



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes - Final Building Board of Appeals

Thursday, April 10, 2014

1:30 PM City Hall, 301 E. Huron Street, 2nd Floor, Council Chambers

CALL TO ORDER

ROLL CALL

P. Darling serving as Chair for this meeting.

Staff Present:

6 - R. Welton, K. Larcom, L. Turner-Tolbert, R. Williams, T. Root, A. Howard

Present: 4 - Samuel Callan, Paul Darling, Robert Hart, and Chair Kenneth J. Winters

APPROVAL OF AGENDA

Approved as presented

APPROVAL OF MINUTES

[14-0598](#)

Building Board of Appeals Meeting Minutes for March 13, 2014

Attachments: BBA Final Meeting Minutes for 3-13-14.pdf

Approved

APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

[14-0599](#)

BBA14-0014 - Show Cause Hearing - 410 Miller

Attachments: Show Cause Hearing 410 Miller.pdf

R. Welton gave a report on the structure and explained that the property is owned by two separate owners as property line is split down the middle. Staff recommends at least partial demolition.

Lisa York, a representative from McKinley Associates, stated that McKinley is fully supportive of partial or total demolition.

Peter Sheffman, the manager of the LLC that owns the property, gave history on the property. Discussion followed regarding feasibility of rehabing only one side of the structure.

A motion was made by Hart and seconded by Callum, that in the case of the Show Cause hearing for BBA14-0014, concerning the Building at 410 Miller, Ann Arbor, MI, the Building Board of Appeals finds that the building is a

dangerous building as defined by Chapter 101 of the Ann Arbor City Ordinance, and the owners, Felch LLC and First Miller shall cause the building to be demolished or otherwise be made safe. The owners shall commence the necessary work by contacting the building official by April 24, 2014, regarding requirements or obtaining necessary permits and shall complete the work within 45 days after the April 24, 2014 date. If the owners fail to comply with this order the City shall cause the building to be demolished. The order is based on the following findings: that the building is vacant and accessible from outside non-habitants, that there is a fallen masonry wall, there is no roof on the front of the block building on Miller, the building is not well secured, a section of the roof is missing on the rear framed portion of the building and that the structure has been generally compromised.

On a voice vote, the Chair declared the motion carried unanimously.

OLD BUSINESS

BBA13-0009 - 3680 Platt Road, Ann Arbor, MI 48108

R. Welton stated that bids are being obtained for demolition.

BBA13-0005 - 1620 Waltham Road, Ann Arbor, MI 48103

Elizabeth Messing spoke on behalf of US Bank. Staff states that building is no longer dangerous and is secure.

A motion was made by Hart, and seconded by Callum, that in the case of the Show Cause hearing for BBA13-0005 concerning the building at 1620 Waltham Road, Ann Arbor, MI, the Building Board of Appeals finds that the building at this time is not a dangerous building defined by Chapter 101 of the Ann Arbor City Ordinance, and closes the proceedings noting that the building is secure and in a safe condition and awaiting further disposition after foreclosure proceedings.

On a voice vote, the Chair declared the motion carried unanimously.

BBA13-0007 - 836 Brookwood Place, Ann Arbor, MI 48104

R. Welton reported that nothing has been heard from the owner. A bank has stepped forward to claim full ownership of the property. No action required from the Board at this time.

NEW BUSINESS

[14-0607](#)

BBA14-0015 - Variance Request for 114 West Summit, Ann Arbor, MI 48103

Attachments: Staff Report 114 West Summit.pdf, 114 W Summit Report for BBA.pdf

T. Root gave a report on the building requirements necessary to bring it to code.

A motion was made by Hart, and seconded by Callum, that in the case of the variance request for BBA14-0015 concerning the building at 114 West Summit,

Ann Arbor, MI, that the matter be tabled until Housing can go back and reinspect the items in question to establish the habitability, the stair tread depth, the window egress size, the window size and ventilation and heat to the room are code compliant.

On a voice vote, the Chair declared the motion carried unanimously.

REPORTS AND COMMUNICATIONS

None

PUBLIC COMMENTARY - GENERAL

ADJOURNMENT

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42663 or by written request addressed to Planning Development Services c/o Board of Appeals, 301 East Huron, Ann Arbor, MI 48104, at least two (2) business days in advance. Email: ahoward@a2gov.org