

**Zoning Board of Appeals
August 28, 2019 Regular Meeting**

STAFF REPORT

Subject: ZBA19-020; 827 East University

Summary:

Daniel Jones, property owner, is proposing to construct a new bedroom in an existing nonconforming two-family residence. Section 5.32.2 Nonconforming Structure requires approval from the Zoning Board of Appeals for any new floor area being fit for occupancy. The property is zoned R4C Multiple Family Dwelling.

Background:

The subject property is located south of Hill Street and north of Oakland Avenue. The home was built in 1900 and is approximately 2,285 square feet in size. The property is nonconforming as it does not meet the minimum lot size, lot width and setback requirements for the R4C district. Currently, the home contains two five bedroom apartments.

Description:

The owner is proposing to construct a 119 square foot bedroom in the basement that will increase apartment one on the first floor to a six bedroom unit. The basement is primarily being used as a laundry room. The second apartment on floor two will remain unchanged. There are no additions or exterior changes being proposed to the structure.

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:

- 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.

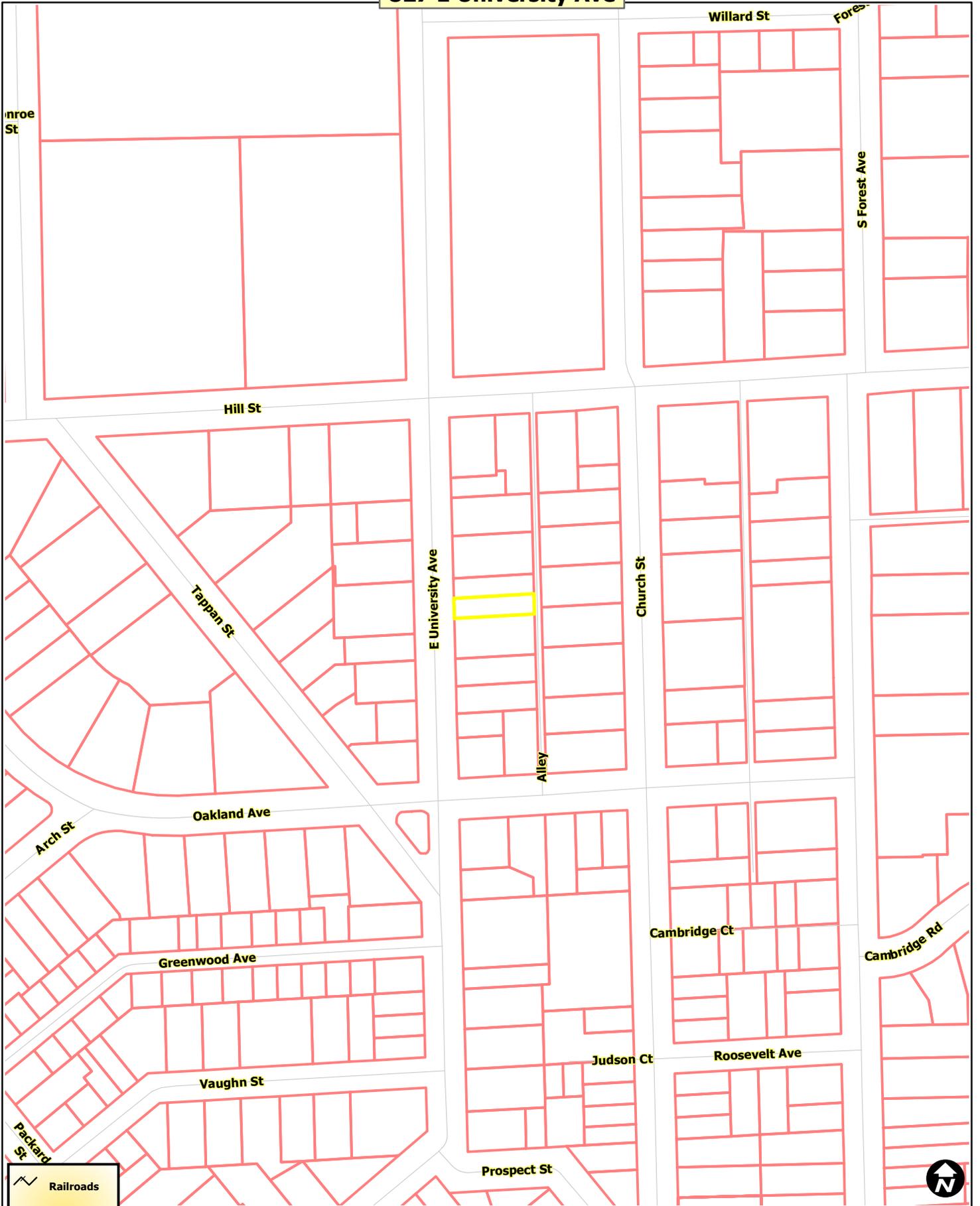
The applicant states the alteration is entirely within the interior of the home and will not impact adjacent properties.

