

**Zoning Board of Appeals  
April 22, 2020 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 20-004; 506 Packard Street**

**Summary:**

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure. The subject property is zoned R4C Multiple-Family Dwelling and is nonconforming as it does not meet the required lot area and setbacks for the district. The applicant is seeking to add habitable space in the basement to enlarge the overall size of the bedrooms. The number of bedrooms per unit will not increase.

**Background:**

The subject property is located at the intersection of Packard Street and Cross Street. The home was built in 1901 and is 2,144 square feet in size. The house is currently registered as a duplex with six bedrooms in each unit. The proposed basement changes will include four bedrooms, two in each unit, and a bathroom for each unit. All construction will be interior, with the exception of egress window wells and the building footprint will not be expanded. After renovations are completed, the structure will remain a duplex and each unit will have six bedrooms, for a total of 12 bedrooms in the structure. The house is nonconforming for lot area and rear setback.

**Description:**

The proposed second story bedroom and closet is part of an interior remodel that will include a new kitchen on the first floor.

**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.

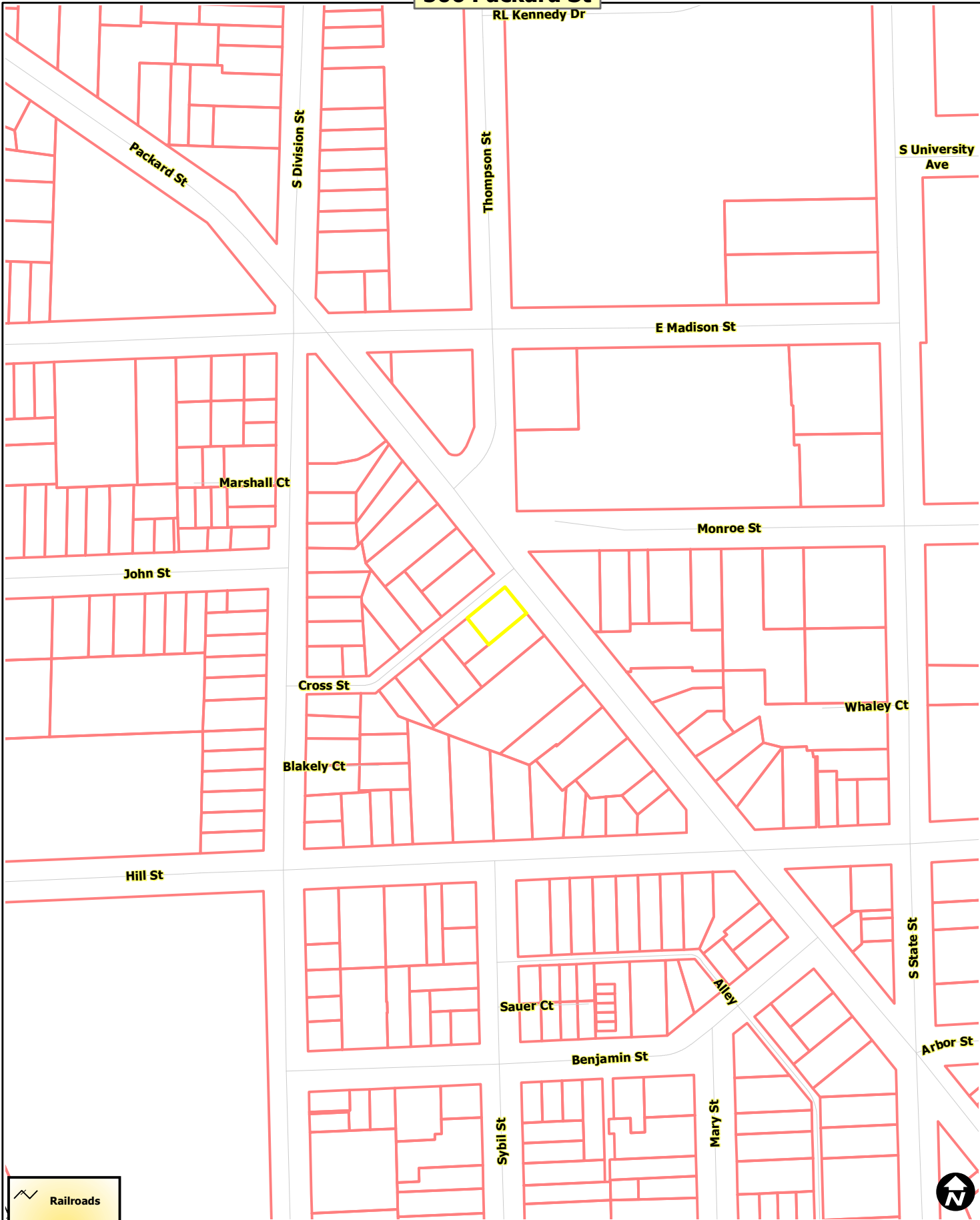
The subject parcel is located in an area heavily occupied by student rental housing and larger apartment buildings. The proposed basement modifications will not be visible from the public right of way other than enlarged basement egress windows. Currently, the property meets the minimum parking requirements of three spaces.




