

526 Detroit Street

526 Detroit Street, Ann Arbor, MI 48104

Released For: ZBA

Release Date: 9/26/2023

O|X Project Number: RYP-DSR23

Project Team

Owner: 511 E. Ann St. LLC
rpantaleo11@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

General Contractor: Snyder Contracting
Contact: Daniel Snyder
8650 Huron River Drive, Dexter MI 48130
(734) 545-4840
tdsnydercontracting@gmail.com

Project Description

Renovation of existing structure with new addition. Existing historic single-family structure to remain single-family. Existing non-contributing garage to be modified into ADU.

ZBA:
Alteration to Non-Conforming Structure (Lot Size, see site layout)
Variance to Side Yard Setback (2'-1")
Variance to Rear Yard Setback (2'-11")
Variance to Rear Yard Setback, Addition (5'-4 3/4")
Variance to Accessory Structure rear yard percentage (37.7%)

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: 2018 Michigan Plumbing Code

Energy Code: 2015 Michigan Uniform Energy Code

Use Group: R-3

Construction Type: V-B

Height, Building: +/- 19'-4 1/2"

Number of Stories: 2 stories

Area, Building: 1055 SF

Area, New Work: 1055 Existing + 320 Proposed = 1,375



Drawing List

Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
General			
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Survey	Boundary Survey (For Reference)	ZBA	9/26/2023
Architectural			
A-001	New & Existing Site Plans	ZBA	9/26/2023
A-002	Exterior Views	ZBA	9/26/2023
A-101	New & Existing Basement Floor Plans	ZBA	9/26/2023
A-102	New & Existing Level 1 Floor Plans	ZBA	9/26/2023
A-103	New & Existing Level 2 Floor Plans	ZBA	9/26/2023
A-104	New & Existing Roof Plans	ZBA	9/26/2023
A-301	New & Existing Exterior Elevations	ZBA	9/26/2023
A-302	New & Existing Exterior Elevations	ZBA	9/26/2023
A-303	New & Existing Exterior Elevations	ZBA	9/26/2023
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Dwelling and Occupants			
Existing Dwelling	Proposed Dwelling		
Single Family Dwelling with detached garage	Single Family Dwelling with detached ADU in existing garage		
Number of Bedrooms: 4	Number of Bedrooms: 4		
	ADU - Efficiency Unit (2 occupants)		
	Total Occupants: 6		
Area, Height, and Placement Regulations			
	Existing Zoning	Existing Conditions	Proposed
Zoning	*R1C	*R1C	No Change
Minimum Lot Area per Dwelling Unit	7,200 sf	3,010 sf	Non-Conforming
Required Setback Line Minimum and Maximum Dimensions			
Front Yard Setback	25 feet	14'-9 5/8"	No Change
Side (Left) Yard Setback	5 feet	3'-9 5/8"	No Change
Side (Right) Yard Setback	5 feet	9'-10 1/4"	2'-1" ADU
*Rear Yard Setback	30 feet	8'-6 1/2"	2'-11" ADU; 5'-4 3/4" Addition
Maximum Height (to roof midpoint)	30 feet	19'-2 5/8"	No Change
Minimum Gross Lot Size			
Minimum Gross Lot Area	7,200 sf	3,010 sf	Non-Conforming
Minimum Lot Width	60 feet	35.50 feet	Non-Conforming
Parking - Automobiles	None		No Change
Accessory Structures in Rear Yard	35%	31.9%	37.7%
ADU Regulations			
Lot Area	Lot Area	Proposed ADU Floor Area	
Less than 7,200 Sq. Ft.	Up to 600 Sq Ft. Permitted	300 sf	
Notes: ADU Floor Area may not exceed the Floor Area of the ground Floor of the primary dwelling unit Floor Area of ground floor of existing Dwelling Unit is 559 Sq Ft.			

*5.32.2 B 2: In the R4C district, the setback, placement and height standards of the R1C district may be used for Single-Family Dwellings.

*Rear Lot Line: The Lot Line opposite and most distant from the Front Lot Line; or in the case of irregularly-shaped Lots, a line ten feet in length entirely within the Lot, parallel to and at a maximum distance from the Front Lot Line.

5.16.6 Accessory Uses and Structures
2.d.: Accessory Buildings may occupy Rear Setback Areas provided that such Buildings do not occupy more than 35% of the required Rear Setback Area and are not closer than three feet to any Lot Line



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Job Title:
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Sheet Title:
Title Sheet

Released For: ZBA

9/26/2023

RYP-DSR23

G-100

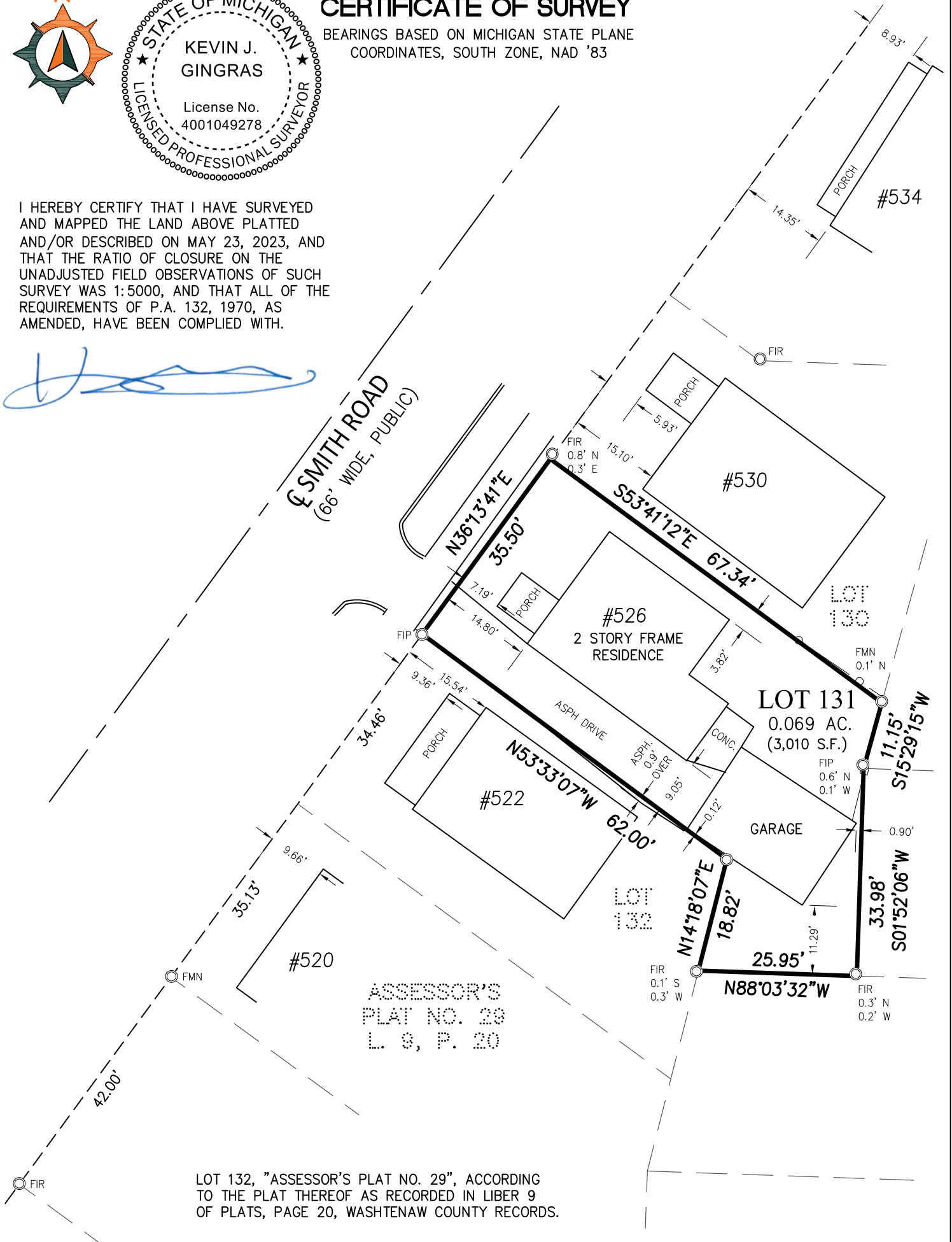
NOT FOR CONSTRUCTION



CERTIFICATE OF SURVEY

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

I HEREBY CERTIFY THAT I HAVE SURVEYED
AND MAPPED THE LAND ABOVE PLATTED
AND/OR DESCRIBED ON MAY 23, 2023, 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.



ASSESSOR'S
PLAT NO. 29
L. 8, P. 20

LOT 132, "ASSESSOR'S PLAT NO. 29", ACCORDING
TO THE PLAT THEREOF AS RECORDED IN LIBER 9
OF PLATS, PAGE 20, WASHTENAW COUNTY RECORDS.

CLIENT: PANTALEO

BOUNDARY SURVEY

526 DETROIT ST
IN THE NE 1/4 OF
SECTION 29, 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



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JOB NO.: 13223 DATE: 5-25-2023

FLD. BOOK: 23-3 REVISED: -

SHEET 1 OF 1 BY: KJG

SCALE: 1" = 20'



Plot Date/Time: 9/26/2023 2:07:57 PM File Path: C:\Revit Local Files\DSR23\amaae@oxstudioinc.com.rvt

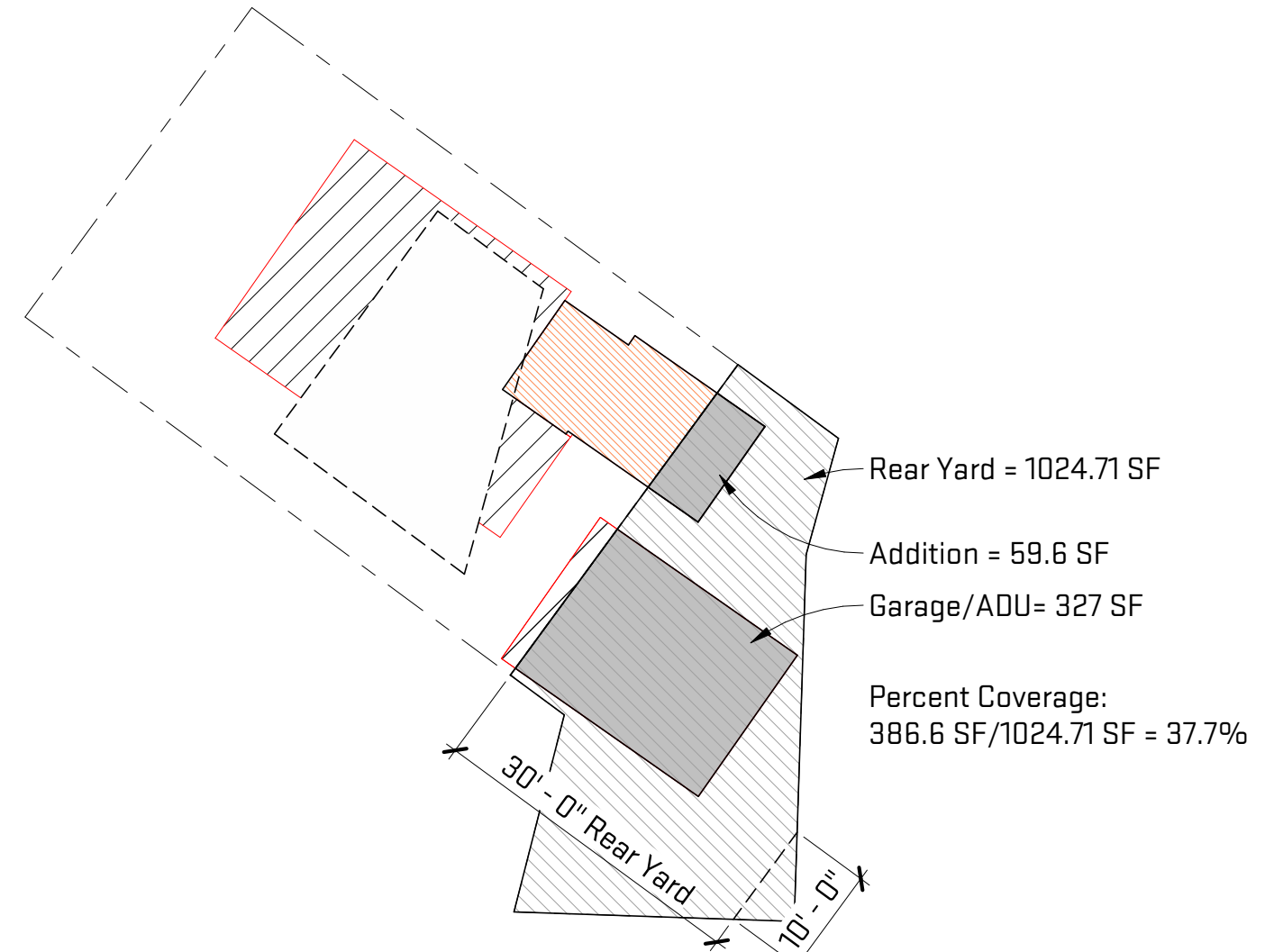
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526 Detroit Street
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Sheet Title:
New & Existing Site Plans
 Released For: ZBA

