

**Zoning Board of Appeals
July 28, 2021 Regular Meeting**

STAFF REPORT

Subject: ZBA 21-027; 418 North Division Street

Summary:

Rob Fowler, representing property owner, is requesting relief from Section 5.32.2 Alteration to a Nonconforming Structure in order to construct a new efficiency apartment in the existing basement. The building is undergoing a remodel and reduction in units from 12 to ten. The basement currently has a non-habitable room and a bathroom with shower. The property is zoned R4C Multiple-Family Dwelling District and is within the Old Fourth Ward Historic District.

Background:

The subject property is located on the southeast corner at the intersection of North Division and East Kingsley Street. The home appears on the 1866 Birdseye map of Ann Arbor and was the home of the Stoddard family in 1868. In the early 1910's it was home to the Phi Alpha Gamma Fraternity. Between 1925 and 1931 a two-story addition was built on the north façade of the home, the garage was constructed and the house was converted to apartments at that time.

Description:

The applicants are seeking to convert a portion of the basement into an efficiency apartment containing 650 square feet of living area. The apartment will comprise a living area, kitchen, full bathroom and closet space. The property has received all the required Historic District Commission approvals for the current construction renovation project.

Standards for Approval- Alteration to a Nonconforming Structure

The Zoning Board of Appeals has all the power granted by State law and by Section 5.32.2, Application of the Variance Power from the UDC. The following criteria shall apply:

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

The applicants state that the basement previously had a bathroom, shower and egress windows. The property is being reduced in unit count and will not have a detrimental effect on adjacent properties.

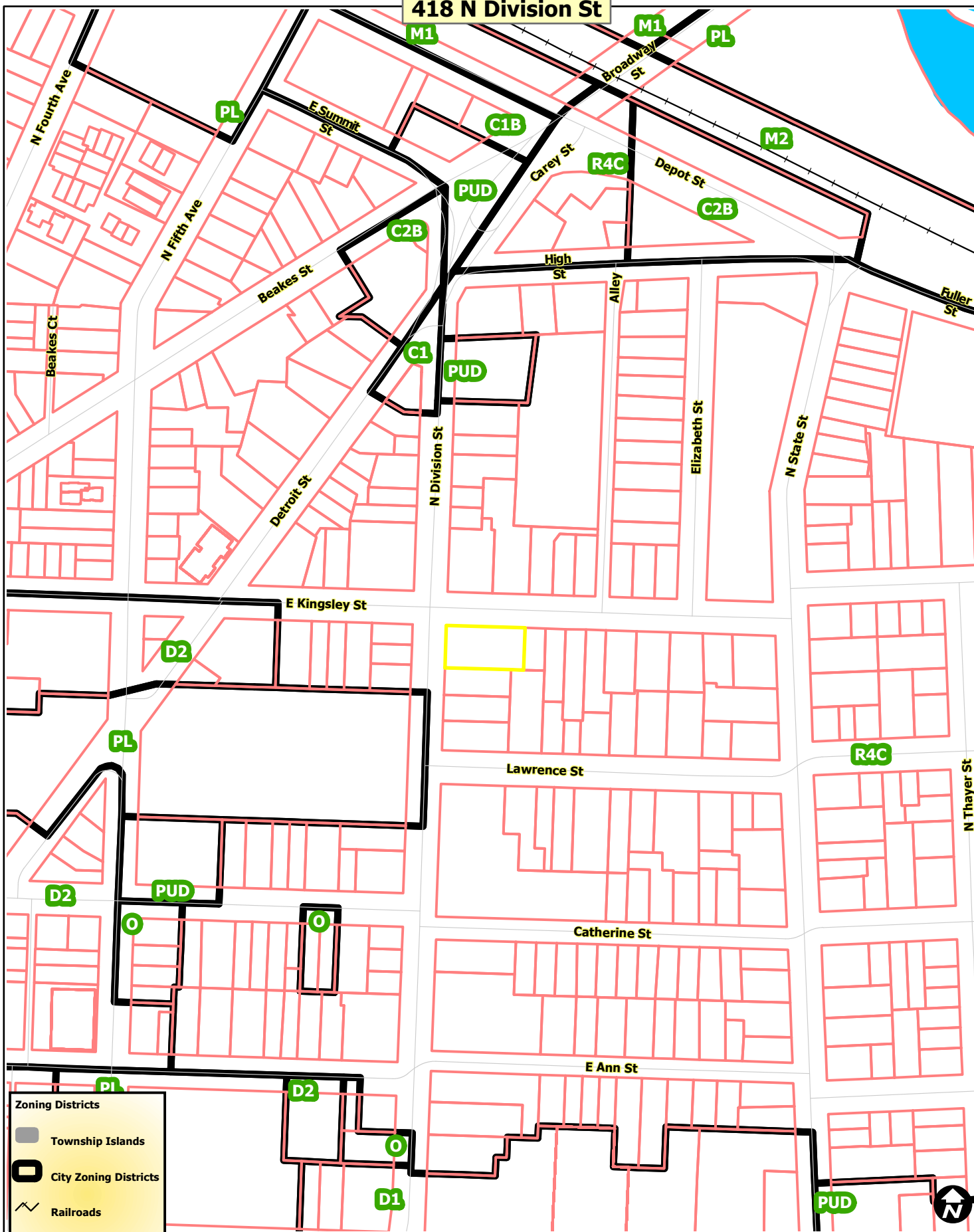
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Jon Barrett".

