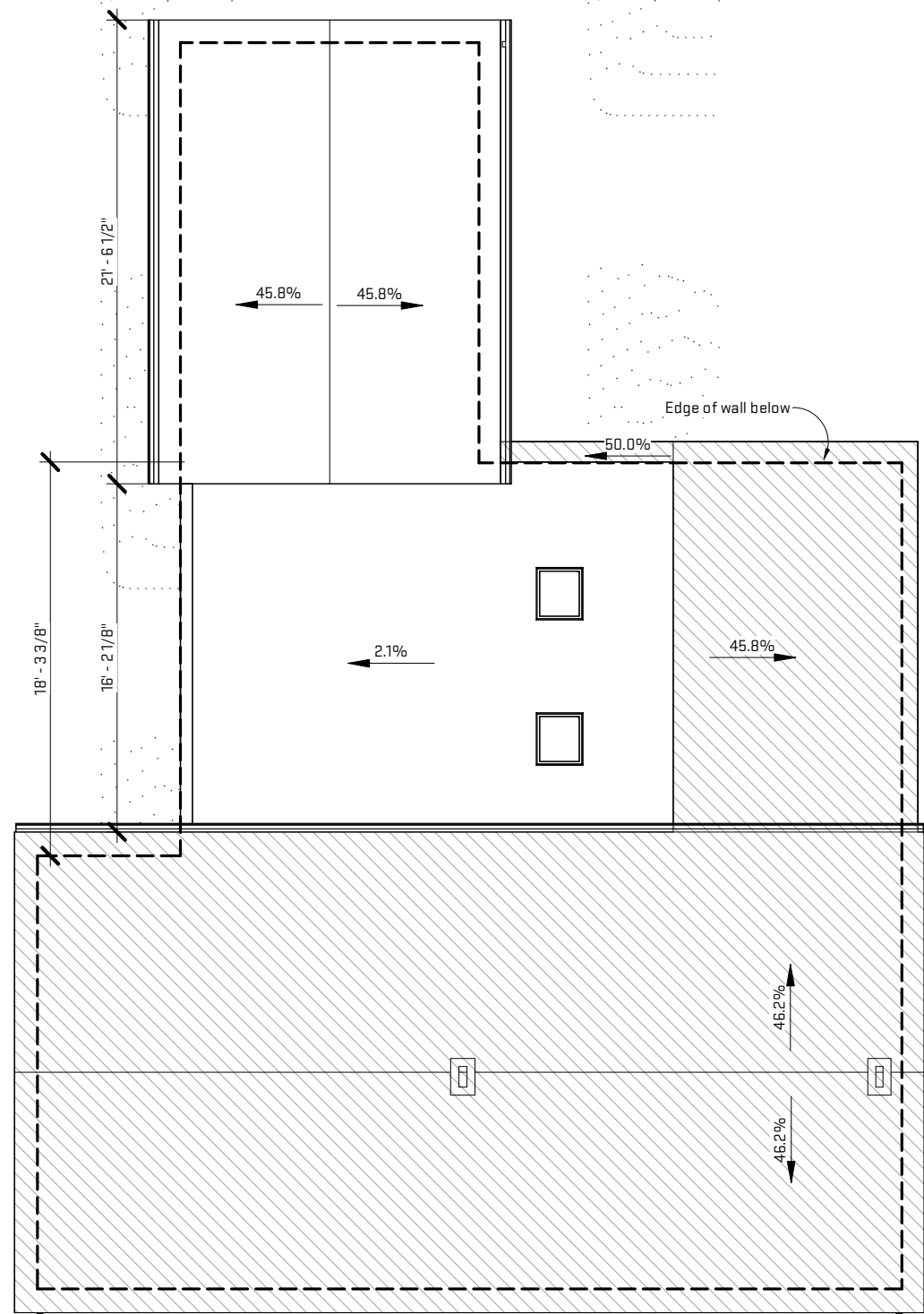
2 Level 1 Plan
A-02 1/8" = 1'-0"



