

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of April 15, 2014

**SUBJECT: 515 Oxford Special Exception Use and Planned Project Site Plan
(515 Oxford Street)
File Nos. SEU13-004, SP13-057**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, finds the petition to substantially meet the standards in Chapter 55 (Zoning Ordinance), Section 5:104 (Special Exceptions), and, therefore, approves the 515 Oxford Special Exception Use for a sorority use, subject to building occupancy of no more than 20 persons, including the resident manager.

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 515 Oxford Planned Project Site Plan, subject to approval of the requested R2B (Two-family Dwelling District and Student Dwelling District) rezoning.

STAFF RECOMMENDATION

Staff recommends the special exception use be **approved** because the proposed use is of such location, size and character as to be compatible with the zoning district in which the site is situated; and the location and size of the proposed use, its nature and intensity, the site layout and access, and effect of the proposed use on public services would not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood.

Staff recommends **approval** of the planned project modifications to the side and rear setbacks because the proposed redevelopment of the site will preserve historical and architectural resources.

Staff recommends **approval** of the site plan because it complies with applicable local, state and federal laws, ordinances, standards and regulations; limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare.

LOCATION

The site is located on the east side of Oxford Street (Central Area), directly opposite the east end of South University Avenue. This site is located in the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks special exception use and planned project site plan approval to convert this three-unit house into a sorority annex. A two-story, 6,490 sf addition is proposed to be constructed to the rear of the house. Planned project modifications are requested for reduced side and rear setbacks to allow the original footprint of the Brigham house and studio to be retained to preserve the house's existing façade. The estimated cost of construction is \$250,000.

The City Planning Commission recommended at its January 23, 2014 meeting that the parcel be rezoned from R4A to R2B to more closely align the zoning requirements with the area and placement characteristics of the site and allow the petitioner to seek a special exception use for a sorority use. The rezoning request is advancing to City Council on a timeline designed to bring the planned project site plan to City Council at the same time as the new zoning ordinance's second reading. An area plan was previously submitted and recommended for approval by the City Planning Commission. The area plan has now been replaced by this Planned Project Site Plan.

Per Chapter 55 (Zoning Ordinance), Section 5:10.4, sororities are permitted in the R2B district as a special exception use if consistent with the standards outlined in Section 5:104. The parcel must have a minimum of 350 square feet per occupant, and this 11,191 square foot parcel meets the requirements for 20 occupants, one of whom must be a resident manager. The floor area of the building is proposed to be expanded from 3,096 square feet to 6,490 square feet via a two-story rear addition on a slab.

The house is intended to serve as a sorority annex for the Delta Gamma sorority, located about one hundred feet to the south across Oxford Road. It currently is a registered rental property with one studio, one one-bedroom, and one four-bedroom unit, allowing a maximum occupancy of eight people.

Four automobile parking spaces are shown on the south side of the building, accessed by a shared driveway. This meets the minimum requirement for 20 occupants. Ten Class A bicycle parking spaces are shown in a basement bike room and 2 Class C bicycle parking spaces are provided in the rear yard: this surpasses the requirement for five class A and five class B spaces.

A first-flush stormwater management system is required, and is being accomplished via a rain garden located in the front yard. Yard drains to perforated pipe in the backyard near the retaining wall will lead to solid pipes under the paved parking area (which also has drains) that discharge to the rain garden.

Two street trees are required and proposed to be planted. No other landscaping is required on the site. No landmark trees are present.

The petitioner held a citizen participation meeting on November 15, 2013 at the Delta Gamma sorority house, 626 Oxford Road. Letters were sent to 394 recipients within 1,000 feet of the site. In addition to the project team, there were five attendees, including two representatives of the OxBridge Neighborhood Association. Questions were answered about kitchen facilities, parking, materials, the sorority, infrastructure, and noise.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential (Six-unit multi-family dwelling)	R4A (Multiple-Family Dwelling District)
EAST	Oxford Housing	PL (Public Land)
SOUTH	Oxford Housing	PL (Public Land)
WEST	Residential	R2B (Multiple-Family Dwelling District and Student Dwelling District)

COMPARISON CHART

	EXISTING	PROPOSED	REQUIRED/PERMITTED
Zoning	R4A (Multiple-Family Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)
Gross Lot Area	11,191 sq ft	11,191 sq ft	8,500 sq ft MIN
Lot Area per Occupant	Not Applicable	559 sq ft/occupant (20 occupants)	350 sq ft/occupant MIN
Minimum Building Size	3,089 sq ft	6,490 sq ft	5,000 sq ft MIN
Setback – Front	42 ft	42 ft	42 ft MIN (25' or established front setback on the date of ordinance adoption, whichever is larger)
Setback – Side (South)	17 ft	17 ft	8 ft MIN
Setback – Side (North)	4.92 ft	4.92 ft *	8 ft MIN *
Setback – Rear	21.26 ft	21.26 ft *	30 ft MIN *
Building Height	28 ft	30 ft	30 ft MAX
Parking – Automobile	4 spaces	4 spaces	4 spaces MIN (1 space per 5 beds)
Parking – Bicycle	None	10 Class A 4 Class C	5 Class A MIN 5 Class B MIN

* Planned Project modification requested

HISTORY

This mid-century modern house was designed by local architect George Brigham as his personal home and studio in 1940. Brigham arrived in Ann Arbor in 1930 via MIT and CalTech, and introduced modern architecture to the city. He designed more than 40 homes in Ann Arbor

and Barton Hills between 1936 and 1958. The house has had cosmetic changes through the decades, but the massing and overarching original design are nearly intact.

PLANNING BACKGROUND

There are a variety of recommended future land uses in the immediate vicinity. The *Master Plan Land Use Element* recommends institutional (public and semi-public) land uses for this parcel. The abutting parcel to the north is recommended for multiple-family uses, and the parcels across the street are recommended for single/two-family dwellings north of South University, and single/two-family dwellings/group housing to the south.

SPECIAL EXCEPTION USE STANDARDS

General Standards - The Planning Commission, in arriving at its decision relative to any application for a special exception, shall apply the following standards (petitioner's response in regular type):

(a) The proposed use or uses shall be of such location, size and character as to be compatible with the appropriate and orderly development of the zoning district and adjacent zoning districts in which the site is situated. In applying this standard, the Planning Commission shall consider whether the proposed use:

1. Will be consistent with the general objectives of the City Master Plan;

The majority of the extant neighborhood is large housing stock and institutions and is likewise zoned R2B. Consistent with the nature of R2B is the allowance for large communal living structures.

2. Will be designed, constructed, operated, and maintained in a manner that is compatible with the existing and planned character of the general vicinity;

The surrounding neighborhood has a large number of sorority and fraternity houses, as well as large apartment buildings and larger institutional uses such as churches. This property will become a sorority annex which is very consistent with the adjoining neighborhood and in fact was chosen as the existing Delta Gamma sorority is located just down the street on Oxford.

3. Will be consistent with the general character of the neighborhood considering population density, design, scale and bulk; and the intensity and character of activity;

Yes, the project will be consistent with the general character of the neighborhood. The existing house in fact will remain and be expanded to accommodate the increase in square footage requirements. It will be treated architecturally to have the strong visual appearance of a residence.

4. Will not be detrimental to the use, peaceful enjoyment, economic value or development of neighboring property, or the neighborhood area in general;

While the number of beds on the property increases by a total of 10, these beds are actually being shifted from the current number of residents currently at the DG house. Essentially, 20

residents will be moved from the DG house to this location, effectively reducing the number of residents in the neighborhood and reducing the overall density.

5. Will not have a detrimental effect on the natural environment.

The proposed project is an expansion and adaptive reuse of an existing building and in a dense setting. There are no wetlands or woodlands being impacted. There presently is no stormwater management on the property – new work will provide for a rain garden in the front yard.

(b) The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, the assembly of persons in connection therewith, and the effect of the proposed use on public services and facilities, will not be hazardous or inconvenient to the neighborhood nor unduly conflict with the normal traffic of the neighborhood. In applying this standard the Planning Commission shall consider, at minimum:

6. The location of and access to off-street parking and the safe provisions for pedestrian traffic;

The proposed improvements to the site will include utilizing the existing curb cut for access to the site and provision for the required four (4) parking spots. Sidewalks will be provided to accommodate pedestrians and bicycle parking will also be installed adjacent to the building. Additional Type A bike storage is being provided in the basement.

7. The relationship of the proposed use to main traffic thoroughfares and to streets and road intersections;

The proposed use will be similar to the existing use and no significant increase in vehicular use is anticipated. The property is located directly east of the S. University and Oxford Street intersection. The main intersection to the north is Geddes Ave and to the South is Hill Street.

8. Vehicular turning movements in relationship to traffic flow routes;

The vehicular turning movements from the site will be minimal as only four (4) parking spaces are provided. The existing curb cut is east of the Oxford/S.University intersection. The turning movements from the driveway will most likely be north to Geddes, and south to Hill or Washtenaw Ave. Conflicts with traffic are not anticipated.

9. The intensity and character of traffic and parking conditions on the site, and in the general area;

The surrounding area is primarily fraternities, sororities and student rental property. The traffic will consist of the occupant's personal vehicles. Four (4) off street parking spaces for the occupant's personal vehicles are provided as required to meet the City Code.

10. The requirements for additional public services and facilities which will be created by the proposed use will not be detrimental to the social and economic welfare of the community.

The proposed use will not require any additional public services that would be detrimental to the community.

PLANNED PROJECT STANDARDS

Planned project approval is requested to allow the north side yard setback to remain 4.92 feet (instead of 8 feet) to accommodate the existing structure, and to allow portions of the rear yard setback to vary between 21.26 feet and 28 feet (instead of 30 feet).

Based upon compliance with the following standards, the Planning Commission may recommend approval, and City Council may approve modifications of the area, height and placement regulations of the Zoning Chapter in the form of a planned project site plan: (Petitioner comments are in plain type)

- 1. The lot(s) included in the planned project must meet the minimum gross lot size requirement of the zoning district in which they are located.**

The project meets the standards listed above.

- 2. The proposed modifications of zoning requirements must provide one or more of the following:**

- d) Preservation of historical or architectural features.**

The house is the original home and studio of George Brigham, one of the original mid-century modern architects in Ann Arbor. It was built in 1940. Although not in a specific historic district, it is well recognized as an exemplar of this style and is a precedent for many of the future Ann Arbor Hills neighborhood houses designed by Robert Metcalf and others. The proposed setback encroachments are being proposed in order to retain and preserve the original north wing and central wings of the Brigham house and studio, including preserving the existing façade of both as they are at present. New work being proposed as part of this submittal will retain the original footprint and limit any impact to the zones behind the facades.

- 3. The planned project shall be designed in such a manner that traffic to and from the site will not be hazardous to adjacent properties.**

Traffic flow to and from the site will not adversely impact the adjoining properties nor create any uniquely hazardous conditions.

- 4. The proposed modifications shall be consistent with the proper development and use of adjacent land and buildings.**

The proposed use as a sorority annex is consistent with and complimentary to the uses defined by this zoning district and likewise is consistent with the uses consistent in this specific neighborhood. This section of Oxford in particular is home to a large number of sorority and fraternity homes and which likewise contains the large Oxford Housing complex.

- 5. Required off-street parking and landscaping must be provided in accordance with the provisions of Chapters 59 (Off-Street Parking) and Chapter 62 (Landscape and Screening).**

Parking and landscape requirements will be in conformance with the provisions outlined above.

6. The standards of density, allowable floor area and required usable open space for the zoning district in which the project is located must be met.

All standards are met and are specifically outlined on sheet SP-01.

7. There shall be no uses within the proposed project which are not permitted uses in the zoning district in which the proposed project is to be located.

The proposed use as a sorority is permitted as a Special Exception Use within the R2B Zoning District. Application for the SEU has been made concurrently.

