



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>

Wednesday, November 9, 2016

1:30 PM

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

A CALL TO ORDER

B ROLL CALL

Present: 5 - Angela Rasmussen, Lisa Stelter, Kristen Schweighoefer, Jerry Schulte, and Timothy Durham

Absent: 2 - Nickolas Buonodono, and Robin Grosshuesch

C APPROVAL OF AGENDA

Approved as presented

D APPROVAL OF MINUTES

D1 **16-1539** HBA MINUTES OCTOBER 11, 2016

Attachments: HBA Meeting Minutes for 10-11-16

A motion was made by Schulte, seconded by Durham, that the Report or Communication be Approved by the Board and forwarded to the City Council. On a voice vote, Chair Schweighoefer declared the motion carried.

E PUBLIC COMMENTARY - GENERAL (3 Minutes per Speaker)

None

F APPEALS AND ACTIONS

F2 **16-1511** HBA15-003 HEARING FOR 712 SOUTH MAIN STREET, ANN ARBOR, MI

Attachments: HBA Packet 712 S Main 11 3 16.pdf

Mr. John Hallmann speaks on the behalf of his property at 712 South

Main Street, Ann Arbor, Michigan. The variance is from the requirement for a minimum tread depth for the stairs to the second floor, Section 8:504(4)(B)(4).

Chair, Ms. Kristen Schwieghoefer motions that in regards to the variance hearing for HBA15-003 for 712 South Main Street, that the Board approves as submitted, to allow the variance for 8 inch tread depth with smoke alarms, that satisfies the reduction to 5 foot 6 inch provided ceiling height.

Approved

F3 [16-1512](#) HBA16-007 HEARING FOR 1219 SOUTH FOREST AVE, ANN ARBOR, MI

Attachments: HBA Packet 1219 S Forest 11 3 16.pdf

Mr. Brian Schlieff, agent, speaks on behalf of the property at 1219 South Forest Avenue, Ann Arbor, MI. The variance is from the requirements for stair tread depth from the first to second floor, Section 8:504(4)(B)(4).

Mr. Jerry Schulte motions that in regards to the variance hearing for HBA16-007 at 1218 South Forest Avenue, that the Board grants the variance for second floor tread depth of less than 8 inches.

Approved

F4 [16-1513](#) HBA16-010 HEARING FOR 730 TAPPAN STREET, ANN ARBOR, MI

Attachments: 730 Tappan Packet 11 7 16.pdf

Mr. Zach Stull, agent and Mr. Jon Kucera, architect speak on behalf of 730 Tappan Street, Ann Arbor, MI for a variance from natural light and ventilation, Section 8:502(1)(2) and a second variance for a room that requires a second exit per Section 8:504(3).

Mr. Jerry Schulte motions that in regards to the variance hearing for HBA16-010 for 730 Tappan Street, that the Board approves as submitted, to allow the variance that we accept the City recommendation in the variance on ventilation. Further the motion that we give a temporary 2 month variance to the lighting requirements with the understanding they can come back to verify the lighting square footage and validate the current lumens and may modify to get the correct recommended lumens, and table the 2nd floor egress variance while they verify that the fire suppression system doesn't negate that requirement and presuming

also look at the original design requirements in terms of codes in effect that were submitted and approved and presuming that this wasn't handled through the City and comes back to us has some images of what it will take to meet requirements and any other proposed alternates that they would like us to consider.

F5 [16-1386](#) HBA16-006 CONTINUATION HEARING FOR 804 SOUTH STATE STREET, ANN ARBOR, MI

Attachments: 804 S State HBA Packet 10 26 16.pdf

Mr. Gerald Erickson speaks on the behalf of his property at 804 South State Street, Ann Arbor, Michigan. The variance is from the requirement for egress window and emergency stairs from the third floor to the outside deck. Section 8:504(5)(C), and light and ventilation requirement for room number 9, Section 8:502(1).

Mr. Jerry Schulte motions to deny the variance at this time for HBA16-006 at 804 South State Street, Ann Arbor, MI based on the following, the window in room number 9 needs to be replaced to meet light requirements and the fire escape to the third floor needs to be rebuilt.

Deny

G **OLD BUSINESS**

Request to look at the administrative decision for furnace clean and checks. At the next meeting in December or in January the administrative decision will be presented to the board for review.

H **NEW BUSINESS**

Discussion on whether to keep meetings for the second Tuesday of the month. Board decides that they will keep the second Tuesday of the month for meetings.

I **REPORTS FROM STAFF**

None

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

Mr. George Vas presents himself and asks for the Board's attention to his variance for December, for 903 Dewey, Ann Arbor, MI

K ADJOURNMENT

Adjourn