



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION
301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

APPLICATION FOR CHANGES IN OR ADDITIONS TO THE ZONING CHAPTER

See www.a2gov.org/planning/petitions for submittal requirements.

TO: The Honorable Mayor and City Council
City of Ann Arbor
Ann Arbor, Michigan

We, the undersigned, respectfully petition the Honorable Council of the City of Ann Arbor to amend the Zoning Map as it relates to the property hereinafter described.

(Give or attach legal description and include location of property)

Land commonly referred to as 715-717 E Huron Street, also described as Lot 3, excepting the north 31 feet, B1N, R10E, Eastern Addition to the Village (now City) of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber P of Deeds, Pages 4-5, Washtenaw County Records. See attached survey.

The petitioner(s) requesting the zoning/rezoning are:

(List petitioners' name; address; telephone number; and interest in the land; i.e., owner, land contract, option to purchase, etc.)

715-717 East Huron Street, LLC
414 Huntington Place, Ann Arbor, Michigan
Fee owner
Owner's contact, Emily Palacios, (313) 672-6934

Also interested in the petition are:

(List others with legal or equitable interest)

None

The applicant requests that the Official City Zoning Map be amended to reclassify this property from
PUD _____ to R4C _____ to permit the following use(s): conversion of office space to residential units

(state intended use)

Justification:

1. The extent to which the zoning/rezoning requested is necessary:

The rezoning is necessary because the PUD zoning limits use of the buildings to office. There is an oversupply of office space in Ann Arbor and weak demand for office space at this location. There is a strong need for additional rental housing in Ann Arbor and strong market demand for new units near downtown and campus.

2. This zoning/rezoning will affect the public welfare and property right of persons located in the vicinity in the following ways:

The rezoning will have no detrimental impact on the public welfare or property rights of persons located in the vicinity. The proposed rezoning will allow existing residential structures to be restored and used for residential occupancy. Rezoning to R4C will match the zoning of similar structures in the larger neighborhood.

3. This zoning/rezoning will be advantageous to the City of Ann Arbor in the following ways:

The rezoning benefits the City of Ann Arbor by reducing the over-supply of office space that is contributing to a weak market for office space and incrementally increasing the under-supply of housing units.

4. This particular location will meet the convenience and service requirements of potential users or occupants in the following ways:

The location will meet the convenience and service requirements of potential residential occupants who will likely have some affiliation with the University. The location provides convenient access to Central Campus and the Medical Campus locations without the need for a vehicle. The location is on bus routes that provide access to North Campus and to shopping areas outside the downtown.

5. Any changed or changing conditions in any particular area, or in the municipality generally which may have bearing on the proposed zoning/rezoning are:

Remote work required during COVID changed market demand for office space in Ann Arbor as it has elsewhere. There is simply less demand as small businesses forgo leasing office space entirely and larger businesses reduce their footprint as employees continue to chose remote or hybrid work arrangements. The restricted housing supply in Ann Arbor is a recognized crisis.

6. Other circumstances and factors which will further justify the requested zoning/rezoning are:

Rezoning to allow the structures to be converted to apartment use is consistent with the historic residential character of the structures and will support their continued adaptive reuse.

Attached is a scaled map of the property proposed for zoning/rezoning, showing the boundaries of the property, the boundaries of the existing zones, the boundaries of the proposed zones, and the public and/or private easements located within or adjacent to the property petitioned for zoning/rezoning.

The undersigned states he/she is interested in the property as aforesaid and that the foregoing statements are true and correct to the best of his/her knowledge and belief.

Dated: 11/6/2025

Signature: Z. Alawi
715-717 East Huron Street, LLC
By: ZAKI ALAWI
414 Huntington Place
Ann Arbor, Michigan 48104
(Print name and address of petitioner)

Signature: Z. Alawi
ZAKI ALAWI
414 Huntington place
Ann Arbor MI 48104
(Print name and address of petitioner)

STATE OF MICHIGAN
COUNTY OF WASHTENAW

On this 6 day of November, 2025, before me personally appeared the above-named petitioner(s), who being duly sworn, say that they have read the foregoing petition by them signed, and know the contents thereof, and that the same is true of their knowledge, except as to the matter therein stated to be upon their information and belief, and as to those matters they believe it to be true.

