

1. Zoning Board Of Appeals Regular Meeting Agenda

Documents:

[01- ZBA AGENDA 6-28-17.PDF](#)

2. Zoning Board Of Appeals Regular Meeting Packet

Documents:

[JUNE 28, 2017 ZBA PACKET.PDF](#)

Agenda
Zoning Board of Appeals
Council Chambers
Wednesday, June 28, 2017 - 7:00 P.M.

I. Call to Order

II. Roll Call

John Bailey, Chair	P	A
Jake Albers, Vice Chair	P	A
Cisco Garcia	P	A
Heather Khan	P	A
Tom Roach	P	A
Jennifer Symanns	P	A
Jared Talaga	P	A

III. Approval of Minutes

- October 26, 2016

IV. Purpose of Meeting

V. Old Business

- None

VI. New Business

- Elections
- Variance, 400 N River, parking
Public Hearing
- Parking Requirement for Center District
Future Business Discussion

VII. Adjournment

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**ZONING BOARD OF APPEALS
MEETING MINUTES
October 26, 2016
CITY COUNCIL CHAMBER
7:00 P.M.**

1. CALL TO ORDER

The meeting was called to order at 7:03 pm.

II. ROLL CALL

Present: J. Bailey, T. Roach, J. Albers, J. Talaga, H. Khan

Staff: C. Kochanek, Associate Planner
N. Schuette, Executive Secretary

Chairman Bailey welcomed a new member, Cisco Garcia, to the board.

III. APPROVAL OF MINUTES

Commissioner Albers moved to approve the minutes of September 28, 2016 (Support: T. Roach) and the motion carried unanimously.

IV. PURPOSE OF MEETING

Chairman Bailey stated the purpose of the meeting.

V. OLD BUSINESS

None

VI. NEW BUSINESS

1. Variance – 213 S. Hamilton

Ms. Kochanek, Associate Planner, gave a presentation in which she stated that this is a request for approval of a dimensional variance, to allow the garage to be expanded over the maximum size allowed for an accessory structure. Staff is recommending denial and she detailed her findings on the reason for denial.

She stated that this property is on 0.28 acres with frontage on the east side of Hamilton St. There is an existing 2,100 sq. ft. single story duplex with driveway access north of

the structure and a 440 sq. ft. accessory building to the northeast of the house. No variances have previously been approved for this property.

The structure is zoned CN Core Neighborhood. The owner would like to expand the current garage horizontally as well as vertically to accommodate additional parking, storage and studio space. The addition would add 748 sq. ft. to the south and the east of the current structure thus increasing the total footprint to 1188 sq. ft., more than half of the building footprint of the main dwelling – 800 sq. ft. is the maximum allowed building footprint for an accessory structure, thus the proposed expansion will make the structure a total of 388 feet more than allowed.

The apartment house building type chart indicates that “there is a maximum of two accessory buildings”. There is no mention that both of the accessory structures together need to be less than 800 sq. ft., so this could be interpreted to mean that two accessory structures can be placed on the lot of up to 800 sq. ft. each, or a total of 1600 sq. ft.

Commissioner Roach confirmed that the request is asking for a larger building in relation to the lot size and Ms. Kochanek responded you can build up to a 800 sq. ft. for an accessory structure and they could have two 800 sq. ft. accessory structures but their request is substantially over the limit. Chairman Bailey asked the size of the lot, which Ms. Kochanek detailed.

Commissioner Albers moved to open the public portion of the hearing (Support: J. Talaga) and the motion carried unanimously.

Ben Westbrook, 213 S. Hamilton – is the owner of the property. He stated that both he and his partner are artists and when he originally bought the property, it was his plan to continue to work as artists in the area and look for usable space as a studio; his initial plan was to expand to within 800 sq. ft. and put on a second story but he recently discovered that there is a height limit on accessory structures, which is 15 ft. and that doesn't allow for a very large room. They changed their plan when they found out about the height limit for the building to expand it to a larger footprint and they decided to apply for a variance for that.

Commissioner Talaga asked if they had checked on the cost for a second 800 ft. structure and Mr. Westbrook responded that it would make more sense to expand the current building than adding another structure from a cost standpoint.

Carolyn Clayton, 213 S. Hamilton – trying to decide if Ypsilanti is the place to settle down as an artist so looking for an environment that would work for them for the type of work they do.

Commissioner Roach moved to close the public portion of the hearing (Support: J. Albers) and the motion carried unanimously.

Commissioner Khan appreciates what the applicant wants to do, but states that since they don't meet five of the six standards, it's tough. She agrees that one structure is preferable to two and preserving green space is important. Further discussion on

various options was made, after which, Commissioner Talaga moved that the Zoning Board of Appeals approve the dimensional variance request at 213 S Hamilton to allow an accessory structure to be expanded over the allowed maximum square footage, as submitted on September 27, 2016, with the following condition and findings:

Condition

1. That the current and any future owners of the property are restricted from building a second accessory structure on the lot.

Findings

1. That the granting of this variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, under §122-94(b)(4).
2. The variance granted is the minimum variance that will make possible a reasonable use of the land, buildings, or structure, under §122-94(b)(6).
 - a. That this expansion preserves the existing green space on the property.

The motion was supported Commissioner Albers. A roll call vote was taken and carried unanimously – 5:0.

VII. ADJOURNMENT

Since there was no further business, Commissioner Roach moved to adjourn the meeting (Support: H. Kahn) and the motion carried unanimously.

The meeting adjourned at 7:48 p.m.



May 22, 2017

**Staff Review of Variance Application
Thompson Block Parking
400 N River**

GENERAL INFORMATION

Applicant: Jon Carlson
2Mission
116 W. Washington, Suite F
Ann Arbor, MI 48104

Project: Thompson Block Parking

Application Date: March 21, 2017

Location: Northeast corner of N River and E Cross

Zoning: C, Center

Action Requested: Variance from the amount of parking spaces required

Staff Recommendation: Approval

PROJECT AND SITE DESCRIPTION

Parcel # 11-11-04-495-024 is a corner lot to the northeast of the intersection of N. River and E. Cross. The parcel is 0.47 acres with frontage on N River. There is an existing ~12,000 square foot partial structure on site. A 2009 fire gutted most of the commercial structure and it has since sat vacant. The lot to the east, formerly 107 E Cross, parcel 11-11-04-495-015, held a house that was torn down after a structure fire. This lot was combined with 400 N River in 2014 and was rezoned to Center in 2016, thus enabling the vacant area of this lot to be able to serve the structure. This parcel was previously part of an active Planned Unit Development (PUD) project. That PUD has been inactive for some time and has since expired.

The applicant is proposing a mixed use for the building. The ground floor will be a bar and a sit-down restaurant with 20 apartments on the upper floors. Zoned **C- Center**, which permits by right a bar/lounge, a sit-down restaurant and apartments located above the ground floor of permitted residential uses.

The applicant is requesting a variance from the amount of parking required on site. 23 parking spaces are proposed for the parking lot to the east of the structure, including one ADA compliant space. 244 parking spaces are required per ordinance. The required number of parking spaces is addressed in section 122-8 of the zoning ordinance.

Figure 1: Subject Site Location
(building footprint approximated)



Figure 2: Site Close-up



Figure 3: photograph of site



Figure 4: Land Use and Zoning of Surrounding Area

	LAND USE	ZONING
NORTH	Multi-family	CN-SF, Core Neighborhood Single-Family
EAST	Multi-family	CN-SF, Core Neighborhood Single-Family
SOUTH	Museum Commercial printer	C, Center C, Center
WEST	Depot (vacant) Restaurant	C, Center C, Center

ORDINANCE**§122-274****Sec. 122-836. Minimum and maximum number of parking spaces.**

(1) *Minimum.* The minimum number of off-street parking spaces by type of use in all zoning district shall be determined in accordance with the following schedule.

USE	SPACES PER UNIT OF MEASURE
RESIDENTIAL:	
Single-family detached dwellings and two-family dwellings	1 space per unit Garage and driveways may meet this requirement.
Multiple-family dwellings, including townhouses	1.5 for each dwelling unit, plus 1 for each 10 dwelling units for guest parking.
Upper-story residential units in C, HC, NC, GC, and HHS districts	1 for each dwelling unit.
Group living with support staff, not licensed by State of Michigan	1 for each 3 beds, plus 1 per employee on an average employment shift.
Group residence & roominghouse	1 for each bedroom or sleeping room, plus 1 for each employee or the largest employment shift.
Adult Foster Care	1 for each 3 beds, plus 1 for each employee an average employment shift.
Accessory Dwelling Unit	1 for each dwelling unit Garage and driveways may meet this requirement.
Family Child Care Home	Minimum of 1 and a maximum of 3 child-care drop off spaces, plus 1 for the principal dwelling unit.
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES	
Religious institutions	1 for each 5 seats or 10 feet of linear pew space, based on the maximum seating capacity in the main unit of worship
Hospitals	1 for each 4 patient beds, plus 1 for every 200 square feet of out-patient service area
Primary Schools (public and private)	1 for each teacher, employee or administrator, plus 1 for each 10 students.
Secondary Schools (public and private)	1 for each teacher, employee or administrator and 1 for each 10 students, in addition to the requirements for the auditorium and stadium, if provided.
Post-secondary educational institutions (public & private)	1 for each teacher, employee or administrator and 1 for each 5 students.
Private assembly	1 for each 3 persons allowed within the maximum occupancy load as established by local, county, or state fire, building, or health codes, whichever is greater.
Arts & crafts studios	1 per 1,000 square feet plus 1 per classroom.
Performance venues/Theaters	1 for each 5 seats or 10 linear feet of bench space, plus 1 for each 2 employees on an average employment shift.
Libraries, museums, cultural centers, community centers or similar facilities	1 for each 400 square feet of usable floor area, excluding area devoted to storage including stacks.
Municipal, county, regional & state service uses	1 for each 1,000 square feet of usable floor area.
Child care centers	1 off-street parking space per caregiver required to staff facility at the state-licensed capacity, plus 1 space for every 20 children the facility is licensed to care for.
Outdoor recreation and fields	1 for each 1,000 square feet of recreation space.
Indoor recreation	1 for each 3 persons who may be legally admitted at one time based on the occupancy load established by local, county, or state fire, building, or health codes, plus 1 for each employee on an average employment shift.
Stadiums, sports arenas, or similar places of outdoor assembly	1 for each 4 seats or 8 feet of linear bench space.
Swimming pools	1 for each 4 persons who may be legally admitted at one time based on occupancy load established by local codes.

