

**Zoning Board of Appeals
January 26, 2022 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-044; 943 Dewey Avenue

Summary:

Scott Klaassen and Satch Chada, property owners, are requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure to allow for new habitable space in the basement of the existing nonconforming residence. The home is currently a certified three-unit rental that is nonconforming for lot area, lot width and setbacks. The owners seek to renovate the entire structure and complete interior alterations that will not increase the number of existing units. The building footprint and setbacks will remain unchanged. The property is zoned R4C, Multiple-Family Residential District.

Background:

The subject property is within the Burns Park neighborhood near the intersection of Dewey Avenue and Packard Street. The home was built in 1920 and is 2,526 square feet in size.

Description:

The applicants are seeking to alter the nonconforming structure by creating a new unit in the basement while keeping the number of units at three. The basement unit is proposed to contain four bedrooms, two bathrooms and a kitchen. The first and second floor units will also contain four bedrooms, two bathrooms and kitchens. The units will be similar in layout and design.

The residence will receive numerous amenity upgrades which include in-unit washer and dryers, stainless steel appliances, electric vehicle charging ports and energy-efficient mechanical systems.

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:

The petitioner states that there will be no adverse impacts to the neighborhood as the subject property is surrounded by other student rentals and university owned and operated facilities including Schembechler Hall, Yost Ice Arena, the baseball and softball complex and the Ross Business School.

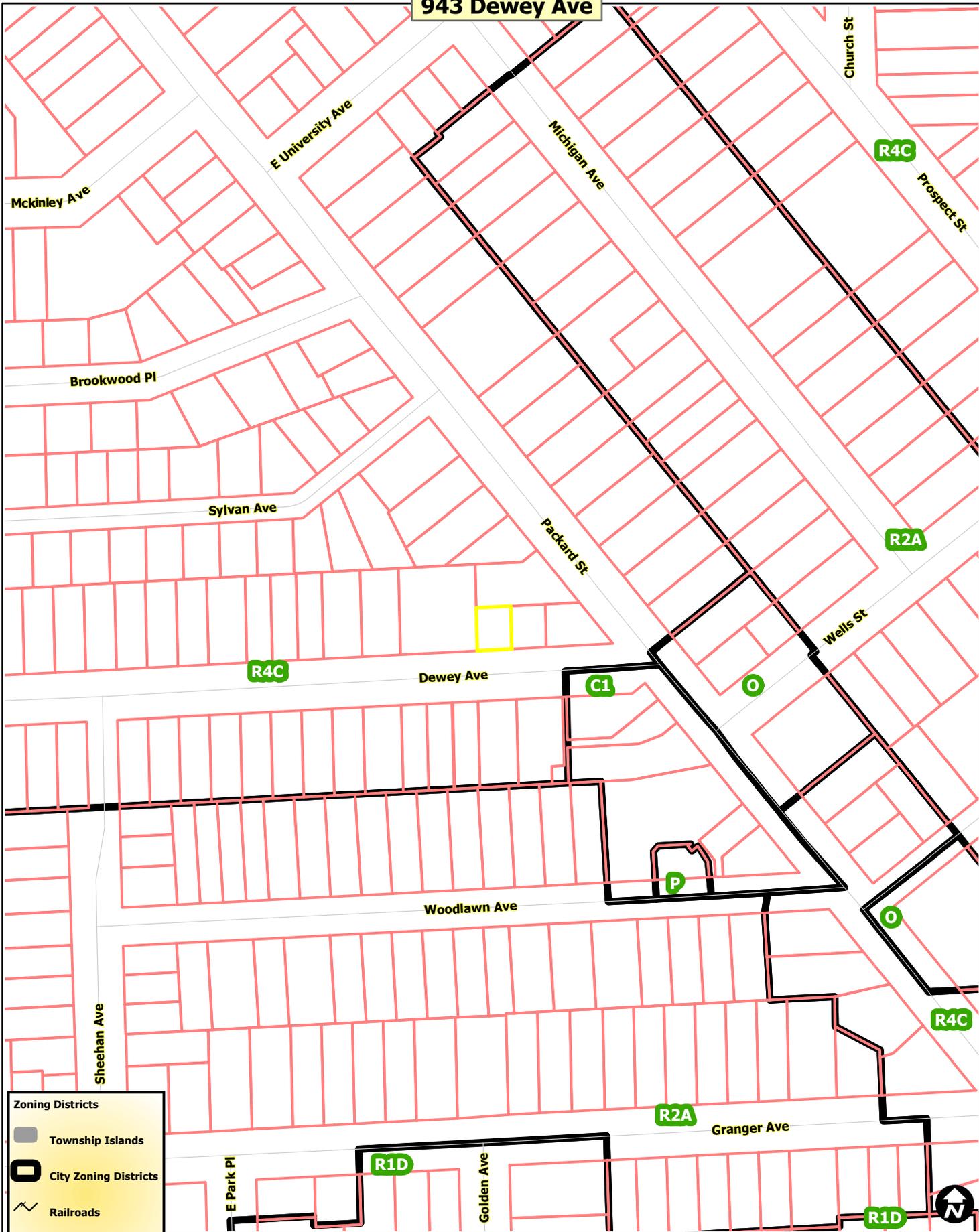
- A) The alteration is approved by the Zoning Board of Appeals upon a finding that it complies as nearly as practicable with the requirements of this chapter and that it will not have a detrimental effect on neighboring property.

Respectfully submitted,



**Jon Barrett
Zoning Coordinator**

943 Dewey Ave



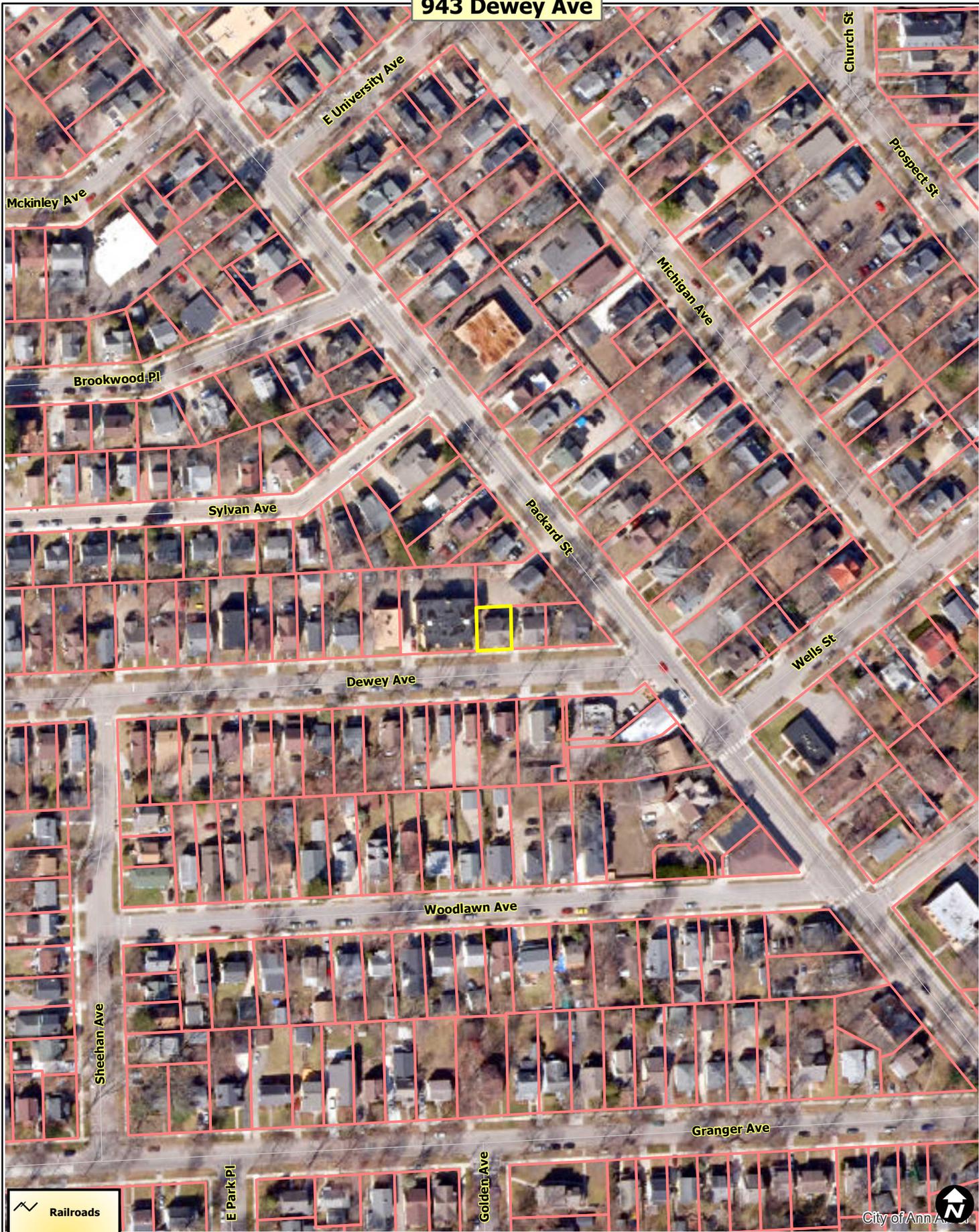
Zoning Districts

-  Township Islands
-  City Zoning Districts
-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/4/2022
 Any aerial imagery is circa 2020 unless otherwise noted
 Terms of use: www.a2gov.org/terms

943 Dewey Ave



 Railroads

 Huron River

 Tax Parcels



Map date: 1/4/2022
Any aerial imagery is circa 2020 unless otherwise noted
Terms of use: www.a2gov.org/terms

943 Dewey Ave

Peckard St

Dewey Ave

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 1/4/2022
 Any aerial imagery is circa 2020
 unless otherwise noted
 Terms of use: www.a2gov.org/terms



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 943 Dewey Ave, Ann Arbor MI		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 943 Dewey LLC	
PARCEL NUMBER 09-09-33-215-020	OWNER EMAIL ADDRESS srcsoho@gmail.com	

APPLICANT INFORMATION

NAME Scott Klaassen / Satch Chada			
ADDRESS 60 Kingsley Manor Drive	CITY Bloomfield Hills	STATE MI	ZIP CODE 48304
EMAIL srcsoho@gmail.com		PHONE 917 288 4388	
APPLICANT'S RELATIONSHIP TO PROPERTY General Contractor / Manager			

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

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:

DATE STAMP

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: Dec 29, 2021

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 Property is now 3 units, each a single bedroom unit with double occupancy for a total of 6 occupants. The proposed alteration maintains the 3 units, inclusive of an unit in the basement, which is currently uninhabited. The building footprint, envelop and setbacks to remain unaltered.

