

**Zoning Board of Appeals
June 23, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-025; 214 West Kingsley Street

Summary:

Robb Burroughs of O/X Studios, representing property owners, is requesting a variance from Section 5.29.6.B.3.a Administrative Approval [Site Plans] in order to increase the floor area of a building within a multiple-family development by a Site Plan for Administrative Approval. Per Section 5.29.B.1, City Council approval of all site plans is required unless the proposed development is exempt from site plan review or has been delegated to the Planning Commission or administrative approval. Site plans for building additions of 10% of the existing floor area may be approved administratively by the Planning Manager, per Section 5.29.6.B.3.a. The applicants are requesting a variance to increase the Site Plan for Administrative Approval from 10% to 22.2% to accommodate an addition of 541 square feet beyond the allowable 354 square feet which would be permitted under the Administrative Amendment review. The existing building is 3,069 square feet building (with an addition approved to increase size to 3,537 square feet) and is located at 214 West Kingsley Street, part of the Kingsley Condominiums Site Plan development.

As the provisions of the Unified Development Code apply equally to properties across the City such as this one, City staff has applied the appropriate development review procedures to this proposed work.

Background:

The subject building is part of the Kingsley Condominiums Site Plan with Planned Project Modifications, originally approved in 2016 (SP15-033) and amended twice (SP17-015 and SP19-021). The approved project consists of an elevated 49-unit unit, five-story building with parking underneath at grade, and an elevated 2-unit one-story building. The five-story building is constructed and most condominium units are occupied. The one-story building was previously existing, and was incorporated into the Kingsley Condominium development. It is currently 3,069 square feet and has been approved for two rooftop additions (one for each dwelling unit), for a total of 3,537 square feet.

The property is zoned R4D With Conditions. The site is 89,480 square feet and is in a 100-year floodplain.

Description:

The property owners purchased both condominium units in the one-story building at 214 West Kingsley Street, part of the Kingsley Condominium development, and intend to combine this duplex into a single-family dwelling. The owners are proposing to reconfigure and expand the rooftop addition, an elevator shaft, and mechanical additions. The proposed work will increase the footprint of the building as well as increase its floor area. . These additions represent an increase of 22.2% to the approved 3,537-square foot building size. As part of a site plan development, site plan approval is required for any increase in floor area. Increases up to 10% of the building floor area may be approved

administratively, increases of more than 10% of the building floor area require approval by City Council.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5.29.12, Application of the Variance Power from the UDC. The following criteria shall apply:

- (a). ***That the practical difficulties are exceptional and peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the City.***

The applicant states the practical difficulty includes the location of the property within a floodplain and the required covenants and conditions specific to the overall development that is associated with the approved Site Plan.

Staff comment: The site plan applicability requirements set forth in the Unified Development Code are based on the scope of work, not presence of any natural feature (including floodplain) or ownership structure of the land.

- (b). ***That the practical difficulties will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

The intent of the project is to convert a duplex to a single-family home that will be occupied by the petitioner. If the variance is not granted, the petitioner will be required to take the project to Planning Commission and City Council for approval including upgrading the entire property to current Unified Development Code (UDC) standards. The five-story building that is the other component of the site will not be occupied by the applicant and is out of their control.

Staff comment: The UDC does not utilize ownership share as a determinant of site plan review procedures for this property.

- (c). ***That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships 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 petitioner states that the additional 541 square foot second floor expansion will have no impact on the five-story adjacent building. This project has been approved by the HOA and the proposed addition pales in comparison to the size of the adjacent building that is 116,833 square feet.

Staff comment: The requested variance is not related to the physical characteristics of the land. It is seeking a variance from the required procedures

Zoning Board of Appeals
June 23, 2021

set forth in the Unified Development Code for site plan applicability, which would be more appropriately modified through legislative action.

- (d). *That the conditions and circumstances on which the variance request is based shall not be a self-imposed hardship or practical difficulty.***

A vertical addition was already presented and approved by Planning staff in 2020 as a formal Site Plan Amendment. This addition, while larger than that approved, is consistent with the intent of this previous application. Any horizontal addition (outside of the existing building footprint) is limited by presence of the existing parking and drive aisle for the overall parking and most critically the location of this building in the floodplain.

- (e). *A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.***

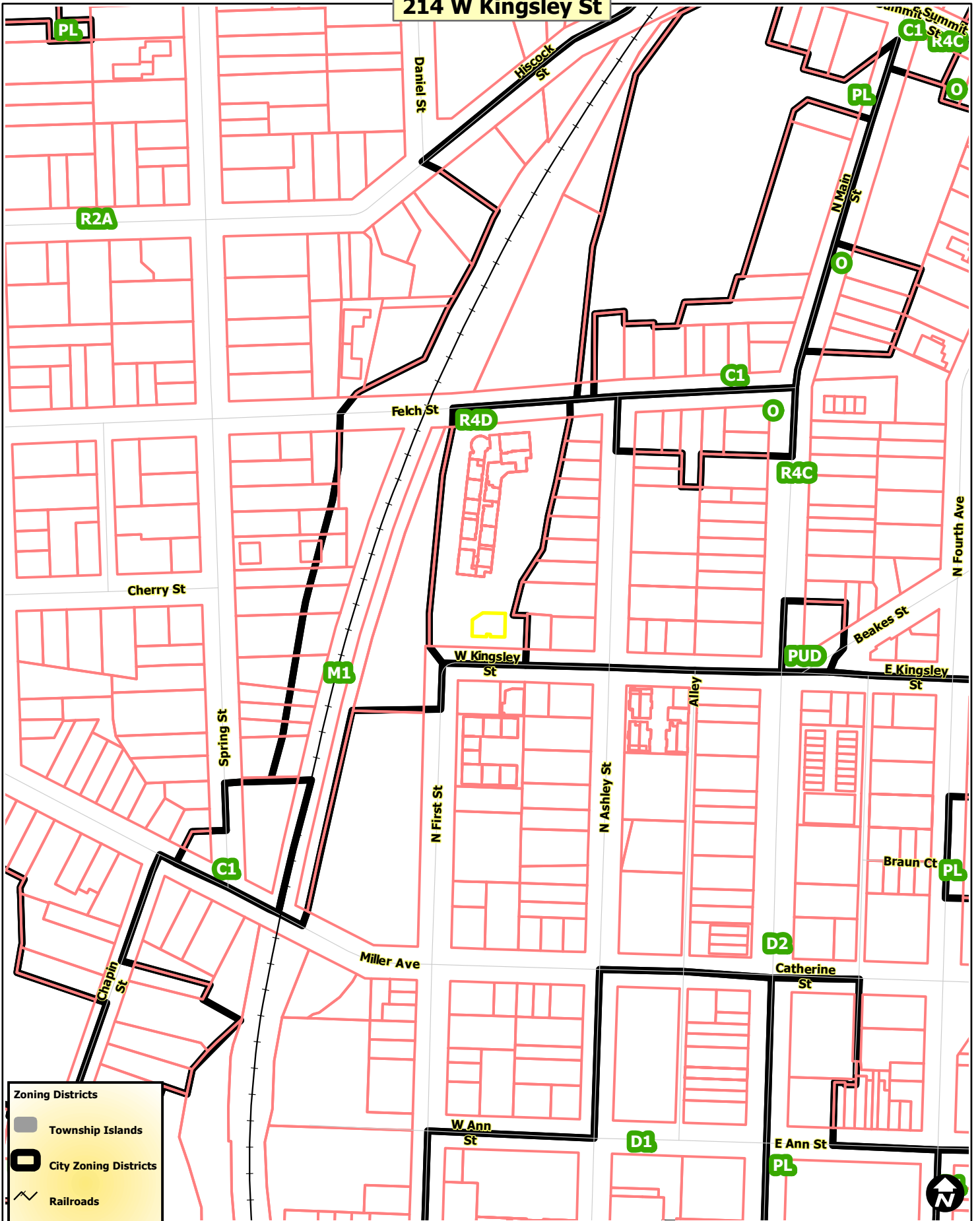
The applicant states the proposed addition takes up slightly more than half of the existing square footage of the roof deck/proposed second level and leaving 1,136 square feet as exterior roof deck and mechanical areas.