Variance Review | Thompson Block Parking | May 22, 2017

USE	SPACES PER UNIT OF MEASURE
INFRASTRUCTURE	
Radio & Television Studios or Stations	1 per each 500 square feet of gross floor area.
Utility buildings	1 for each employee on an average employment shift.
Energy, electricity and heat generation or sewage plants	1 for each employee on an average employment shift.
SERVICES	
Bed & Breakfasts or Inns	1 per occupancy unit plus 1 per employee on an average employment shift.
Motels, hotels or other commercial lodging establishments	1 per occupancy unit plus 1 per employee on an average employment shift; plus extra spaces for dining rooms, ballrooms, or meeting rooms as required.
Business or professional offices	1 per 300 square feet of usable floor area.
Funeral homes	1 per 50 square feet of assembly room, parlor and slumber room.
Laundromats	1 per 3 washing machines.
Financial service, including banks	1 per 300 square feet of usable floor area, plus 2 stacking spaces for each drive-in or drive-through transaction station.
Nursing Homes	1 per 3 beds.
Medical or dental offices or clinics, substance abuse treatment facilities	1 for each 300 square feet of usable floor area in waiting rooms, plus 1 for each examining room, dental chair, or similar use area.
Personal service establishments	2 spaces for each of the first 2 beauty or barber chairs, and 1½ spaces for each additional chair, or 1 for each 300 square feet of useable floor area whichever is greater.
Self-storage facilities	1 per 200 storage units, plus 1 per 300 square feet of usable floor area of office space, plus 1 for residence, if provided.
Catering service	1 per 600 square feet of usable floor area.
All other service uses not elsewhere specified	1 for each 300 square feet of gross floor area.
COMMERCIAL	
Furniture and appliances, household equipment; repair shops; showrooms of a plumber, decorator, electrician or similar trade; and other similar uses	1 for each 600 square feet of usable floor area.
Open air businesses	1 for each 600 square feet of lot area used for open air business, plus extra spaces for indoor sales or office space as required.
Shopping centers or clustered commercial centers over 100,000 square feet in gross floor area	1 for each 300 square feet of gross floor area.
All other retail uses not elsewhere specified	1 for each 250 square feet of gross floor area.
RESTAURANTS	
Café, coffee shop, restaurants, tasting rooms or bar/lounge, and other establishments where food, beverages, or refreshments are sold primarily for consumption on the premises	1 for each 100 square feet of usable floor area, or 1 for each 3 persons allowed within the maximum occupancy load as established by local, county, or state fire, building or health codes; whichever is greater.
Restaurant, fast food, drive-in or drive-through	1 for each 50 square feet of customer waiting and eating areas, plus 1 for each employee in the largest employment shift, plus 8 stacking spaces for each drive-in or drive-through transaction station.
AUTO-ORIENTED	
Automobile filling stations	1 for each employee, plus spaces required for other uses within the station, such as the retail floor area, carryout restaurants, subtracted by one half space for each automobile fueling position.
Automobile repair	1 for each employee in the largest employment shift, plus 1 space for each auto service stall. In addition, stacking spaces for automobiles awaiting entrance to a service stall shall be provided as required by section 122-840.
Automobile or truck wash (automatic and self-serve) and detailing	1 for each employee in the largest employment shift. In addition, stacking spaces for automobiles awaiting entrance to the wash facility must be provided as required by section 122-840.
Motor vehicle sales and service establishments, trailer sales and rental, and boat showrooms	1 for each 500 square feet of usable floor space of sales room, plus 1 for every 500 square feet of outdoor sales area, plus 1 for each 1
Automobile rental (parking, storage, wash & repair)	auto service stall in service areas, plus 1 space per employee on the largest employment shift.

USE	SPACES PER UNIT OF MEASURE
Vehicle, Recreational Vehicle, Storage and Towing	1 for 300 square feet of office space, plus 1 space per employee on the largest employment shift.
RESEARCH	
Laboratories or research establishments	5 plus 1 for every 1.5 employees in the largest working shift; or 1 space per each 1,000 square feet of gross floor area for storage areas, and 1 space per 300 square feet of office area; whichever is greater.
PRODUCTION, MANUFACTURING & DISTRIBUTION	
Craft production	1 per 1,000 square feet
Wholesale or distribution facility	5 plus 1 for every employee in the largest working shift; or 1 for every 1,700 square feet of gross floor area, plus 1 for each 300 square feet of office area. Spaces shall also be provided for any retail or service area in addition to the above.
Assembly, processing or manufacturing	5 plus 1 for every 1½ employees in the largest working shift; or 1 space per each 1,000 square feet of gross floor area for assembly, processing and manufacturing and storage areas, and 1 space per 300 square feet of office area.
URBAN AGRICULTURE	
Community garden	None
Hydroponics, aquaculture and aquaponics and similar raising of food	5 plus 1 for every employee in the largest working shift; or 1 for every 1,700 square feet of gross floor area, plus 1 for each 300 square feet of office area. Spaces shall also be provided for any retail or service area shall be in addition to the above

Note: Section 122-832 of the Zoning Code of Ordinances, "Scope," is as follows:

Sec. 122-832. Scope.

The conditions and requirements of this article applies to all zoning districts. In all zoning districts, off-street parking facilities shall be provided for the storage and parking of motor vehicles and bicycles for the use of occupants, employees, and patrons of all buildings, structures, residences, businesses, or establishments erected, altered, constructed, changed in use, or commenced after the effective date of the ordinance from which this chapter derives. Such space (or spaces) shall be maintained and not be encroached upon, unless an equivalent number of such spaces are provided elsewhere, in conformance with this chapter.

- (1) *New or altered buildings.* No building or structure shall hereafter be erected, and no existing structure may be so altered that it is increased in size or intensity of use, unless adequate parking space, as required by the provisions of this article, is provided for the entire building or structure as erected or altered.
- (2) *Change in use.* The use of any building or structure shall not be changed if additional parking space would be required as a result of the change in use, unless the minimum parking space as required by the provisions of this article is provided for the entire building.

- (3) *Areas excepted.* The provisions of this article shall not apply to uses and structures in the C zoning district, except those spaces required for upper-story dwellings. A fee in lieu of providing off-street parking for upper-story units in the C zoning district is permitted in accordance with section 122-843.

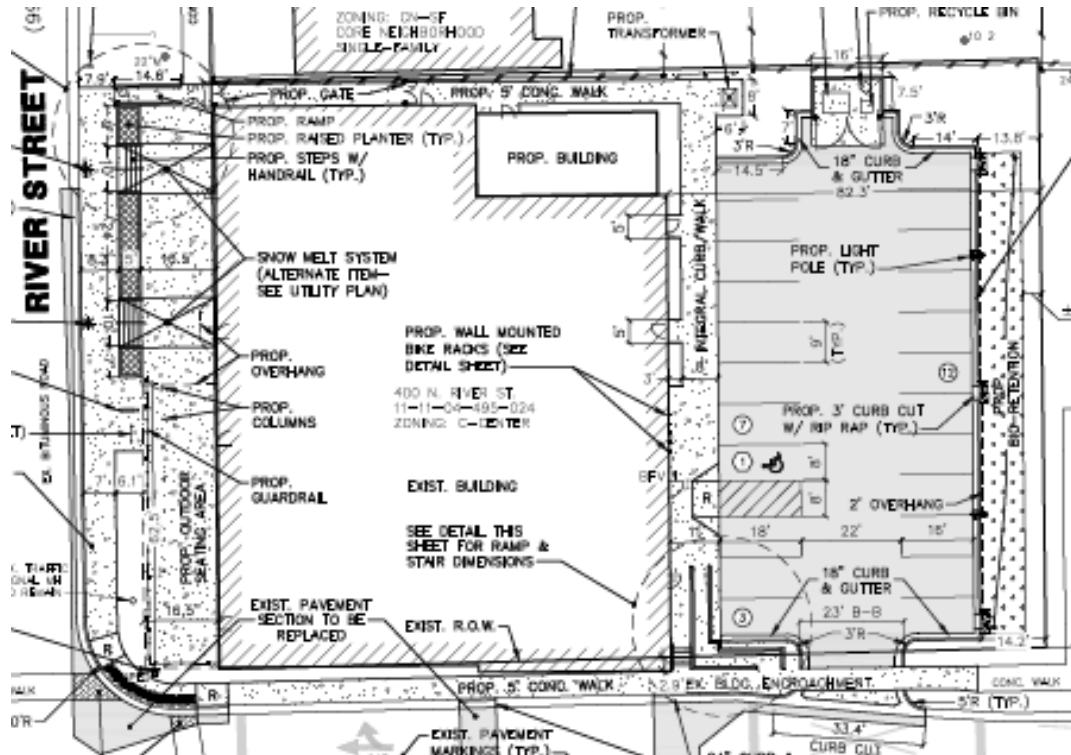
However, it has been the practice of the department to require parking for new first-floor uses/buildings, and/or when such use/building is "effectively" new, as with the Thompson Block. This has happened rarely, but has been the practice since approximately 2009 (wording in place effectively identical: "*The provisions of this article shall not apply to uses and structures in the B3 central business district, except those spaces required for dwellings. A fee in lieu of providing off-street parking for apartment units above ground floor commercial uses in the B3 zoning district is permitted in accordance with section 122-841.*"), and documented since 2011, setting the precedent for the requirement – and variance request – seen here. Staff will be bringing an interpretation request to the ZBA in the next month to cease this practice under the

new code, which has slightly different wording, but with the same intent to not require parking for non-residential uses in the Center district. See the memo in the packet.