STAFF COMMENTS

Planning: A number of issues regarding the site's non-conformities and house's historical background are detailed in the January 23, 2014 rezoning and area plan staff report (attached), including staff's recommendation to the petitioner to consider a planned project request to preserve as much of the original house as possible.

Staff strongly supports preserving the mid-century modern Brigham home. While acknowledging that the house has no historic protection or restrictions, such as those found in a local historic district, staff has provided several suggestions to the petitioner for meeting the planned project standard of "preservation of a historical and architectural resource." The petitioner has modified the design to address most of these requests. The petitioner has indicated that one of the recommendations, to lower the roof ridge to match or be lower than the ridge of the original house, is not feasible and provided the following explanation:

...[T]he design has been modified to reflect a flat roof structure as part of the new construction. Further, the roof lines have been modified to reflect a terraced approach to the new addition to minimize the visual impact. While the heights exceed the existing ridge condition, we are of the opinion that this height is not only critical to the proper functioning of the house but is extremely mitigated by the reality of the sloping grades towards the front of the property.

The roof heights of the addition are an iterative result of several factors: deeper contemporary wood framing to comply with the building code and structural design parameters; and the necessity of providing higher spatial volumes internal to the building (existing building ceiling heights are between 7' to 8' in height – with larger gathering type spaces being proposed within the addition a ceiling height of 9' is being proposed).

In addition, as architects we do not believe that the building elevations depict the accurate 'story' of the design concept and building placement strategy. Generally speaking, elevation drawings are false representations of what a building will in effect look like from a physical and natural perspective. As a result, we are providing alternate three-dimensional representations of key building views to clearly indicate that the from the position of the public way (where the majority of people will actually view the existing and proposed elements) a viewing point is already 7' lower than at the finished floor elevation, rendering the perspective of the rear addition visually mute (see Attachments).

Parks: The petitioner has agreed to provide the requested park contribution of \$5,580, which will be applied to recreational amenities in a nearby park, such as Forest Avenue plaza, South University Park, or Burns Park.

Prepared by Jill Thacher
Reviewed by Wendy Rampson
4/11/14

Attachments: Location Map
Zoning and Parcel Map
Aerial Photo
Citizen Participation Report
1/23/14 Planning Staff Report (without attachments)
Existing Conditions
Site Plan
Landscape Plan
Elevations
Perspectives
Sidewalk View Rendings

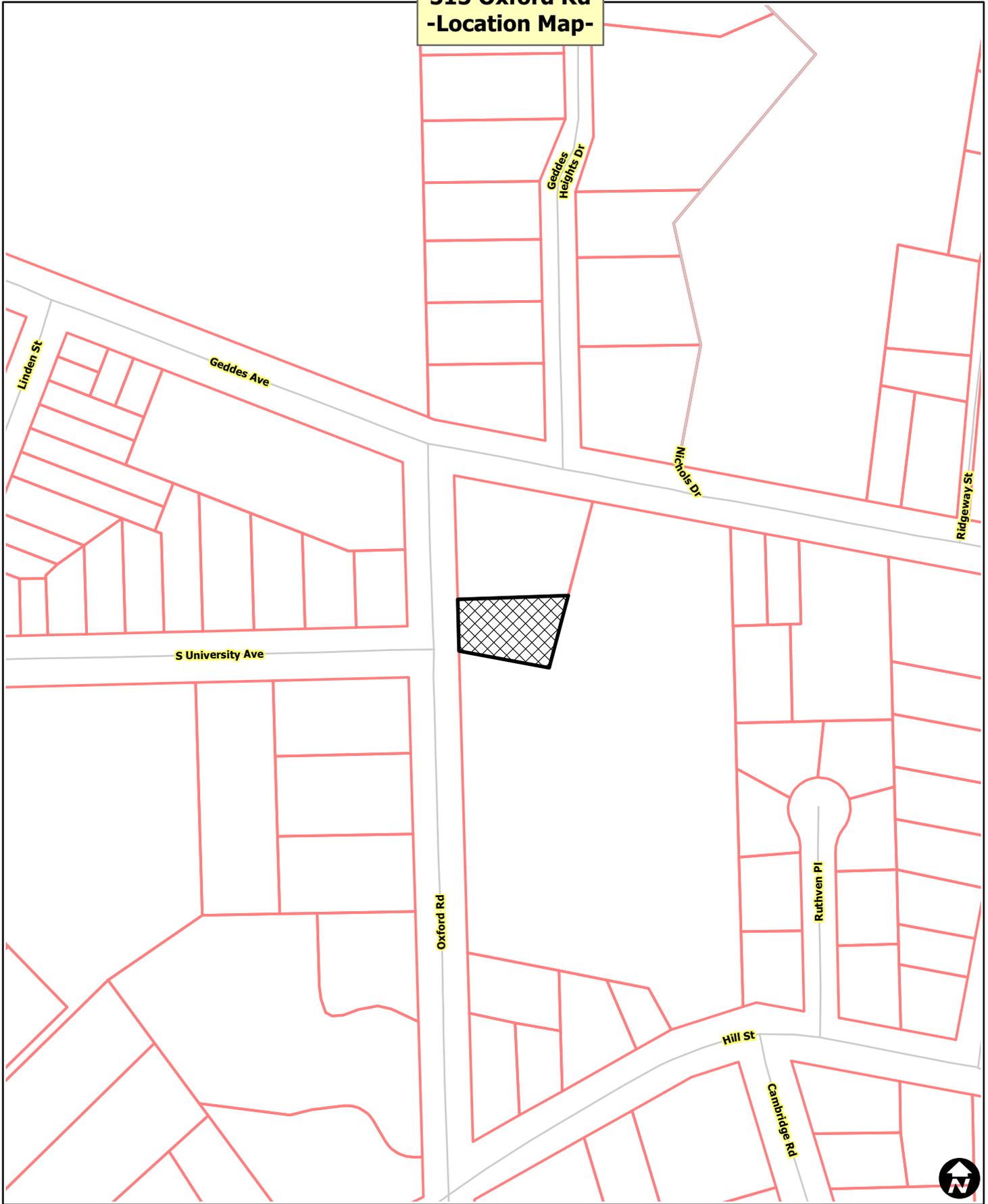
c: Petitioner's Agents: OX Studio
308 ½ S. State St., Suite 20
Ann Arbor, MI 48104

Perimeter Engineering
11425 Boyce Road
Chelsea, MI 48118

Owner: Dan Pampreen
PO Box 4418
Ann Arbor, MI 48106

Systems Planning
File Nos. SEU13-004 & SP13-057

515 Oxford Rd -Location Map-



 Railroads
 Parcels



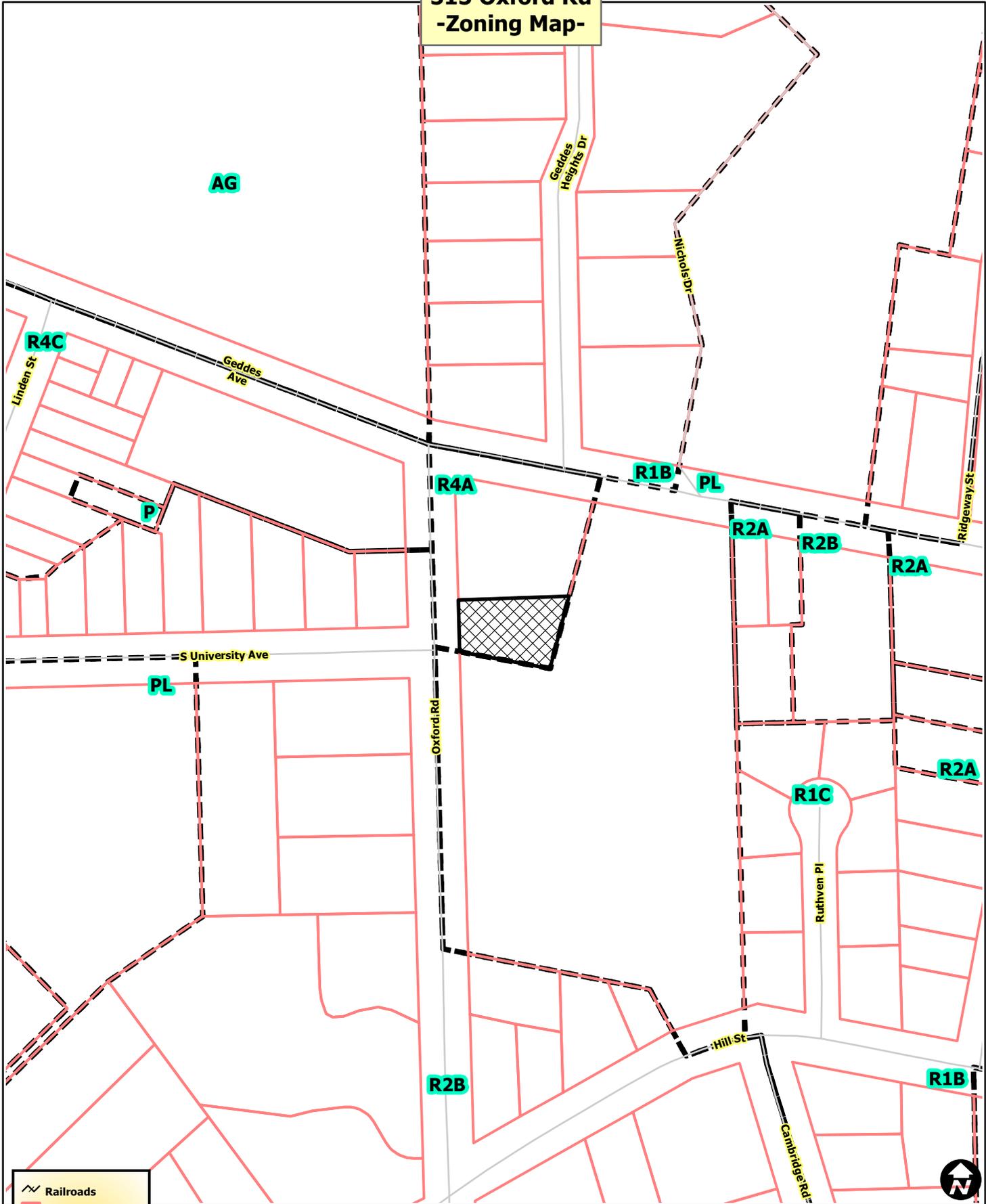
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515 Oxford Rd -Zoning Map-



