

**Zoning Board of Appeals
June 26, 2019 Regular Meeting**

STAFF REPORT

Subject: ZBA19-012; 2167 Medford Road

Summary:

John Oslin and Five Star Signs, representing Ann Arbor Woods is seeking a variance from Section 5.33.2 (B) Nonconforming Signs. A new sign package is proposed to replace the color, fonts and logos of directional and identification signs for a multi-family development.

Background:

The subject property is a 262 unit apartment complex located south of East Stadium Boulevard and east of Saint Francis Drive. The complex was developed in 1963 and is zoned R4B, Multiple-Family Dwelling district.

Description:

The applicant is proposing to eliminate two 4'x4' address signs and reduce a third address sign down to 2'x4'. One of the Leasing Center signs is proposed to be reduced to 2' x4' from the existing 5'x4'. The other Leasing Center sign will be removed and replaced with a 2'x4' address directional sign. The result is the elimination of three signs and the reduction of two others.

Section 5.33.2 (B) states: No Nonconforming Sign: 1.Shall be changed to another Nonconforming Sign and 2. Shall have any change made in the Structure, shape, size, type, design, or mechanical or electrical equipment of the Sign unless the change brings the Sign into compliance with this chapter." Multi-family developments are allowed a maximum of two monument signs and the code does not address Leasing Center or directional (ancillary) signs.

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 property is unique as there are multiple parking areas and one-way drives which require directional signs.

- (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 reduction of signage will decrease visibility and create confusion for delivery

vehicles, visitors and for emergency vehicles.

- (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 signs create a uniform appearance for this property that has buildings that differ in appearance and for the property that is located in a neighborhood and does not front a major thoroughfare.

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

The applicant states that navigating the property and locating different buildings would be difficult without the existing sign package.

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

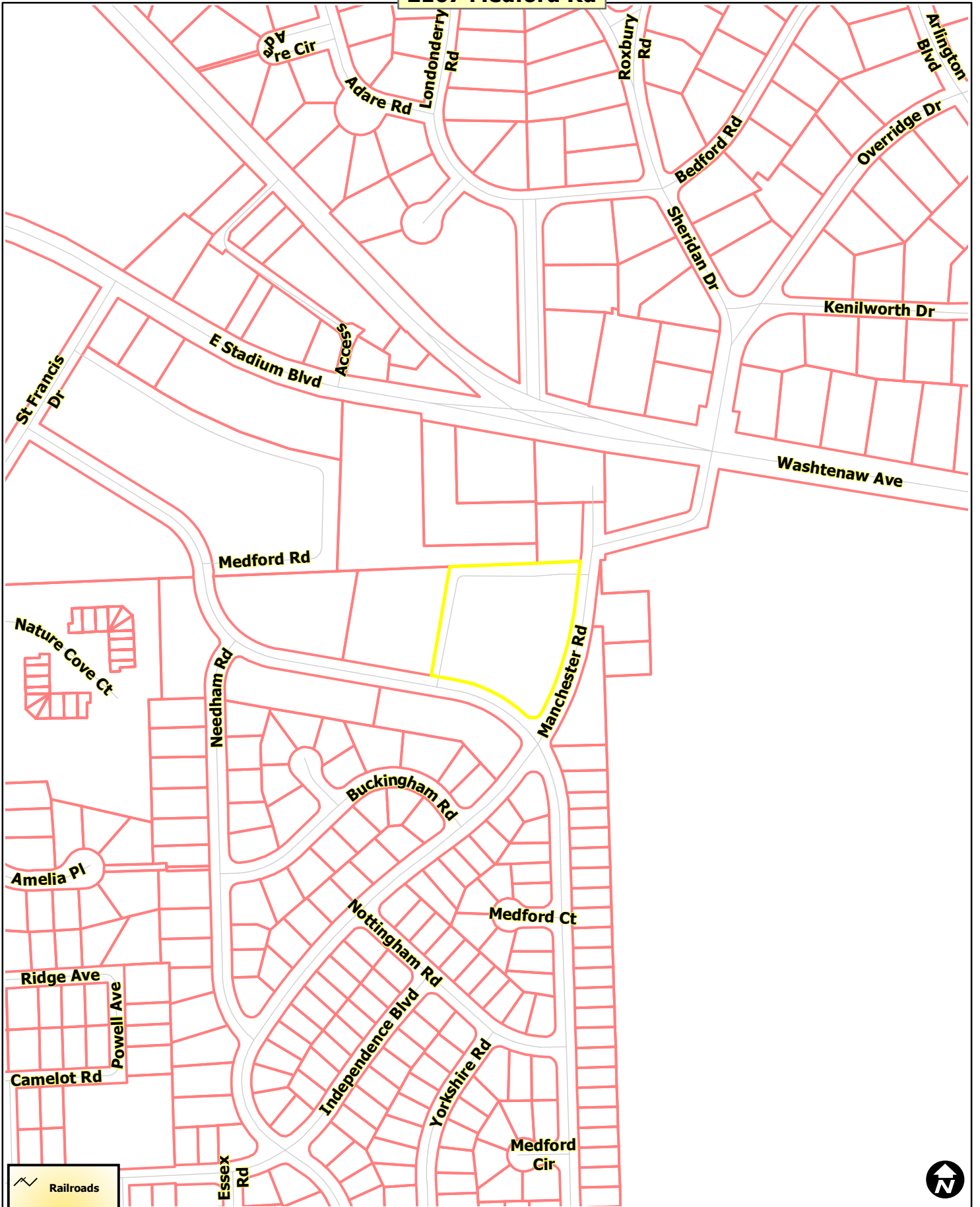
Allowing the signs to be refaced will create a continuity between the multiple buildings in the development and will not have any impacts on surrounding properties.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett".