Figure 5: Proposed Parking Chart

Vehicle Parking:			
Location	None	Side and Rear Yards	Rear yard
Quantity Required (fee in lieu potential within C district)		Upper-story residential in C: 1 space per dwelling unit (20 required)	20 provided
		Restaurant - 1 per 100sf usable floor area (9,788sf/100 = 98 spaces) OR 1 per 3 persons allowed within maximum occupancy load, whichever is greater (670 occupants / 3 = 224 spaces)	3 provided Variance requested

Figure 6: Proposed Parking Plan



STANDARDS

§122-94(b)

Standards for Variances. A variance from the literal enforcement of this Ordinance may be granted by the Zoning Board of Appeals only if all of the following standards are met.

- (1) Literal enforcement of this chapter will pose practical difficulties to the applicant because of special conditions or circumstances which are unique to the specific property such as: exceptional shallowness or shape of the property, exceptional topographic conditions, extraordinary situation of a building or structure, use or development of an adjacent property, or difficulties relating to construction or structural changes on the site. Mere inconvenience or a desire to attain higher financial return shall not itself be deemed sufficient to warrant a variance.*

The applicant notes that practical difficulty is found in attempting to locate additional parking on the site due to the existing historic structure occupying more than half the available area on the site. With existing residential to the north and the east of the site, the applicant notes that locating parking adjoining the site is also not possible.

- (2) Such variance is necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the same district under the terms of this chapter. Granting of the variance shall not confer upon the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district.*

Most restaurants in the Center district, including the Downtown and Depot Town areas, do not have “sufficient” parking on site per the standards of §122-836. Many of the parcels are at zero lot lines. In the case of the surrounding restaurants in the Depot Town area, 39 E Cross (Aubree’s) has public parking just to the north of the site. 36 E Cross (Maiz) has parking in the rear but it is insufficient and has previously paid a fee-in-lieu of parking. 56 E Cross (Sidetrack) has two lots, one is separated from the site by another parcel but parking is still not sufficient enough to meet their parking requirements thus the granting of the variance shall not confer upon the applicant any special privileges than others in the same district enjoy.

No matter what use is proposed for this property, the amount of parking that can be placed on this site will likely be insufficient for the use due to the constraints of the site. The property is within 300 feet of the Maple Lot and there is additional street parking to the north on River St and Maple St and to the south on Cross St and River.

Due to the historic, dense, walkable, and very active uses traditionally within the Center District, and the provision of public parking lots generally within close proximity, it has been the practice to not require additional parking for changes of use, only when a new use is built/established. The code, as written, only requires parking to be provided in the Center District for residential uses.

- (3) The alleged practical difficulties on which the variance request is based have not been created by any person presently having an interest in the property.*

The owner did not create the practical difficulty, the shallowness of these parcels dates back to the original plat. The lot was actually shallower prior to the addition of lot 431, the former 107 E Cross parcel, in 2014.

- (4) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

The granting of the variance should not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located as this area is highly walkable, with a walk score of 81. AAATA route 42 runs on Cross St in this area and there is a stop within 160 feet. The Maple St public parking lot is generally underutilized parking lot owned and operated by the DDA with approximately 62 parking spaces.

As the property is currently unsafe and has not been utilized since the fire in 2012, the development of this property will have a positive impact to the neighborhood. It will bring more people into the area and will create additional desirable residences in Depot Town.

Had the building been in active use, parking for the first-floor uses would not be required.

- (5) The allowance of 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 zoning board of appeals to grant the variance, and the rights of others whose property would be affected by the allowance of the variance.*

The allowance of the variance will result in substantial justice being done, considering the other restaurants that exist in the Center district with little to no parking. In addition, were precedent not established on this issue, interpreting §122-832(3) as-written would obviate the need for providing parking for the commercial uses.

- (6) A variance granted shall be the minimum variance that will make possible a reasonable use of the land, buildings, or structure.*

While there are other uses permitted in Center that would not require the amount of parking that the restaurant/bar uses would, such as some service and commercial uses, the return on investment on those uses may render the project unworkable. Continuing to apply parking standards for new (or effectively "new") uses in the Center District would likely have a long-ranging negative impact upon the overall health of the other areas zoned Center.

STAFF RECOMMENDATION

Staff recommends the Zoning Board of Appeals **approve** the variance request to permit less parking than required at 400 N River as submitted on the March 21, 2017 plans, with the following findings:

1. The applicant has shown sufficient practical difficulty under §122-94(b)(1).

2. Such a variance is necessary for the preservation and enjoyment of a substantial property right enjoyed by other property owners in the same district under the terms of the zoning ordinance, per the standards of 122-94(2).
3. The practical difficulty being proposed is not self-created, per 122-94(3)
4. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located, per 122-94(4).
5. The allowance of the variance will result in substantial justice being done, given the conditions spelled out in 122-94(b)(5).
6. Denial of this variance will hinder the applicant's ability to develop the site.

Cynthia Kochanek
Associate Planner, Community & Economic Development Division

c.c. File
 Applicant
 Site designer

THOMPSON BLOCK
SECTION 4, T3S, R7E
CITY OF YPSILANTI, WASHTENAW COUNTY, MICHIGAN
SITE PLAN

OWNER/DEVELOPER

THE ORIGINAL AND ONLY THOMPSON BLOCK, LLC
116 W. WASHINGTON
SUITE F
ANN ARBOR, MI 48104
PH: (734) 661-4720
ATTN: JON A. CARLSON

ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT

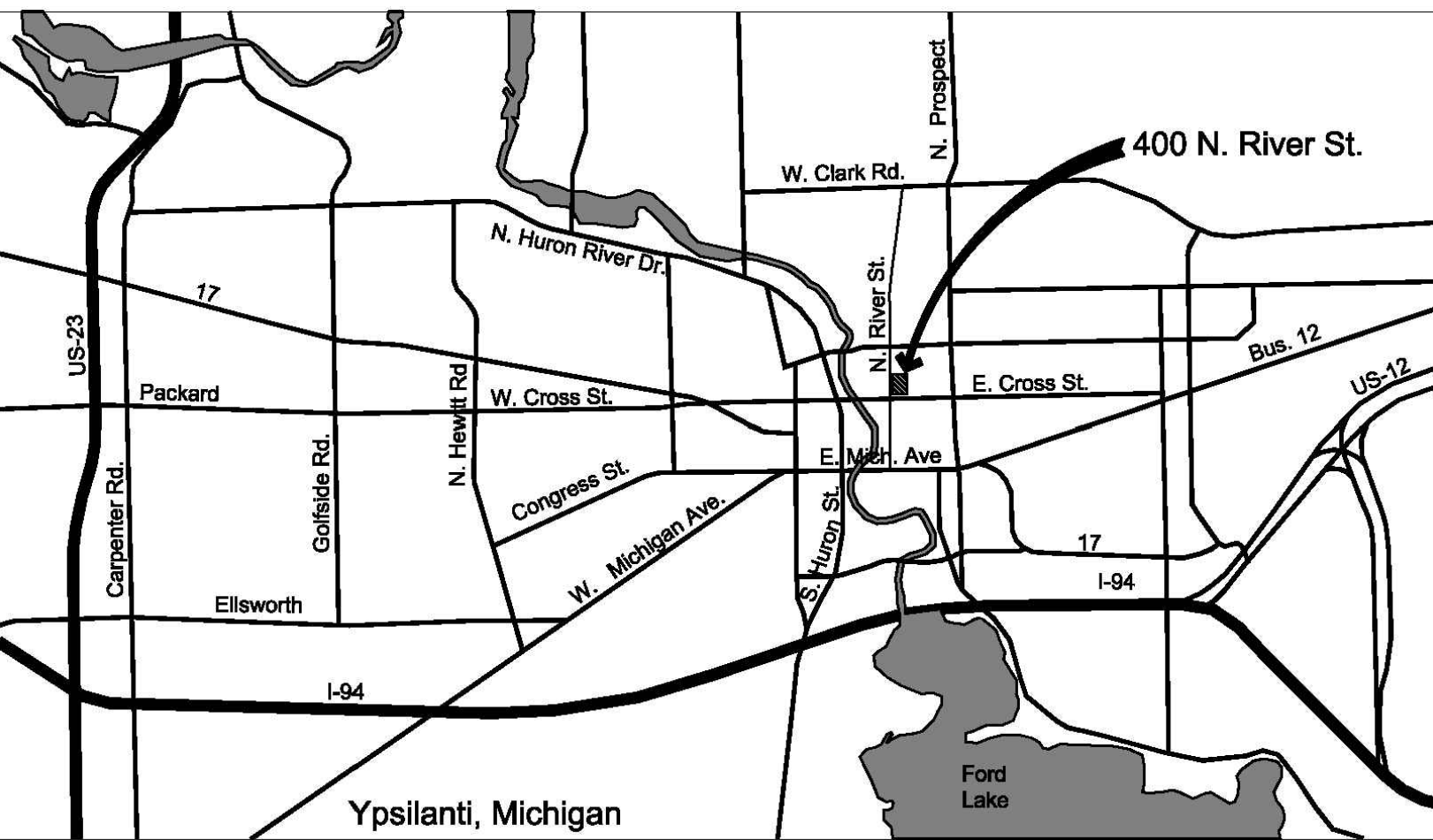
MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
PH. (734) 995-0200
ATTN: ROBERT WAGNER
E-MAIL: RCW@MIDWESTERNCONSULTING.COM

