



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES

Mailing: 301 E. Huron St. | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6264 | f. 734.994.8460 | rentalhousing@a2gov.org

HBA16-014

11-8-16

APPLICATION FOR VARIANCE AND/OR TIME EXTENSION  
HOUSING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: GEORGE JOSEPH VAS  
Address of Applicant: 1129 GRANQUER AVE  
Daytime Phone: 734-216-3503 Fax: \_\_\_\_\_  
Email: JIREN 1129 @ GMAIL.COM  
Applicant's Relationship to Property: OWNER

Section 2: Property Information

Address of Property: 903 DENEY ST., ANN ARBOR, MI  
Zoning Classification: R4C  
Tax ID# (if known): 09-09-33-215-009  
\*Name of Property Owner: \_\_\_\_\_

\*If different than applicant, a letter of authorization from the property owner must be provided.

Section 3: Request Information

Variance

Chapter(s) and Section(s)

from which a variance is requested:

\* 105 8:502(1 & 2)  
105 8:503(3)  
105 8:504(4b)

REQUIRED dimension:

\* SEE ATTACHED SHEET  
6'-8" MIN. CLO. HT.  
6'-0" HEADROOM @ STAIR

PROPOSED dimension:

\* SEE ATTACHED SHEET  
6'-0" ONLY @ BEAM  
5'-6" HEADROOM @ EXISTING STAIR

Example: Chapter 105, Section 5:26

Example: 6', 8" Basement Ceiling Height Clearance

Example: 6', 6" Basement Ceiling Height Clearance

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

\* SEE ATTACHED SHEET

**Section 4: Variance Request** (If not applying for a variance, skip to section 5)

The City of Ann Arbor Housing Board of Appeals has the powers granted by City Code Chapter 105. A variance may be granted by the Housing Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is found TRUE. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Housing Board of Appeals.

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

OTHER PROPERTIES HAVE SIMILAR HARSHIPS - LOW CEILING HEIGHT & STAIR HEADROOM. ALSO OTHER PROPERTIES HAVE SMALL EXISTING WINDOWS

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

YES. EXISTING CONSTRUCTION OF STAIR & ADJACENT ROOMS WOULD NOT ALLOW REBUILDING OF STAIR TO ACHIEVE REQUIRED HEADROOM. SIMILAR EXISTING BEAM IN HOUSE CREATES LOW HEADROOM. A SMALLER BEAM WOULD NOT MEET STRUCTURAL REQUIREMENTS

3. What effect will granting the variance have on the neighboring properties?

NONE. ALL ITEMS ARE INTERIOR.

TO FLOOR ABOVE. SUPPORT THE

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

THE EXISTING STAIR COULD NOT BE REBUILT IN ANOTHER LOCATION OR AT A NEW EXTERIOR (ADDITION) LOCATION DUE TO CONSTRAINTS OF THE FLOOR PLAN LAYOUT.

5. Is the condition which prevents you from complying with the ordinance self imposed? How did the condition come about?

HOME HAS BEEN OCCUPIED FOR YEARS WITH THE EXISTING STAIR & BEAM. THE CONDITION HAS BEEN IN PLACE WHILE THE SPACE WAS USED AS RECREATION (LIVING) & LAUNDRY SPACES.

**Section 5: Time Extension**

Current use of the property RENTAL PROPERTY

Explain why you are requesting a time extension:

PROPERTY IS CURRENTLY OCCUPIED

ENCLOSED TENANT INFO

**Section 6: Required Materials**

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Housing Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets**.

- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- A Complete List of Tenant Names so that they can be notified that the HBA will do a 'walk-through' of the property on the day of the hearing.

**Section 7: Acknowledgement**

**SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC**

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

Phone Number

*George Joseph Vas*

Signature

Email Address

*GEORGE JOSEPH VAS*

Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct. I acknowledge that I've received all instructions, time, date and place of meeting and will be present to present the appeal. Staff will not send additional notification of meeting times.

*George J Vas*

Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Housing Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

*George J Vas*

Signature

On this 7<sup>th</sup> day of November, 2016, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

*Carrie Ann Seal*

Notary Public Signature

*Carrie Ann Seal*

Print Name

Notary Commission Expiration Date

*Aug 25, 2021*

**STAFF USE ONLY**

Date 11-8-16 Submitted: Fee \$500.00 Paid: 11/8/16  
 File HBA16-014 No.: Date of Public Hearing  
 Pre-filing Staff Reviewer & Date \_\_\_\_\_ HBA Action: \_\_\_\_\_  
 Pre-Filing Review: \_\_\_\_\_  
 Staff Reviewer & Date: \_\_\_\_\_



## CITY OF ANN ARBOR, MICHIGAN

Community Services Area  
Planning & Development Services Unit  
301 E. Huron St, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Phone: (734) 794-6264  
Fax: (734) 994-8460

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January 6, 2016

George Vas  
1129 Granger Ave  
Ann Arbor, MI 48104

Re: 903 Dewey, Ann Arbor, Michigan, 48104  
Parcel Identification Number ("PIN"): 09-09-33-215-009

Dear Mr. Vas:

Please consider this as a notice to attend the Ann Arbor Housing Board of Appeals meeting for your continuation request for your variance request. You will have the opportunity to address the Board.

This meeting will take place on Tuesday, January 10, 2017 at 1:30 PM on the 2<sup>nd</sup> floor of City Hall in the Council Chambers.

If you are planning to support your request with information or evidence not included with your application, please submit your additional information to City Housing Department staff either by email at [a2rentalhousing@a2gov.org](mailto:a2rentalhousing@a2gov.org) or in person no later than the Friday before the meeting to allow time for distribution to the Board members. If you bring additional materials to the meeting, please bring 10 hard copies for the Board members and City staff.