Respectfully submitted,



Matt Kowalski AICP
City Planner

214 W Kingsley St



Zoning Districts

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





Map date: 6/3/2021
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms



214 W Kingsley St



-  Railroads
-  Huron River
-  Tax Parcels





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214 W Kingsley St



-  Railroads
-  Huron River
-  Tax Parcels



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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 214 W. Kingsley Ave.		ZIP CODE 48103	
ZONING CLASSIFICATION R4D	NAME OF PROPERTY OWNER* <i>If different than applicant, a letter of authorization from the property owner must be provided</i> Alan Kalter and Christine Lezotte		
PARCEL NUMBER 09-09-29-151-069	OWNER EMAIL ADDRESS alan@alankalter.com		

APPLICANT INFORMATION

NAME Robb Burroughs			
ADDRESS 2373 Oak Valley Drive, Suite 180	CITY Ann Arbor	STATE MI	ZIP CODE 48104
EMAIL Robb@oxstudioinc.com	PHONE 734-929-9000		
APPLICANT'S RELATIONSHIP TO PROPERTY Architect			

REQUEST INFORMATION

<input checked="" 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: 5/26/2021

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)*

Section 5.29.6 - B. 3a

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:

CONVERSION OF APPROVED DUPLEX TO SINGLE-FAMILY RESIDENCE. SECOND LEVEL ADDITION PREVIOUSLY APPROVED FOR 468SF ADDITION (LIVING SPACES) - CURRENT SECOND LEVEL ADDITION PROPOSED FOR 1,363SF (468 APPROVED; 354 @ 10%; 541 = 1,363). REQUEST IS FOR APPROVAL OF ADDITIONAL 541 SQUARE FEET BEYOND PRESCRIBED 10%, OR 12.2%.

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.

SEE ATTACHED NARRATIVE FOR ADDITIONAL SUPPORTING INFORMATION

(1)

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.

(2)

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.

(3)

The conditions and circumstances on which the variance request is based shall not be a self-imposed practical difficulty.

(4)

A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure.

(5)

May 26, 2021

Mr. Jon Barret
Zoning Administrator
City of Ann Arbor



RE: 214 West Kingsley
Narrative for ZBA Application

- 1) Practical difficulties include location of property (both larger development and specifically this condo section) in a floodplain and the required covenants and conditions specific to the larger development (Kingsley Condos) that this is associated with by site plan.
- 2) The intent of this project is to construct a single-family residence that will be occupied by the petitioner. As a result, there is no financial return being considered as part of this effort. The greater burden is that failure to approve this request (allowing an additional 541 SF of addition) would result in the petitioner being required to take this addition to an existing building all the way through the site plan approval process, including approvals by both planning commission and city council. This would likewise require upgrading the entire property (the current approved site plan) to current standards, most of which is out of the control of the petitioner.
- 3) Approval of this request would allow for the construction of the additional 541 SF of additional second floor expansion. There is zero impact on the adjoining properties including the primary property this is associated with. In fact, the HOA for this property has already approved this addition and are in support of the proposed addition as a result. In context to the scale of both the adjoining Kingsley Condo's and the substantial amount of new construction either recently completed or under construction, this addition is relatively diminutive in scale. There is zero impact on this site specifically nor within the context of the surrounding properties and neighborhood. The proposed project in fact reduces the total approved dwelling units associated with the primary project by 1 lessening the density by default. This addition, totaling 895 SF (468 Sf previously administratively approved; 354 SF allowed by the 10% regulation; 541 SF proposed beyond that granted by right) greater than the previously approved addition, pales in comparison to the overall constructed and approved square footage on this property, which totals approximately 116,833 SF.
- 4) A vertical addition was already presented and approved by Planning staff in 2020 as a formal Site Plan Amendment. This addition, while larger than that approved, is consistent with the intent of this previous application. Any horizontal addition (outside of the existing building footprint) is limited by presence of the existing parking and drive aisle for the overall parking and most critically the location of this building in the floodplain.
- 5) The addition is composed of living space for the proposed single-family residence. It takes up slightly more than half of the existing square footage of the roof deck/proposed second level (1,363 SF), leaving 1,136 SF as exterior roof deck and mechanical zones.

NORTH ASHLEY STREET (66' WIDE)

VARIABLE WIDTH PEDESTRIAN ACCESS EASEMENT

Commencing at the North 1/4 corner of Section 29, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N85°36'05"E 30.00 feet along the centerline of Felch Street, as shown on Assessor's Plat No. 22 as recorded in Liber 6 of Plats, page 6, Washtenaw County Records; thence S03°45'07"E 33.00 feet; thence N85°36'05"E 116.54 feet along the Southerly right-of-way line of said Felch Street to the POINT OF BEGINNING; thence continuing along said right-of-way line N85°36'05"E 7.25 feet; thence S04°03'19"E 91.53 feet along a line 7.25 feet easterly of and parallel to the Easterly line of a proposed building and the Northerly and Southerly extensions thereof; thence S26°37'08"W 69.13 feet; thence Southwesterly 63.07 feet along the arc of a 393.00 foot radius circular curve to the left, through a central angle of 09°11'42", having a chord that bears S22°01'17"W 63.00 feet; thence S17°25'26"W 57.29 feet; thence N71°05'33"E 12.58 feet; thence Southeastery 4.64 feet along the arc of a 3.00 foot radius circular curve to the right, through a central angle of 88°32'32", having a chord that bears S26°49'17"E 4.19 feet; thence S17°26'59"W 12.42 feet; thence Southwesterly 62.87 feet along the arc of a 49.50 foot radius circular curve to the right, through a central angle of 72°46'02", having a chord that bears S53°50'00"W 58.73 feet; thence S02°03'17"W 45.87 feet; thence Southwesterly 10.99 feet along the arc of a 7.00 foot radius circular curve to the right, through a central angle of 89°56'26", having a chord that bears S47°01'30"W 9.89 feet; thence N88°00'17"W 54.67 feet; thence Southwesterly 4.71 feet along the arc of a 3.00 foot radius circular curve to the left, through a central angle of 90°00'20", having a chord that bears S46°59'33"W 4.24 feet; thence S01°59'23"W 69.31 feet; thence N87°58'21"W 5.00 feet along the Northerly right-of-way line of Kingsley Street; thence N81°59'23"E 77.31 feet; thence S88°00'17"E 62.87 feet; thence Northeastery 3.14 feet along the arc of a 2.00 foot radius circular curve to the left, through a central angle of 89°56'26", having a chord that bears N47°01'30"E 2.83 feet; thence N02°03'17"E 50.98 feet; thence Northeastery 61.36 feet along the arc of a 44.50 foot radius circular curve to the left, through a central angle of 79°00'11", having a chord that bears N56°57'05"E 56.85 feet; thence N17°26'59"E 8.52 feet; thence Northwesterly 3.09 feet along the arc of a 2.00 foot radius circular curve to the left, through a central angle of 88°32'32", having a chord that bears N26°49'17"W 2.79 feet; thence N71°05'33"E 12.63 feet; thence Northwesterly 4.63 feet along the arc of a 3.00 foot radius circular curve to the right, through a central angle of 88°30'59", having a chord that bears N26°50'04"W 4.19 feet; thence N17°25'26"E 59.19 feet; thence Northeastery 64.19 feet along the arc of a 400.00 foot radius circular curve to the right, through a central angle of 09°11'42", having a chord that bears N22°01'17"E 64.12 feet; thence N26°37'08"E 62.61 feet; thence Northerly 9.03 feet along the arc of a 15.00 foot radius circular curve to the left, through a central angle of 30°40'27", having a chord that bears N11°16'54"E 7.93 feet; thence N04°03'19"W 85.88 feet along the Easterly line of a proposed building and the Northerly and Southerly extensions thereof to the Point of Beginning.