9/26/2023
 RYP-DSR23
 Project # | Eng. Date

A-001
 Drawing #

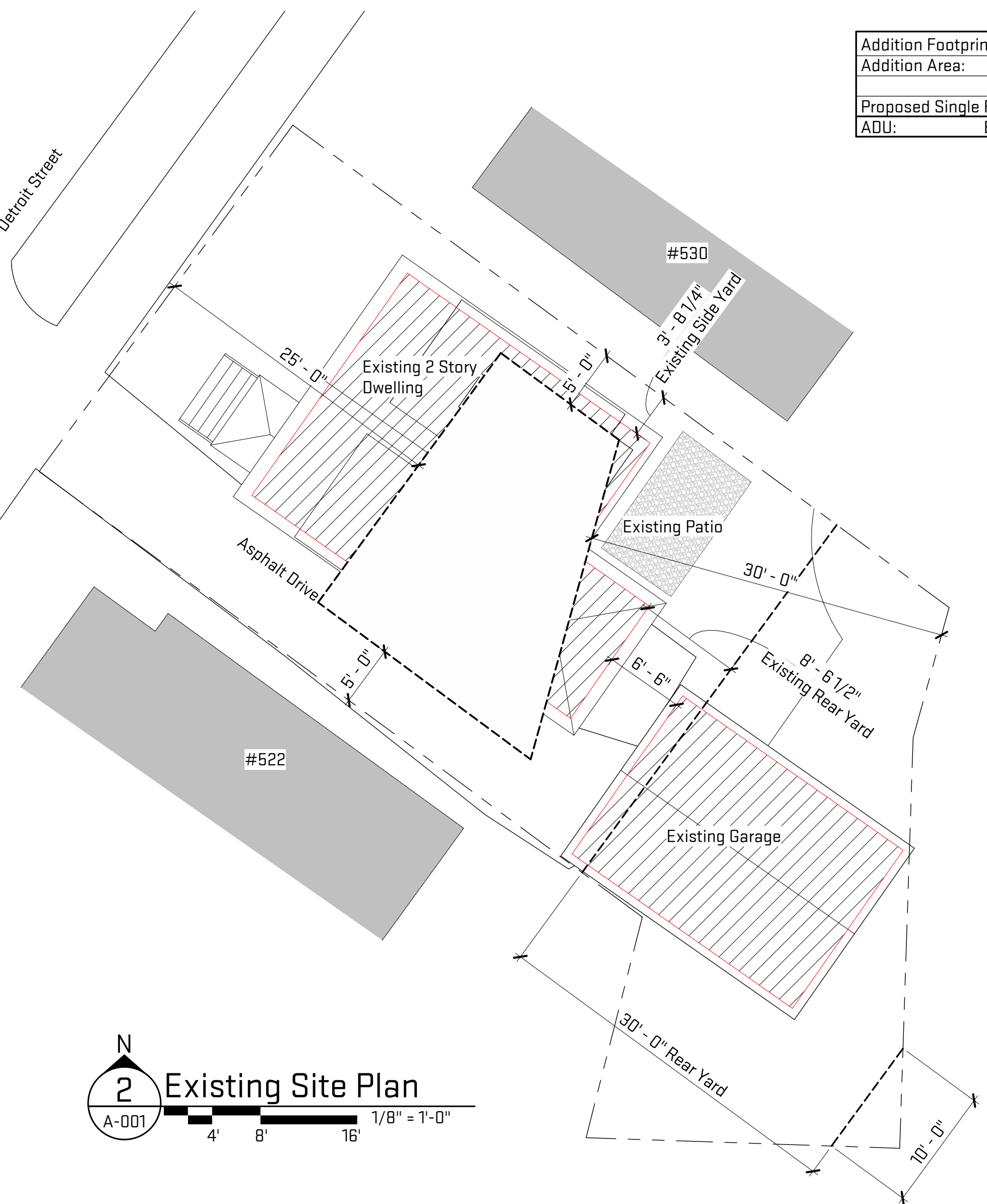
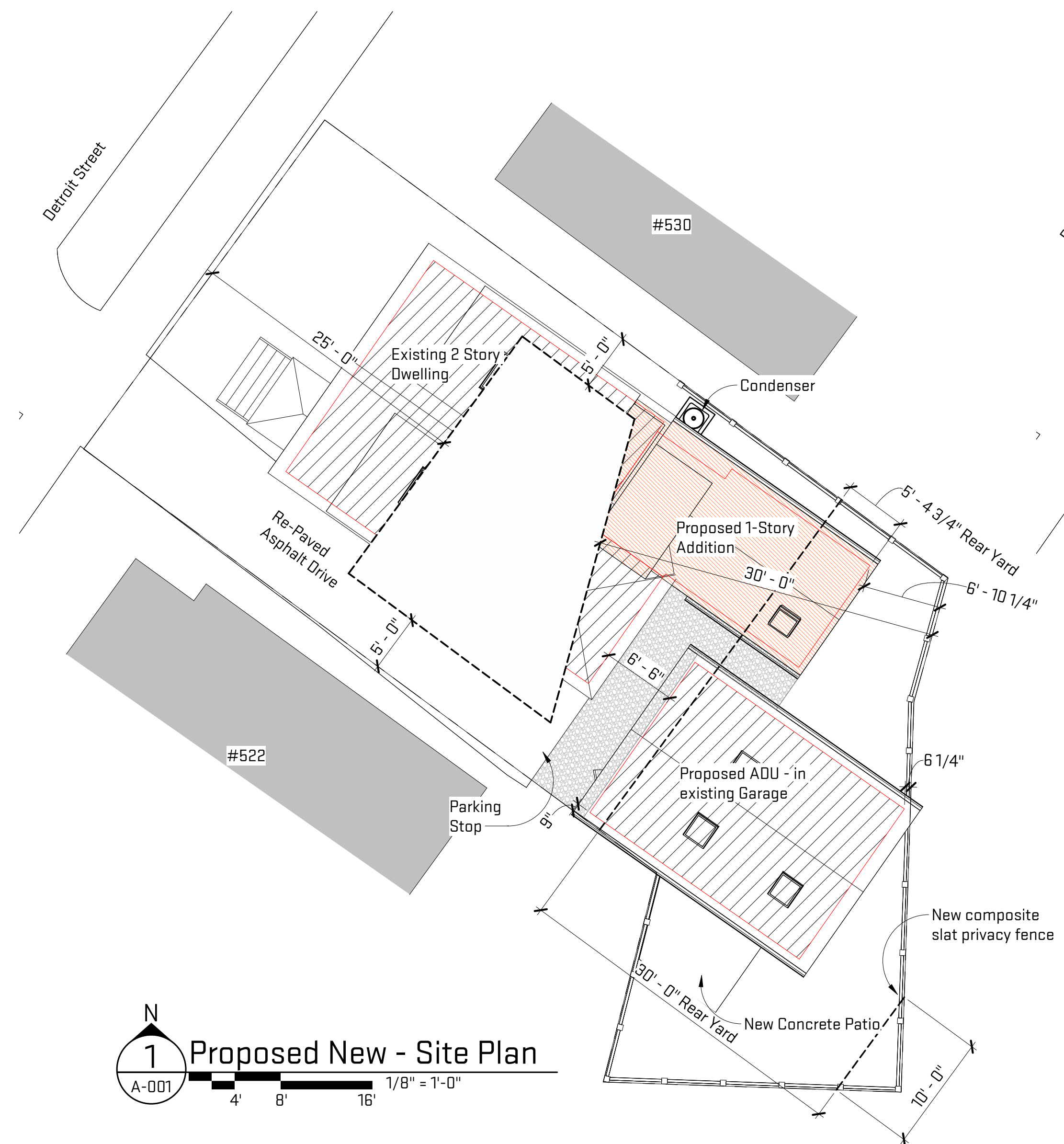
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Rear Yard Calculation Diagram

Addition Footprint: 230.5 sf	Allowable Addition Footprint: 320sf	Existing House Footprint: 636sf
Addition Area: 320 sf	Allowable Addition Area: 527sf	Existing House Area: 1055sf
Proposed Single Family: 4 beds		Existing Garage Footprint: 355sf
ADU: Efficiency Unit		Existing Asphalt Drive: 51sf
		Existing Single Family: 3 Beds

- Site Plan Legend**
- Building footprint
 - Buildable area
 - Area of non-conforming existing structure
 - Area of new addition



Scales listed are for 22x34 drawing size

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1 Perspective - Detroit Street West
A-002

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Job Title:
526 Detroit Street

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Sheet Title:
Exterior Views

Released For: ZBA

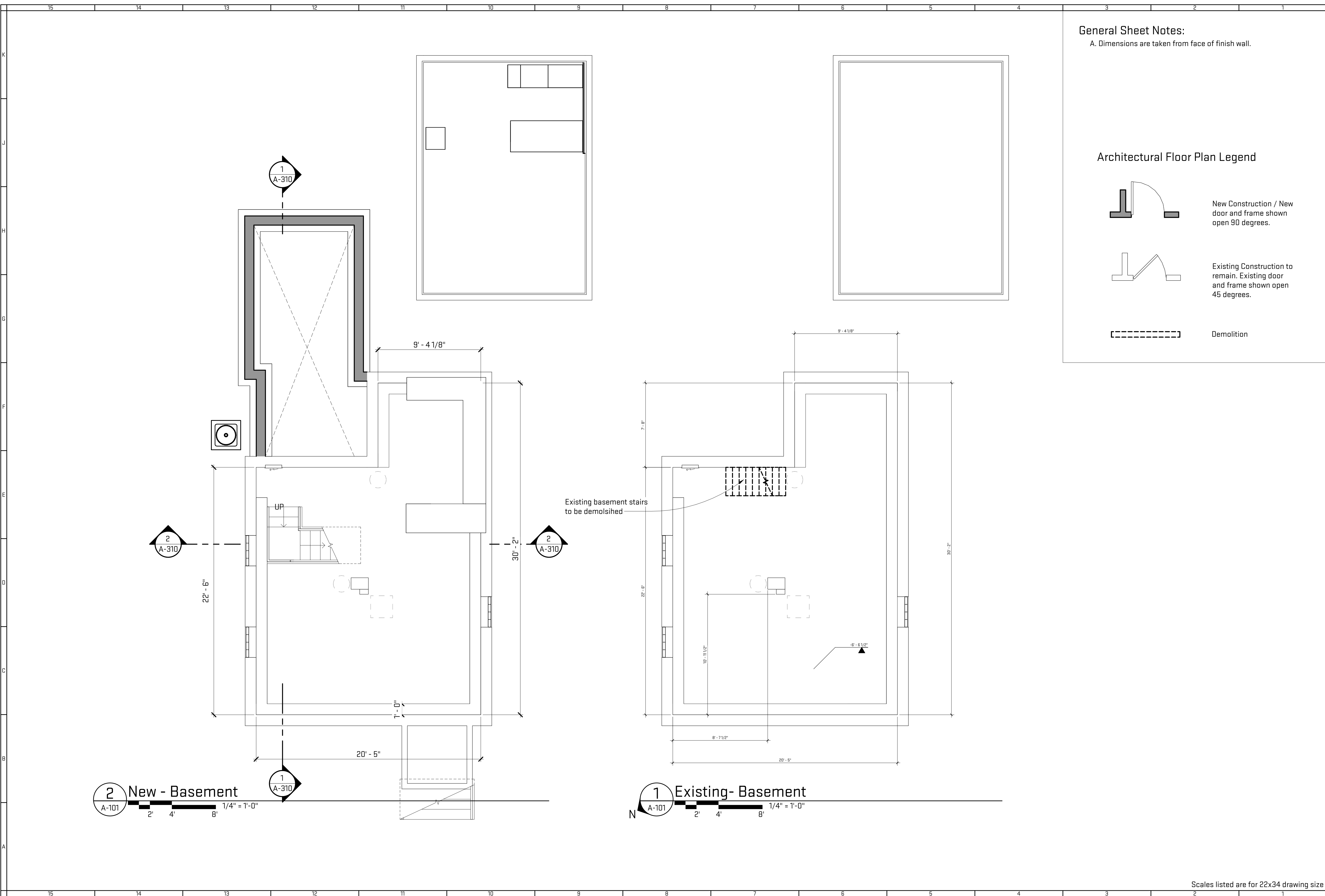
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RYP-DSR23

