



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES
 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 BUILDING/CONSTRUCTION CODE APPEAL

Facility Information				
Facility Name 1101-1107 trash service corridor access			County	
Facility Street Address 1101 S. University			City Ann Arbor	Zip 48104
Permit Number <p style="text-align: center;">BLDG20-0940</p>				
Building Data				
New Building <input type="checkbox"/>		Addition <input type="checkbox"/>	Alteration <input checked="" type="checkbox"/>	Repair <input type="checkbox"/>
Classification Per Building Code Building Use A-2 Basement, 1st Floor B 2nd Floor	No. Of Floors Bsmnt + 2 Above	Construction Type III-B	Area/Floor 1,506 Basement 1,997 1st Floor 1,506 2nd Floor	No. Of Occupants 101 Basement 133 First 16 Second
Permit Holder				
Name (Company or Individual) Liberty Realty Partners, LLC			Contact Name Sean Havera	
Street Address 30100 Telegraph Rd. Suite 220		City Bingham Farms	State MI	Zip 48025
Phone 313-410-6488		Fax	Email shavera@hughes-properties.net	
Building Owner				
Name (Company or Individual) S. University Properties, LLC			Contact Name Roshanak Ameli	
Street Address 2710 Quebec St. NW		City Washington	State DC	Zip 20008
Phone 202-997-8400		Fax	Email roshanakameli@gmail.com	
Summary Of Appeal				
CODE SECTION(s) 2015 Michigan Building Code, Section 705, Table 705.8. For wall with fire separation distance of less than 3 feet.			Provide copies of the following as appropriate: Statement of Facts and Reasoning See attached. <input type="checkbox"/>	
DESIRED RELIEF (State Briefly) Installation of connecting passage between adjacent buildings - see attached.				
BASIS OF APPEAL (State Briefly) See attached.			Supporting Material See attached. <input type="checkbox"/>	

Applicant (all correspondence will be sent to this address)			
Name (company or individual) Liberty Realty Partners, LLC		Applicant Name Sean Havera <i>V.P. Construction</i>	
Street Address 30100 Telegraph Rd., Suite 220	City Bingham Farm	State MI	Zip 48025
Phone 313-410-6488	Fax	Email shavera@hughes-properties.net	
Application Fee (applicant is responsible for paying fee)			
Residential \$250.00 <input type="checkbox"/>		Commercial \$500.00 <input checked="" type="checkbox"/>	
<p><i>Note: You have the right to appeal the City of Ann Arbor's Building Boards of Appeals decision to the State of Michigan. If you choose to appeal this decision, then application must be made within 10 days of the decision to the address listed below, in accordance with Section 16 of 1972 PA 230. Michigan Department of Labor & Economic Growth, Bureau of Construction Codes, P.O. Box 30255, Lansing, MI 48909 517-241-9303, www.michigan.gov/bcc</i></p> <p><i>Note : Reasons for Appeal (Per MRC, Section R112.2, MBC, Section 113.2) include:</i></p> <ol style="list-style-type: none"> <i>1. The true intent of the code or the rules governing construction have been incorrectly interpreted.</i> <i>2. The provisions of the code do not apply.</i> <i>3. An equal or better form of construction is proposed.</i> 			
Applicant Signature 		Date <i>06-04-2020</i>	

Dempsey, Glen

From: Building
Sent: Wednesday, August 05, 2020 11:54 AM
To: Dempsey, Glen
Subject: FW: SUP - 1101 S. University - BBA Application
Attachments: SUP - 1101 S University BBA Applciaotn.pdf; SUP - 1101 S Univeristy BBA narrative.pdf; SUP - 1101 S University Trash Access BBA Revision 08.04.20.pdf

From: Sean Havera <shavera@hughes-properties.net>
Sent: Tuesday, August 04, 2020 3:52 PM
To: Building <BuildingDept@a2gov.org>
Cc: Thomas Dowds <thomasdowds@gmail.com>; JB It <brad@jbradleymoore.com>; Pat Fix <pfix@property-accounting.net>; roshanak <roshanakameli@gmail.com>
Subject: SUP - 1101 S. University - BBA Application

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Juliet

Please find attached the BBA Application for 1101 S. University. I could not locate the payment form, if you could send that to me I will get that completed and sent back to you. If there is anything else needed please let me know. Thanks as always.

Sean T. Havera
VP of Construction

 HUGHES

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Suite 220

Bingham Farms, MI 48025

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(F) 248-647-1330

(C) 313-410-6488

shavera@hughes-properties.net

Dempsey, Glen

From: JB It <brad@jbradleymoore.com>
Sent: Monday, July 13, 2020 10:13 PM
To: Dempsey, Glen
Cc: Howell, Marc
Subject: re openings between buildings

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Glen,

Just a "heads-up" here.

