

**Zoning Board of Appeals
October 27, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-035; 719 Oakland Avenue

Summary:

Dan Jones, property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to convert the existing basement to habitable space. The residence is currently a nonconforming three-story three-unit rental property with a total of 10 bedrooms. The petitioner is seeking to increase the number of bedrooms to 15 while maintaining the number of units to three. The property is nonconforming for lot area, lot width and required setbacks. The property is zoned R4C, Multiple-Family Residential District.

Background:

The subject property is located between Monroe Street to the north and Hill Street to the south and the east side of Oakland Avenue. The home was built in 1914 and is approximately 2,834 square feet in size. The residence is a three-story wood frame structure that contains three dwelling units and 10 bedrooms. The basement is currently being used for a laundry and mechanical rooms and storage for the tenants.

Description:

The owner is proposing to reconfigure the existing units to increase the number of leasable bedrooms per unit and provide the necessary structural repairs to the addition on the east side of the home. There is a crawl space under the addition that will be underpinned and extended to create a full basement and foundation underneath. The basement will be finished to create the new habitable floor area. These improvements will allow for the expansion of five additional bedrooms but maintain the current unit count to three. The project will increase the habitable area by 844 square feet to an overall total of 3,670 square feet.

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:

The petitioner states that the new egress windows, fire escape, stabilization of the addition and other improvements will create a safer residence for the additional occupants and create more efficiencies in the process. The amount of parking will remain unchanged and the project will not have an adverse impact on surrounding properties as this property is surrounded by similar rental properties at the edge of campus.

- 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.

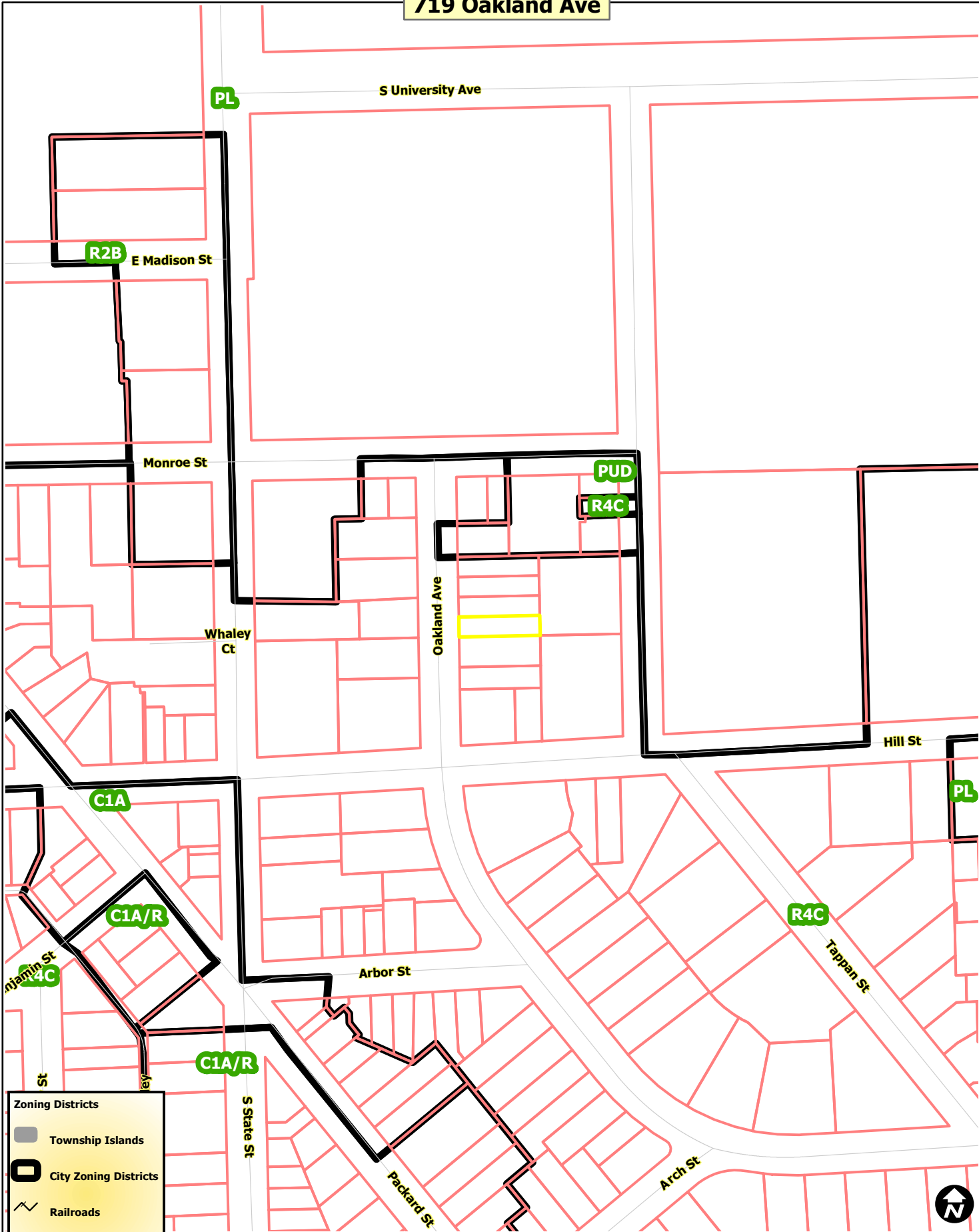
Zoning Board of Appeals
October 27, 2021

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large, overlapping loops for the letters.

Jon Barrett
Zoning Coordinator

719 Oakland Ave



Zoning Districts

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



Map date: 10/4/2021
Any aerial imagery is circa 2020 unless otherwise noted
Terms of use: www.a2gov.org/terms




719 Oakland Ave



Map date: 10/4/2021
Any aerial imagery is circa 2020 unless otherwise noted
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719 Oakland Ave

Oakland Ave

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 10/4/2021
 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 719 Oakland Ave.		ZIP CODE 48104
ZONING CLASSIFICATION R4C	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided Jones Properties	
PARCEL NUMBER 09-09-28-303-005	OWNER EMAIL ADDRESS office.jones@gmail.com	

APPLICANT INFORMATION

NAME Dan Jones			
ADDRESS 1309 Wilmot St., Suite B	CITY Ann Arbor	STATE MI	ZIP CODE 48103
EMAIL 21danjones@gmail.com/office.jones@gmail.com		PHONE (734) 320-0850	
APPLICANT'S RELATIONSHIP TO PROPERTY owner			

REQUEST INFORMATION

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

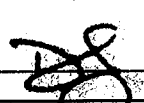
- Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.

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: 9/22/21

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 2,826 sf. The existing basement is used for laundry, mechanical, and storage. The residence contains 3 dwelling units with a total of 10 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 existing addition on the east side of the house. The crawl space under the existing addition will be underpinned and extended to create a full basement and foundation below. This will structurally stabilize the existing addition and add additional livable space in the basement. The existing basement will be finished to create new, livable space. The new configuration will increase the number of bedrooms to 15 while keeping the number of units at 3. All existing windows will be replaced, new egress windows will be added to the new basement unit, and the fire escape will be rebuilt to work with the revised floor plans. The project will increase the livable area by 844 sf to a total of 3,670 sf.