Respectfully submitted,



**Jon Barrett
Zoning Coordinator**

827 E University Ave



 Railroads

 Huron River

 Tax Parcels



Map date: 8/6/2019
Any aerial imagery is circa 2018
unless otherwise noted
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827 E University Ave

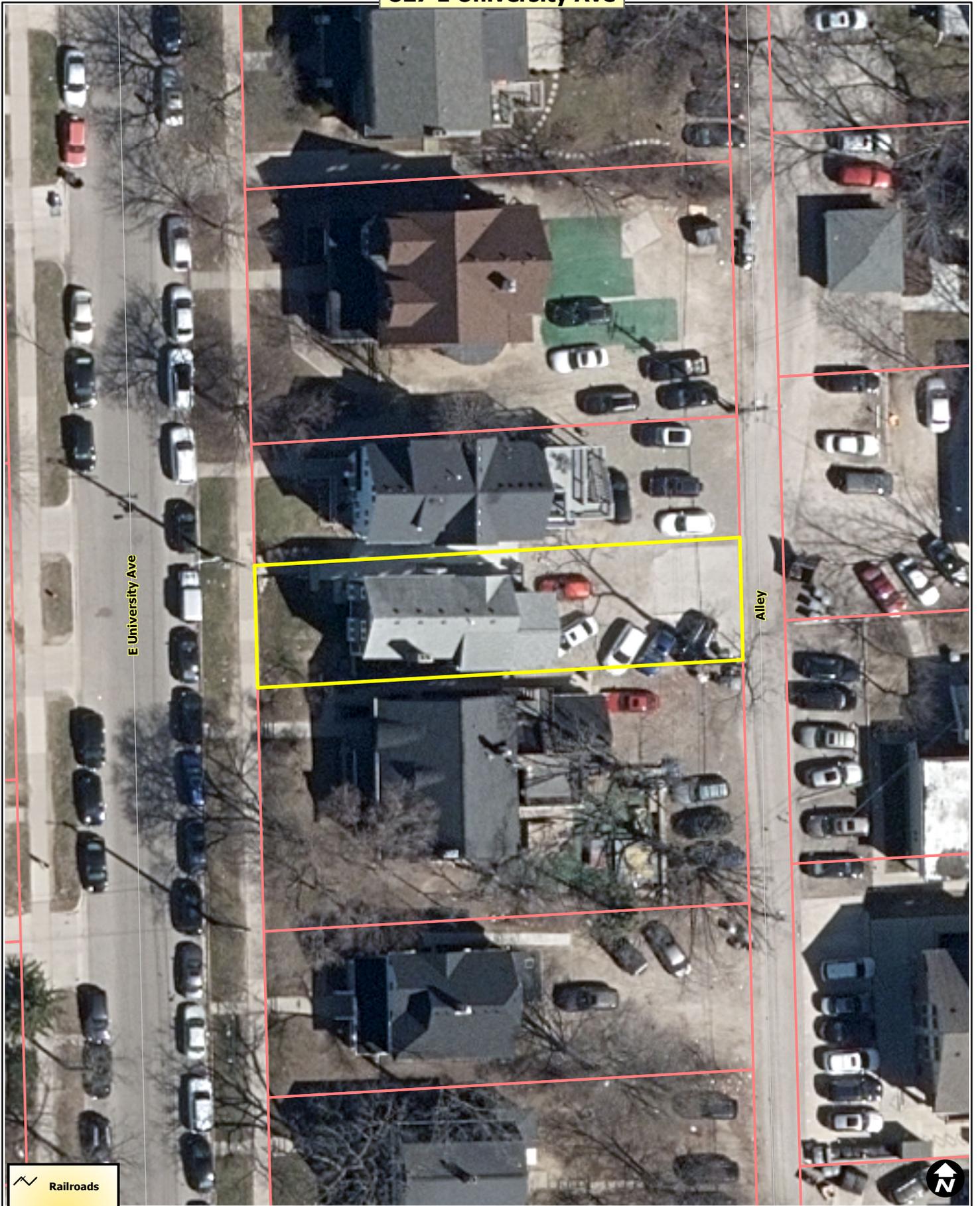


- Railroads
- Huron River
- Tax Parcels



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827 E University Ave



 Railroads

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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 827 East University		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	
PARCEL NUMBER 09-09-33-203-017	OWNER EMAIL ADDRESS office.jones@gmail.com	