Jon Barrett

Zoning Board of Appeals
July 28, 2021
Zoning Coordinator

418 N Division St



Zoning Districts

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



Map date: 7/7/2021
Any aerial imagery is circa 2020 unless otherwise noted
Terms of use: www.a2gov.org/terms

418 N Division St



- Railroads
- Huron River
- Tax Parcels






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418 N Division St

E Kingsley St

N Division St

-  Railroads
-  Huron River
-  Tax Parcels



Map date: 7/7/2021
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ZONING BOARD OF APPEALS APPLICATION

City of Ann Arbor Planning Services

City Hall: 301 E Huron Street Ann Arbor, MI 48107-8647

Phone: 734-794-6265 Fax: 734-794-8460 Email: planning@a2gov.org

PROPERTY INFORMATION

ADDRESS OF PROPERTY 418 n Division		ZIP CODE
ZONING CLASSIFICATION	NAME OF PROPERTY OWNER*If different than applicant, a letter of authorization from the property owner must be provided Zaki Alawi	
PARCEL NUMBER	OWNER EMAIL ADDRESS	

APPLICANT INFORMATION

NAME Rob Fowler			
ADDRESS 5550 Fox Run	CITY Saline	STATE MI	ZIP CODE 48176
EMAIL rfowler17@comcast.net		PHONE 734-476-4851	
APPLICANT'S RELATIONSHIP TO PROPERTY Builder			

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
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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: 5/1/21

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.

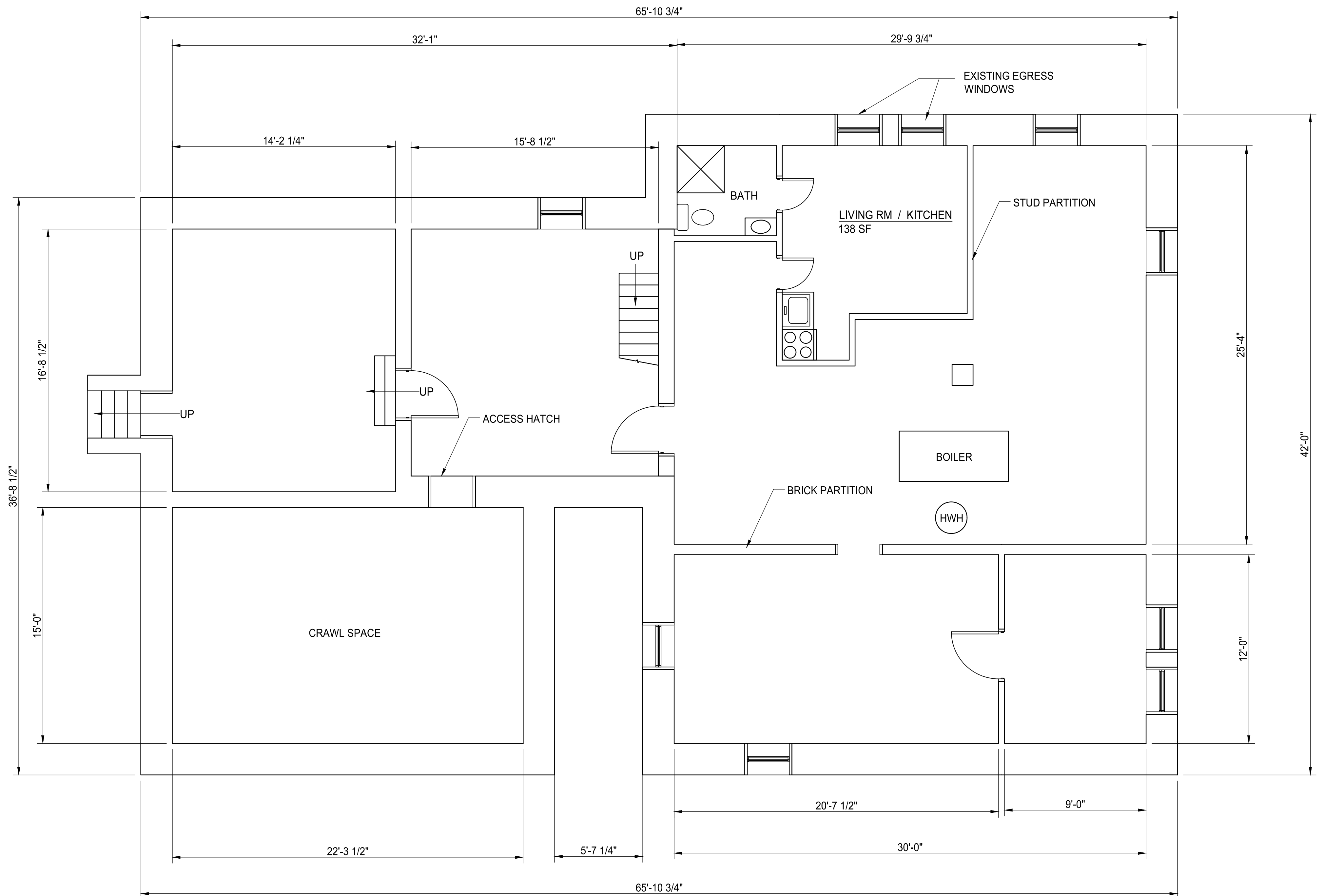
Existing basement has 1 room with egress windows, and 1 bathroom with shower