Respectfully submitted,



**Jon Barrett  
Zoning Coordinator**

# 506 Packard St



-  Railroads
-  Huron River
-  Tax Parcels






Map date: 2/28/2020  
Any aerial imagery is circa 2018  
unless otherwise noted  
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# 506 Packard St



-  Railroads
-  Huron River
-  Tax Parcels

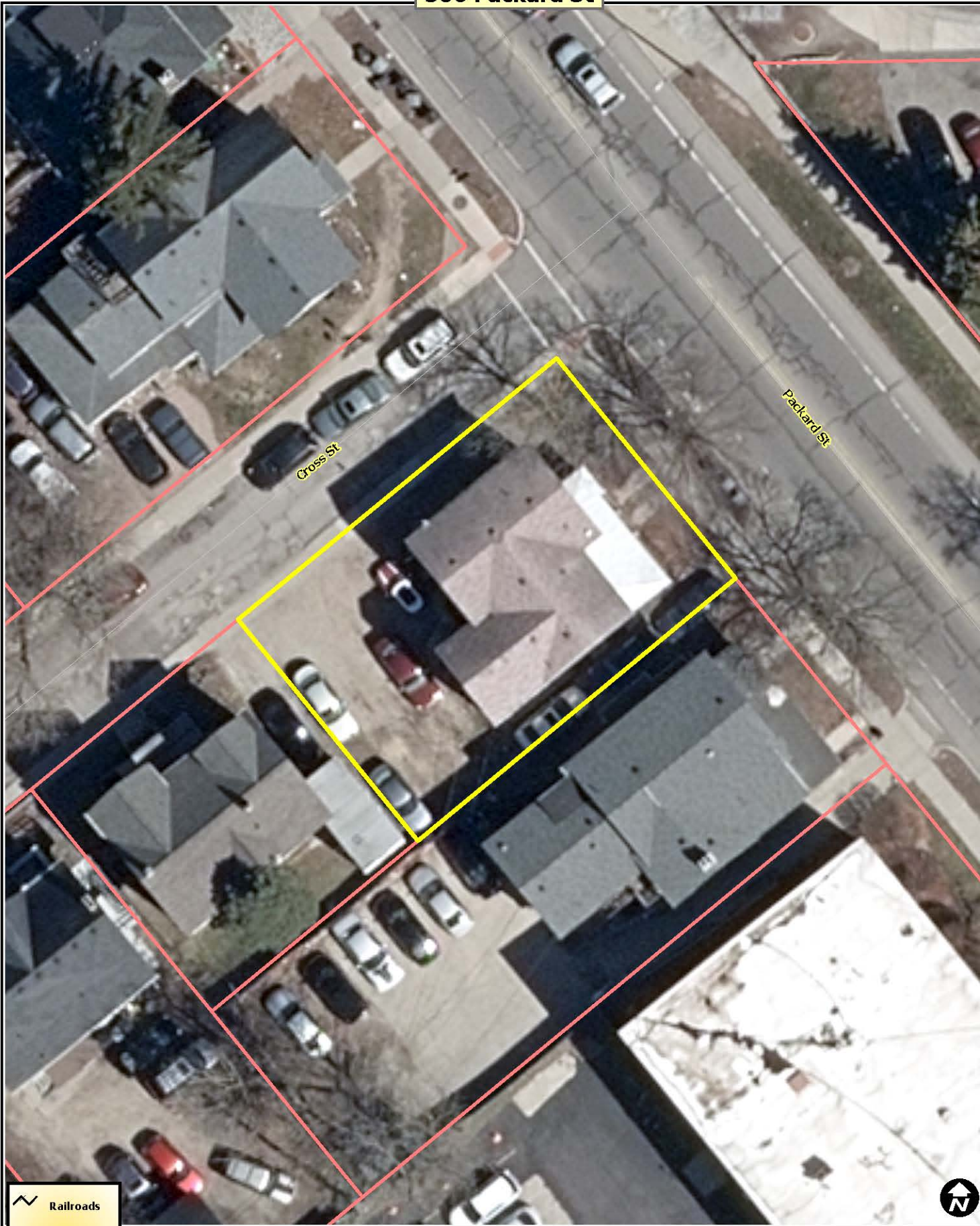


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506 Packard St



-  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](mailto:planning@a2gov.org)

PROPERTY INFORMATION			
ADDRESS OF PROPERTY <i>506/508 Packard</i>			ZIP CODE <i>48104</i>
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided <i>Zaki Alami</i>		
PARCEL NUMBER	OWNER EMAIL ADDRESS		
APPLICANT INFORMATION			
NAME <i>Rob Fowler</i>			
ADDRESS <i>5550 Fox Run</i>	CITY <i>Saline</i>	STATE <i>MI</i>	ZIP CODE <i>48176</i>
EMAIL <i>r.fowler17@comcast.net</i>		PHONE <i>734-476-4851</i>	
APPLICANT'S RELATIONSHIP TO PROPERTY <i>Boiler</i>			
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	
REQUIRED MATERIALS		OFFICE USE ONLY	
<p>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.</p> <p><b>Required Attachments:</b></p> <input type="checkbox"/> Boundary Survey of the property including all existing and proposed structures, dimensions of property, and area of property. <input type="checkbox"/> Building floor plans showing interior rooms, including dimensions. <input type="checkbox"/> Photographs of the property and any existing buildings involved in the request.		Fee Paid: <b>\$750.00</b> ZBA: <b>ZBA20-004</b>  DATE STAMP  <b>Received 2/26/2020</b>	
ACKNOWLEDGEMENT			
<p>All information and materials submitted with this application are true and correct.</p> <p>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.</p> <p>Property Owner Signature: <u><i>Z. Alami</i></u> Date: <u><i>2/25/2020</i></u></p>			

# 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.**

Current Use is Student Rental the 1st Floor bedrooms and living room is very small ~ we want to move some bedrooms to basement so 1st floor rooms can be made more comfortable ~ we are not adding bedrooms

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area		
Lot Width		
Floor Area Ratio		
Setbacks		
Parking		
Landscaping		
Other		



Quality Campus Housing  
We aim to please you

I Zaki Alawi, the current owner of the house on 506/508 Packard, hereby Give Rob Fowler authorization to represent me in the Zoning Board of Appeals Hearing matter and related issues to this property.