Jon Barrett
Zoning Coordinator

2167 Medford Rd



- Railroads
- Huron River
- Tax Parcels



Map date: 5/1/2019
Any aerial imagery is circa 2018 unless otherwise noted
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2167 Medford Rd

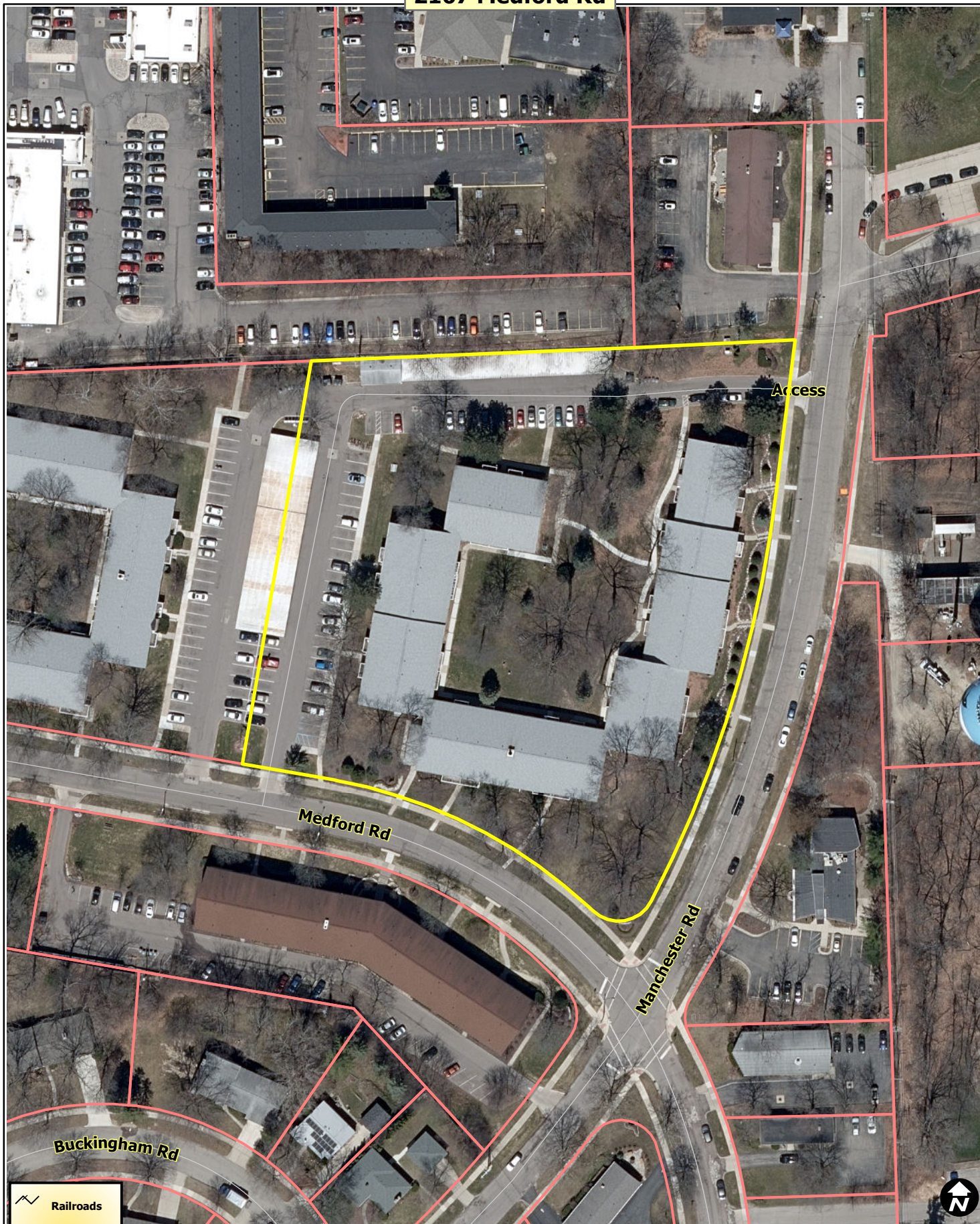



- Railroads
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2167 Medford Rd



-  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 2167 Medford Road, Ann Arbor MI		ZIP CODE 48197
ZONING CLASSIFICATION R4B	NAME OF PROPERTY OWNER *If different than applicant, a letter of authorization from the property owner must be provided Ann Arbor Woods - Hayman	
PARCEL NUMBER 09-12-03-209-001	OWNER EMAIL ADDRESS	

APPLICANT INFORMATION

NAME John Oslin - Five Star Signs Inc.			
ADDRESS 10099 Bergin Rd	CITY Howell	STATE MI	ZIP CODE 48843
EMAIL john@fivestarsignsmi.com		PHONE 810.632.0562	
APPLICANT'S RELATIONSHIP TO PROPERTY Contractor			

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: \$600	ZBA: 19-012
DATE STAMP Received 5-29-19 KUZ	

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)

5.33.2(B) Nonconforming Signs

REQUIRED DIMENSION: (Example: 40' front setback)

Feet: n/a Inches:

PROPOSED DIMENSION: (Example: 32 foot 8 inch front setback)

Feet: n/a Inches:

DESCRIPTION OF PROPOSED WORK AND REASON FOR VARIANCE:

Scope of work is to eliminate 2 large nonconforming signs for addresses 2180 & 2120, reduce the size by 50%+ of 2 additional nonconforming signs for address 2016 & the leasing office. Replace the directional sign at location 5 with one of the removed address signs and reduce the size to 2'x4'. Reface all remaining directional and ID signs with a vinyl application to update color, font & logo.

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 hardships or practical difficulties, or both, 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.