Want to update room as Apt 10 new bath and efficiency apartment

Previous house was 12 unit, Remodeled building will be 10 unit

Please complete the table below as it relates to your request

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



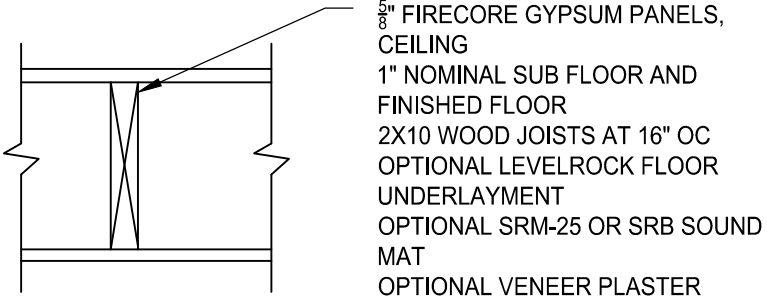
ALL CEILINGS SHALL BE 1 HOUR RATED. ALL WALLS BETWEEN DIFFERENT UNITS SHALL BE 1 HOUR

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

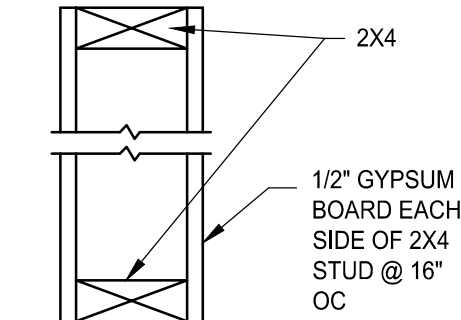
ALL BEDROOMS TO HAVE AN EGRESS WINDOW, SEE SHEET A-1 FOR REQUIREMENTS

- NEW WALL
EXISTING WALL
- EX, EXISTING DOOR
- SMOKE DETECTOR
- EXHAUST FAN

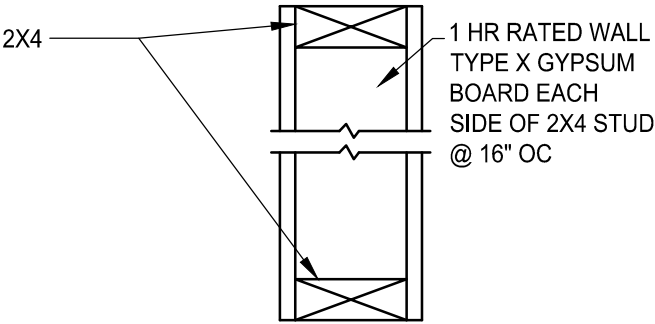
- CARBON MONOXIDE DETECTOR
- GROUND FAULT INTERRUPTER
- HEATED AND COOLED SPACE PER CODE
- WASHER DRYER
- STACKABLE WASHER AND DRYER