A-002

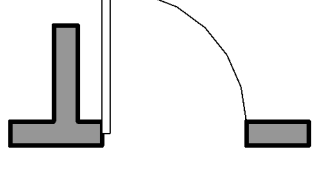
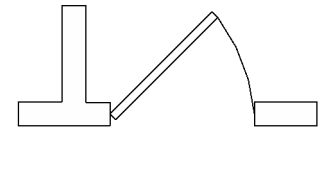
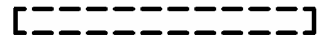
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General Sheet Notes:
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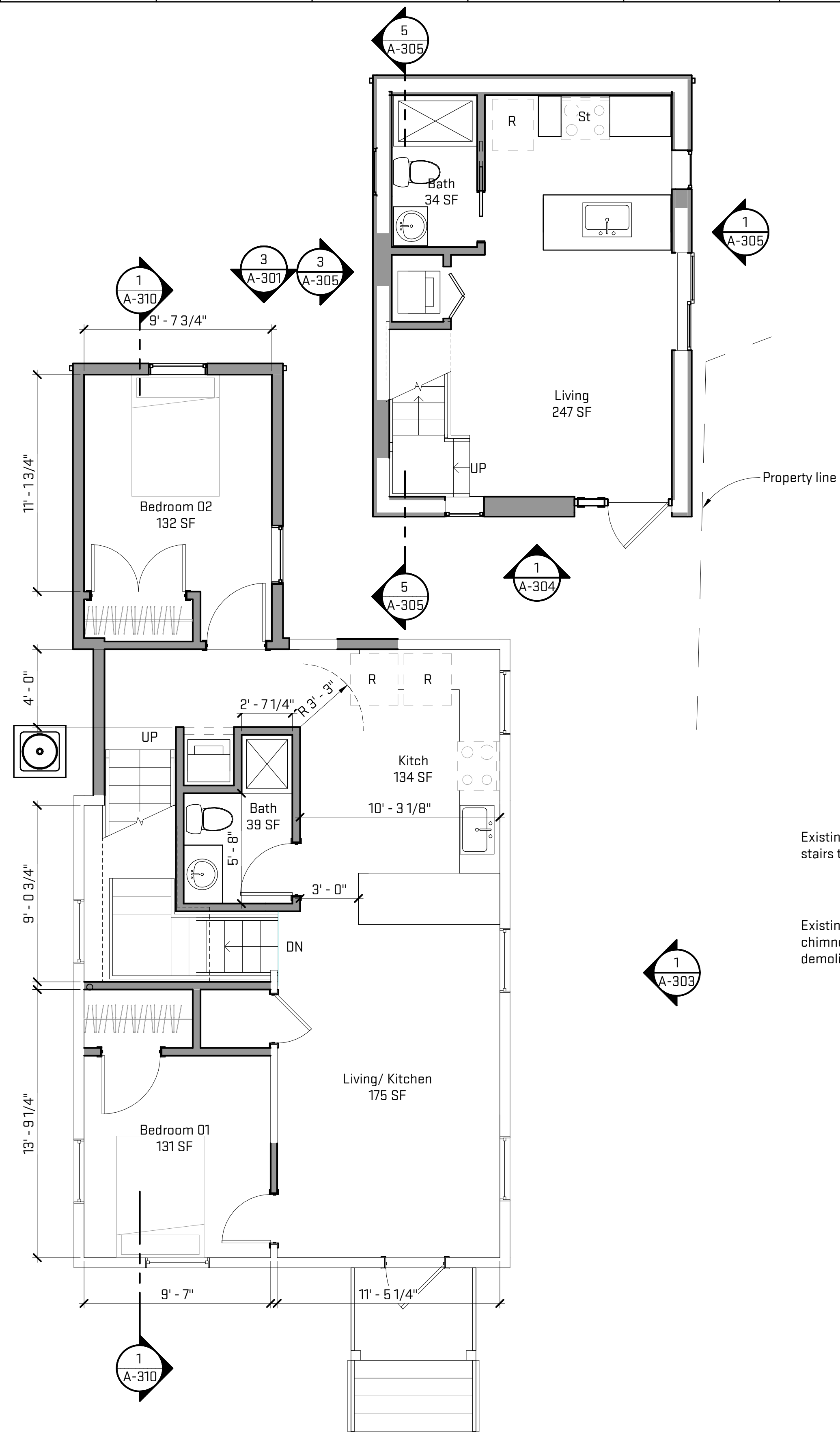
Architectural Floor Plan Legend

-  New Construction / New door and frame shown open 90 degrees.
-  Existing Construction to remain. Existing door and frame shown open 45 degrees.
-  Demolition

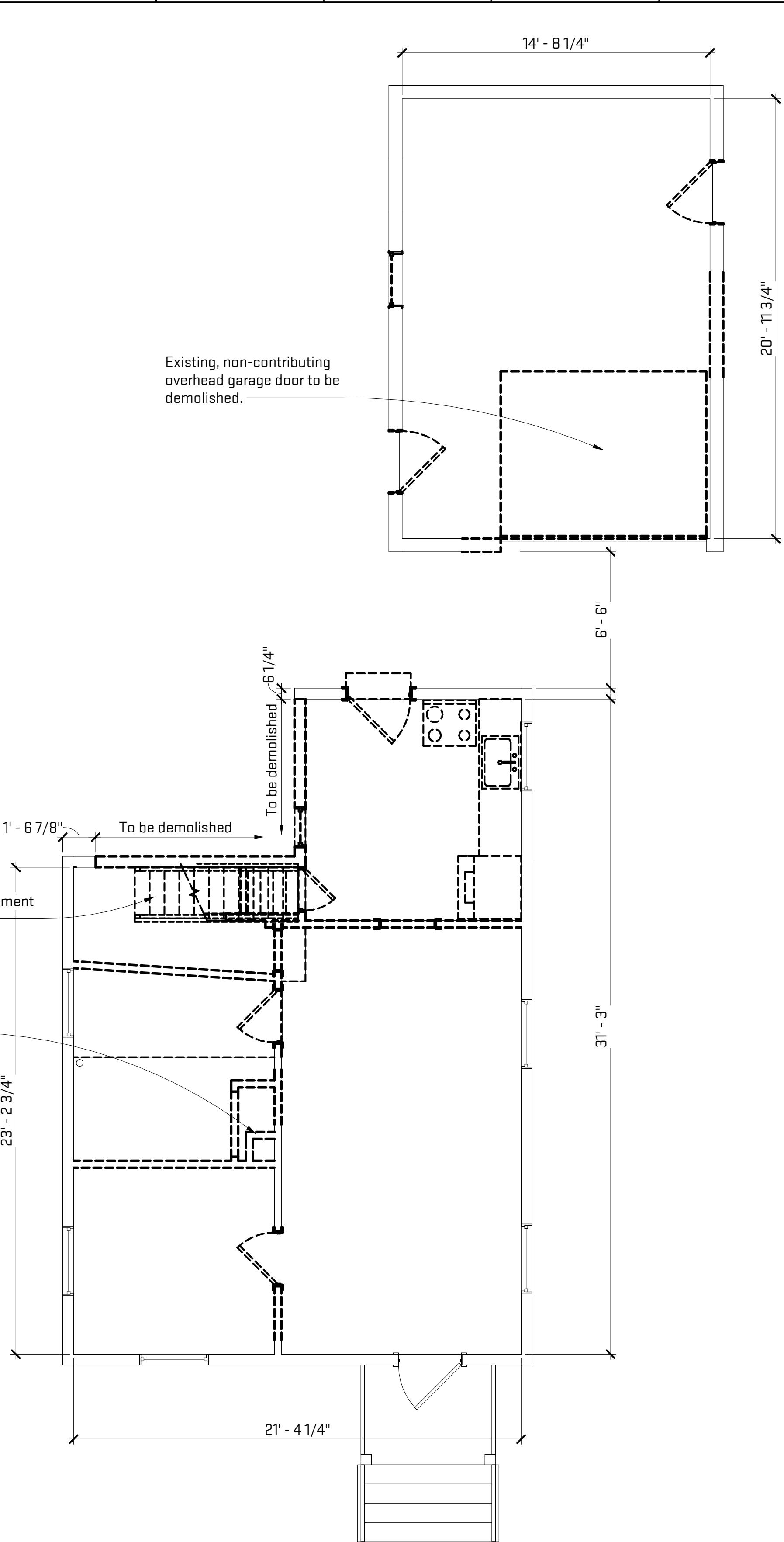
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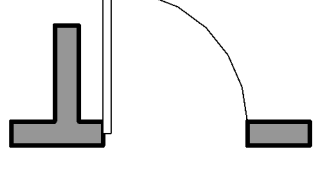
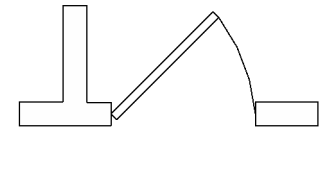
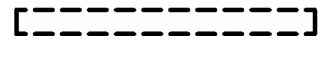
1 New - Level 1
 A-102 1/4" = 1'-0"