The proposed work on the building will create a safer space for the added occupants and will more efficiently utilize the spaces. The amount of parking required will not change because the number of units will remain at 3.

Dan Jones
719 Oakland, LLC
1309 Wilmot Ste B
Ann Arbor, MI 48104
(734)668-1118
office.jones@gmail.com

Sept, 22, 2021

City of Ann Arbor Planning Services
301 E Huron ST
Ann Arbor, MI 48107

To Whom it may concern,
I grant OX Studios, and their representatives, permission to appear on my behalf before the
Zoning Board of Appeals.

Thank you,

A handwritten signature in black ink, appearing to be 'DJ' or similar initials, written in a cursive style.

Dan Jones
Owner



Vicinity Map



Project Information

Owner: Jones Properties
 Contact: Dan Jones
 1309 Wilmont St., Suite B, Ann Arbor, MI
 (734) 320-0850
 office.jones@gmail.com

Architect: O|X Studio, Inc.
 Contact: Robb Burroughs
 2373 Oak Valley Dr., Suite 180, Ann Arbor, MI 48103
 (734) 929-9000
 robb@oxstudioinc.com

Project Address: 719 Oakland Ave, Ann Arbor, MI 48104

Parcel #: 09-09-28-303-005

Legal Description: S 1/2 LOT 4 B7S R11E ALTERATION OF ANN ARBOR LAND COS ADDN

Applicable Codes & Life Safety Summary

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: 27' - 3"
Number of Stories: 3 stories

	Existing	Proposed
Dwelling Unit 1:	4 Bed/1 Bath	4 Bed/2 Bath
Dwelling Unit 2:	3 Bed/1 Bath	5 Bed/2 Bath
Dwelling Unit 3:	3 Bed/1 Bath	6 Bed/2 Bath
Total:	3 Units 10 Bed/3 Bath	3 Units 15 Bed/6 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	1,335 sf	No Change
Required Setback Line Minimum and Maximum Dimensions			
...Front Yard Setback	25'	20' - 4"	No Change
...Left Side Yard Setback	12'	4' - 2"	No Change
...Right Side Yard Setback	12'	1' - 1"	No Change
...Rear Yard Setback	30'	53' - 9"	No Change
Maximum Height (to roof Midpoint)	30'	27' - 3"	No Change
Minimum Gross Lot Size			
...Minimum Gross Lot Area	8,500 sf	4,356 sf	No Change
...Minimum Lot Width	60'	33'	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%	30.60%	No Change

Scales listed are for 8.5x11 drawing size.



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Job Title:

719 Oakland Ave
Renovation

719 Oakland Ave
Ann Arbor, MI 48104

Sheet Title:

Project Information

Released For: ZBA

Project #

JON-OKD21

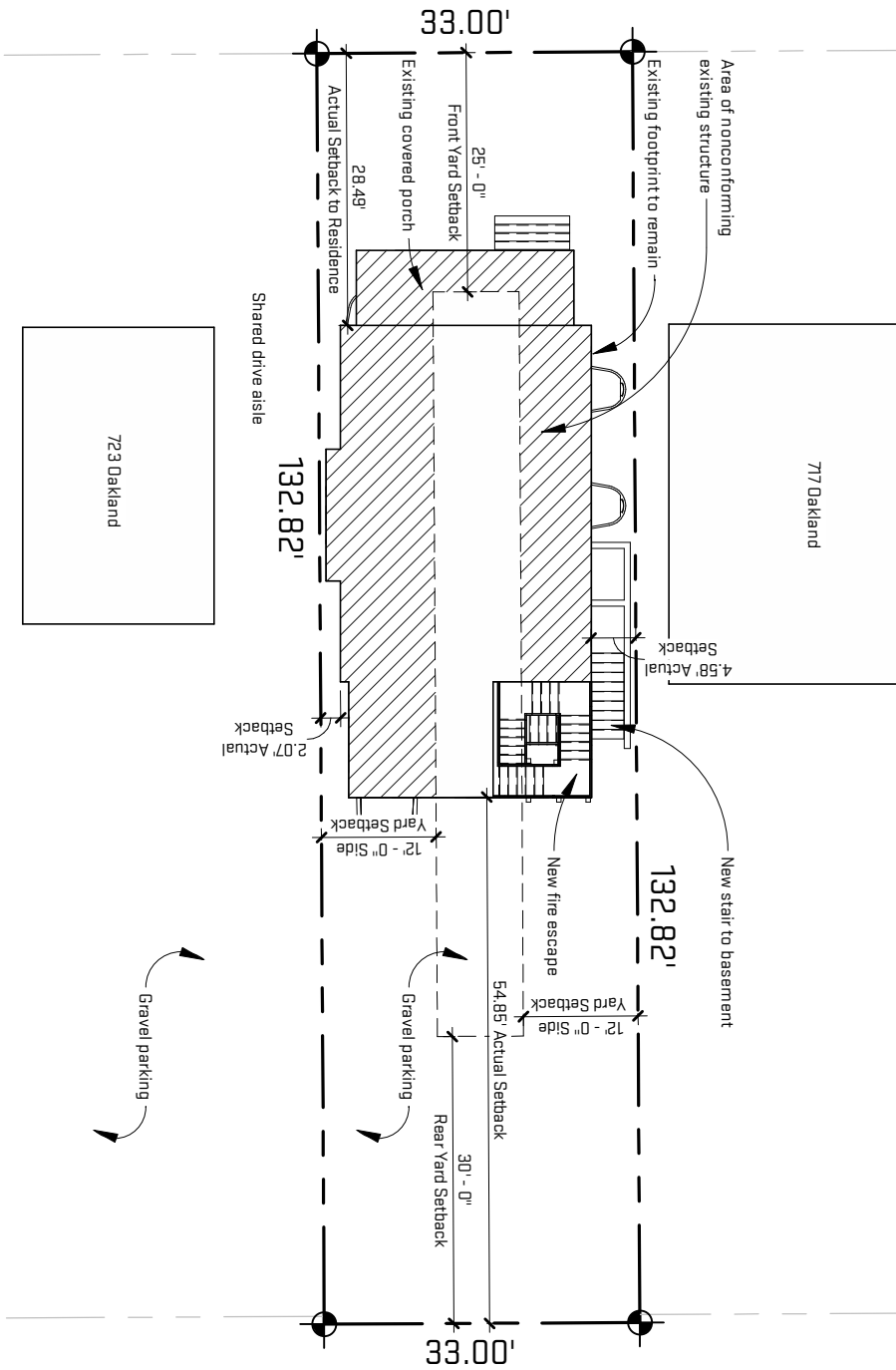
Dwg. Date

09/21/2021

Drawing #

A-1

Oakland Avenue



Scales listed are for 8.5x11 drawing size.