Legend

- Railroads
- Parcels
- Zoning**
- Township Islands
- Zoning Districts



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515 Oxford Rd -Aerial Map-

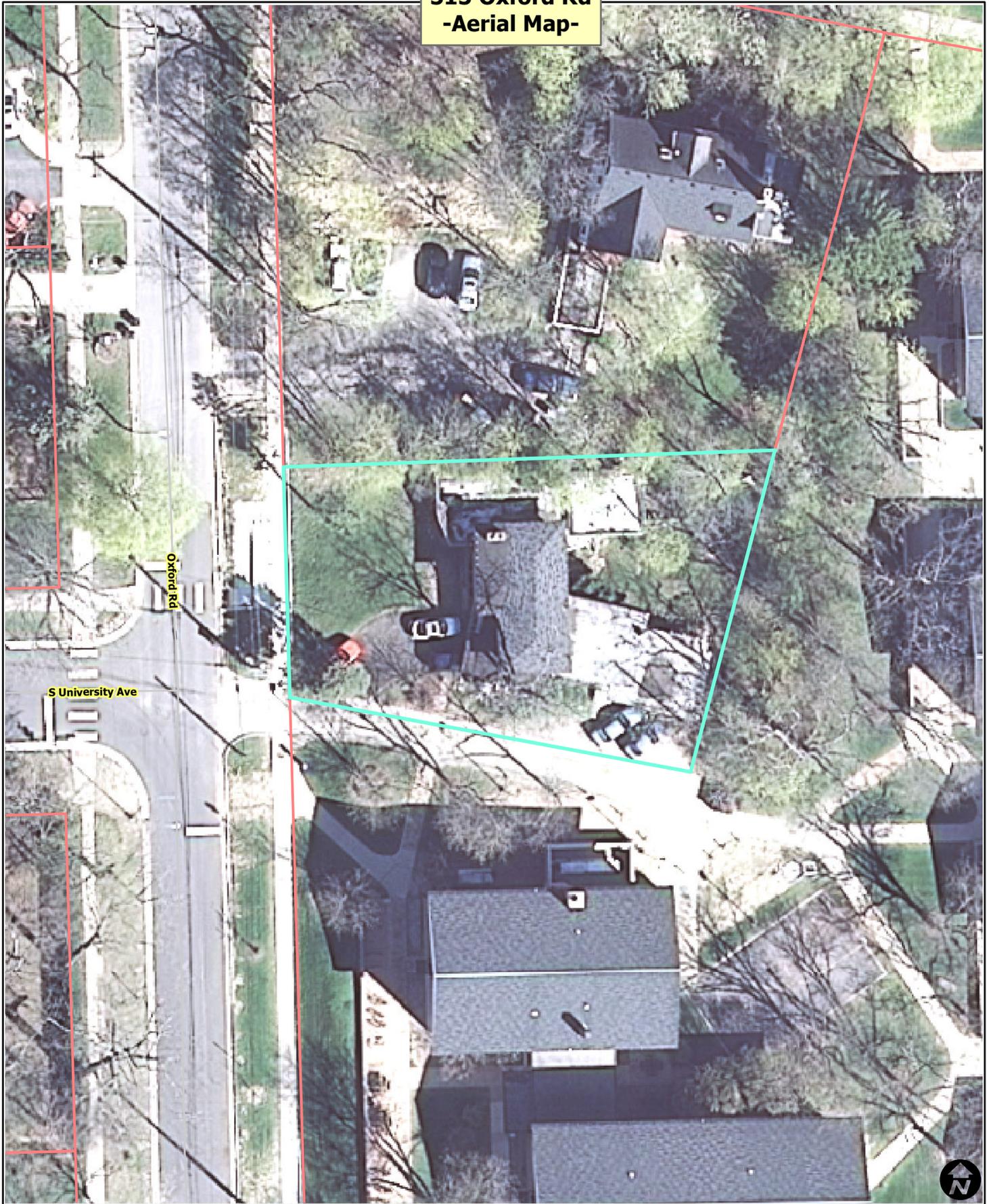


 Railroads
 Parcels



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515 Oxford Rd -Aerial Map-



 Railroads
 Parcels



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Map Created: 10/31/2013

15 November 2013
515 Oxford Renovation and Expansion
CPO Meeting Report

Notice Provided

Letter notices were distributed (see attached) to 394 recipients within 1,000 feet of the site location. This information was provided to the petitioner by the City on October 31, 2013.

Meeting Summary

The meeting was held at the Delta Gamma Sorority house located at 626 Oxford. The meeting started promptly at 7:34. Five (5) attendees were present beyond the project team – two (2) arrived shortly after the formal presentation had begun. Two individuals spoke both for themselves and as executive members of the OxBridge Neighborhood Association. See the attached sign-in sheet for reference.

Representing the project team were:

Mr. Dan Pampreen (Dan's Houses, owner and the formal petitioner)
Mr. Robb Burroughs (OX Studio, project architect)
Ms. Ariel Hurwitz-Greene (DG Alumna rep and project coordinator for the sorority)

A presentation regarding the proposal was provided to the attendees describing the existing conditions of the property, the intended use and the municipal review process, including the individual requests being made of the City.

Presentation Boards

The following materials were presented during the course of the meeting:

Existing Conditions Site Plan
Existing Conditions Site Plan with existing R4A setbacks overlayed
Existing Conditions Image and Plan board
Proposed Architectural Site Plan
Proposed First and Second Floor Plans (including unit layouts)
Proposed Exterior Building Elevations
Proposed Exterior Façade Renderings

Attendee Comments / Questions

Is there a kitchen?

A non-commercial kitchen is being provided for general cooking and storage.

Where will the sorority members eat?

Sorority members living at the annex will be included with the food service plan managed thru the existing house.

Why is there a separate suite?

This is the house mom suite, required by both the sorority and the zoning ordinance.

How many parking spaces are being provided?

6 total parking spaces are being provide, one for every three beds. Two spaces will be in the garage and four will park at grade.

How many parking spaces are there presently at the building?

Where is the parking going to take place?

All parking will be accounted for on site. Overflow parking can be accommodated at the existing sorority as required.

What materials will be used on the exterior facades?

The existing structure is primarily painted wood siding and concrete block. The building will be reclad and the new work composed of painted Hardiboard siding, most likely in varying palette of sizes and siding types.

What are the current number of beds in the existing DG sorority house?

60 sorority members live in the DG house.

What are the current number of bedrooms in the existing house?

8

What happens if the sorority elects to not renew their lease?

The Owner intends to rent this to other sorority users or as a household dedicated for female residential housing.

How many members of the sorority live at the present house?

60

How many members of the sorority will remain after the annex is completed?

42

Will this project impact water pressure in the neighborhood?

The team was not aware of any water pressure issues but new work will comply with municipal standards.

Does the front porch encroach into the setback?

The front porch is in the front yard setback (after adapting the averaged front yard condition) but is not covered and therefore is a conforming addition to the building.

Specific concerns of neighbors:

Noise (bad boys from fraternities)

Parking

Demand on existing neighborhood infrastructure

Water Pressure

"Love the architecture – it's a great improvement"

Comments Received via Email or Telephone

Telephone:

Florence Arnold – 1502 Geddes (call received 11/13)

Ms. Arnold inquired into the nature of the project. After hearing what was being proposed, she stated that she had no problems with the proposal.

Email:

Ms. Lana Hawkins

Attachments

The following referenced documents are attached as follows:

CPO Notification Letter and Site Plan

Attendee Sign In Sheet

Presentation Boards (as listed above)

End of Memo

Dear Property Owner,

In accordance with the City of Ann Arbor's Citizen Participation Ordinance (CPO), we are inviting you to a public meeting in regards to the property located at 515 Oxford Road. Your property is within 1000 feet of this development and as such we are sending you this letter to notify you of the development and the opportunity to give us your input. The purpose of this meeting is to address questions and concerns that you may have about this proposed development and also garner your input as a neighborhood resident and promote effective citizen participation in the project development process. This is a way for all of the neighbors to be involved in the design and development process and allow the developers a chance to hear your concerns and ideas so that the design team can try to incorporate these into the overall design as possible.

After this meeting is conducted the design team will comb through the ideas and suggestions to finish the site plan design for submittal to the City of Ann Arbor by the November 25th submittal deadline. Once these plans are submitted, City staff will have a chance to review the plans for its conformance with the city zoning requirements and site development standards. The first possible Site Plan Meeting for this project to be heard will be at the January 23rd Planning Commission Meeting. This meeting, and any subsequent meetings including City Council, will be open to the public.

Petition for Site Plan Review

The project is intended to adaptively re-use, renovate and expand the existing multi-family residential structure to accommodate future use as a boarding house. The boarding house function would accommodate provisions to make the building an annex for the Delta Gamma sorority, likewise located on Oxford Street. This process will include application for Rezoning, Special Exception Use (required for boarding house function) and Site Plan Approval to the City Planning Commission.

Due to the limitations of the existing R4A Multiple Family Dwelling district and its unique application in this area of the city, the property is being proposed for rezoning from R4A to R2B Two-Family Dwelling and Student Housing district. This would allow zoning compliance both for the majority of the existing site, building and proposed use, something the current zoning classification does not afford. In addition, this district is the predominant district within this area and would allow this property to match the surrounding zoning classifications, and in many cases the similar uses, of the neighboring properties.

The project will include 17 beds distributed amongst one- and two-bedroom units and arranged between the first and second floors of the structure along with commons bathrooms and gathering spaces. In addition, a resident manager suite (including one additional bed) will be provided per ordinance requirements. The existing building envelope is presently two-stories in height – the new building area will match the approximate overall height. Parking provisions will be accommodated on the site, with two (2) garage parking stalls and four (4) exterior parking stalls.

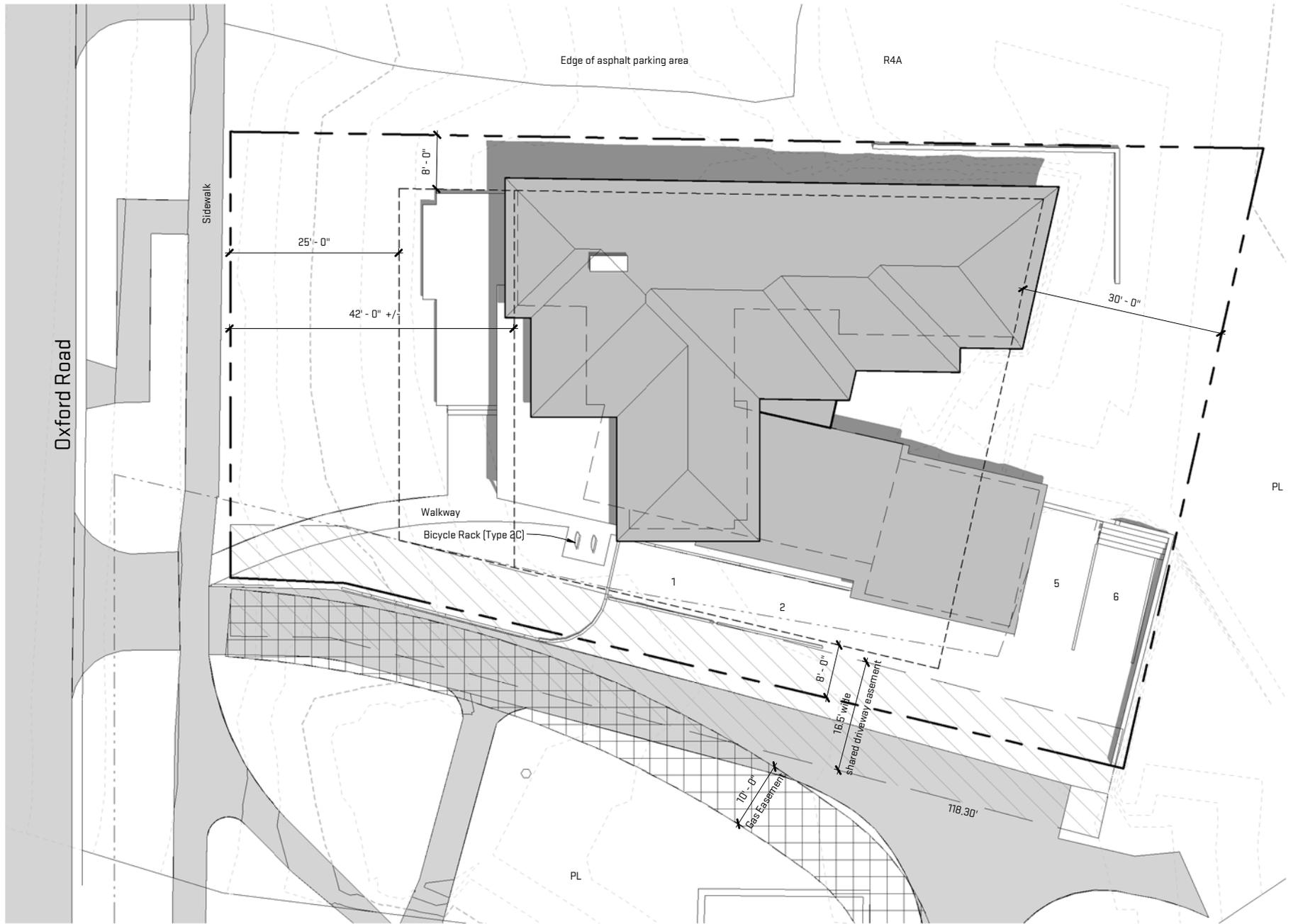
Meeting Logistics

Date: Thursday November 14, 2013
Time: 7:30 – 8:30PM
Location: Delta Gamma Sorority House
626 Oxford Road
Ann Arbor, MI 48104

