

**Zoning Board of Appeals  
October 25, 2017 Regular Meeting**

**STAFF REPORT**

**Subject: ZBA 17-029; 332 E. William Street**

**Summary:**

Gallatin Manor, LLC, represented by Jeffrey R. Gallatin, is requesting an alteration to a nonconforming structure in order to construct two (2) new apartments. Each unit will contain two (2) bedrooms and will be built in the basement. The basement currently contains two (2) storage units and those will be converted into the apartments. Applicant seeks permission from Chapter 55 Zoning Section 5:87 (1) (a).

**Background:**

The subject parcel is zoned D2 (Downtown district) and is located near the intersection of E. William Street and S. Division Street. The property is non-conforming because of the floor area ratio (FAR). The D2 district has a 200% FAR and the subject parcel contains 13,852 square feet. This would allow for a 27,704 square foot structure and the apartment building currently contains 29,768 square feet of total area. The building is currently 2,064 square feet over the maximum allowable FAR thus requiring approval to alter a non-conforming structure if any new improvements are proposed. The site currently meets and exceeds the parking requirements.

**Description:**

The building known as the Washtenaw Apartments was constructed in 1925 and replaced a large two-story dwelling. The petitioner would like to convert the two (2) storage lockers in the basement into two (2) bedroom apartments. The apartment building currently contains 38 apartments and the additional units, if granted, would bring the building up to 40 units. The property is in the East William historic district. The exterior changes will be minimal, as four (4) windows will be installed and four (4) existing will be enlarged.

As noted above, Chapter 55, Section 5:87 (1) (a) states that a nonconforming structure may be maintained or restored, but no alteration shall be made to a nonconforming structure unless one of the following conditions are met:

- (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.

## **Standards for Approval- Permission to Alter a Non-Conforming Structure**

The Zoning Board of Appeals has all the power granted by State law and by Section 5:98, from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

***The alteration complies as nearly as practicable with the requirements of the Zoning Chapter and will not have a detrimental effect on neighboring property.***

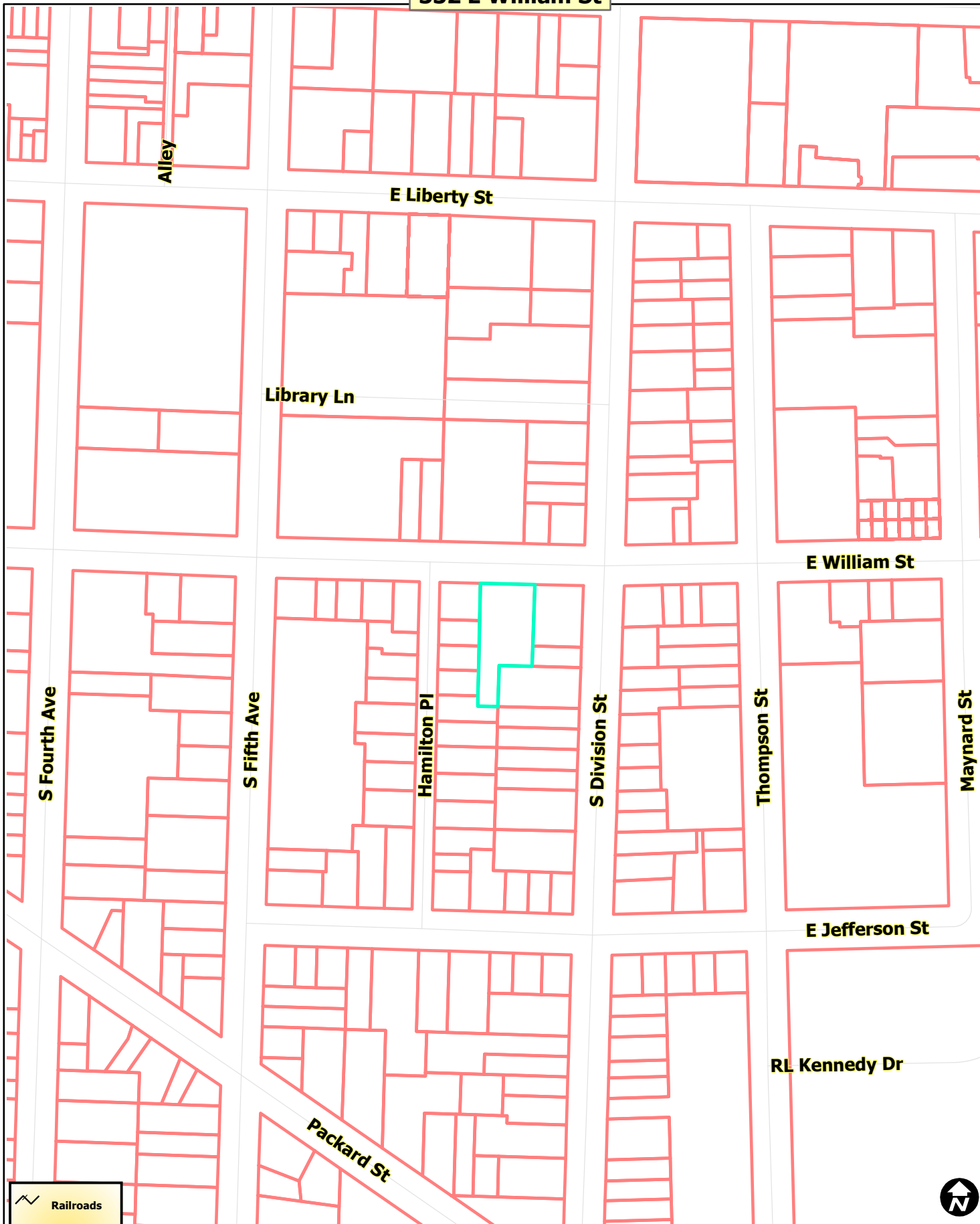
Permission is being requested in order to convert existing basement storage space into apartments. The conversion of the basement will not expand the footprint or maximum height of the structure. The multiple-family use is consistent with the surrounding uses and the additional habitable space should not have a detrimental effect on adjacent properties. If the alteration is approved the building will contain 40 units.




Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett". The signature is stylized with large loops and a cursive-like flow.