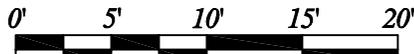
The Property is a rental property, the use of which will remain unchanged and will have minimal adverse impact, if any, to the neighborhood. The Property is located near the corner of Packard St and Dewey Ave and is surrounded by student rentals. Student athletes are attracted to this area because of its close proximity to the numerous university athletic grounds and facilities, including Schembechler Hall, Yost Ice Arena, Baseball & Softball Commons, Ross Academic Center, etc.

The redevelopment proposes to substantially upgrade the Property with modern amenities, including in-unit W/D, stainless steel appliances, 4 EV charging ports, energy-efficient HVAC systems. Additionally, the proposal substantially improves life safety measures by conforming to current building codes, increasing egress points, and installing superior fire batting between floors.

Please complete the table below as it relates to your request

Requirement	Existing Condition	Code Requirement
Lot Area	Approx. 0.06 Acres	
Lot Width	45 Feet	
Floor Area Ratio	0.58	
Setbacks	See attached survey	Bldg footprint remains unchanged
Parking	4*	
Landscaping	Beautified using native grass/plant/bushes	
Other	* Parking and access to EV charging ports provided at rear of property through agreement with owners of abutting property located at 1108 Packard	

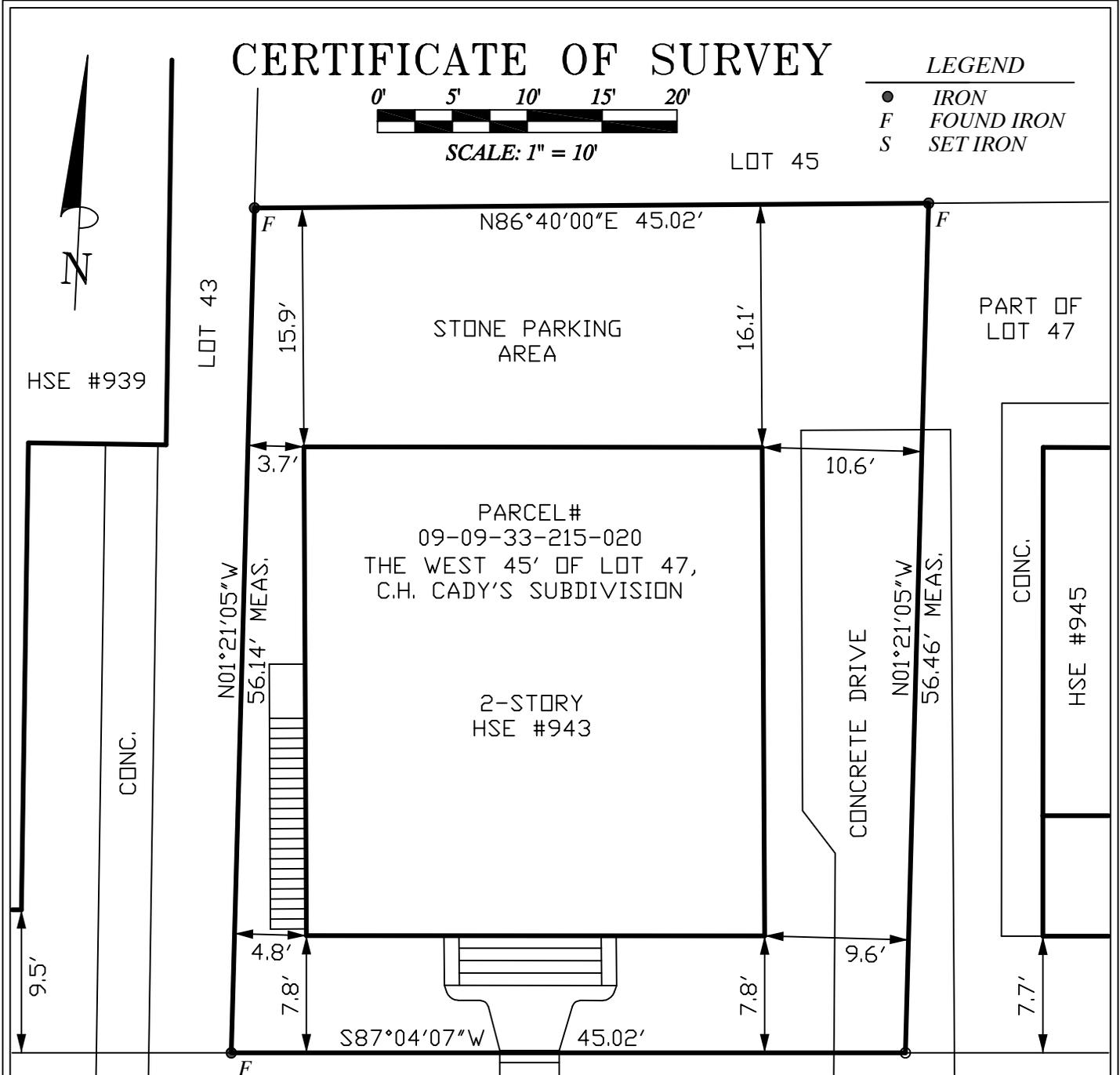
CERTIFICATE OF SURVEY



SCALE: 1" = 10'

LEGEND

- IRON
- F FOUND IRON
- S SET IRON



NOTE: THE BEARINGS ARE BASED ON GPS COORDINATES.

LEGAL DESCRIPTION:
 THE WEST 45 FEET OF LOT 47 OF C.H. CADY'S SUBDIVISION AS RECORDED IN WASHTENAW COUNTY RECORDS, BEING PART OF SECTION 33, TOWN 2 SOUTH, RANGE 6 EAST, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN.

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE ON NOVEMBER 30, 2021 AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/18000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132; 1970, AS AMENDED HAVE BEEN COMPLIED WITH.

AMERICAN LANDMARK SURVEY P.L.C.

SURVEY PART OF LOT 47,
 C.H. CADY'S SUBDIVISION,
 CITY OF ANN ARBOR,
 WASHTENAW COUNTY,
 MICHIGAN.

CLIENT: SATCH CHADA

DATE: 12/03/2021
DRAWN BY: GFD
SCALE: 1" = 10'
SHEET 1 OF 1
JOB# 21171

GERALD F. DESLOOVER
 PROFESSIONAL SURVEYOR
 NO. 45166
 P.O. BOX 130043
 ANN ARBOR, MI 48113
 734-677-7000



943 Dewey LLC
60 Kingsley Manor Drive
Bloomfield Hills MI 48304

December 29, 2021

Planning Services
301 E. Huron Street
Ann Arbor, MI 48104

To whom it may concern:

My name is Satch Chada and I'm the manager of 943 Dewey LLC, which is the sole owner of the property located at 943 Dewey Avenue, Ann Arbor MI 48104. I certify that I have the legal authority to act on behalf of 943 Dewey LLC for which an application for appeal to alter a non-conforming structure is being submitted to the Zoning Board of Appeals (ZBA).

As such, I authorize Scott Klaassen of Done Rite Contracting and Satch Chada to act, sign and to take all steps necessary to obtain an appeal for the alteration to the subject property on behalf of 943 Dewey LLC.

Please do not hesitate to contact me at srcsoho@gmail.com or 917 288 4388 should you have any questions or would like to discuss further. Thank you.

Best regards,

A handwritten signature in black ink that reads "Satch R Chada". The signature is written in a cursive style with a large initial "S" and a distinct "R" and "C".

Satch Chada

APPLICABLE CODES AND LIFE SAFETY INFORMATION SUMMARY

ALL ROOMS WILL MEET CITY OF ANN ARBOR HOUSING CODE.

8% LIGHT
4% VENTILATION

BUILDING CODE: 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS:
RESTORATION

MECHANICAL CODE: 2015 MICHIGAN MECHANICAL CODE
ELECTRICAL CODE: MICHIGAN ELECTRICAL CODE (BASED ON NEC 2017)
PLUMBING CODE: 2015 MICHIGAN PLUMBING CODE

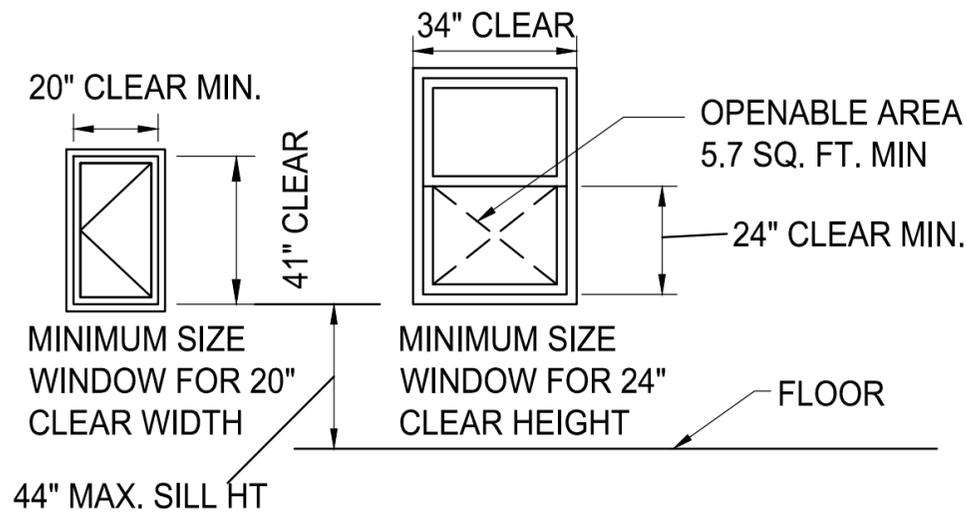
OCCUPANCY TYPE : R-2

AREA OF BUILDING (PER 502.1) GROSS SQUARE FEET INCLUDES OUTSIDE WALL THICKNESS)