LEGEND

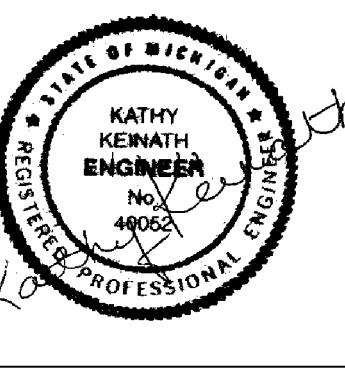
- SECTION CORNER
- FOUND IRON PIPE
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- CONTROL POINT
- MEASURED DIMENSION
- RECORDED DIMENSION
- SURFACE FLOW
- ENTRANCE DOOR
- WATER MANHOLE
- FIRE HYDRANT
- GATE VALVE
- BEEHIVE CATCH BASIN
- CURB CATCH BASIN
- STORM MANHOLE
- CULVERT / END SECTION
- SANITARY MANHOLE
- LIGHT POLE
- UTILITY POLE
- TELEPHONE RISER
- GAS MAIN RISER
- GAS MAIN
- WATER MAIN
- STORM LINE
- SANITARY LINE
- CABLE TV LINE
- PHONE LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- PROP CONC WALK
- PROP POROUS PAVEMENT
- PROP WATER MAIN
- PROP STORM LINE
- PROP SANITARY LINE
- PROP MANHOLE
- PROP 14' PUBLIC ACCESS EASEMENT
- PROP FLOODPLAIN BOUNDARY



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY THE SURVEYOR BASED ON EXISTING RECORDS. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UNLESS THE OPERATOR HAS BEEN ADVISED OTHERWISE, THE OPERATOR SHALL NOT BE RESPONSIBLE FOR DAMAGE TO OR DESTRUCTION OF UTILITIES LOCATED IN THE EXACT LOCATION INDICATED. UNLESS THE OPERATOR HAS BEEN ADVISED OTHERWISE, THE OPERATOR SHALL NOT BE RESPONSIBLE FOR DAMAGE TO OR DESTRUCTION OF UTILITIES LOCATED IN THE EXACT LOCATION INDICATED.

Macon Engineering, LLC.
P.O. Box 314, Chelsea, MI 48118 734-216-9941

KINGSLEY CONDOMINIUMS
221 FELCH
ANN ARBOR, MI
ADMINISTRATIVE AMENDMENT
LAYOUT

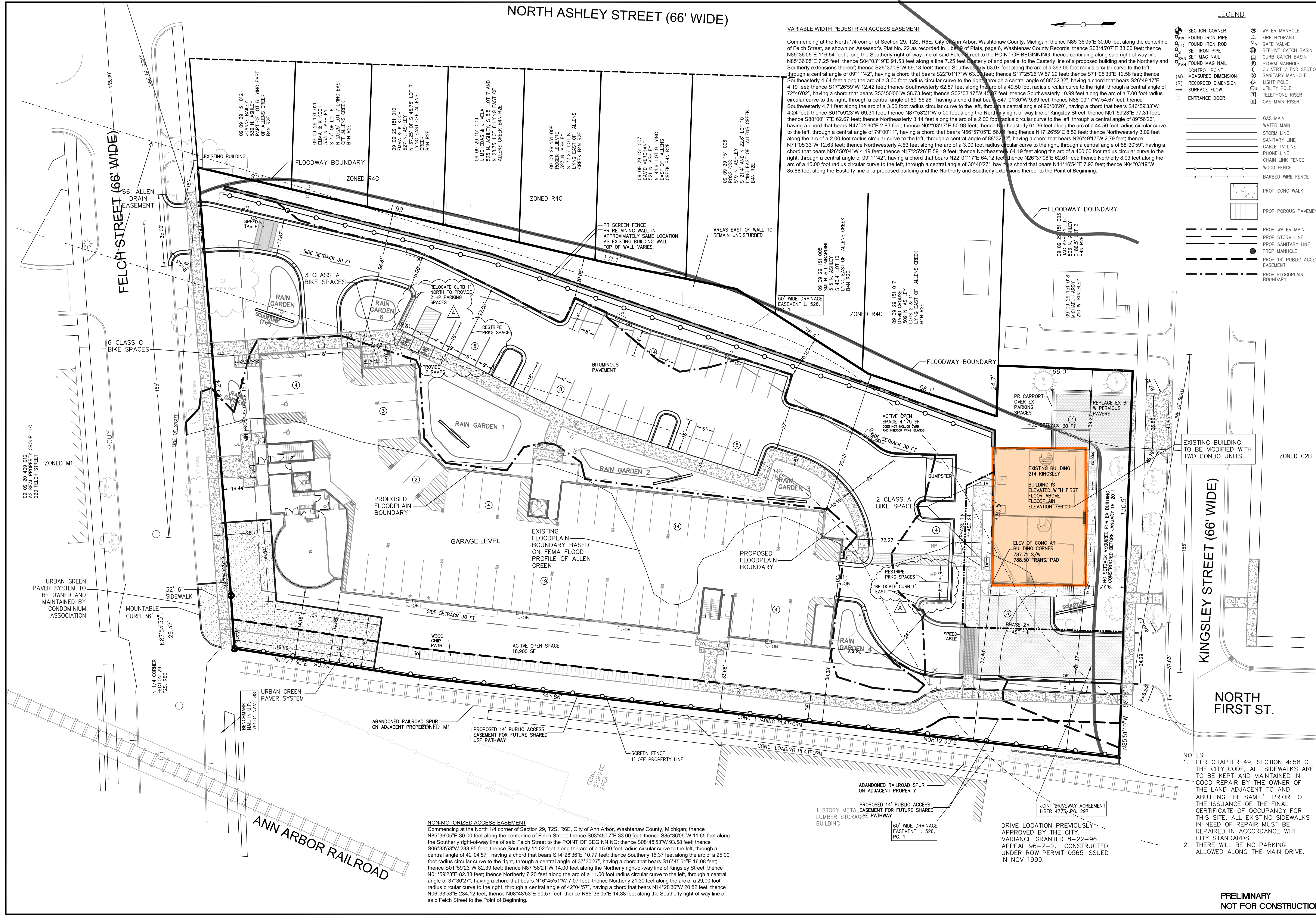


- NOTES:
- PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
 - THERE WILL BE NO PARKING ALLOWED ALONG THE MAIN DRIVE.