Sincerely,

Lisha Turner-Tolbert  
Rental Housing Services Manager



# CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104  
(734) 794-6267

**Receipt Number: 2017-00025930**

**Project Number** HBA16-014  
**Receipt Print Date:** 11/08/2016  
**Address** 903 DEWEY AVE  
**Applicant** VAS G JOSEPH  
**Owner** VAS G JOSEPH  
**Project Description** light, existing stair, tread width

## FEES PAID

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0010-033-3370-0000-4362

P&D - APPEAL FEES 15/16

HBA

0010-033-3370-0000-4362

500.00

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**Total Fees for Account 0010-033-3370-0000-4362:**

**500.00**

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**TOTAL FEES PAID**

**500.00**

DATE PAID: Tuesday, November 8, 2016

PAID BY: LOGOS

PAYMENT METHOD: CREDIT CARD TYPE NOT

# ANN ARBOR HOUSING BOARD OF APPEALS

## STAFF REPORT

**Meeting Date: January 10, 2017**

**Type of Request: CELLAR BEDROOM APPROVAL**

**Type of Request: CELLAR BEDROOM APPROVAL**

Housing Board of Appeals Request **HBA16-014** at 903 DEWEY ST, ANN ARBOR, MI 48104.  
(Parcel Identification Number: 09-09-33-215-009)

(Parcel Identification Number: **09-09-33-215-009**)

### DESCRIPTION AND DISCUSSION

#### Property Owners Name and Address:

George Joseph Vas  
1129 Granger Ave  
Ann Arbor, MI 48104

### BACKGROUND

The house at 903 Dewey St was built in 1920 and appears to be original construction of 1099 square feet with 2 bedrooms on the first floor and 2 bedrooms on the second floor and a cellar renovated under a building permit that was approved June 20, 2016. The cellar has 2 bedrooms, a recreation area that is not habitable (inadequate light and ventilation), a bathroom and a mechanical room. There is an egress door and stairs that lead directly to the outside from the cellar and an interior stairway with inadequate treads (Variance HBA16-014 approved) and headroom that was modified and approved under permit BLDG16-2597 and now complies.

All requirements for occupation as a habitable cellar space per 8:503(6) have now been met.

8:503 (6) Cellars. No part of a cellar shall be used as habitable space unless approved by the Housing Board of Appeals based on a city inspection report showing that the following standards have been met:

- (a) The space has windows for natural light and ventilation which meets the requirements of section 8:502.
- (b) All required light and ventilation openings shall be located entirely above the grade of the adjoining ground, or shall have a window well.
- (c) Sleeping areas have an emergency escape window or door which meets the requirements of section 8:504.
- (d) In multiple dwelling, there is an approved second exit.
- (e) Stairways to the grade floor or grade shall comply with this code.
- (f) The space is weatherproof and draft tight.
- (g) The space is dry and free of mold.
- (h) Insulation is provided on the inside of exterior walls at least equals R-11. However, if the insulation cannot be measured a temperature of 60 degrees Fahrenheit shall be maintained at all locations 3 feet above the floor and 6 inches from the exterior wall.

- (i) The space is provided with adequate heat. A return air system is required if the heat is provided by a forced air furnace.
- (j) There shall be a continuous finished ceiling.
- (k) It has electrical outlets meeting requirements for new units.
- (l) There are operable smoke detectors where required.
- (m) At least 80% of the required floor area of every habitable room shall have a ceiling height of at least 6 feet 8 inches. The remainder of the required floor area may be not less than 6 feet in height. Pipes, ducts, and beams closer than 3 feet to one another, outside to outside, shall be measured at 1 lowest dimension.
- (n) Openings to habitable space shall be at least 6 feet 2 inches high and 22 inches wide. Height of the opening shall be measured at the midpoint.
- (o) There is a 1 hour fire rated wall between the habitable space and gas or oil fired heating and water heating appliances of other units. Said appliances must have adequate makeup air as defined by the mechanical code. Ducts penetrating the fire suppression wall do not require fire dampers.
- (p) The space meets all standards for habitable basement space specified in subsections (3) and (7).
- (q) The building sanitary sewer is cleaned on a regular basis, at least once every 3 years. Proof of the most cleaning shall be maintained by the owner or manager.
- (r) There is no evidence of present dampness or flooding within the past 5 years.
- (s) A radon test, conducted by an independent accredited contractor, indicates acceptable levels of radon.

**Section 8:515 (2) of the Ann Arbor Housing Code:** The City of Ann Arbor Housing Code allows the Housing Board of Appeals to grant variances from the requirements of Chapter 105.

**Standards for Approval:**

1. *Practical difficulties or unnecessary hardship;*
2. *The variance does not violate the intent of this chapter; and*
3. *The variance does not jeopardize public health and safety.*

**STAFF RECOMMENDATION**

Staff recommends that the 2 newly constructed bedrooms in the cellar be approved.

**PROPOSED MOTION**

I move to approve the two newly constructed bedrooms at 903 Dewey Street:

# ANN ARBOR HOUSING BOARD OF APPEALS

## STAFF REPORT

**Meeting Date: December 13, 2016**

**Type of Request: VARIANCE**

Housing Board of Appeals Request **HBA16-014** at 903 DEWEY ST, ANN ARBOR, MI 48104.

(Parcel Identification Number: **09-09-33-215-009**)

### DESCRIPTION AND DISCUSSION

#### Property Owners Name and Address:

George Joseph Vas  
1129 Granger Ave  
Ann Arbor, MI 48104

### BACKGROUND

The house at 903 Dewey St was built in 1920 and appears to be original construction of 1099 square feet with 2 bedrooms on the first floor and 2 bedrooms on the second floor and a cellar that was renovated under a building permit that was approved June 20, 2016. The cellar has 2 proposed bedrooms that are currently not habitable (inadequate light), a recreation area that is not habitable (inadequate light and ventilation), a bathroom and a mechanical room. There is an egress door and stairs that lead directly to the outside from the cellar but the interior stairway in question is still necessary so that the occupants of the two proposed bedrooms can access the kitchen and living room without exiting the unit. This interior stairway previously serviced a non-habitable cellar and there was no requirement to have safe access to the cellar. With the introduction of the proposed habitable space those stairs are now required to be used.

