



## CITY OF ANN ARBOR, MICHIGAN

301 E. Huron St., P.O. Box 8647, Ann Arbor, Michigan 48107-8647  
<http://www.a2gov.org>

Planning & Development Services (734) 794-6267  
Housing Inspection (734) 794-626

### VARIANCE APPLICATION REVIEW

**Site:** 1163 Freesia Ct  
**Variance:** BBA15-002

The applicant has requested a variance from the maximum allowable emergency escape window sill height of 44 inches, as required by the Michigan Residential Building Code (MRC), R310.1. The existing sill height is 52 inches above the floor, 8 inches higher than what is required to allow the basement room be used as a sleeping room.

Staff does not support the granting of the variance, as a permit to install a compliant egress window can be issued by the City. Restrictions imposed by the condominium association are not regulated by the City.

If granted the ladder and steps should comply with MRC R310.2.1.

Sincerely,

*Brad Ruppel*

Brad Ruppel  
Development Services Inspector



**City of Ann Arbor**  
**PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES**  
 Mailing: 301 E. Huron St. | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
 p. 734.794.6263 | f. 734.994.8460 | building@a2gov.org

**APPLICATION FOR VARIANCE - BUILDING BOARD OF APPEALS**

<b>Section 1: Applicant Information</b>		
Name of Applicant:	<u>HARPREET SINGH</u>	
Address of Applicant:	<u>4115 Timberidge Az 48108</u>	
Daytime Phone:	<u>586-256-6222</u>	Fax: _____
Email:	_____	
Applicant's Relationship to Property:	<u>OWNER</u>	
<b>Section 2: Property Information</b>		
Address of Property:	<u>1163 FREESIA</u>	
Zoning Classification:	<u>R4C</u>	
Tax ID# (if known):	<u>09-09-21-302-094</u>	
*Name of Property Owner:	_____	
<i>*If different than applicant, a letter of authorization from the property owner must be provided.</i>		
<b>Section 3: Request Information</b>		
<input checked="" type="checkbox"/> Variance		
Chapter(s) and Section(s) from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
_____	_____	_____
_____	_____	_____
Example: 2003 Building Code, Section 5:26	Example: 7' Ceiling Clearance	Example: 6'5" under landing
Give a detailed description of the work you would need this variance for (attach additional sheets if necessary)		
<u>EGRESS WINDOW = 52" FROM FLOOR TO SILL</u>		
_____		
_____		

**Section 4: Variance Request**

The City of Ann Arbor Building Board of Appeals has the powers granted by State law and Building Codes. A variance may be granted by the Building Board of Appeals only in cases involving practical difficulties or unnecessary hardships when **ALL** of the following is found **TRUE**.

Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Building Board of Appeals.

1. Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the home compared to other homes in the City?

Yes

2. Are the hardships or practical difficulties more than mere inconvenience or inability to obtain a higher financial return, or both? (explain)

hardship does not allow family unit to use rented space in order to have separate bedrooms

3. What effect will granting the variance have on the neighboring properties?

NONE  
WILL BE SEEN FROM OUTSIDE. OCCUPANCY LEVEL WILL REMAIN THE SAME

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the Code?

Slightly subterranean bedroom

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

No. SIZE OF FAMILY UNIT

**Section 5: Required Materials**

The following materials are required for all variance requests. Failure to provide these materials will result in an **incomplete application** and will delay staff review and Building Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application. All materials must be provided on **8 1/2" by 11" sheets**. **If incomplete, you will be scheduled for the NEXT MEETING DATE ON THE FOLLOWING MONTH.**

- State proposed use of property, size of lot and size and type of proposed changes.
- Building floor plans showing interior rooms, including dimensions. (continued....)
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- Letter of Authority if being represented by someone other than the property owner.



