



# 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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Friday, March 18, 2016

1:30 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

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Meeting Date changed from 3/10/16

A CALL TO ORDER

B ROLL CALL

*Staff: 5 - L. Turner-Tolbert, K. Larcom, R. Farrackand, A. Howard, B. Boggs*

**Present:** 3 - Paul Darling, Robert Hart, and Chair Kenneth J. Winters

C APPROVAL OF AGENDA

Approved.

D PUBLIC COMMENTARY - (3 Minutes per Speaker)

E APPROVAL OF MINUTES

E1 [16-0410](#) Building Board of Appeals Meeting Minutes for February 10, 2016

**Attachments:** BBA Final Meeting Minutes 2-10-16

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

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F1 [16-0411](#) BBA16-003 - Show Cause Hearing for 1108 Meadowbrook Avenue, Ann Arbor, MI

**Attachments:** 1108 Meadowbrook Show Cause Pkt.pdf

*P. Pace gave the staff report. Brian Abbrecht spoke on behalf of the property owner, Anne Abbrecht. They are working diligently towards remediating the situation.*

*R. Hart motions that in the matter of BBA16-003 at 1108 Meadowbrook Avenue that the matter be tabled for a period of 30 days or until the next Board meeting during which the owner will consult with the City to arrange for an onsite internal inspection of the premises to allow an evaluation of the building to be made. P. Darling supports the motion.*

*Motion passes unanimously.*

**Received and Filed**

**F2**      [16-0412](#)      BBA16-004 - Show Cause for 2415 Dorchester Road, Ann Arbor, MI

**Attachments:**      2415 Dorchester Show Cause Pkt.pdf

*K. Larcom recommends this Show Cause be tabled for 30 days to allow time for repairs to the house.*

*P. Darling motions to the Board to table the matter of BBA16-004 for 2415 Dorchester for 30 days or until the next scheduled board meeting to allow the owner to take further action on the repairs. R. Hart supports.*

*Motion passes unanimously.*

**Received and Filed**

**F3**      [16-0413](#)      BBA16-002 - Show Cause Hearing for 827 East University, Ann Arbor, MI

**Attachments:**      827 East University Show Cause Pkt.pdf

*P. Pace gave the staff report. This property has been vacant for many years and the detached garage is open, possibly a shelter for vagrants and rodents and has an accumulation of debris, possibly a fire hazard or a target for arson. The following motion was made on the condition that the owner maintain the property and there will be no selling of vehicles on the property.*

*R. Hart moves that in the matter of BBA16-002 for the property at 827 East University that the matter be tabled for 30 days on the basis that the City is in contact with the owner's attorney to remediate the issues identified within the City's Building Department report and that within that time that the garage/shed be secured to prevent access by unauthorized individuals. P. Darling supports.*

*Motion passes unanimously.*

**Received and Filed**

**F4**      [16-0414](#)      BBA-16-006 - Show Cause Hearing for 2995 Packard, Ann Arbor, MI

**Attachments:**      2995 Packard Show Cause Pkt.pdf

*P. Pace gave the staff report and stated that the gas station has been unoccupied for almost a year. The property has been cited by Community Standards for debris.*

*P. Darling moves that the Board tables the matter of the Show Cause Hearing for 2995 Packard for 30 days so that an additional inspection by the City Building Department may occur. R. Hart supports.*

*Motion passes unanimously.*

**Received and Filed****G      OLD BUSINESS**

G1      BBA15-028 - Update on Variance Application for 325 W. Liberty, Ann Arbor, MI

*The Board had asked for a letter to be attached in the file in regards to the granting of this variance. Attorneys from both sides have been asked to look at this letter before moving. K. Winters would like the actual building code paragraphs to be added.*

G2      BBA15-005 - Update on 2460 Yost

*K. Larcom has been in contact with the deceased owner's brother. The repairs have been made; the house is currently listed for sale with a licensed real estate broker.*

**G3**      [16-0438](#)      BBA15-015 - Update on 111 South Main

**Attachments:**      Email Re\_ 111 South Main, Ann Arbor, MI.pdf, Nacht Ltr to City 3 18 16.pdf

*The new owner has sent a scope of work to bring the building to compliance. A structural engineer has conducted a site visit and sent the City a report and the City is satisfied with this report.*

**Received and Filed**

G4 BBA15-022 - Update on 3045 Springbrook

*L. Turner-Tolbert states that an asbestos removal assessment survey is being conducted and permits have been pulled by a contractor. Demolition is expected to be completed in the next four weeks.*

G5 BBA15-032 - Update on 2011 Commerce

*The City has the environmental survey and very little contaminates were found on site. The agent is showing some progress with the process. P. Pace recommends an update in April.*

**H NEW BUSINESS**

**I REPORTS AND COMMUNICATIONS**

**J PUBLIC COMMENTARY - GENERAL**

**K ADJOURNMENT**

**Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42667 or by written request addressed to Planning Development Services c/o Board of Appeals, 301 East Huron, Ann Arbor, MI 48104. Requests made with less than two business days notice may not be able to be accommodated. Email: [ahoward@a2gov.org](mailto:ahoward@a2gov.org)**