Signature: Jason Howard Reinhart
Jason Howard Reinhart
(Print name of Notary Public)

My Commission Expires: 3/8/28

JASON HOWARD REINHART
Notary Public, State of Michigan
County of Lenawee
My Commission Expires Mar. 08, 2028
Acting in the County of Washtenaw



MORTGAGE SURVEY

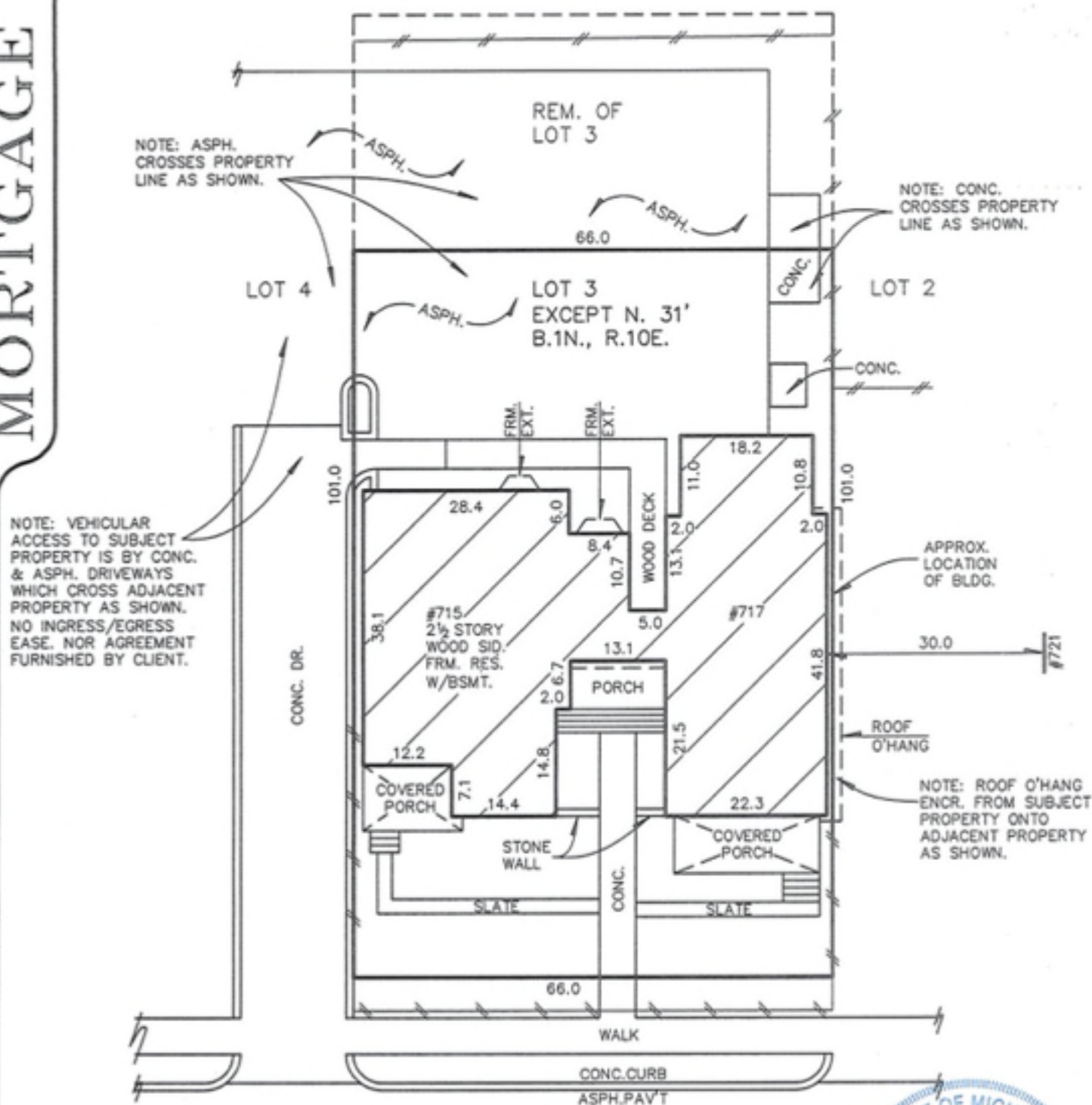
Certified to: THE STATE BANK

Property Description:

Lot 3 except the North 31 feet, Block 1 North, Range 10 East; EASTERN ADDITION, to the Village (now City) of Ann Arbor, Washtenaw County, Michigan, as recorded in Liber P of Deeds, Pages 4-5 of Washtenaw County Records.

