



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, September 11, 2014

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

A CALL TO ORDER

B ROLL CALL

Staff: 4 - R. Welton, L. Turner-Tolbert, K. Larcom, A. Howard

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

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D1 [14-1331](#) Building Board of Appeals Meeting Minutes of August 14, 2014

Attachments: BBA Minutes 8-14-14.pdf

Approved by the Board and Forwarded to City Council.

E PUBLIC COMMENTARY - GENERAL

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F1 [14-1332](#) BBA14-0018 - 3rd Show Cause for 3045 Springbrook, Ann Arbor, MI 48108

Vince Farougi, attorney for property owner at 3045 Springbrook, Ann Arbor, reported that information and actions requested from the insurance company have not been forthcoming. As such, additional time is being sought. Further discussion as to next steps toward the salvagability of the building or if the process toward demolishing the building should proceed.

B. Hart moved that in the Show Cause Hearing of BBA14-0018, concerning the building at 3045 Springbrook, Ann Arbor, MI, the BBA tables this matter until the Board's next meeting on October 9, 2014, at which time an expert's report on the status and salvagability of the building shall be produced. Absent that the Board shall move to declare the building as a dangerous structure. And also at that meeting the owner is hereby notified to appear for a show cause hearing, if deemed necessary by the Building Official.

Motion passed unanimously.

Tabled

F2 [14-1333](#)

BBA14-0020 - Show Cause for 143 Hill, Ann Arbor, MI 48104

Attachments: BBA 14-0020 - Staff Report 143 Hill.pdf

The Property Owner, Ivan Hamm, gave a history of the property and its current status. R. Welton gave a staff report on the property. Discussion followed with the property owner and the Board regarding next steps.

R. Darling moved that the Board tables BBA 14-0020, the Show Cause Hearing at 143 Hill Street, Ann Arbor, MI, until the October 9, 2014 meeting. The owner has 30 days to repair or replace the front porch to make it stable and rear door cleared so that the means of egress is sound and functional as a safe way into the house. Drawings and a permit will be required. The owner has until November 13 to finish the removal of the contents of the house so that it can be listed for sale or made safely occupied. The house is to remain unoccupied at night so that work can be performed during the day. No one can sleep there overnight.

Passed unanimously.

Tabled

F3 [14-1334](#)

BBA14-0021 - Show Cause for 2893 Parkwood, Ann Arbor, MI 48108

Attachments: BBA 14-0021 - Staff Report 2893 Parkwood.pdf

Scott Monzel, attorney for Sue DeMars, gave history on the property. Foundation repairs expect to be complete in the next three weeks. Roofing appointments with contractors are being sought. Stan Hepworth, a neighbor, also spoke on the condition of the property. R. Welton gave a report on the property and suggested that an inspection be done on the interior walls.

Robert Hart moved that in the matter of the Show Cause Hearing for BBA14-0021, 2893 Parkwood, the BBA tables this matter until the Board meets on November 13, 2014, with the understanding that during that time the City will be conducting regular inspections of the progress of the work and that at the November meeting the owner is notified to appear at a Show Cause Hearing, if deemed necessary by the Building Official.

Motion passed unanimously.

Tabled

G OLD BUSINESS

H NEW BUSINESS

B. Hart asked what were the required standards or qualifications for new board members. L. Turner-Tolbert stated that the board needs members with mechanical and electrical experience.

I REPORTS AND COMMUNICATIONS

J ADJOURNMENT

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