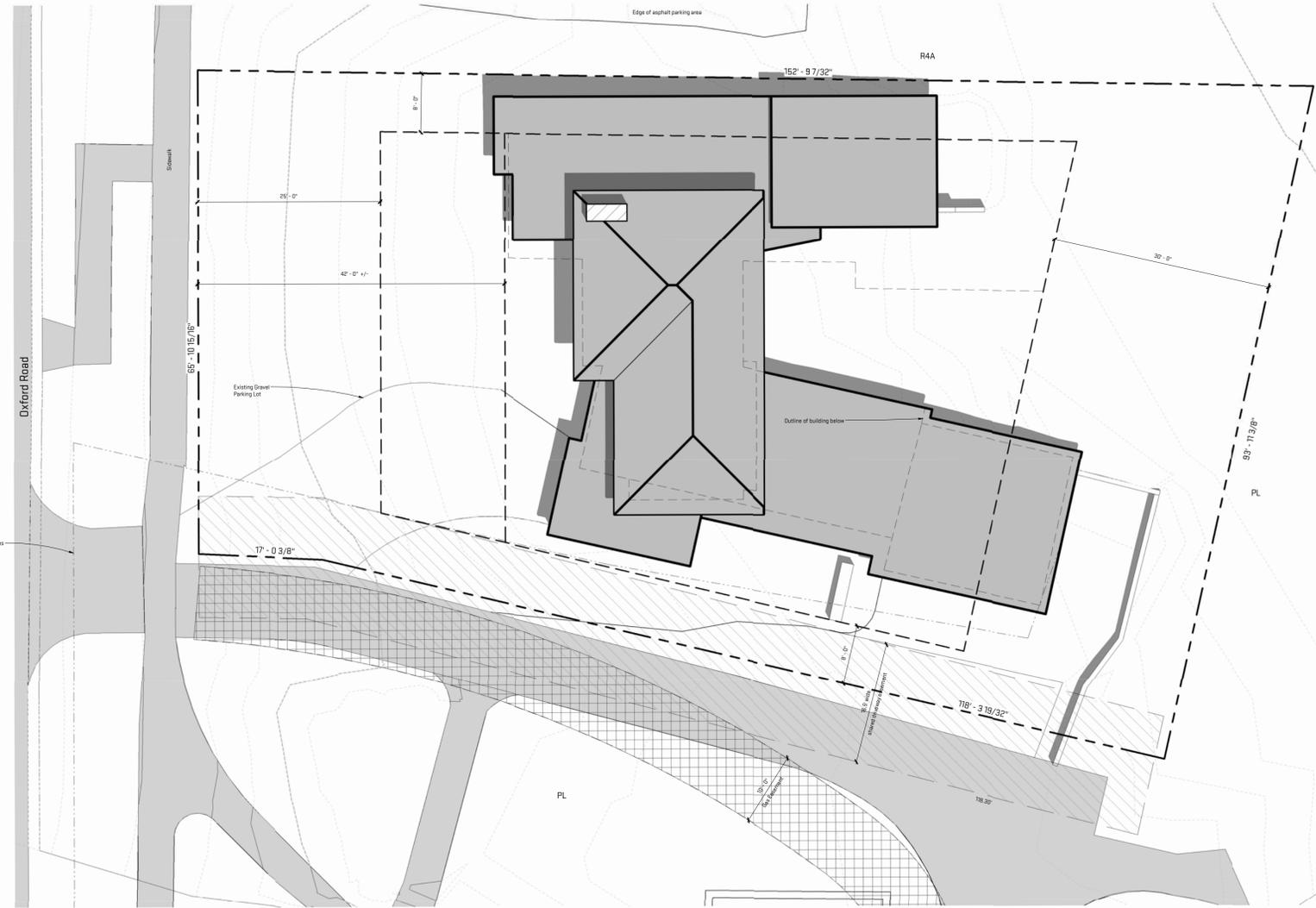
Anticipated City Review Schedule

▪ Citizen Participation Meeting	11/14/2013
▪ Submittal of petition to Ann Arbor Planning Department	11/25/2013
▪ Ann Arbor Planning Commission/Council Meetings	01-04/2013

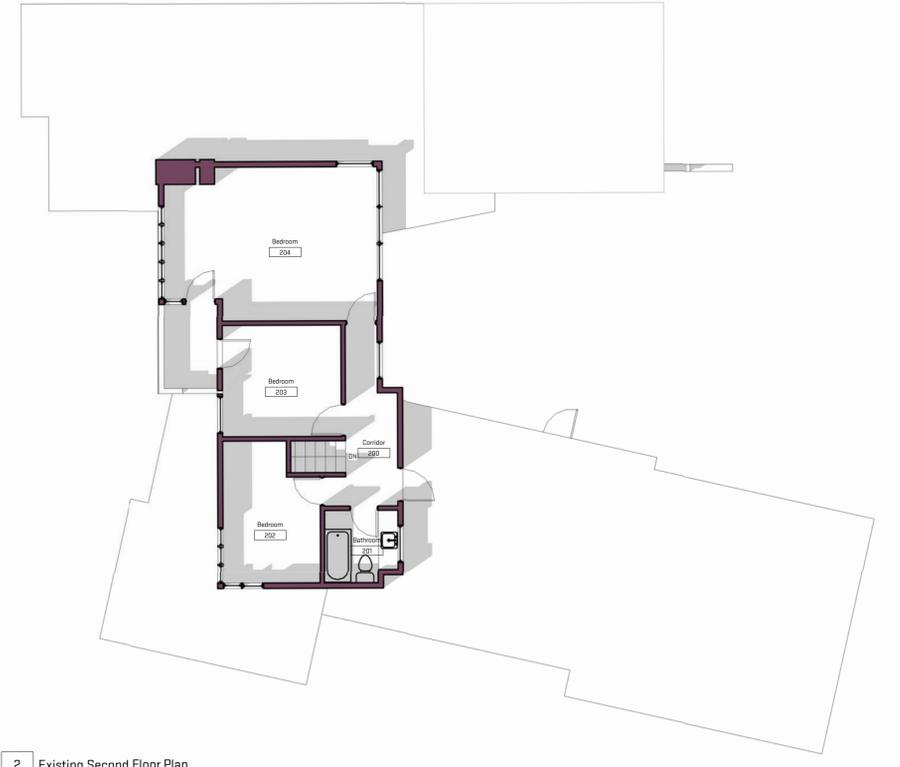
Persons with disabilities are encouraged to participate in public meetings. Accommodations, including sign language interpreters, may be arranged by contacting Robb Burroughs at OX Studio during regular business hours at (734) 929-9014 or email at robb@oxstudioinc.com. Requests need to be made at least 72 hours in advance of the meeting.



1 Site Plan
 D-0.3 Scale: 1" = 20'-0"



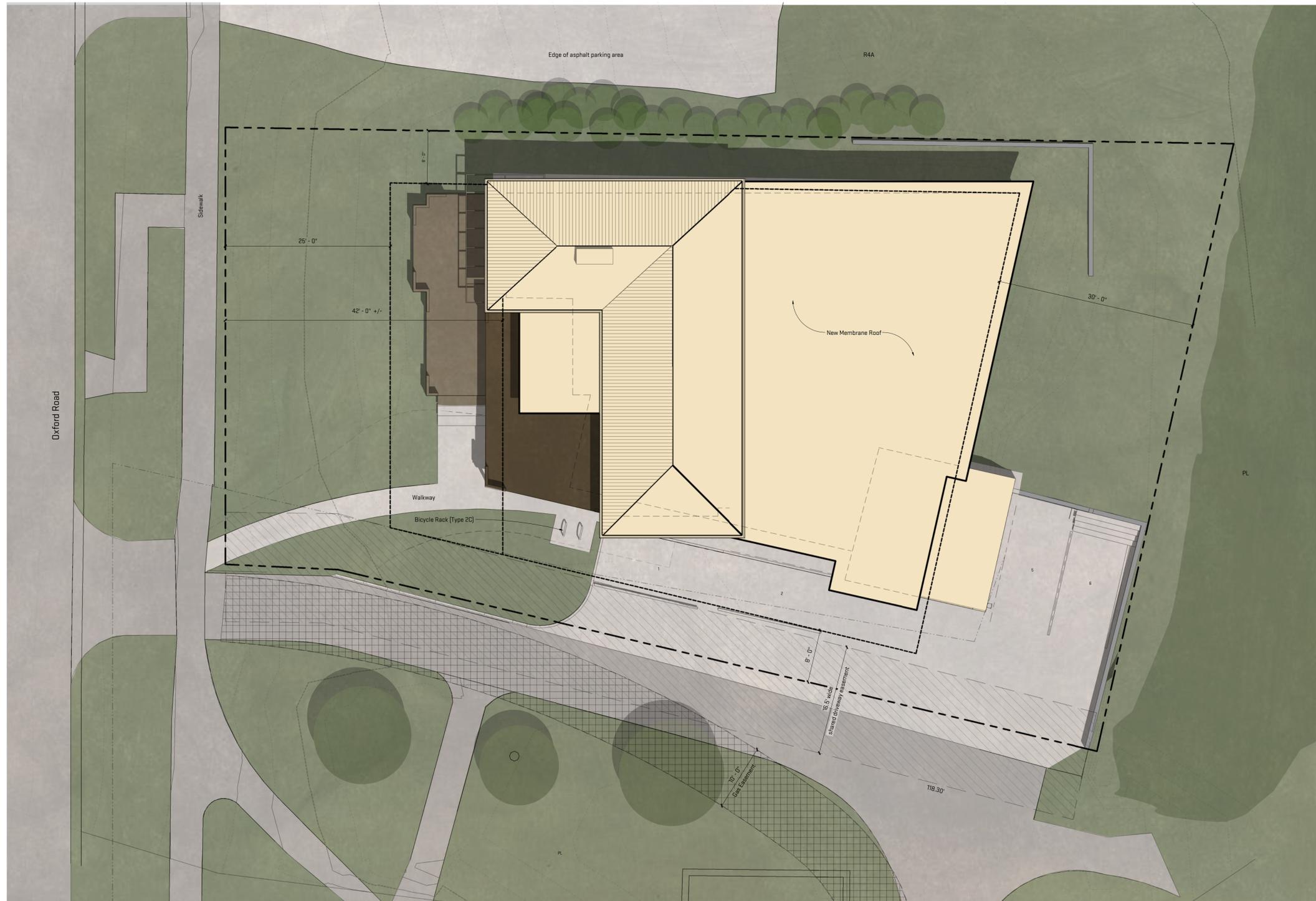
3 Existing Site Plan
CPO-8 Scale: 1" = 10'-0"



2 Existing Second Floor Plan
CPO-8 Scale: 1/8" = 1'-0"



1 Existing First Floor Plan
CPO-8 Scale: 1/8" = 1'-0"



Site Plan
Scale: 1/8" = 1'-0"





4 Exterior Elevation - East
CRD-3 | Scale: 3/16" = 1'-0"



3 Exterior Elevation - South
CRD-3 | Scale: 3/16" = 1'-0"



2 Exterior Elevation - North
CRD-3 | Scale: 3/16" = 1'-0"



1 Exterior Elevation - West
CRD-3 | Scale: 3/16" = 1'-0"





PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

For Planning Commission Meeting of January 23, 2014

**SUBJECT: 515 Oxford Rezoning and Area Plan for City Council Approval
(515 Oxford Street)
File Nos. Z13-015 and AP13-001**

PROPOSED CITY PLANNING COMMISSION MOTION

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 515 Oxford Rezoning from R4A (Multiple-Family Dwelling District) to R2B (Two-Family Dwelling District and Student Housing District) and Area Plan.