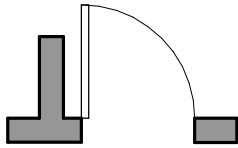
OX STUDIO
INC.
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Job Title:	719 Oakland Ave Renovation
	719 Oakland Ave Ann Arbor, MI 48104

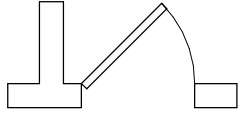
Sheet Title:	Proposed Site Plan
	Released For: ZBA

Project #	JON-OKD21
Dwg Date	09/21/2021
Drawing #	A-2

Architectural Floor Plan Legend



New construction /
New door and frame
shown open 90°.



Existing construction
to remain. Existing
doors shown open 45°.

Basement Daylighting Calculations

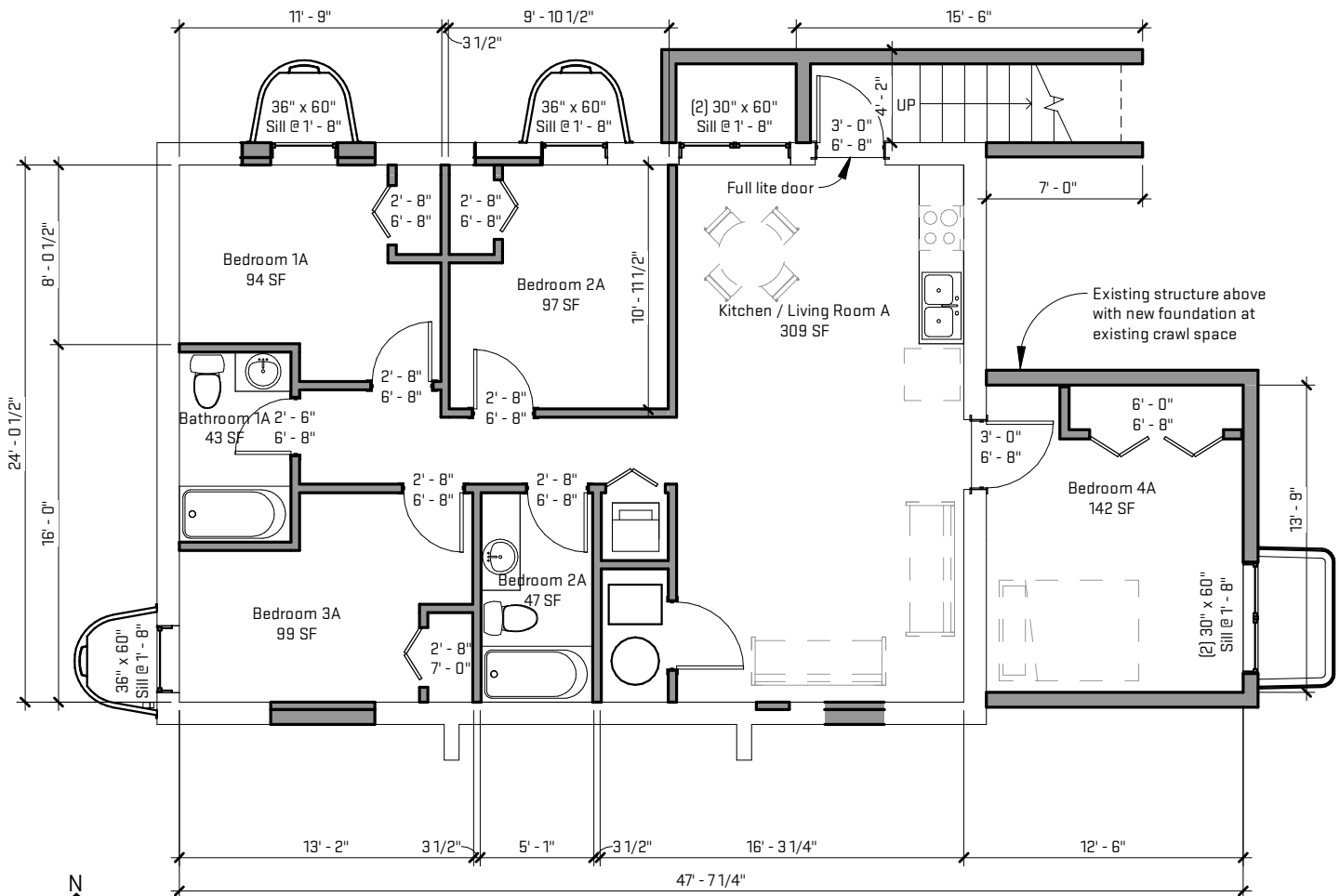
Kitchen/Living Room = 309 sf
Required daylighting (8%) = 24.72 sf
Required ventilation (4%) = 12.36 sf
Provided daylighting = 27.18 sf
Provided ventilation = 25 sf

Bedroom 4A = 142 sf
Required daylighting (8%) = 11.36 sf
Required ventilation (4%) = 5.68sf
Provided daylighting = 17.06 sf
Provided ventilation = 25 sf

Bedroom 1A = 94 sf
Required daylighting (8%) = 7.52 sf
Required ventilation (4%) = 3.76 sf
Provided daylighting = 10.75 sf
Provided ventilation = 15.0 sf

Bedroom 2A = 97 sf
Required daylighting (8%) = 7.76 sf
Required ventilation (4%) = 3.88 sf
Provide daylighting = 10.75 sf
Provided ventilation = 15 sf

Bedroom 3A = 99 sf
Required daylighting (8%) = 7.92 sf
Required ventilation (4%) = 3.96 sf
Provided daylighting = 10.75 sf
Provided ventilation = 15 sf



1 Basement Floor Plan
A-3
1/8" = 1'-0"
2' 4' 8'

Scales listed are for 8.5x11 drawing size.



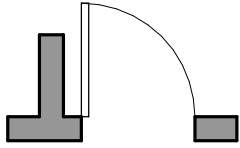
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Job Title: 719 Oakland Ave Renovation
719 Oakland Ave
Ann Arbor, MI 48104

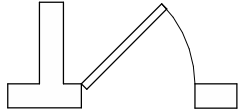
Sheet Title: Proposed Basement Floor Plan
Released For: ZBA

Project #: JON-OKD21
Date: 09/21/2021
Drawing #: A-3

Architectural Floor Plan Legend



New construction /
New door and frame
shown open 90°.



Existing construction
to remain. Existing
doors shown open 45°.