APPLICANT INFORMATION

NAME DANIEL JONES			
ADDRESS 2355 LONDONDERRY	CITY Ann Arbor	STATE MI	ZIP CODE 48104
EMAIL 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 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: **ZBA19-020**

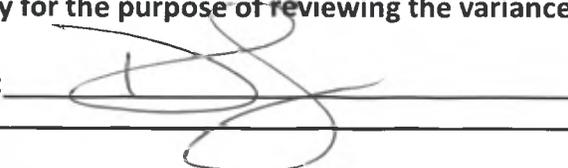
DATE STAMP

6-26-2019
KVL

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: 6/27/19

Section 2 City of Ann Arbor Planning Services – Zoning Board of Appeals Application

REQUEST TO ALTER A NONCONFORMING STRUCTURE

For the purposes of Article VI: Nonconformities Section 5.32.2 Nonconforming Structure, **alteration** is defined as any change in a Building that results in additional Floor Area being fit for occupancy, a greater number of dwelling or rooming units or an increase in the exterior dimensions of the Building.

A nonconforming structure may be maintained or restored, but permission to alter a nonconforming structure will only be approved by the Zoning Board of Appeals upon 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.

In the space below, describe the current use of the property, the proposed alteration, and the impact it would have on neighboring property.

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 area.

The existing residence is a two-story wood framed structure of approximately 2,285 sf in total habitable area with the basement primarily used for laundry and storage. The residence contains 2 dwelling units with a total of 10 bedrooms.

The project, as proposed, is to add a single bedroom to the basement level of the residence. The existing awning window and egress window will be replaced to meet the required daylighting and ventilation requirements. The existing egress window well will remain. No other exterior work will be done on this project. No work is proposed on levels 1 or 2. With the addition of the bedroom, the level 1 unit would increase from 5 bedrooms to 6 bedrooms. This would increase the habitable area by 215 sf, bringing the total house size to approximately 2,500 sf in size.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width	33 feet	60 feet
Floor Area Ratio		
Setbacks	4 feet side yard	12 feet side yard
Parking		
Landscaping		
Other		



Vicinity Map



Project Information

Owner: Janes Properties
Architect: O|X Studio, Inc.
 302 S. State St., Suite B, Ann Arbor, MI 48104
 (734) 929-9000
Project Address: 827 East University Ave., Ann Arbor, MI 48103
Parcel #: 09-09-33-203-017
Legal Description: S 1/2 LOT 5 BLK 2 HILLS ADDITION

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
Building Height: 31' - 6"
Number of Stories: 2 above grade

	Existing to Remain	Proposed Addition
Dwelling Unit 1:	5 Bed/3 Bath	6 Bed/ 3 Bath
Dwelling Unit 2:	5 Bed/ 2 Bath	5 Bed/ 2 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	2,178 sf	No change
Required Setback Line Minimum and Maximum Dimensions			
... Front Yard Setback	25'	24'	No change
... Left Side Yard Setback	12'	4'	No change
... Right Side Yard Setback	12'	2' - 6"	No change
... Rear Yard Setback	30'	57'	No change
Maximum Height (to roof midpoint)	30'	31' - 6" (to peak)	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 space per dwelling unit	2 spaces	No change
Parking - Bicycles	1 space per 5 units: 50% - A; 50% - C	1 space	No change
Minimum Usable Open Space (% of Lot Area)	40%	75%	No change



