



City of Ann Arbor

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

Meeting Minutes - Final Building Board of Appeals

Thursday, July 10, 2014

1:30 PM City Hall, 301 E. Huron Street, 2nd Floor, Council Chambers

A CALL TO ORDER

B ROLL CALL

A. Howard called the Roll.

Staff present:

7 - K. Larcom, R. Welton, L. Turner-Tolbert, T. Root, R. Farrackand, A. Howard, D. Williams

Present: 4 - Samuel Callan, Paul Darling, Robert Hart, and Chair Kenneth J. Winters

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D1 [14-1056](#) BBA Minutes June 12, 2014

Attachments: BBA Minutes 6-12-14.pdf

Approved by the Board with changes and forwarded to City Council.

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 [14-1065](#) BBA14-0016 - Variance Request for 1201 White Street, Ann Arbor, MI 48104

Attachments: 1201 White Street Staff Report.pdf

Steve Chaikin, the owner of 1201 White Street, described the need for a variance for ceiling height for a finished attic to convert it into a legal bedroom. T. Root gave the staff report for this property. Discussion took place regarding ways to improve the room to bring it to code.

After discussion between the applicant and the Board, P. Darling made the following motion:

In the matter of BBA14-0016 at 1201 White Street, the Building Board of Appeals moves that the Board grant a variance from the 2009 Michigan Building Code to allow this attic space to be used as a sleeping room provided that interconnected hardwired smoke detectors be installed throughout the house to comply with the Fire

Marshal's requirements; that the top landing at the stairway can be reduced to 33.5" in lieu of the 36" that the code requires; that the guardrail along the top of the stairway be increased to a minimum of 36" tall to comply with the Building Code; and the headroom along the stairway be a minimum of 5'3" tall at the top of the landing, that slopes up to a minimum of 6'9" tall; the rest of the egress windows would comply with the code and be fully compliant as far as the size for the primary sash and the storm window; and that the heat is compliant with the Building Code to be determined by a licensed mechanical contractor; and that the nob & tube wiring be checked by a licensed electrical contractor; and that the handrail be moved to the high side of the stairway, so that people using the stairway would be encouraged to use the side with the most amount of headroom.

Motion was supported unanimously.

E2 [14-1060](#)

BBA14-0018 - 2nd Show Cause for 3045 Springbrook, Ann Arbor, MI 48108

Attachments: 3045 Springbrook Packet 8-14-14.pdf

Vince Farougi, attorney for Yvonne Smith, who is the property owner, and her daughter, Cheryl. The attorney gave a history of how the property got to its current state and how his clients have been involved in litigation with the insurance company to obtain monies which would enable the owner to repair the home. Litigation has only been filed recently. R. Welton, described the state of the property and feels that it is not a "rehab-able" building. Mr. Farougi asked, on behalf of his clients, for more time to allow the litigation to go through the process. Concern voiced by Board members as to whether or not more time should be granted.

R. Hart made the following motion:

In the case of the Show Cause Hearing for BBA14-0018 at 3045 Springbrook, Ann Arbor, MI, the BBA tables this matter until the Board's meeting on August 14, 2014, at which time the owners are hereby notified to appear for a Show Cause Hearing, if deemed necessary by the Building Official; and the Board makes this motion to table this matter provided the building is secured by a licensed contractor, at which point on August 14, the matter will be revisited for consideration as a dangerous building.

Motion is passed by a vote of 3-1. S. Callan votes no.

F **OLD BUSINESS****F1** [14-1061](#)

BBA13-0006 - Update for 2365 Pinecrest, Ann Arbor, MI 48104

Courtney Krause, attorney representing the owner of 2365 Pinecrest, LaSalle Bank, asked on behalf of her client for time to move forward in the demolition of the property, which would be completed within 30 days. The client wishes to be responsible for the demolition instead of the City. The Board takes no action at this time, as the attorney will file the necessary permits to demolish the building.

G **NEW BUSINESS****H** **REPORTS AND COMMUNICATIONS****I** **PUBLIC COMMENTARY - GENERAL**

ADJOURNMENT

Meeting adjourned at 2:48 p.m.

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, at least two (2) business days in advance. Email: ahoward@a2gov.org