Zaki Alawi

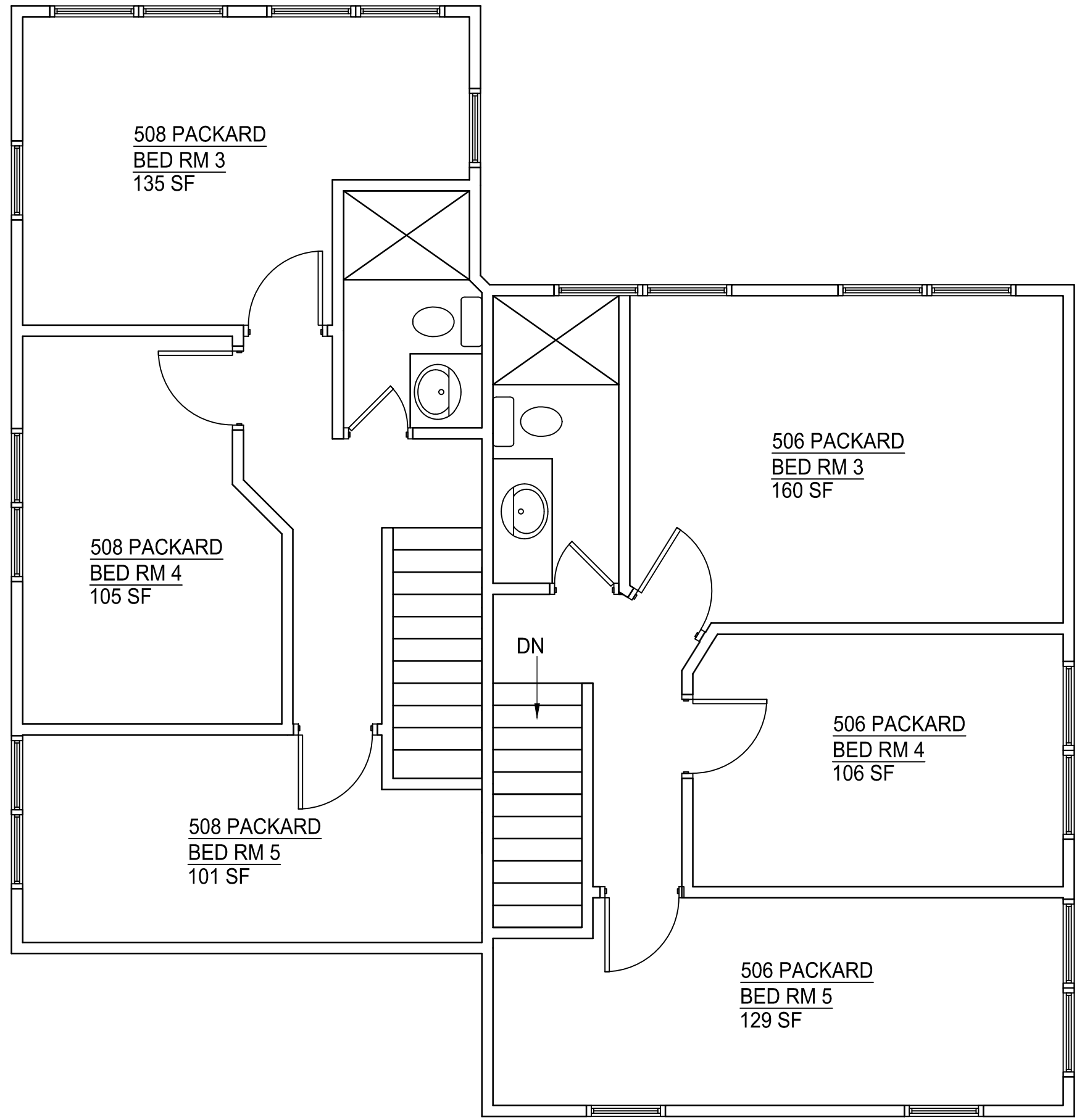
*Z. Alawi*  
2/26/2020

414 Huntington Place  
Ann Arbor  
MI 48104  
Tel:734-327 0529 Fax:734-327 5929 Email:zmichiganrental@gmail.com  
MichiganRental.com









**James Dudzinski**  
 ARCHITECT  
 12306 Volpe  
 Sterling Heights, Mi.  
 PH. (586) 864-6930

PROJECT TITLE:  
**PLANS**

PROJECT LOCATION:  
**506 / 508 PACKARD  
 ARBOR, MI**

SHEET TITLE:  
**EXISTING 2ND FLOOR**  
 1/4"=1'-0"

MARK:	DATE:	ISSUED FOR:	MARK:	DATE:	ISSUED FOR:	SHEET SIZE:	SHEET NO:
	2/25/20	DRAWN				13X19	5 OF 6
							A-5











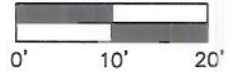
# CERTIFIED SURVEY

**PROPERTY DESCRIPTION:**

LOT 4; SAUER AND LOHR'S SUBDIVISION, A SUBDIVISION LOCATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHTENAW, STATE OF MICHIGAN AS RECORDED IN LIBER 2 OF PLATS, PAGE 19, WASHTENAW COUNTY RECORDS.

