



# City of Ann Arbor

## Meeting Minutes - Final

### Building Board of Appeals

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

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Thursday, September 8, 2016

1:30 PM

Larcom City Hall, 301 E Huron St, Second  
floor, City Council Chambers

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**A CALL TO ORDER**

**B ROLL CALL**

**Present:** 4 - Paul Darling, Robert Hart, Chair Kenneth J. Winters, and Gordon Berry

**Absent:** 2 - David Arnsdorf, and Hugh A. Flack Jr.

**C APPROVAL OF AGENDA**

**Approved as presented**

**D APPROVAL OF MINUTES**

**D1 [16-1281](#) AUGUST 11, 2016 MINUTES**

**Attachments:** BBA AUGUST 11 2016 DRAFT MINUTES.pdf

**This Report or Communication was Approved**

**Yeas:** 0

**Nays:** 0

**Absent:** 2 - Arnsdorf, and Flack Jr.

**E PUBLIC COMMENTARY - GENERAL**

**None**

**F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS**

**F-1 [16-1283](#) BBA16-018 2321 JACKSON AVE, ANN ARBOR, MI**

**Attachments:** HOMES BREWERY PACKET SEPTEMBER 2016.pdf

*Owner Mr. Tom Kennedy, with architect Darrell Dinges and contractor Jim Said and brewer Nick Pancham`e speak on their behalf in asking for a variance for basement stairs at 2321 Jackson Avenue, Ann Arbor, Michigan.*

*Bob Hart motions that for BBA16-018, for the Homes Brewery stairway exception at 2321 Jackson Ave, Ann Arbor that a variance be granted to permit the use of an alternating tread stair for this basement as allowed for a mezzanine, and that an exception to the 250 square feet mezzanine limitation to the code be permitted to allow 360 square feet in this particular instance. We find that to be acceptable with the following qualifications; that a guard chain be added to the top of the alternating stair, that the occupancy of the space be limited to three, that emergency lighting be provided, that some form of smoke and carbon monoxide detection be provided, that the ladder system be painted in a safety color and that adequate ventilation be provided per the code requirements and that any other requirements that are brought forth through the building department plan review be incorporated into the project.*

**Approved**

F-2      [16-1236](#)      BBA 16-017 610 ROBIN RD, ANN ARBOR, MICHIGAN

**Attachments:** 610 ROBIN RD PACKET SEPTEMBER 2016.pdf

*Owner Mr. Kevin McKay speaks on his behalf for his property at 610 Robin Road, Ann Arbor, Michigan.*

*Paul Darling moves that in the case of BBA16-017 for 610 Robin Road, Ann Arbor, Michigan that the Board table this appeal for 30 days to allow the applicant additional time to make progress and to remove the garage and determine if he is going to repair or remove the three season porch; as well as reinstalling the loose tarp on the roof of the three season porch; repair the falliing off eaves troughs; and soffit and fascia repair and general removal of debris. A report is to be given within 30 days to Mr. Peter Pace and a site visit with Mr. Pace would suffice in lieu of returning before the Board at this time.*

**Tabled**

F3      [16-1235](#)      BBA16-016 706 SOUTH SEVENTH ST, ANN ARBOR, MICHIGAN

**Attachments:** 706 SOUTH SEVENTH PACKET SEPTEMBER 2016.pdf

*No owner or agent appears to represent the property at 706 South Seventh, Ann Arbor, Michigan.*

*Bob Hart moves that in the case of the Show Cause Hearing BBA16-016 for 706 South Seventh, Ann Arbor, Michigan that the Board finds that the building is a dangerous building as defined by Section 8.382 of Chapter 101 of the Ann Arbor City Code and orders that the owner shall cause the building to be demolished or otherwise made safe. The owner shall commence the necessary work by September 30, 2016 and complete the work by October 13, 2016. If the owner fails to comply with this order then the City may cause the building to be demolished based on the following findings: Building has been unoccupied for 180 days or more without being listed for sale or lease, the house appears to be vacant for more than three years, house is deteriorating, house appears to be full of clutter, front porch is overgrown with ivy and deteriorating, extensive overgrowth elsewhere on property increasing danger as an attractive nuisance, no utilities to keep the house conditioned and an abandoned vehicle overgrown with ivy exists on the property.*

**Approved**

**G OLD BUSINESS**

**G1 BBA15-026 Update for 721 South Division, Ann Arbor, MI**

**G2 BBA16-013 Update for 132 Hill Street, Ann Arbor, MI**

**G3 BBA16-002 Update for 827 East University, Ann Arbor, MI**

**G4 BBA15-032 Update for 2001 Commerce, Ann Arbor, MI**

**G5 BBA16-015 Update for 2710 Pontiac Trail, Ann Arbor, MI**

**G6 BBA16-007 Update for 836 Brookwood, Ann Arbor, MI**

**G7 BBA16-003 1108 Meadowbrook, Ann Arbor, MI**

**G8 BBA16-008 Update for 2026 Devonshire, Ann Arbor, MI**

**G9 BBA15-015 Update for 111 South Main Street, Ann Arbor, MI**

**H NEW BUSINESS**

*Peter Pace, Building Official speaks in regards for asking for administrative extensions which would be for the power to extend deadlines from the Boards' motions for properties that have not complied in the time frames motioned by the Board. This would be in regards to properties that have extenuating circumstances only. The Board grants permission*

**I REPORTS AND COMMUNICATIONS**

*Board Chairman asked that the Board Secretary send out Draft of Minutes for previous month's meeting to all Board Members for their review, particulary for the members that made that motion, in order to get wording requirements, and dates recorded correctly.*

**J PUBLIC COMMENTARY - GENERAL**

*Mr. Mel Aronoff, Owner and Mr. Keith Smillie, Attorney speak in regards to updates for 132 Hill Street, Ann Arbor, Michigan.*

**K ADJOURNMENT**

**Adjourn**