ARCHITECT

MITCHELL AND MOUAT ARCHITECTS
113 S. FOURTH AVE.
ANN ARBOR, MI 48104
(734) 662-6070
ATTN: RICHARD MITCHELL

CONSTRUCTION MANAGER

KINCAID HENRY
934 CLARK ST.
LANSING, MI 48906
(517) 332-8210
ATTN: MARILYN CROWLEY



VICINITY MAP
NOT TO SCALE



400 N. River Street
Ypsilanti, Michigan



IMAGE BY MITCHELL AND MOUAT ARCHITECTS

DEVELOPMENT SUMMARY AND COMPARISON CHART

	Existing	Required / Permitted	Proposed
Site Area:	23,688sf / 0.54 acres	60,000sf	23,688sf / 0.54 acres
Lot Width:	129.75 ft	60ft min; 120ft max	129.75 ft
Lot Depth:	182.50 ft	500ft max	182.50 ft
Setbacks:			
Front	River Street	0 ft min; 15ft max	0.15ft - River Street
Side Street yard	Cross Street	0 ft min; 15ft max	-2.92 - Cross Street
Side		0 ft min	5.64ft to north;
Rear		10 ft. min	82ft to east
Frontage Buildout	95%	90% min; 100% max	95%
Zoning:	C - Center	C - Center	C - Center
Historic District	Existing Building Shell	Yes	Historic Reconstruction proposed
Land Use	Vacant	Apartments above ground floor of non-residential uses (principal use)	Apartments above ground floor of non-residential uses (principal
		Sit-down restaurant	Sit-down restaurant
		Outdoor cafe (accessory)	Outdoor cafe (accessory)
Building Type	Existing Commercial Shell	Commercial/Mixed Use - Medium	Commercial/Mixed Use - Medium
Proposed Building			
Principal Building Height		2 floor min; 5 floor max	3 floors
Min. first floor height		12 feet	13'-1"
Max. first floor height		14 feet residential; 20 feet non-residential	13'-1"
Second floor height		10 foot min; 12 foot max	11'-2"
Vehicular Parking:			
Location	None	Side and Rear Yards	Rear yard
Quantity Required (fee in lieu potential within C district)		Upper-story residential in C: 1 space per dwelling unit (20 required)	20 provided
		Restaurant - 1 per 100sf usable floor area (9,788sf/100 = 98 spaces) OR 1 per 3 persons allowed within maximum occupancy load, whichever is greater (670 occupants / 3 = 224 spaces)	3 provided Variance requested
Bicycle Parking:		1 space per 5 vehicular spaces, min. of 2 spaces = 5 spaces	5 tenant spaces 5 restaurant spaces
Loading Spaces		Not required in C district	None proposed
Signs	Size	Building mounted - varies based on location/type Ground signs prohibited; building mounted signs require permit	See architectural plans Historic sign relocation

PERMITS/APPROVALS

Approval/Permit	Agency	Submitted	Plans Approved	Permit/Approval Issued	Comment
Site Plan	City of Ypsilanti Planning & Development Department Bonnie Wessler, City Planner (734) 483-9646 bwessler@cityofypsilanti.com 1 South Huron Street Ypsilanti, MI 48197	2/17/2017 4/13/2017		No	
Variance	City of Ypsilanti Planning & Development Department Bonnie Wessler, City Planner (734) 483-9646 bwessler@cityofypsilanti.com 1 South Huron Street Ypsilanti, MI 48197	4/13/2017		No	Parking Spaces - See Development Summary
Soil Erosion Control (Waiver)	Washtenaw County Water Resources Commissioner Katie Lee, Program Supervisor (734) 222-3978 leek@ewashtenaw.org 705 North Zeeb Road, P.O. Box 8645 Ann Arbor, MI 48107			No	
Water/Sanitary Services	Ypsilanti Community Utilities Authority Scott Westover, Engineering Manager (734) 484-4600 ext. 220 swestover@ycua.org 2777 State Road Ypsilanti, MI 48198	3/7/2017 4/13/2017		No	Review/Tap/Inspection Fees = \$14,942.31 (Per YCUA estimate 3-1-17)
Storm Water Management	City of Ypsilanti: OHM Advisors Marcus J. McNamara (734)-466-4553 marcus.mcnamara@ohm-advisors.com 34000 Plymouth Road Livonia, Michigan 48150	2/17/2017 4/13/2017		No	
Engineering Plans	City of Ypsilanti: OHM Advisors Marcus J. McNamara (734)-466-4553 marcus.mcnamara@ohm-advisors.com 34000 Plymouth Road Livonia, Michigan 48150			No	

PROJECT DESCRIPTION

THE SUBJECT PROPERTY IS REGISTERED WITH THE STATE AS AN HISTORIC SITE. IT IS THE ORIGINAL SITE OF A COMMERCIAL BUILDING (CALLED "THE NORRIS BLOCK") WHICH BECAME A POPULAR SHORT-TERM LODGING LOCATION FOR CIVIL WAR ENLISTEES WAITING TO BE SENT OFF TO BATTLE. THE ORIGINAL BUILDING, WHICH DATES BACK TO 1861, HAS DETERIORATED OVER TIME DUE TO NATURAL CAUSES AND CONSTRUCTION-RELATED INCIDENTS. IN 2007, THE OWNER AT THAT TIME BEGAN RENOVATIONS TO THE BUILDING AND THE PROPERTY TO PROVIDE A PLANNED UNIT DEVELOPMENT. IN 2009, A FIRE DESTROYED MOST OF THE INTERIOR OF THE BUILDING AND EVENTUALLY LEAD TO THE TERMINATION OF THE PROJECT. HOWEVER, THE ORIGINAL MASONRY BUILDING SHELL STILL REMAINS.

THE PROPERTY NOW HAS A NEW OWNER/DEVELOPER THAT PROPOSES TO PROVIDE A MIXED-USE BUILDING THAT WILL INCLUDE A RESTAURANT/WHISKEY BAR ON THE GROUND FLOOR AND APARTMENT UNITS ON THE SECOND AND THIRD FLOORS. THE BUILDING WILL BE RENOVATED WHILE UTILIZING THE EXISTING EXTERIOR WALLS TO MAINTAIN THE HISTORIC NATURE OF THE SITE/BUILDING. TWO HISTORIC LIGHT POSTS AND ONE HISTORIC SIGN WILL BE SALVAGED AND RELOCATED AS WELL. THE ENTIRE PROJECT INCLUDES BUILDING RENOVATIONS, A SMALL ADDITION TO THE NORTHEAST CORNER OF THE BUILDING, AND A NEW ASPHALT PARKING LOT.

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	DIMENSIONAL SITE PLAN
4	PROPOSED DRAINAGE PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	MISCELLANEOUS SITE DETAILS
1 OF 1	PHOTOMETRIC SITE PLAN
A1.0	FLOOR PLAN - BASEMENT
A1.1	FLOOR PLAN - FIRST FLOOR
A1.2	FLOOR PLAN - SECOND FLOOR
A1.3	FLOOR PLAN - THIRD FLOOR
A1.4	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS - WEST AND SOUTH
A3.1	EXTERIOR ELEVATIONS - EAST AND NORTH

THOMPSON BLOCK

JOB No. 16277	DATE: 02/17/2017	1
REVISIONS:	REV. DATE	
PER CITY REVIEW COMMENTS	04/13/17	
	CADD: DAG	
	ENG: TPH	
	PM: RCW	
	TECH: 16277/CV1-DWC	
		TS#468