FIRST FLOOR : 962 GROSS SQUARE FEET
SECOND FLOOR : 962 GROSS SQUARE FEET
BASEMENT : 962 GROSS SQUARE FEET

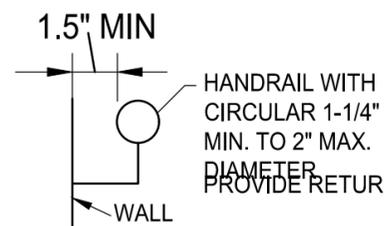
BARRIER FREE: NOT APPLICABLE
HEIGHT OF BUILDING (PER 502.1) 30'-5"
CONSTRUCTION TYPE: TYPE: VB
FIRE SUPPRESSION: NONE
FIRE ALARM: NONE
HISTORIC DISTRICT: YES

EGRESS WINDOWS

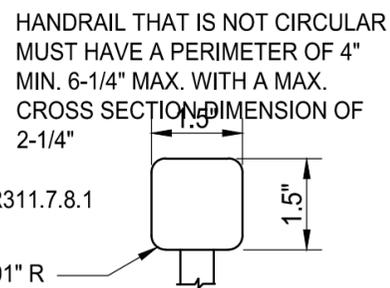


HANDRAILS

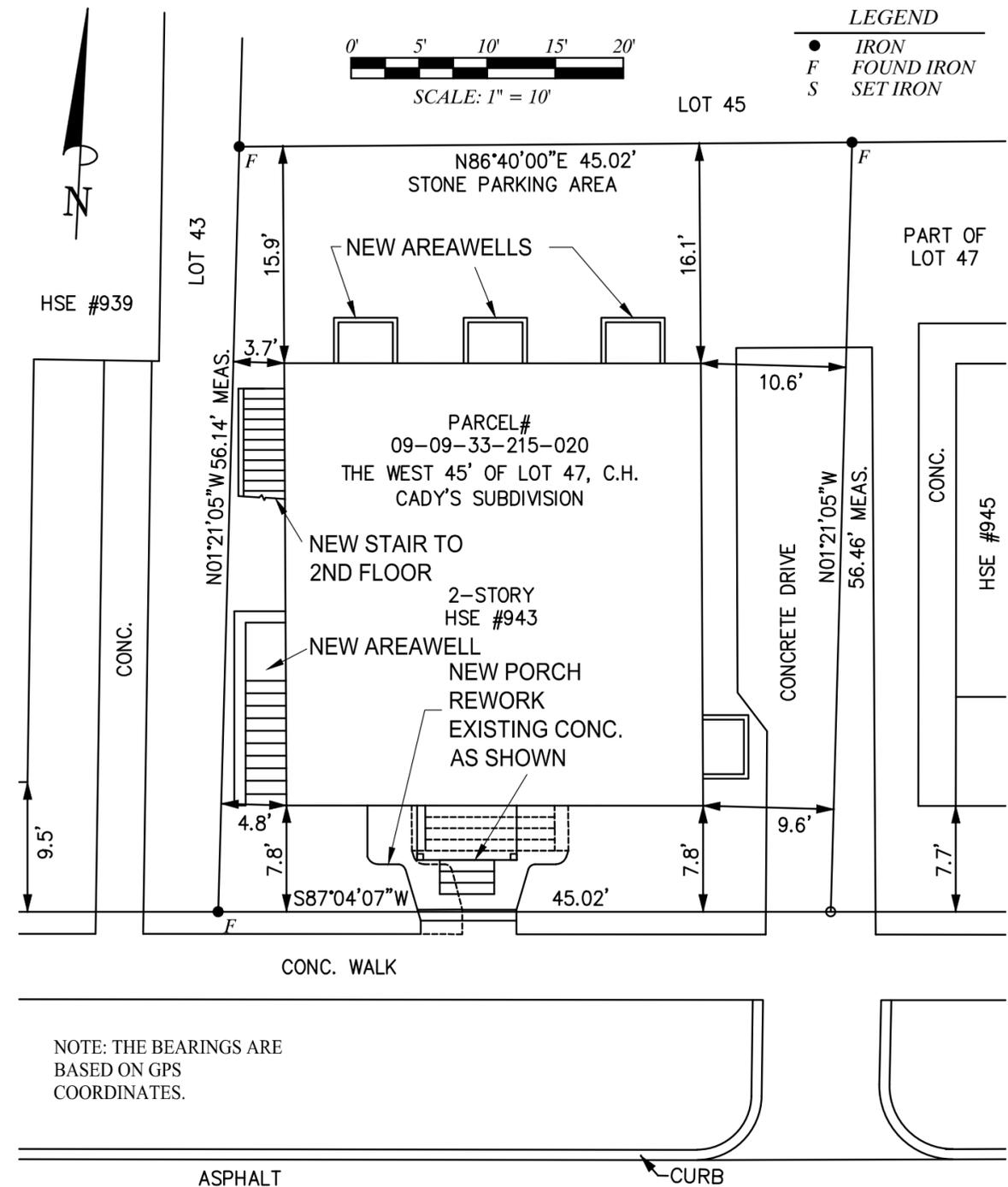
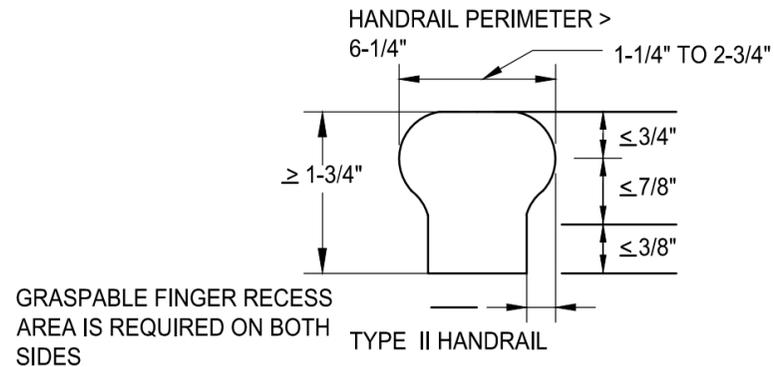
HANDRAIL HEIGHT MEASURED FROM NOSING 34" MIN. TO 38" MAX.



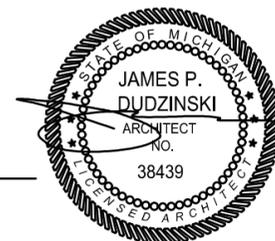
CIRCULAR HANDRAIL



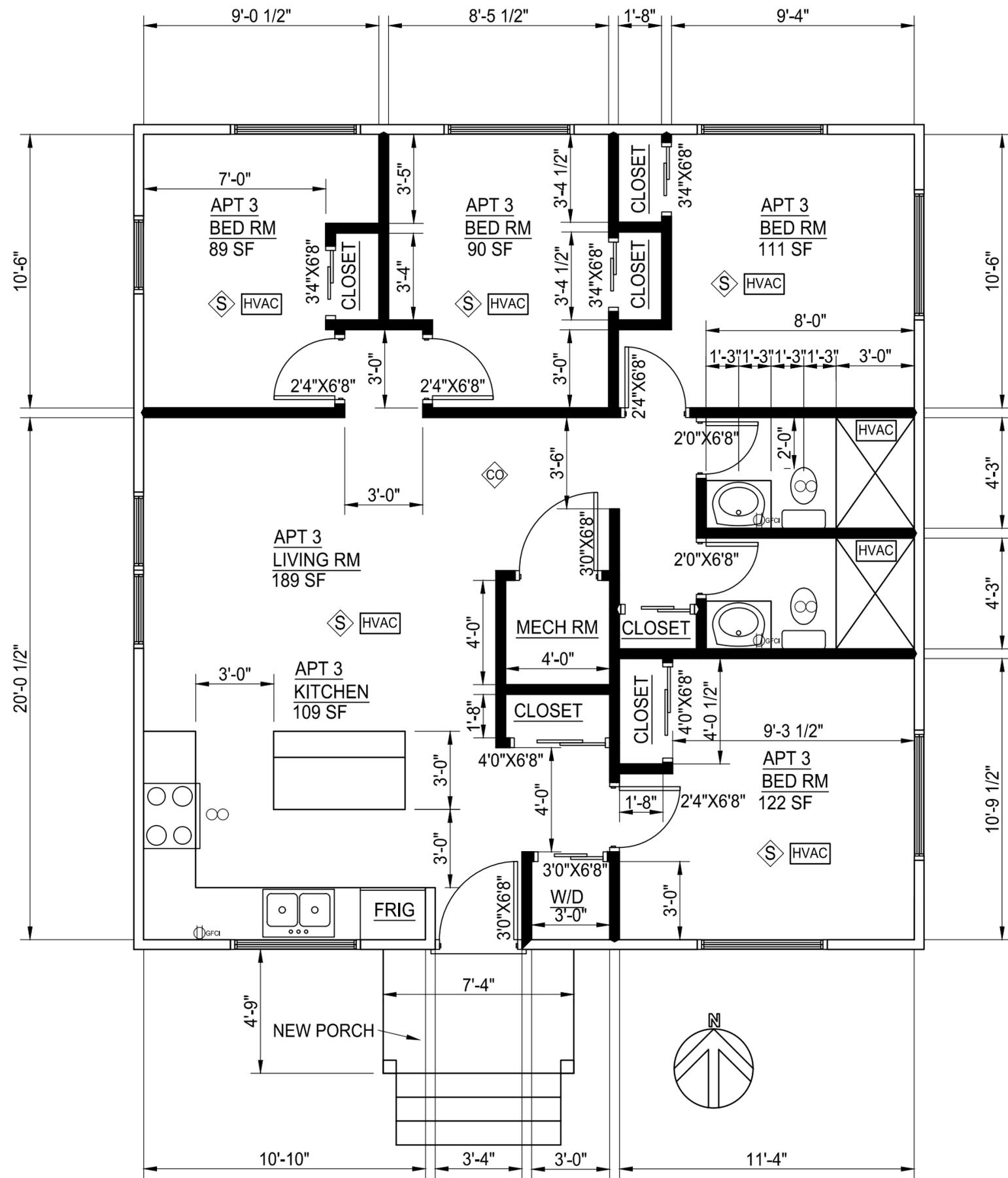
NON CIRCULAR HANDRAIL



SITE PLAN
SCALE: 1"=10'-0"