NOTE: A COMPLETE CURRENT TITLE POLICY HAS NOT BEEN FURNISHED, THEREFORE EASEMENTS OR OTHER ENCUMBRANCES MAY NOT BE SHOWN AT THIS TIME.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT.



E. HURON ST. 66' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE
PROFESSIONAL SEAL IS NOT IN BLUE INK.

C. F. Brown Jr.

JOB NO: 22-01328

SCALE: 1"=20'

DATE: 05/12/22

DR BY: CS



KEM-TEC

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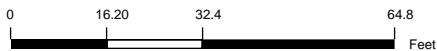
(888) 694.0001

FAX: (586) 772.4048 FAX: (586) 772.4048 FAX: (734) 994.0667 FAX: (810) 694.9855

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Proposed Rezoning



1: 389

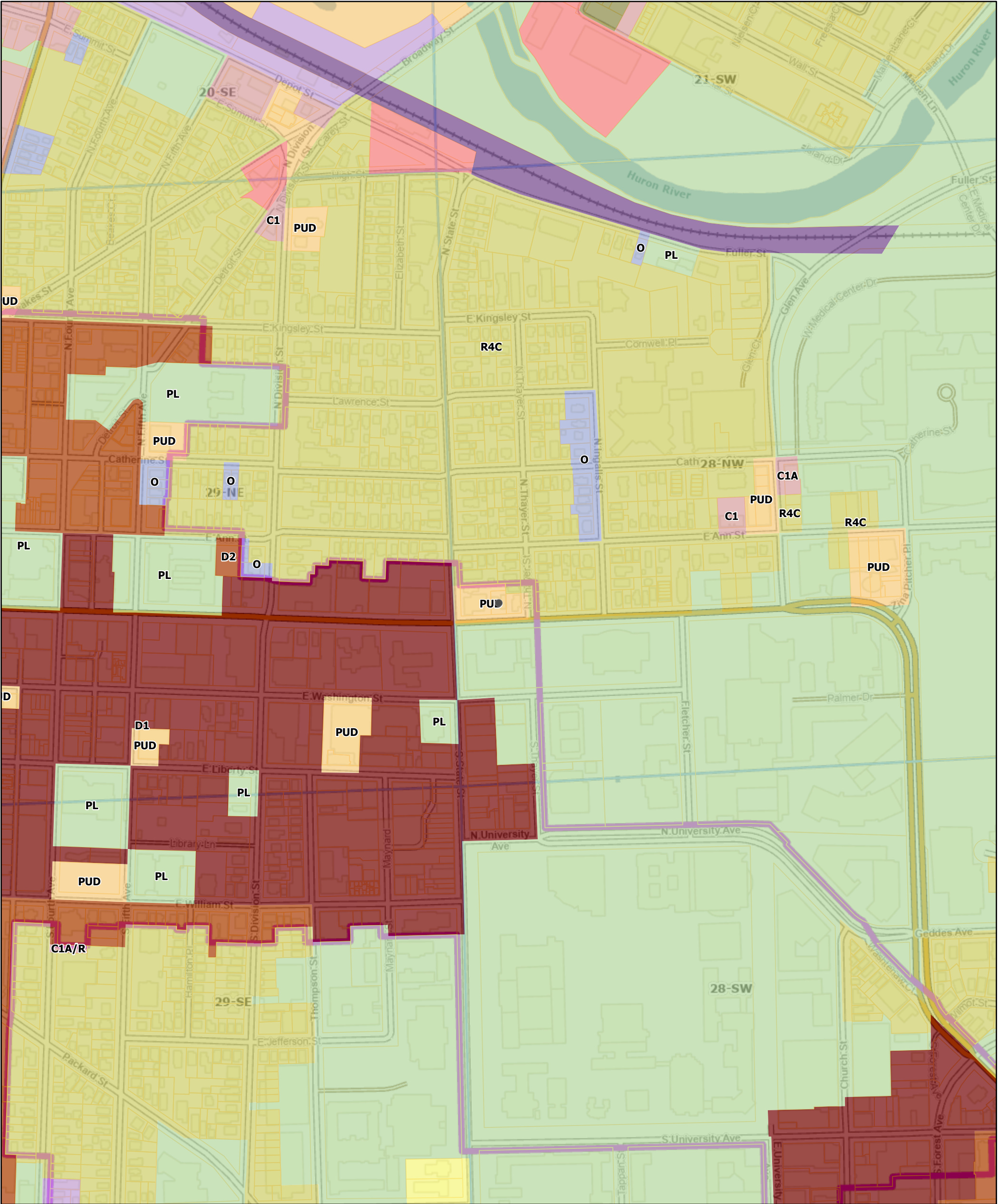
4/17/2024



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

Existing Zoning Pattern



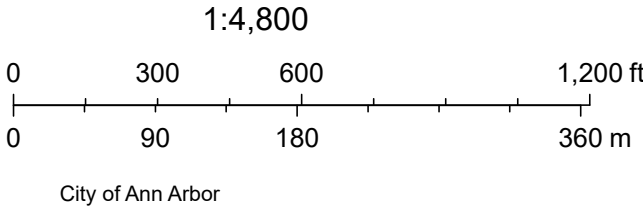
4/17/2024, 9:18:01 PM

City Zoning Districts

- C1-Local Business
- C1A-Campus Business
- C1A/R-Campus Business/Residential
- C1B-Community Convenience Center
- C2B-Business Service
- C3-Fringe Commercial
- D1-Downtown Core

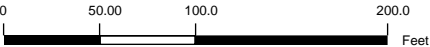
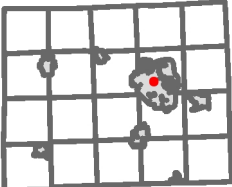
- D2-Downtown Interface
- M1-Limited Industrial
- M2-Heavy Industrial
- O-Office
- PL-Public Land
- PUD-Planned Unit Development
- R2B-Two Family Dwelling

- R4B-Multiple Family Dwelling
- R4C-Multiple Family Dwelling
- R4D-Multiple Family Dwelling
- R5-Motel/Hotel
- Parcels
- Quarter Sections
- DDA Boundary





Existing Land Use



1: 1,200

4/17/2024



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT, dated October 30, 1995, is between DENNIS A. DAHLMANN, a single man whose address is 300 South Thayer Street, Ann Arbor, Michigan 48104 ("Dahlmann") and BHG ASSOCIATES LIMITED PARTNERSHIP, a Michigan limited partnership with its principal offices at 100 North State Street, Ann Arbor, Michigan 48104 ("BHG").