STAFF RECOMMENDATION

Staff recommends that the rezoning request be **approved**, because the R2B zoning district's area, height and placement requirements are more consistent with the characteristics of the parcel than the current zoning, and R2B zoning would be a logical extension of the existing district on the west side of Oxford and would be consistent with the adjacent University of Michigan group housing uses.

Staff recommends that the area plan be **approved**, because it complies with applicable local, state and federal laws, ordinances, standards and regulations; limits the disturbance of natural features to the minimum necessary to allow a reasonable use of the land; and does not cause a public or private nuisance and does not have a detrimental effect on the public health, safety or welfare, and the permitted uses under the proposed R2B zoning are compatible with the city's adopted plans and policies.

LOCATION

The site is located on the east side of Oxford Street, directly opposite the east end of South University Avenue (Central Area). This site is located in the Allen Creek watershed.

DESCRIPTION OF PETITION

The petitioner seeks to rezone this parcel from R4A (Multiple-Family Dwelling District) to R2B (Two-Family Dwelling District and Student Dwelling District) and convert the three-unit house into a sorority use. Rezoning is desired because the area and placement standards of the R4A district result in non-conformities that limit renovation of the building as group housing.

Per Chapter 55 (Zoning Ordinance), Section 5:10.4, sororities are permitted in the R2B district as a special exception use pursuant to Section 5:104. The petitioner has applied separately for a special exception use for a sorority with a maximum of 20 occupants. That application will move forward at a later City Planning Commission meeting with a site plan that was submitted subsequent to the area plan and zoning.

Under the proposed R2B zoning, the parcel must have a minimum of 350 square feet of lot size per occupant. This 11,191 square foot parcel would meet the lot size requirement for the proposed 20 occupants, which includes the required resident manager. The area plan indicates expansion of the 3,089 sf building to meet the 5,000 sf minimum structure floor area requirement for a sorority use.

The house has an original one-story wing that is four feet from the north property line. The area plan shows this wing to be removed and rebuilt as a two-story wing that meets the eight foot R2B side yard setback requirement. On the front of the house, stacked first and second floor porches are proposed on the area plan. These may not be located within the 42' front setback, although a patio at grade would be allowed within the front yard setback.

The area plan proposes access to the building via an existing 10-foot wide driveway, which is located entirely off-site on property owned by the University of Michigan. The driveway is located within a permanent access easement of 16.5 feet.

Four automobile parking spaces are shown on the area plan, which is consistent with requirements for a sorority use with 20 occupants (1 space per 5 beds). Ten class A and four class C bicycle parking spaces are shown: this surpasses the requirement for five class A and five class B spaces.

The house is intended to serve as a sorority annex for the Delta Gamma sorority, located about one hundred feet to the southwest across Oxford Road. The structure currently is a registered rental property with one studio, one one-bedroom, and one four-bedroom, and a maximum occupancy of 8 people.

A citizen participation meeting was held on November 15, 2013 at the Delta Gamma sorority house, 626 Oxford Road. Letters were sent to 394 recipients within 1,000 feet of the site. In addition to the project team, there were five attendees, including two representatives of the OxBridge Neighborhood Association. Questions were answered about kitchen facilities, parking, materials, the sorority, infrastructure, and noise.

SURROUNDING LAND USES AND ZONING

	LAND USE	ZONING
NORTH	Residential (Six-unit multi-family dwelling)	R4A (Multiple-Family Dwelling District)
EAST	University Housing (Oxford Houses)	PL (Public Land)
SOUTH	University Housing (Oxford Houses)	PL (Public Land)
WEST	Residential	R2B (Multiple-Family Dwelling District and Student Dwelling District)

COMPARISON CHART

	EXISTING	PROPOSED	PERMITTED/ REQUIRED (EXISTING ZONING)	PERMITTED/ REQUIRED (PROPOSED ZONING)
Zoning	R4A (Multiple-Family Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)	R4A (Multiple-Family Dwelling District)	R2B (Two-Family Dwelling District and Student Dwelling District)
Gross Lot Area	11,191 sq ft	11,191 sq ft	21,780 sq ft MIN	8,500 sq ft MIN
Lot Area per Dwelling Unit	3,730 sq ft/unit (3 dwelling units)	559 sq ft/occupant (20 occupants)	4,300 sq ft/unit MIN	350 sq ft/occupant MIN
Usable Open Space in % of Lot Area	Unknown	Not applicable	65% MIN	Not applicable
Setback – Front	42 ft	42 ft	40 ft MIN	42 ft MIN (25 ft or established front setback on the date of ordinance adoption, whichever is larger)
Setback – Sides South/North	17 ft 1 in/4 ft	17 ft 1 in/8 ft	20 ft MIN	8 ft MIN
Setback – Rear	43 ft	30 ft	30 ft MIN	30 ft MIN
Building Height	28 ft	30 ft	35 ft, or 45 ft for buildings with parking below at least 35% of the building MAX	30 ft MAX
Parking – Automobile	4 spaces	4 spaces	4 spaces MIN (1 space per 5 beds)	4 spaces MIN (1 space per 5 beds)
Parking – Bicycle	None	10 Class A 4 Class C	5 Class A 5 Class B	5 Class A MIN 5 Class B MIN

HISTORY

This mid-century modern house was designed by George Brigham and built as his own home and architectural studio in 1940. It was originally constructed as a duplex at 515/517 Oxford Road.

PLANNING BACKGROUND

The *Master Plan Land Use Element* recommends multiple-family land uses for this parcel. The abutting parcel to the north is recommended for multiple family uses, and the parcels to the west across Oxford Street are recommended for single and two family/group housing. Institutional uses are proposed for the parcels to the east and south.

STAFF COMMENTS

Planning

Zoning Request - The current lot and structure are nonconforming in the R4A district: The lot does not meet the minimum size of 12,900 sf for three dwelling units, and the existing structure is too close to both side lot lines. Rezoning the parcel from R4A to R2B eliminates several of the lot and structure nonconformities present on the site. The minimum lot size and minimum lot width would both be conforming in the R2B, and one of the existing side setbacks would conform. As the house stands today, the north side setback would not conform to R2B standards.

Staff supports the rezoning request. The R4A zoning is unusual in this location, since the Intent statement for the district notes that this zoning is most appropriate for perimeter areas of the city. The R2B zoning district's area, height and placement requirements are more consistent with the characteristics of the parcel, and R2B zoning would be a logical extension of the district on the west side of Oxford and would be consistent with the adjacent University of Michigan group housing uses.

Area Plan - An area plan is required for a rezoning request when not accompanied by a site plan. The petitioner decided to pursue the rezoning first, since this is a discretionary decision on the part of City Council. As the rezoning petition proceeds, the petitioner will move forward with a special exception use request and site plan based on the proposed R2B zoning.

Historical Significance - A2modern, a group formed to raise awareness of and appreciation for mid-century modern architecture in Ann Arbor, contacted staff midway through the area plan review process. They shared that the house was designed by local architect George Brigham as his personal home and studio in 1940. A photograph of the house from the 40s or 50s appears on their website, a2modern.org. Brigham arrived in Ann Arbor in 1930 via MIT and CalTech, and introduced modern architecture to the city. He designed more than 40 homes in Ann Arbor and Barton Hills between 1936 and 1958. The house has had cosmetic changes through the decades, but the massing and overarching original design are nearly intact.

Staff met with the petitioner and owner to discuss options to preserve the Brigham home without tearing off the original one-story north wing and other character-changing alterations. This might be accomplished through a planned project that allows a reduced north setback to accommodate the existing house while allowing a smaller rear setback with the open space offset elsewhere on the site. This could allow a two-story addition on the rear of the house that preserves the original streetview and character-defining features, while increasing the habitable space. The petitioner has submitted a site plan in keeping with this area plan, but is considering converting the petition to a planned project that preserves more of the original Brigham home. Staff is in favor of preserving the mid-century modern Brigham home while acknowledging that the house has no historic protection or restrictions such as those found in a local historic district.

Systems Planning and Project Management: The existing drive approach is not wide enough, but may be allowed to remain as an existing nonconforming condition if determined to not be a traffic hazard by the city traffic engineer.

Prepared by Jill Thacher
Reviewed by Wendy Rampson
1/16/14

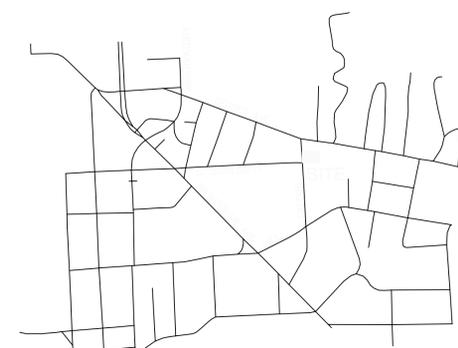
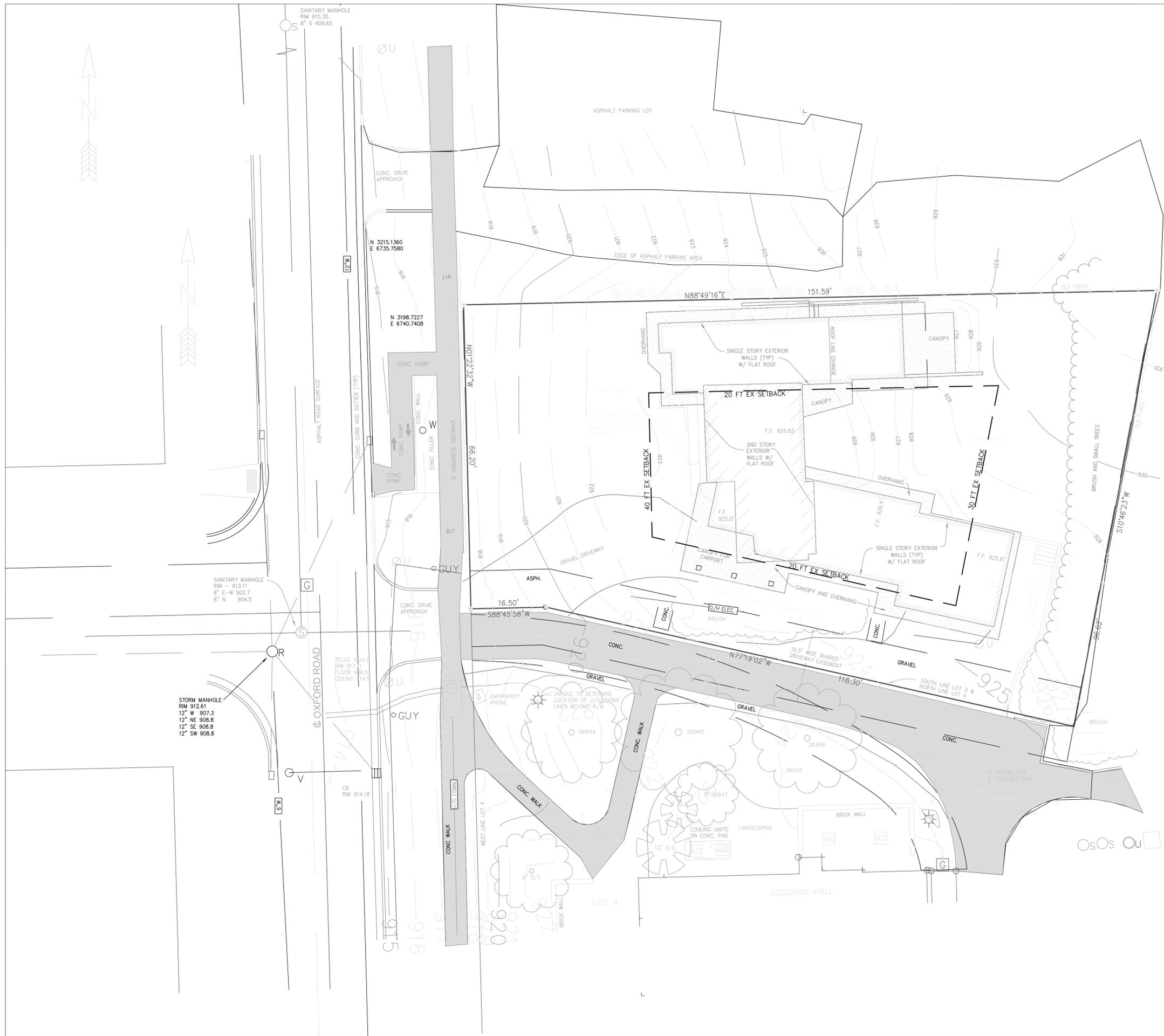
Attachments: Citizen Participation Meeting Report
Zoning/Parcel Maps
Aerial Photo
Existing Conditions and Topography
Layout Plan
Landscape Plan
New Floor Plans
Exterior Elevations
Building Perspectives

c: Petitioner's Agents: OX Studio
308 ½ S. State St., Suite 20
Ann Arbor, MI 48104