The owner of the residence located at 903 Dewey St., Ann Arbor, MI requests three variances:

#### **(1) Inadequate light and ventilation. 8:502 (1)**

Variance from 8:502(1):

- (1) Windows. Every habitable room shall have at least 1 window, sliding glass door, skylight, or other acceptable light transmitting media facing directly to the outdoors. The minimum total glazed area for every habitable room shall be not less than 8% of the habitable floor area of such room. In the case of kitchens, the window space requirements may be reduced or waived by the Planning and Development Services Unit official when there is adequate artificial lighting.



Inspection found:

Bedroom 1 measured 110 square feet requiring 8.8 square feet of light (8%) and has 7.7 square feet of light, a deficiency of 1.1 square feet.

Bedroom 2 measured 93 square feet requiring 8.44 square feet of light (8%) and has 5.7 square feet of light, a deficiency of 2.74 square feet.

**(2) Inadequate light and ventilation. 8:502 (1) and (2)**

Variance from 8:502 (1) and (2):

- (2) Windows. Every habitable room shall have at least 1 window, sliding glass door, skylight, or other acceptable light transmitting media facing directly to the outdoors. The minimum total glazed area for every habitable room shall be not less than 8% of the habitable floor area of such room. In the case of kitchens, the window space requirements may be reduced or waived by the Planning and Development Services Unit official when there is adequate artificial lighting.
- (3) Ventilation. Every habitable room shall have at least 1 window, sliding glass door, or skylight which can easily be opened, or such other device as will adequately ventilate the room. The total area for ventilation shall be at least 4% of the habitable floor area of the room served. Mechanical ventilation may be provided in lieu of natural ventilation if approved by the Building Official as affording ventilation in accordance with standard ventilation requirements in the Mechanical Code.

Inspection found:

Living Area measured 202.5 square feet requiring 16.22 square feet of light (8%) and 8.1 square feet of ventilation (4%) and has 4.15 square feet of light, a deficiency of 12.05 square feet and 4.15 square feet of ventilation, a deficiency of 3.95 square feet.

**(3) Stairway tread depth. 8:504 (4)(b)**

Variance from 8:504 (4)(b)(4)

4. The treads shall be not less than 9 inches deep.

Inspection found that the stairway from the cellar to the first floor has:

Inadequate treads with several treads measuring between 7"-8.5" which is less than the required 9" minimum depth.

**(4) Stairway headroom. 8:504 (4)(b)**

Variance from 8:504 (4)(b)(2 and 7)

2. Exit stairways shall have a minimum ceiling height of 6 feet. Height measurement shall be from a line tangent to the nosing of the treads to the ceiling measured at the midpoint of the required width. For stairs with ceilings which slope from side to side, the required width shall begin at the high side.

7. Stairways of 1- and 2 family dwellings may have a height of 5 feet 6 inches if there is an approved second exit from each upper floor or hardwired interconnected smoke detectors at the top of each flight of stairs.

Inspection found that the stairway from the cellar to the first floor has:

Inadequate headroom that was measured at the midpoint of the walking path at 5'3 1/2" which is less than the required 6' headroom as well as less than the 5'6" headroom allowed with hardwired interconnected smoke detectors at the top of each flight of stairs.

**Section 8:515 (2) of the Ann Arbor Housing Code:** The City of Ann Arbor Housing Code allows the Housing Board of Appeals to grant variances from the requirements of Chapter 105.

**Standards for Approval:**

1. *Practical difficulties or unnecessary hardship;*
2. *The variance does not violate the intent of this chapter; and*
3. *The variance does not jeopardize public health and safety.*

**STAFF RECOMMENDATION**

Staff recommends that 1 should be granted and variances 2,3 and 4 be denied.

**PROPOSED MOTION**

I move to approve Variance 1 at 903 Dewey St:

- (1) Requirements for minimum light of 8% of habitable floor area in bedrooms 1 and 2 as required by 8:502(1).

The board finds that:

- (1) Practical difficulties or unnecessary hardship exist because an additional window would have to be added or size of the room would have to be decreased and the health and safety benefit is not proportional to the cost.
- (2) The variances do not violate the intent of the chapter because the 2 bedrooms meet the requirements of the current Building Code for artificial light.
- (3) The variances do not jeopardize public health and safety because the deviations are minimal and are not health- or safety-critical.

I move to deny Variances 2, 3 and 4 at 903 Dewey St:

- (2) Requirements for minimum light of 8% and minimum ventilation of 4% of habitable floor area in the recreation room as required by 8:502(1) and (2)
- (3) Stairs from the cellar to the 1<sup>st</sup> floor that have a variable tread depth less than 9 inches, which does not comply with section 8:504(b)(4);
- (4) Stairs from the cellar to the 1<sup>st</sup> floor that has headroom less than 6' and less than 5'6" with hardwired interconnected smoke detectors at the top of each flight of stairs which does not comply with 8:504 (4)(b)(2 and 7)

The board finds that:

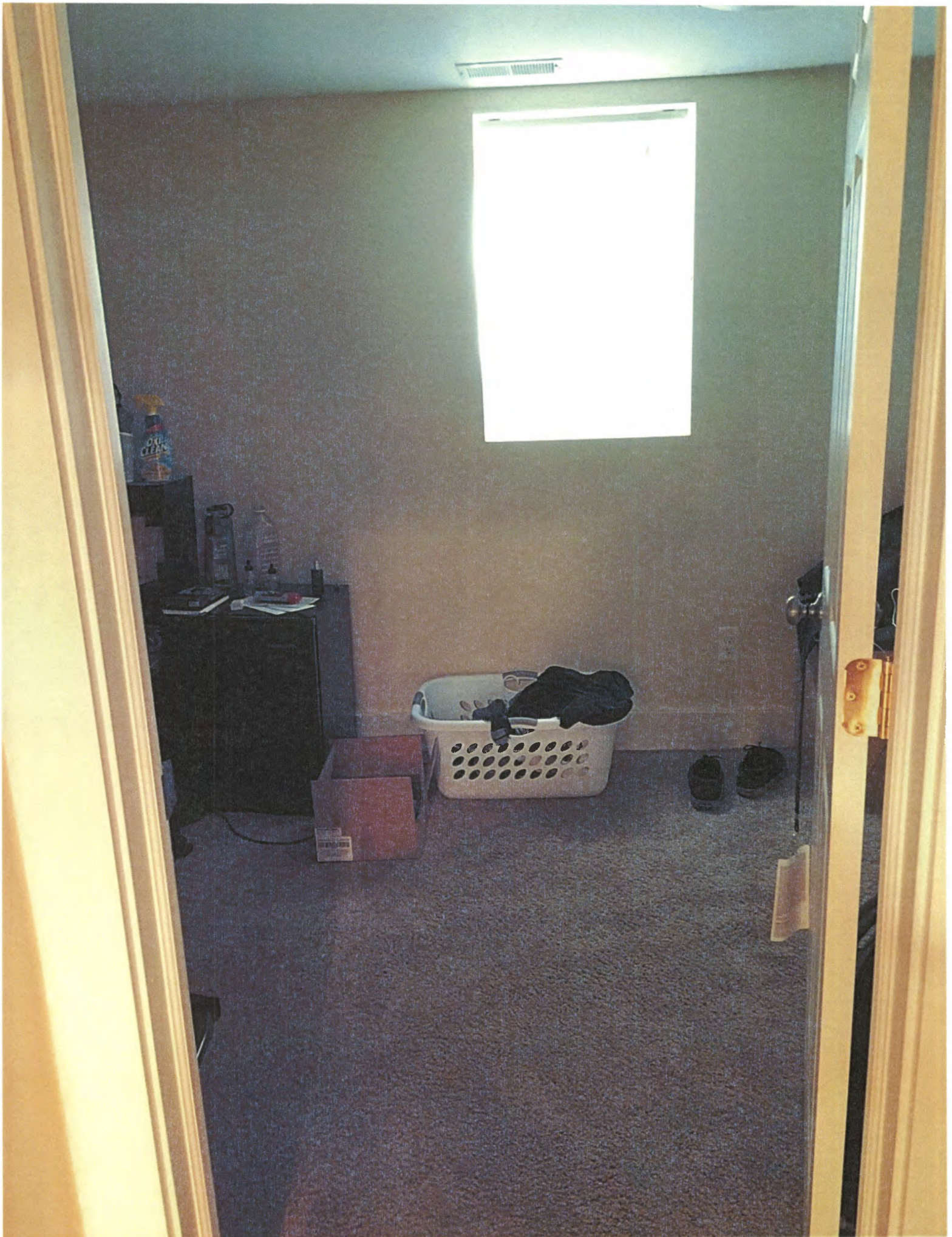
- (1) Modifications can be made to the recreation room to make it compliant with the requirements for light and ventilation. Additionally, a recreation room is not required to be habitable space per 8:503(9)
- (2) Due to the requirement for access to the bedrooms from the living room and kitchen in 8:503(4), it would be unsafe to use the stairway down to the cellar due to decreased headroom and tread depth. The requirements for stairways was clearly noted on the Rental Housing Plan Review.