**Jon Barrett  
Zoning Coordinator**

332 E William St



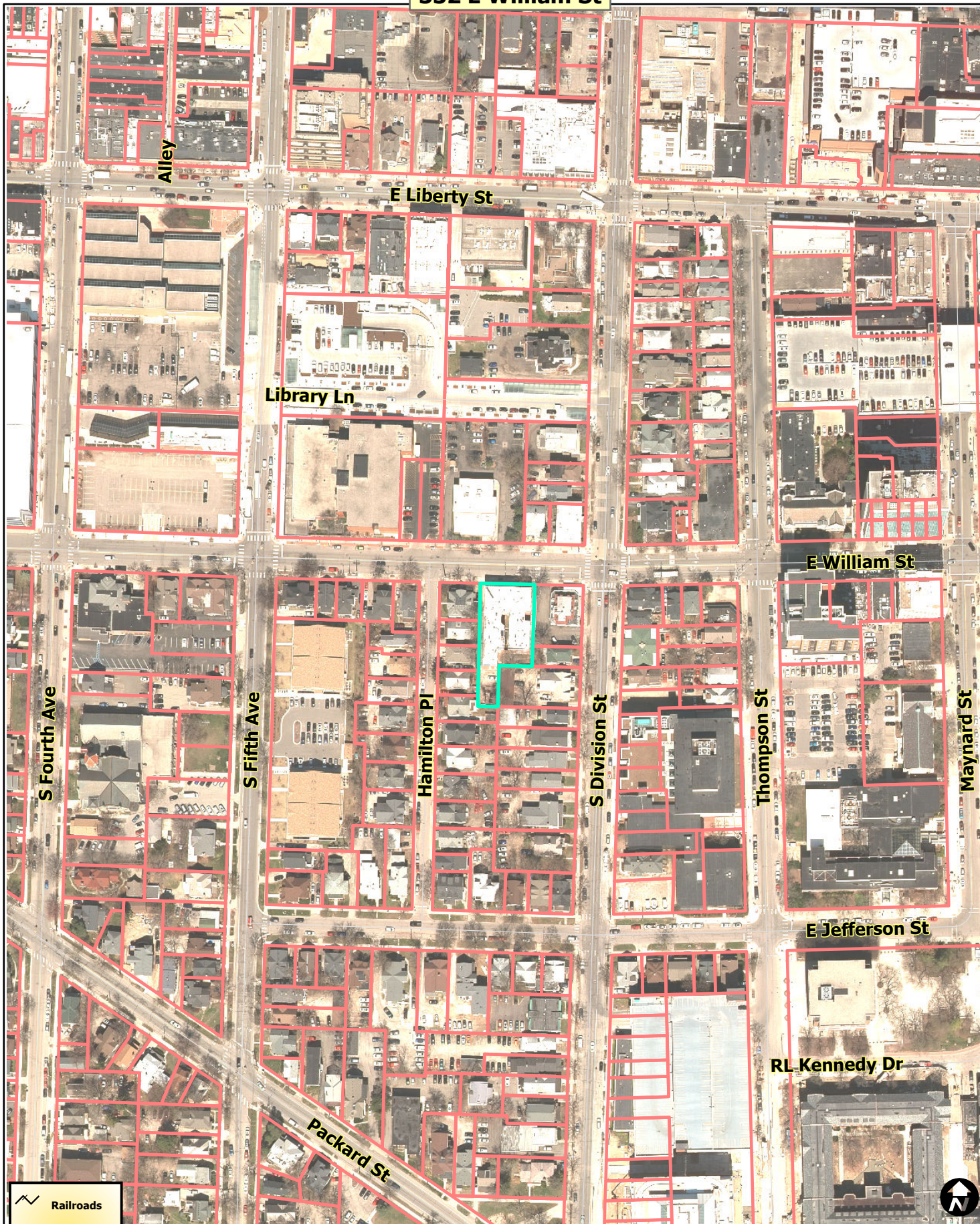
 Railroads  
 Huron River  
 Tax Parcels



Map date 9/29/2017  
 Any aerial imagery is circa 2015  
 unless otherwise noted  
 Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



**332 E William St**



- Railroads
- Huron River
- Tax Parcels






Map date 9/29/2017  
Any aerial imagery is circa 2015  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)

332 E William St

E William St

Hamilton Pl

S Division St

-  Railroads
-  Huron River
-  Tax Parcels



Map date 9/29/2017  
Any aerial imagery is circa 2015  
unless otherwise noted  
Terms of use: [www.a2gov.org/terms](http://www.a2gov.org/terms)



**ZONING BOARD OF APPEALS  
PLANNING DEPARTMENT**

City Hall: 301 E. Huron St. Ann Arbor, MI 48104-6120  
 Mailing: P.O. Box 8647, Ann Arbor, MI 48107-8647  
 Phone: 734.794.6265 [planning@a2gov.org](mailto:planning@a2gov.org)  
 Fax: 734.994.8460

**APPLICATION MUST BE FILLED OUT COMPLETELY**

Office Use Only	
Fee Paid: <u>\$600.00</u>	ZBA: <u>17-029</u>
<b>DATE STAMP</b> CITY OF ANN ARBOR <b>RECEIVED</b>  <b>SEP 26 2017</b>	
PLANNING & DEVELOPMENT SERVICES	

**PROPERTY INFORMATION**

ADDRESS OF PROPERTY: <u>332 E. WILLIAM</u>	
ZONING CLASSIFICATION: <u>D-2</u>	TAX ID: (if known) <u>09-29-426-015</u>
NAME OF PROPERTY OWNER*: <u>GALLATIN MANOR, LLC</u>	

*\*If different than applicant, a letter of authorization from the property owner must be provided*

**APPLICANT INFORMATION**

NAME OF APPLICANT: <u>JEFFREY R. GALLATIN</u>	
ADDRESS OF APPLICANT: <u>409 S. DIVISION, ANN ARBOR, MICHIGAN 48104</u>	
DAYTIME PHONE NUMBER: <u>(CC) 734-3680256</u>	FAX NO: <u>N/A</u>
EMAIL: <u>JEFF@GALLATIN-ENTERPRISES.COM</u>	
APPLICANT'S RELATIONSHIP TO PROPERTY: <u>MANAGING MEMBER OF GALLATIN MANOR, LLC</u>	

**REQUEST INFORMATION**

<input type="checkbox"/> VARIANCE REQUEST (Complete the section 1 below)	<input checked="" type="checkbox"/> ALTERATION TO A NON-CONFORMING STRUCTURE (skip to Section 2)
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**Section 1 - VARIANCE REQUEST**

CHAPTER(S) AND SECTION(S) FROM WHICH A VARIANCE IS REQUESTED: <i>(Example: Chapter 55, Section 5:26)</i>	
Required Dimension: <i>(Example: 40' front setback)</i>	PROPOSED Dimension: <i>(Example: 32')</i>
Give a detailed description of the work you are proposing and why it will require a variance (Attach additional sheets if necessary)	



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#### Section 1 - VARIANCE REQUEST con't

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. 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 is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals.