Perimeter Engineering
11425 Boyce Road
Chelsea, MI 48118

Owner: Dan Pampreen
PO Box 4418
Ann Arbor, MI 48106

City Assessor
Systems Planning
File No. Z13-015 and AP13-001



VICINITY MAP:

SITE INFORMATION:

OWNER: DAN'S HOUSES
 SITE ADDRESS: 515 OXFORD
 EX. ZONING: R4A
 SETBACKS:
 FRONT 15/40
 SIDE 20
 REAR 30

LEGAL DESCRIPTION:

LEGAL DESCRIPTION...
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Arbor Land Consultants, Inc.
 Professional Land Surveyors
 2936 Madison Ct.
 Ann Arbor, MI 48103
 Tel 1-734-669-2960
 Fax 1-734-669-2961
 DATE: 7-17-2013
 REVISION: 12-20-2013

CLIENT: DAN'S HOUSES
BOUNDARY AND TOPOGRAPHICAL SURVEY OF A PARCEL OF LAND LOCATED AT 515 OXFORD, CITY OF ANN ARBOR, MICHIGAN
Paul J. Schuman
 JOB No. 07913 OF 1 SHEET 1 OF 1
 SCALE 1 INCH = 10 FEET

ELECTRIC LINE	
—	GAS MAIN
—	WATER MAIN
—	STORM LINE
—	SANITARY LINE
—	CABLE TV LINE
—	PHONE LINE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	BARBED WIRE FENCE

SECTION CORNER	
—	FOUND IRON PIPE
—	FOUND IRON ROD
—	SET IRON PIPE
—	SET MAG NAIL
—	MIN FOUND MAG NAIL
—	CONTROL POINT
—	MEASURED DIMENSION
—	RECORDED DIMENSION
—	SURFACE FLOW
—	ENTRANCE DOOR

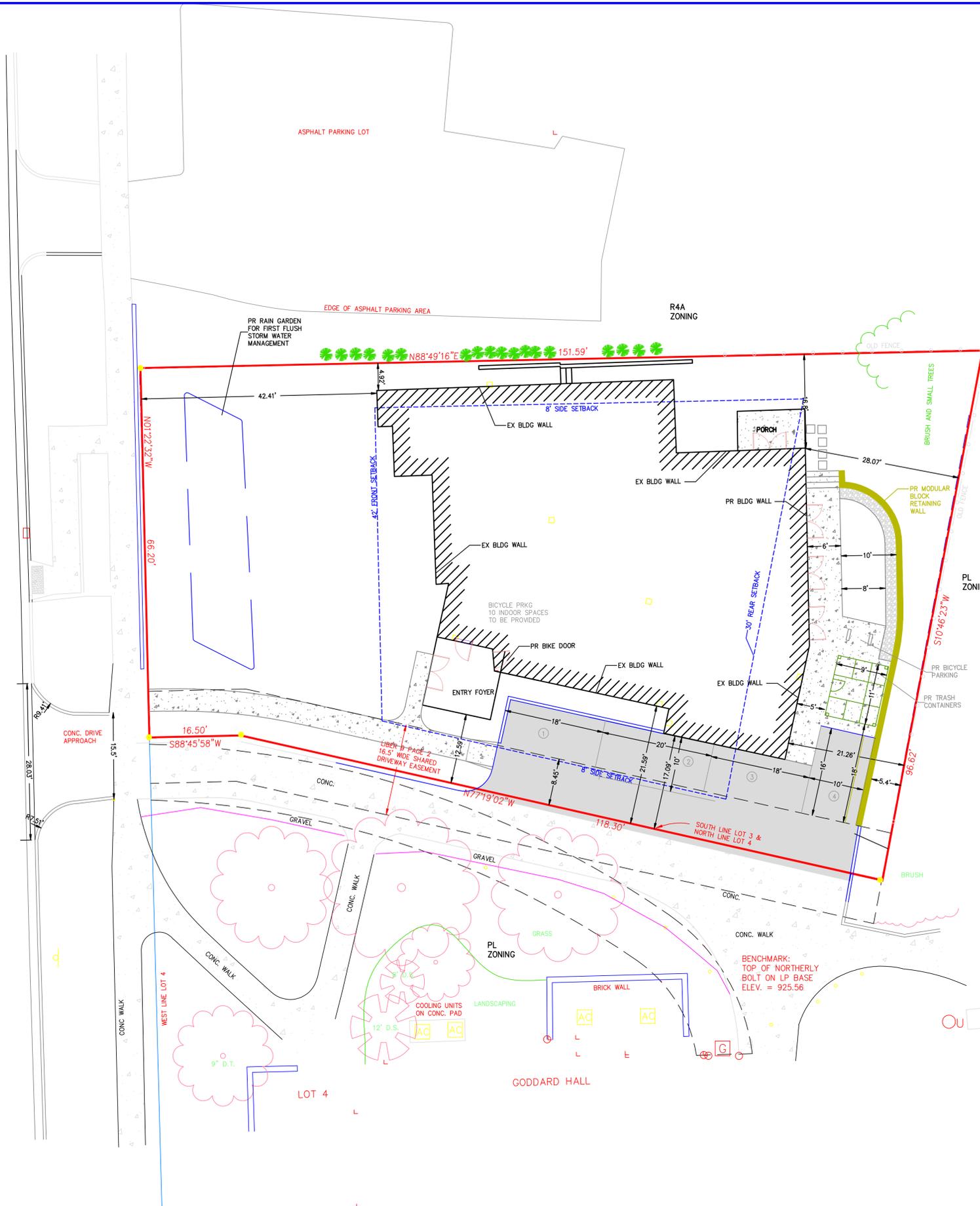
WATER MANHOLE	
—	FIRE HYDRANT
—	GATE VALVE
—	BEEHIVE CATCH BASIN
—	CURB CATCH BASIN
—	STORM MANHOLE
—	CULVERT / END SECTION
—	SANITARY MANHOLE
—	LIGHT POLE
—	UTILITY POLE
—	TELEPHONE RISER
—	GAS MAIN RISER

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SHOWN UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN HEREON.

811
 Know what's below.
 Call before you dig.

- NOTES:
- PER CHAPTER 49, SECTION 4-58 OF THE CITY CODE, 'ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME.' PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
 - THE EXISTING DRIVEWAY AND DRIVE APPROACH WERE LAWFULLY CONSTRUCTED PRIOR TO AUGUST 1976.
 - PARKING SPACE 3 IS DESIGNED BASED ON THE REQUIREMENTS FOR SMALL CARS.

OXFORD ROAD 66' ROW



LEGEND

- | | |
|------------------------|-------------------------|
| ● SECTION CORNER | ⊕ WATER MANHOLE |
| ○ FOUND IRON PIPE | ⊕ FIRE HYDRANT |
| ○ FOUND IRON ROD | ⊕ GATE VALVE |
| ○ SET IRON PIPE | ⊕ BEEHIVE CATCH BASIN |
| ○ SET MAG NAIL | ⊕ CURB CATCH BASIN |
| ○ FOUND MAG NAIL | ⊕ STORM MANHOLE |
| △ CONTROL POINT | ⊕ CULVERT / END SECTION |
| (M) MEASURED DIMENSION | ⊕ SANITARY MANHOLE |
| (R) RECORDED DIMENSION | ⊕ LIGHT POLE |
| → SURFACE FLOW | ⊕ UTILITY POLE |
| □ ENTRANCE DOOR | ⊕ TELEPHONE RISER |
| | ⊕ GAS MAIN RISER |
| — ELECTRIC LINE | |
| — GAS MAIN | |
| — WATER MAIN | |
| — STORM LINE | |
| — SANITARY LINE | |
| — CABLE TV LINE | |
| — PHONE LINE | |
| — CHAIN LINK FENCE | |
| — WOOD FENCE | |
| — BARBED WIRE FENCE | |
| □ EX CONC PAVEMENT | |
| □ PROP CONC WALK | |
| □ PROP CONC PAVEMENT | |

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PERIMETER ENGINEERING LLC
11245 BOYCE ROAD
CHELSEA, MI 48118
734-216-6841

PERIMETER

Notes: Construction site safety is the sole responsibility of the CONTRACTOR. Neither the owner nor the engineer shall be held responsible for any liability for safety of the work, of persons engaged in the work, of any nearby structures, or of any other persons.

SECTION 28	TOWN 2 SOUTH, RANGE 6 EAST	CITY OF ANN ARBOR	WASHTENAW COUNTY
DAN'S HOUSES			
515 OXFORD			
LAYOUT PLAN			
CLIENT	4-10-14		
	3-26-14		
	2-28-14		
DATE	12-30-13		
SCALE	1"=10'		
DR. K.K.	CH. K.K.		
P.M.			
BOOK			
SHEET NO.			
SHEET NO.	SP-03		

NOT FOR CONSTRUCTION

LANDSCAPE REQUIREMENT CHART

INTERIOR LANDSCAPE AREAS PERTAINING TO VEHICLE USE AREA (V.U.A.)	Required	Provided	Existing
No interior landscape areas required due to less than 5 open space parking spots			
STREET TREE REQUIREMENTS			
Street frontage	66.20 l.f.		
Rate is 1 tree per 45' l.f.		2	2
			0

OWNER WILL MAKE A \$5,580 PARK CONTRIBUTION AS REQUIRED.