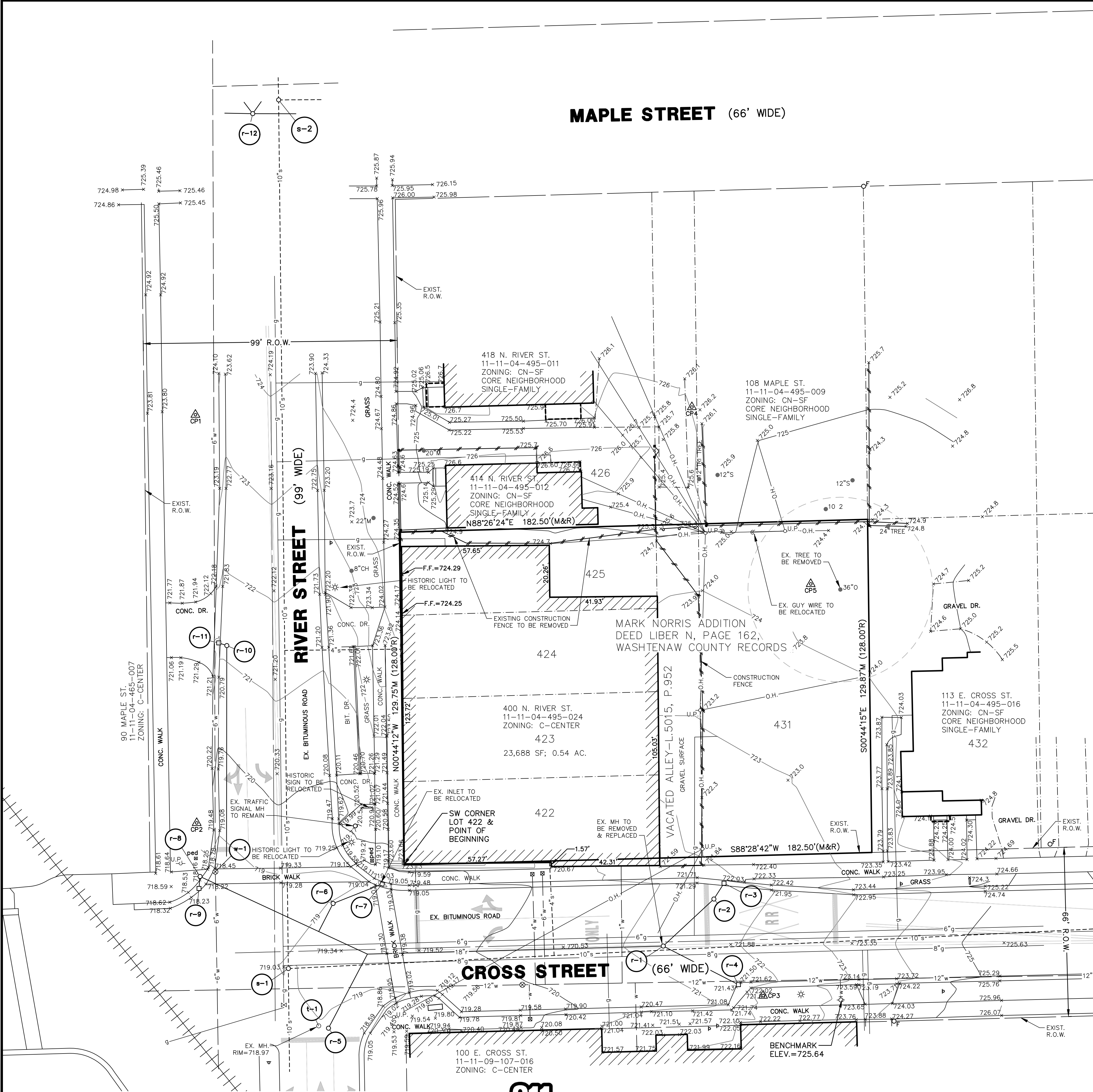
MIDWESTERN
CONSULTING

3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:

DATE

P.E. #



The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.



STORM SEWER SCHEDULE

r-1 (BECOMES R-2: SEE UTILITY PLAN) STORM MH RIM=721.31 12"SE INV=716.11 18"W INV=716.01 12"NE INV=716.11	r-7 (BECOMES R-1: SEE UTILITY PLAN) STORM CB RIM=718.97 12"SW INV=715.82
r-2 STORM MH RIM=721.48 12"NE INV=719.38 12"SW INV=718.38	r-8 STORM MH RIM=718.16 15"SE INV=712.86 15"E INV=715.06
r-3 STORM CB RIM=721.48 12"SW INV=719.28	r-9 STORM CB RIM=718.10
r-4 STORM CB RIM=721.46	r-10 STORM MH RIM=721.16 12"SW INV=718.06 12"E INV=718.06
r-5 STORM MH RIM=718.89 12"SE INV=714.69 18"NE INV=714.89 BOTTOM OF STRUCTURE/ CHANNEL NW/SE=710.29	r-11 STORM CB RIM=720.89 12"E INV=718.19
r-6 STORM MH RIM=719.03 12"E INV=715.33 12"S INV=714.98	r-12 STORM MH RIM=726.28 18"W INV=720.43 12"NE INV=722.18 12"NW INV=722.08 18"E INV=719.68

SANITARY SEWER SCHEDULE

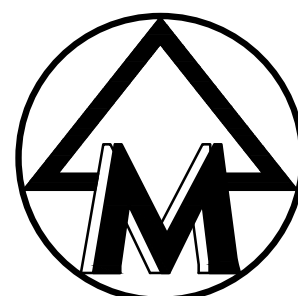
s-1 SAN. MH RIM=718.94 10"SE INV=714.24 6"NE INV=713.64 12"NE INV=713.64 12"SW INV=713.24 6"NW INV=713.84	s-2 SAN. MH RIM=726.31 12"S INV=715.11 12"N INV=715.16 10"E INV=715.66
--	---

WATER MAIN SCHEDULE

w-1 QVW RIM=718.40 T/NUT=715.20 DIRT OVER PIPE
--

TELEPHONE SCHEDULE

t-1 COMMUNICATION MH RIM=718.97 EMPTY STRUCTURE BOTTOM=715.57



SCALE: 1" = 20'

LEGEND

838	EXIST. CONTOUR
x836.2	EXIST. SPOT ELEVATION
o-u.p.	EXIST. UTILITY POLE
guy	GUY WIRE
o.h.	EXIST. OVERHEAD UTILITY LINE
*	EXIST. LIGHT POLE
g	EXIST. GAS LINE
g-x	EXIST. GAS VALVE
w	EXIST. WATER MAIN
h	EXIST. HYDRANT
h-b	EXIST. GATE VALVE IN BOX
h-w	EXIST. GATE VALVE IN WELL
r	EXIST. STORM SEWER
r-o	EXIST. CATCH BASIN OR INLET
s-o	EXIST. SANITARY SEWER
p	SIGN
p-f	PEDESTRIAN CROSSING SIGNAL
post	POST
fence	FENCE
guardrail	GUARDRAIL
tree	SINGLE TREE
found	FOUND IRON PIPE
control	CONTROL PT.
corner	SECTION CORNER

BENCHMARK:

SET BM ON ARROW ON TOP/NUT OF HYDRANT LOCATED ON S. SIDE OF CROSS ST. & NE CORNER OF AUTO MUSEUM. ELEVATION=725.64 NAVD 88.

LEGAL DESCRIPTION

(Legal description per Liberty Title Commitment CM24913, Dated October 17, 2016)

The land referred to in this Search is situated in the City of Ypsilanti, Washtenaw County, Michigan, and is described as follows:

Lots 422, 423, 424, 425, 431 and the North/South 17 feet wide vacated alley lying adjacent thereto, M. Norris addition, a subdivision, as recorded in Liber N of Deeds, Page(s) 162, Washtenaw County Records, being more particularly described as: Beginning at the Southwest corner of said Lot 422, being also the intersection of the East line of N. River St., 100 feet wide, with the North line of E. Cross St., 66 feet wide; thence North 01 degrees 00' 30" East, 132.00 feet along the West line of said Lots 422 through 425, inclusive; thence South 89 degrees 53' 38" East 184.65 feet along the North line of said Lots 425 and 431 and their extension across said vacated alley, thence South 00 degrees 13' 20" West, 131.64 feet along the East line of said Lot 431; thence due West 186.46 feet along the South line of said Lots 425 and 431 and their extension across said vacated alley, to the POINT OF BEGINNING. Bearings based on the North line of said E. Cross Street as due East/West.

Also:

Being more particularly described as Beginning at the Southwest corner of Lot 422 of Mark Norris Addition, Liber N of Deeds, Page 162, Washtenaw County Records.

thence N 00°44'12" W 129.75 feet measured, (128.00 feet recorded) along the West line of Lots 422 through 425 of said Mark Norris Addition and the East line of River St., 99 feet wide,

thence N 88°26'24" E 182.50 feet along the North line of Lot 425 and 431 and their extension across a vacated alley (16.5 feet wide).

thence S 00°44'15" E 129.87 feet measured, (128.00 feet recorded) along the East line of said Lot 431,

thence S 88°28'42" W 182.50 feet along the South line of Lots 431 and 422 and their extension across a vacated alley (16.5 feet wide) and the North line of Cross St., 66 feet wide to the Point of Beginning.

THOMPSON BLOCK

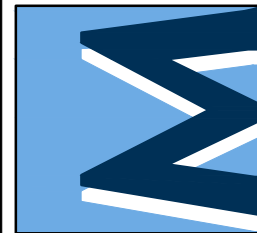
SITE PLAN
EXISTING CONDITIONS

2

JOB No. 16277

DATE: 02/17/2017	SHEET 2 OF 8
REV. DATE: 05/13/17	REV. DATE: 05/13/17
PER CITY REVIEW COMMENTS	PER CITY REVIEW COMMENTS
REVISIONS:	REVISIONS:
ENG: TPH	ENG: TPH
PRG: RCW	PRG: RCW
TECH: KX1.dwg	TECH: KX1.dwg
DATE: 02/17/2017	DATE: 02/17/2017