1. That 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.

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2. That 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.

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3. 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.

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

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

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# ZONING BOARD OF APPEALS

## PLANNING DEPARTMENT

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 Fax: 734.994.8460  
[planning@a2gov.org](mailto:planning@a2gov.org)

### Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE

Current Use of the Property:

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

(1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:

- a. The alteration is 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.
- b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1, R2, R3, or R4 district.
- c. The structure is considered non-conforming due to the following reasons.

REQUIREMENT	EXISTING CONDITION	CODE REQUIREMENT
Lot Area	CITY ASSESSOR 13,852 ATTACHED SURVEY 13,529.98	
Lot Width	86	
Floor Area Ratio	20070 OR 2 TO 1	
Open Space Ratio		
Setbacks		
Parking		
Landscaping		
Other		

Describe the proposed alterations and state why you are requesting this approval:

CONVERT STORAGE LOCKER SPACE INTO 2-2 BEDROOM APARTMENTS, I PURCHASED THE BUILDING APPROXIMATELY 40 YEARS AGO AND HAVE SPENT THE ENTIRE TIME SLOWLY RESTORING THE BUILDING AND NOW ITS TIME TO COMPLETE THE PROJECT BY COMPLETING THE ORIGINAL DESIGN, WHICH WAS A 40 UNIT APARTMENT BUILDING, 36 UNITS WERE FINISHED IN 1929 WHEN IT WAS BUILT, 2 UNITS WERE ADDED LATER MAKING IT 38 UNITS, AND NOW ITS TIME TO ADD THE REMAINING 2 UNIT TO MAKE IT 40 UNITS. The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:

1. OTHER THEN ADDING 4 WINDOWS AND ENLARGING 4 WINDOW TO COMPLY WITH EMERGENCY ESCAPE REQUIREMENT NOTHING WILL BE SEEN FROM THE OUTSIDE, AND THE WINDOWS ARE ALL AT THE VERY REAR OF THE PROPERTY
2. ALL THE WORK IS INSIDE AND I'M JUST CONVERTING STORAGE LOCKER SPACE TO 2-2 BEDROOM APARTMENTS

3. AT PRESENT THE ALLOWABLE OCCUPANCY FOR THE ENTIRE BUILDING IS 79  
 Version 1 – 08/2017 IF I'M GRANTED PERMISSION I COULD ADD 8 MORE OCCUPANT TOTALING 87. HOWEVER, MY OCCUPANCY FOR THE ENTIRE 40 YEARS I'VE OWNED THE BUILDING HAS BEEN APPROXIMATELY 64. I COULD ADD 8 PEOPLE UNDER THE ORDINANCE, BUT I ONLY ALLOW 2 PEOPLE PER 2 BEDROOM APARTMENT SO OCCUPANCY WOULD ONLY BE 68 NOT THE 79 TO 87, WHICH IS ABOUT THE SAME AS NOW WITHOUT THE ADDITIONAL UNITS





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**Section 2 – ALTERATION TO A NON-CONFORMING STRUCTURE**

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit:

THE CONVERSION OF THE CURRENT STORAGE LOCKER SPACE TO 2-2  
BEDROOM APARTMENTS

**REQUIRED MATERIALS**

The following materials are required for **ALL** variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Zoning Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11"** sheets:

- One (1) hardcopy and one (1) electronic copy shall be submitted.
- The electronic copy shall include all associated supporting documentation with application submission.

- 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.
- Any other graphic or written materials that support the request.

**ACKNOWLEDGEMENT**

I, the applicant, hereby request a variance from the above named Chapter (s) and Section (s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

Phone number: 734-3680256

Signature: [Handwritten Signature]

Email address: JEFF@GALLATIN-ENTERPRISES.COM

Print Name: JEFFREY R. GALLATIN

I, applicant, hereby depose and say that all the aforementioned statements, and the statements contained in the materials submitted herewith, as true and correct.

[Handwritten Signature]  
JEFFREY R. GALLATIN Signature

Further, I hereby give the City of Ann Arbor Planning and Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

[Handwritten Signature]  
JEFFREY R. GALLATIN Signature

Gallatin Realty Co.

Gallatin Building Co.



*"Total Home Service Under One Roof"*

Gallatin Mortgage Co.

Gallatin Investment Co.

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September 26, 2017

To Whom It May Concern:

Gallatin Manor, LLC is the legal owner of 332 E. William, Ann Arbor, Michigan 48104.

Jeffrey R. Gallatin is the Managing Member who has complete authority to represent the LLC in what ever is necessary to operate the business, including making all legal decisions.

