



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)

Thursday, November 10, 2016

1:30 PM

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

A CALL TO ORDER

B ROLL CALL

Present: 6 - Paul Darling, Robert Hart, Chair Kenneth J. Winters,
Gordon Berry, David Arnsdorf, and Hugh A. Flack Jr.

C APPROVAL OF AGENDA

Approved as presented

D APPROVAL OF MINUTES

D1 16-1559 October 13, 2016 BBA Draft Minutes

Attachments: October 13 2016 BBA Minutes.pdf

Approved as Amended

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 16-1540 BBA16-025 - VARIANCE HEARING FOR 220 SOUTH MAIN STREET,
ANN ARBOR, MI

Attachments: 220 South Main Packet 11 4 16.pdf

Mr. Benjamin Curtis, owner speaks on behalf of his property at 220 South Main Street, Ann Arbor, MI . The variance is from the 2012 Michigan Rehabilitation Code for Existing Buildings, Section 801.3, and the 2012 Michigan Building Code Section 705.8, for new construction elements in existing buildings and openings in exterior walls.

Mr. Robert Hart motions that in the matter of the variance hearing for BBA16-025 for 220 South Main Street, Ann Arbor, MI that the Board finds that the variance be granted to the provisions of table 705.8 of the 2012

Michigan Building Code, wherein openings along a lot line window are not allowed. To permit 4 new, 4' x 6' operable windows and 3 existing operable windows on the 2nd floor provided that water curtain suppression systems be installed at each of the existing and new openings that the new windows on the 3rd floor be provided with a "limit stop" to control the degree of opening and that the suppression system be interlocked with the existing fire alarm system within the building; and we find this to be allowable provision by Code; and providing that this remain as a B occupancy office type, and that this variance only pertains to these 3 existing and 4 new openings at this time.

Approved

- E2** **16-1541** BBA16-0147 - CONTINUATION HEARING FOR 610 ROBIN ROAD, ANN ARBOR, MI

Attachments: 610 Robin Packet 11 4 16.pdf

Mr. Kevin McKay, owner, speaks on behalf of his property at 610 Robin Road, Ann Arbor, MI . The continuation hearing is for the clean up of a collapsed garage and an all season room.

Mr. Paul Darling motions that in the matter of the continuation hearing for BBA16-0147 for 610 Robin Road, Ann Arbor, MI, that the Board tables this hearing for 30 days to allow for the completion of clean up of the yard and outside areas and to table for no more than 90 days to the February 2017 meeting to allow the owner to prepare treatments to remove or repair the existing 3 season porch and that during that time the 3 season porch will be secured to prevent people from occupying it and that the enclosure will remain water tight of the roof and walls so that the structure does not further deteriorate.

Tabled

- E3** **16-1542** BBA16-013 - CONTINUATION HEARING FOR 132 HILL STREET, ANN ARBOR, MI

Attachments: 132 Hill Street Packet 11 4 16.pdf

Mr. Mel Aronoff, owner speaks on behalf of his property at 132 Hill Street, Ann Arbor, MI . The continuation hearing is for the collapsed garage/barn and the sale of the property.

Chair, Mr. Kenneth Winters motions that in the matter of the continuation hearing for BBA16-013 for 132 Hill Street, Ann Arbor, MI that the Board

tables this hearing for another 30 days.

Tabled

E4 16-1543 BBA16-016 - CONTINUATION HEARING FOR 706 SOUTH SEVENTH STREET, ANN ARBOR, MI

Attachments: 706 South Seventh Street 11 4 16.pdf

Ms. Kathleen Huster, owner speaks on behalf of her property at 706 South Seventh Street, Ann Arbor, MI. The continuation hearing is for the vacant house.

Mr. Robert Hart motions that in the continuation hearing for BBA16-016 for 706 South Seventh, Ann Arbor, MI that the Board tables this hearing for 60 days, upon which time, the first 30 day period, the house is sufficiently cleaned up to allow an inspection by the Ann Arbor building inspector and during the entire course of the time no one is occupying the house and it remains secured and maintained, with the expectation that the house will be on the market in January 2017.

Tabled

E5 16-1544 BBA16-022 - SHOW CAUSE HEARING FOR 415 HAMILTON PLACE, ANN ARBOR, MI

Attachments: 415 Hamilton Place Packet 11 4 16.pdf

Ms. Mary Madden, owner speaks on behalf of her property at 415 Hamilton Place, Ann Arbor, MI . The show cause hearing is for the collapsed garage and the general condition of the property.

Mr. Robert Hart motions that in the matter of the show cause hearing for BBA16-022 for 415 Hamilton Place, Ann Arbor, MI that the Board tables this hearing for 30 days during which time the demolition contract and permits for removal of the garage will occur and clean up will be made of the back property of trash, debris and overgrown trees and that the broken windows and open windows be repaired either with plywood or closed up and that at the end of the 30 days the Building Official be allowed entrance to the house to make sure that everything is up to code and structurally safe.

Tabled

E6 16-1545 BBA16-020 - SHOW CAUSE HEARING FOR 2729 LOOKOUT CIRCLE,

ANN ARBOR, MI

Attachments: 2729 Lookout Circle Packet 11 4 16.pdf

Ms. Theresa Roth, owner speaks on behalf of her property at 2729 Lookout Circle, Ann Arbor, MI . The show cause hearing is for the abandoned property.

Mr. Paul Darling motions that in the matter of the show cause hearing for BBA16-020 for 2729 Lookout Circle, Ann Arbor, MI that the Board tables this hearing for 30 days during which time it is suggested that there is as much clean up as possible, show progress, get assistance with the exterior clean up and allowing the building department access to the house to assess the structural condition.

Tabled

F PUBLIC COMMENTARY - GENERAL

None

G OLD BUSINESS

G1 BBA16-008 UPDATE FOR 2026 DEVONSHIRE ROAD, ANN ARBOR, MI

G2 BBA16-002 UPDATE FOR 827 EAST UNIVERSITY, ANN ARBOR, MI

G3 BBA15-032 UPDATE FOR 2001 COMMERCE DRIVE, ANN ARBOR, MI

G4 BBA16-010 UPDATE FOR 3786 PLATT ROAD, ANN ARBOR, MI

G5 BBA16-009 UPDATE FOR 3802 PLATT ROAD, ANN ARBOR, MI

H NEW BUSINESS

None

I REPORTS AND COMMUNICATIONS

Chair, Mr. Ken Winters motions that the Board grant the Building Official the latitude and the authority to grant extensions to property owners who are behind schedule due solely to: 1. structural delays built into the process, 2. that significant circumstances wholly beyond the control of the

property owner. No extensions granted shall exceed 30 calendar days in length and any extension granted shall be reported at the next scheduled meeting of the Building Board of Appeals.

Approved

J PUBLIC COMMENTARY - GENERAL

None

K ADJOURNMENT