<p>James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930</p>	PROJECT TITLE: RENOVATION	PROJECT LOCATION: 943 DEWEY ANN ARBOR, MI	SHEET TITLE: SITE PLAN SCALE: 1/4"=1'-0"	MARK:	DATE:	ISSUED FOR:	SHEET NO: 1 OF 12
							A-1



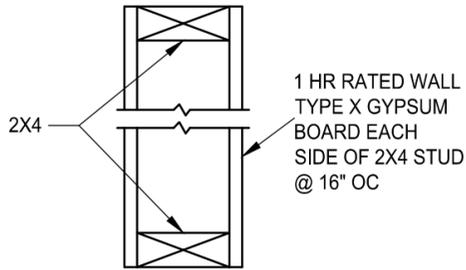
NOTE: ALL FIRE RATED WALLS AND CEILINGS ARE "TYPE X", 5/8" GYPSUM BOARD. NON RATED PARTITION WALLS SHALL BE 1/2" GYPSUM BOARD

ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS

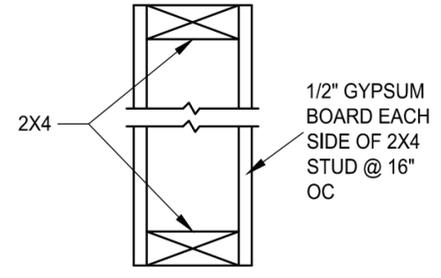
NOTE: STAIRS DO NOT MEET EGRESS REQUIREMENTS FOR R-2 USE GROUP

SYMBOL LEGEND

- NEW WALL
- EXISTING WALL
- SMOKE DETECTOR
- EXHAUST FAN
- CARBON MONOXIDE DETECTOR
- GROUND FAULT INTERRUPTER
- HEATED AND COOLED SPACE PER CODE
- W WASHER
- D DRYER
- W/D STACKABLE WASHER AND DRYER



TYPICAL 1 HR RATED WALL
UL DESIGN NO. U305
NO SCALE

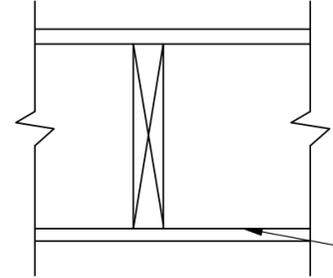


TYPICAL NON RATED WALL
NO SCALE

1 HR RATED WALL

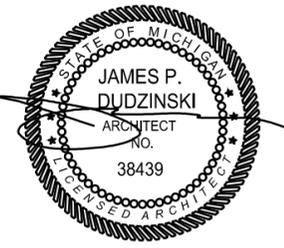
FIRE RATED DOOR SYMBOLS

X'X" X'Y" F: PROVIDE 1 HOUR RATED DOOR WITH CLOSER WHERE THIS DOOR DESIGNATION IS SHOWN



TYPICAL 1 HR RATED CEILING
UL DES NO. L501
NO SCALE

- FIRECORE GYPSUM PANELS, CEILING
- 1" NOMINAL SUB FLOOR AND FINISHED FLOOR
- 2X10 WOOD JOISTS AT 16" OC
- OPTIONAL LEVELROCK FLOOR UNDERLAYMENT
- OPTIONAL SRM-25 OR SRB SOUND MAT
- OPTIONAL VENEER PLASTER



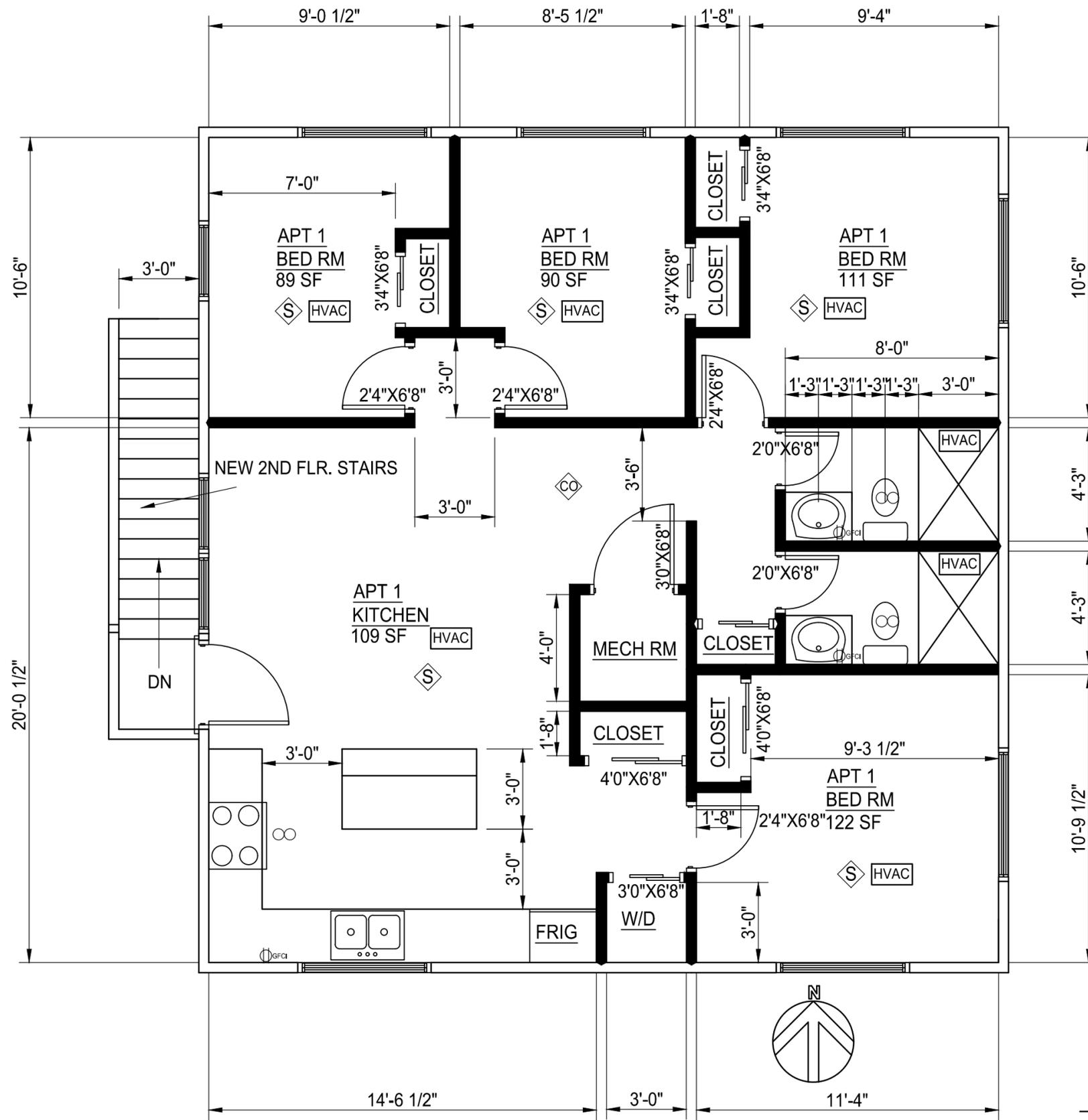
James Dudzinski
ARCHITECT
12306 Volpe
Sterling Heights, Mi.
PH. (586) 864-6930

PROJECT TITLE:
RENOVATION

PROJECT LOCATION:
**943 DEWEY ANN
ARBOR, MI**

SHEET TITLE:
NEW 1ST FLOOR
SCALE: 1/4"=1'-0"

MARK:	DATE:	ISSUED FOR:	SHEET NO:
			2 OF 12
			A-2



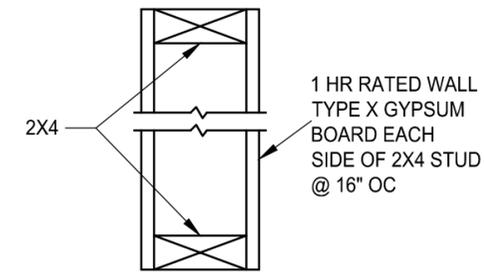
NOTE: ALL FIRE RATED WALLS AND CEILINGS ARE "TYPE X", 5/8" GYPSUM BOARD. NON RATED PARTITION WALLS SHALL BE 1/2" GYPSUM BOARD

ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS

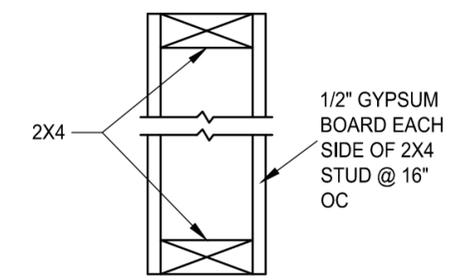
NOTE: STAIRS DO NOT MEET EGRESS REQUIREMENTS FOR R-2 USE GROUP

SYMBOL LEGEND

- NEW WALL
- EXISTING WALL
- SMOKE DETECTOR
- EXHAUST FAN
- CARBON MONOXIDE DETECTOR
- GROUND FAULT INTERRUPTER
- HEATED AND COOLED SPACE PER CODE
- WASHER
- DRYER
- STACKABLE WASHER AND DRYER