Sincerely Yours

Jeffrey R. Gallatin, as Managing Member of Gallatin Manor, LLC  
[c] 734-3680256



floor grid equals square foot all measures are approximate



GALLATIN  
APARTMENT  
BUILDING  
332 EAST WILLIAMS ST  
ANN ARBOR, MICHIGAN  
48104

REVISIONS

ISSUED FOR:

07/27/2017 EASSETTE PLAN  
08/17/2017 LANDSCAPE PLAN  
07/27/2017 REC. SUBMISSION  
07/27/2017 PER. SUBMISSION

SITE  
PLAN

SCALE: 1/16" = 1'-0"



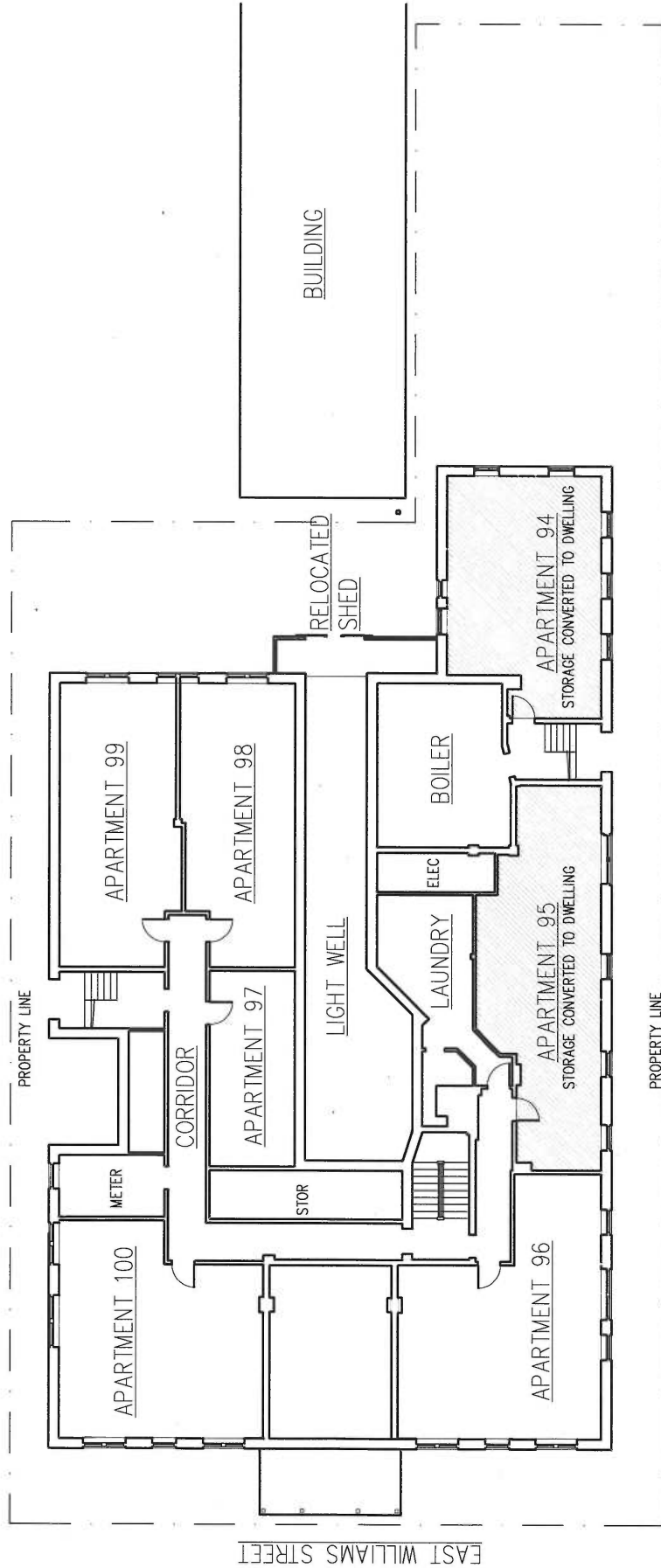
H. SCOTT DIELS  
ARCHITECT

1444 Ingham Place  
Ann Arbor, MI  
48104-3602

734.649.2787 Cell


hsd@hscott-diels.net

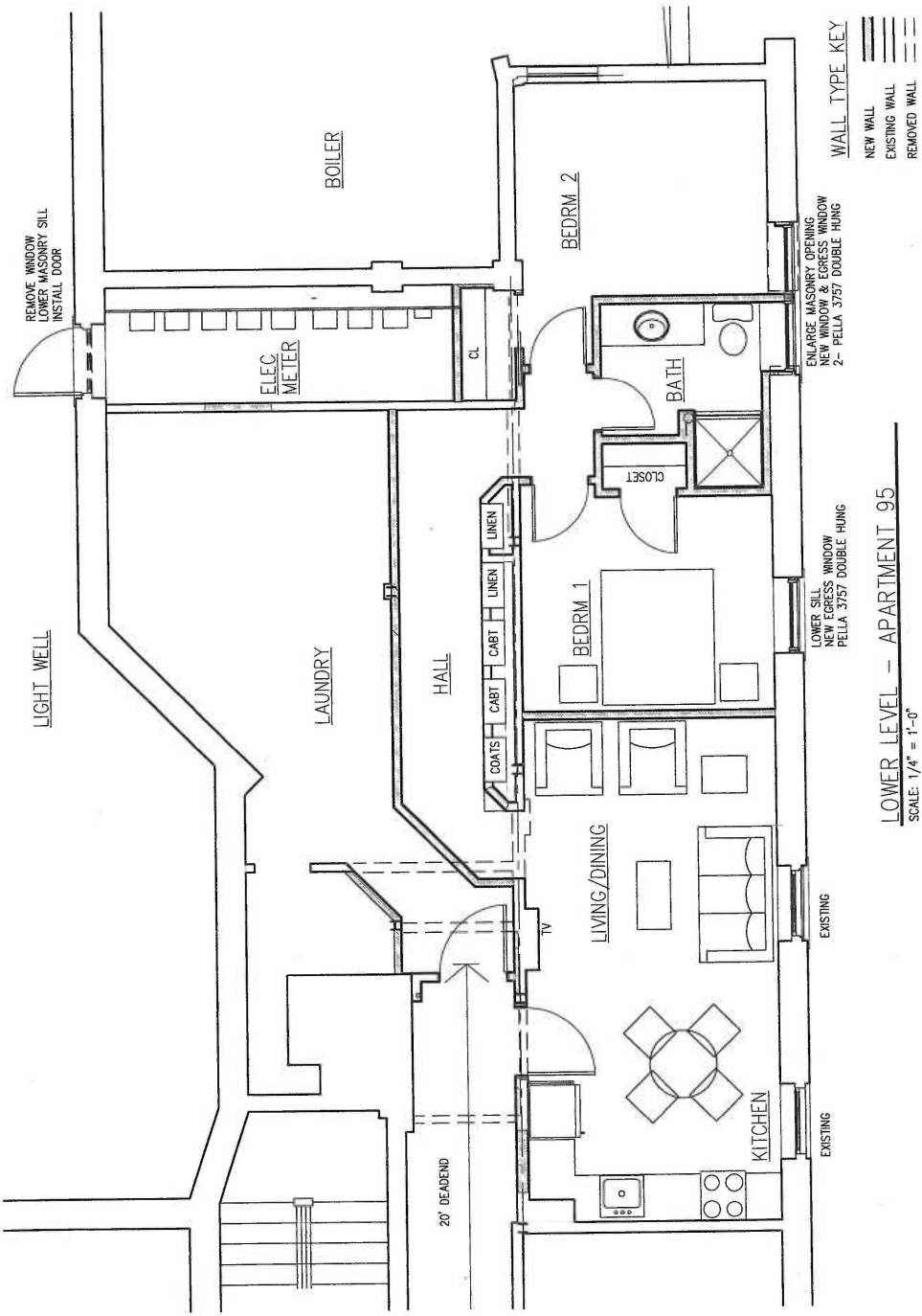
A1

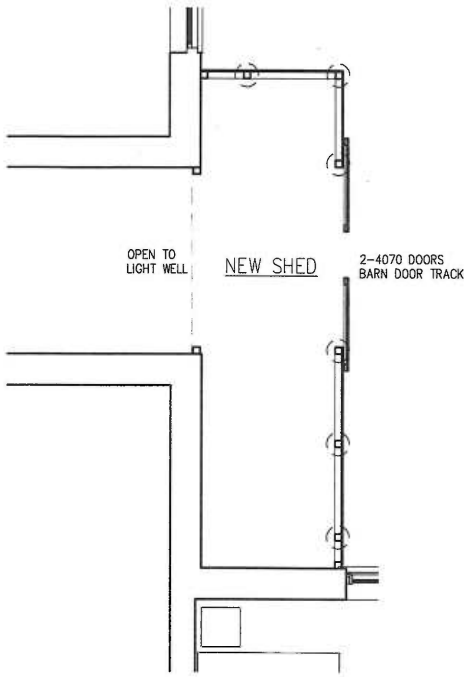


SITE PLAN & LOWER LEVEL

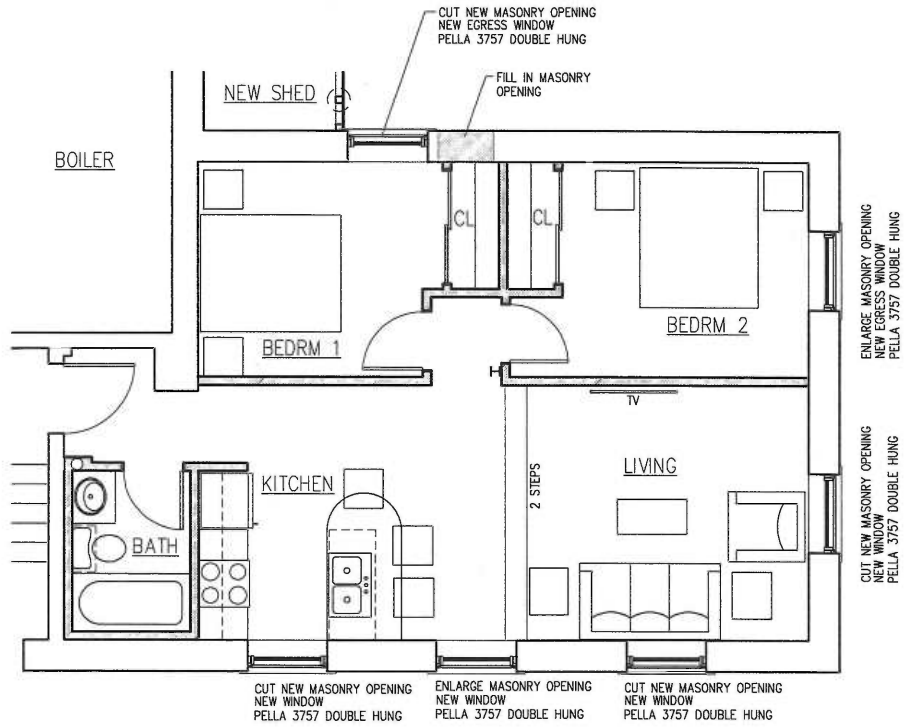
