

Subject: Inquiry About Condo Conversion & DADU Strategy in Residential Zoning

From: John Cannon

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To: Planning <Planning@a2gov.org>; Assesor@a2gov.org; Lenart, Brett <BLenart@a2gov.org>

Subject: Inquiry About Condo Conversion & DADU Strategy in Residential Zoning

Hi Brett/Planning -

My name is John, I am a resident of Ann Arbor and I am exploring a real estate investment strategy involving the development of a Detached Accessory Dwelling Unit (DADU) on a property located in a residentially zoned neighborhood in Ann Arbor.

Specifically, I am looking to:

1. Purchase a property with a single-family home on a large lot. (5000sq ft +)
2. Renovate and refinance the existing structure.
3. Construct a DADU in the backyard (per current ADU guidelines).
4. Pursue a **condo conversion**, turning the DADU and primary home into separate condominium units with shared land ownership, potentially for separate resale or refinancing.

I'm hoping to better understand the following:

- Whether condo conversions are allowed under residential zoning in Ann Arbor.
- If there are any zoning restrictions or required approvals I should be aware of.
- The process for obtaining **separate tax parcel IDs or assessments** for each unit once the condo conversion is complete.
- Whether there are any city or county precedents or examples I could review for reference.

If this inquiry would be better addressed by another department or team member, I'd greatly appreciate being pointed in the right direction. I'm also happy to set up a call if a short conversation would be helpful. I believe this is totally possible after reviewing <https://www.a2gov.org/planning/codes-and-guidelines/> but again am looking for confirmation.

Thank you very much for your time and guidance.

Best regards,
JC