

3/3/16



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 EXCEPTION - BUILDING BOARD OF APPEALS

BBA16-005

**Section 1: Applicant Information**

Name of Applicant: KATHRYN MACGILLIVRAY FOR MEADOWLARK BUILDERS

Address of Applicant: 3250 W. LIBERTY RD, ANN ARBOR, MI 48103

Daytime Phone: 734-397-6523 Fax: 734-332-1515

Email: KATIE@HOMEWITHM. OWLARK.COM

Applicant's Relationship to Property: DESIGNER / CONTRACTOR

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**Section 2: Property Information**

Address of Property: 1311 MILLER RD, ANN ARBOR, MI, 48103

Zoning Classification: R1D

Tax ID# (if known): 09-09-10-413-012

\*Name of Property Owner: GREGORY FOX & SHARON LEAN  
*\*If different than applicant, a letter of authorization from the property owner must be provided.*

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**Section 3: Request Information**

Exception

Chapter(s) and Section(s) from which a exception is requested:	REQUIRED dimension:	PROPOSED dimension:
<u>2015 BUILDING CODE</u>	<u>3'-0" MIN. LANDING</u>	<u>2'-4 1/2" IN</u>
<u>R311.7.5</u>	<u>IN DIRECTION OF</u>	<u>FRONT OF STAIR</u>
	<u>TRAVEL</u>	<u>LANDING</u>

*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 exception for (attach additional sheets if necessary)

INTERIOR REMODEL INCLUDING REFINISHING THE EXISTING  
BASEMENT. EXTERIOR WALLS WILL BE FURRED OUT,  
INSULATED + FINISHED WITH DRUMMAU.

#### Section 4: Exception Request

The City of Ann Arbor Building Board of Appeals has the powers granted by State law and Building Codes. An exception 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. The true intent of the Code or the rules governing construction have been incorrectly interpreted. THE INTENT OF THE CODE IS TO PROVIDE ADEQUATE SPACE FOR TRAFFIC AT THE FRONT OF THE STAIR LANDING. THE PROPOSED LANDING ALLOWS FOR SPACE FOR TURNING INTO THE ADJACENT AREA, CONSIDERABLY LARGER THAN THE LANDING.

2. The provisions of the Code do not apply. THE EXISTING STAIR LANDING IS CURRENTLY 2'-9½", 2½" SHORT OF CODE REQUIREMENT.

3. An equal or better form of construction is proposed. THE PROPOSED CHANGES ADD LIVING SPACE FOR THE HOMEOWNERS AS WELL AS ADDED INSULATION, THEREBY REDUCING THE HOMEOWNERS' ENERGY USAGE.

#### Section 5: Required Materials

The following materials are required for all EXCEPTION 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 ½" 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.

**Section 6: Acknowledgement**

**SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC**

I, the applicant, request An exception from the above named Chapter(s) and Section(s) of the Applicable City Code and/or 2009 Michigan Residential Code and/or 2012 Michigan Building Code for the stated reasons, in accordance with the materials attached hereto.

989-397-6523  
Phone Number

K Mac Gillivray  
Signature

KATIE@HOMENWITHIMEADOWLARK.COM  
Email Address

KATHRYN MacGILLIVRAY  
Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith are true and correct and have received all coversheets with dates, deadlines and instructions. Applicant acknowledges that they are aware of these meeting dates and will not receive further notification of meeting dates and times. All applicants are expected to know when and where the meeting is and to appear to present their appeal in a timely fashion:

K Mac Gillivray  
Signature

Further, I hereby give City of Ann Arbor Planning and Development Services unit staff and members of the Building Board of Appeals permission to access the subject property for the purpose of reviewing my exception request. As a condition of granting any exception, the property owner is also responsible for reinstating, paying fees for or acquiring new permits to inspect and final out any outstanding work at this property:

K Mac Gillivray  
Signature

On this 2<sup>nd</sup> day of March, 2016, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

**CYNTHIA J WENTWORTH**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF WASHTENAW  
My Commission Expires Dec. 13, 2018  
Acting in the County of Washtenaw

Cynthia J Wentworth  
Notary Public Signature

Dec 13 2018  
Notary Commission Expiration Date

Cynthia J Wentworth  
Print Name

**STAFF USE ONLY**

Date Submitted: 3/7/2016 Fee Paid: \$250.00

File No.: BBA16-005

Pre-Filing Review Person & Date: \_\_\_\_\_

Secondary Staff Review Person & Date: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

BBA Action: \_\_\_\_\_

OUTSTANDING PERMITS: \_\_\_\_\_

February 25, 2016

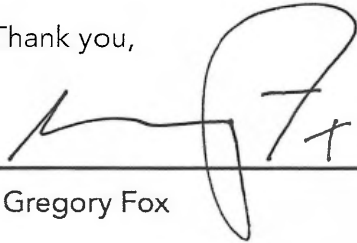
Re: Authorization of Designated Agent

To Whom It May Concern:

I have designated Doug Selby of Meadowlark Builders as my agent for all matters relating to obtaining/securing permits and inspections, as required, for the new home construction project at:

1311 Miller Avenue  
Ann Arbor, MI 48103

Thank you,

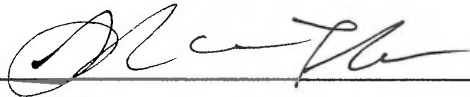


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Gregory Fox

2/25/16

Date



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Sharon F. Lean

2/25/16

Date



# CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104  
(734) 794-6267

**Receipt Number: 2016-00045159**

**Project Number** BBA16-005  
**Receipt Print Date:** 03/03/2016  
**Address** 1311 MILLER AVE  
**Applicant**  
**Owner** FOX GREGORY & LEAN SHARON F  
**Project Description** request for stair landing variance

## FEES PAID

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0026-033-3370-0000-4361

P&D - APPEAL FEES 15/16

BBA 1 & 2 FAMILY

0026-033-3370-0000-4361

250.00

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**Total Fees for Account 0026-033-3370-0000-4361:**

**250.00**

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**TOTAL FEES PAID**

**250.00**

DATE PAID: Thursday, March 3, 2016

PAID BY: LOGOS

PAYMENT METHOD: CREDIT CARD TYPE NOT



## CITY OF ANN ARBOR, MICHIGAN

Community Services Area  
Planning & Development Services Unit  
301 E. Huron St, P.O. Box 8647, Ann Arbor, Michigan 48107-8647  
[www.a2gov.org](http://www.a2gov.org)  
1-734-794-6263

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March 30, 2016

Meadowlark Builders  
3250 West Liberty Road  
Ann Arbor, MI 48103  
C/O: Kathryn MacGillivray

Re: 1311 Miller Ave.

Plan review for house renovation has been completed and approved, pending BBA variance application BBA16-005 board approval for "*staircase landing*" that does not comply with 2015 MBC R311.7.5 ordinance and seeking a variance for this exception.

Peter Pace  
Asst. Building Official  
City of Ann Arbor



# FOX RESIDENCE

REMODEL/ADDITION  
1311 MILLER ROAD  
ANN ARBOR, MI 48103

## ANN ARBOR BUILDING BOARD OF APPEALS APPLICATION



### SHEET INDEX

A0.01	COVER SHEET
A0.02	PHOTOS
A0.03	BASEMENT EXISTING PLAN
A0.04	BASEMENT PROPOSED PLAN

### DESCRIPTION OF VARIANCE REQUEST FOR PROPOSED PROJECT:

The proposed project includes finishing the existing basement, including furring out + insulating the exterior CMU walls. The existing stair landing at the basement is currently 2'-9 1/2" from the first riser to the existing north exterior CMU wall. The proposed change would add 1" continuous insulation gap, 2x4 stud wall and 1/2" drywall to the CMU wall and reduce the stair landing depth to 2'-4 1/2". The wall cavity will be filled with 4 1/2" of spray polyurethane foam (R-value = 6.7 per inch). There is an exterior door at the stair's upper landing, and an egress window will be added to the basement living space per the proposal.