WHEREAS, (A) the Dahlmann is the owner of the parcel of property described in Schedule "A-1" (the "Dahlmann Parcel") which includes the subparcel of property described in Schedule "A-2" (the "Dahlmann Easement Parcel"); (B) BHG is the owner of the parcel of property described in Schedule "B-1" (the "BHG Parcel") which includes the subparcel of property described in Schedule "B-2" (the "BHG Easement Parcel"); and (C) Dahlmann and BHG have agreed to grant reciprocal easement rights to the Dahlmann Easement Parcel and the BHG Easement Parcel upon the terms and conditions hereafter stated (the "Reciprocal Easements").

NOW THEREFORE, Dahlmann and BHG hereby agree as follows:

1. Dahlmann, for himself and for his successors and assigns to the Dahlmann Parcel, hereby grants to BHG, and to BHG's successors and assigns to the BHG Parcel, a perpetual easement for purposes of ingress and egress onto and over the Dahlmann Easement Parcel. BHG, for itself and its successors and assigns to the BHG Parcel, in accepting the above grant of easement, hereby commits to Dahlmann and to his successors and assigns to the Dahlmann Parcel, that BHG and its successors and assigns, in the exercise of its and their rights under above grant of easement, will abide by any rules and regulations for usage of the Dahlmann Easement Parcel which are both reasonable and are of general application to all parties using the Dahlmann Easement Parcel. Nothing herein shall prevent or preclude Dahlmann, his tenants, successors, and assigns, from continuing the current practice of parking two to three vehicles with the Dahlmann Easement Parcel next to those premises known as 100 North State Street, Ann Arbor, Michigan.