This is a unique property located within a neighborhood setting. It does not have a single entrance or exit to access the property and because of this fact is can be challenging to find and navigate.

Medford Road runs through the middle of the property and the buildings on the north and south side do not have the same appearance which could cause the misconception that they are different properties. ID signs are required to keep continuity withing the property differentiate this property from the neighboring communities to the north and west.

The alleged hardships are practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.

There are one way parking areas for addresses 2180, 2120 & 2016 which require entrance and exit identification signs to insure traffic flow is as intended. There are many buildings which are not visible from Medford, Manchester or Needham. Directional address and parking area signs are are needed to identify the location of these buildings including the leasing office, it's in an apartment building and would be difficlut to find.

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.

With 232 units there is a high volume of tenants, deliveries and visitors. Current signs are necessary to locate buildings and apartments within the property. There are one way parking areas and buildings that can not be seen from the main thru roads. This makes the identification signs necessary for deliveries and visitors but especially for emergency response vehicles. The current identification signs help to keep traffic flowing

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

The property was purchased by Hayman without knowledge of the nonconforming sign issue. There was an assumption the signs could remain and be updated to brand, create continuity within the property and increase curb appeal. The signs serve the purpose to identify the location and parking areas for buildings that are not visible from the street and direct traffic for one way parking.