Level 1 Daylighting Calculations

Kitchen/Living Room = 214 sf
Required daylighting (8%) = 17.12sf
Required ventilation (4%) = 8.56 sf
Provided daylighting = 21.52 sf
Provided ventilation = 21.52 sf

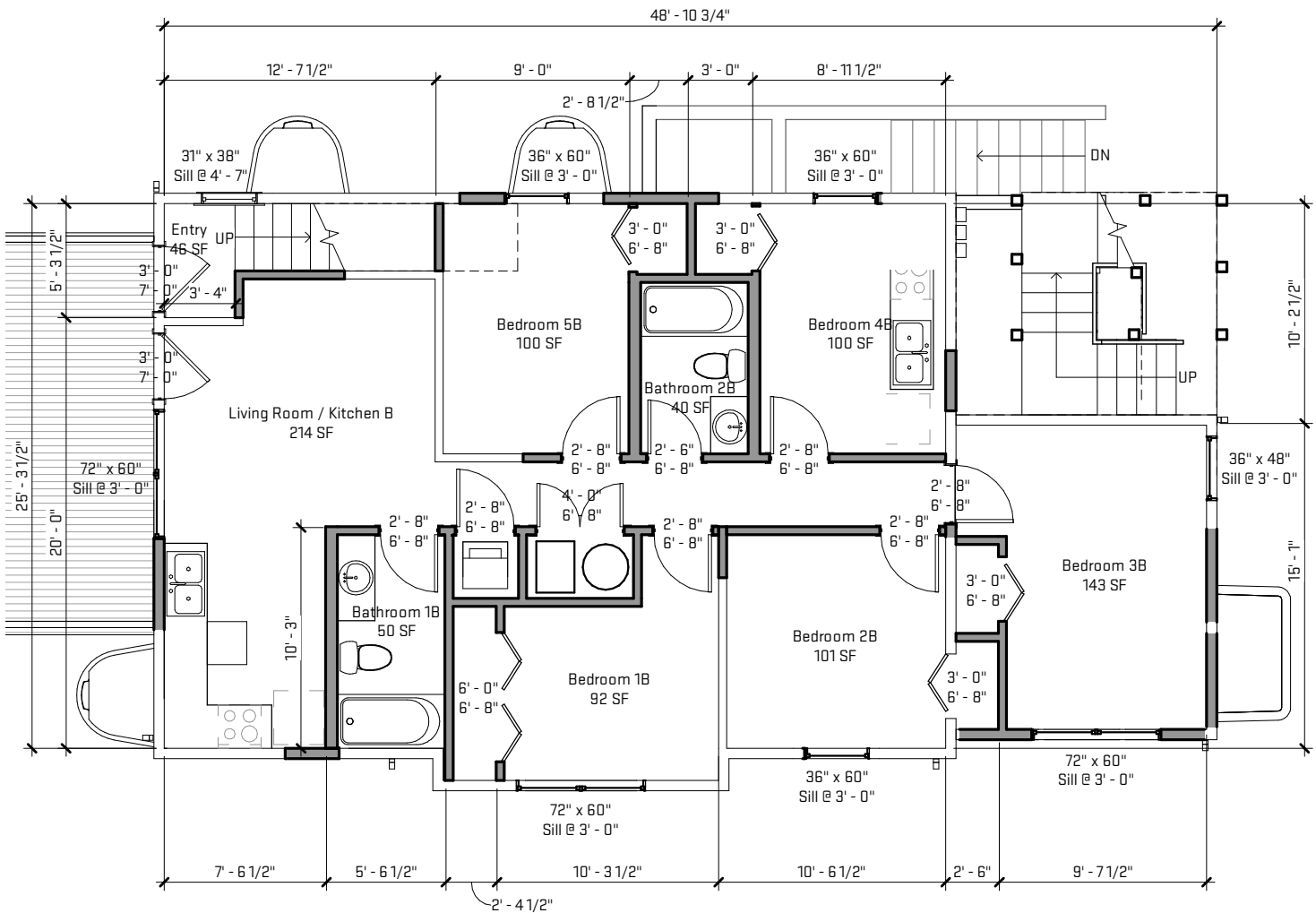
Bedroom 3B = 143 sf
Required daylighting (8%) = 11.44 sf
Required ventilation (4%) = 5.72 sf
Provided daylighting = 32.28 sf
Provided ventilation = 32.28 sf

Bedroom 1B = 92 sf
Required daylighting (8%) = 7.36 sf
Required ventilation (4%) = 3.68 sf
Provided daylighting = 21.52 sf
Provided ventilation = 21.52 sf

Bedroom 4B = 100 sf
Required daylighting (8%) = 8.00 sf
Required ventilation (4%) = 4.00 sf
Provided daylighting = 10.76 sf
Provided ventilation = 10.76 sf

Bedroom 2B = 101 sf
Required daylighting (8%) = 8.08 sf
Required ventilation (4%) = 4.04 sf
Provide daylighting = 10.76 sf
Provided ventilation = 10.76 sf

Bedroom 5B = 100 sf
Required daylighting (8%) = 8.00 sf
Required ventilation (4%) = 4.00 sf
Provide daylighting = 10.76 sf
Provided ventilation = 10.76 sf



1 Level 1 Floor Plan
A-4
1/8" = 1'-0"
2' 4' 8'

Scales listed are for 8.5x11 drawing size.



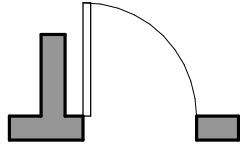
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Job Title: **719 Oakland Ave Renovation**
719 Oakland Ave
Ann Arbor, MI 48104

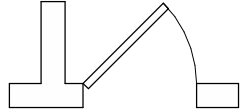
Sheet Title: **Proposed Level 1 Floor Plan**
Released For: ZBA

Project #: **JON-OKD21**
Date: **09/21/2021**
Drawing #: **A-4**

Architectural Floor Plan Legend



New construction /
New door and frame
shown open 90°.



Existing construction
to remain. Existing
doors shown open 45°.