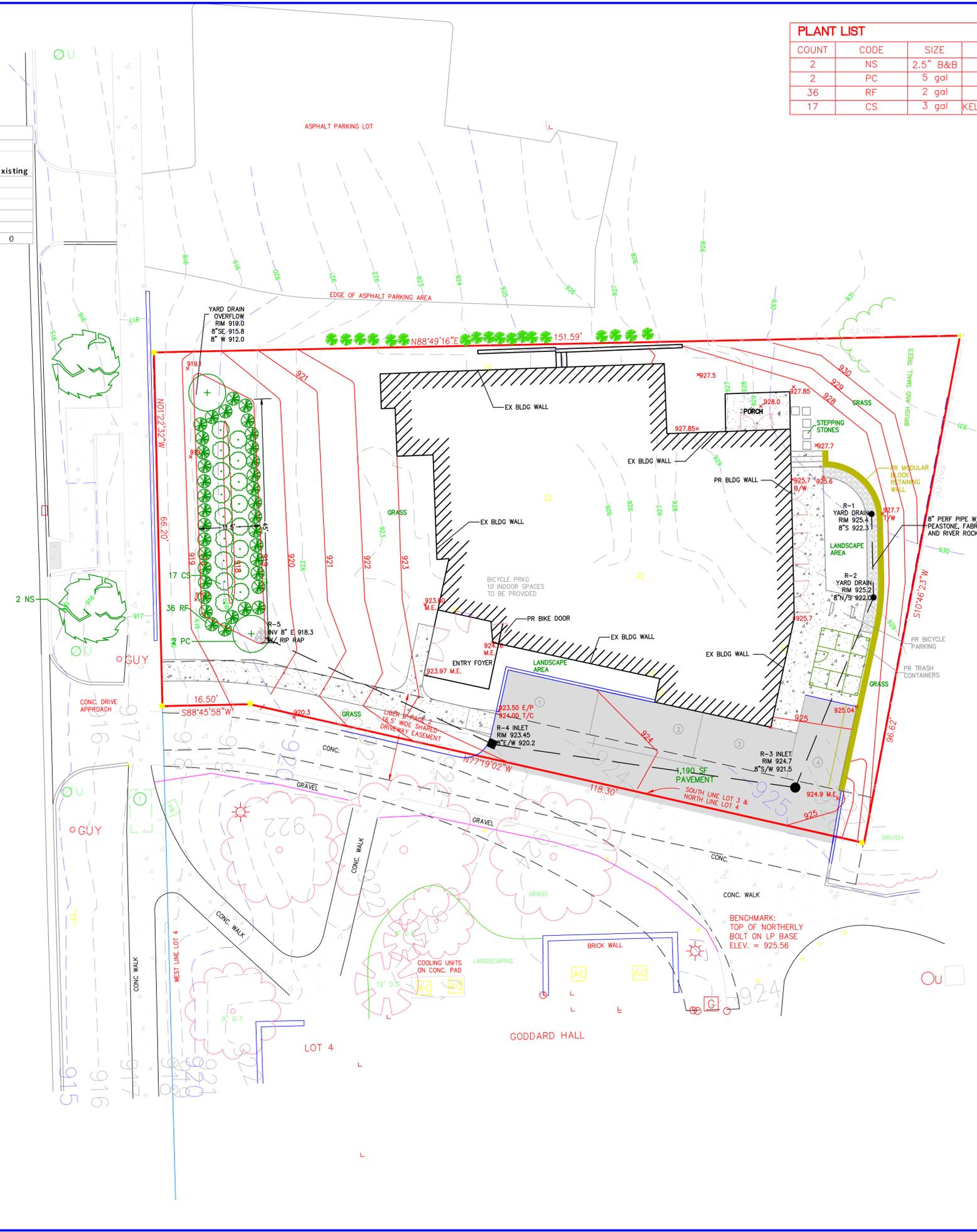
PLANT LIST

COUNT	CODE	SIZE	COMMON NAME	SCIENTIFIC NAME
2	NS	2.5" B&B	BLACKGUM	Nyssa sylvatica
2	PC	5 gal	NINEBARK	Physocarpus opulifolius
36	RF	2 gal	BLACK-EYED SUSAN	Rubeckia f. 'Little Goldstar'
17	CS	3 gal	KELSEYREDSIER DOGWOOD	Cornus s. 'Kelsey'

LANDSCAPING NOTES:

- THIS PLAN IS FOR APPROXIMATE PLANTING LOCATIONS ONLY.
- ANY DISCREPANCY WITH THE PLAN AND PLANT LIST THE NUMBER OF SYMBOLS ON THE PLAN SHALL TAKE PRECEDENCE.
- SIZES SPECIFIED ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
- ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY STANDARDS AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION. ANY DEAD, DISEASED OR DAMAGED PLANT MATERIAL IS TO BE REPLACED WITHIN ONE YEAR, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES. PLANT MATERIAL IS TO BE LOCATED SUCH THAT IT WILL NOT INTERFERE WITH ANY UNDERGROUND OR OVERHEAD UTILITIES. CANOPY AND EVERGREEN TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND OR OVERHEAD UTILITIES.
- PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING IS TO BE INSTALLED AT THE DRIPLINE OF ALL TREES AND SHRUBS TO BE SAVED AS SHOWN IN THE TREE PROTECTION FENCE DETAIL. SUCH FENCING SHALL BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, DUMPING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREA.
- NO PLANT MATERIAL IS TO BE PLANTED CLOSER THAN 4 FEET FROM ANY PROPERTY LINE.
- PLANT TREES AND SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE GROWN AT THE NURSERY. IF HEAVY CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER, APPROXIMATELY 1/3 OF THE ROOT BALL ABOVE THE GRADE.
- REMOVE ALL TWINE, WIRE, NURSERY TREE GUARDS, TAGS AND INORGANIC MATERIAL FROM ROOT BALLS.
- PEEL BACK THE TOP 1/3 OF BURLAP FROM EARTH BALLS AND REMOVE ANY BURLAP AROUND TREE TRUNKS.
- ALL LANDSCAPE AREAS SHALL BE EXCAVATED OF ALL BUILDING/CONSTRUCTION MATERIAL AND POOR SOILS TO A DEPTH OF 18"-24" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL.
- BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
- ALL DISTURBED UNPAVED AREAS ARE TO BE HYDRO-SEED OR SODDED AS NOTED ON THE PLAN. AREAS OF INDIVIDUAL TREES AND LANDSCAPE BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES SHREDDED HARDWOOD BARK. LAWN TREES ARE TO BE MULCHED WITH A 4" DIAMETER SHREDDED BARK RING. BARK IS TO BE PULLED AWAY FROM THE TRUNK OF TREES LEAVING A 3" CLEAR AREA AROUND THE TRUNK.
- ANY PLANT SUBSTITUTIONS SHALL HAVE PRIOR CITY APPROVAL.
- APPLICATIONS OF FERTILIZER BEYOND THE INITIAL TOPSOIL AND SEEDING SHALL BE A FERTILIZER WITH NO PHOSPHORUS.

OXFORD ROAD 66' ROW



LEGEND

- SECTION CORNER
- FOUND IRON PIPE
- FOUND IRON ROD
- SET IRON PIPE
- SET MAG NAIL
- FOUND MAG NAIL
- CONTROL POINT
- MEASURED DIMENSION
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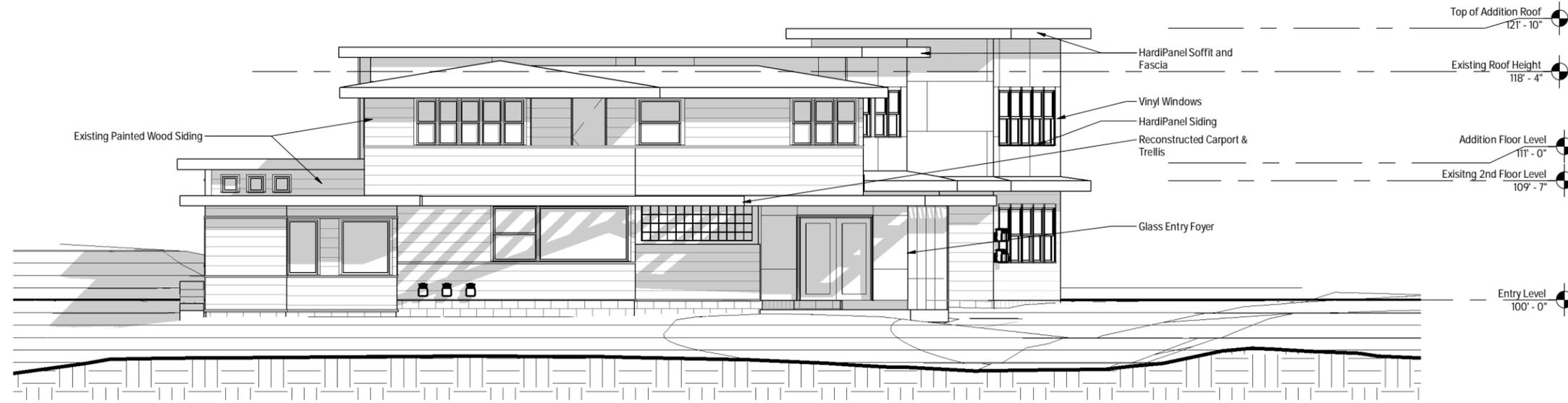
PERIMETER

Notice: The contractor shall be responsible for the safety of the work, of any nearby structures, or of any other persons.

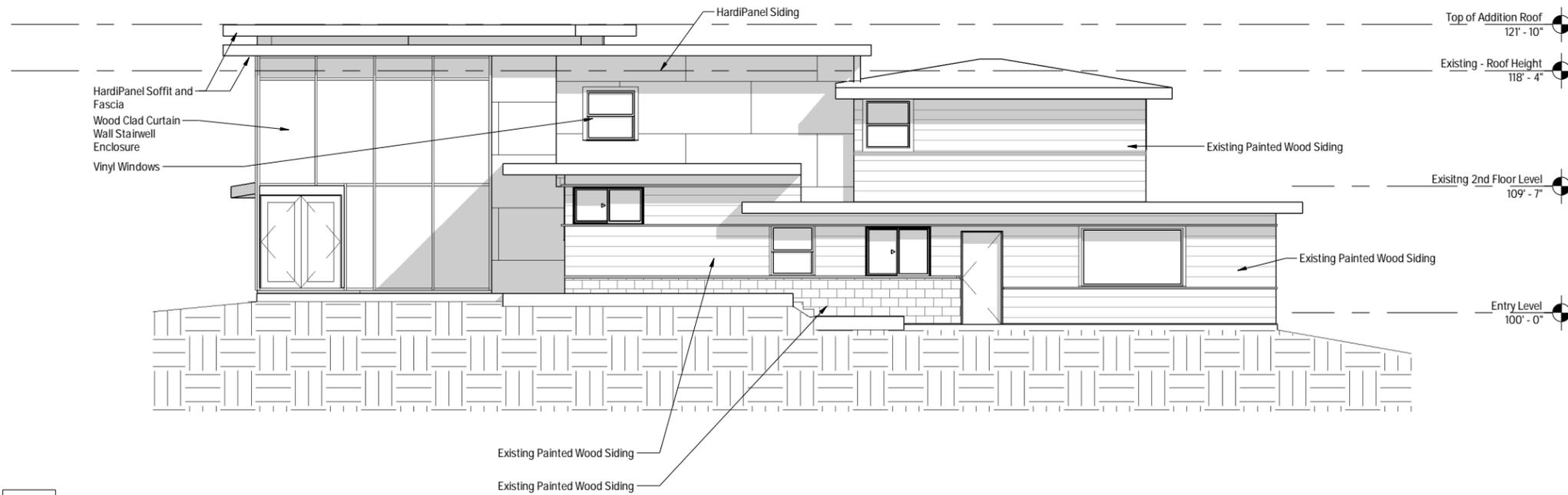
SECTION 28
 TOWN 2 SOUTH, RANGE 6 EAST
 CITY OF ANN ARBOR
 WASHTENAW COUNTY

DAN'S HOUSES
 515 OXFORD
 LANDSCAPE PLAN

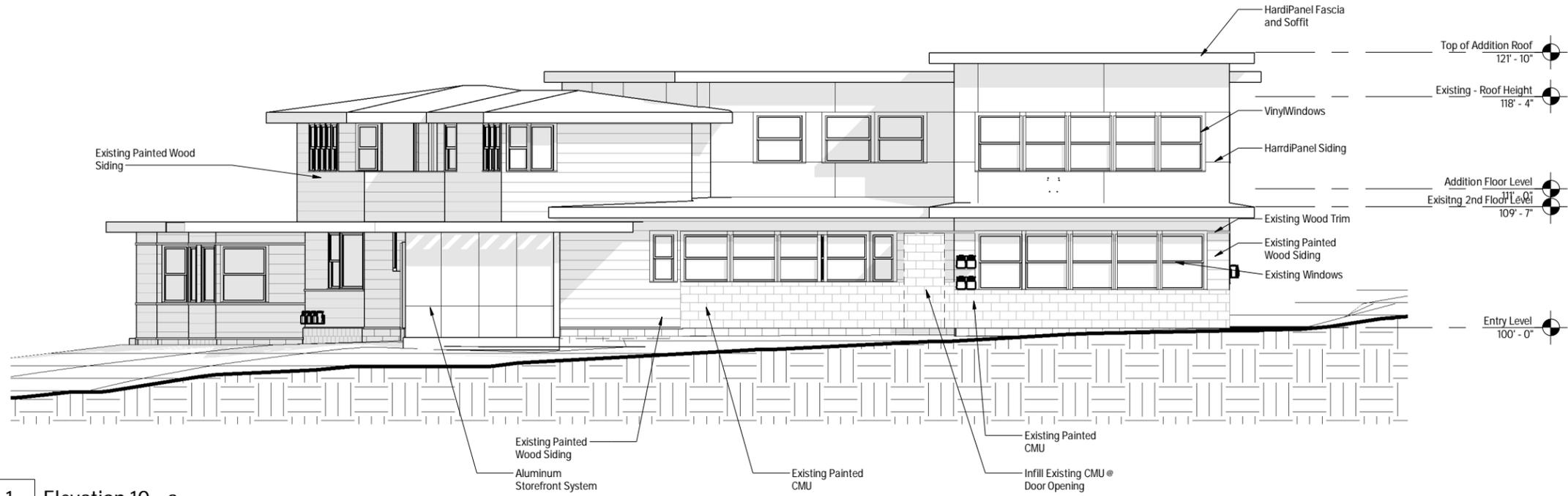
DATE	4-11-14
	3-26-14
	2-28-14
DATE	12-30-13
SCALE	1"=10'
DR.	K.K. CH. K.K.
P.M.	
BOOK	
SHEET NO.	
SHEET NO.	SP-05