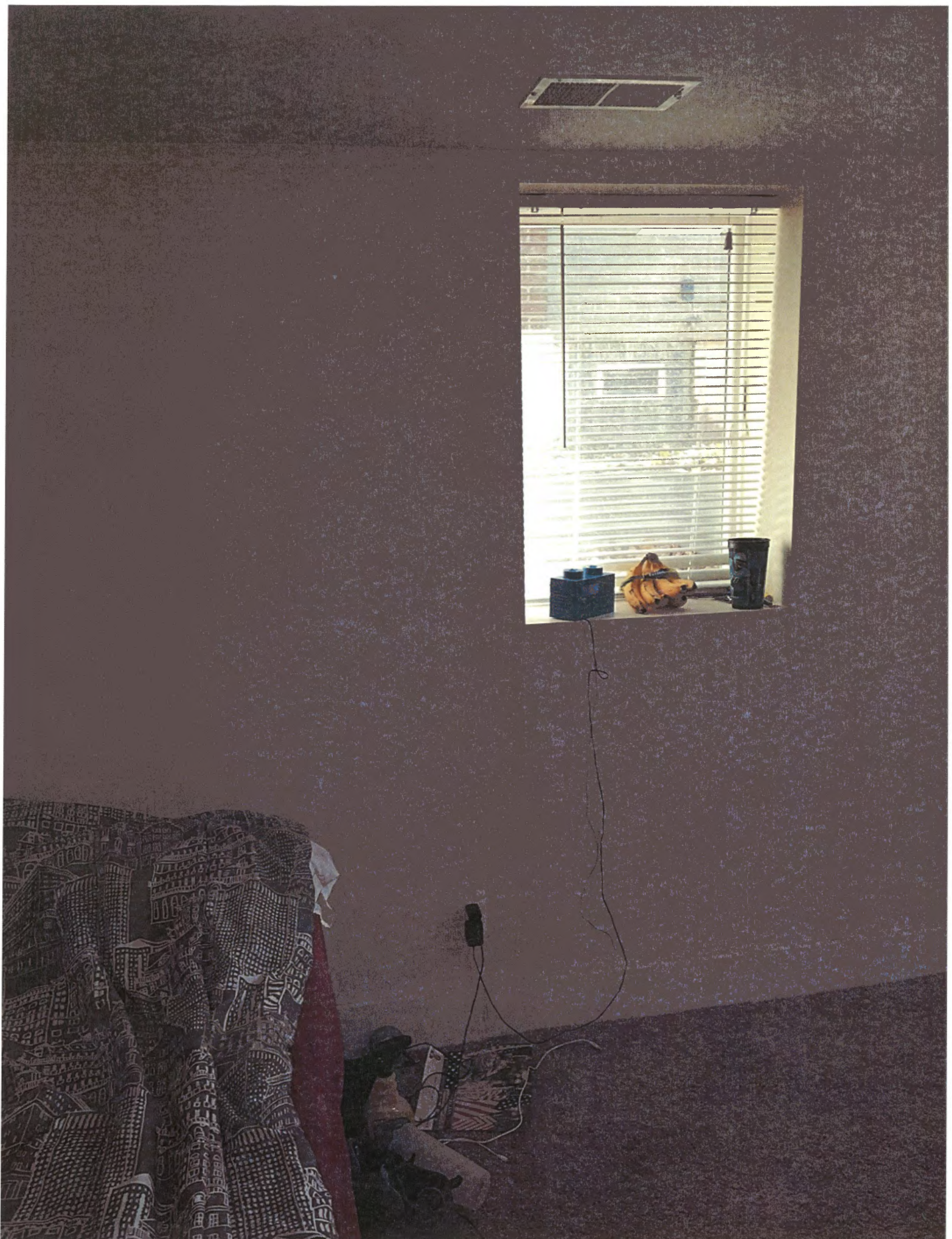


















## The Babcock Design Studio

Architecture, Interior and Graphic Design

309 N. Ann Arbor Saline Road • Saline, MI 48176

Phone (734) 429-8551 E-mail Leobabcock@comcast.net



**Project:** 903 Dewy Avenue, Ann Arbor, MI  
BUILDING PERMIT # 16-0261  
**Date:** October 21, 2016

Please consider the following responses to the plan review [Attachment 1] for the project indicated above:

1. Habitable rooms as constructed have slightly more floor area than required such that the area of natural light is less than 8%. This can be rectified in a few ways.
  - a. The living Area has a solid exterior door. The door could be replaced with a full light glass one which would bring the percentage up beyond 8%
  - b. Bedroom 1 and Bedroom have an irregular shape to their floor plan. The room sizes could be diminished by enlarging the closet area and/or the furnace room, thereby reducing the floor area and maintaining a full 8% of natural light.
2. Ventilation requirements of 4% would be met if the alterations were done as indicated in item 1 above.
3. Ceiling heights as indicated on the plan [Attachment 2] were unaltered from the original house construction. While most of the ceiling height is 7'-0", there are places below beams and ductwork that are below 6'-8" but these have been in place and unaltered since the house was constructed.
4. The existing stair does not meet the current codes in terms of headroom and width of the tread at the narrow point. However hardwired smoke detectors are in place and a new egress stair has been built which complies with all current standards.
5. Sanitary sewer cleaning can be performed at any time. Receipt of this service can be provided.
6. Radon test results have been carried out on 10/24/16 and the results have been submitted for review.

While there are several items that are not in current compliance with the Ann Arbor Housing Code (Ann Arbor, Michigan – Code of Ordinances/ TITLE VIII BUILDING REGULATIONS/ Chapter 105 – Housing Code), in my estimation cutting down the floor area of bedrooms and other means are not in fact an improvement of living space, but rather it would be advisable to keep the plan layout as constructed.