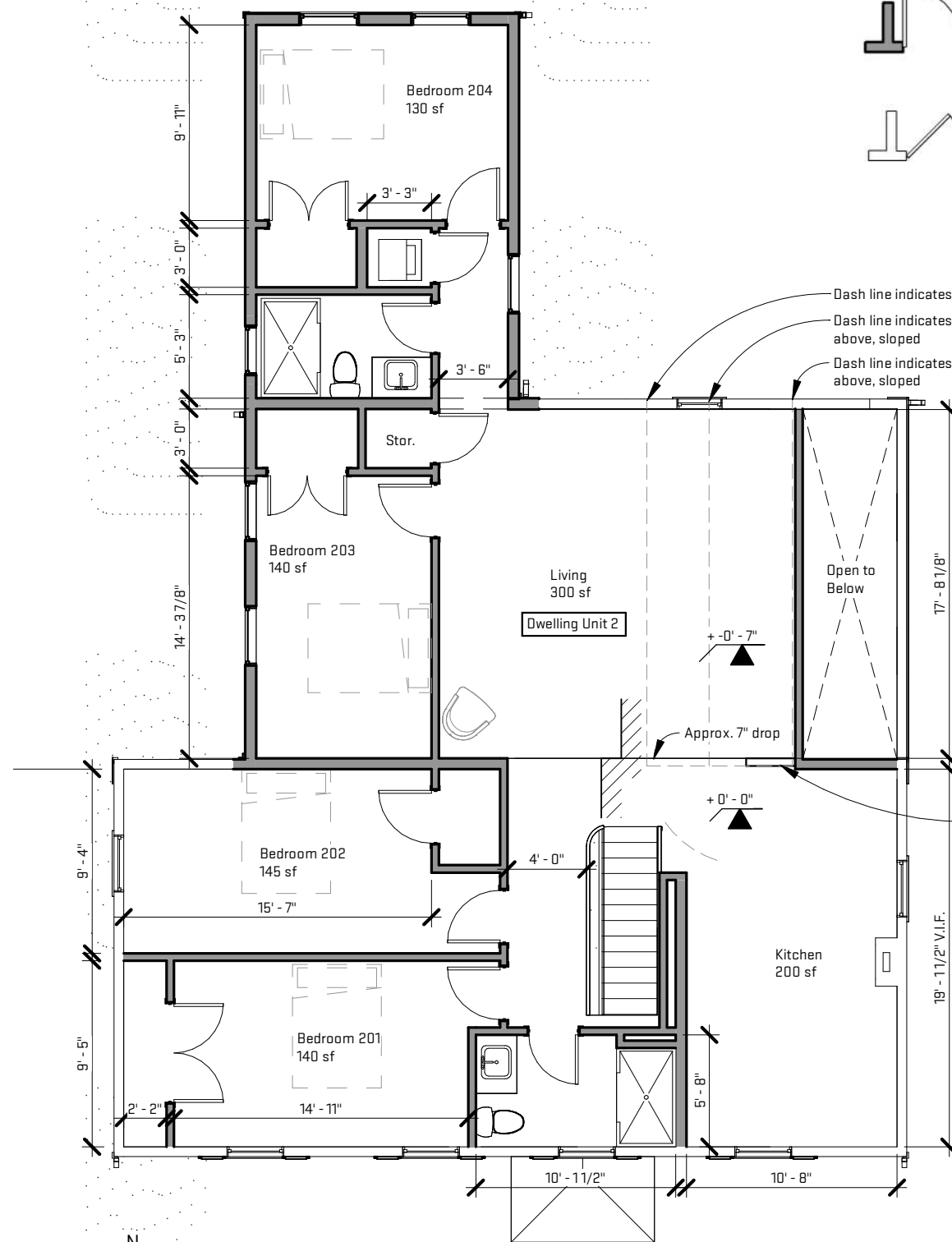
1 Basement Plan - Proposed
A-02 1/8" = 1'-0"

Architectural Floor Plan Legend





2 Roof Plan - Proposed
A-03 1/8" = 1'-0"



1 Level 2 - Proposed
A-03 1/8" = 1'-0"

Architectural Floor Plan Legend

- New Construction / New door and frame shown open 90 degrees.
- Existing Construction to remain. Existing door and frame shown open 45 degrees.





