



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>

Thursday, October 13, 2016

1:30 PM

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

A CALL TO ORDER

B ROLL CALL

Present: 6 - Paul Darling, Robert Hart, Chair Kenneth J. Winters, Gordon Berry, David Arnsdorf, and Hugh A. Flack Jr.

C APPROVAL OF AGENDA

P. Darling moves that we approve the agenda with the addition of the Honda appeal added to the New Business section.

Approved with changes

D APPROVAL OF MINUTES

D1 [16-1420](#) Building Board of Appeals Meeting Minutes of September 8, 2016

Attachments: BBA September Minutes Final 2016.pdf

A motion was made by Berry, seconded by Flack, Jr., that the Minutes be approved by the Board and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.

E PUBLIC COMMENTARY - GENERAL

None

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F1 [16-1369](#) BBA15-026 CONTINUATION HEARING FOR 721 SOUTH DIVISION STREET, ANN ARBOR, MI

Attachments: 721 S DIVISION PACKET 10 10 16.pdf

Mr. Scott Munzel, attorney for Mr. Williams, speaks on his behalf in

accordance to working towards compliance for repairs of 721 South Division, Ann Arbor, MI.

B. Hart moves that in the matter of BBA15-026 for the Continuation Hearing for 721 South Division Street, Ann Arbor, MI that the original demolition order be amended so that it is extended out to December 8, 2016, at which time it will be evaluated and during those next 60 days the owner and his council will keep the Building Board and the building department apprised of the progress for securing a contractor and initiating the work.

Approved as Amended

Yeas: 6 - Darling, Hart, Chair Winters, Berry, Arnsdorf, and Flack Jr.

Nays: 0

- F2** [16-1370](#) BBA16-0015 CONTINUATION HEARING FOR 2026 DEVONSHIRE ROAD, ANN ARBOR, MI

Attachments: 2026 Devonshire packet 10 6 16.pdf

P. Pace, Assistant Building Official, speaks on behalf of the owners, Mr(s). M. and P. Kochen, who are unable to attend the meeting, for BBA16-015 Continuation Hearing for 2026 Devonshire Road, Ann Arbor, MI.

The owners at this time are considering demoliton. The Board will revisit in December 2016.

Received and Filed

- F3** [16-1431](#) BBA15-032 CONTINUATION HEARING FOR 2001 COMMERCE RD, ANN ARBOR, MI

Attachments: 2001 Commerce packet 10 6 16.pdf

P.Pace speaks in regards for owner Mr. A. Hijazi for BBA15-032 Continuation Hearing for 2001 Commerce Road, Ann Arbor, MI.

Progress has continued. Property is close to complete compliance.

Received and Filed

- F4** [16-1432](#) BBA16-0017 CONTINUATION HEARING FOR 610 ROBIN RD, ANN ARBOR, MI

Attachments: 610 Robin packet 10 6 16.pdf

P. Pace, speaks in regards for owner Mr. K. McKay for the Continuation Hearing for BBA16-0017, 610 Robin Road, Ann Arbor, MI. Progress

continues towards compliance of the property. P. Pace recommends to table until November 2016.

P. Darling moves that in regards to BBA16-0017, 610 Robin Road, Ann Arbor, MI that the Board tables another 30 days until the next Building Board of Appeals meeting on November 10, 2016.

Tabled

F5 **16-1419** BBA16-024 VARIANCE HEARING FOR 533 ELIZABETH STREET, ANN ARBOR, MI

Attachments: 533 Elizabeth packet 10 6 16.pdf

Mr. T. Ewing speaks on his behalf for BBA16-024 for a Variance Hearing, 533 Elizabeth Street, Ann Arbor, MI.

C. Strong, Building Official, speaks about the City's position in regards to the variance for ceiling height from the 2015 Michigan Residential Code.

P. Darling motions that the Board grant a variance from BBA16-024 at 533 Elizabeth Street, Ann Arbor, MI to allow the applicant to build out two bedrooms within the basement level of this rental unit to allow a finished 6' 3" ceiling height minimum, and within ceiling spaces and protrusion of objects of not more than one inch below to allow drop downs within the spaces i.e. light fixtures, sprinkler heads and duct work and a minimum, provided that the rooms are protected with a fire suppression system and that each room has two means of egress, one directly towards the outside and one that exists to the inside and that the exterior door serving room thirteen not have greater than an 8 1/4 inch step down at the bedroom door down to grade.

We find that this is consistent with the variance granted in March 1982 and applies to the 2015 Michigan Residential Code.

B. Hart amends that this is not to be used as a precedent for future, similar conditions.

Approved

Yeas: 5 - Darling, Hart, Chair Winters, Arnsdorf, and Flack Jr.

Nays: 1 - Berry

G OLD BUSINESS

G1 BBA16-015 UPDATE FOR 2710 PONTIAC TRAIL, ANN ARBOR, MI

P. Pace says that the property is to be a development property and that it is 3/4 of the way demolished

G2 BBA15-015 UPDATE FOR 111 SOUTH MAIN STREET, ANN ARBOR, MI

Renovation permit issued 9/20/16. Work is in process.

G3 BBA16-007 UPDATE FOR 836 BROOKWOOD STREET, ANN ARBOR, MI

Sale closed 9/22/16. Property has been cleaned up before the sale. Property will be used for a rental, once permits have been pulled.

G4 BBA16-002 UPDATE FOR 827 EAST UNIVERSITY STREET, ANN ARBOR, MI

Sold. Sale not closed yet. We are in contact with new owner to bring property up to compliance.

G5 BBA16-010 UPDATE FOR 3786 PLATT ROAD, ANN ARBOR, MI

Pending zoning change. Building to be demolished to build duplexes. Shut offs are complete.

G7 BBA16-013 UPDATE FOR 132 HILL STREET, ANN ARBOR, MI

Owner Mr. M. Aronoff informs the Board that bids obtained for demolition of garage. A listing agreement has been signed for the sale of the property. Local contractor will be the demolition contractor for the garage.

G6 BBA16-009 UPDATE FOR 3802 PLATT ROAD, ANN ARBOR, MI

Pending zoning change. Building to be demolished to build duplexes. Shut offs are complete.

H NEW BUSINESS

E. Toth and D. Henry speak in regards to a previous variance from the Board and are asking for a clarification for BBA16-001 for 3947 Research Park Drive, Ann Arbor, MI.

C. Strong, Building Official, states that clarification is from continuous 24/7 ventilation or only ventilation during the testing process in the testing pit while the Dynamometer is operating.

B. Hart moves to amend the motion made for BBA 16-001 for 3947

Research Drive, Ann Arbor, MI to clarify the phrase of providing continuous, adequate ventilation; to clarify that during the time the Dynamometer is functioning that ventilation is on during the test cycle; and that ventilation is on before, during and after, and is continuously monitored, and that the ventilation process is only going to occur during the testing process and not on a continuous 24/7 basis.

I REPORTS AND COMMUNICATIONS

K. Larcom said that the Court has received a decision for the property at 410 Miller Road, Ann Arbor, MI, owned by Mr. P. Sheffman. The decision is for demolition by October 30, 2016, if not the City will proceed.

J PUBLIC COMMENTARY - GENERAL

None

K ADJOURNMENT

Adjourn

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. Requests made with less than two business days notice may not be able to be accommodated. Email: ahoward@a2gov.org