1 Elevation 8 - a
 A-2.0 Scale: 3/32" = 1'-0"



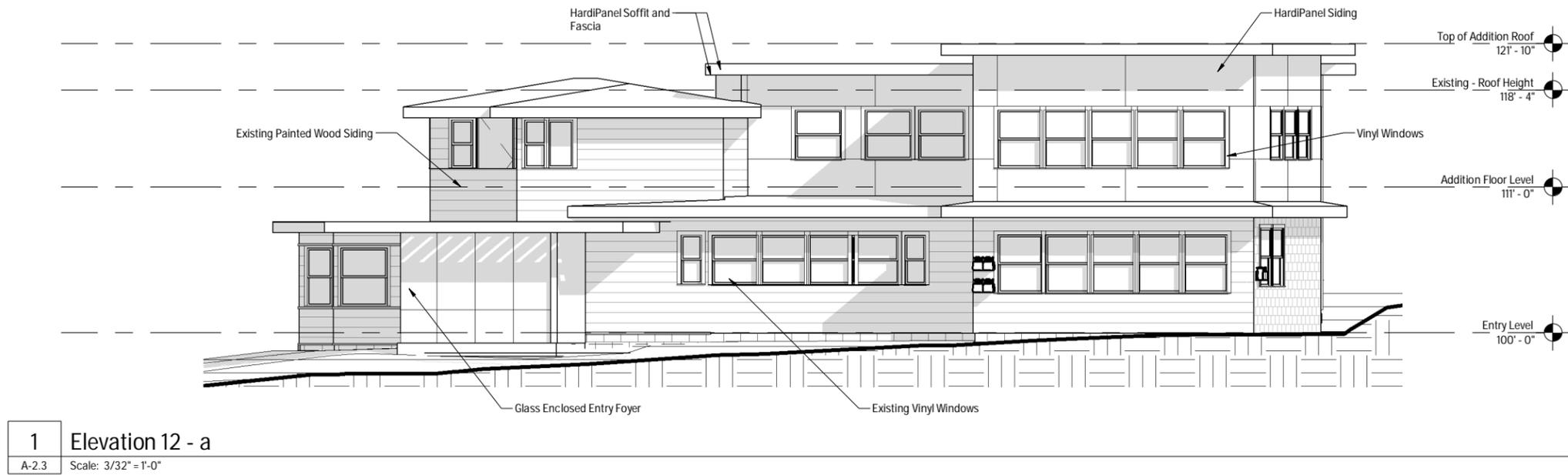
2 Elevation 9 - a
 A-2.0 Scale: 3/32" = 1'-0"



1 Elevation 10 - a
A-2.1 Scale: 3/32" = 1'-0"

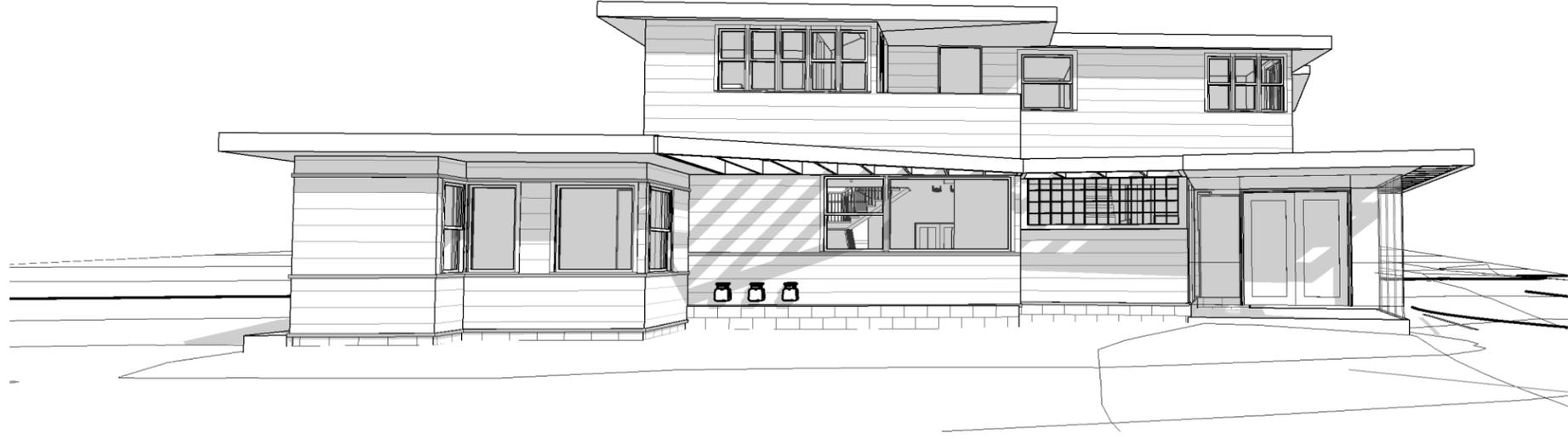


2 Elevation 11 - a
A-2.1 Scale: 3/32" = 1'-0"

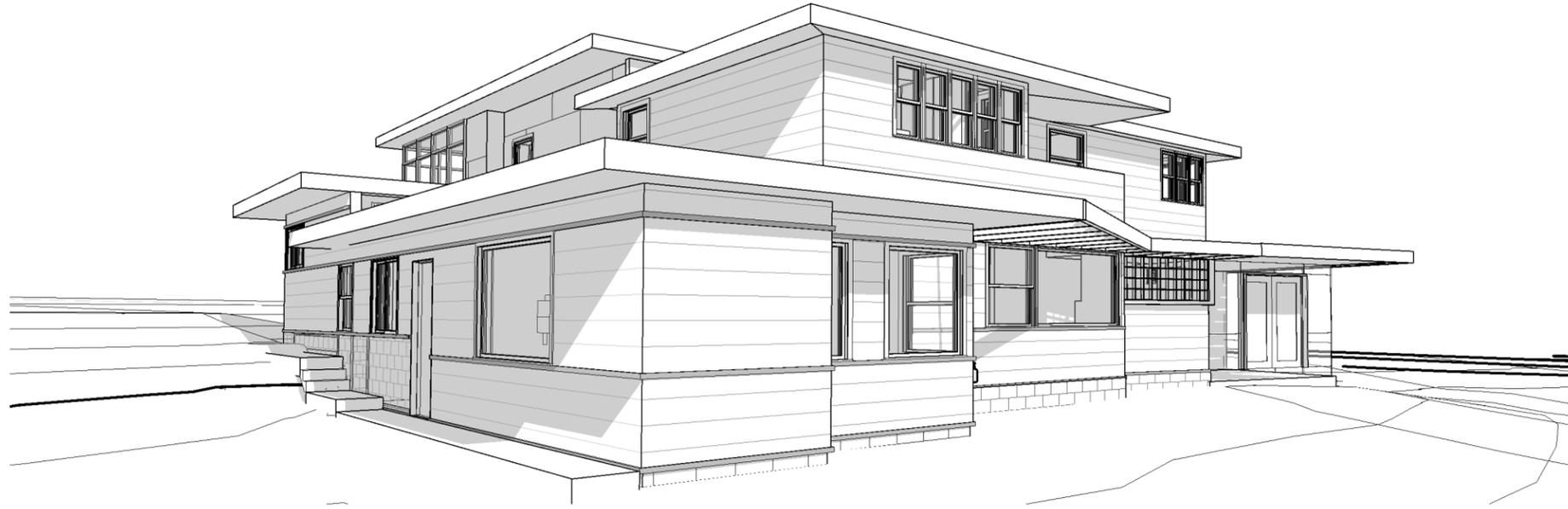


1 Elevation 12 - a
A-2.3 Scale: 3/32" = 1'-0"

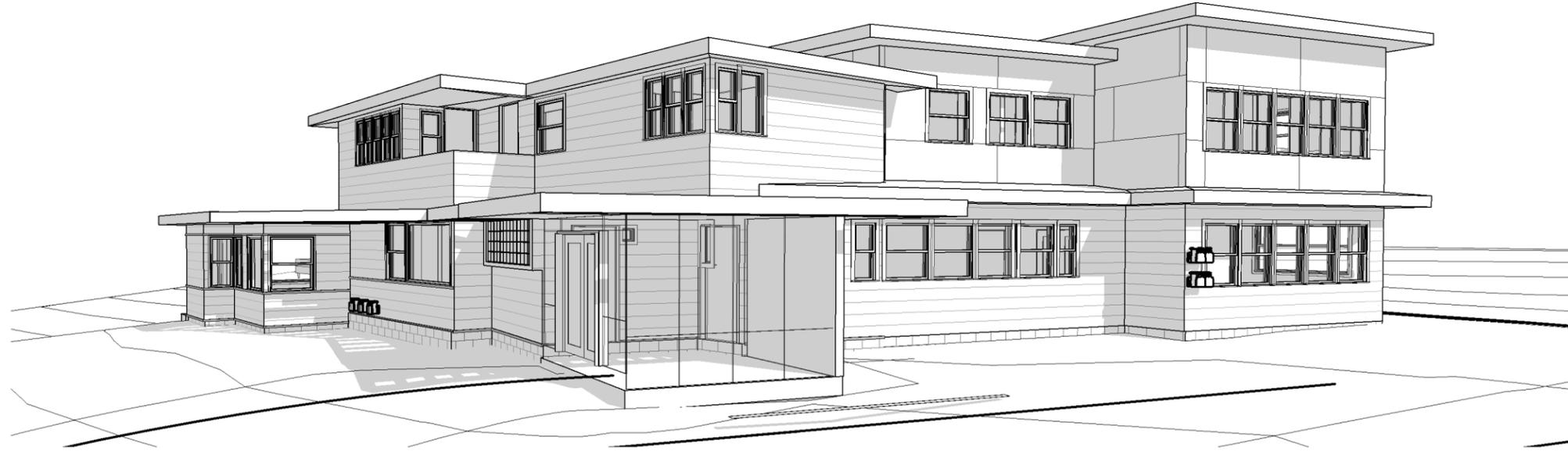




1	3D Perspective View 3
SK-5	Scale:



2 3D Perspective View 2
SK-6 Scale:



1 3D Perspective View 1
SK-6 Scale:



1 Sidewalk View from Front Angle
A-5.0 Scale: 1" = 1'-0"



2 Sidewalk View From Southern Angle
A-5.0 Scale: 1" = 1'-0"