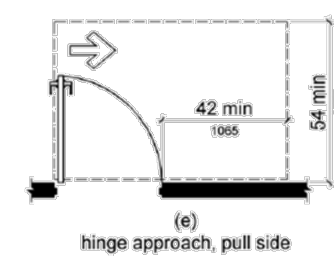
MIDWESTERN CONSULTING



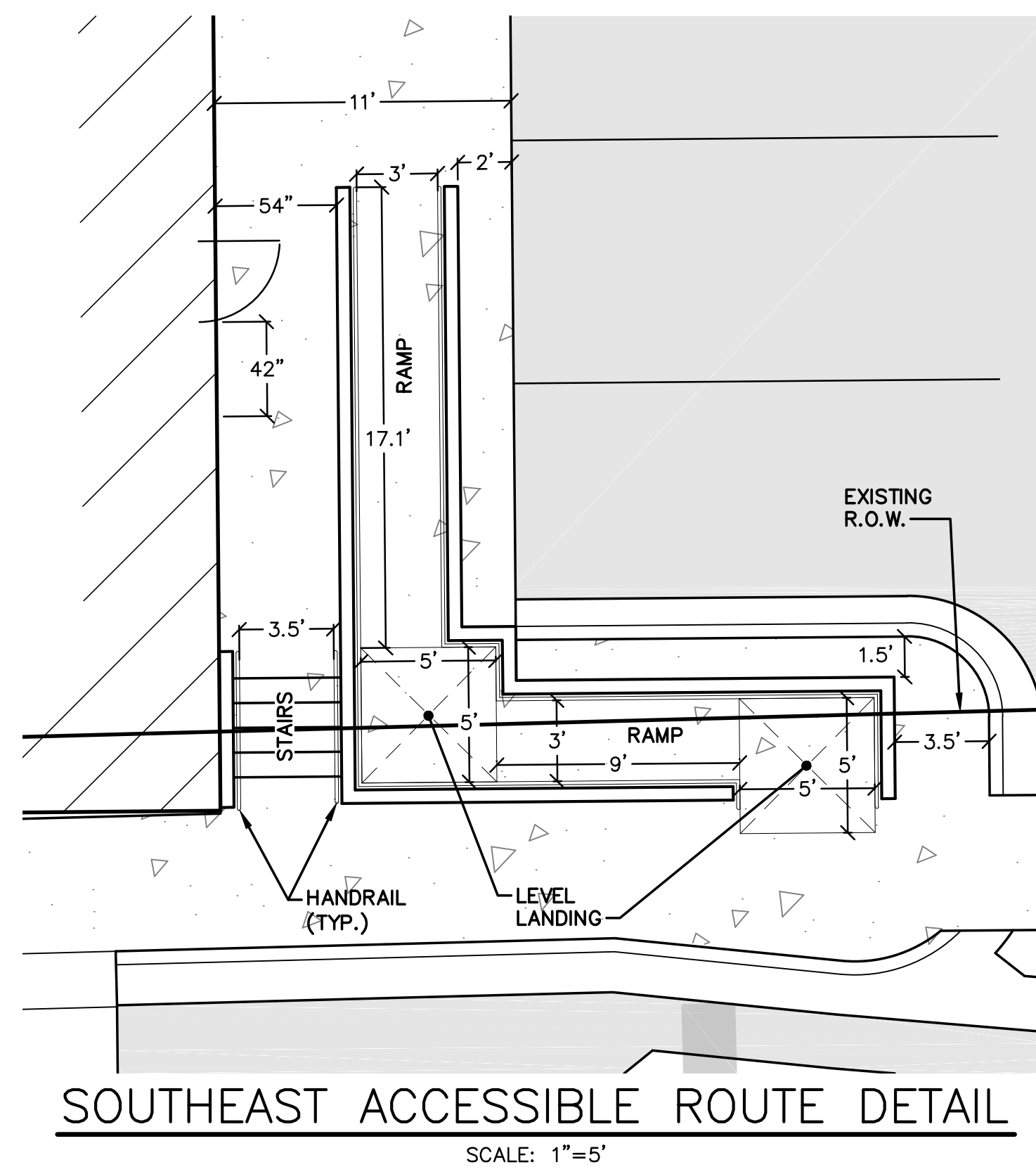
CLIENT
THE ORIGINAL AND ONLY THOMPSON BLOCK, LLC
116 W. WASHINGTON, SUITE F
ANN ARBOR, MI 48104
JON CARLSON
(734) 661-4720

3815 Plaza Drive Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

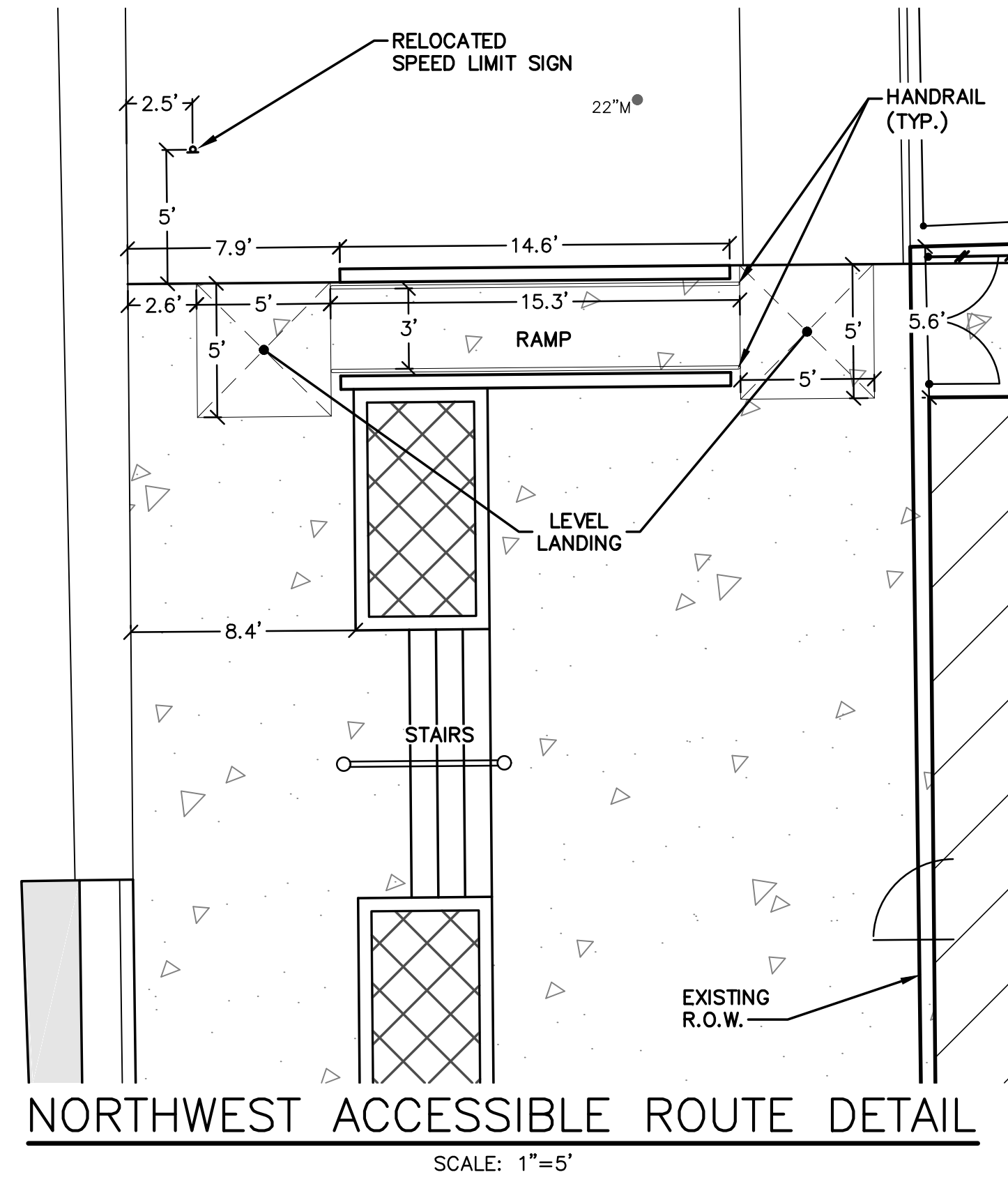
Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ²
From hinge side	Pull	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Pull	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ²
From latch side	Pull	48 inches (1220 mm) ¹	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ¹	24 inches (610 mm)



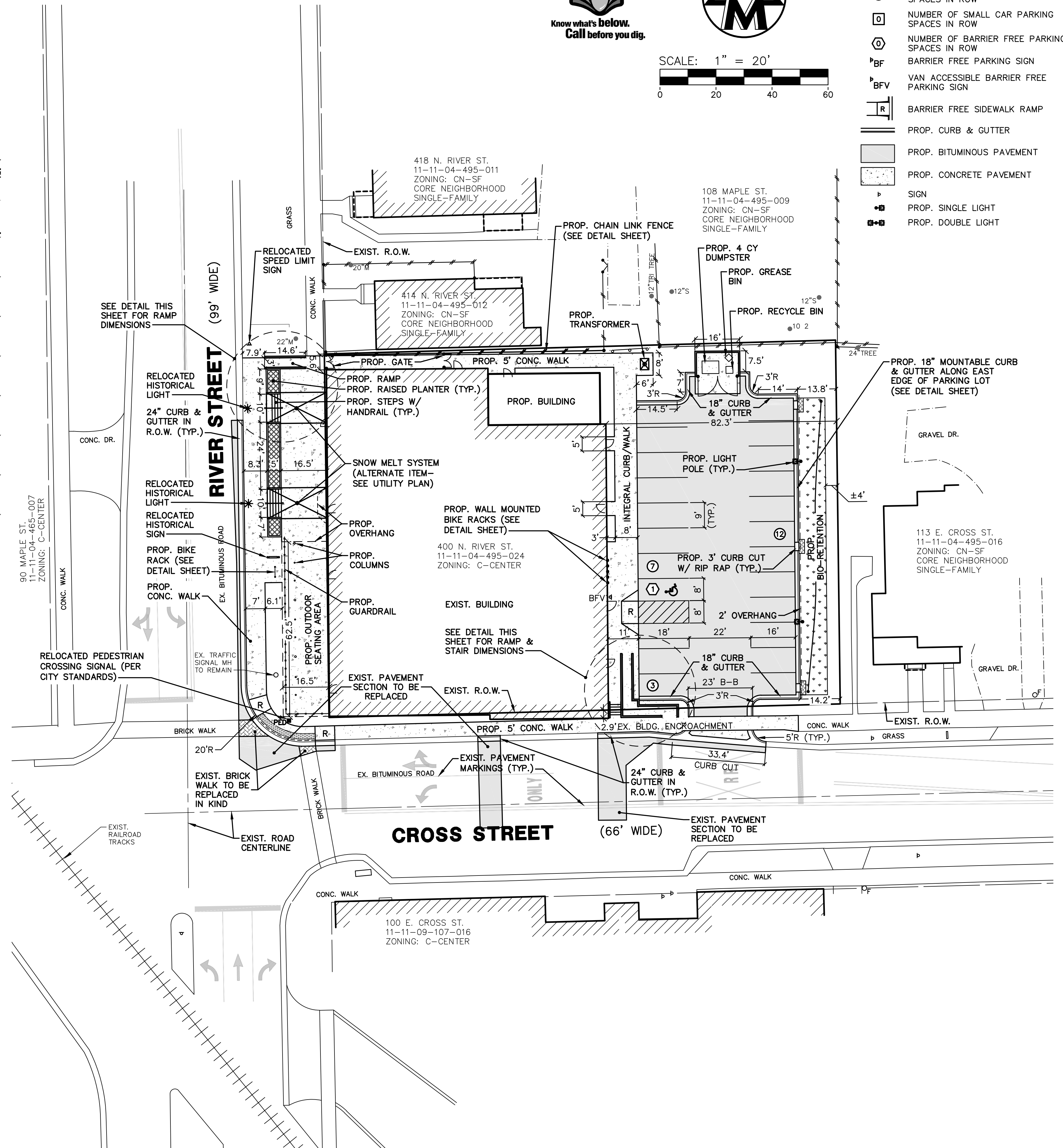
ADA STANDARDS FOR CLEAR WIDTH OF DOORWAYS