1-14-21
12-7-20
9-12-19
DATE 6-18-19

SCALE 1" = 20'
SHEET NO. SP-04

PRELIMINARY
NOT FOR CONSTRUCTION



NON-MOTORIZED ACCESS EASEMENT
Commencing at the North 1/4 corner of Section 29, T2S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence N85°36'05"E 30.00 feet along the centerline of Felch Street; thence S03°45'07"E 33.00 feet; thence S85°36'05"W 11.65 feet along the Southerly right-of-way line of said Felch Street to the POINT OF BEGINNING; thence S08°48'53"W 93.58 feet; thence S06°33'53"W 233.85 feet; thence Southerly 11.02 feet along the arc of a 15.00 foot radius circular curve to the left, through a central angle of 42°04'57", having a chord that bears S14°28'36"E 10.77 feet; thence Southerly 16.37 feet along the arc of a 25.00 foot radius circular curve to the right, through a central angle of 37°30'27", having a chord that bears S16°45'51"E 16.08 feet; thence S01°59'23"W 82.39 feet; thence N87°58'21"W 14.00 feet along the Northerly right-of-way line of Kingsley Street; thence N01°59'23"E 82.39 feet; thence Northerly 7.20 feet along the arc of a 11.00 foot radius circular curve to the left, through a central angle of 37°30'27", having a chord that bears N16°45'51"W 7.07 feet; thence Northerly 21.30 feet along the arc of a 29.00 foot radius circular curve to the right, through a central angle of 42°04'57", having a chord that bears N14°28'36"W 20.82 feet; thence N06°33'53"E 234.12 feet; thence N08°48'53"E 90.57 feet; thence N85°36'05"E 14.38 feet along the Southerly right-of-way line of said Felch Street to the Point of Beginning.

DRIVE LOCATION PREVIOUSLY APPROVED BY THE CITY. VARIANCE GRANTED 8-22-96 APPEAL 96-2-2. CONSTRUCTED UNDER ROW PERMIT 0565 ISSUED IN NOV 1999.

60' WIDE DRAINAGE EASEMENT L. 526, PG. 1

1 STORY METAL EASEMENT FOR FUTURE SHARED LUMBER STORAGE BUILDING

JOINT DRIVEWAY AGREEMENT LIBER 4773, PG. 297

09 09 20 409 012
A2 REAL PROPERTY GROUP, LLC
220 FELCH STREET

URBAN GREEN PAVER SYSTEM TO BE OWNED AND MAINTAINED BY CONDOMINIUM ASSOCIATION

URBAN GREEN PAVER SYSTEM

ANN ARBOR RAILROAD

EXISTING BUILDING TO BE MODIFIED WITH TWO CONDO UNITS

KINGSLEY STREET (66' WIDE)

NORTH FIRST ST.

FELCH STREET (66' WIDE)

6 CLASS C BIKE SPACES

MOUNTABLE CURB 36"

RECONSTRUCT NAIL IN LIP 791.04 NAD 88

URBAN GREEN PAVER SYSTEM

ABANDONED RAILROAD SPUR ON ADJACENT PROPOSED M1

PROPOSED 14' PUBLIC ACCESS EASEMENT FOR FUTURE SHARED USE PATHWAY

SCREEN FENCE 1' OFF PROPERTY LINE

CONC. STORAGE AREA

CONC. LOADING PLATFORM

ABANDONED RAILROAD SPUR ON ADJACENT PROPERTY

PROPOSED 14' PUBLIC ACCESS EASEMENT FOR FUTURE SHARED USE PATHWAY

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1 STORY METAL EASEMENT FOR FUTURE SHARED LUMBER STORAGE BUILDING

60' WIDE DRAINAGE EASEMENT L. 526, PG. 1

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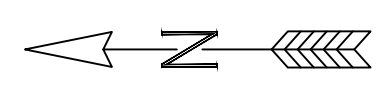
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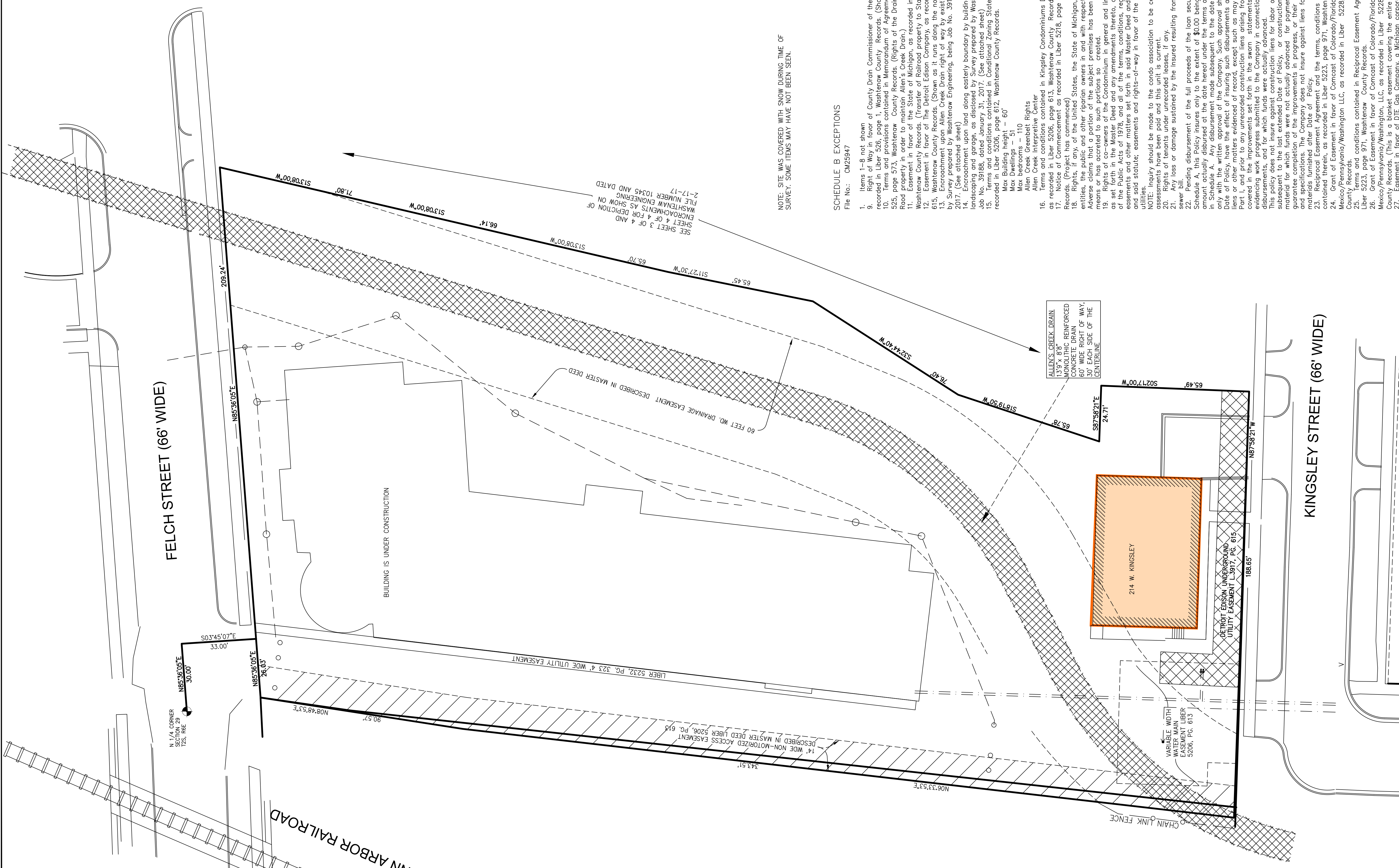
DRIVE LOCATION PREVIOUSLY APPROVED BY THE CITY. VARIANCE GRANTED 8-22-96



FELCH STREET (66' WIDE)

ANN ARBOR RAILROAD

KINGSLEY STREET (66' WIDE)



SEE SHEET 3 OF 4 AND SHEET 4 OF 4 FOR DEPICTION OF ENCROACHMENTS AS SHOWN ON WASHINGTON ENGINEERING FILE NUMBER 10345 AND DATED 2-17-17

NOTE: SITE WAS COVERED WITH SNOW DURING TIME OF SURVEY. SOME ITEMS MAY HAVE NOT BEEN SEEN.