2. BHG, for itself and for its successors and assigns to the BHG Parcel, hereby grants to Dahlmann, and to Dahlmann's successors and assigns to the Dahlmann Parcel, a perpetual easement for purposes of ingress and egress onto and over the BHG Easement Parcel. Dahlmann, for himself and his successors and assigns to the Dahlmann Parcel, in accepting the above grant of easement, hereby commits to BHG and to its successors and assigns to the BHG Parcel, that Dahlmann and his successors and assigns, in the exercise of his and their rights under the above grant of easement, will abide by any rules and regulations for usage of the BHG Easement Parcel which are both reasonable and are of general application to all parties using the BHG Easement Parcel.

RECORDED
WASHTENAW COUNTY, MI

JAN 22 9 27 AM '96

PEGGY L. JAINES
COUNTY CLERK / REGISTER

3. Dahlmann, for himself and his successors and assigns to the Dahlmann Parcel, agrees to maintain in good repair all improvements in the Dahlmann Easement Parcel and to pay when and as due all taxes and other assessments imposed upon the Dahlmann Easement Parcel.

4. BHG, for itself and its successors and assigns to the BHG Parcel, agrees to maintain in good repair all improvements in the BHG Easement Parcel and to pay when and as due all taxes and other assessments imposed upon the BHG Easement Parcel.

5. This Agreement, and all rights and obligations of the parties pursuant to this Agreement, shall "run with the land" and shall inure to the benefit of and be binding upon Dahlmann and his successors and assigns to the Dahlmann Parcel and BHG and its successors and assigns to the BHG Parcel.

EXECUTED as of the day and year first written above.

WITNESSES:

Kay L. Hilton
KAY L. HILTON
Rosanne M. Sansbury-Teske
ROSANNE M. SANSBURY-TESKE

Steven Penney, attorney-in-fact
Dennis A. Dahlmann for Dennis G. Dahlmann

BHG ASSOCIATES LIMITED PARTNERSHIP

Kay L. Hilton
KAY L. HILTON
Rosanne M. Sansbury-Teske
ROSANNE M. SANSBURY-TESKE

By William S. Hobbs
William S. Hobbs, General Partner

STATE OF MICHIGAN)
)ss
COUNTY OF WASHTENAW)

On this 30 day of OCTOBER, 1995, before me appeared DENNIS A. DAHLMANN, to me known personally, and who executed the foregoing instrument and acknowledged the same as his free act and deed.

Sarah E. Jaslow
Notary Public
Washtenaw County, Michigan
My Commission Expires: 6/20/99

STATE OF MICHIGAN)
)ss
COUNTY OF WASHTENAW)

On this 30 day of OCTOBER, 1995, before me appeared WILLIAM S. HOBBS, to me known personally, and who executed the foregoing instrument and acknowledged the same as his free act and deed.

Sarah E. Jaslow, Notary Public
Washtenaw County, Michigan
My Commission Expires: 6/20/99

SARAH E. JASLOW
Notary Public, Washtenaw County, MI
My Commission Expires June 20, 1999

This Instrument drafted by
and when recorded return to:

James R. Beuche
HOOPER, HATHAWAY, PRICE,
BEUCHE & WALLACE
126 South Main Street
Ann Arbor, Michigan 48104

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Schedule "A-1"

DAHLMANN PARCEL

Lots 1, 2, and the north 31 feet of Lot 3, Block 1 North of Huron Street, Range 10 East, Eastern Addition to the Village (now City) of Ann Arbor, as recorded in Liber P of Deeds, Pages 4 and 5, Washtenaw County Records.

Schedule "A-2"

DAHLMANN EASEMENT PARCEL

Commencing at the SE corner of Lot 4, of Eastern Addition, Block 1 North, Range 10 East, City of Ann Arbor, Washtenaw County, Michigan; thence S89°46'15"W 131.98 feet along the South line of said Lot 4 and Lot 3 to the SE corner of Lot 2 of said Eastern Addition for a PLACE OF BEGINNING; thence continuing S89°46'15"W 16.33 feet along the South line of said Lot 2; thence N00°06'30"W 116.11 feet parallel with the East line of said Lot 2; thence N89°46'00"E 73.96 feet; thence S00°30'49"W 37.31 feet; thence S89°46'00"W 57.22 feet to the East line of said Lot 2; thence S00°06'30"E 78.81 feet along the east line of said Lot 2 to the Place of Beginning, being a part of Lots 2 and 3, Eastern Addition, Block 1 North, Range 10 East, City of Ann Arbor, and being subject to easements and restrictions of record, if any.