SOUTHEAST ACCESSIBLE ROUTE DETAIL

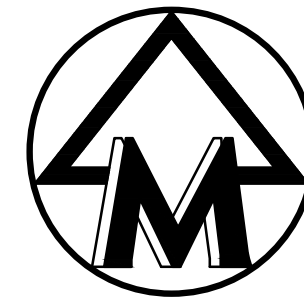


NORTHWEST ACCESSIBLE ROUTE DETAIL



LEGEND

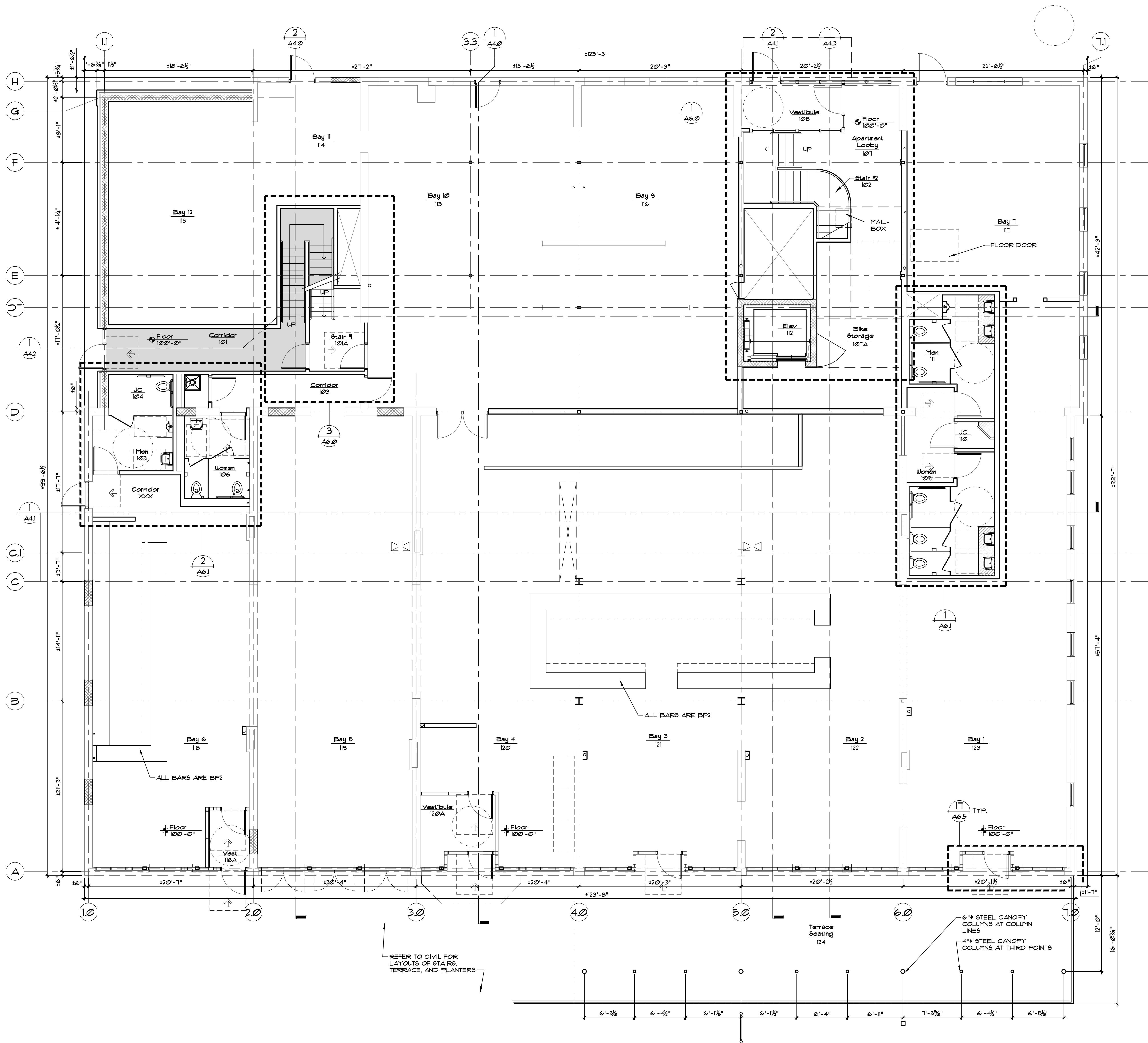
- | | |
|---|--|
|  | NUMBER OF STANDARD PARKING SPACES IN ROW |
|  | NUMBER OF SMALL CAR PARKING SPACES IN ROW |
|  | NUMBER OF BARRIER FREE PARKING SPACES IN ROW |
|  | BARRIER FREE PARKING SIGN |
|  | VAN ACCESSIBLE BARRIER FREE PARKING SIGN |
|  | BARRIER FREE SIDEWALK RAMP |
|  | PROP. CURB & GUTTER |
|  | PROP. BITUMINOUS PAVEMENT |
|  | PROP. CONCRETE PAVEMENT |
|  | SIGN |
|  | PROP. SINGLE LIGHT |
|  | PROP. DOUBLE LIGHT |



SCALE: 1" = 20'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 20, 40, and 60.



- KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
 3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
 4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
 5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
 6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T1 FOR FIXTURES + PARTITION LOCATIONS + REQUIRED BLOCKING.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
 8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

- NOTES:
1. ALL STAIRS AND APARTMENT LOBBY 101 SPACES, INCLUDING ANCILLARY SPACES ASSOCIATED WITH SAME, ARE FINISHED IN BPF1.
 2. ALL VESTIBULES ARE BPF1.
 3. ALL OTHER SPACES ON THIS FLOOR ARE WHITEBOXED IN BPF1 AND FINISHED IN BPF2.
 4. ALL UNDERSLAB UTILITIES AND ALL SLABS ARE BPF1.
 5. ALL SHAFTS ARE BPF1.
 6. THE ELEVATOR IS BPF1.
 7. ALL MASONRY RESTORATION AND STABILIZATION IS BPF1.

1 Floor Plan - First
SCALE: 3/16" = 1'-0"

Date	Issued For:	01/03/17
12/01/16	Review	SD Estimate
12/07/16	Review	HDC Evaluation
12/14/16	Review	HDC Application
12/29/16	Window Assessment	DD Estimate

- KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
 3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
 4. REFER TO ROOM FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
 5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
 6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET TU FOR FIXTURES + PARTITION LOCATIONS + REQUIRED BLOCKING.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
 8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

- NOTES:
1. ALL SPACES ON THIS FLOOR ARE FINISHED IN BPL.
 2. ALL MASONRY RESTORATION AND STABILIZATION IS BPL.