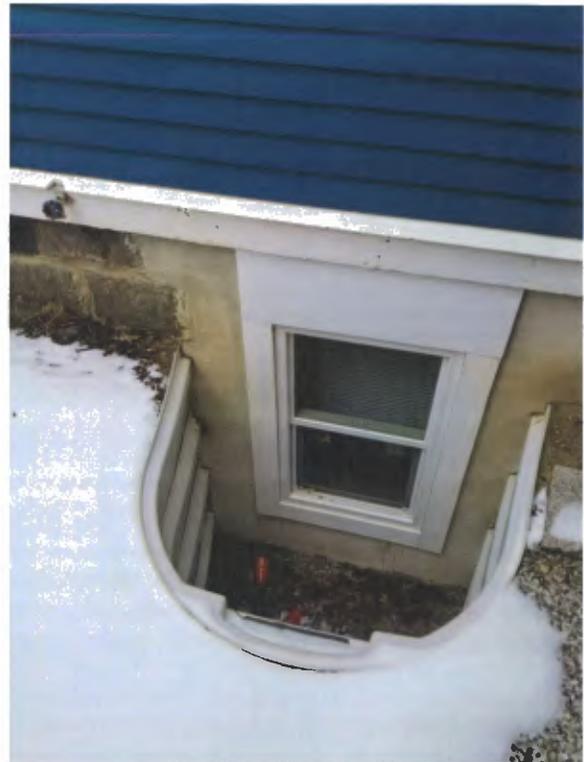
Job Title: 827 East University Residence
 Sheet Title: Project Information

O|X STUDIO
 INC.

A-1



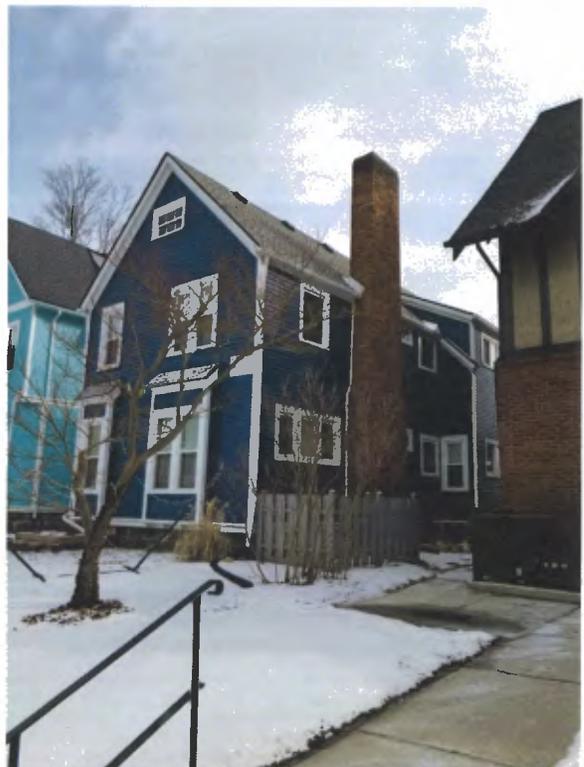
Existing front facade facing East University