View of Front (South)



Front (South) Elevation



View from Southeast



East View





View of Back (North)



View of Back



View of failing perimeter fence



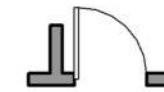
View of backyard



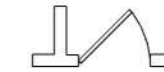
View of backyard



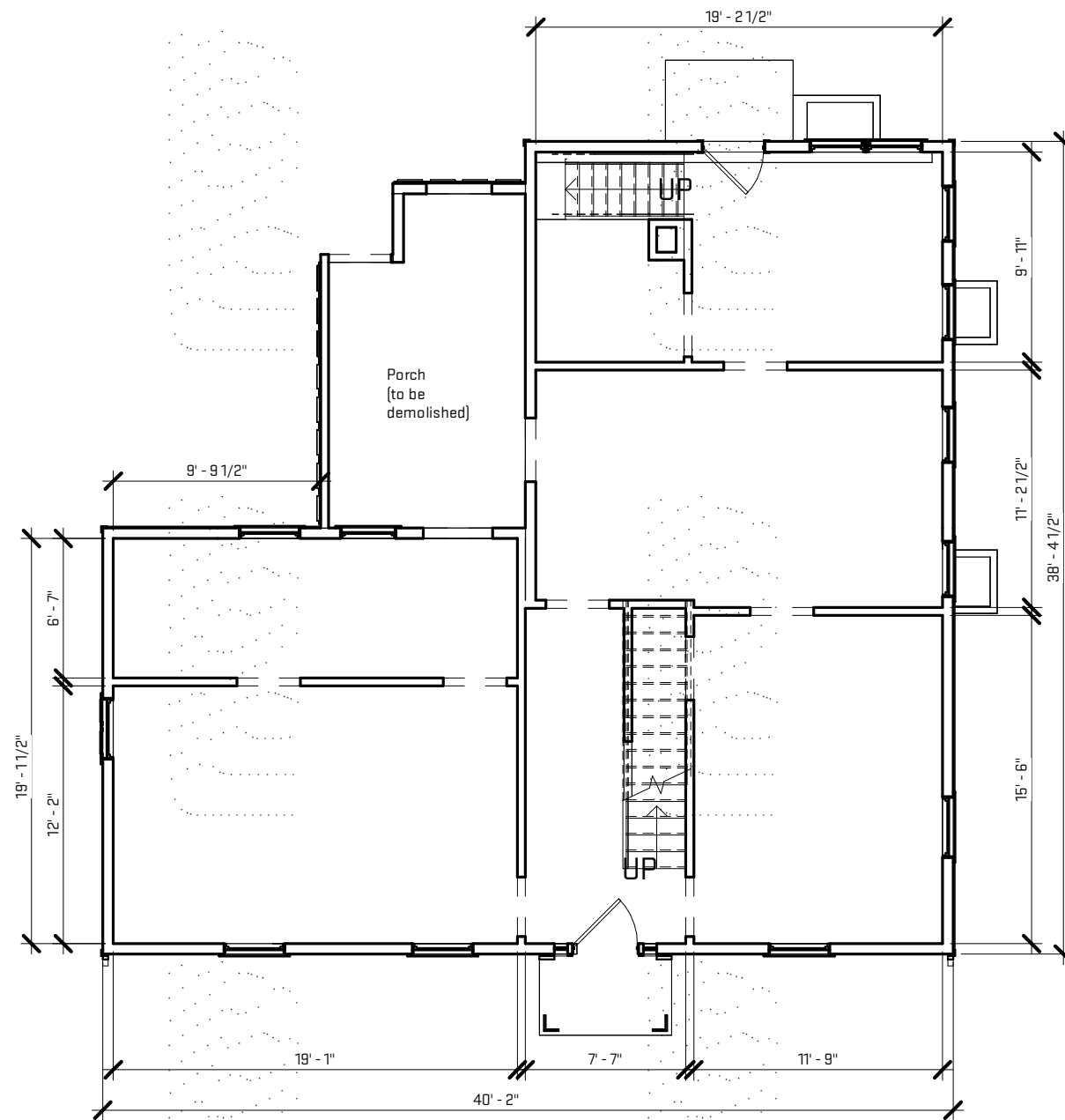
Architectural Floor Plan Legend