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

In an effort for approval on refacing of the existing property signs The Hayman Company will eliminate 2 large 4'x4' signs (sign #2 on the map - 2180 & 2120), reduce a 4'x4' sign to 2'x4' (labeled 2 on the map - 2016) eliminating this sign is difficult due to trees and location of the building, reduce a 5'x4' sign to 2'x4' (sign 4 on the map - leasing office), replace sign 5 on the map with a 2'x4' matching the other 2'x4' directional signs.

1 Existing main ID signs #1 - (3) locations
face size is 105" x 20"
overall monument size is approximately 125" x 60"



2 Stand alone large building address signs #2 - (3) locations
face size is 48" x 48"
sign height is approximately 72"



2 of these signs will be eliminated for 2180 & 2120
1 will be reduced from 4'x4' to 2'x4' for building 2016

3 Building address directional/entrance/exit signs #3 - (8) locations
face size is 48" x 24"
sign height is approximately 48"



4 Leasing office directional #4 - (1) location
face size is 60" x 48"
sign height is approximately 72"



This sign will be reduced in size from 5'x4' to 2'x4'.

5 Leasing office directional #5 - (1) location
face size is 38" x 28"
sign height is approximately 36"



They want to replace this sign with a larger sign possibly more like signs 1 or 4. We want to know if a larger sign would be permissible and if so how large could we make the sign?

This directional sign will be replaced with a removed 4'x4' address sign reduced in size to 2'x4', matching the other directional signs (#3)

Signs will get new faces in the existing monument or frame structure as shown below. Some signs will be eliminated or reduced in size per notes on the page showing current signs.

1

Existing main ID signs #1 - (3) locations
face size is 105" x 20"
overall monument size is approximately 125" x 60"



2

Stand alone large building address signs #2 - (3) locations
face size is 48" x 48"
sign height is approximately 72"



3

Building address directional/entrance/exit signs #3 - (8) locations
face size is 48" x 24"
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4

Leasing office directional #4 - (1) location
face size is 60" x 48"
sign height is approximately 72"



5

Leasing office directional #5 - (1) location
face size is 38" x 28"
sign height is approximately 36"



They want to replace this sign with a larger sign possibly more like signs 1 or 4. We want to know if a larger sign would be permissible and if so how large could we make the sign?

Community Map

These buildings are not visible from Medford or Manchester. Parking directional signs (#3) along these roads identify buildings and parking for these buildings



X = eliminate R = size reduction

ANN ARBOR WOODS

2167 Medford Road | Ann Arbor, Michigan 48197

(734) 971-3101 (734) 971-8443 AnnArborWoodsApartments.com



Eliminate (2) 4'x4' address signs identified as #2 for 2180 & 2120. Address added to building.
Reduce (1) 4'x4' address sign identified as #2 for 2016 to a 2'x4' sign. This building has poor visibility when trees have full foliage which would make an address on the building useless.
Reduce (1) 5'x4' sign identified as #4 for leasing office identification to a 2'x4' sign.

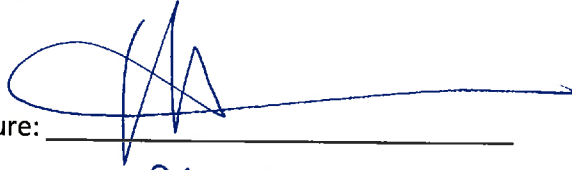
The directional parking signs (signs identified as #3) for stand alone buildings with addresses 2180, 2120 & 2016 are due to one way parking areas.

The remaining directional parking signs (#3) identify buildings that can not be seen from the main roads which would make it difficult for visitors, deliveries or emergency vehicles to locate the buildings without the directional signs.

HAYMAN COMPANY

Authorization letter:

I, Kristen Diamond, authorize John Oslin of Five Star Signs Inc. to complete and submit Ann Arbor ZBA application 19-010 on behalf of Ann Arbor Woods Apartments and the Hayman Company.

Signature: 

Title: VICE PRESIDENT OF MULTIFAMILY

Date: 04/25/19

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Southfield, MI 48034
248.879.7777
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