When the student focused high-rise located where Ulrich's Book store used to be was designed and constructed (Vic Village North I think was the original name for that project) it was designed, approved, and constructed with the idea of giving the adjacent corner building that it was built around (1101 S University) access through the new building to access elements the city wanted out of site (for both buildings). Things like garbage collection, electrical transformers, bike lockers etc. - all things the city & DDA did not want in the public R.O.W.

in some ways the situation is similar to 616 E. Washington & 212 S.

State in that the two projects were voluntarily intertwined (in this case the developers are different entities unlike 616 and 212). Property lines were adjusted, easements were recorded, site plans approved, building permits issued and construction started - that is to say the high-rise got permits and was constructed/completed. FYI I was not the architect for the high-rise. While the low-rise project on the corner was to have been constructed mostly concurrently with the high rise project (the low-rise project - 1101 S University, is the one I worked on - is a 3 story addition to the the existing 2 story building) my client was unable (for family reasons - she is an individual property owner not a corporation) to move forward with the approved renovation and vertical addition to her building until now (nearly a year since completion of the high-rise).

My client's Owner's Rep has recently submitted a permit to install the fire shutter on her side of the internal opening between walls of the two adjacent buildings that will give her 1st floor tenant space a pathway to access the trash and recycling facilities in/of the larger high-rise building as planned (this arrangement was part of the site plan approvals of both buildings as was the fact that the storm water detention facility in the high-rise was sized to accommodate the run-off from my client's building and other cross property line sharings). The door to the connection between the two buildings that is part of the high-rise was already approved and constructed as part of the high-rise plans/permit.

Phase one of my client's project will be work in the first floor of the existing building including the installation of the connecting opening protectives on her side of the property line to permit the first floor tenant's trash to be transported through the corridor system of the high-rise to the joint trash room. Given our recent discussions related to openings across property lines as regards the Michigan Theater, 212 S State St., and 616 E Washington projects I thought I should touch base in case you felt it necessary to also go thru the BBA in this case.

Hope your are well. Let me know your thoughts and feel free to reach out if you have questions.

Brad Moore.

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Brad Moore, AIA
President, J Bradley Moore & Associates Architects, Inc.
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Ann Arbor, MI 48103

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M 734-649-3404

Statement of facts and reasoning: The building located at 1101 S. University historically had internal connections with the adjacent Ulrich's book store across common property lines – some utilities for 1101 were also historically run through the adjacent Ulrich's properties (where Ulrich's Bookstore and other retail venues were located) to 1101. When the student focused high-rise located adjacent to 1101 S. University (where Ulrich's Book store and other retail venues were previously located) was designed and constructed (originally Vic Village North now The Collegian) it was designed, approved, and constructed with the idea of giving the adjacent 1101 S. University building, that it was built around, access through the new building for some utilities and for occupants of 1101 to access elements the city wanted out of sight (for both buildings). Things like garbage collection, electrical transformers, bike lockers, storm water detention, etc. - all things the city & DDA did not want in the public R.O.W. adjacent to either building.

Property lines were adjusted, easements were recorded between the adjacent properties, site plans approved for both properties (with the interconnections), building permits issued (with the interconnections), and construction started - that is to say The Collegian got permits and was constructed/completed. While 1101 project on the corner was to have been mostly constructed concurrently with the high-rise project (the 1101 S University, is a 3-story addition to the existing 2-story building) but for unforeseen reasons the construction of the addition to 1101 was delayed until now.

The utility connections though The Collegian to 1101 (including the storm water detention, electrical and communication conduits) were completed as part of the construction of the high-rise. The internal door to the internal connection between the two buildings that is part of the high-rise (and the corridor from that point to the alley behind The Collegian) was approved and constructed as part of the high-rise.

Phase one of the work at 101 S University project(now ready to begin) will be in the first floor of the existing building including the installation of the connecting opening (and related protectives) on the 1101 side of the common property line. This to permit the trash generated at 1101 to be transported through the existing

rated corridor system of The Collegian to the joint trash room contained therein. 1101 S. University occupies all of its site and there is no place to accommodate trash container storage outside the public R.O.W (or things like electrical transformers, bike lockers, and storm water detention vaults) so the contemplated interconnectivity is necessary.

FYI both buildings are sprinkled. This connection between the buildings to facilitate trash handling is NOT a required means of egress for 1101 as both required means of egress discharge directly to the public R.O.W.

Desired Relief: We are requesting the opening be permitted in fire rated wall of 1101 S. University as shown on the included drawings – as was always intended as outlined above (The opening in the fire rated wall of The Collegian that lies adjacent to 1101 already exist as approved in the building permit thereof).