Level 2 Daylighting Calculations

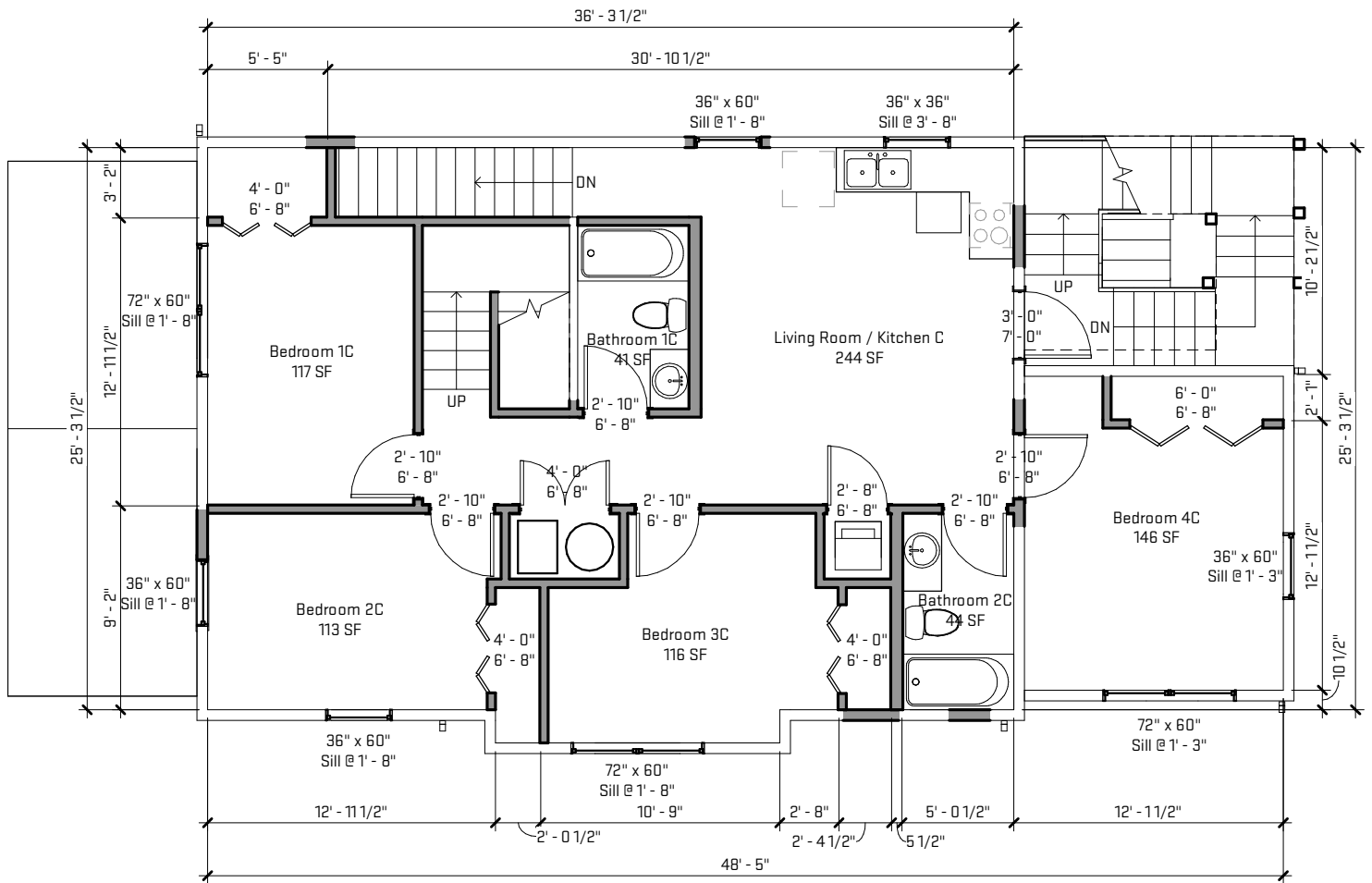
Kitchen/Living Room = 244 sf
Required daylighting (8%) = 19.52sf
Required ventilation (4%) = 9.76 sf
Provided daylighting = 22.65 sf
Provided ventilation = 16.65 sf

Bedroom 1C = 117 sf
Required daylighting (8%) = 9.36 sf
Required ventilation (4%) = 4.68 sf
Provided daylighting = 21.52 sf
Provided ventilation = 21.52 sf


Bedroom 2C = 113 sf
Required daylighting (8%) = 8.08 sf
Required ventilation (4%) = 4.04 sf
Provide daylighting = 21.52 sf
Provided ventilation = 21.52 sf

Bedroom 3C = 116 sf
Required daylighting (8%) = 9.28 sf
Required ventilation (4%) = 4.64 sf
Provided daylighting = 10.76 sf
Provided ventilation = 10.76 sf

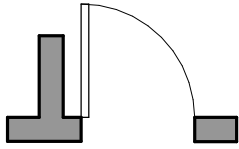
Bedroom 4C = 146 sf
Required daylighting (8%) = 11.68 sf
Required ventilation (4%) = 5.84 sf
Provided daylighting = 32.28 sf
Provided ventilation = 32.28 sf



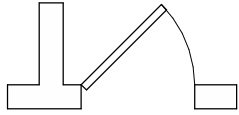
Scales listed are for 8.5x11 drawing size.

 <p>architecture construction objects</p> <p>P: (734) 929-9000 F: (734) 929-9001 www.oxstudiainc.com</p>	Job Title: 719 Oakland Ave Renovation	Sheet Title: Proposed Level 2 Floor Plan	Project #: JON-OKD21
	719 Oakland Ave Ann Arbor, MI 48104	Released For: ZBA	Draw Date: 09/21/2021

Architectural Floor Plan Legend



New construction /
New door and frame
shown open 90°.

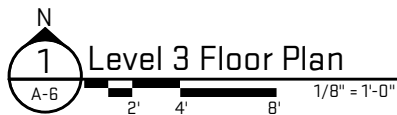
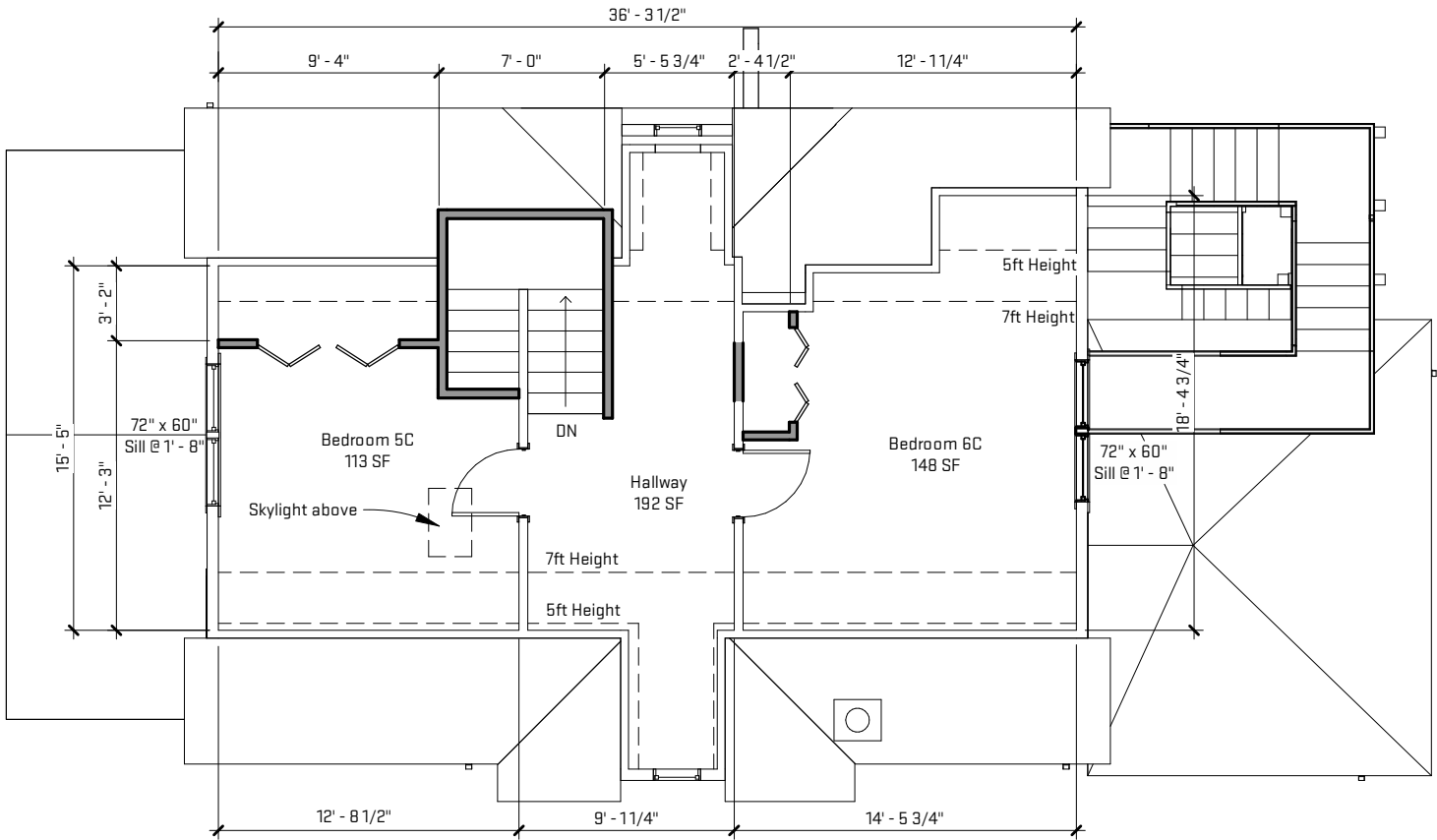


Existing construction
to remain. Existing
doors shown open 45°.