Schedule "B-1"

BHG PARCEL

Lot 3 except the north 31 feet thereof, and the south 86 feet of Lot 4, of Block 1 North of Huron Street, Range 10 East, Eastern Addition to the Village (now City) of Ann Arbor, as recorded in Liber "P" of Deeds, Pages 4 and 5, City of Ann Arbor, Washtenaw County Records.

Schedule "B-2"

BHG EASEMENT PARCEL

Commencing at the SE corner of Lot 4, of Eastern Addition, Block 1 North, Range 10 East, City of Ann Arbor, Washtenaw County, Michigan; thence S89°46'15"W 131.98 feet along the South line of said Lot 4 and Lot 3 to the SW corner of Lot 3 of said Eastern Addition; thence N00°06'30"W 96.11 feet along the West line of said Lot 3 for a PLACE OF BEGINNING; thence continuing N00°06'30"W 6.00 feet along said West line; thence N89°46'00"E 57.48 feet along the South line of the North 31 feet of said Lot 3; thence S00°30'49"W 6.00 feet; thence S89°46'00"W 57.41 feet to the Place of Beginning, being a part of Lot 3, Eastern Addition, Block 1 North, Range 10 East, City of Ann Arbor, and being subject to easements and restrictions of record, if any.

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WARRANTY DEED

File No. 10202294

KNOW ALL MEN BY THESE PRESENTS: That 715-717 E. Huron, LLC a Michigan limited liability company
whose address is 825 Never Forget Lane, Ann Arbor, MI 48103
convey(s) and warrant(s) to 715-717 East Huron Street, LLC a Michigan limited liability company
whose address is 414 Huntington Place, Ann Arbor, MI 48104

Land situated in the City of Ann Arbor, County of Washtenaw, State of Michigan

SEE ATTACHED EXHIBIT A FOR COMPLETE LEGAL DESCRIPTION

Commonly known as 715-717 E. Huron St., Ann Arbor, MI 48104
Tax ID No. 09-09-28-208-017

For the amount set forth on the Real Estate Transfer Tax Valuation Affidavit filed.

Subject to easements and building and use restrictions of record.

Dated this 31st day of May, 2022

Signature Page Follows

TTAB

22

Time Submitted for Recording
Date 6/16 2022 Time 10:49 am
Lawrence Kestenbaum
Washtenaw County Clerk/Register

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 8225T20R

Drafted by:
Devon Title Agency
Under the direction of William J. Long, Jr.
825 Never Forget Lane
Ann Arbor, MI 48103

Return Recorded Documents To:

A.S.K. Services
40600 Ann Arbor Rd E, Ste 200
Plymouth, MI 48170

SLK

(Attached to and becoming a part of the Warranty Deed from 715-717 E. Huron, LLC a Michigan limited liability company to 715-717 East Huron Street, LLC a Michigan limited liability company - File No. 10202294)

715-717 E. Huron, LLC
a Michigan limited liability company

By: William J. Long, Jr. Revocable Living Trust Agreement dated March 28, 2005
Its: Member

By William J. Long, Jr.
William J. Long, Jr. as Trustee

By: Amy J. Long, Revocable Living Trust Agreement dated March 28, 2005
Its: Member

By Amy J. Long
Amy J. Long, as Trustee

* William J. Long, Jr. and Amy J. Long,
Trustees of the William J. Long Jr.
Revocable Living Trust Agreement dated
March 28, 2005. member

State of Michigan
County of Washtenaw

The foregoing instrument was acknowledged before me this 31st day of May, 2022, by , of 715-717 E. Huron, LLC a Michigan limited liability company.



Signature Susan Kranz
Print Name _____
Notary Public, _____ County, _____ State
My commission expires _____
Acting in the County of _____

EXHIBIT A

File No. 10202294

Land situated in the City of Ann Arbor, County of Washtenaw, State of Michigan described as follows:

Lot 3, except the North 31 feet thereof, Block 1 North, Range 10 East, EASTERN ADDITION TO THE VILLAGE (NOW CITY) OF ANN ARBOR, as recorded in Liber P of Deeds, Pages 4 and 5, Washtenaw County Records; together with and subject to easements for ingress, egress and parking as described in Liber 3192, Page 155 and in Liber 3206, Page 99, Washtenaw County Records.

Commonly known as: 715-717 E. Huron St., Ann Arbor, MI 48104
Tax ID No. 09-09-28-208-017