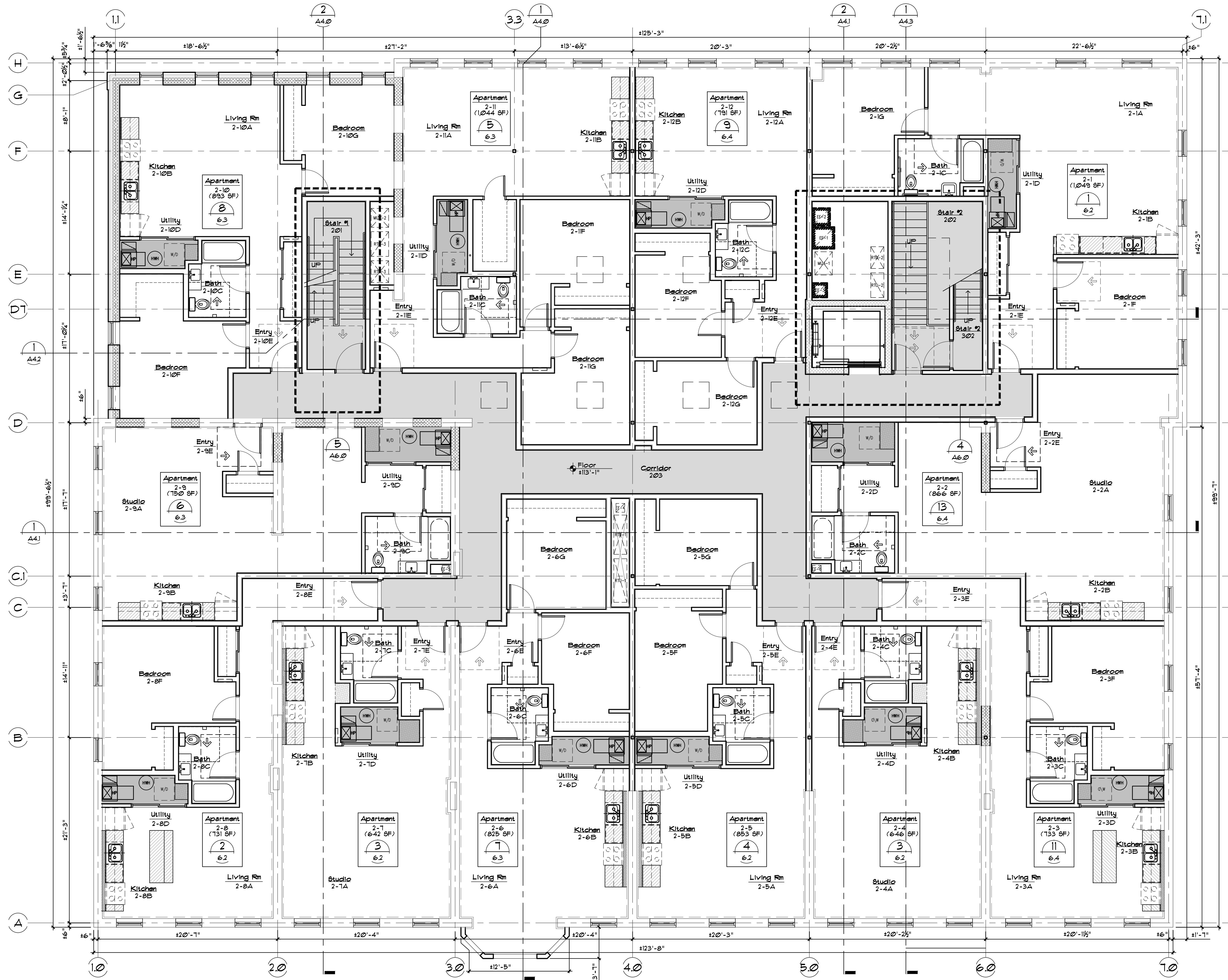
Mitchell
and
Mouat
architects

Date	Issued For	Review	SD Estimate
12/01/16	12/01/16	12/01/16	12/01/16
12/07/16	12/07/16	12/07/16	12/07/16
12/14/16	12/14/16	12/14/16	12/14/16
12/29/16	12/29/16	12/29/16	12/29/16

Thompson Block
400 N. River Street
Ypsilanti, Michigan
Project Number: 1620

Floor Plan - SECOND

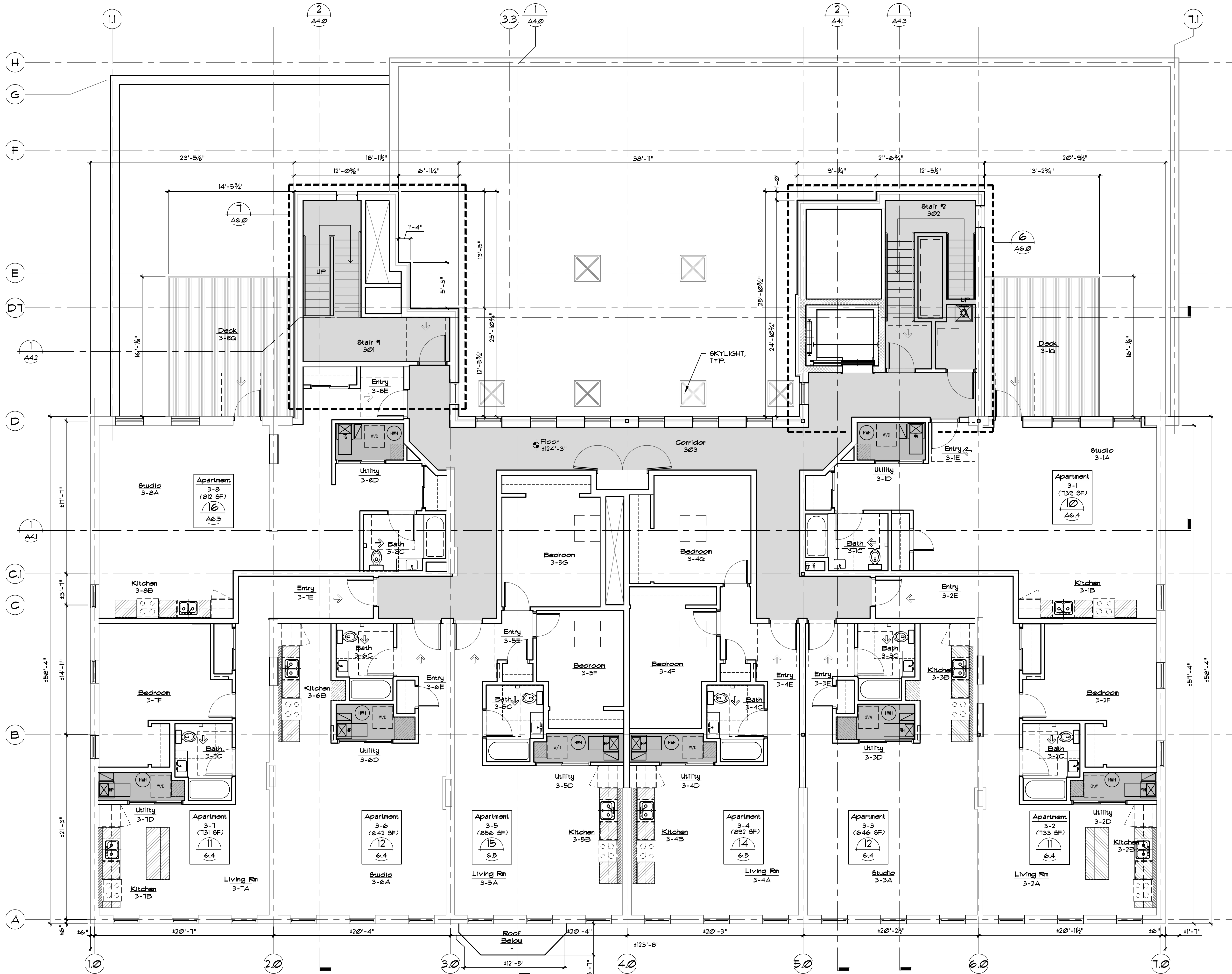
A1.2



1 Floor Plan - Second
SCALE: 3/16" = 1'-0"

- KEY NOTES
1. USE DIMENSIONS PROVIDED. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING DIMENSIONS PRIOR TO CONSTRUCTION.
 2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF MASONRY, UNLESS NOTED OTHERWISE.
 3. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL AREAS OF WORK.
 4. REFER TO ROOF FINISH SCHEDULES FOR ADDITIONAL WORK CLARIFICATIONS IN EACH ROOM.
 5. PROTECT IN PLACE ALL FIXTURES AND SURFACES SCHEDULED TO REMAIN.
 6. COORDINATE WITH ADA REQUIREMENTS AS PUBLISHED AND AS NOTED ON SHEET T11 FOR FIXTURES 4 PARTITION LOCATIONS 4 REQUIRED BLOCKING.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MIRRORS, GRAB BARS, PARTITIONS, HOOKS AND OTHER ITEMS SHOWN ON DRAWING.
 8. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ANCHORAGE OF ALL ACCESSORIES INSTALLED BY CONTRACTOR AND BY OWNER. COORDINATE FINAL LOCATION OF ACCESSORIES WITH INSTALLER.

- NOTES:
1. ALL SPACES ON THIS FLOOR ARE FINISHED IN BPI.
 2. ALL MASONRY RESTORATION AND STABILIZATION IS BPI.
 3. UNLESS OTHERWISE NOTED, PROVIDE FULLY-ADHERED TWO SINGLE-MEMBRANE ROOFING OVER RIGID INSULATION OVER PLYWOOD ROOF SHEATHING FOR ALL ROOF AREAS (NEW AND EXISTING).



1 Floor Plan - Third
SCALE: 3/16" = 1'-0"



Memo

To: Zoning Board of Appeals

From: Bonnie Wessler, City Planner

Date: 19 June 2017

Subject: Parking in the Center District: Precedent versus As-Written (Interpretation)

The current practice with parking in the Center district is as it was back to at least 2010: none is required for change of use; but it is required for new upper-story residential units and for a new use. An attempt was made to re-write the strictures in the 2014 update so that any new or changed use in the Center district, excepting new upper-story residential, would not require parking. However, the wording in the pre-2014 code was strong, and no better or stronger wording was apparent at the time, so it remained essentially unchanged in the 2014 update and in the 2017 update.

The development of the Thompson Block, however, prompted conversations with former Ypsilanti city planners about past practice and legislative intent; it was asserted that the intent was as-written, and requiring parking for new uses was not intended. Due to the paucity of new development prior to 2010, by which time the practice was firmly established, it is difficult to document in either direction. The wording of the section was changed to provide for additional exceptions in the 2017 code update; the specificity of those additional exemptions highlights the contrast between the Center district exemptions as written and as interpreted/practiced.

Staff will be bringing an application for Zoning Board of Appeals interpretation to the July meeting to determine how the Center District exemptions as provided in 122-681(c) will be interpreted under the current code, effective 4/20/2017, and into the future.