MI ARCHITECTURAL REGISTRATION  
# 35703  
Expiration Date: October 31, 2018



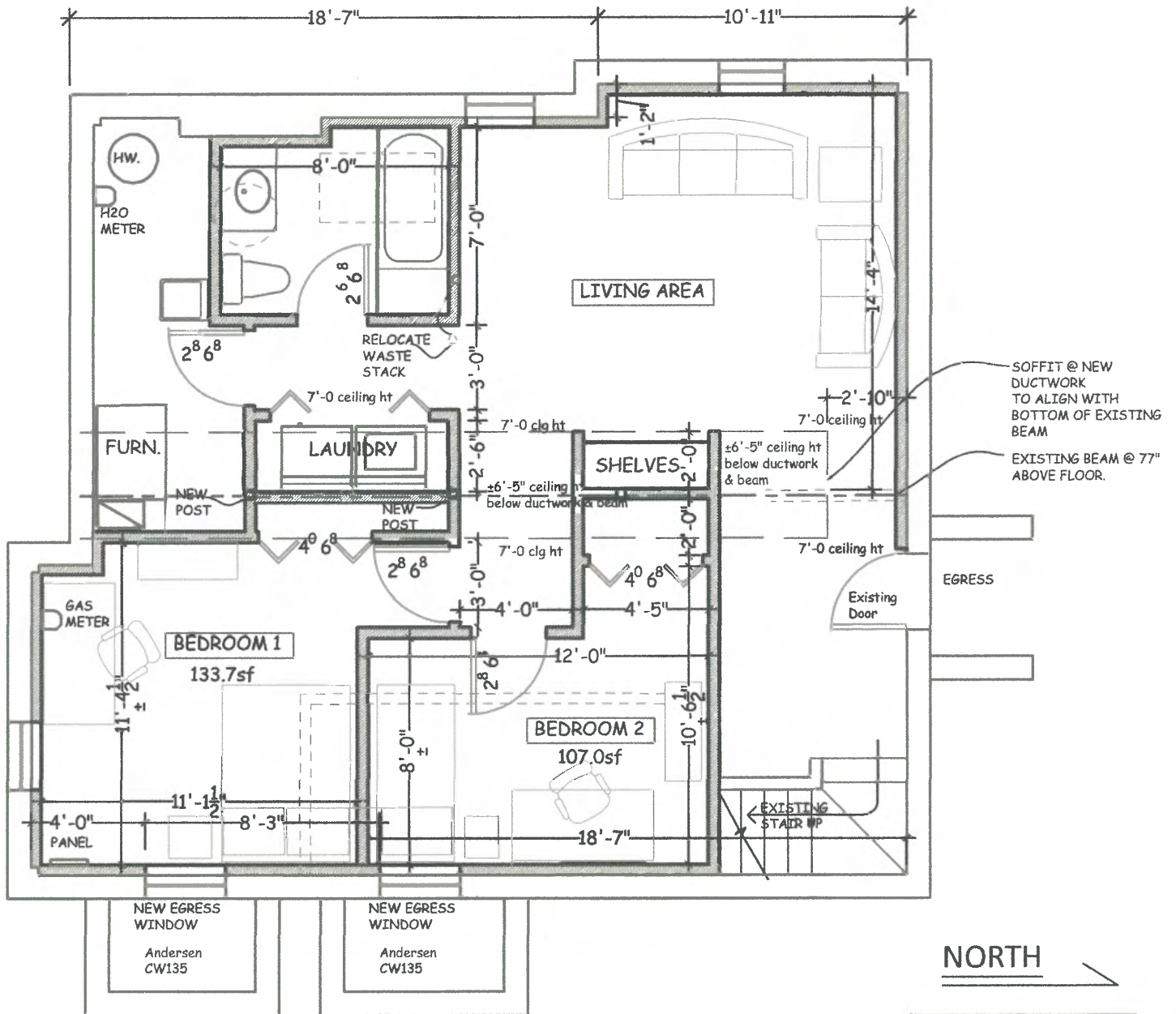
\*

The floor area of Bedroom #1 is 133.7SF. This requires natural light area of 10.7sf and ventilation area of 5.35sf. However only 7.7 sf of natural light area is provided and yet 6.7 sf of ventilation area is provided as the room was build and approved by the Ann Arbor Building Department.

The floor area of Bedroom #2 is 107 SF. This requires natural light of 8.56 sf and ventilation area of 4.28 sf. However only 5.7sf of natural light area is provided and yet 5.7sf of ventilation area is provided as this room also was build and approved by the Ann Arbor Building Department

The proposed work to comply with housing code requirements would include downsizing of both Bedrooms #1 and #2. By increasing the size of the closets, the square footage of the bedroom would be reduced such that the natural light and ventilation requirements would be met.

A variance is requested to keep Bedrooms as they were built and approved even though they are not in current compliance with the Ann Arbor Housing Code (Ann Arbor, Michigan – Code of Ordinances/ TITLE VIII BUILDING REGULATIONS/ Chapter 105 – Housing Code). It seems in order to meet the intent of the ordinance it would be a better solution to keep the rooms (as they were constructed) with a slightly larger size rather reducing them to meet the required percentages of daylight and ventilation required.



# BASEMENT RENOVATION PLAN

3/16" = 1'-0"

**Basement Renovations**  
 903 Dewey  
 Ann Arbor, MICHIGAN

7/13/15 GJV

**NOTICE: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.**

This lease (the Lease) is entered into on July 15<sup>th</sup> 2016 between G.J. VAS,

Landlord, whose address is 1129 GRANGER AVE ANN ARBOR and

HOME OF NEW VISION tenant, whose address is 3115 PROFESSIONAL DRIVE A 2 on the terms and conditions set forth below.

1. Basic lease provisions. The basic lease provisions are stated forth below and further explained in the section referenced to the right of each provision:

- (a) Premises: Address: 903 DEWEY AVE ANN ARBOR MI See §2
- (b) Term: Beginning 7/15/16 and Ending 8/15/17 (13 MONTH) See §3
- (c) Rent: \$ 3100 - per month beginning 8/July 15<sup>th</sup> 2016 See §4
- (d) Security deposit: \$ 3100 - w CREDIT FOR \$2000 PAID. = 1,100 See §5
- (e) Number of occupants: 6 BEDROOMS PER HOUSING CODE R4C See §6  
Names of persons who will occupy the Premises with the Tenant:  
HOME OF NEW VISION GROUP HOME CLIENTS.
- (f) Tenant shall be responsible for the utilities checked below: See §17

CONTACT HOUSING MANAGER STACY @ # 734-417-7119

Garbage removal

Water and sewer

Gas

Electricity

Lawn and garden

Snow removal

Telephone



# Air Leakage

Property  
 Joe Vas  
 903 Dewey  
 Ann Arbor, MI 48104

Organization  
 EverGreen Energy Savers  
 734 358-3909  
 Nate Munson

HERS  
 Confirmed  
 June 17, 2016  
 Rating No:283-903Dewey  
 Rater ID:4081975



Weather: Detroit, MI  
 903 Dewey  
 903 Dewey Air leakage report.blg

Builder

## Whole House Infiltration

	Blower Door Test	
	Heating	Cooling
Natural ACH	0.57	0.43
ACH @ 50 Pascals	8.80	8.80
CFM @ 25 Pascals	1577	1577
CFM @ 50 Pascals	2475	2475
Eff. Leakage Area (sq.in)	135.9	135.9
Specific Leakage Area	0.00038	0.00038
ELA/100 sf shell (sq.in)	2.41	2.41

## Duct Leakage

	<u>main</u>
Leakage to Outside Units	
CFM @ 25 Pascals	N/A
CFM25 / CFMfan	N/A
CFM25 / CFA	N/A
CFM per Std 152	N/A
CFM per Std 152 / CFA	N/A
CFM @ 50 Pascals	N/A
Eff. Leakage Area (sq.in)	N/A
Thermal Efficiency	80.00
Total Duct Leakage Units	N/A
Total Duct Leakage	N/A

## Ventilation

	None	ASHRAE
Mechanical		
Sensible Recovery Eff. (%)	0.0	62.2-2010
Total Recovery Eff. (%)	0.0	
Rate (cfm)	0	55
Hours/Day	24.0	24.0
Fan Watts	0.0	
Cooling Ventilation	Natural Ventilation	

### ASHRAE 62.2 - Ventilation Requirements

The ASHRAE 62.2 flow rates shown above are the CONTINUOUS mechanical fresh air ventilation which will meet the 'whole-building' requirement under that version of the standard. Both values incorporate any appropriate 'infiltration credit'. Intermittent mechanical ventilation may be used if the flow rate is adjusted accordingly. For example, the runtime can be reduced to 12 hours per day using a doubled flow rate, as long as the system provides ventilation at least once every 3 hours. For more detail, refer to the appropriate standard.