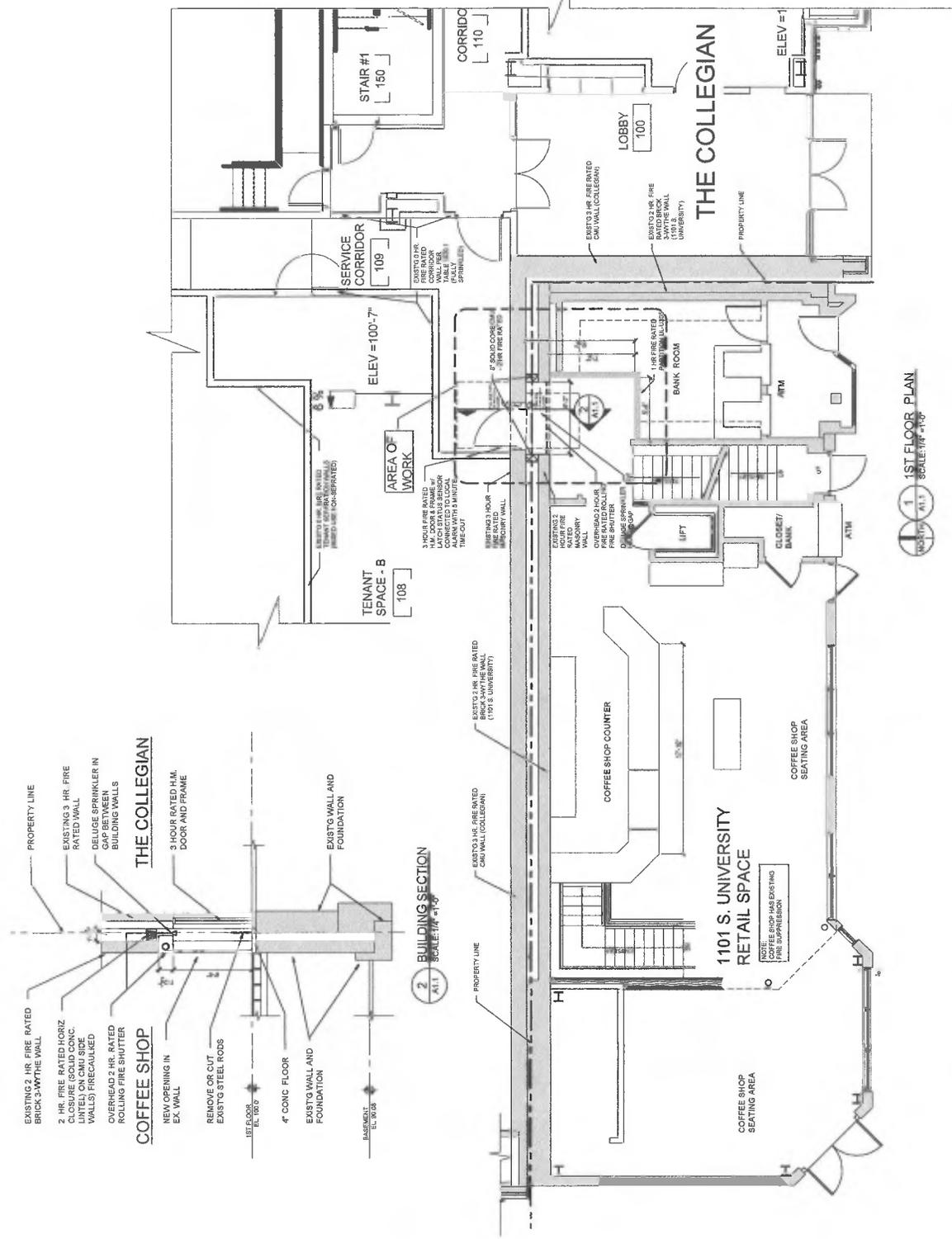
Basis Of Appeal: The only way to comply with the approved site plans for the adjacent properties is to permit the contemplated interconnectivity. We are proposing opening protectives that match the rating requirements of the two existing adjacent buildings thus offering the same measure of separation contemplated by the code. Further we are proposing that the fire rated door on The Collegian side of the common property line be retrofitted with an alarm mechanism that would sound locally if the door were left unlatched for more than 5 minutes as well as installation of a water curtain or “deluge” sprinkler head between the two opposing opening protectives. We believe the proposed arrangement offers a level of protection equal or greater than that contemplated by the code.



DATE	DESCRIPTION

1ST FLOOR PLAN

216240
 A1.1



1 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

2 BUILDING SECTION
 A1.1 SCALE: 1/4" = 1'-0"

