



# City of Ann Arbor

## Meeting Minutes - Final

### Housing Board of Appeals

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

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Tuesday, October 11, 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:** 7 - Angela Rasmussen, Lisa Stelter, Kristen Schweighofer, Nickolas Buonodono, Jerry Schulte, Robin Grosshuesch, and Timothy Durham

C APPROVAL OF AGENDA

Approved as presented

D APPROVAL OF MINUTES

Approved as presented

D1 [16-1433](#) HBA DRAFT MINUTES, SEPTEMBER 2016

**Attachments:** HBA Minutes 9-13-16

Approved

E PUBLIC COMMENTARY - (3 Minutes per Speaker)

None

F APPEALS AND ACTIONS

F1 HBA16-006 VARIANCE FOR 804 SOUTH STATE STREET, ANN ARBOR, MI

*Mr. Jerry Erickson speaks on the behalf of his property at 804 South State Street, Ann Arbor, Michigan. The variance is from the requirements for egress window, emergency stairs, light and ventilation and time extension: 8:509, 8:518, 8:505 and 8:502.*

*Tim Durham motions that in regards to the variance Hearing for HBA16-006 for 804 South State Street, that the Board tables the request until the November 9, 2016 meeting and that a contingency site visit is requested before this next meeting.*

**Tabled**

**F2**      [16-1387](#)      HBA15-006 VARIANCE FOR 1940 CHALMERS DRIVE ANN ARBOR, MI

**Attachments:**      1940 CHALMERS HBA PACKET 10 6 16

*Mr. and Mrs. London speak on the behalf of their property at 1940 Chalmers Drive, Ann Arbor, Michigan. The variance is from the requirement for floor area and ceiling height from Section 8:503 (3)(b), 8:504 (4)(b)4, 8:504(4)(b)7 and 8:504(3)(c)(d).*

*Jerry Schulte motions that in the variance hearing for HBA16-006 for 1940 Chalmers Drive, Ann Arbor, Michigan that the Board grants the variance with contingencies. The Board requires that a new window and smoke detectors that are either hard wired or radio frequency must be installed.*

**Approved**

**G**      **OLD BUSINESS**

**G1**      [16-1430](#)      HBA 16-002 818 CHURCH RADON REPORT

**Attachments:**      818 Church Radon report 9 20 16.pdf

*Update from site visit, T. Durham suggests that with the addition of fire sprinkler heads that the variance should be granted.*

*A. Rasmussen motions that for the hearing for HBA16-002, 818 Church Street, Ann Arbor, MI that the Board approve the variance(s) subject to the report of the sprinkler head test.*

*K. Schweighoefer ammends the motion to also include the five different variance appeals subject to the required radon test, sewer clean and check report, the second means of egress 8.504(3a); grade 8.503(6); stair and doorway width 8.11 & (8.12); ceiling height and corridors 8.21 & 8.22.*

**Approved as Amended**

**G2**      **HBA16-008 1120 SOUTH FOREST STREET**

*Update from legal department for an appeal from the heating system maintenance requirements for HBA16-008, 1120 South Forest Street, Ann Arbor, MI.*

*K. Schweighoefer motions to deny the appeal for HBA16-008, 1120 South Forest, Ann Arbor, Michigan for several reasons; more than five years has lapsed since the furnace was installed in 2010, the certificate of compliance cycle has ended in March 2015 and no evidence of regular furnace maintenance being performed by a licensed mechanical contractor. In this case practical difficulties or unnecessary hardships do not exist. This appeal violates the chapter, and the intent of the deviation will cause deterioration of the heating facility and will not save costs to the owner or the renter and avoidance jeopardizes the public health and safety. K. Schweighoefer motions to furthermore direct City staff to clarify the language because it is clear but then some misinterpretations on this item exist, and so going forward would like to see some clarification in the future.* Update from legal department

**Approved as presented**

**H NEW BUSINESS**

*None*

**I REPORTS FROM STAFF**

*None*

**J PUBLIC COMMENTARY - (3 Minutes per Speaker)**

*S. Copi speaks in regard to the denial of his appeal for the heating maintenance requirements for HBA16-008 for 1120 South Forest, Ann Arbor, MI.*

**K ADJOURNMENT**