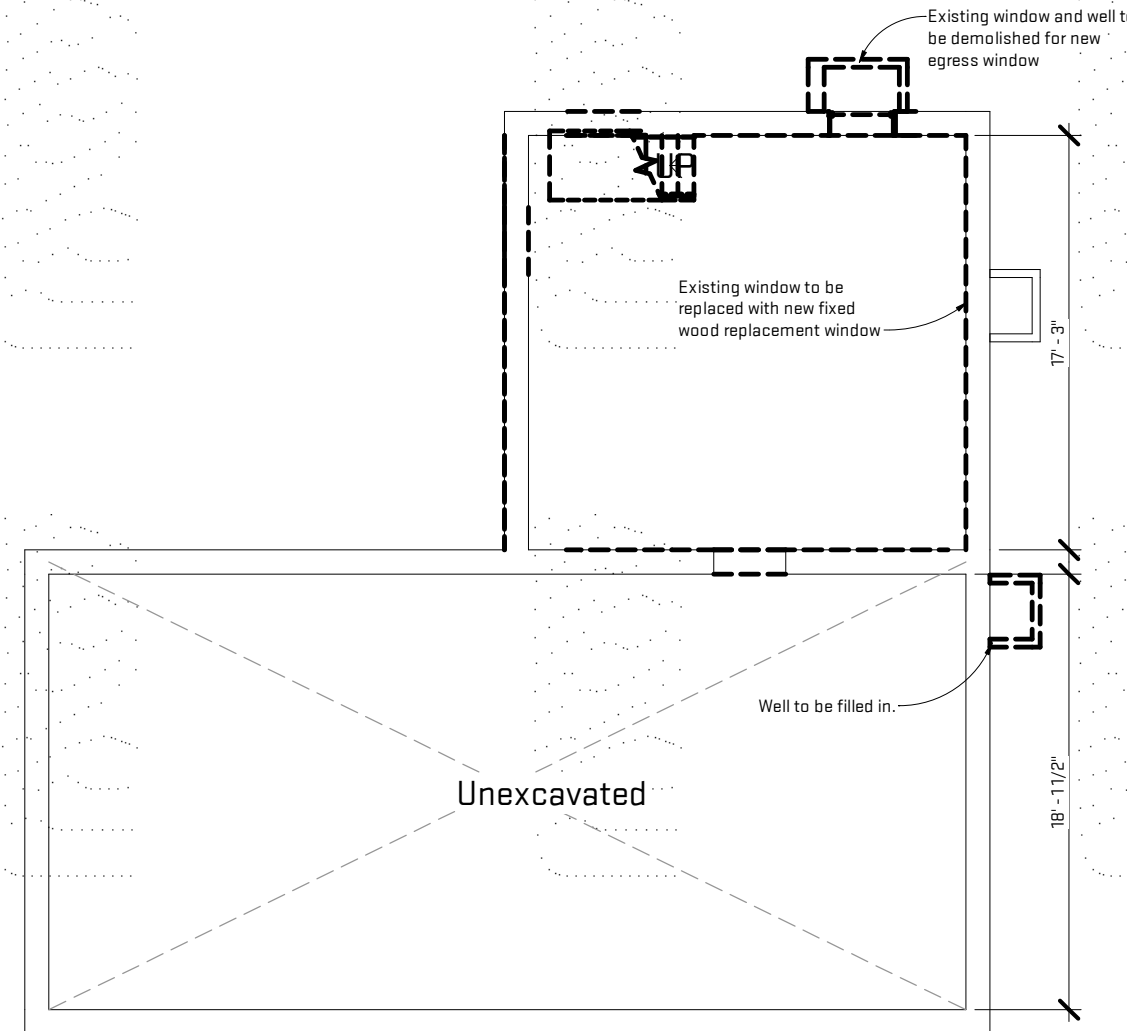
New Construction / New door and frame shown open 90 degrees.



Existing Construction to remain. Existing door and frame shown open 45 degrees.



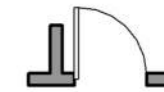
2 Level 1 - Existing
A-06 1/8" = 1'-0"



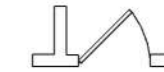
1 Basement Plan - Existing
A-06 1/8" = 1'-0"