SCHEDULE B EXCEPTIONS
File No.: CM25947

- Items 1-8 not shown
- Right of Way in favor of County Drain Commissioner of the County of Washtenaw, as recorded in Liber 526, page 1, Washtenaw County Records. (Shown)
- Terms and provisions contained in Memorandum of Agreement, as recorded in Liber 525, page 573, Washtenaw County Records. (Rights of the Drain Commission to enter Rail Road property in order to maintain Allen's Creek Drain.)
- Easement in favor of the State of Michigan, as recorded in Liber 1544, page 391, Washtenaw County Records. (Transfer of Railroad property to State of Michigan.)
- Encroachment upon Allen's Creek Drain, as recorded in Liber 3917, page 615, Washtenaw County Records. (Shown as it was along the north side of Kingsley.)
- Encroachment upon Allen's Creek Drain right of way by existing building, as disclosed by Survey prepared by Washtenaw Engineering, being Job No. 39188, dated January 31, 2017. (See attached sheet)
- Encroachment upon land along easterly boundary by building, fences, compost bin, landscaping and garage, as disclosed by Survey prepared by Washtenaw Engineering, being Job No. 39188, dated January 31, 2017. (See attached sheet)
- Terms and conditions contained in Conditional Zoning Statement of Conditions, as recorded in Liber 5206, page 612, Washtenaw County Records.
 - Max Building height - 60
 - Max setbacks - 110
 - Max lot coverage - 110
- Allen's Creek Drain
- Allen Creek Interpretive Center
- Terms and conditions contained in Kingsley Condominiums Development Agreement, as recorded in Liber 5206, page 613, Washtenaw County Records. (Shown)
- Notice of Commencement as recorded in Liber 5218, page 823, Washtenaw County Records. (Project has commenced)
- Rights, if any, of the United States, the State of Michigan, other governmental entities, the public and other riparian owners in and with respect to Allen's Creek. Adverse claims that a portion of the subject premises has been created by artificial means.
- Rights of co-owners of the Condominium in general and limited common elements as set forth in the Master Deed and any amendments thereto, and as described in Act 59 of the Public Acts of 1978, and all of the terms, conditions, regulations, restrictions, easements and other matters set forth in said Master Deed and amendments thereto, and said statute; easements and rights-of-way in favor of the public entities and public utilities.
- Inquiry should be made to the condo association to be certain that all dues and assessments have been paid and that no liens are currently outstanding.
- Rights of first refusal.
- Any loss or damage sustained by the insured resulting from any unpaid water or sewer bill.
- Pending disbursement of the full proceeds of the loan secured by the Mortgage in Schedule A, this Policy insures only to the extent of \$0.00 being the aggregate of the amount actually disbursed at the date hereof under the terms of the mortgage set forth in Schedule A. Any disbursement made subsequent to the date hereof shall be insured only with the written approval of the Company. Such approval shall, as of the extended date of Policy, have the effect of insuring such disbursements as a valid lien, provided any date of Policy is prior to any recorded construction liens arising from non-payment of bills covered in the improvements set forth in the sworn statements and documents evidencing work progress submitted to the Company in connection with such disbursements, and for which funds were actually advanced.
- This policy does not insure against construction liens for labor or material furnished subsequent to the last extended Date of Policy, or construction liens for labor and material for which funds were not actually advanced for payment, nor does this policy insure against construction liens for labor or material furnished subsequent to the date of Policy. The Company does not insure against liens for labor performed and materials furnished after Date of Policy.
- Reciprocal Easement Agreement and the terms, conditions and provisions as contained therein, as recorded in Liber 5223, page 871, Washtenaw County Records.
- Grant of Easement in favor of Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC, as recorded in Liber 5228, page 908, Washtenaw County Records.
- Terms and conditions contained in Reciprocal Easement Agreement, as recorded in Liber 5223, page 971, Washtenaw County Records.
- Grant of Easement in favor of Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC, as recorded in Liber 5228, page 908, Washtenaw County Records.
- Grant of Easement in favor of Comcast of Colorado/Florida/Michigan/New Mexico/Pennsylvania/Washington, LLC, as recorded in Liber 5228, page 908, Washtenaw County Records.
- Encroachment in favor of DTE Gas Company, Michigan corporation, as recorded in Liber 5232, page 323, Washtenaw County Records. (Shown)

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SHOWN UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AND MEASURED DIMENSION AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE STRUCTURE INVENTORY SHOWN HEREON.

- SECTION CORNER
- Found Iron Pipe
 - Found Iron Rod
 - Set Iron Pipe
 - Set Iron Nail
 - Found Mag Nail
 - Control Point
 - Measured Dimension
 - Recorded Dimension
 - Surface Flow

- WATER MANHOLE
- Fire Hydrant
 - Gate Valve
 - Beehive Catch Basin
 - Curb Catch Basin
 - Storm Manhole
 - Sanitary Manhole
 - Light Pole
 - Utility Pole
 - Telephone Riser
 - Gas Main Riser

- ELECTRIC LINE
- Water Main
 - Storm Line
 - Sanitary Line
 - Cable TV Line
 - Phone Line
 - Chain Link Fence
 - Wood Fence
 - Barbed Wire Fence

CLIENT: KINGSLEY CONDOMINIUMS
 ALTANSPS LAND TITLE SURVEY
 COMMITMENT EXCEPTIONS
 221 FELCH STREET
 CITY OF ANN ARBOR
 WASHINGTON COUNTY
 STATE OF MICHIGAN

Arbor Land Consultants, Inc.
 Professional Land Surveyors
 2936 Madonna Ct
 Ann Arbor, MI 48103
 Tel 1-734-669-2960
 Fax 1-734-669-2961