TYPICAL 1 HR RATED WALL
UL DESIGN NO. U305
NO SCALE

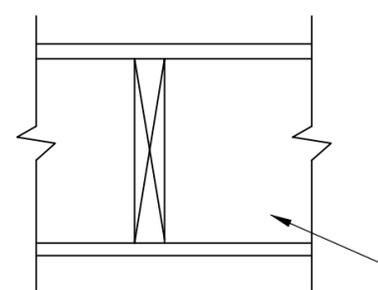


TYPICAL NON RATED WALL
NO SCALE

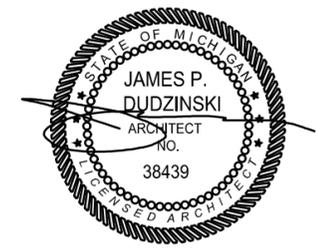
1 HR RATED WALL

FIRE RATED DOOR SYMBOLS

X'X" X'Y" F: PROVIDE 1 HOUR RATED DOOR WITH CLOSER WHERE THIS DOOR DESIGNATION IS SHOWN



TYPICAL 1 HR RATED CEILING
UL DES NO. L501
NO SCALE



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

PROJECT TITLE:
RENOVATION

PROJECT LOCATION:
**943 DEWEY ANN
ARBOR, MI**

SHEET TITLE:
NEW 2ND FLOOR
SCALE: 1/4"=1'-0"

MARK:	DATE:	ISSUED FOR:	SHEET NO: 3 OF 12

A-3

ALL BEDROOMS TO HAVE AN
EGRESS WINDOW, SEE SHEET A-1
FOR REQUIREMENTS

ALL NEW STAIRS TO HAVE MAX
RISE OF 7" AND TREAD OF 11".
NEW HAND RAILS ARE 3'-0" HIGH
AND NEW GUARD RAILS ARE 3'-6"

NEW VENT

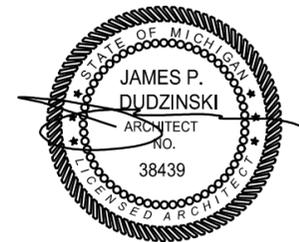
NEW VINYL SIDING

NEW VINYL SIDING

26'-3"

NEW SOUTH ELEVATION

NEW NORTH ELEVATION

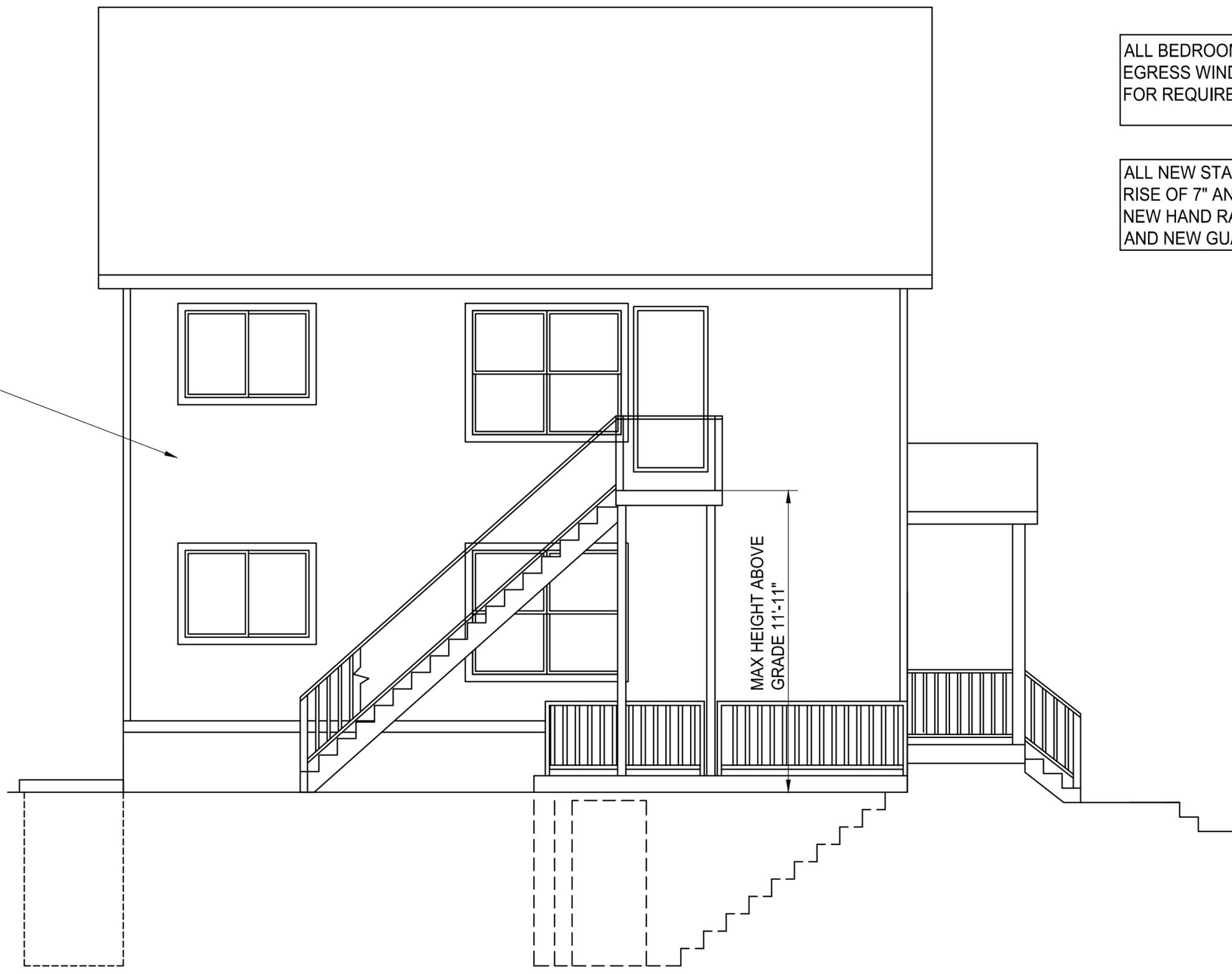


 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
	RENOVATION	943 DEWEY ANN ARBOR, MI	NEW NORTH AND SOUTH ELEVATIONS				5 OF 12
			SCALE: 1/4"=1'-0"				A-5

ALL BEDROOMS TO HAVE AN
EGRESS WINDOW, SEE SHEET A-1
FOR REQUIREMENTS

ALL NEW STAIRS TO HAVE MAX
RISE OF 7" AND TREAD OF 11".
NEW HAND RAILS ARE 3'-0" HIGH
AND NEW GUARD RAILS ARE 3'-6"