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**Project:** 903 Dewy Avenue, Ann Arbor, MI  
BUILDING PERMIT # 16-0261

**Date:** November 15, 2016

### FOOTCANDLE CALCULATIONS FOR LIVING AREA, BEDROOM 1 & BEDROOM 2

#### DESIGN FORMULA for Calculating Light Level (Footcandles) at a Point

For planes perpendicular to the direction of candlepower (Inverse Square Law):

$$\text{Horizontal Footcandles (FCh)} = (i \div d^2) * h$$

i = Candlepower in candelas or Lumens

d = Direct distance between the lamp and the point where light level is calculated

h = Distance between the lamp and the point directly below on the workplane

- **LIVING AREA ( Refer to attached Plan and Section)**

Horizontal Footcandles at a work plane of 30" ( 2'-6") off the floor

$$\text{HCf} = (\text{FCh}) = (i \div d^2) * h$$

$$i = 850$$

$$d = 6'-4'' \text{ or } 6.33'$$

$$h = 4'-6'' \text{ or } 4.5'$$

$$\text{FCh} = (850/6.33^2) * 4.5 = \mathbf{95 \text{ footcandles}}$$

- **BED ROOM 1 ( Refer to attached Plan and Section)**

Horizontal Footcandles at a work plane of 30" ( 2'-6") off the floor

$$\text{HCf} = (\text{FCh}) = (i \div d^2) * h$$

$$i = 1400$$

$$d = 11'-5'' \text{ or } 11.42'$$

$$h = 4'-6'' \text{ or } 4.5'$$

$$\text{FCh} = (1400/11.42^2) * 4.5 = \mathbf{48 \text{ footcandles}}$$

- **BED ROOM 2 ( Refer to attached Plan and Section)**

Horizontal Footcandles at a work plane of 30" ( 2'-6") off the floor

$$\text{HCf} = (\text{FCh}) = (i \div d^2) * h$$

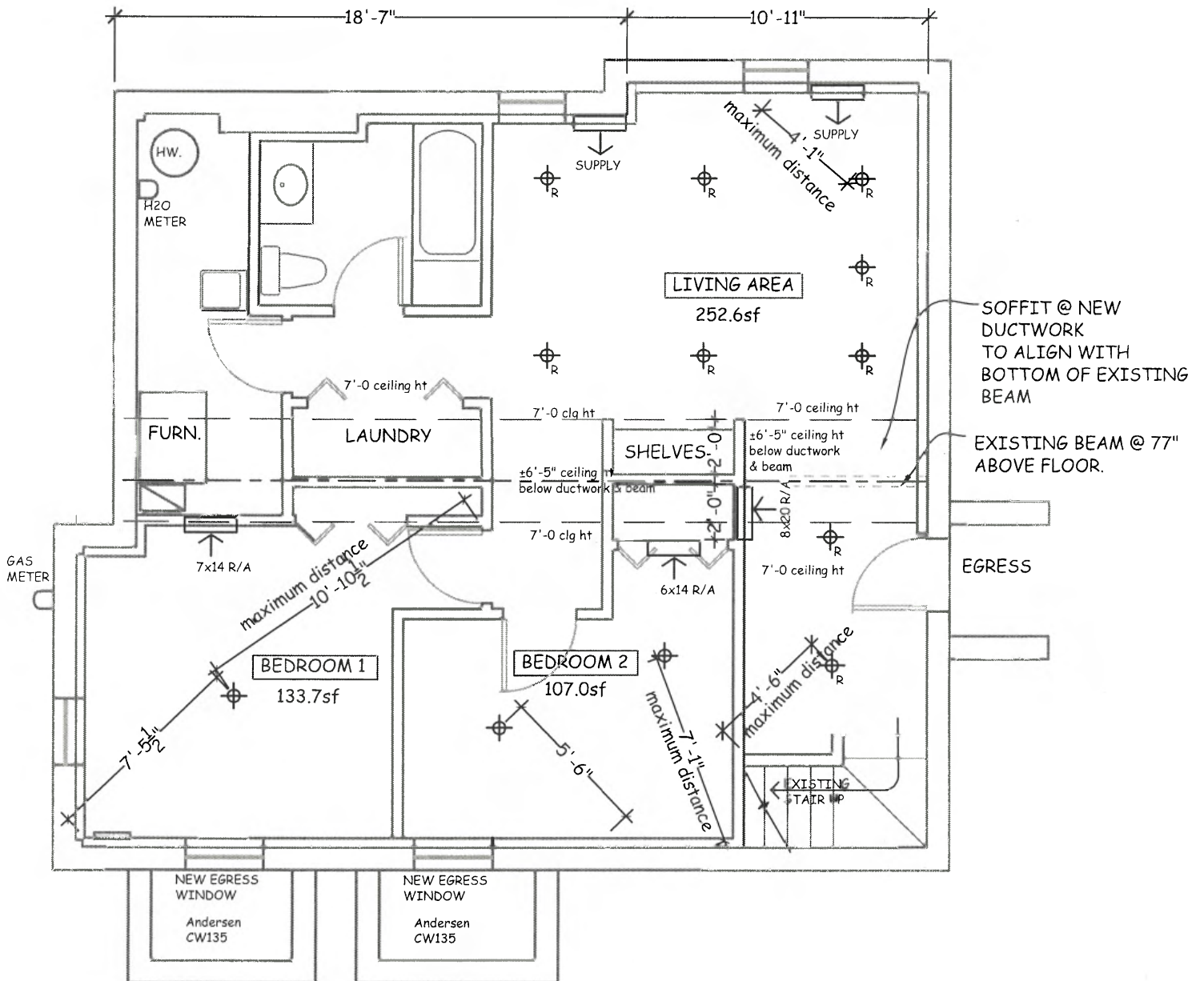
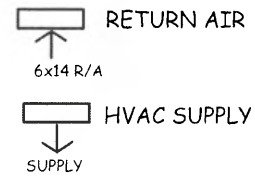
$$i = 1400$$