2 Demo - Level 1
 A-102 1/4" = 1'-0"

General Sheet Notes:
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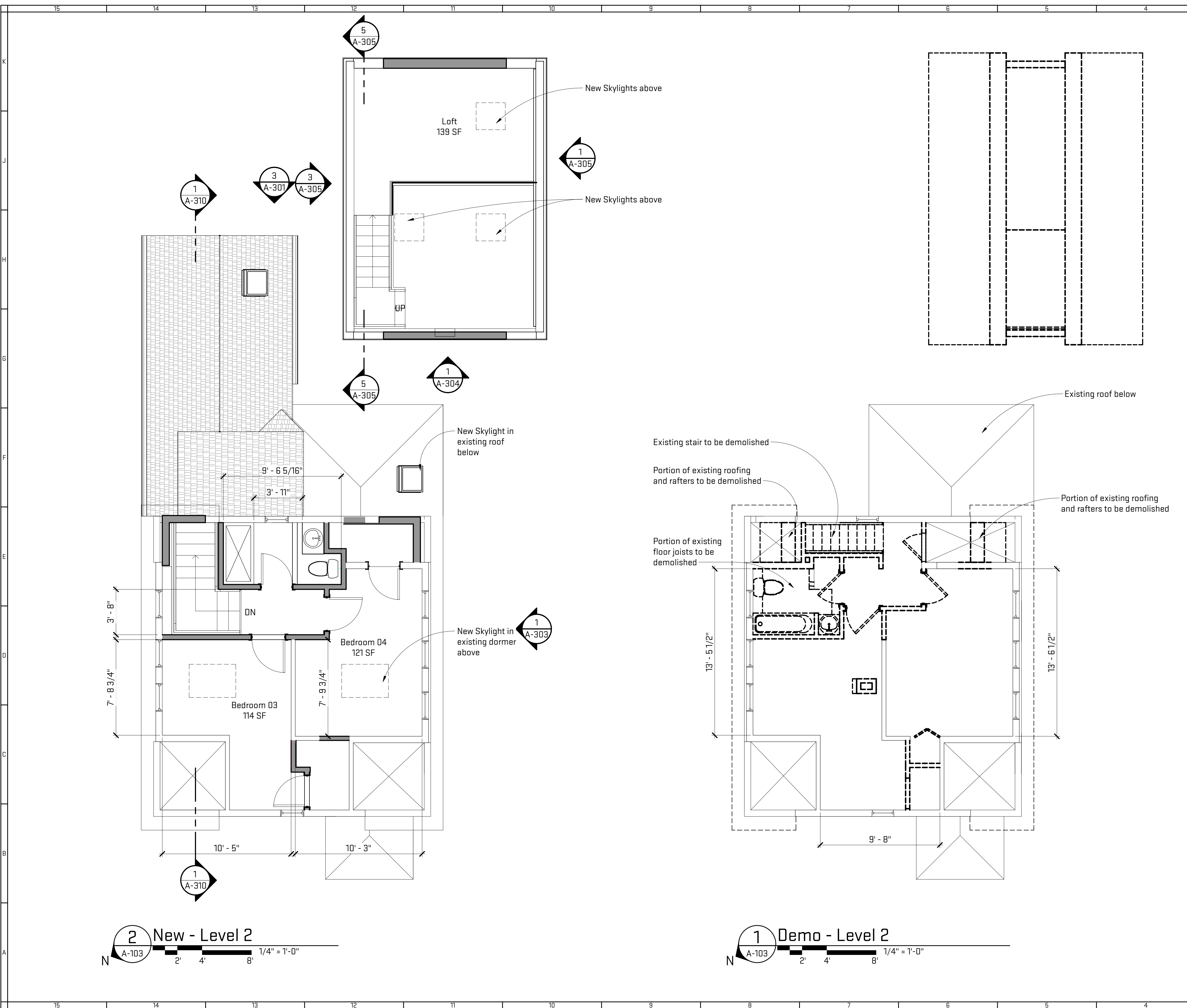
Architectural Floor Plan Legend

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-  Existing Construction to remain. Existing door and frame shown open 45 degrees.
-  Demolition

Scales listed are for 22x34 drawing size

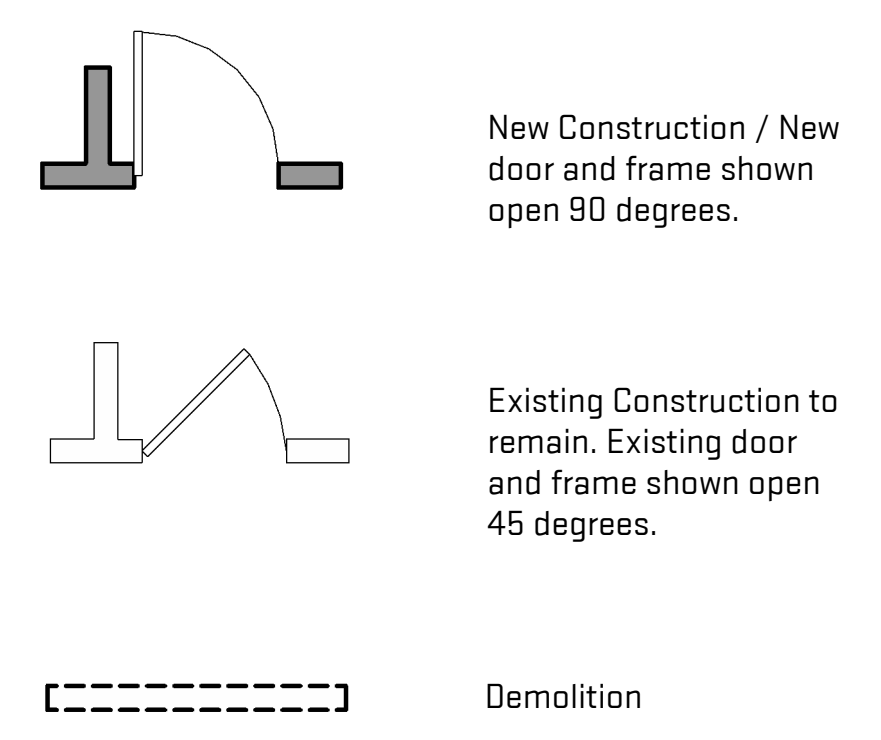
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Architectural Floor Plan Legend



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Sheet Title:
New & Existing Level 2 Floor Plans
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A-103

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General Sheet Notes:
A. Dimensions are taken from face of finish wall.

Architectural Floor Plan Legend

- New Construction / New door and frame shown open 90 degrees.
- Existing Construction to remain. Existing door and frame shown open 45 degrees.
- Demolition

Job Title:
526 Detroit Street
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Sheet Title:
New & Existing Roof Plans
Released For: ZBA

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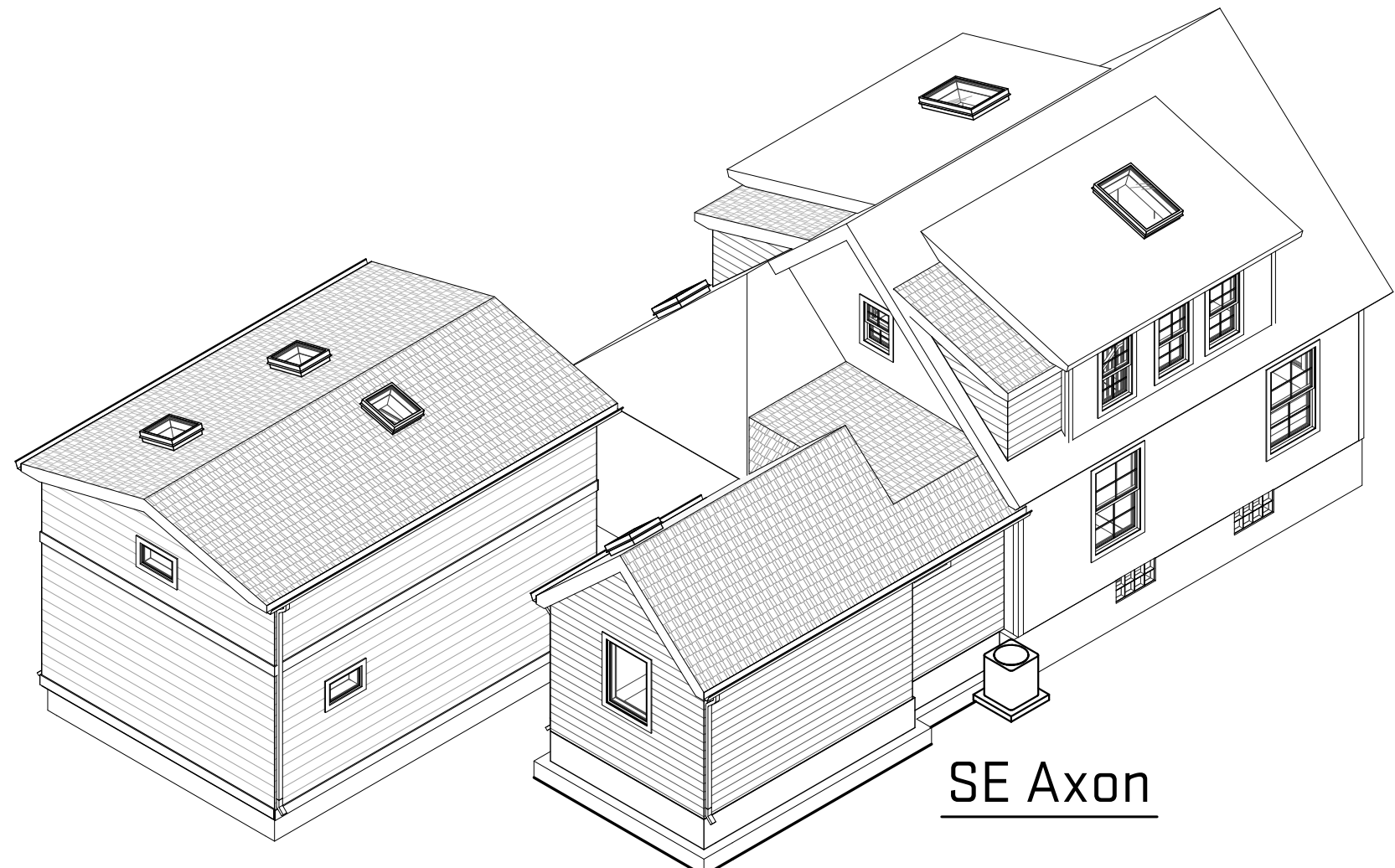
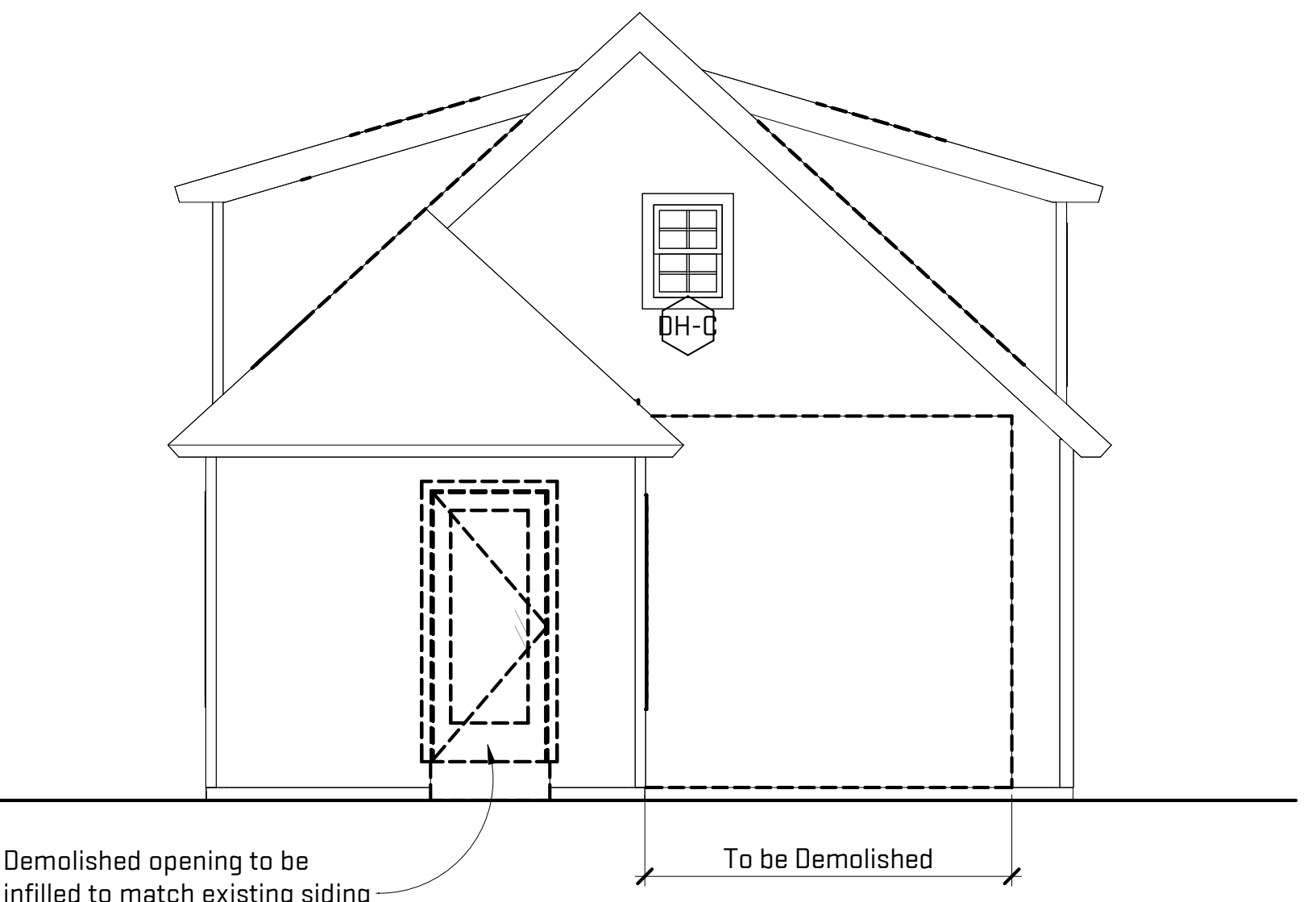
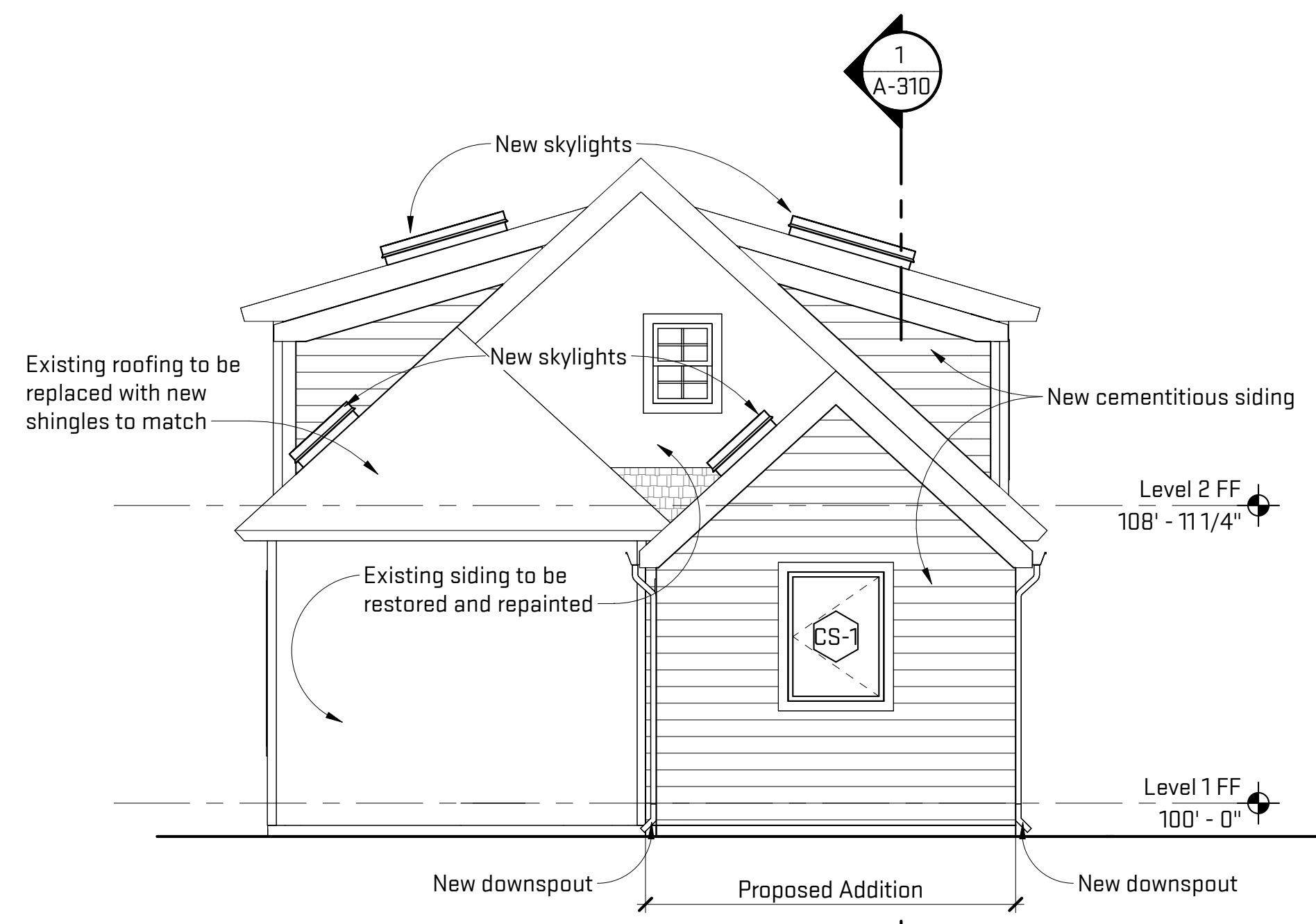
A-104