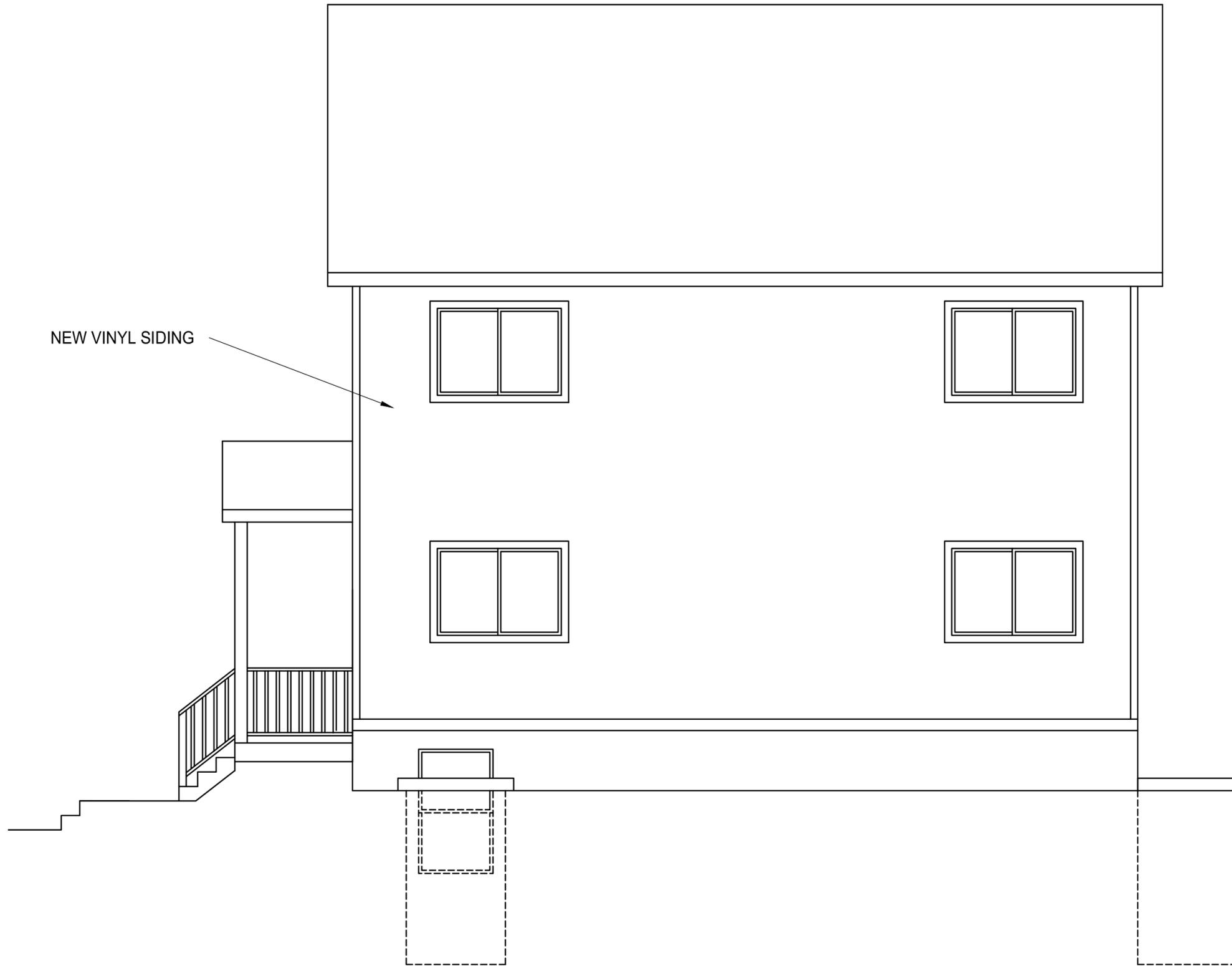
NEW VINYL SIDING



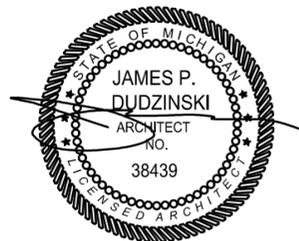
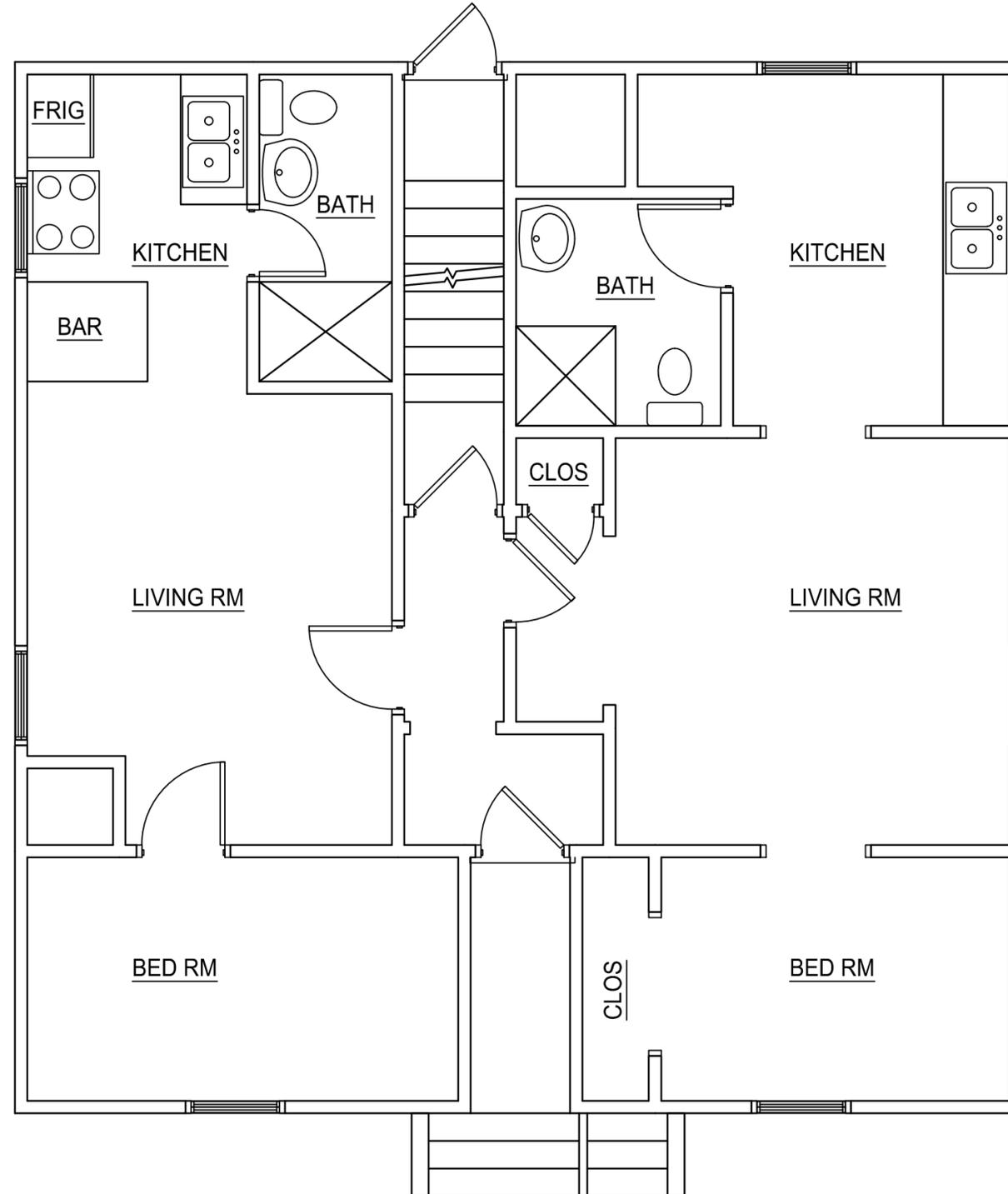
MAX HEIGHT ABOVE
GRADE 11'-11"



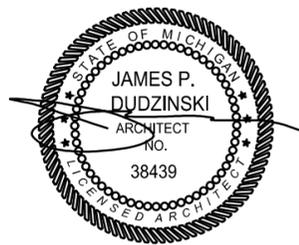
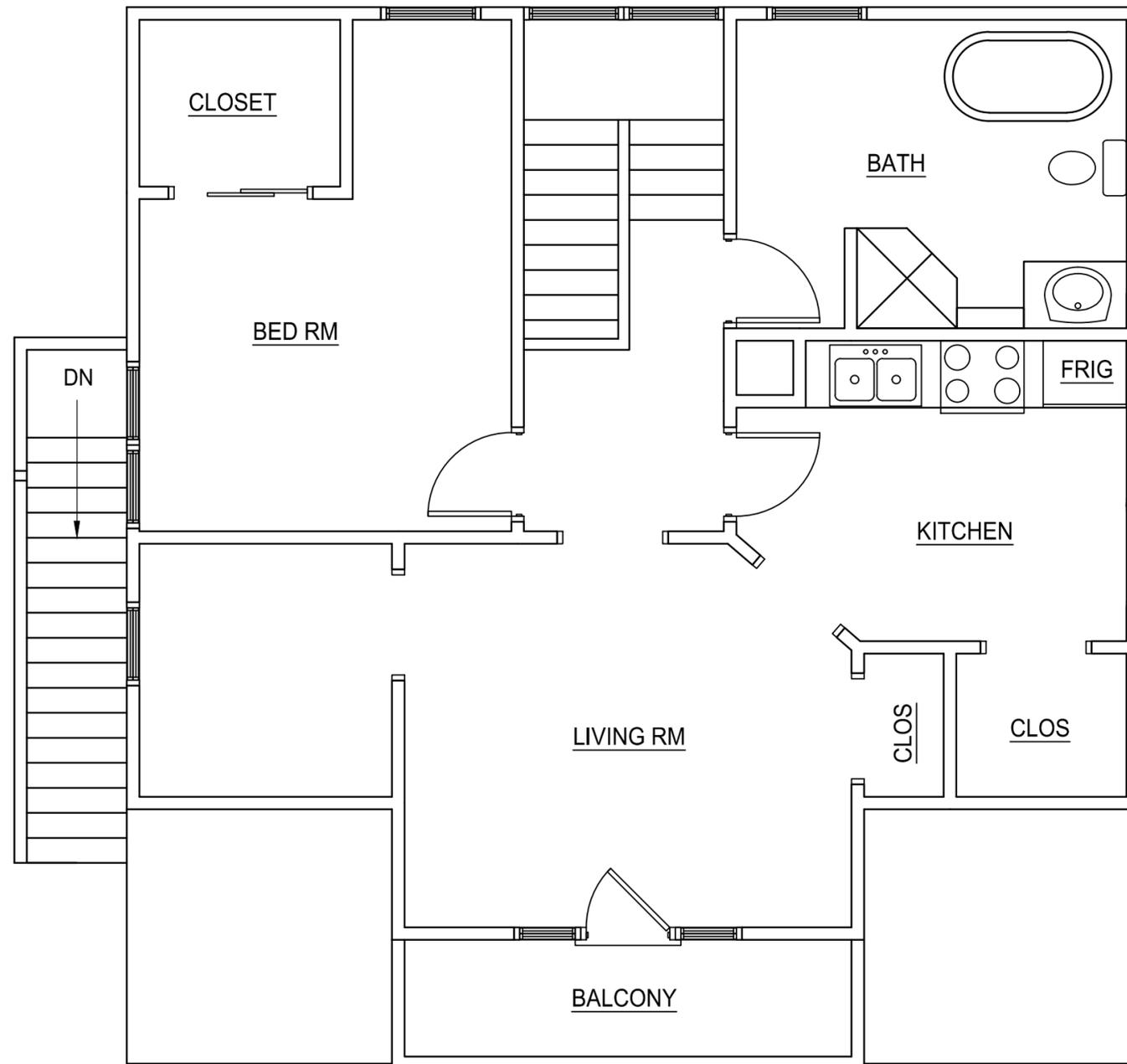
 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
	RENOVATION	943 DEWEY ANN ARBOR, MI	NEW WEST ELEVATION				6 OF 12
			SCALE: 1/4"=1'-0"				A-6