$$d = 8'-0'' \text{ or } 8.0'$$

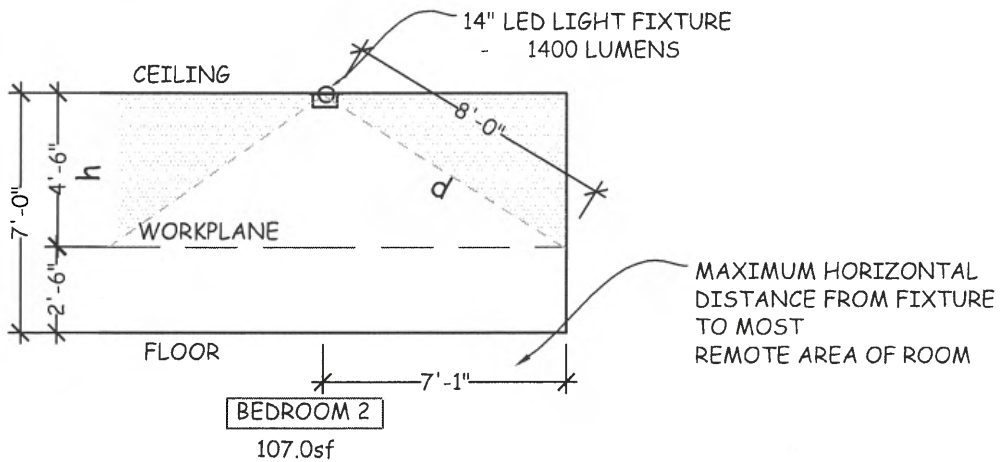
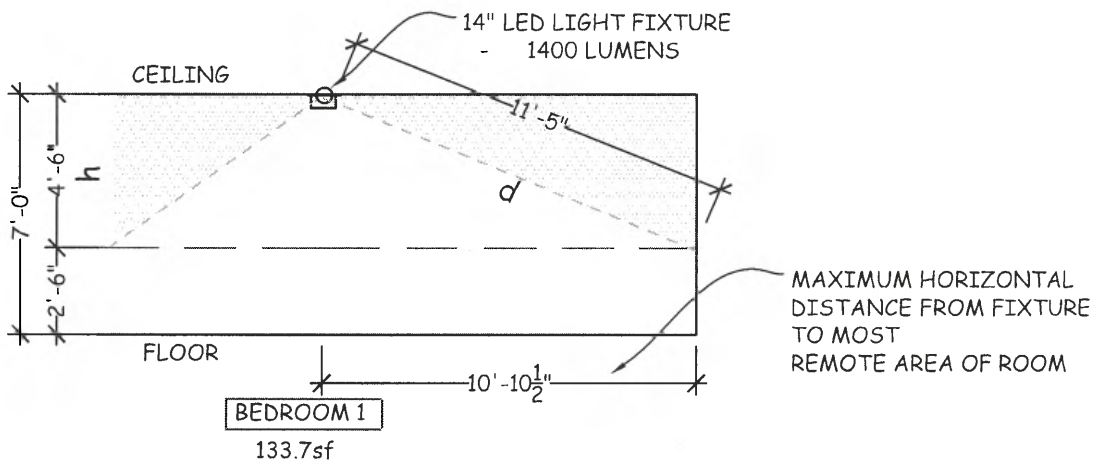
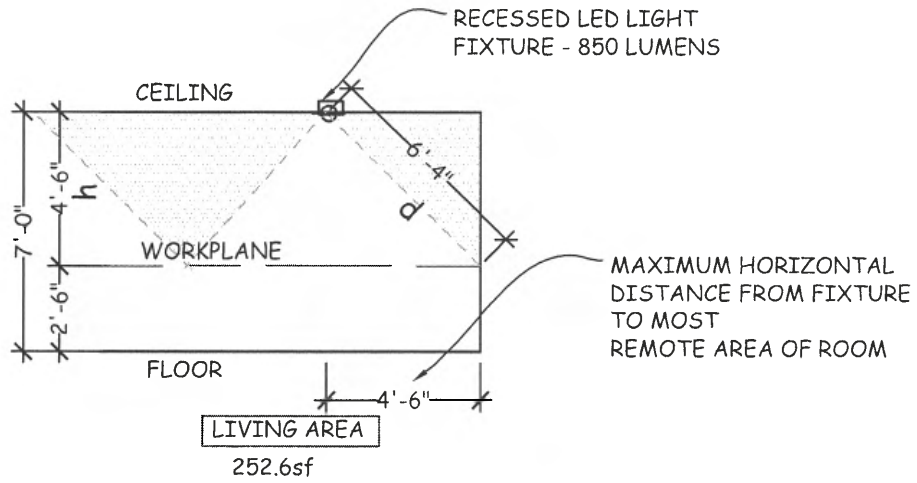
$$h = 4'-6'' \text{ or } 4.5'$$

$$\text{FCh} = (1400/8.0^2) * 4.5 = \mathbf{98 \text{ footcandles}}$$

- ⊕ RECESSED LED LIGHT FIXTURE - 850 LUMENS
- ⊕<sub>R</sub> 14" LED LIGHT FIXTURE - 1400 LUMENS



NORTH ↘



## LIGHTING OUTPUT SECTIONS

3/16" = 1'-0"

Basement Renovations  
903 Dewey  
Ann Arbor, MICHIGAN



## CITY OF ANN ARBOR, MICHIGAN

Community Services Area  
Planning & Development Services Unit  
301 E. Huron St, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Phone: (734) 794-6264  
Fax: (734) 994-8460

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November 23, 2016

George Vas  
1129 Granger Avenue  
Ann Arbor, MI 48104

Re: 903 Dewey Avenue, Ann Arbor, Michigan, 48104  
Parcel Identification Number ("PIN"): 09-09-33-215-009

Dear Mr. Vas:

Please consider this as a notice to attend the Ann Arbor Housing Board of Appeals meeting for your variance request. You will have the opportunity to address the Board.

This meeting will take place on Tuesday, December 13, 2016 at 1:30 PM on the 2<sup>nd</sup> floor of City Hall in the Council Chambers.

If you are planning to support your request with information or evidence not included with your application, please submit your additional information to City Housing Department staff either by email at [a2rentalhousing@a2gov.org](mailto:a2rentalhousing@a2gov.org) or in person no later than the Friday before the meeting to allow time for distribution to the Board members. If you bring additional materials to the meeting, please bring 10 hard copies for the Board members and City staff.

Sincerely,

A handwritten signature in cursive script that reads "Lisha Turner-Tolbert".

Lisha Turner-Tolbert  
Rental Housing Services Manager