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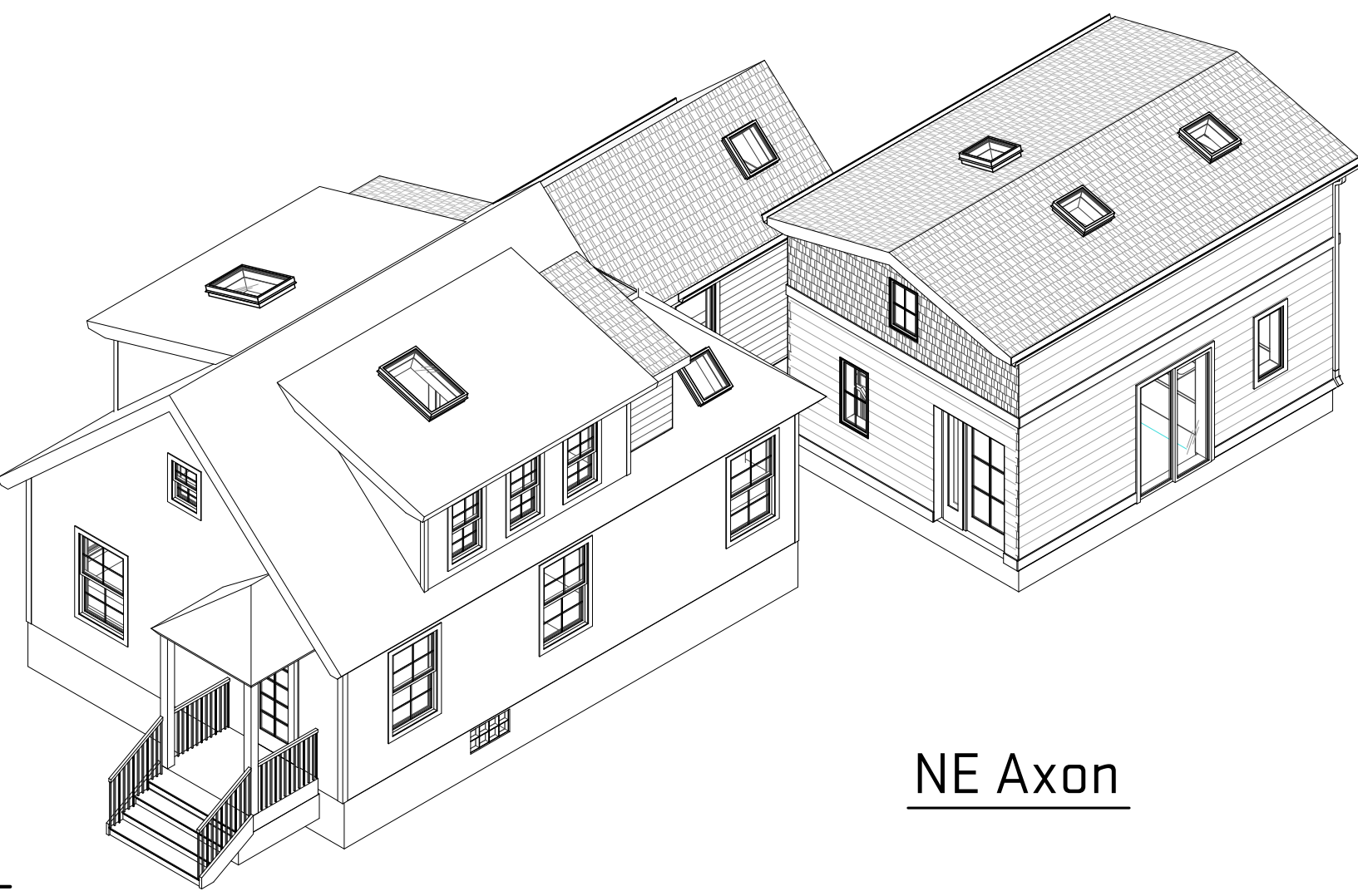
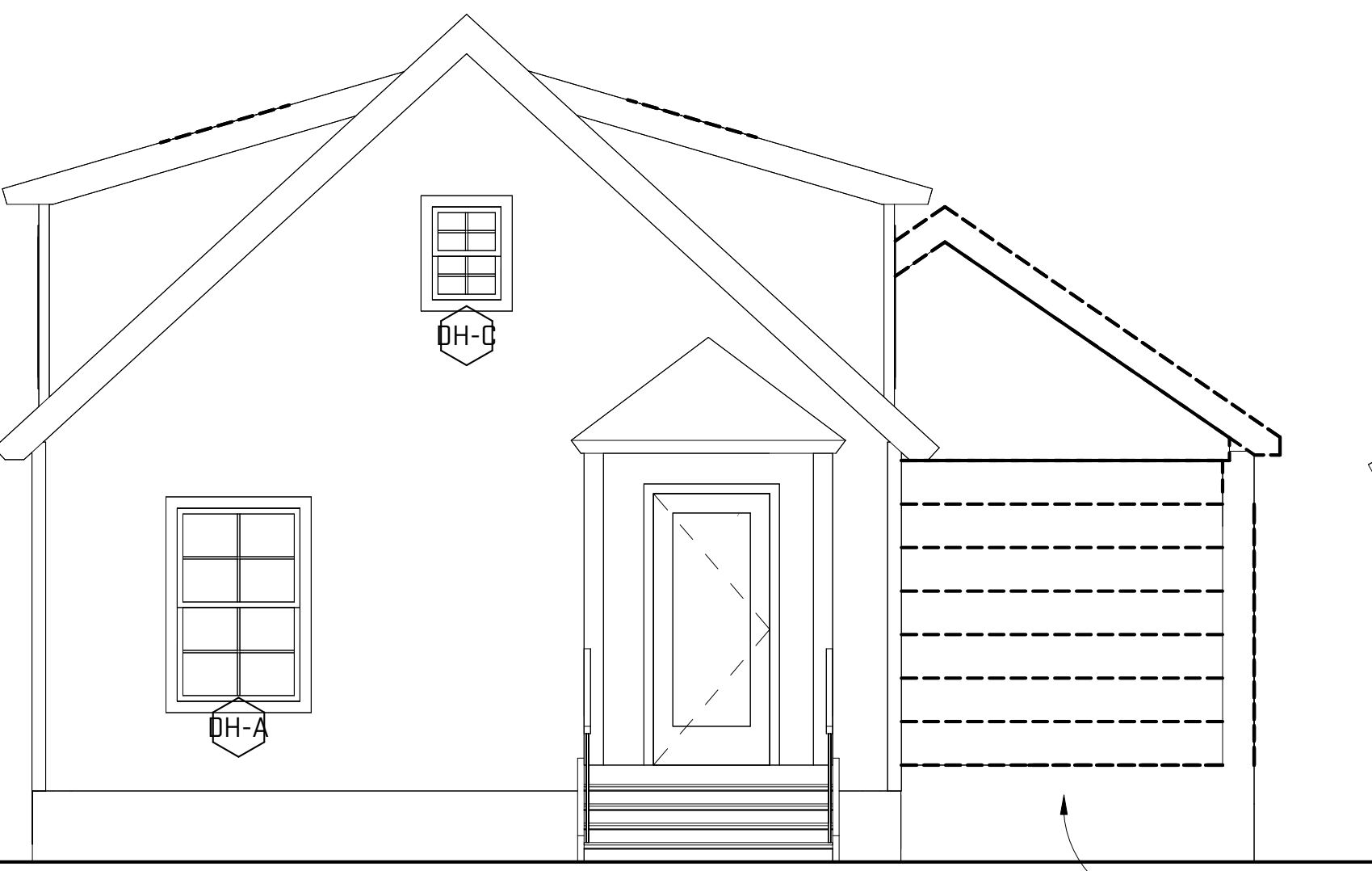
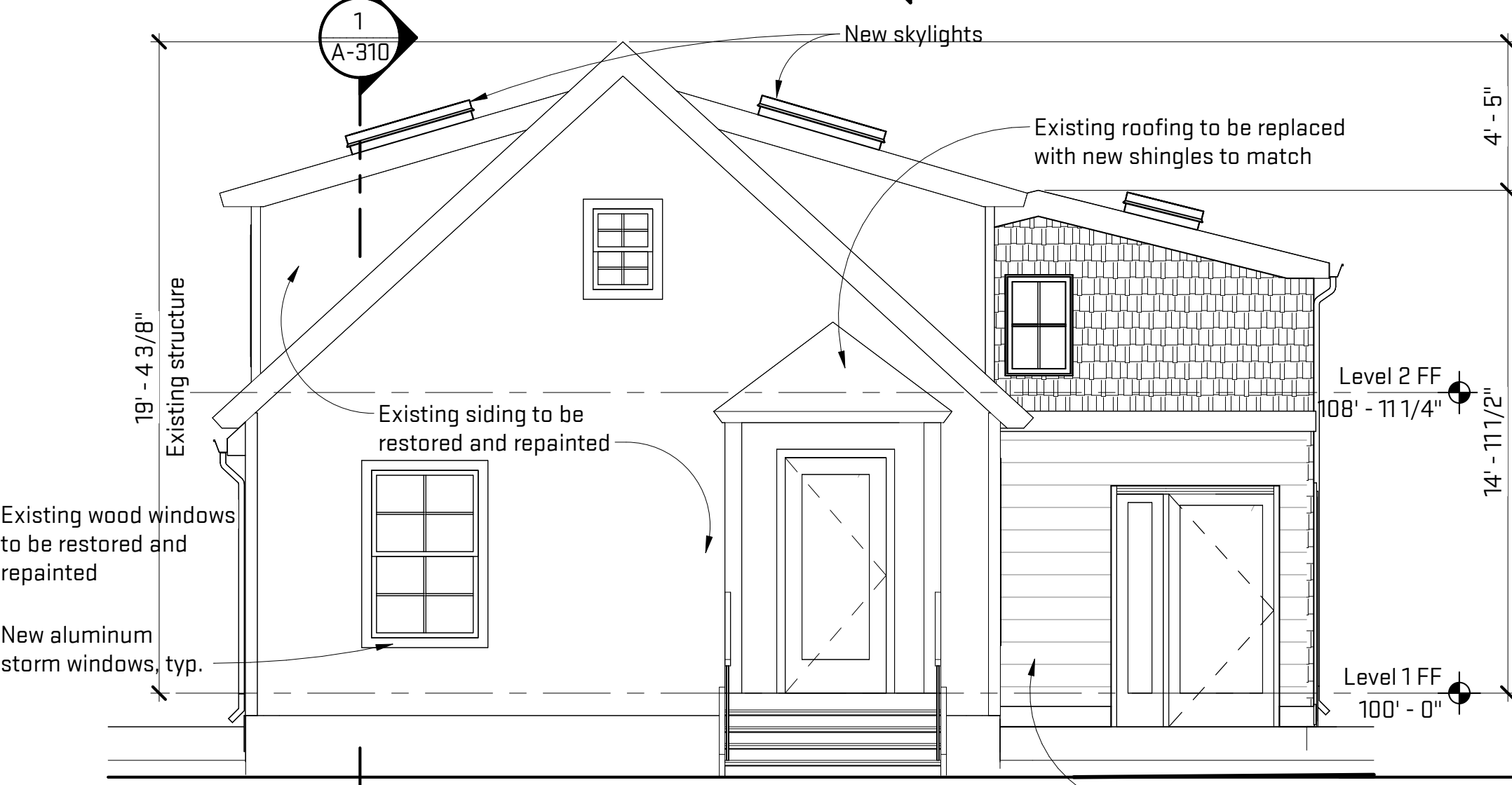
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General Sheet Notes:
None