Level 3 Daylighting Calculations

Bedroom 5C = 113 sf
Required daylighting (8%) = 9.04 sf
Required ventilation (4%) = 4.52 sf
Provided daylighting = 21.52 sf
Provided ventilation = 21.52 sf

Bedroom 6C = 148 sf
Required daylighting (8%) = 11.84 sf
Required ventilation (4%) = 5.92 sf
Provide daylighting = 21.52 sf
Provided ventilation = 21.52 sf



Scales listed are for 8.5x11 drawing size.



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Job Title:
**719 Oakland Ave
Renovation**

719 Oakland Ave
Ann Arbor, MI 48104

Sheet Title:
**Proposed Level 3 Floor
Plan**

Released For: ZBA

Project #
JON-OKD21
Date
09/21/2021
Drawing #
A-6



Existing West facade - facing Oakland Ave



Existing SouthWest facade




Existing SouthEast facade



Existing East facade - facing parking

Scales listed are for 8.5x11 drawing size.

719 Oakland Ave Renovation	Job Title:	719 Oakland Ave Ann Arbor, MI 48104
	Sheet Title:	Released For:ZBA
Existing Photos	Project #	JON-OK021
	Date	09/21/2021
	Drawing #	A-7



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Existing NorthEast facade



Existing NorthWest facade



North facade walkway

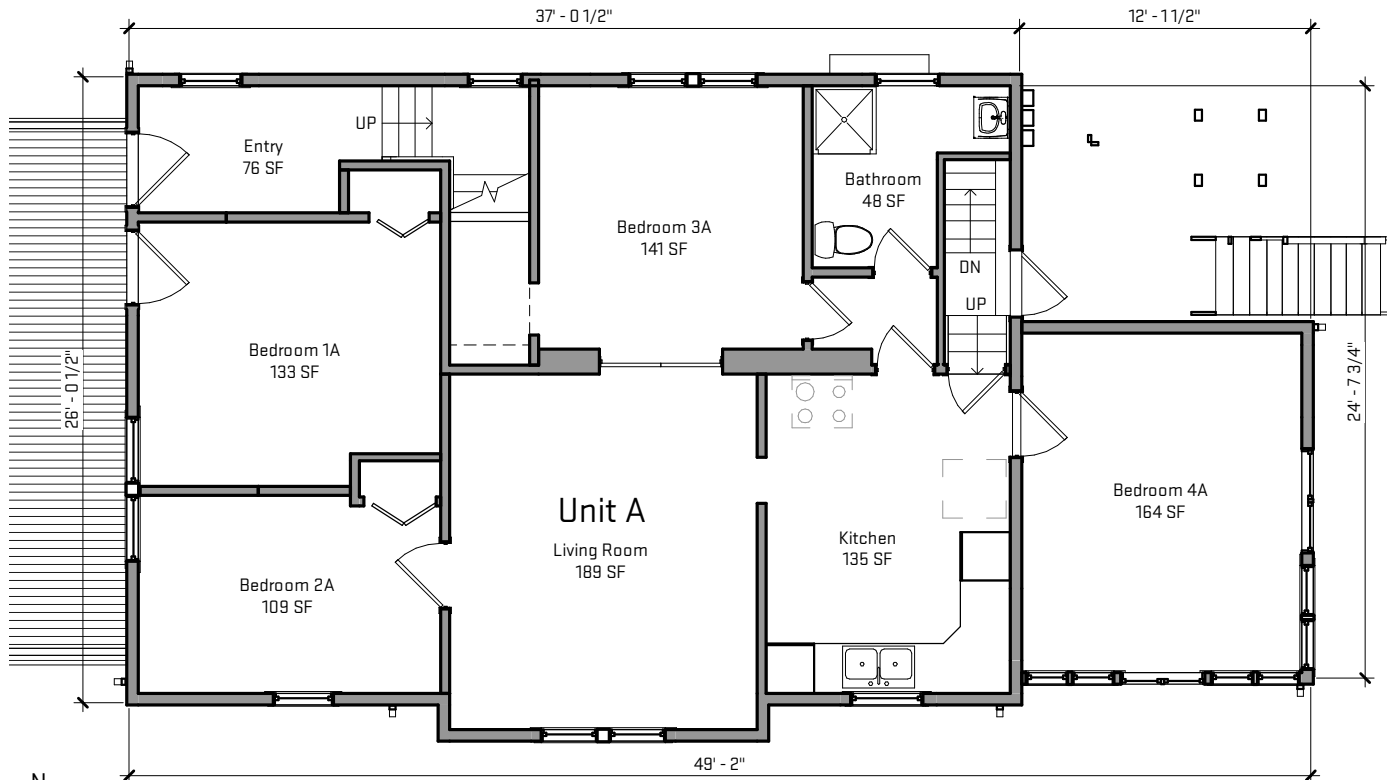


South facade drive aisle

Scales listed are for 8.5x11 drawing size.

719 Oakland Ave Renovation	Job Title:	719 Oakland Ave Ann Arbor, MI 48104	A-8
	Released For: ZBA		
Existing Photos	Sheet Title:	JON-OKD21	Project #
	Released For: ZBA		
719 Oakland Ave Renovation		JON-OKD21	
719 Oakland Ave Ann Arbor, MI 48104		A-8	