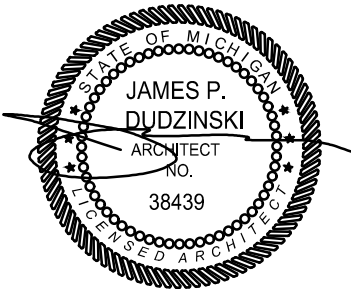
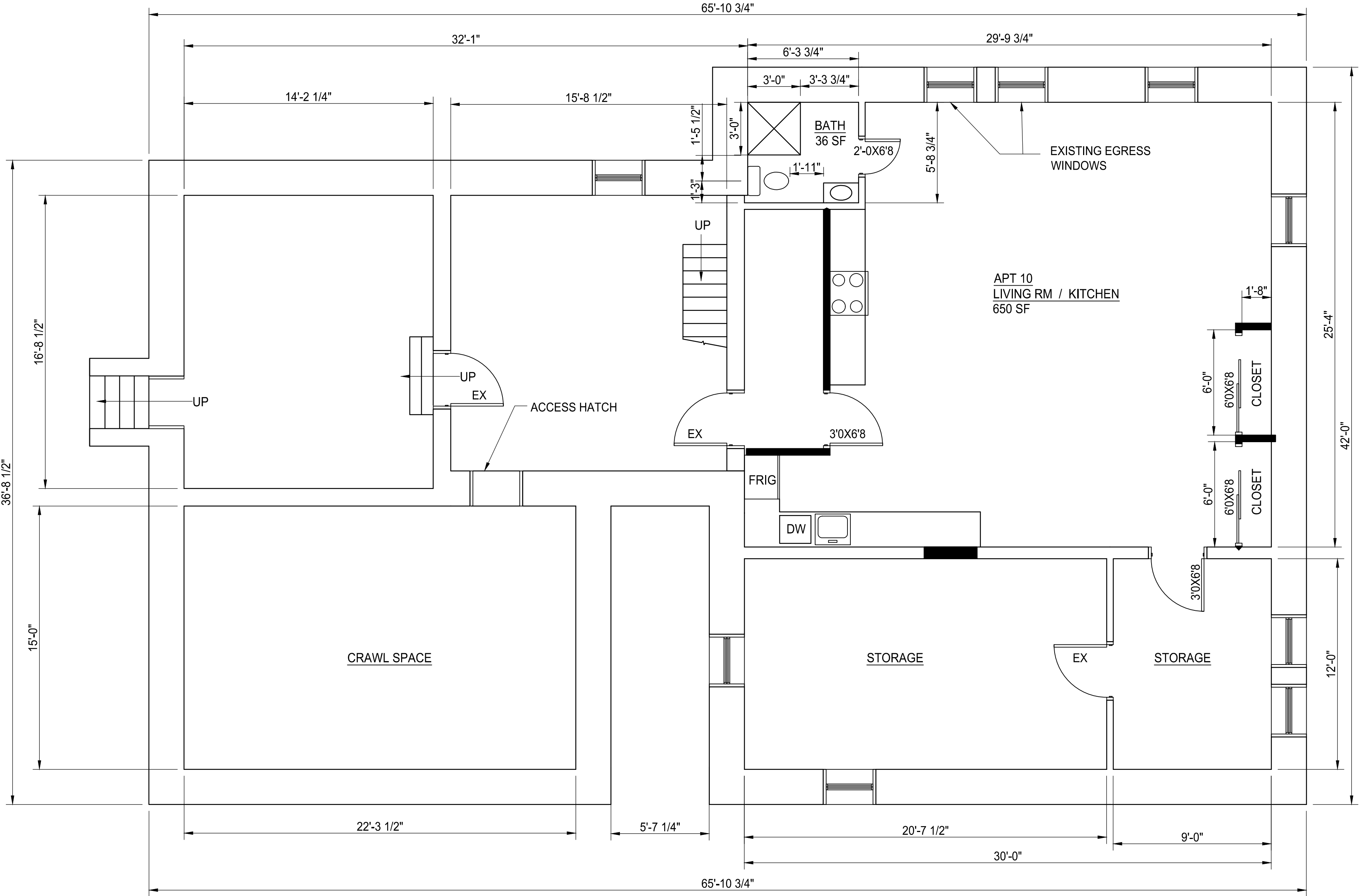
TYPICAL 1 HR RATED CEILING
UL DES NO. L501
NO SCALE



TYPICAL NON RATED WALL
NO SCALE



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



JOB NO.: 21-01098