2 North Elevation

3 Existing North Elevation



1 South Elevation

4 Existing South Elevation

Job Title:
526 Detroit Street

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Sheet Title:
New & Existing Exterior Elevations

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9/26/2023
RYP-DSR23
A-301

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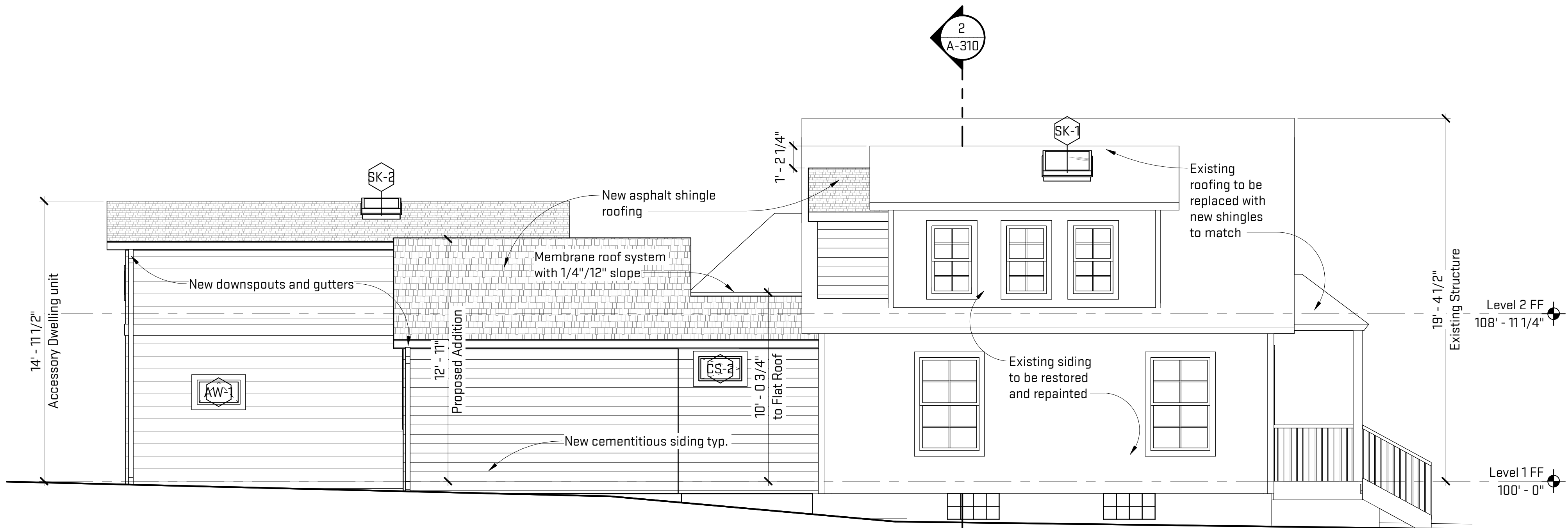
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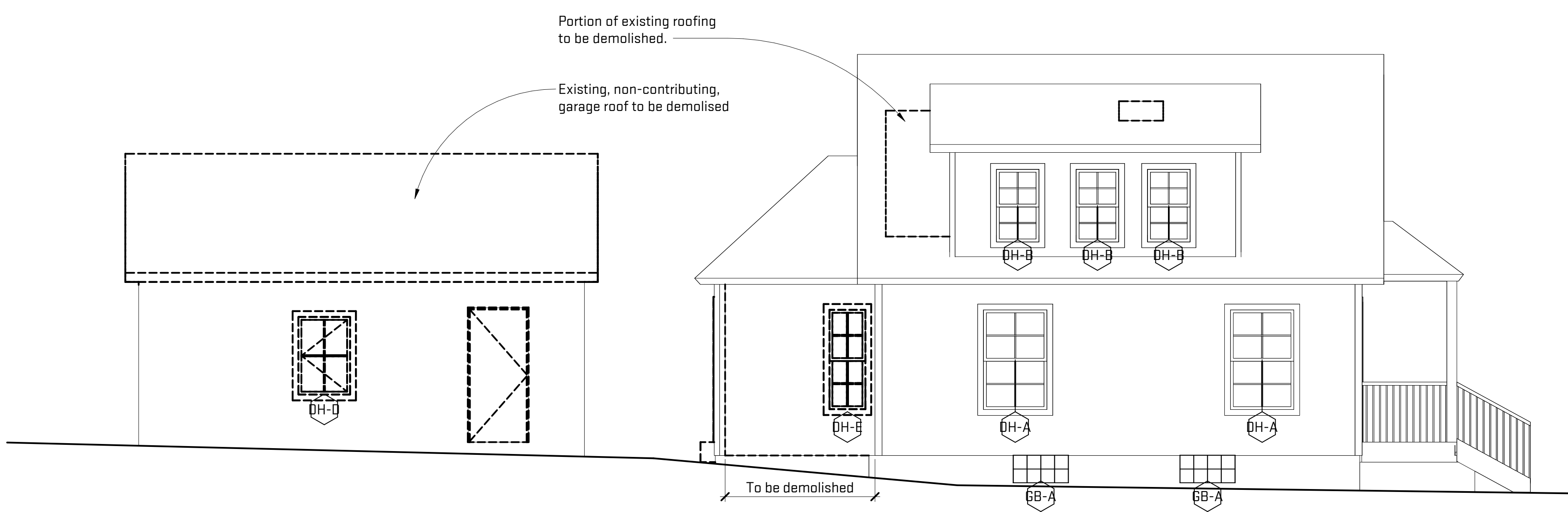
Sheet Title:
New & Existing Exterior Elevations
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9/26/2023
RYP-DSR23
A-302

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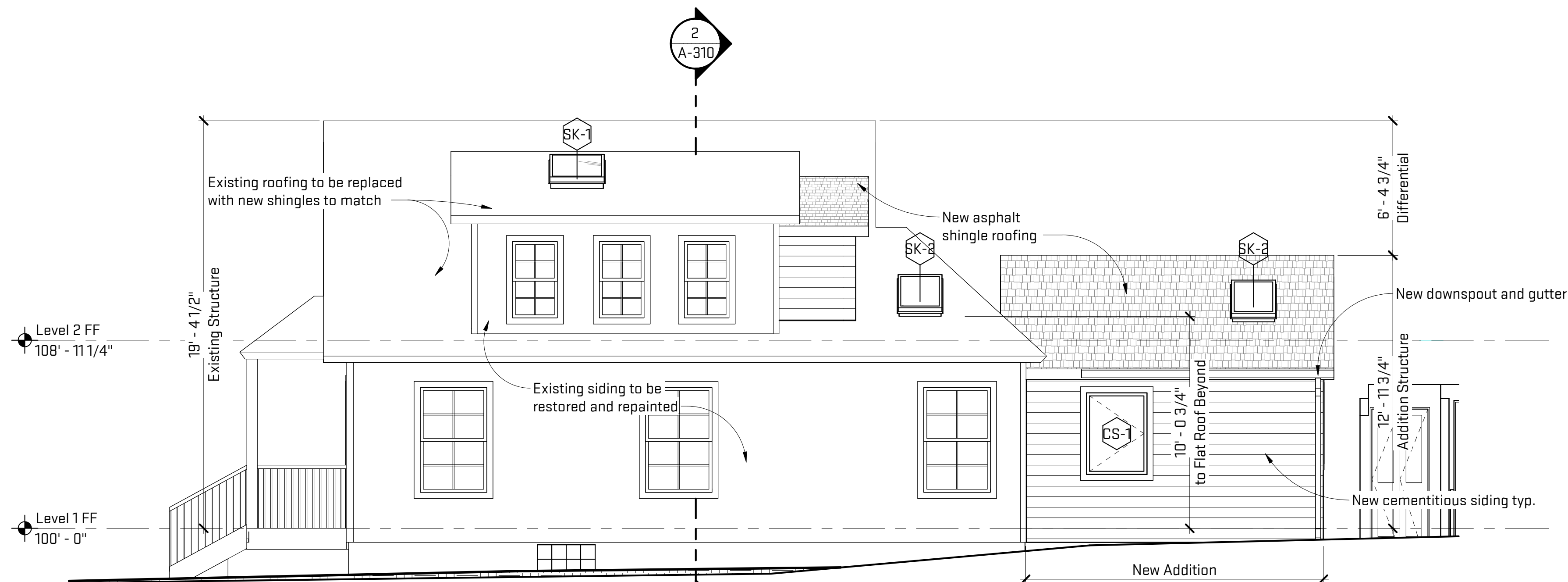
1 West Elevation - Proposed
A-302 1/4" = 1'-0"