Existing egress window and window well



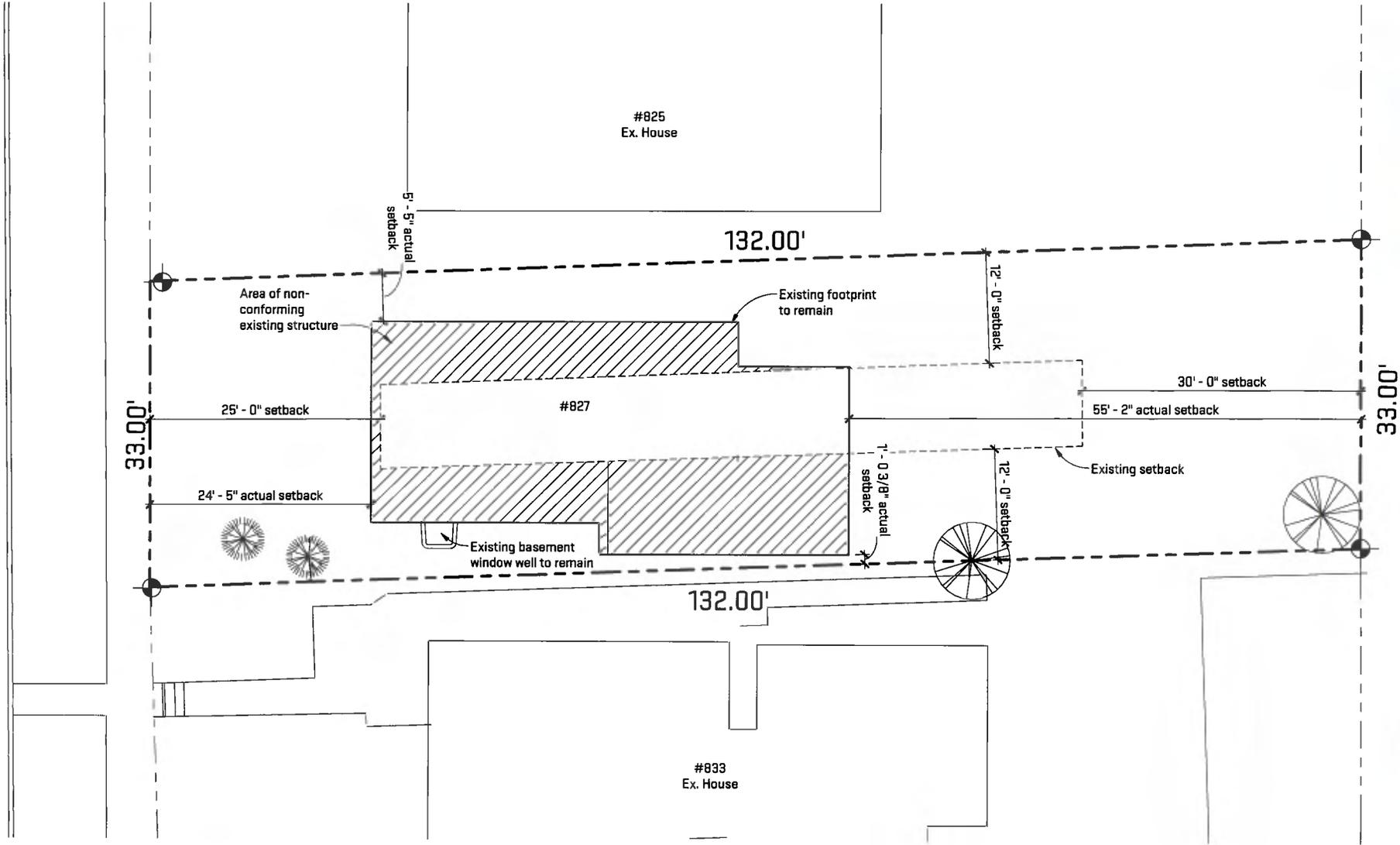
Existing entries



Existing front facade - facing East University