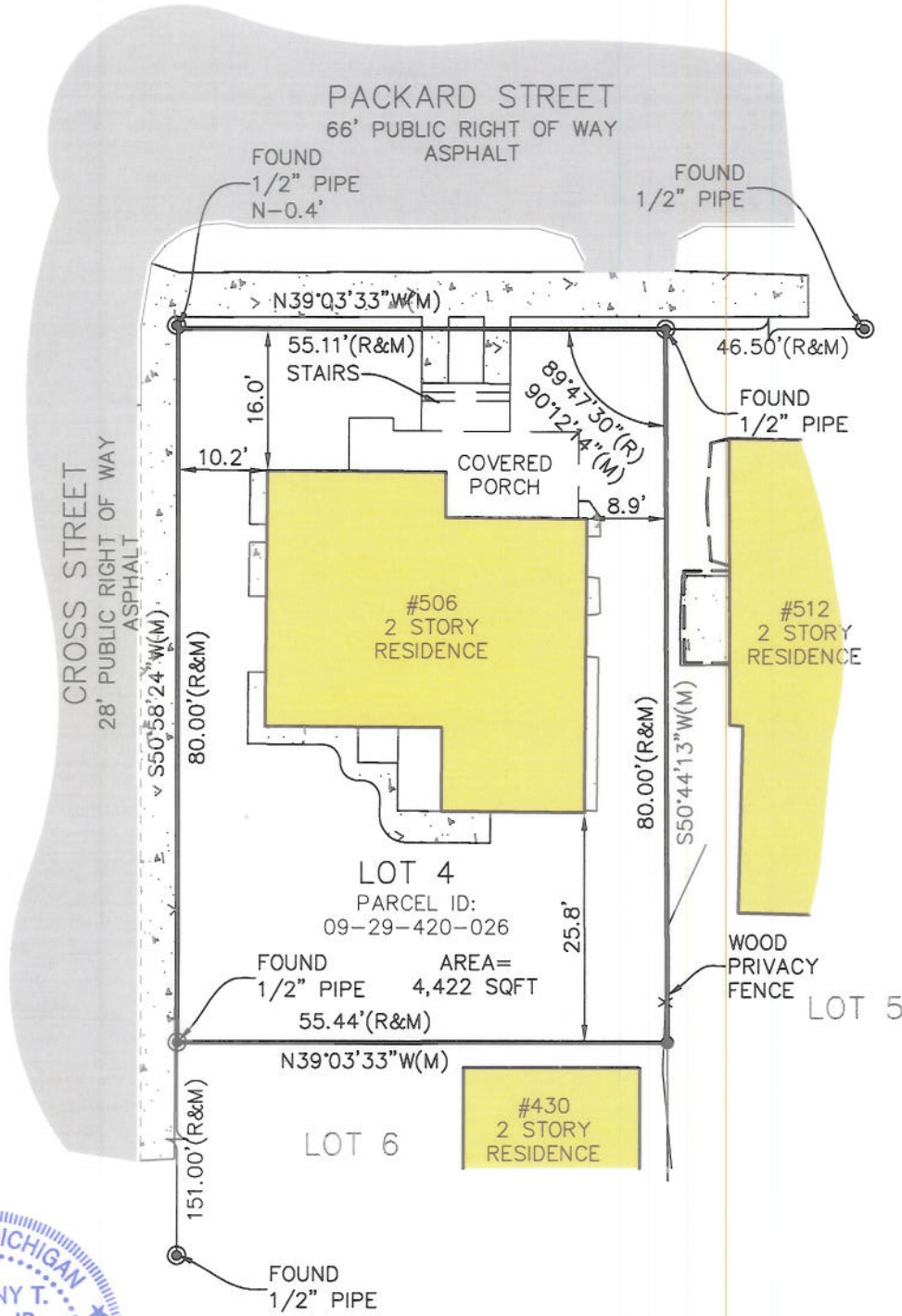


SCALE: 1"=20'



**NOTE:**

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



**LEGEND**

- SET 1/2" REBAR WITH CAP, #47976
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

*[Handwritten Signature]*

ANTHONY T. SYCKO, JR., P.S. NO. 47976

**KEM-TEC** PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

A GROUP OF COMPANIES

<b>Eastpointe</b> (800) 295.7222 FAX: (586) 772.4048	<b>Detroit</b> (313) 758.0677 FAX: (586) 772.4048	<b>Ann Arbor</b> (734) 994.0888 FAX: (734) 994.0667	<b>Grand Blanc</b> (888) 694.0001 FAX: (810) 694.9955
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[www.kemtecagroupofcompanies.com](http://www.kemtecagroupofcompanies.com)

CERTIFIED TO: ROB FOWLER CONSTRUCTION	
FIELD SURVEY: AG MD	DATE: FEBRUARY 26, 2020
DRAWN BY: DLD	SHEET: 1 OF 1
SCALE: 1" = 20'	JOB NO.: 20-00551