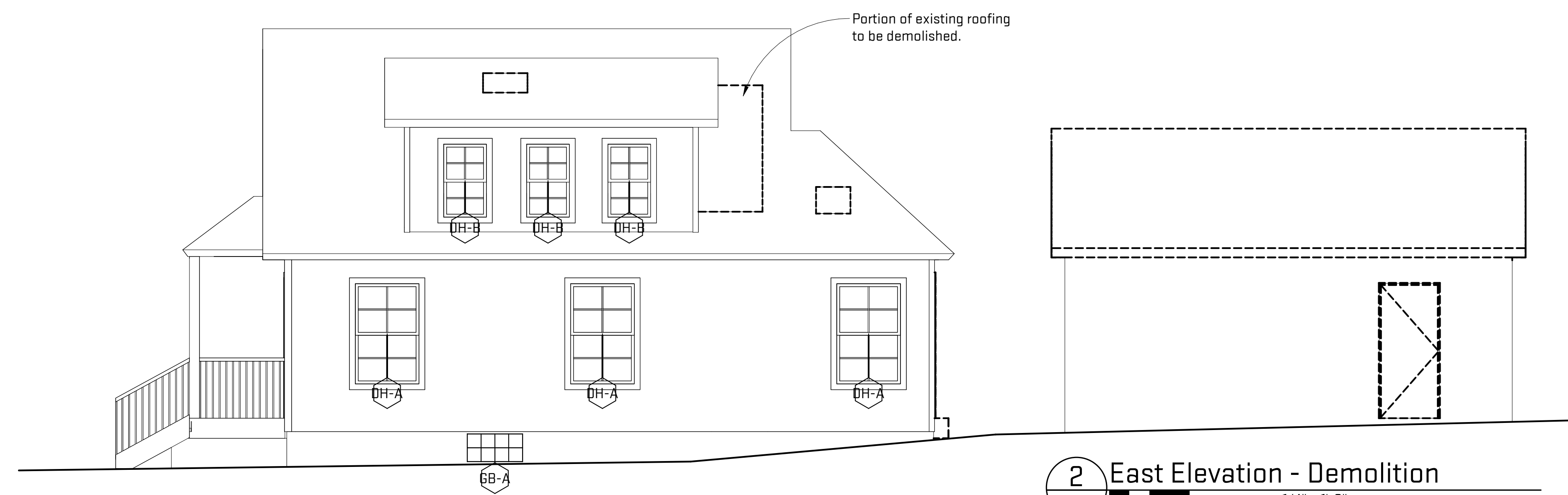
2 West Elevation - Existing
A-302 1/4" = 1'-0"

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1 East Elevation - Proposed
 A-303 1/4" = 1'-0"



2 East Elevation - Demolition
 A-303 1/4" = 1'-0"



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Sheet Title:
New & Existing Exterior Elevations

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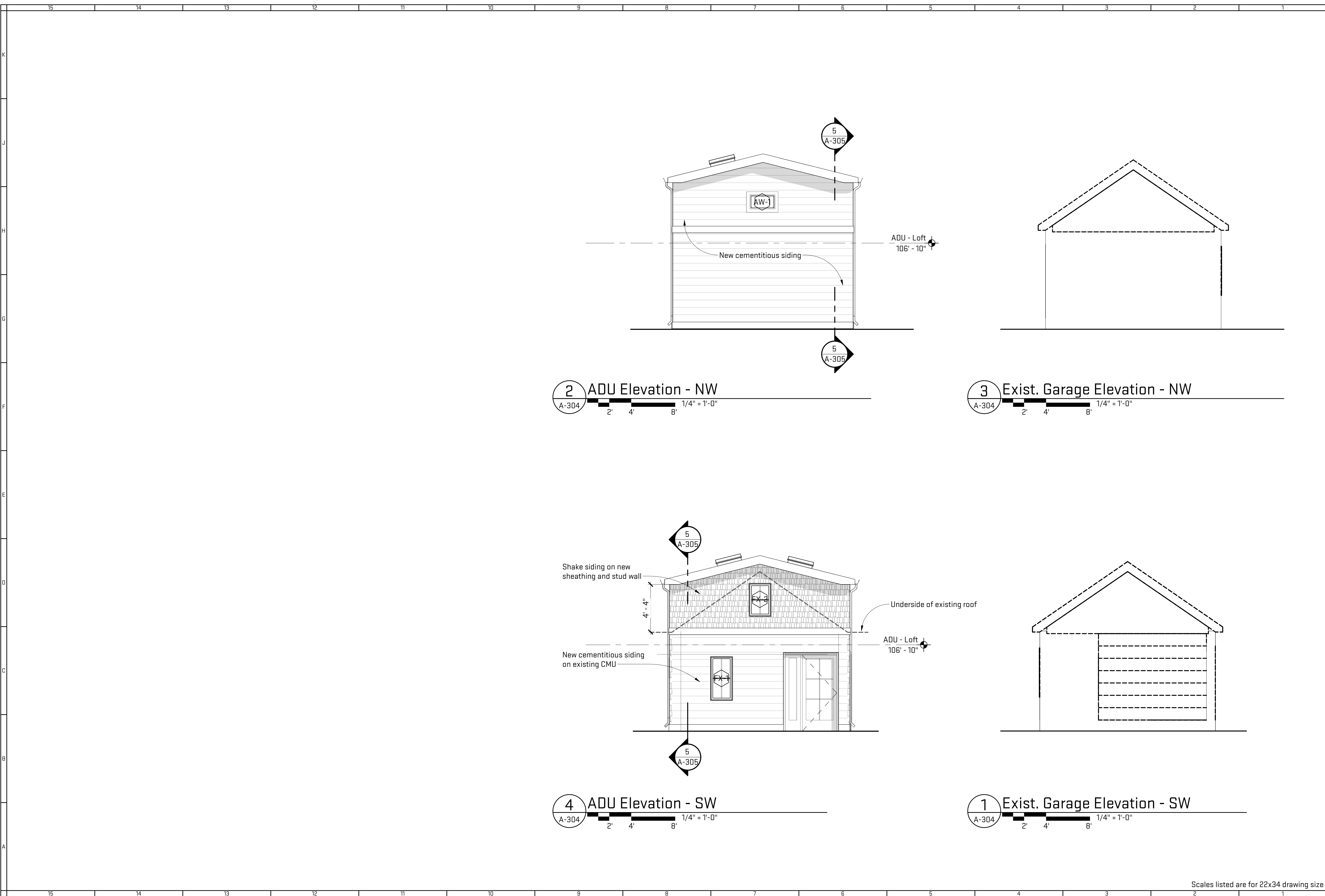
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A-303

Project # | Date
 Drawing #

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2 ADU Elevation - NW
A-304 1/4" = 1'-0"

3 Exist. Garage Elevation - NW
A-304 1/4" = 1'-0"

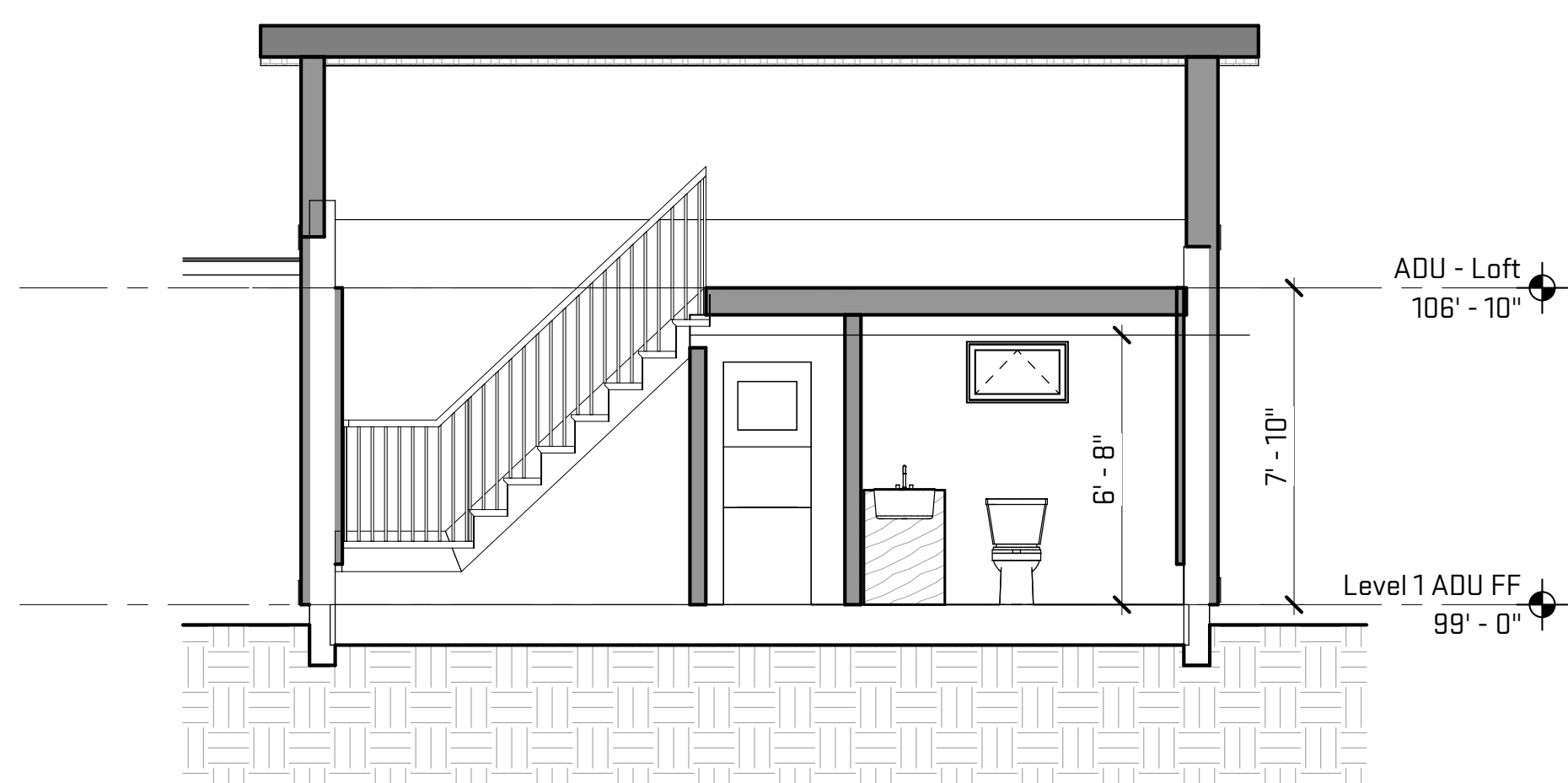
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A-304 1/4" = 1'-0"