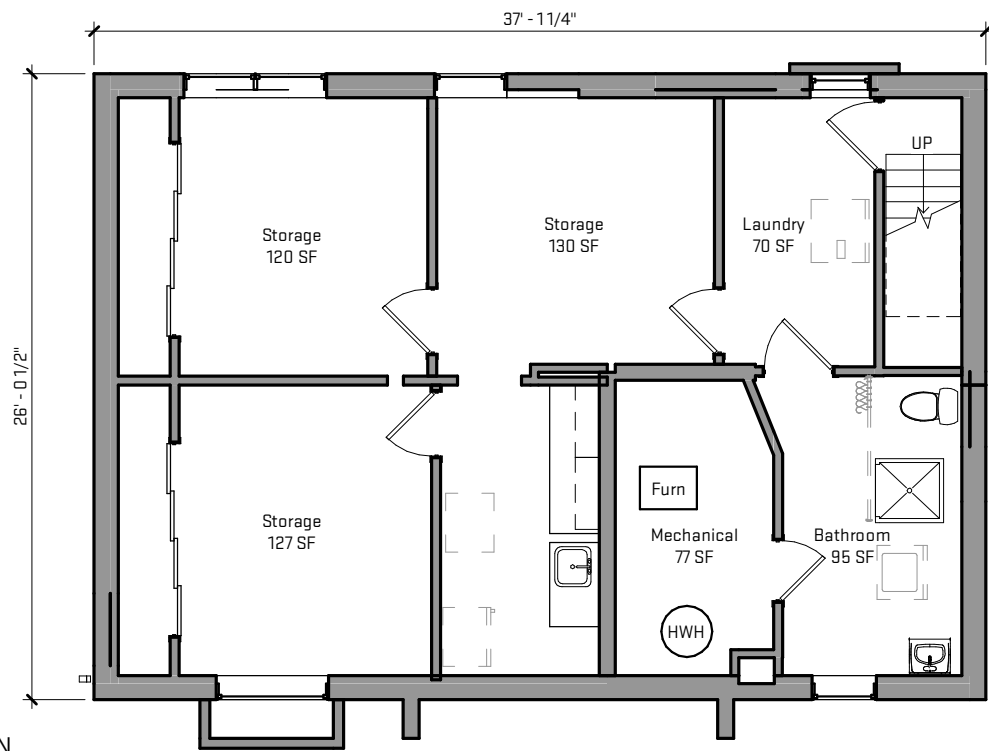


2 Existing Level 1 Floor Plan

N

A-9

2' 4' 8' 1/8" = 1'-0"