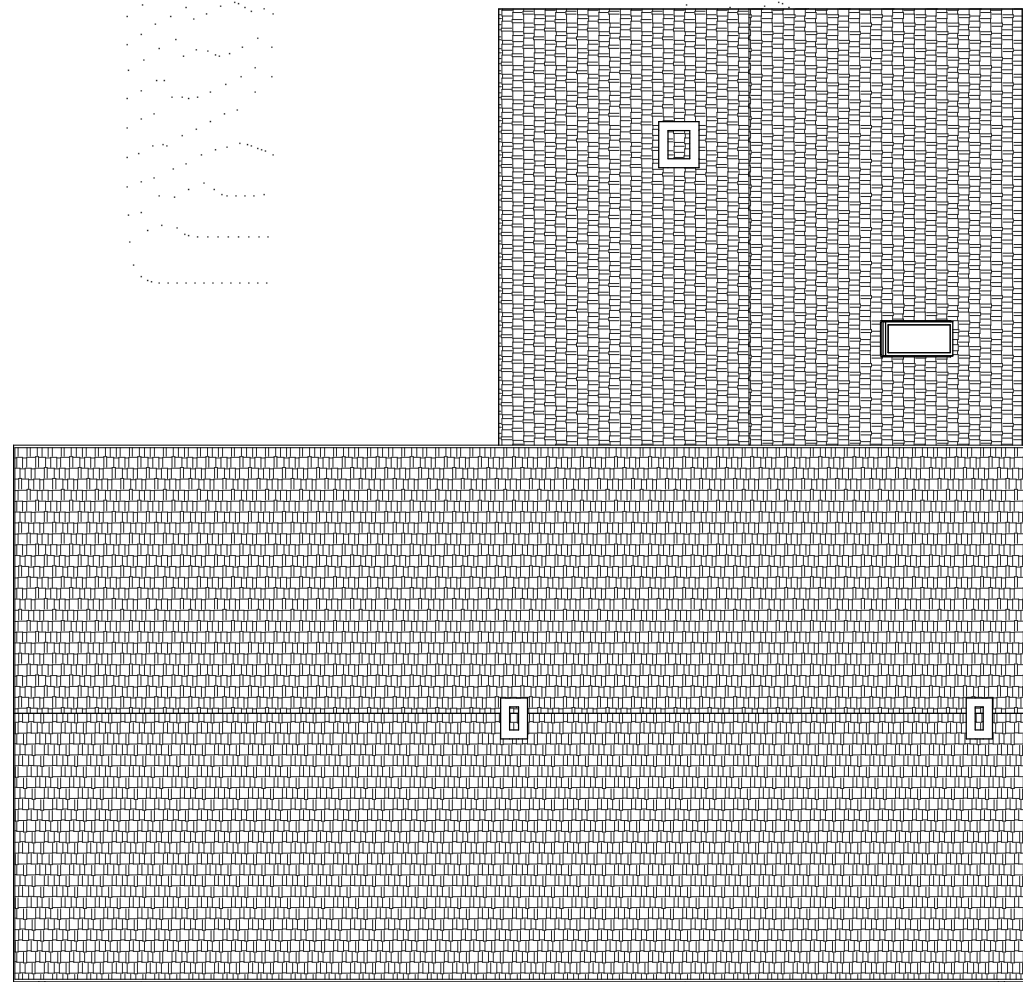
Architectural Floor Plan Legend



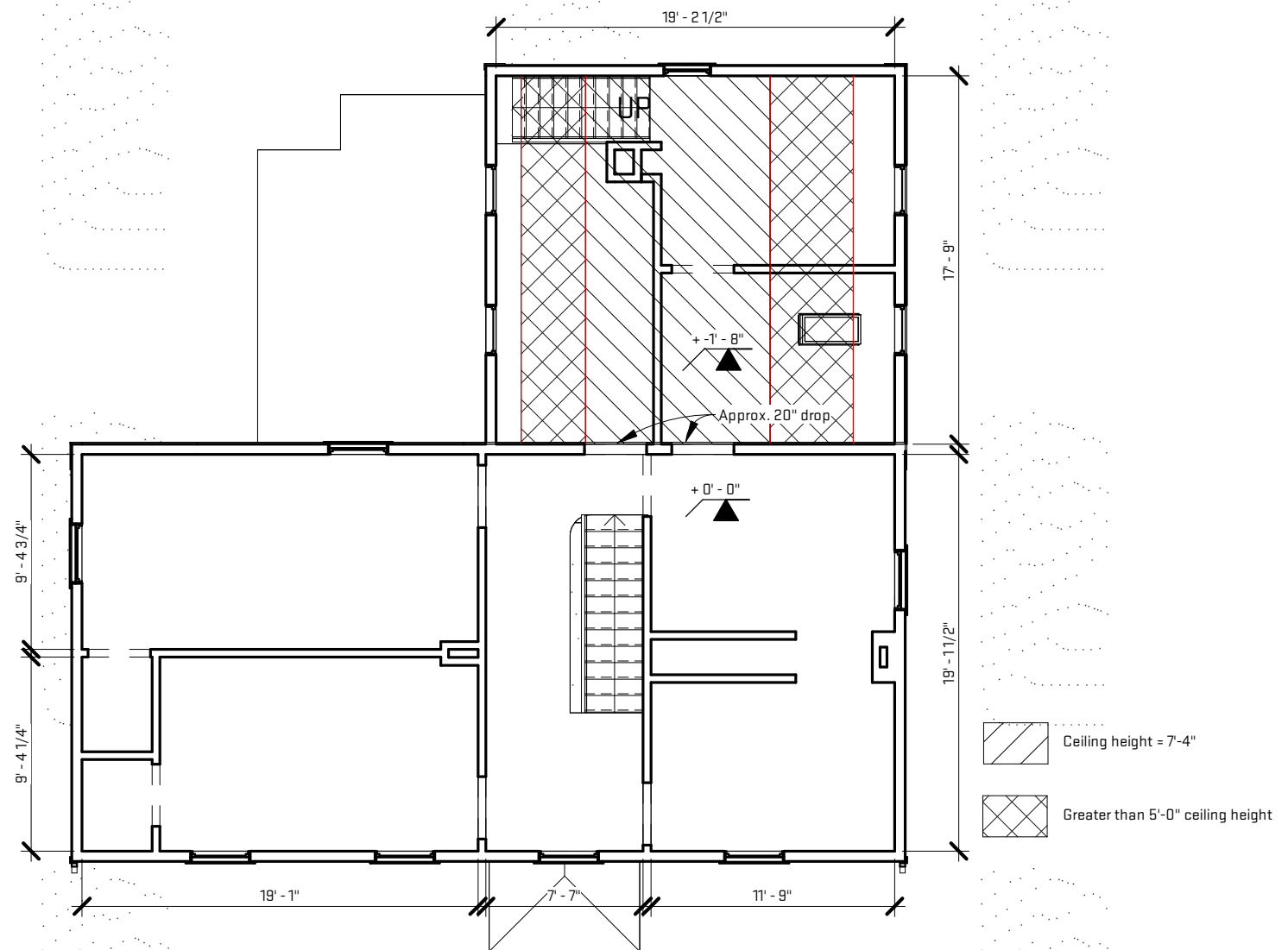
New Construction / New door and frame shown open 90 degrees.



Existing Construction to remain. Existing door and frame shown open 45 degrees.