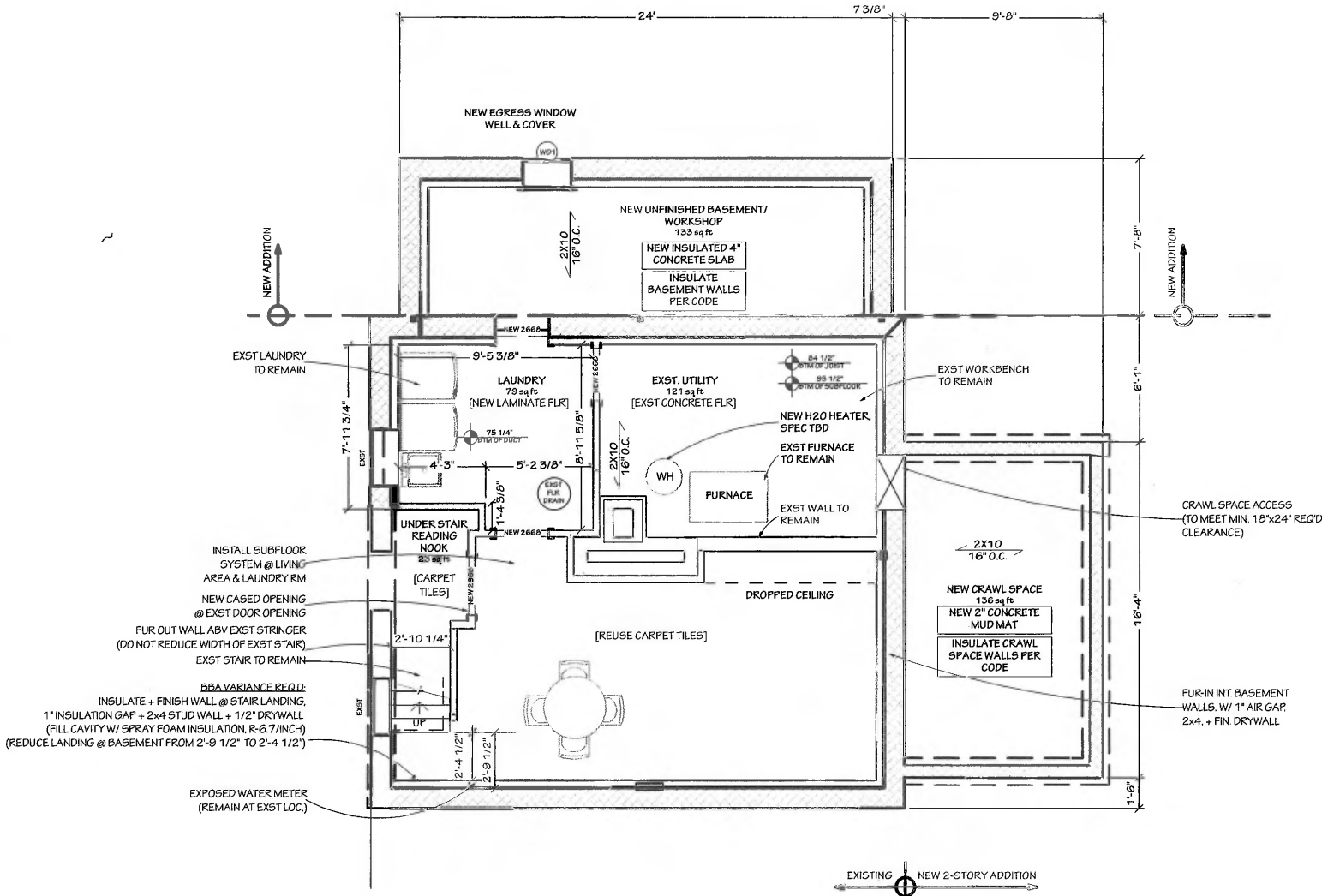


EXISTING BASEMENT STAIR



EXISTING BASEMENT STAIR  
(EXTERIOR WALL AT BTM OF STAIR TO BE FURRED OUT 5")

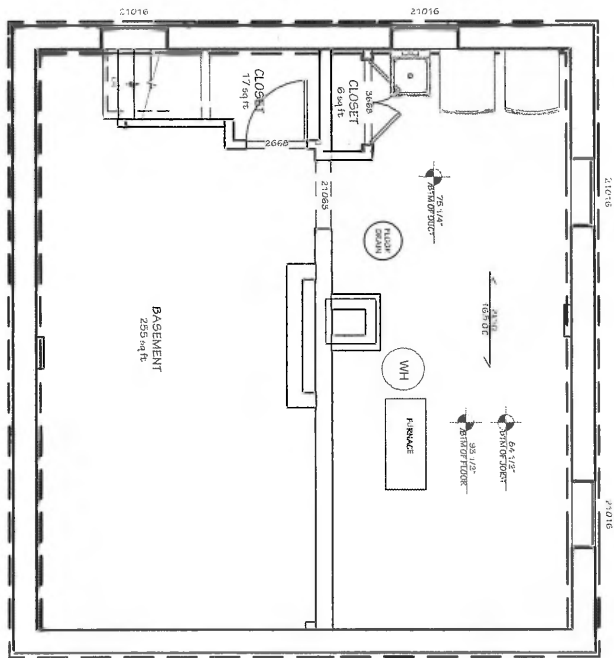




**BBA VARIANCE REQ'D:**  
 INSULATE + FINISH WALL @ STAIR LANDING  
 1" INSULATION GAP + 2x4 STUD WALL + 1/2" DRYWALL  
 (FILL CAVITY W/ SPRAY FOAM INSULATION R-6.7 INCH)  
 (REDUCE LANDING @ BASEMENT FROM 2'-9 1/2" TO 2'-4 1/2")

**BASEMENT PROPOSED PLAN**  
 SCALE: 1/8" = 1'-0" 1





BASEMENT EXISTING PLAN 1  
 SCALE: 1/8" = 1'-0"

AO.03	PRINT DATE 3/1/16
	PROJ. STATUS: BBA
	PROJ. #: 1517000714

BASEMENT EXISTING PLAN

GREG + SHARON FOX  
 1311 MILLER ROAD  
 ANN ARBOR, MI 48103

**MEADOWLARK**  
 3250 W. LIBERTY RD, ANN ARBOR, MI 48103  
 OFFICE: 734.332.1500