SCALE: 1/16" = 1'-0"

<b>GALLATIN APARTMENT BUILDING</b> 333 W. WASHINGTON ST. ANN ARBOR, MICHIGAN 48104	<b>RENSONS</b> 17200 LAUREL PARK 48106 734.987.1100 734.987.1101 734.987.1102	<b>LOWER LEVEL PLAN</b> <b>APARTMENT 95</b> SCALE: 1/4" = 1'-0"	 <b>H. SCOTT DIELS ARCHITECT</b> 1644 Beaman Place Ann Arbor, MI 48104-3852 734.497.2787 Cell hsd@hdiels.com	A2
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LOWER LEVEL - NEW SHED  
SCALE: 1/4" = 1'-0"



LOWER LEVEL - APARTMENT 94  
SCALE: 1/4" = 1'-0"

WALL TYPE KEY

NEW WALL

EXISTING WALL

REMOVED WALL

GALLATIN APARTMENT BUILDING  
332 EAST WILLIAMS ST  
ANN ARBOR, MICHIGAN  
48104

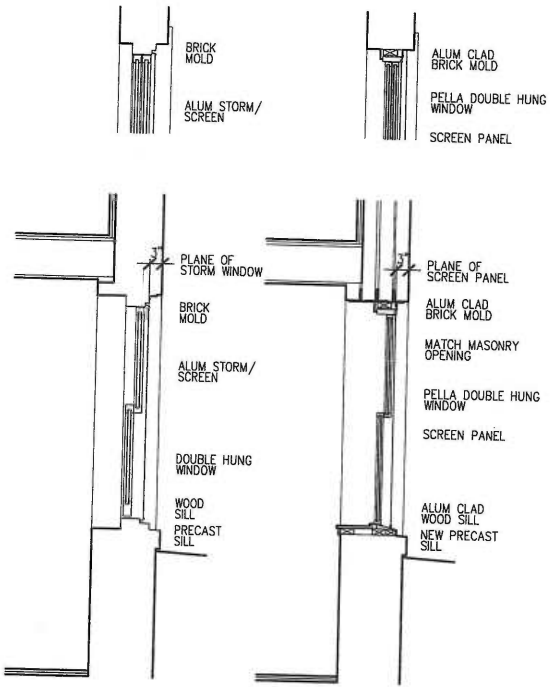
REVISIONS  
ISSUED FOR:

12/10/2011	ISSUED FOR PERMITS
02/07/2012	ISSUED FOR PERMITS
07/02/2012	ISSUED FOR PERMITS
07/02/2012	ISSUED FOR PERMITS
07/02/2012	ISSUED FOR PERMITS

LOWER LEVEL PLAN  
APARTMENT 94  
NEW SHED  
SCALE: 1/4" = 1'-0"

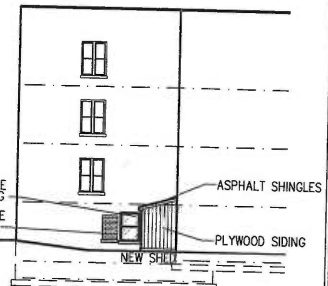
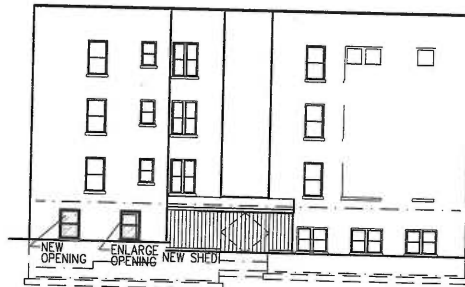
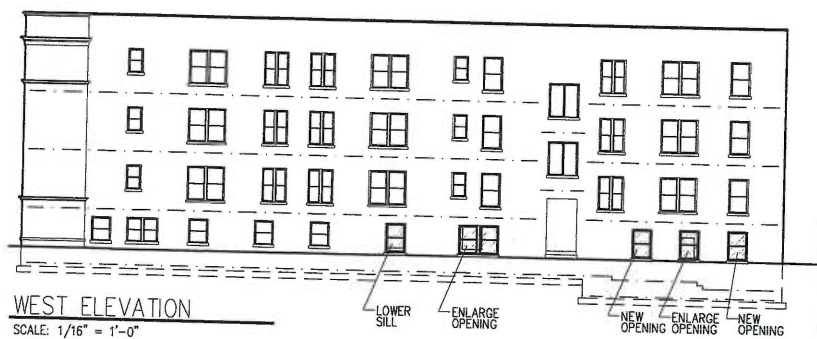
H. SCOTT DIELS ARCHITECT  
1414 Inoquish Place  
Ann Arbor, MI  
48104-9632  
734.469.2787 Cell  
hscott@hdielt.com

A3



EXIST WINDOW DETAIL  
SCALE: 1/2" = 1'-0"

PROPOSED WINDOW DETAIL  
SCALE: 1/2" = 1'-0"



REVISIONS	
ISSUED FOR:	
1/24/2011	ISSUE NO. 1
10/12/2011	ISSUE NO. 2
12/22/2011	ISSUE NO. 3
02/02/2012	ISSUE NO. 4

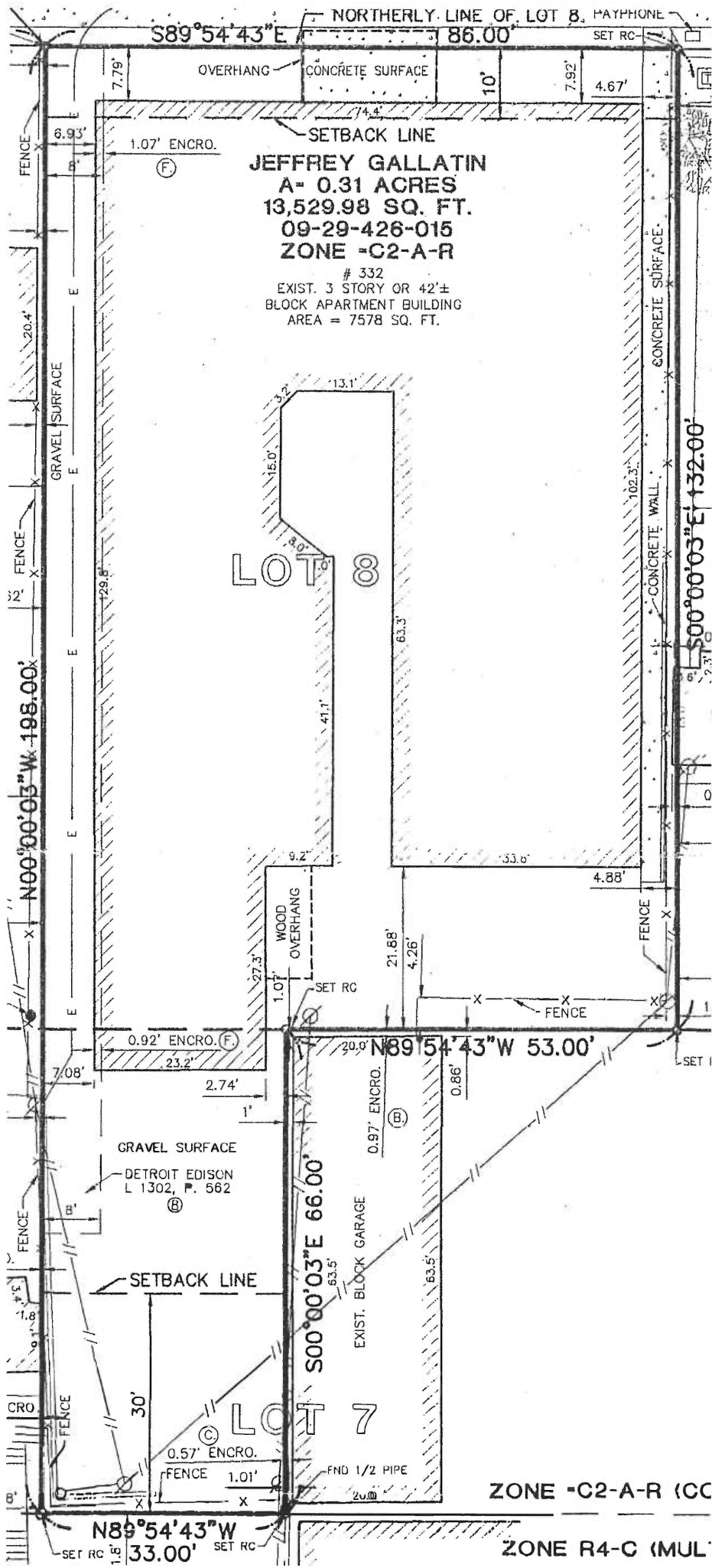
EXTERIOR ELEVATIONS  
SCALE: 1/16" = 1'-0"