East University



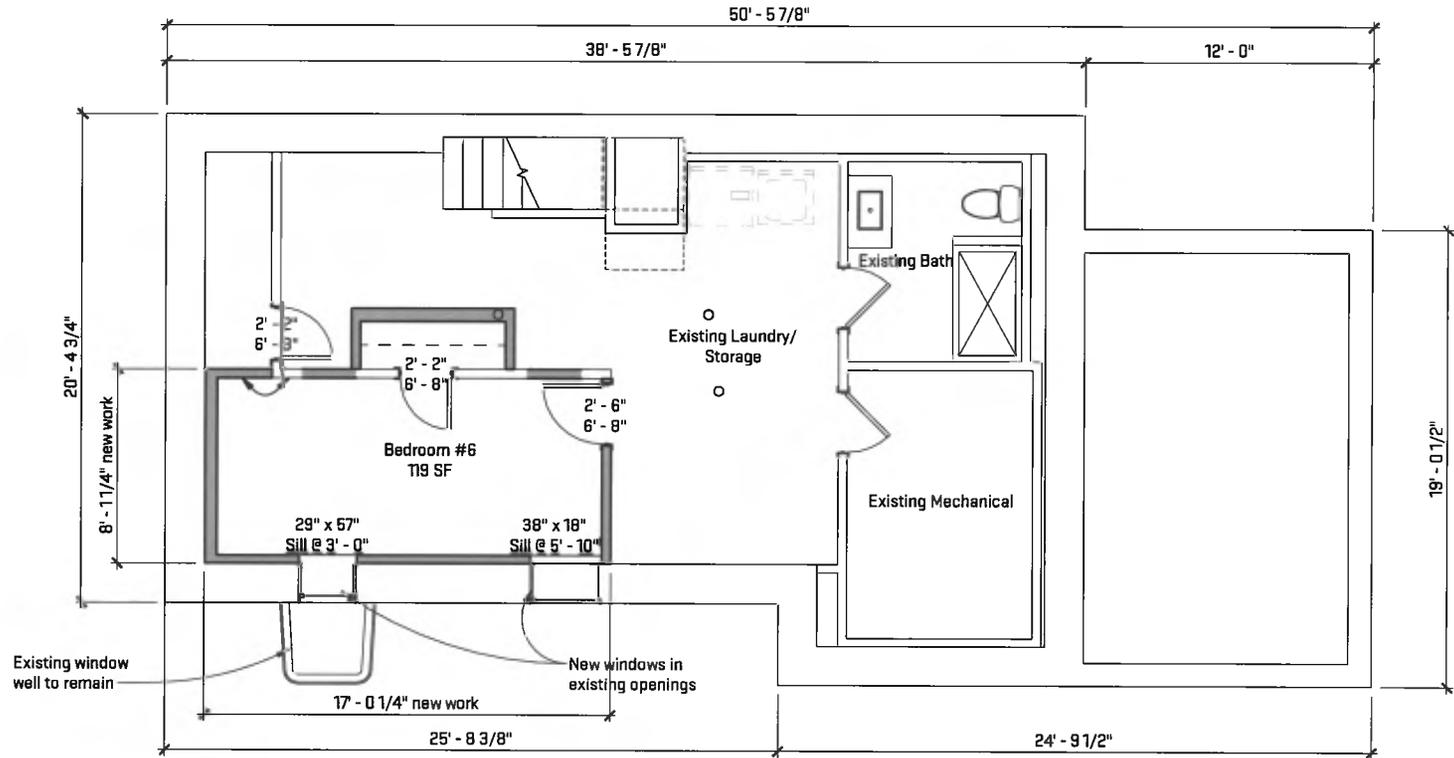
1 Architectural Site Plan
 A-2 1/8" = 1'-0"
 4' 8' 16'

