



Legislation Details (With Text)

|                        |                           |                      |   |              |  |
|------------------------|---------------------------|----------------------|---|--------------|--|
| <b>File #:</b>         | 16-0237                   | <b>Version:</b>      | 1 | <b>Name:</b> | Bais Jewish Resource Center Site Plan and Planned Unit Development Zoning Text Amendment for City Council Approval |
| <b>Type:</b>           | Resolution/Public Hearing | <b>Status:</b>       |   |              | Filed  |
| <b>File created:</b>   | 2/12/2016                 | <b>In control:</b>   |   |              | City Planning Commission   |
| <b>On agenda:</b>      | 2/17/2016                 | <b>Final action:</b> |   |              | 2/17/2016  |
| <b>Enactment date:</b> |                           | <b>Enactment #:</b>  |   |              |  |

**Title:** Bais Jewish Resource Center Site Plan and Planned Unit Development Zoning for City Council Approval - A proposal to demolish a modern rear addition to the house and replace it with a larger rear addition with three floors and a habitable basement. The work will result in a 6,400 square foot structure. The ground floor and basement will continue to be used by the Bais Jewish Resource Center, with two rental apartments and one apartment dedicated for use by a Rabbi on the upper floors. Three rooms in the basement may be used as guest rooms for overnight visitors observing the Sabbath or other religious observances. PUD rezoning is required. The existing drive opening (the portion of the driveway that is within the right of way) is not wide enough to meet the minimum required by code. A variance from the Zoning Board of Appeals will be necessary to allow the condition to remain, prior to City Council consideration. The site is in the Washtenaw Hill Historic District and located at 1335 Hill Street. Ward 3. Staff Recommendation: Approval

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Bais JRC Staff Report with Attachments 2-17-2016.pdf

| Date      | Ver. | Action By                | Action                     | Result |
|-----------|------|--------------------------|----------------------------|--------|
| 2/17/2016 | 1    | City Planning Commission |                            |        |
| 2/17/2016 | 1    | City Planning Commission | Approved by the Commission | Pass   |

**Bais Jewish Resource Center Site Plan and Planned Unit Development Zoning for City Council Approval** - A proposal to demolish a modern rear addition to the house and replace it with a larger rear addition with three floors and a habitable basement. The work will result in a 6,400 square foot structure. The ground floor and basement will continue to be used by the Bais Jewish Resource Center, with two rental apartments and one apartment dedicated for use by a Rabbi on the upper floors. Three rooms in the basement may be used as guest rooms for overnight visitors observing the Sabbath or other religious observances. PUD rezoning is required. The existing drive opening (the portion of the driveway that is within the right of way) is not wide enough to meet the minimum required by code. A variance from the Zoning Board of Appeals will be necessary to allow the condition to remain, prior to City Council consideration. The site is in the Washtenaw Hill Historic District and located at 1335 Hill Street. Ward 3. Staff Recommendation: Approval