H. SCOTT DIELS  
 ARCHITECT  
 1414 Inoué Floor  
 Ann Arbor, MI  
 48104-2632  
 734.649.2787 Cell  
 hscott@hspatt.net

A4







**JEFFREY GALLATIN**  
 A- 0.31 ACRES  
 13,529.98 SQ. FT.  
 09-29-426-015  
 ZONE -C2-A-R

# 332  
 EXIST. 3 STORY OR 42'±  
 BLOCK APARTMENT BUILDING  
 AREA = 7578 SQ. FT.

**LOT 8**

**LOT 7**

ZONE -C2-A-R (CC

ZONE R4-C (MUL

STATE OF MICHIGAN  
 PROFESSIONAL SURVEYOR  
 NO. 26454  
 LAND SURVEYOR  
 BRIAN D. FERGUSON

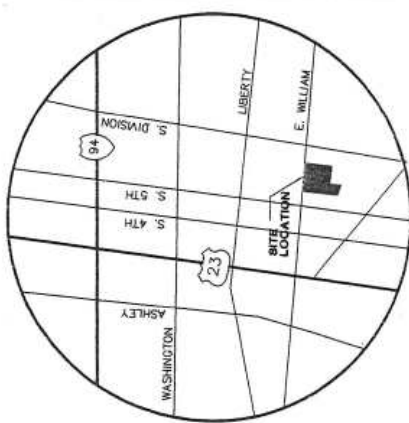
BRIAN D. FERGUSON, P.E.  
 MICH. REG. NO. 26454  
 A. CALVIN SMITH, R.A.  
 MICH. REG. NO. 13667

START	10-08-99
REVISD LEGAL (M.M.D.)	11-2-99
REVISD (M.M.D.)	11-17-99
REVISD (ZAA)	11-22-99
DESIGN BY: JDM	
DRAWN BY: M.M.D.	
CHECKED BY:	
SCALE: 1" = 20'	
SHEET: 1 OF 1	

GAD FILE # 22769-CSU1  
 PROJECT LOG  
 PREPARED UNDER THE SUPERVISION OF:

GALLATIN ENTERPRISES  
 c/o JEFFERY GALLATIN  
 409 S. DIVISION  
 ANN ARBOR, MICHIGAN

ST. LLC  
 IGHAN  
 SURVEY



LOCATION MAP  
 NOT TO SCALE

LEGEND	
●	FOUND PROPERTY IRON
○	SET PROPERTY IRON
○	EXISTING MANHOLE
○	EXISTING STORM SEWER
○	EXISTING SANITARY SEWER
○	EXISTING WATERMAIN
○	EXISTING FENCE LINE
○	UNDERGROUND ELECTRIC LINE
○	UNDERGROUND GAS LINE
○	OVERHEAD ELECTRICAL WIRES
○	EXISTING CONCRETE SURFACE
○	EXISTING EDGE OF BIT
○	EXISTING GRASS
○	EXISTING PAVING LOT LIGHT
○	EXISTING SIGN
○	EXISTING DECIDUOUS TREES
○	EXISTING CONIFEROUS TREES
○	EXISTING UTILITY POWER POLE
○	EXISTING TRANSFORMER PAD
○	EXISTING GAS VALVE

**UTILITY NOTE**

The utility locations as hereon shown are based on field observations and existing utility records. However, it is not possible to determine the precise size, location, depth, pressure, or any other characteristics of underground utilities, tanks or septic fields without excavation. Therefore, we cannot guarantee the accuracy or completeness of the buried utility information shown hereon. Call MISS DIG (1-800-482-7171) a minimum of three working days prior to any excavation. It shall be the responsibility of the Contractor to verify these utility locations prior to construction and make every effort to protect and/or relocate them as required. The Contractor shall notify the Owner as soon as possible in the event a discrepancy is found.



EASEMENTS LIST

**GALLATIN MANOR L.L.C.**  
**332 E. WILLIAM ST.**  
 SECTION 29, T9S - R9E  
 CITY OF ANN ARBOR  
 WASHINGTON COUNTY, MICHIGAN

**RC ASSOCIATES, INC.**  
 ENGINEERING • ARCHITECTURE • SURVEYING • GEOTECHNICAL  
 CONSTRUCTION SERVICES • INTERIOR DESIGN • COMPUTER CONSULTING

5859 SHERMAN ROAD • SAGINAW, MICHIGAN 48604  
 PHONE (517) 752-6500 • FAX: (517) 752-6600 • TOLL FREE (888) 752-6500  
 WEB SITE HTTP://WWW.RCINC.NET

**C1**  
**22789**

no discrepancy is found.

**LEGAL DESCRIPTION**  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NO. 01016525-250  
 DATED: AUGUST 6, 1999

THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE CITY OF ANN ARBOR, COUNTY OF WASHINGTON, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

THE EAST 33 FEET OF THE WEST 99 FEET OF THE NORTH 1/2 OF LOT 7 AND THE EAST 86 FEET OF THE WEST 152 FEET OF LOT 8, BLOCK 4, SOUTH RANGE 6 EAST, ORIGINAL PLAT OF THE CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHINGTON COUNTY RECORDS.

