



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes - Final Building Board of Appeals

Thursday, May 14, 2015

1:30 PM

Larcom City Hall, 301 E Huron St,
Second Floor, City Council chambers

A CALL TO ORDER

B ROLL CALL

Present: 4 - Samuel Callan, Paul Darling, Robert Hart, and VACANT POSITION 1

Absent: 1 - Chair Kenneth J. Winters

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D1 [15-0604](#) Building Board of Appeals Minutes January 8, 2015

Attachments: BBA Meeting Minutes 1-8-15.pdf

Approved by the Board and forwarded to City Council.

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 [15-0605](#) BBA15-003 - Show Cause Hearing for 318 Mulholland Avenue, Ann Arbor, MI 48103

Attachments: 318 Mulholland Pics.pdf

K. Larcom reported that the property owner is deceased and the item should be adjourned until relatives can be contacted. L. Turner-Tolbert gave the status of the utilities on this property.

Tabled

E2 [15-0607](#) BBA15-005 - Show Cause Hearing for 2460 Yost Boulevard, Ann Arbor, MI 48104

Attachments: 2460 Yost Pics.pdf

K. Larcom reported that the owner for this property is deceased as well and that the item should be adjourned until relatives can be contacted.

Tabled

E3 [15-0608](#) BBA15-006 - Variance Request for 1163 Freesia Court, Ann Arbor, MI 48105

Attachments: 1163 Freesia Variance.pdf

T. Root gave the staff report for this property. Variance for ceiling height is requested by property owner. Staff recommends tabling until after an inspection, scheduled for 5/14/15, is held. Discussion followed regarding Housing and Building codes.

Robert Hart made the following Motion:

Move that the matter of BBA 15-006 for 1163 Fresia Court, Ann Arbor, that the matter be tabled until the next meeting in June where we can be apprised of the results of the Housing inspection. Seconded by Sam Callan.

Motion approved unanimously.

Tabled

E4 [15-0609](#) BBA15-007 - Variance Request for 508 Walnut Street, Ann Arbor, MI 48104

Attachments: 508 Walnut Variance.pdf

Zaki Alawi, owner, and Scott Klaussen, contractor, spoke on this property. T. Root gave the staff report for this property. Stairs are lacking required ceiling height and stair tread depth. Staff recommends approving the variance with contingency to maintain hard wired smoke detectors throughout. Mr. Alawi noted that hard wired smoke detectors are present. Further discussion took place regarding Housing vs Building requirements. The Board decided to take no action at this time as it will be referred to the Housing Board of Appeals.

Referred to the Housing Board of Appeals

F **OLD BUSINESS**

410 Miller Update

L. Turner-Tolbert reported that the owner of 410 Miller has requested a court order to prevent demolition of the Building. The matter is currently on hold until litigation is resolved.

Tabled

3045 Springbrook Update

L. Turner-Tolbert reported that the property owner has passed and the property is now in Probate. This has been referred to Legal to determine if demolition can move forward.

Tabled

G **NEW BUSINESS**

H **REPORTS AND COMMUNICATIONS**

I PUBLIC COMMENTARY - GENERAL

Edward Vielmetti, 1210 Brooklyn Avenue had comments regarding structure of the meeting and the ability of the public to follow the operations of the Board. Board members shared concerns regarding the notices of the meeting. L. Turner-Tolbert reported that this particular meeting had staff and timing challenges but all meetings going forward will be better structured.

J ADJOURNMENT

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, at least two (2) business days in advance. Email: ahoward@a2gov.org