A-2

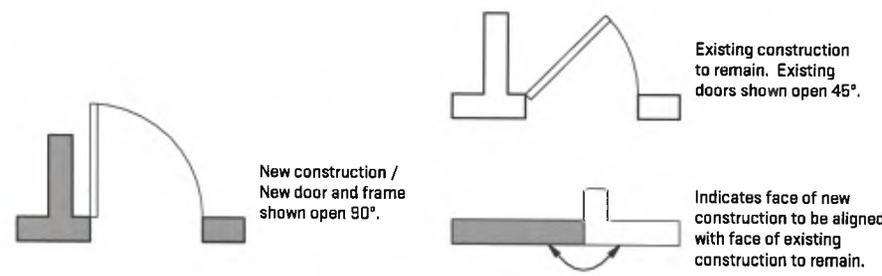
OJX STUDIO INC.

Job Title: 827 East University Residence
 Sheet Title: Proposed Site Plan
 Plot Date/Time: 6/25/2019 12:57:03 PM
 File Path: C:\Revit Local Files\EU19_srowse.rvt

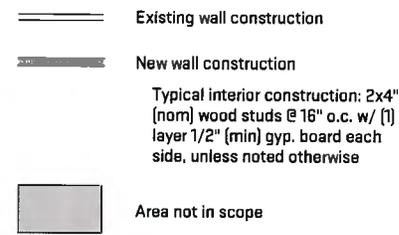




General Symbol Legend



Architectural Floor Plan Legend

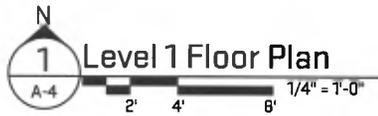
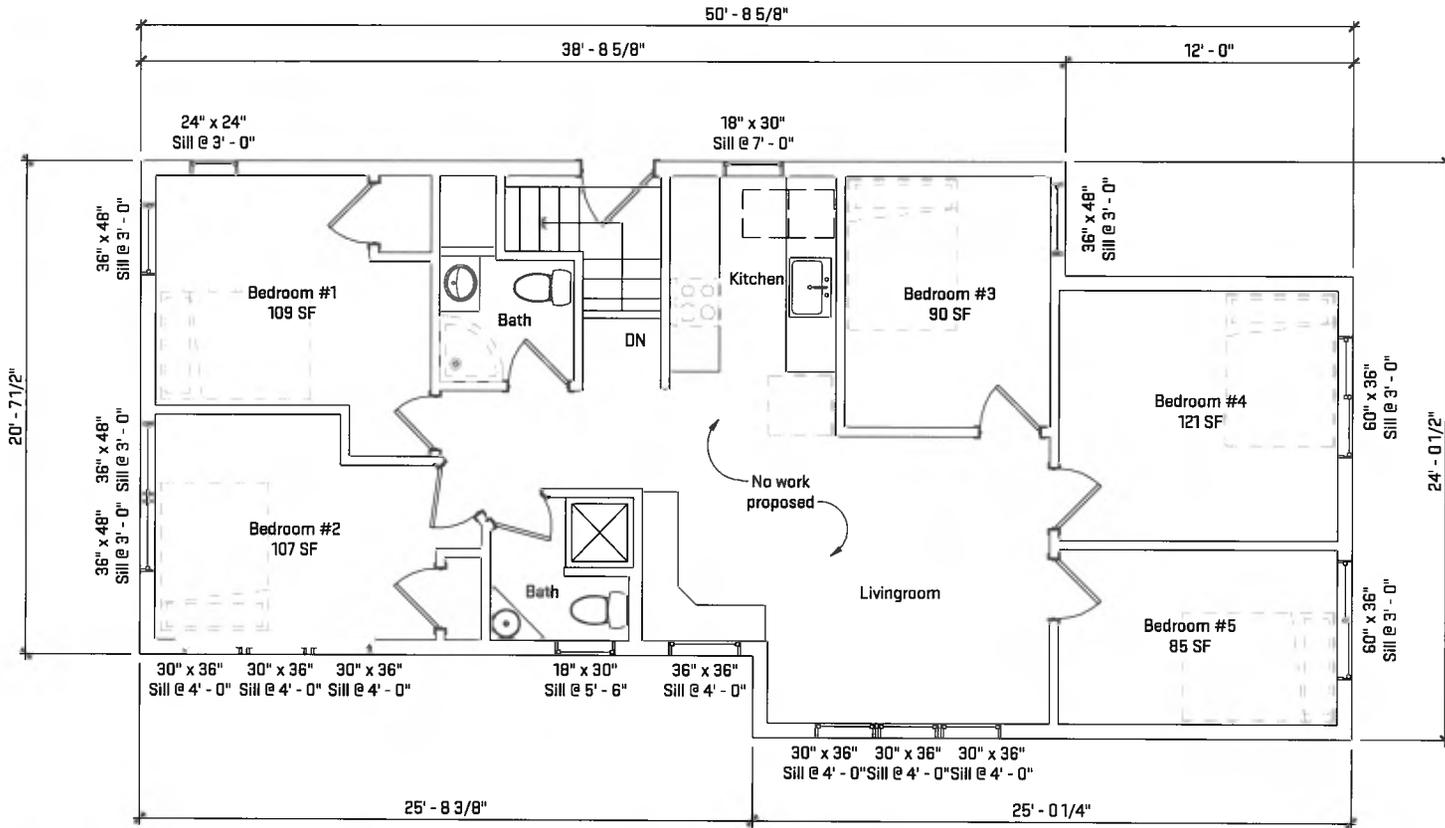


Basement Daylighting Calculations

Bedroom #6 = 119 sf
 Required daylighting (8%) = 9.52 sf
 Required ventilation (4%) = 4.76 sf

