



# 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, February 16, 2017

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:** 5 - Paul Darling, Robert Hart, Gordon Berry, David Arnsdorf, and Hugh A. Flack Jr.

**Absent:** 1 - Chair Kenneth J. Winters

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D1 17-0161 BBA January 2017 Draft Minutes

**Attachments:** January 2017 BBA Minutes.pdf

**Approved by the Board and forwarded to the City Council**

E PUBLIC COMMENTARY - GENERAL

NONE

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F1 17-0164 BBA17-001 - Variance Hearing for 220 South Main Street, Ann Arbor, MI

**Attachments:** 220 s main packet 2 10 17.pdf

*Ms. Lisa Suave, architect representing Gerry Spears, owner for Barstar LLC, speaks on the behalf of 220 South Main Street, Ann Arbor, MI in regards to ADA water closets and lavatories for the bar.*

*Mr. Robert Hart motions that in the matter for the variance hearing for BBA17-001 for 220 South Main Street, Ann Arbor, MI that a variance be granted from the specific provisions of the plumbing code to provide for a gender neutral bathroom arrangement for the facility at 220 South Main Street which includes the following: 1 accessible compartment with 1 water closet and sink, 1 accessible compartment with water closet and no sink, 2 standard compartments each with water closet and 2 general use lavatories outside the compartments, and we find this to be equivalent to the provisions of the Code based on PA230 Sec.125.1515 where by the performance of the particular item or part of the building or structure with respect to which the variance is granted is adequate towards intended use and does not substantially deviate from performance required by the Code of that the particular item or part for the health safety and welfare of the people of the State, and the specific condition justifying the variance is neither so general current nor recurrent in nature as to make an amendment of the Code with respect to the condition reasonably practical or desirable. In that regard, the provisions of this variance are not to be taken as a precedent for future such conditions or applications. Approved Vote: 3-2*

**A motion was made by Hart, seconded by Arnsdorf, that the Minutes be Approved by the Board and forwarded to the City Council. On a voice vote, the Chair declared the motion carried.**

**Yeas:** 3 - Hart, Arnsdorf, and Flack Jr.

**Nays:** 2 - Darling, and Berry

**Absent:** 1 - Chair Winters

**G OLD BUSINESS**

**G1 BBA16-022 415 Hamilton Place, Ann Arbor, MI**

*P. Pace explains that the demolition permit for the garage has been approved and picked up by the demolition contractor. The owner is in contact now with a subcontractor who will repair the upstairs window panes and clean up yard. Owner would like to commence with garage after the window panes have been repaired. P. Pace recommends bringing back before the Board in 30 to 60 days for progress report.*

**G2 BBA16-017 610 Robin Road, Ann Arbor, MI**

*P. Pace states that the owner has complied and that the garage and the majority of the debris has been removed, may bring back before the*

*Board for a status check at a later date.*

**G3 BBA16-020 2729 Lookout Circle, Ann Arbor, MI**

*P. Pace states that he has received no communication from owner in regards to status of or compliance with the Boards' directives*

**H NEW BUSINESS**

**NONE**

**I REPORTS AND COMMUNICATIONS**

**NONE**

**J PUBLIC COMMENTARY - GENERAL**

**NONE**

**K ADJOURNMENT**