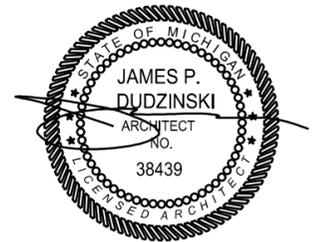
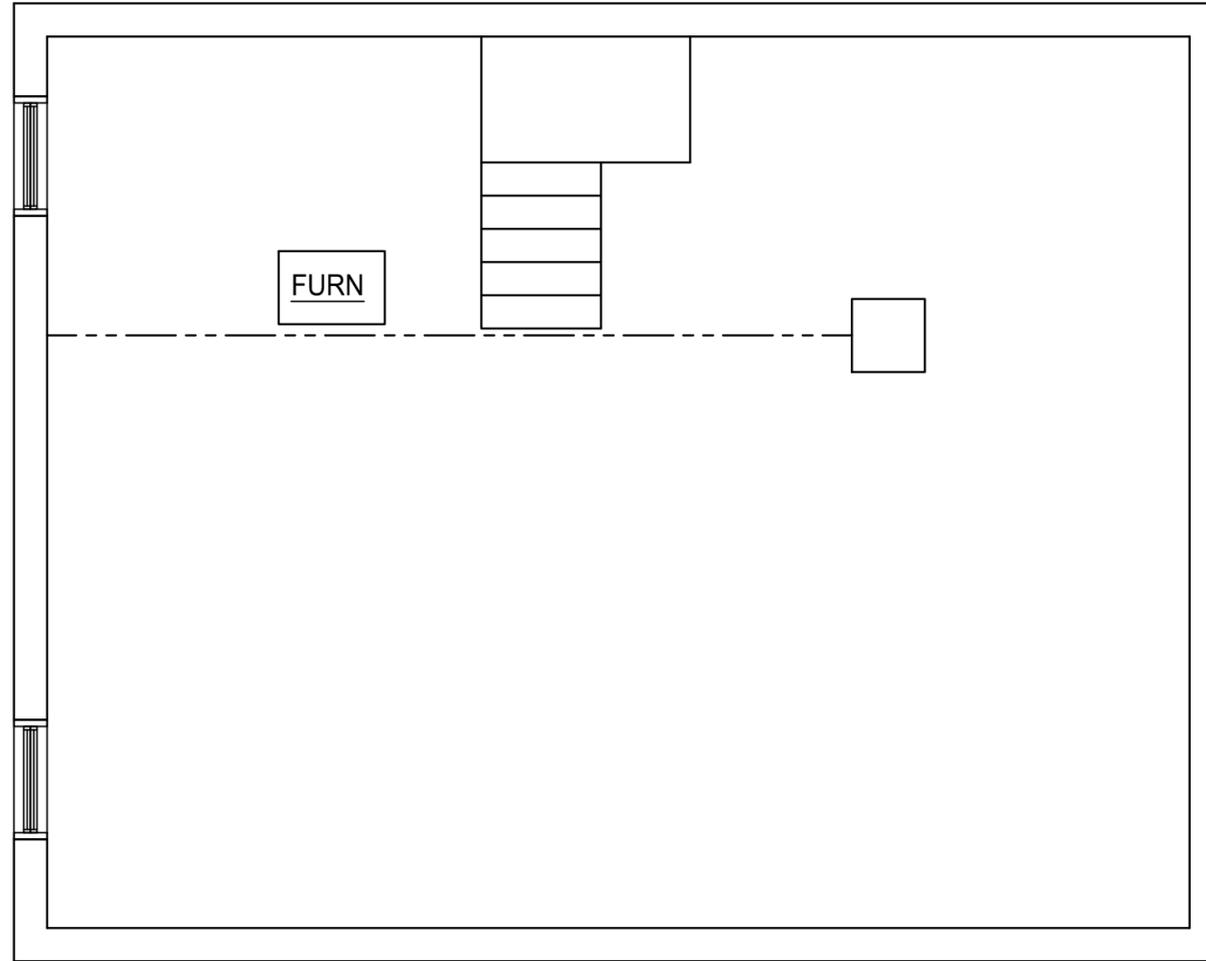
 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
	RENOVATION	943 DEWEY ANN ARBOR, MI	NEW WEST ELEVATION				7 OF 12
			SCALE: 1/4"=1'-0"				A-7



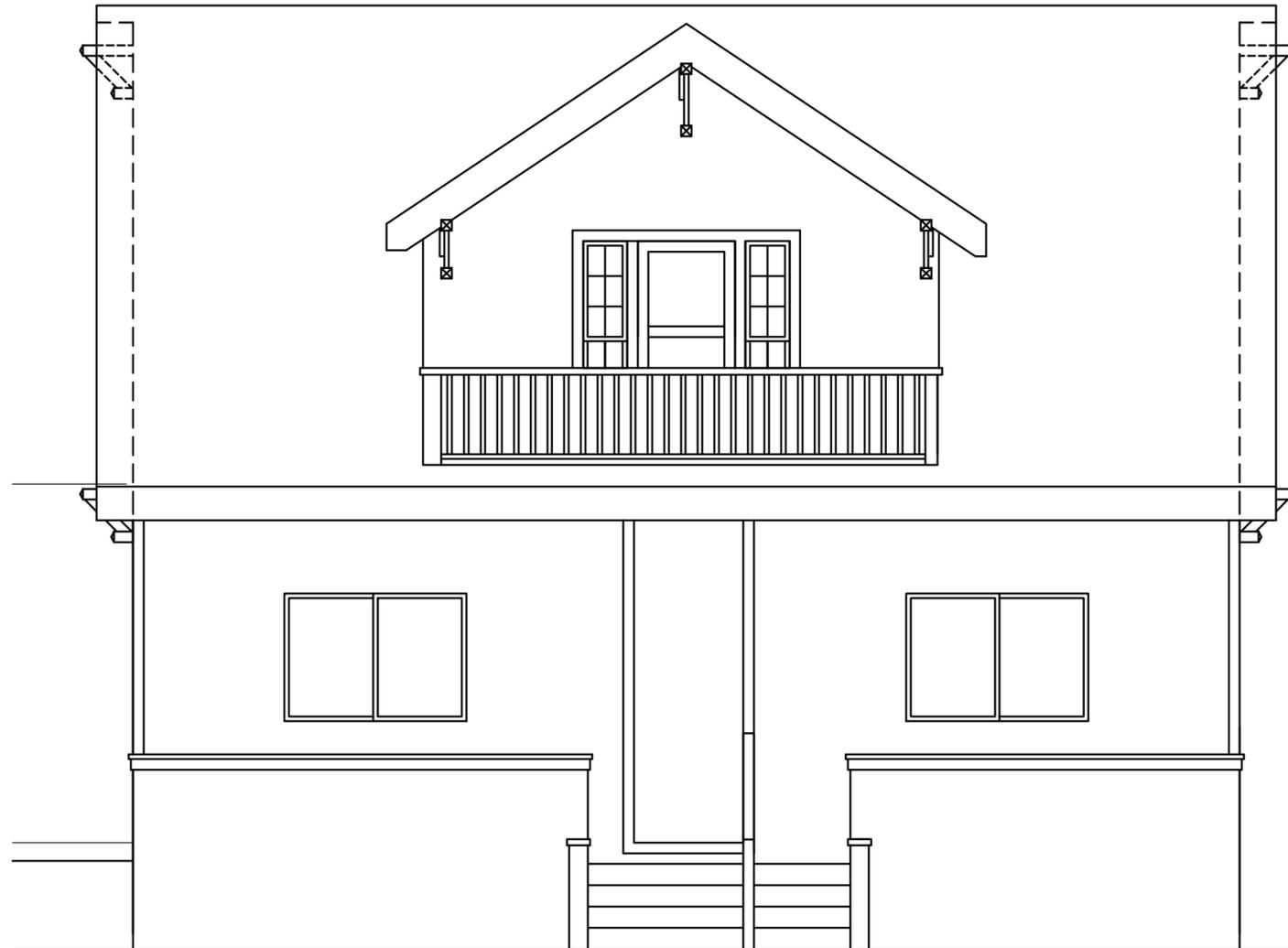
 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
	RENOVATION	943 DEWEY ANN	EX 1ST FLOOR				8 OF 12
		ARBOR, MI	SCALE: 1/4"=1'-0"				A-8



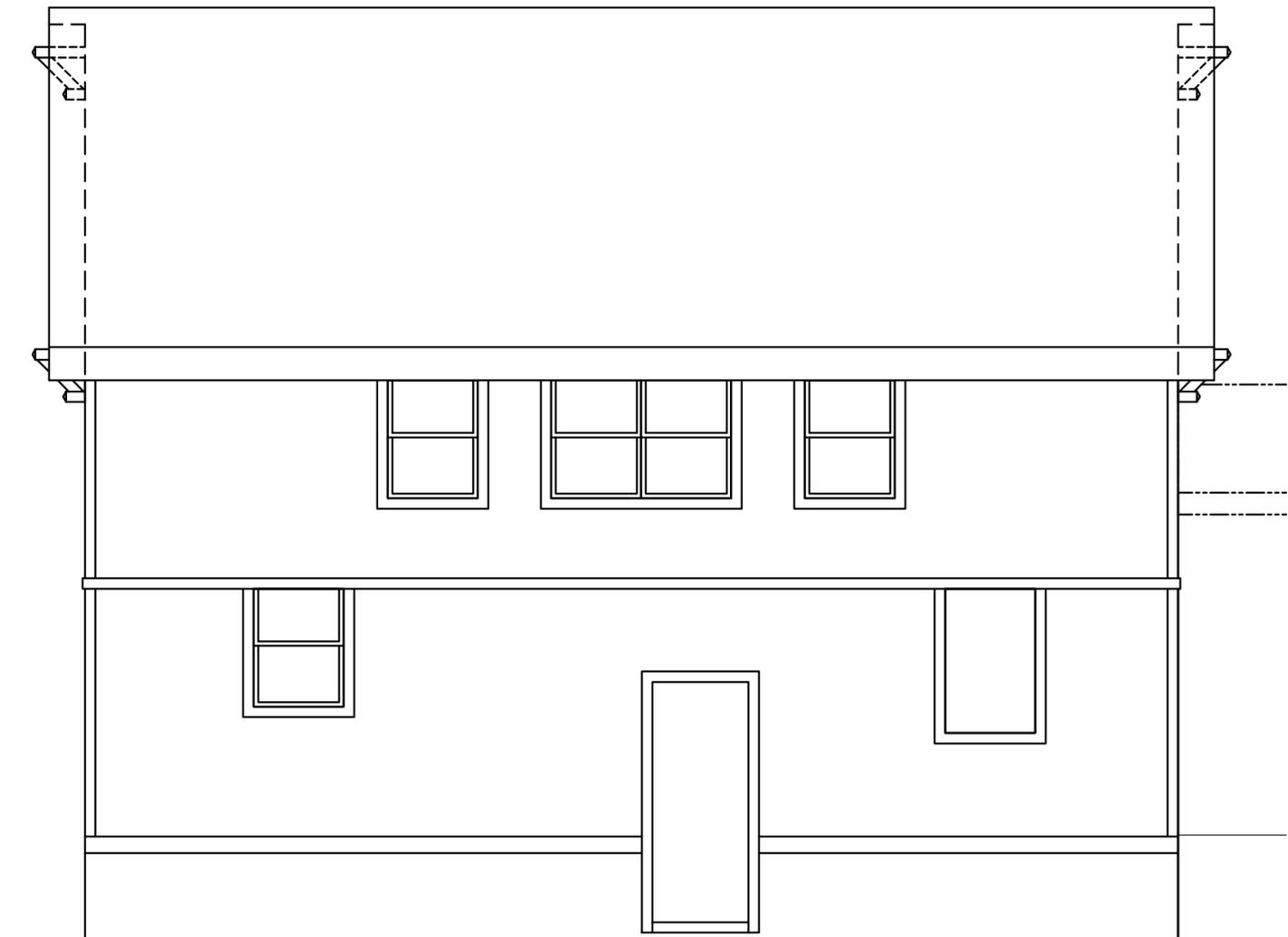
 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
	RENOVATION	943 DEWEY ANN	EX 2ND FLOOR				9 OF 12
		ARBOR, MI	SCALE: 1/4"=1'-0"				A-9