2 Roof Plan - Existing
A-07 1/8" = 1'-0"

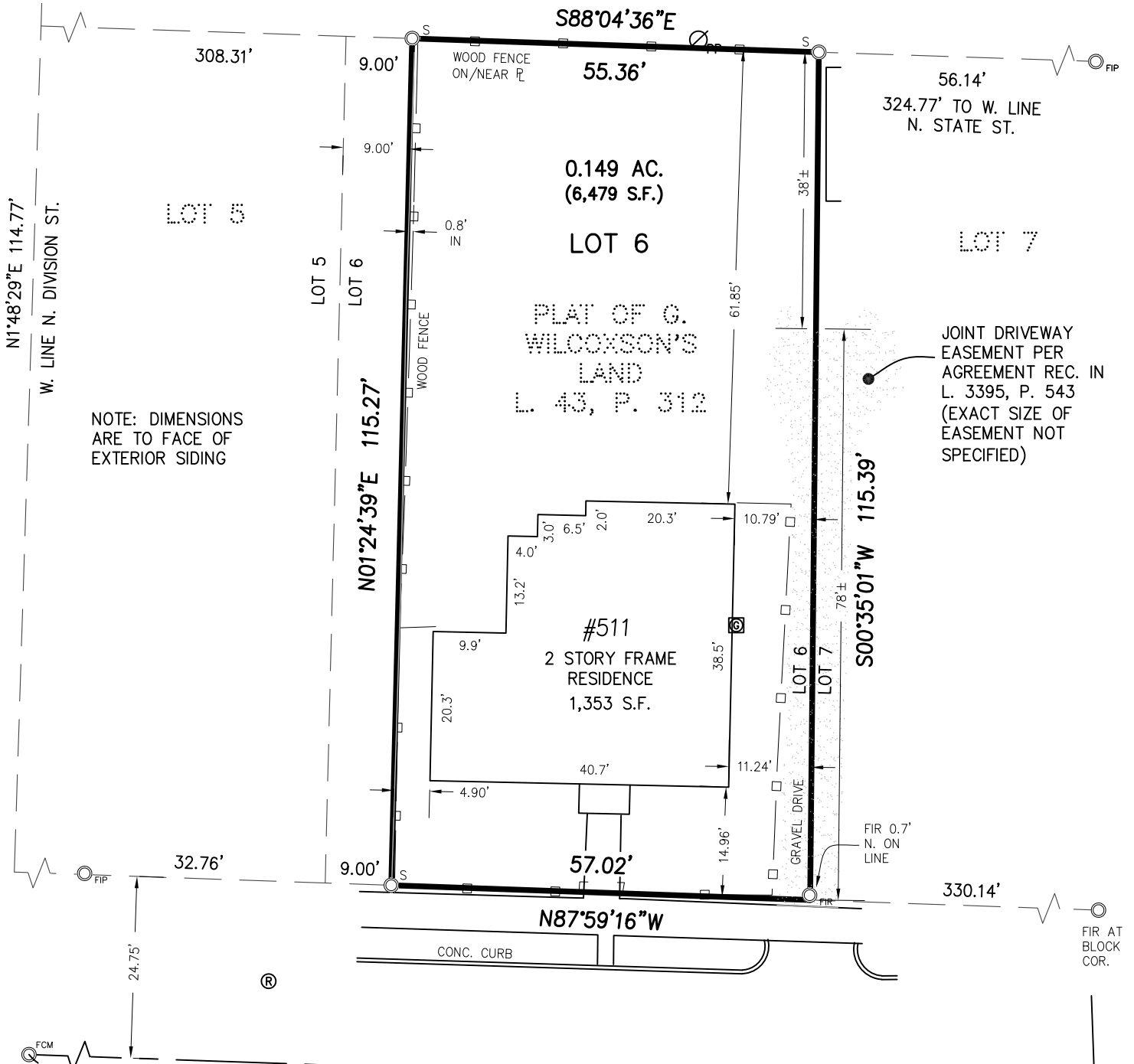


1 Level 2 - Existing
A-07 1/8" = 1'-0"



ALTA/NSPS LAND TITLE SURVEY

BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES, SOUTH
ZONE, NAD '83



NOTE: DIMENSIONS
ARE TO FACE OF
EXTERIOR SIDING

JOINT DRIVEWAY
EASEMENT PER
AGREEMENT REC. IN
L. 3395, P. 543
(EXACT SIZE OF
EASEMENT NOT
SPECIFIED)



S87°59'16"E 773.04'
E. ANN ST.
(49.5' WIDE, PUBLIC)

FOUND EMPTY
MONUMENT BOX IN
CONFLICT WITH R.O.W.
MONUMENTATION

LEGAL DESCRIPTION:

Per First American Title Insurance Company File 976489:
Lot 6, Except the West 9 feet of "PLAT OF G WILCOXSON
LAND" in the CITY OF ANN ARBOR according to the plat
thereof as recorded in Liber 43 of Deeds, Page 312 of
Washtenaw County Records.

CLIENT: PANTALEO

BOUNDARY SURVEY

#511 E. ANN ST.
IN THE NE 1/4 OF
SECTION 29, T2S, R6E
CITY OF ANN ARBOR
WASHTENAW COUNTY,
STATE OF MICHIGAN.

LEGEND:

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND MAG NAIL
- FOUND MONUMENT
- SET IRON PIPE
- SET WOOD LATH
- RECORDED
- CALCULATED



6653 Schneider Rd. • Manchester, MI • 48158

(734) 669-2960 • arborlandinc.com

JOB NO.: 23022 DATE: 10-31-2022

FLD. BOOK: 22-7 REVISED: -

SHEET 1 OF 2 BY: KJG

SCALE: 1" = 20'



CERTIFICATE:

TO RYAN PANTALEO AND FIRST AMERICAN TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7A, and 8 of Table A thereof. The fieldwork was completed on October 24, 2022

DATE OF PLAT OR MAP: October 31, 2022



KEVIN GINGRAS, P.S., NO. 49278








I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON OCTOBER 31, 2022, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1:5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

CLIENT: PANTALEO

BOUNDARY SURVEY

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IN THE NE 1/4 OF
SECTION 29, T2S, R6E
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- (C) CALCULATED



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JOB NO.:	23022	DATE:	10-31-2022
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FLD. BOOK:	22-7	REVISED:	-
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SHEET 2 OF 2	BY:	KJG
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SCALE: 1" = 20'