Provided daylighting = 9.55 sf
 Provided ventilation = 21.13 sf

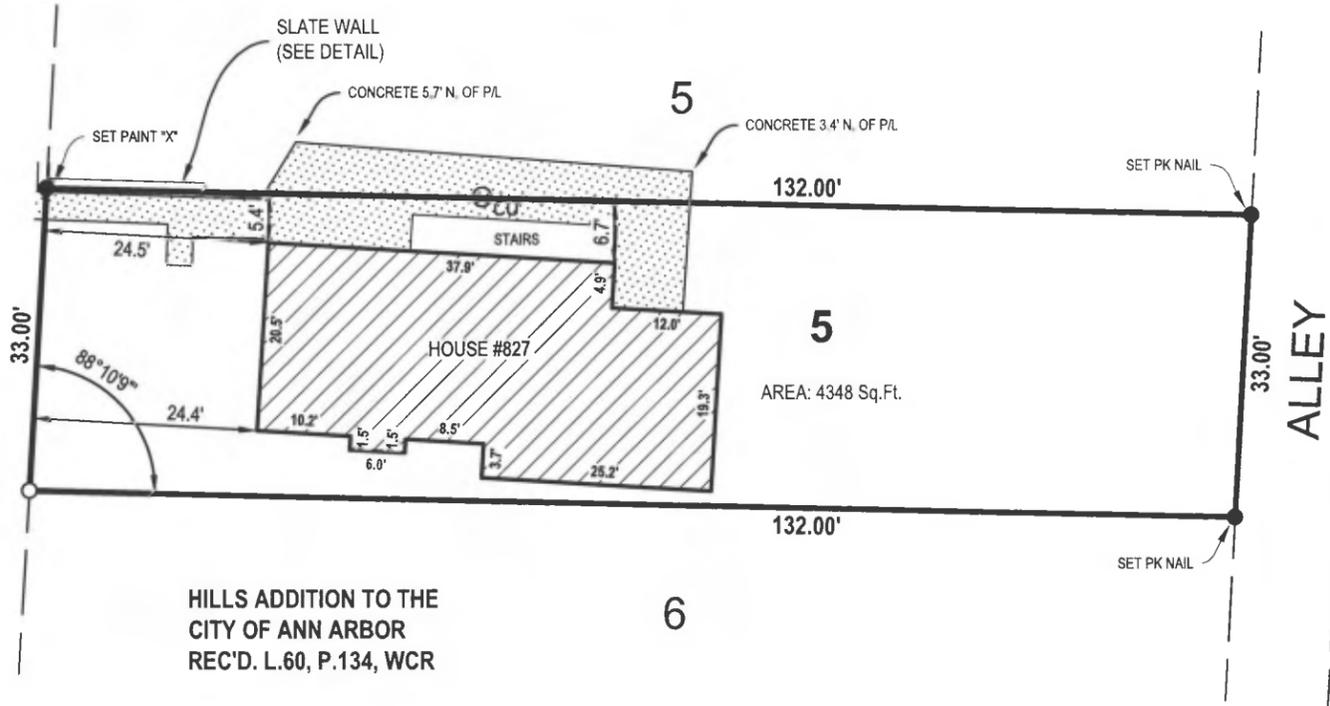




For reference only. No work proposed



E. UNIVERSITY AVENUE



DESCRIPTION

The land situated in the City of Ann Arbor, Washtenaw County, State of Michigan is described as follows: S 1/2 LOT 5 BLK 2 HILLS ADDITION

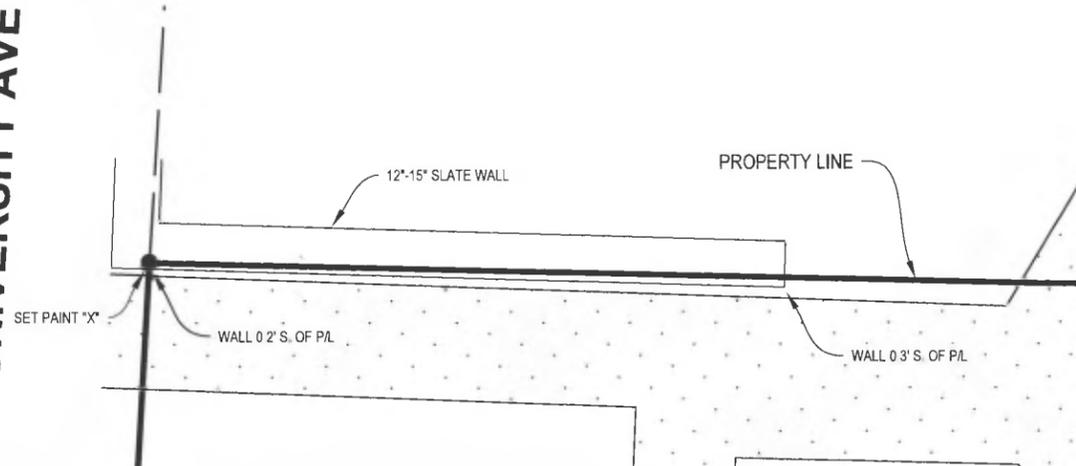
LEGEND

- Iron - Set
- Iron - Found
- CO Clean-out
- ▨ Concrete

DETAIL

Scale: 1" = 5'

E. UNIVERSITY AVE



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



By: *Brandon G. Parrent*

Brandon G. Parrent Licensed Professional Surveyor No. 63096

SCALE: 1" = 20' 0' 10' 20' NORTH

OSC Jones, LLC 827 E University Ann Arbor, MI 48103		 www.nederveld.com • 800.222.1868 Ann Arbor 3037 Miller Rd. Ann Arbor, MI 48103 Chicago, Columbus, Grand Rapids, Holland, Indianapolis, St. Louis
827 E University		
DRAWN BY: RP REV. BY: RP REV.: ADD HOUSE	DATE: 06.12.19 REV. DATE: 06.17.19	PRJ #: 19500075 1 OF 1