DATE: 5-05-2014
 REVISION: 7-30-19

JOB No. 00818/09917/04314
 SHEET 2 OF 4
 SCALE 1 INCH = 20 FEET





214 W. Kingsley SW Street View

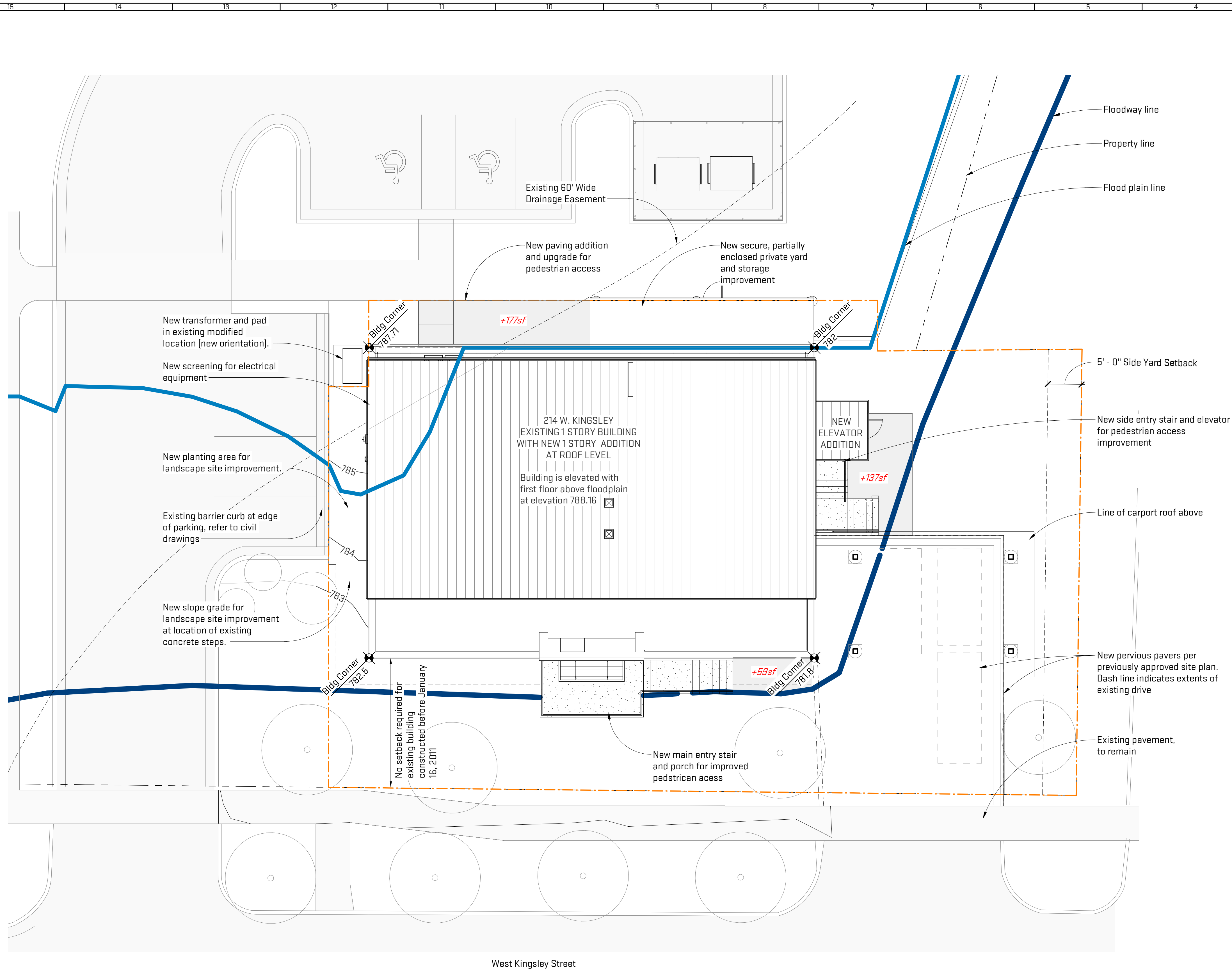


214 W. Kingsley SE Street View



214 W. Kingsley Aerial View

Plot Date/Time: 5/26/2021 11:57:04 AM File Path: C:\Revit Local Files\KR020_anna@oxstudioinc.com.rvt



General Sheet Notes:
A. Site plan shown for reference, refer to civil drawings.

Sheet Keynotes

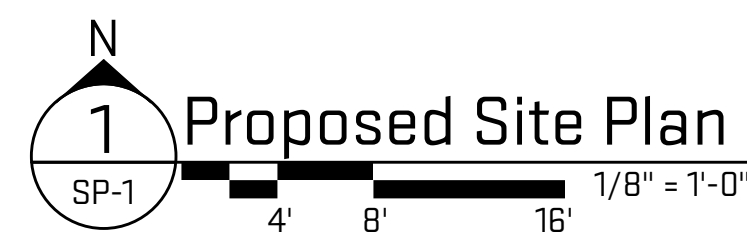
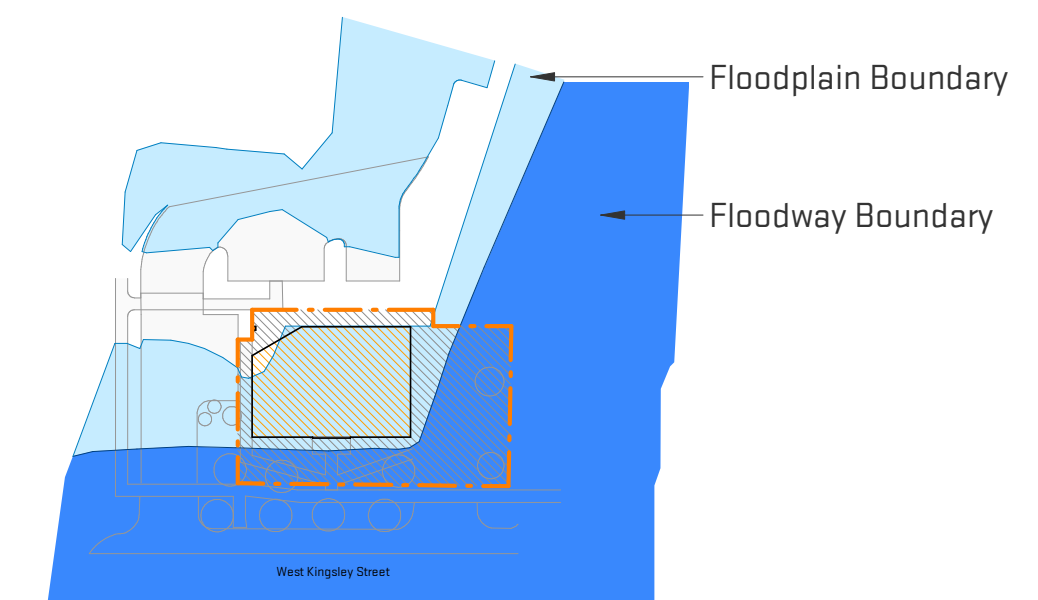
Impervious Area

Existing Impervious Area	
Existing Driveway	1,103 sq ft
Existing Rear Stoop	123 sq ft
Existing walkway and stairs	576 sq ft
TOTAL Existing Impervious Area	1,802 sq ft
Existing Impervious Area to be Removed	
Existing walkway and stairs	576 sq ft
Proposed Impervious Area	
Side Walkway	136 sq ft
Driveway	136 sq ft
Front Walkway	59 sq ft
Rear Walkway	177 sq ft
Elevator	45 sq ft
TOTAL Proposed Impervious Area	553 sq ft
TOTAL Decrease in Impervious Area	23 sq ft