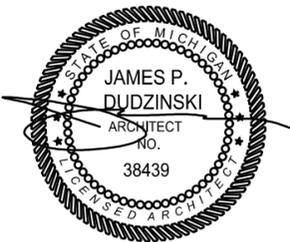
 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
	RENOVATION	943 DEWEY ANN ARBOR, MI	EX 2ND FLOOR SCALE: 1/4"=1'-0"				10 OF 12
							A-10



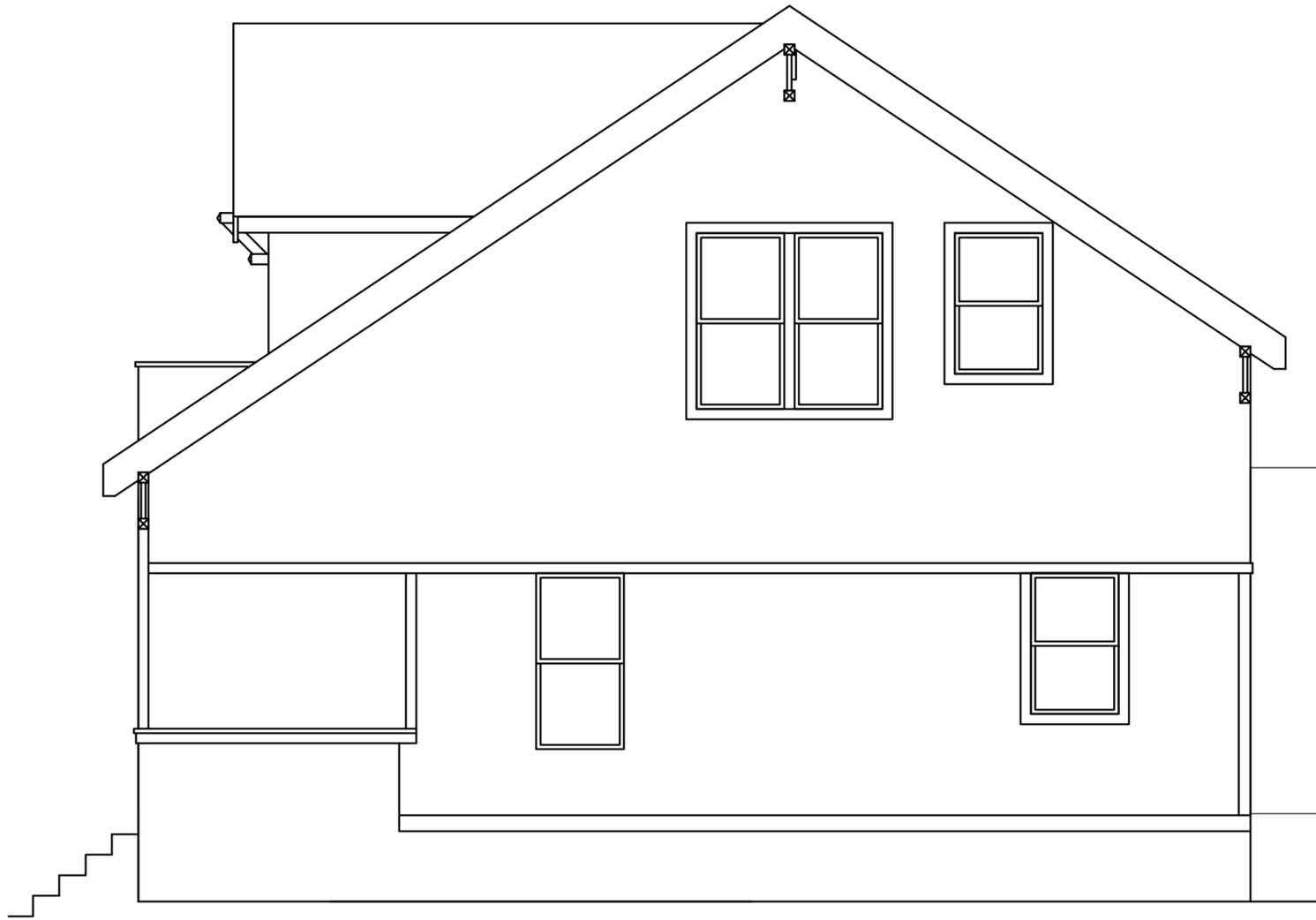
EX SOUTH ELEVATION
SCALE: 1/4"=1'-0"



EX NORTH ELEVATION
SCALE: 1/4"=1'-0"

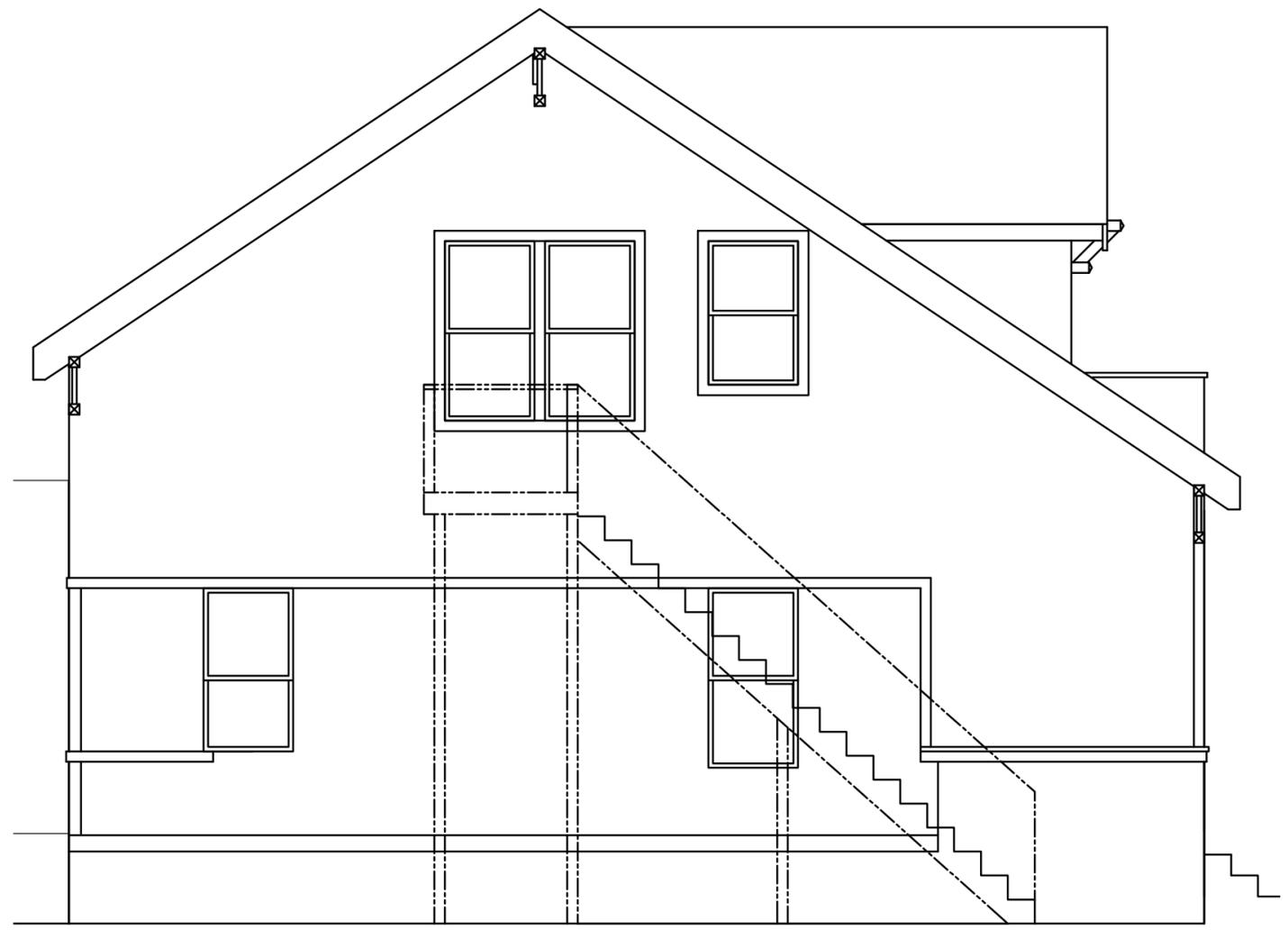


 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
	RENOVATION	943 DEWEY ANN ARBOR, MI	EX NORTH AND SOUTH ELEVATIONS SCALE: 1/4"=1'-0"				11 OF 12
							A-11



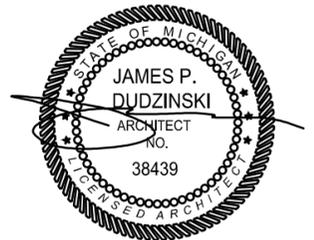
EX EAST ELEVATION

SCALE: 1/4"=1'-0"



EX WEST ELEVATION

SCALE: 1/4"=1'-0"



 James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, Mi. PH. (586) 864-6930	PROJECT TITLE:	PROJECT LOCATION:	SHEET TITLE:	MARK:	DATE:	ISSUED FOR:	SHEET NO:
	RENOVATION	943 DEWEY ANN ARBOR, MI	EX EAST AND WEST ELEVATIONS				12 OF 12
			SCALE: 1/4"=1'-0"				A-12