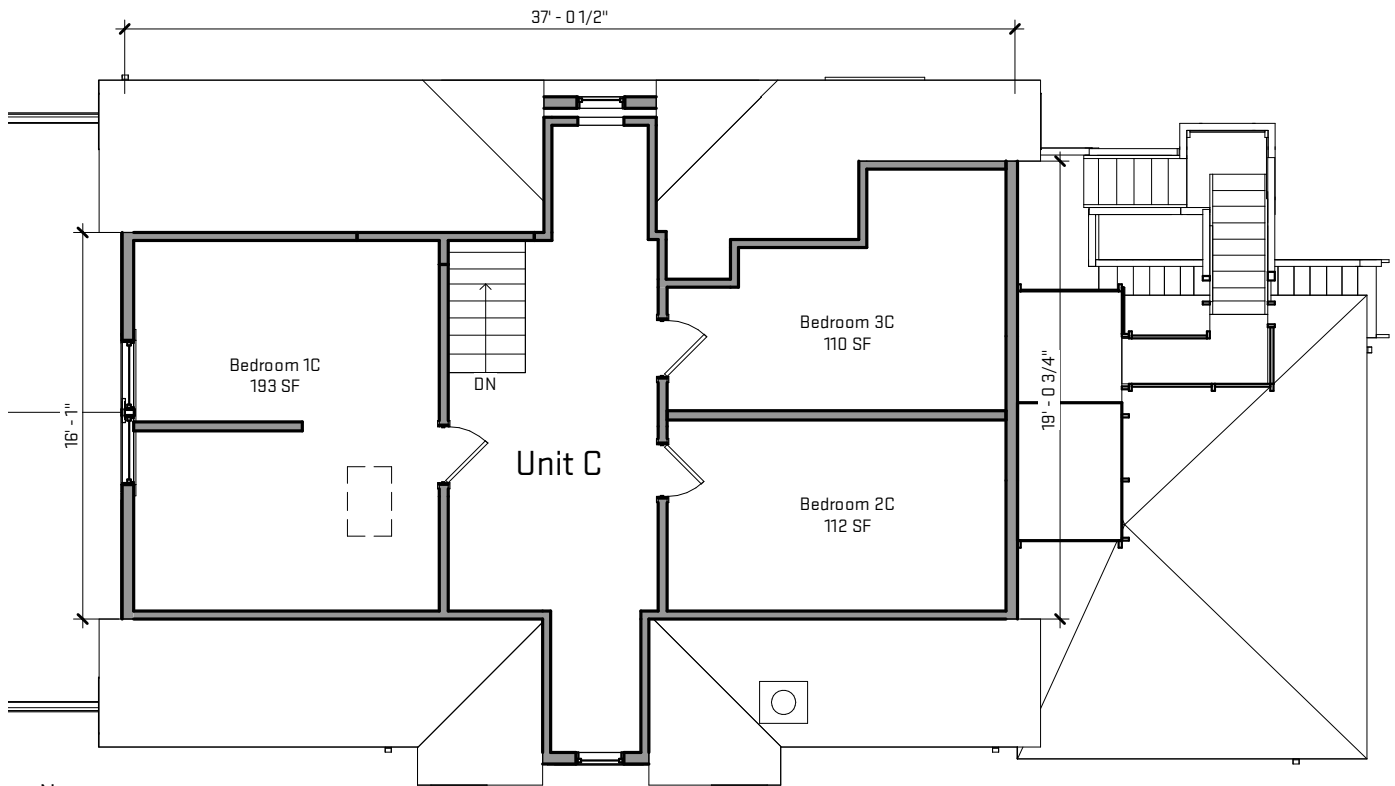
1 Existing Basement Plan

N

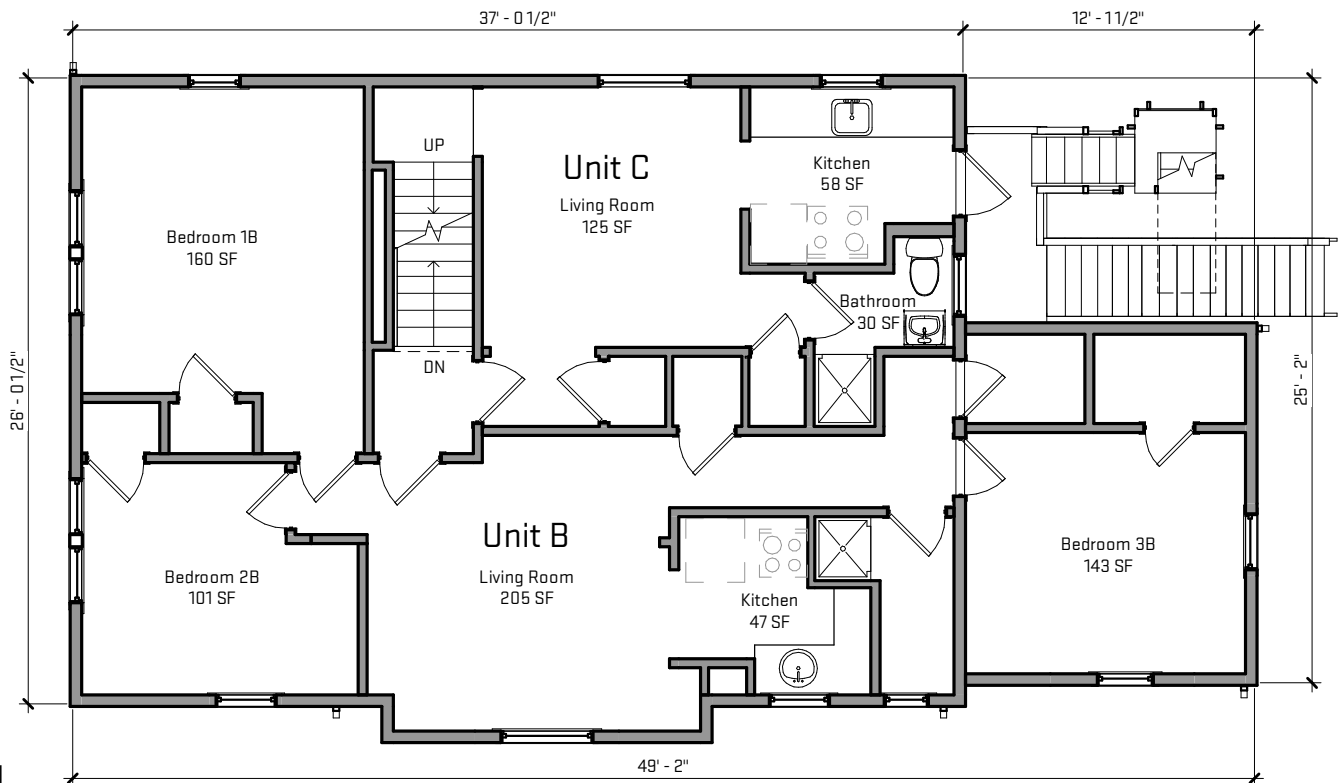
A-9

2' 4' 8' 1/8" = 1'-0"

Scales listed are for 8.5x11 drawing size.



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



N
1 Existing Level 2 Floor Plan
A-10 2' 4' 8' 1/8" = 1'-0"

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719 Oakland Ave
Renovation

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Sheet Title:

Existing Floor Plans

Released For: ZBA

Project #
Drawing #

JON-OKD21

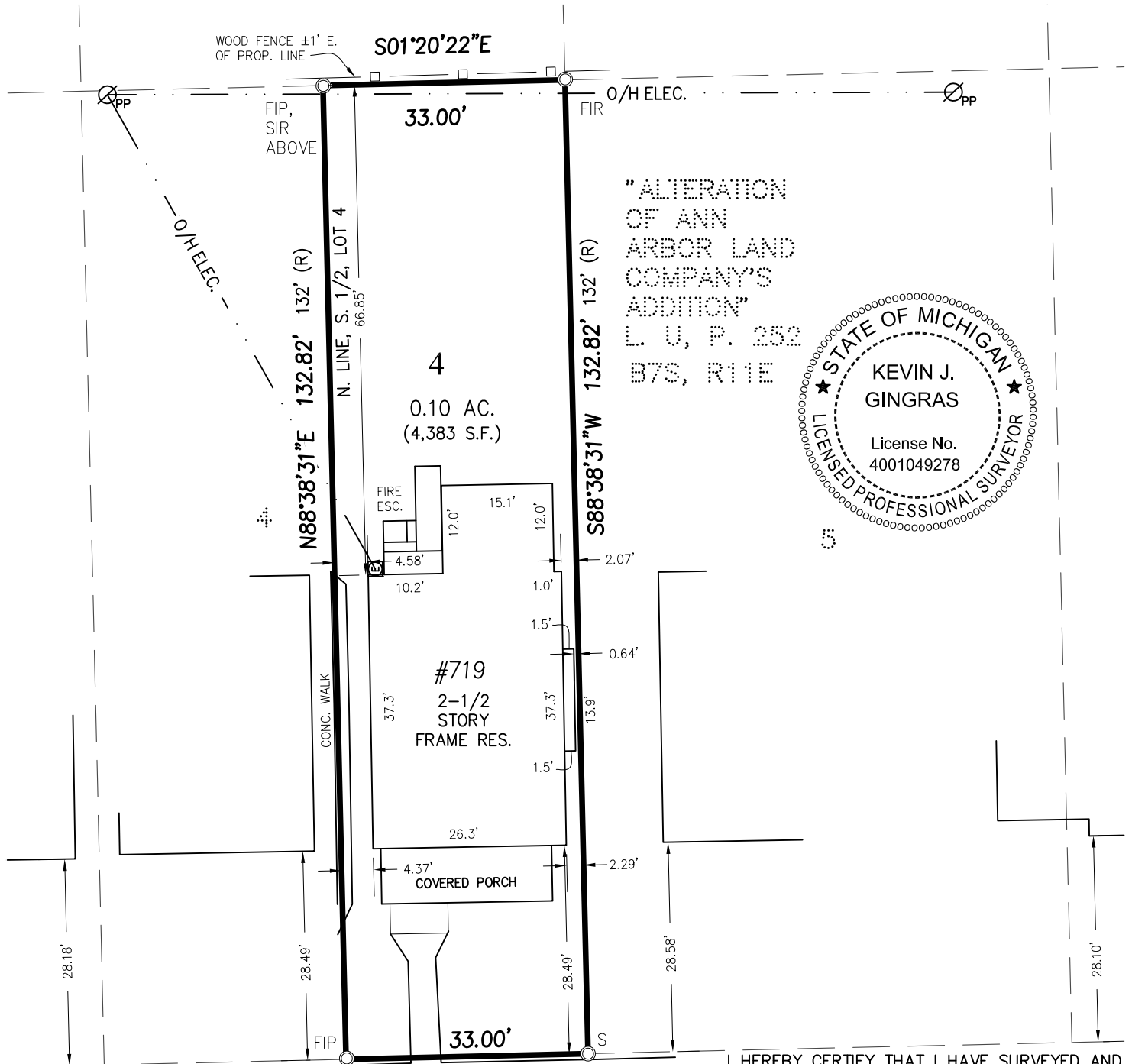
09/21/2021

A-10

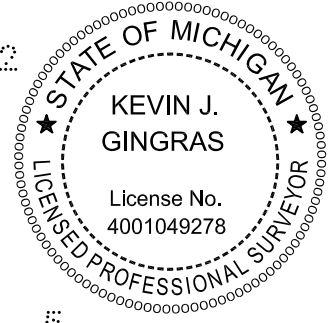
NOTE:

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

CERTIFICATE OF SURVEY



"ALTERATION
OF ANN
ARBOR LAND
COMPANY'S
ADDITION"
L U, P. 252
B7S, R11E



LEGAL DESCRIPTION:

N01°20'03"W

THE SOUTH 1/2 OF LOT 4, B7S, R11E,
"ALTERATION OF ANN ARBOR LAND COMPANY'S
ADDITION", ACCORDING TO THE PLAT THEREOF
AS RECORDED IN LIBER U, PAGE 250,
WASHTENAW COUNTY RECORDS.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND
MAPPED THE LAND ABOVE PLATTED AND/OR
DESCRIBED ON SEPTEMBER 13, 2021, 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.

Q OAKLAND AVE.
(66' WIDE, PUBLIC)

CLIENT: OX STUDIO

BOUNDARY SURVEY

719 OAKLAND
IN THE SW 1/4 OF
SECTION 28, 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

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JOB NO.: 12821 DATE: 9-13-2021

FLD. BOOK: 21-1 REVISED: -

SHEET 1 OF 1 BY: KJG

SCALE: 1" = 20'