**METS AND BOUNDS DESCRIPTION:**  
 PART OF LOTS 7 AND 8, BLOCK 4, SOUTH, RANGE 6 EAST, ORIGINAL PLAT OF THE CITY OF ANN ARBOR, ACCORDING TO THE RECORD AS RECORDED IN TRANSCRIPTS, PAGE 152, WASHINGTON COUNTY RECORDS, THE CITY OF ANN ARBOR, WASHINGTON COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 8, THENCE S. 89° 54' 43" E., 66.00 FEET, ALONG THE NORTHERLY LINE OF LOT 8, TO THE POINT OF BEGINNING; THENCE N. 89° 54' 43" W., 66.00 FEET; THENCE S. 00° 00' 03" E., 132.00 FEET; THENCE N. 89° 54' 43" W., 53.00 FEET; THENCE S. 00° 00' 03" E., 66.00 FEET; THENCE N. 89° 54' 43" W., 33.00 FEET; THENCE N. 00° 00' 03" W., 198.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.31.

**CERTIFICATION**

TO: GALLATIN MANOR L.L.C. KEYBANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY, JONES, DAY, REAVIS & POOLE, CRIPPEN, UROUHART & WEBER, LP, JEFFREY R. GALLATIN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT, AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) ACCORDANCE WITH MINIMUM SURVEYING REQUIREMENTS OF THE PROFESSIONAL SURVEYORS' SOCIETY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND RSPS IN 1997, AND INCLUDES ITEMS 1, 2, 3, 6, 7, (A), (B), (1), (3), (10), (11), AND 13 OF TABLE A, THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN SURVEY.

*Brian D Ferguson* 11-22-99  
 BRIAN D FERGUSON, PS #26454 DATE

**PARKING NOTE**

AT THE TIME OF SURVEY NO PARKING SPACES WERE OBSERVED THEREFORE NONE ARE SHOWN ON SURVEY. ACCORDING TO ZONE C2-A-R (COMMERCIAL RESIDENTIAL) REQUIREMENTS PARKING SHALL BE PROVIDED TO BENEFIT THEREFORE PROPERTY MEETS PARKING REQUIREMENTS.

**EASEMENTS LIST**

FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT NO. 01016525-250  
 DATED: NOVEMBER 1, 1999

B. RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY AS RECORDED IN LIBER 1302, PAGE 562, WASHINGTON COUNTY RECORDS. (AS SHOWN)

**FLOOD PLAIN INFORMATION**

CITY OF ANN ARBOR  
 WASHINGTON COUNTY, MICHIGAN  
 EFFECTIVE DATE: JANUARY 2, 1992  
 FLOOD ZONE: "WHITE X"  
 THIS AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

**ZONING INFORMATION**

ZONED - C2-A-R COMMERCIAL RESIDENTIAL

FRONT SIDES	R1&R	30'
SETBACKS	10'	0'

BUILDING HEIGHTS - NONE  
 BULK RESTRICTIONS - NONE  
 PARKING RESTRICTIONS - EXEMPT  
 HIGH DENSITY RESIDENTIAL AND COMMERCIAL IS PERMITTED IN THIS ZONE PER SECTION 5-1020 OF ANN ARBOR ZONING BOOK.  
 CONTACT PERSON: JIM DEWOLF (734)-994-2874

**STATEMENT OF ENCROACHMENTS**

A. SHED ENCROACHES EAST PROPERTY LINE. (AS SHOWN)  
 B. FENCE ENCROACHES THE SOUTH LINE OF THE SOUTH EAST CORNER OF PROPERTY. (AS SHOWN)  
 C. FENCE ENCROACHES THE EAST LINE OF THE SOUTHWEST CORNER OF PROPERTY. (AS SHOWN)  
 D. BUILDING ENCROACHES THE WEST PROPERTY LINE OF PROPERTY. (AS SHOWN)  
 E. FENCE ENCROACHES THE WEST PROPERTY LINE. (AS SHOWN)  
 F. BUILDING ENCROACHES THE EAST LINE OF DETROIT EDISON COMPANY RIGHT OF WAY AS DESCRIBED IN LIBER 1302, PAGE 562, WASHINGTON COUNTY RECORDS. (AS SHOWN)

**UTILITY CONTACT**

TELEPHONE SERVICES	ZONING
AMERITECH	100 N. 5TH AVE.
300 SOUTH MAPLE	BUILDING DEP.
CITY OF ANN ARBOR	ANN ARBOR, MI 48107
MICHIGAN 48103	734-994-2874
DOUG PARKER	JIM DEWOLF

WATER/SEWER	GAS
100 N. 5TH AVE.	MICHIGON
BUILDING DEP.	3200 HOBSON
ANN ARBOR, MI 48107	NOBLE SECOND FLOOR
734-994-2744	METROPLANT, 48201
JOHN ZEICKMAN	WALT TUNNEY





**From:** Steve Fei Hou []  
**Sent:** Saturday, October 14, 2017 3:13 PM  
**To:** Barrett, Jon <[JBarrett@a2gov.org](mailto:JBarrett@a2gov.org)>  
**Subject:** Fwd: Late check

Dear Ann Arbor City Official,

I am currently a tenant in 332 E William St. I am an Economics Phd student at the University of Michigan and have been a tenant at 332 E William since 2012. I recently received a notice regarding the landlord Jeff Gallatin's request to build additional units in basement of the apartment building. I write in strong opposition to this request. Through my personal interactions with Jeff, I have found him to be the most unpleasant, petty, greedy and bigoted person I have ever dealt with. Many of the other fellow tenants agree. I am forwarding beneath my most recent correspondence with Jeff for your reference. Please see the last paragraph. This isn't the first time he has made condescending and derogatory remarks with respect to my ethnic heritage knowing full well that I am from China and I have a fluent command of the English language. In addition, Jeff intentionally underinvests in the building, takes forever to fix reported issues. He understaffs, uses only one handyman, Balu, for all his properties and overworks him. The corridors are in a state of hopeless disrepair. The carpet and emergency lights were replaced under Cabrio, the caretaker management during Jeff's bankruptcy when he lost control of the building. Since he took back the building, he hasn't made any improvements in the common areas, yet he has raised the rent. It is clear to me and the many tenants I know that Jeff is merely trying to squeeze out every last cent out of the building. It is for this reason, I strongly urge, for the welfare of any future potential tenants, that the requested building alteration for new apartment units be declined.

I may be contacted for further information at [434-906-5385](tel:434-906-5385) or by replying to this email.

Yours Respectfully,  
Steve

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