Common Area Legend

- Limited Common Element Boundary
- Floodway Boundary Line
- Property Line

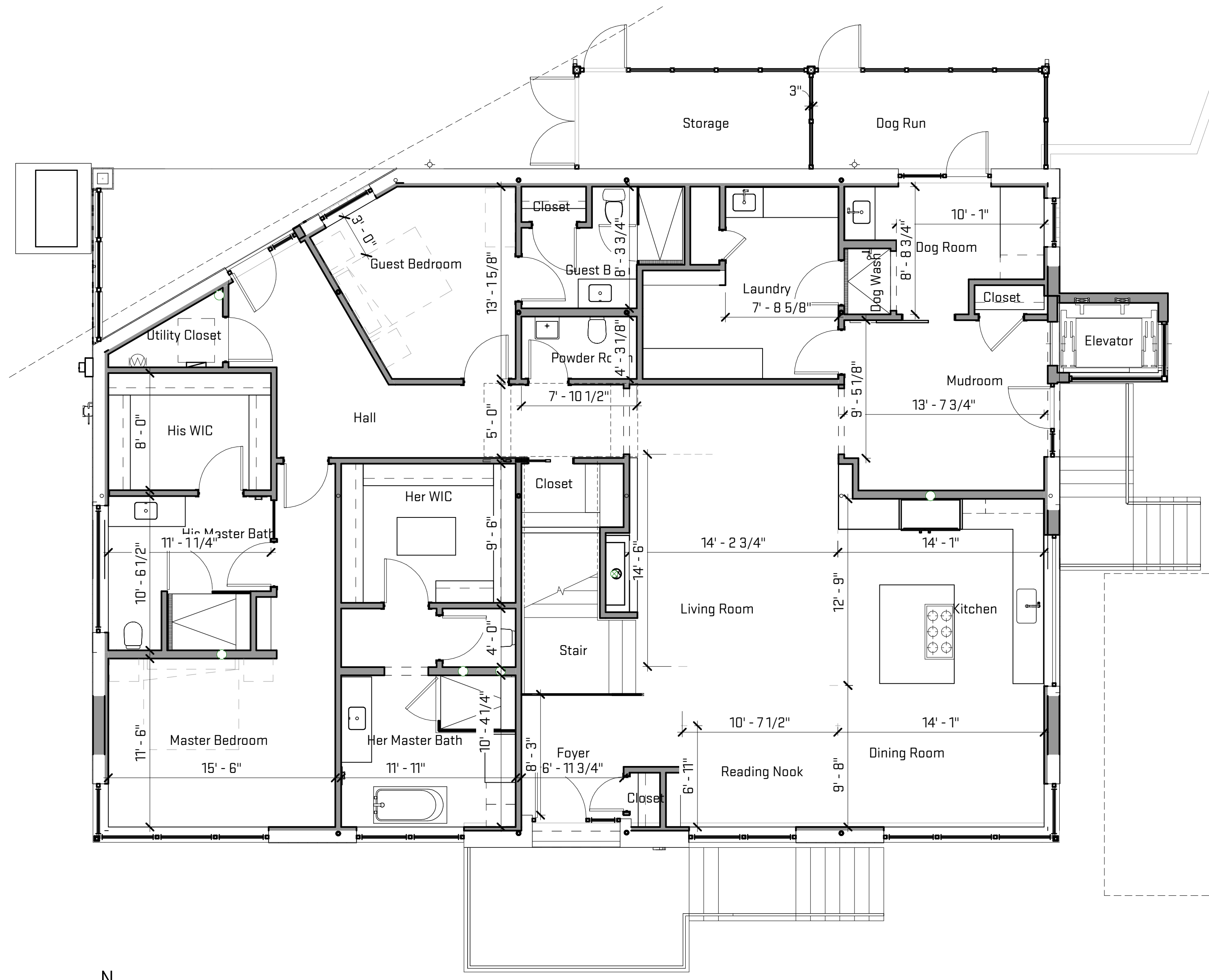
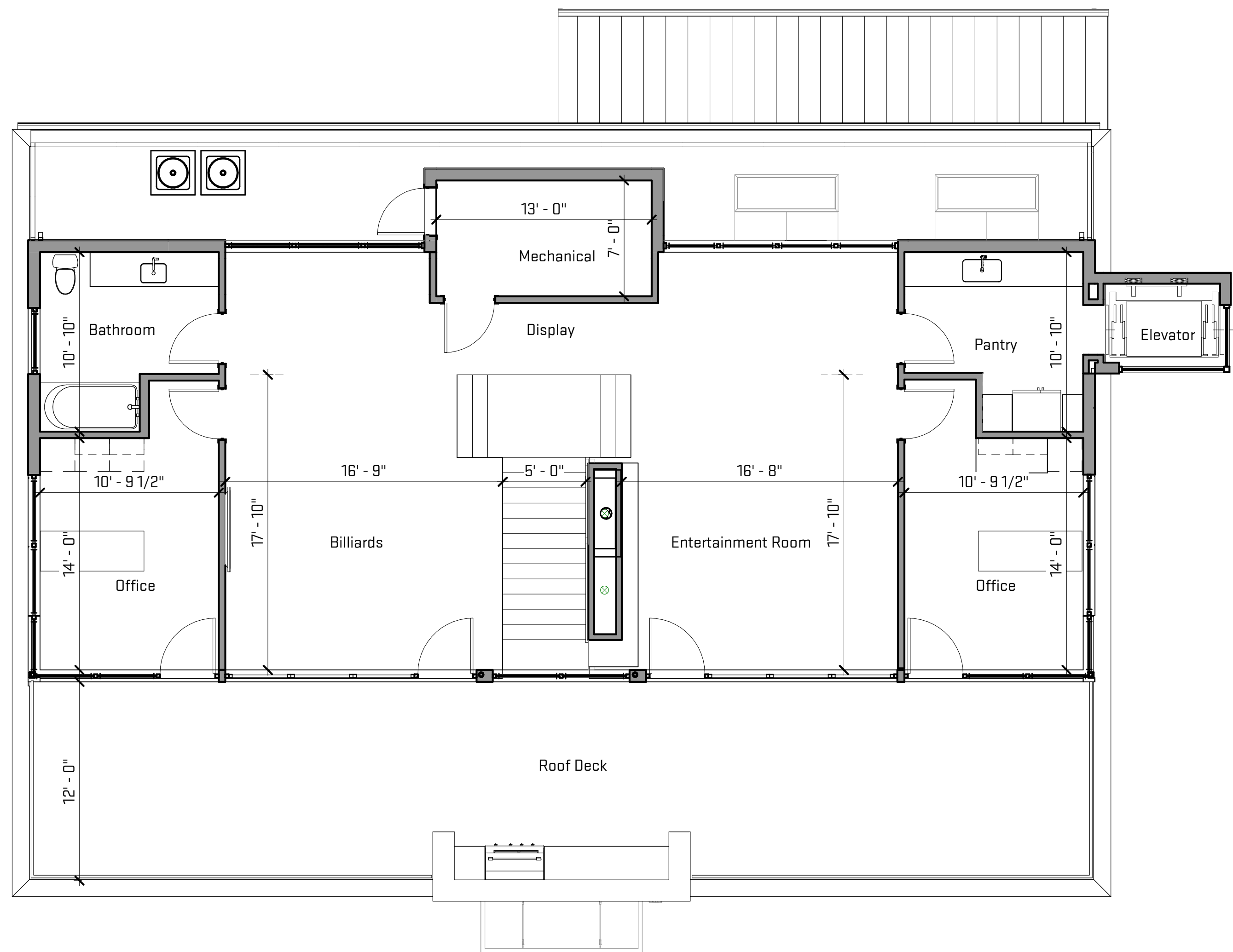
Floodplain Legend



Scales listed are for 22x34 drawing size

Plot Date/Time: 5/26/2021 11:57:03 AM File Path: C:\Revit Local Files\KRD20_anna@oxstudioinc.com.rvt

Area Summary for Administrative Approval	
Existing Building Area (SP19-021)	3,069 SF
Approved Area increase (SP19-021)	468 SF
Total	3,537 SF
10% Allowable increase under Admin Approval	354 SF
Total Allowable SF	3,890 SF
<i>Total Proposed SF</i>	<i>4,431 SF</i>
<i>% Increase requested over allowable</i>	<i>12.2%</i>
<i>Variance Request SF</i>	<i>541 SF</i>