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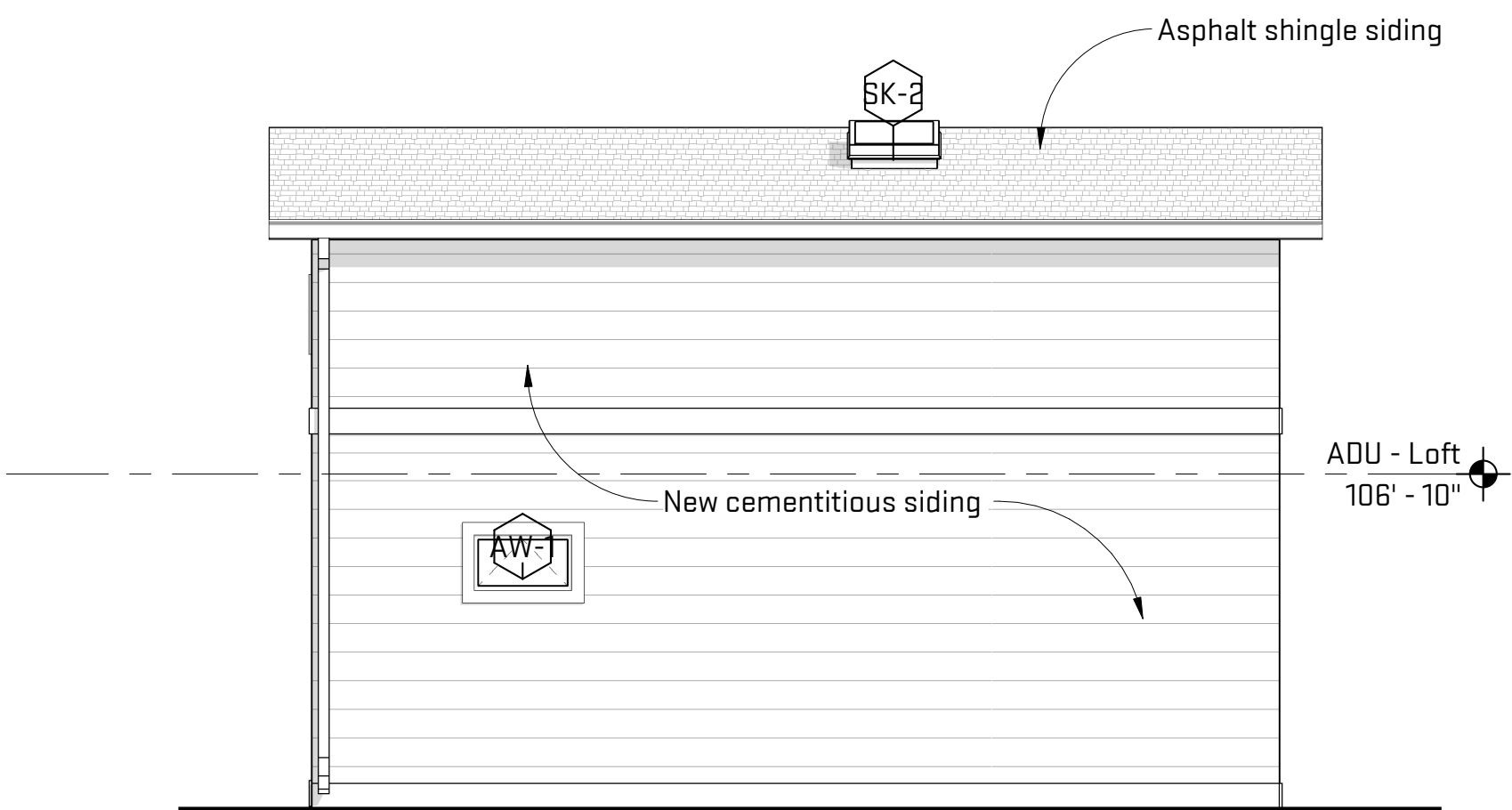
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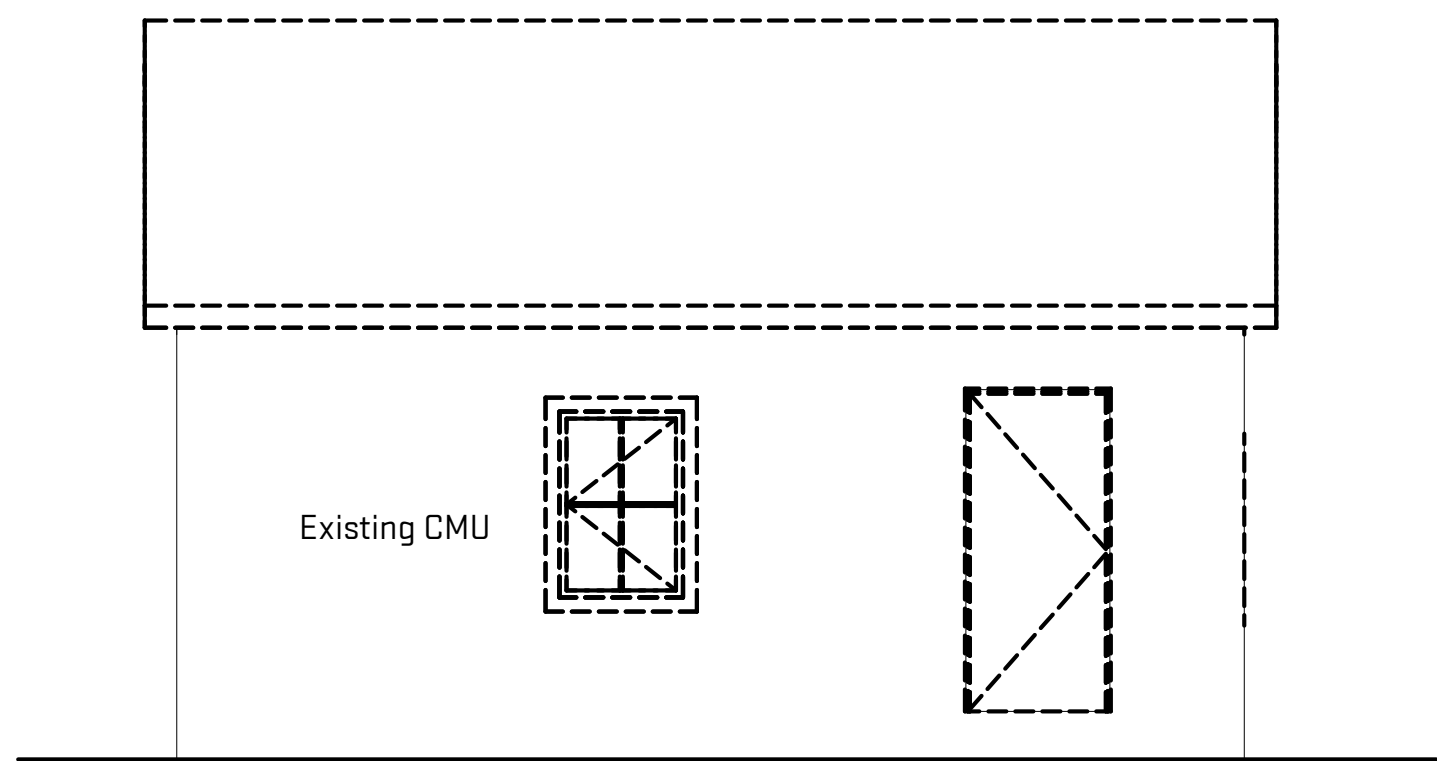
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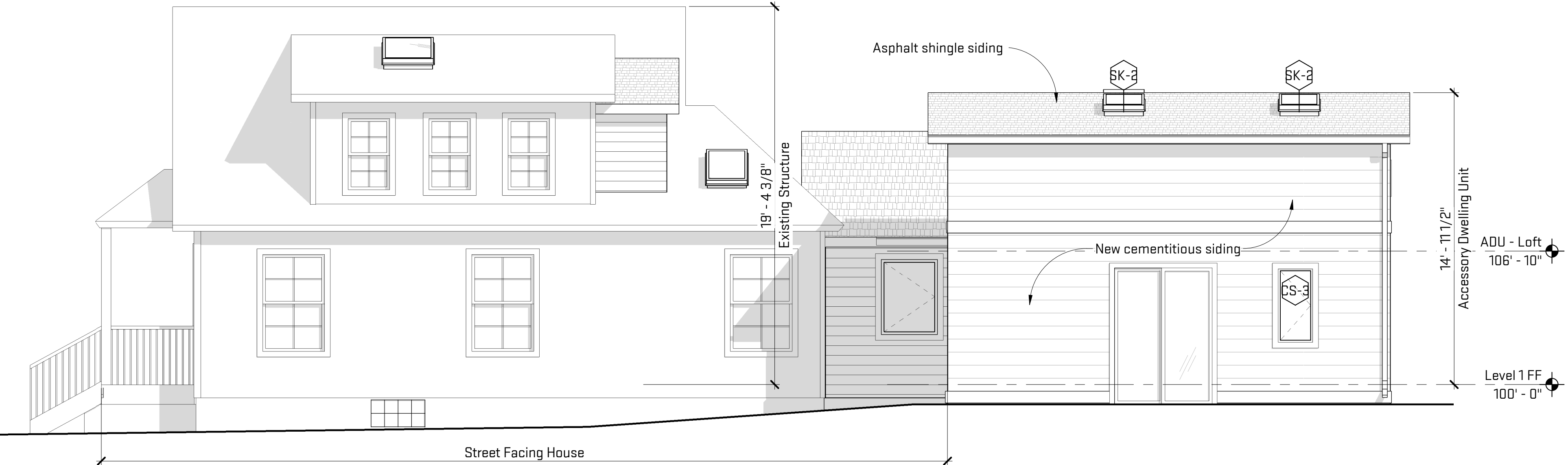
5 New - Section - ADU
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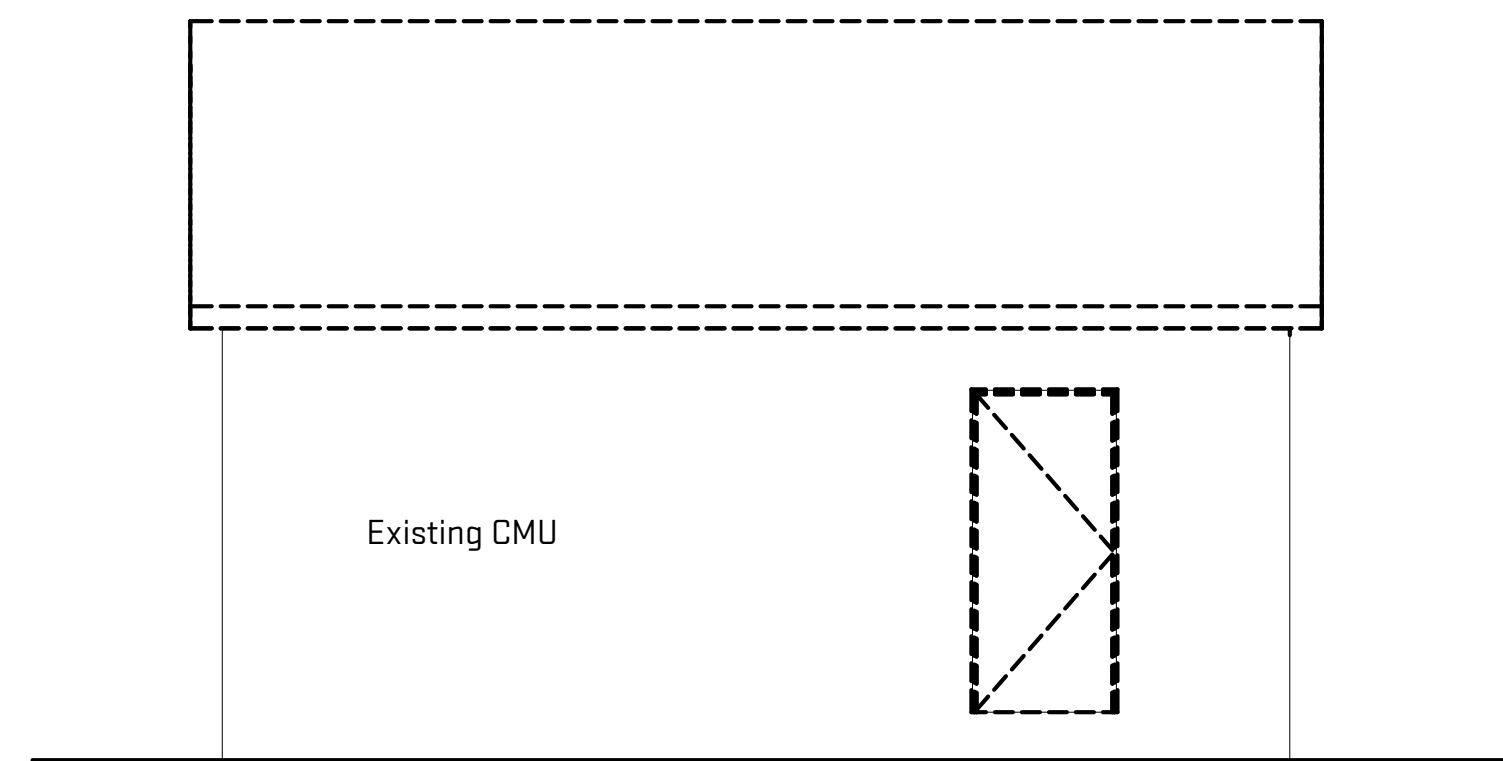
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A-305 1/4" = 1'-0"



3 Exist. Garage Elevation - SE
A-305 1/4" = 1'-0"



4 ADU Elevation - NE
A-305 1/4" = 1'-0"



1 Exist. Garage Elevation - NE
A-305 1/4" = 1'-0"