



# 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](http://a2gov.legistar.com/Calendar.aspx)

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Thursday, April 19, 2018

1:30 PM

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

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**A CALL TO ORDER**

**B ROLL CALL**

*Staff: 4 - G. Dempsey, M. Howell, K. Summersgill, D. Williams*

**Present:** 5 - Paul Darling, Robert Hart, Chair Kenneth J. Winters,  
Gordon Berry, and David Arnsdorf

**Absent:** 1 - Hugh A. Flack Jr.

**C APPROVAL OF AGENDA**

**Approved**

**D APPROVAL OF MINUTES**

**D1**     [18-0624](#)     Building Board of Appeals Minutes for February 15, 2018

**Attachments:**     BBA Meeting Minutes 2-15-18.pdf

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

**E PUBLIC COMMENTARY - GENERAL**

**F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS**

**F1**     [18-0618](#)     BBA18-002 - 3380 Nixon Road Variance Hearing

**Attachments:**     3380 Nixon Road Staff Report.pdf

*G. Dempsey read the staff report. The appeal is to allow section 1406.03 of MBC 2012 to be used for projections and allow unrated balconies. Dan Harding (applicant), Mike Parks and Adam Bleznak represented the property owners, BRE Nixon Road Associates. The Board members*

*and the representatives discussed various options, definitions and interpretations of the code; also discussed protected balconies vs. sprinkled.*

*R. Hart moves that in the matter of BBA18-002 at 3380 Nixon Road, that the code for the exterior balconies be interpreted in this instance to treat the balconies as such, that is projecting elements under Section 1406.3 of the code with the provision that there is a continuous rated vertical facade with the balcony as unprotected framing, protected by fire suppression, as stipulated in Section 1406.3. And further, that the supporting balcony structure beam and column at the exterior edge be protected, with the further provision that the rated demising wall, within the units be extended to the balcony exterior perimeter. We find this an acceptable interpretation to the code; we further stipulate that the specific condition justifying variance shall be neither so general nor recurrent in nature as to make an amendment or interpretation of the code, with respect to the condition reasonably practical or desirable, and that further this variance shall be specific to this particular building and shall not be used as a precedent for other similar variances.*

*Supported by Gordon Berry*

*Approved unanimously.*

**G OLD BUSINESS**

**H NEW BUSINESS**

**I REPORTS AND COMMUNICATIONS**

**J ADJOURNMENT**

**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. Requests made with less than two business days notice may not be able to be accommodated. Email: [ahoward@a2gov.org](mailto:ahoward@a2gov.org)**