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[www.a2gov.org](http://www.a2gov.org)

Community Services Area  
Building Department  
(734) 794-6000 x48123

March 25, 2015

Harpreet Singh  
4115 Timber Ridge Drive  
Ann Arbor, MI 48108

**Re: 1163 Freesia**

Dear Harpreet Singh:

We are in receipt of your Residential Building Permit Application. Unfortunately, this is the incorrect form if your intent is to apply for a variance with the Building Board of Appeals. I am returning all of your documents, including your check, and enclosing a copy of the Application to the Building Board of Appeals. Please review the application to ensure it meets your intent. This form will also be helpful in describing the property and the requested variance. The drawing you had enclosed did not answer many of the questions that the Building Board of Appeals may have.

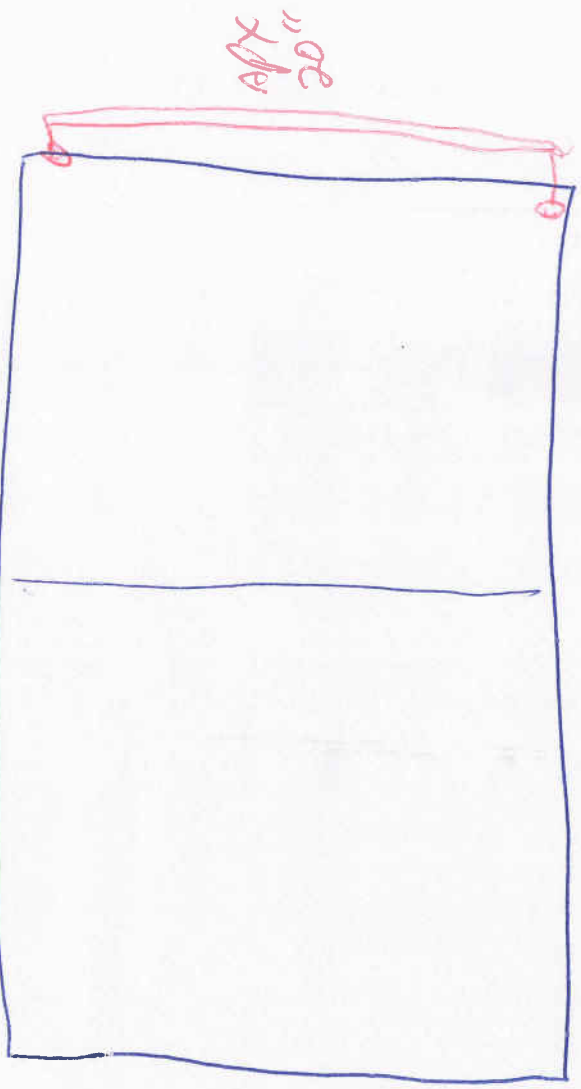
Should you wish to pursue this appeal, the Building Board of Appeals will tentatively convene on May 14<sup>th</sup> at 1:30 in the Larcom City Hall Building, 2<sup>nd</sup> Floor Council Chambers. We will respond with more details upon receipt of your application.

Thank you for your attention to this matter and we look forward to receiving your application.

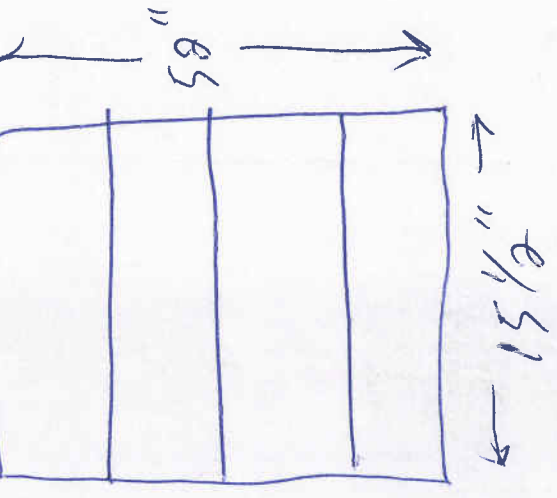
Sincerely,

Lisha Turner-Tolbert  
Manager, Rental Housing & General Permits

① REMOVE + REPLACE  
EXISTING SLIDER WINDOW  
w/ single piece  
THERMO-PAANE THAT IS  
REMOVABLE



② INSTALL HAND RAIL  
on side of window



③ INSTALL WELDED STEEL  
LADDER SCREWED INTO  
EXISTING STUDS