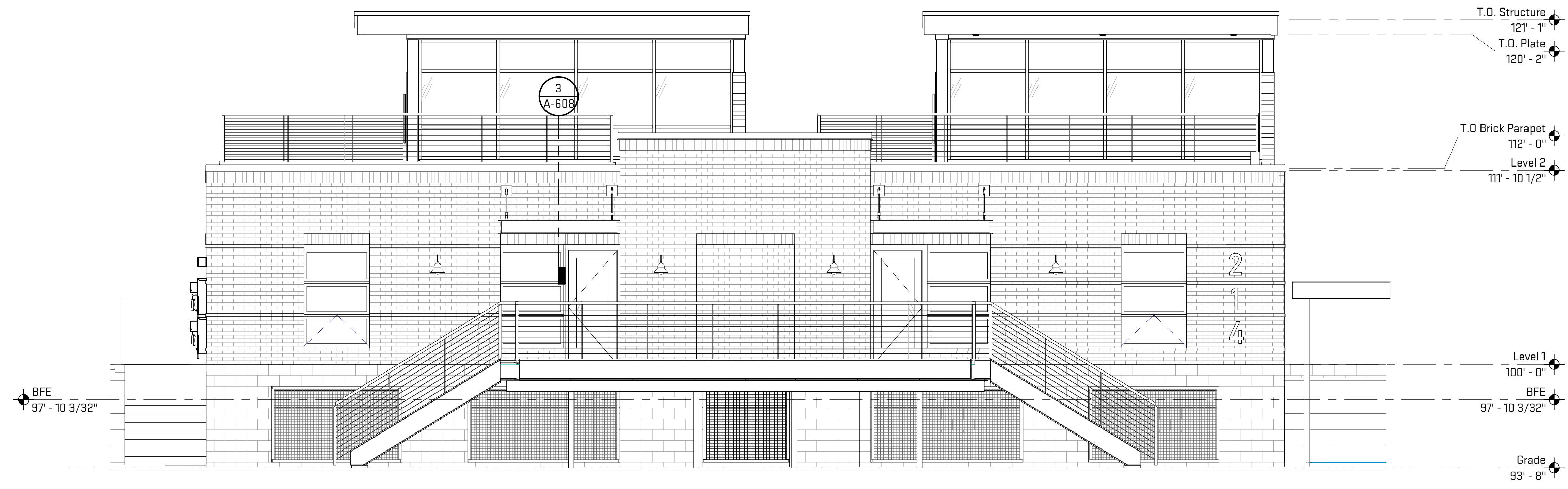
2 Level 2 - Floor Plan
 A-1 2'-8" 5'-4" 10'-8" 3/16" = 1'-0"

1 Level 1 Floor Plan
 A-1 2'-8" 5'-4" 10'-8" 3/16" = 1'-0"

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION

Plot Date/Time: 5/26/2021 11:57:03 AM File Path: C:\Revit Local Files\KRD20_anmae@oxstudioinc.com.rvt



2 South Elevation - Previously Approved
 A-2 1/4" = 1'-0"



1 South Elevation - Existing
 A-2 1/4" = 1'-0"

- T.O. Structure 121' - 1"
- T.O. Plate 120' - 2"
- T.O. Brick Parapet 112' - 0"
- Level 2 111' - 10 1/2"
- Level 1 100' - 0"
- BFE 97' - 10 3/32"
- Grade 93' - 8"

- T.O. Brick Parapet 112' - 0"
- Level 2 111' - 10 1/2"
- Level 1 100' - 0"
- BFE 97' - 10 3/32"
- Grade 93' - 8"

Job Title:
Kalter-Lezotte Residence
 214 W. Kingsley St
 Ann Arbor, MI 48104

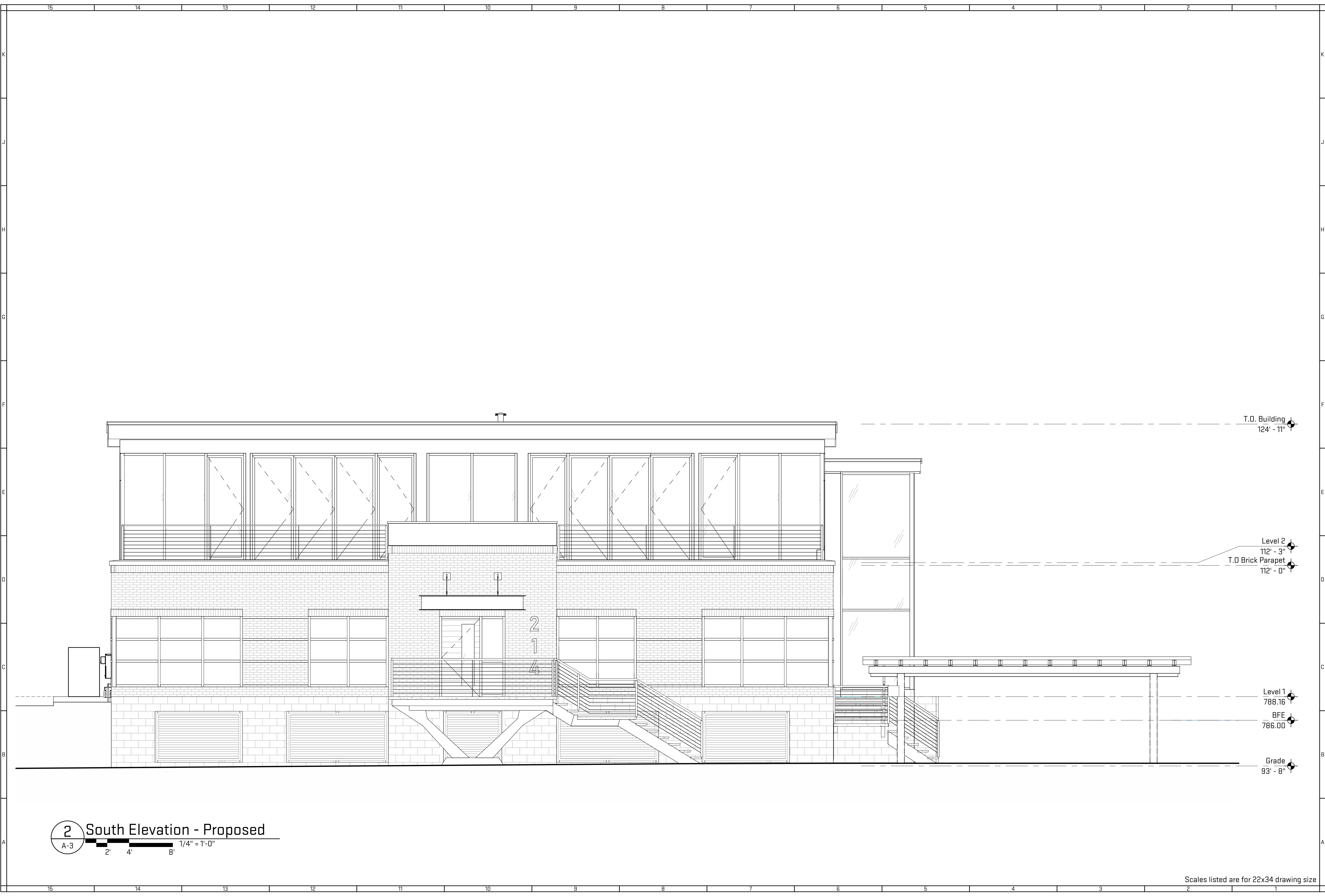
Sheet Title:
Elevation
 Released For: ZBA

05/26/2021
 AKR-KRD20
A-2

Scales listed are for 22x34 drawing size

NOT FOR CONSTRUCTION

Plot Date/Time: 5/26/2021 12:07:59 PM File Path: C:\Revit Local Files\KR020_anna@oxstudioinc.com.rvt



2 South Elevation - Proposed
A-3 2' 4' 8' 1/4" = 1'-0"

Scales listed are for 22x34 drawing size



Job Title:
Kalter-Lezotte Residence
214 W. Kingsley St
Ann Arbor, MI 48104

Sheet Title:
Elevation
Released For: ZBA

05/26/2021
AKR-KR020

A-3

NOT FOR CONSTRUCTION