



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
www.a2gov.org
1-734-794-6263

STAFF REPORT

May 1, 2015

Building Board of Appeals
City of Ann Arbor

Re: Renovation Project
Gretchen House
2625 Traver Blvd
Ann Arbor, MI 48105

Dear Board Members:

I am writing this letter to advise the members that I do not object to the Board granting exceptions to the following code sections:

1. Section 701.3.4 of the 2009 Michigan Rehabilitation Code for Existing Buildings requires an overall average minimum ceiling height of 7 feet. Because of the existing sloping condition of the 2nd floor space, this height cannot be achieved without raising the roof.
2. Section 703.2.1 requires that the stairwell leading to the second floor be enclosed and protected with a 1 hour fire resistance rating.

Note: In 1993, Mrs. Preston was granted a building permit to change the use of this structure from single family to a day care facility. Our records indicate that a half bath was added to the second story and the inspectors did not question the ceiling height or the open stairwell. The project received final approval and has operated as a day care to date.

If you have any questions, please call me at 734 652-6813.

Sincerely,

Craig E. Strong, Building Official
City of Ann Arbor



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

Mailing: 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 VARIANCE - BUILDING BOARD OF APPEALS

Section 1: Applicant Information		
Name of Applicant: <u>Gretchen Preston</u>		
Address of Applicant: <u>4660 W. Ellsworth Rd., Ann Arbor</u>		
Daytime Phone: <u>734 260-9027</u> Fax: <u>734 327-6127</u>		
Email: <u>gretchen.preston@gretchenshouse.com</u>		
Applicant's Relationship to Property: <u>owner</u>		
Section 2: Property Information		
Address of Property: <u>2625 Traver Blvd.</u>		
Zoning Classification: <u>RIC</u>		
Tax ID# (if known): <u>09-09-15-103-006</u>		
*Name of Property Owner: _____ <i>*If different than applicant, a letter of authorization from the property owner must be provided.</i>		
Section 3: Request Information		
<input checked="" type="checkbox"/> Variance		
Chapter(s) and Section(s) from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
<u>2009 MI Rehab. code</u>		
<u>for existing bldgs.</u>		
<u>701.3.04</u>	<u>7ft. ceiling</u>	<u>7ft. in part of space</u>
<u>703.2.1</u>	<u>enclosed stairway</u>	<u>Fine doors</u>
<small>Example: 2003 Building Code, Section 5:26</small>	<small>Example: 7' Ceiling Clearance</small>	<small>Example: 6'5" under landing</small>
Give a detailed description of the work you would need this variance for (attach additional sheets if necessary)		
<u>See attached sheet.</u>		

Section 4: Variance Request

The City of Ann Arbor Building Board of Appeals has the powers granted by State law and Building Codes. A variance may be granted by the Building 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 Building Board of Appeals.

1. Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the home compared to other homes in the City?

See attached sheet.

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

3. What effect will granting the variance have on the neighboring properties? none

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 Code?

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

Section 5: 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 Building 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**. ***If incomplete, you will be scheduled for the NEXT MEETING DATE ON THE FOLLOWING MONTH.***

- State proposed use of property, size of lot and size and type of proposed changes.
- Building floor plans showing interior rooms, including dimensions. (continued...)
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- Letter of Authority if being represented by someone other than the property owner.

Section 6: 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 Applicable City Code and/or 2006 Michigan Residential Code and/or 2006 Michigan Building Code for the stated reasons, in accordance with the materials attached hereto.

734260-9027

Phone Number

Gretchen Preston

Signature

gretchen.preston@gretchenhouse.com

Email Address

Gretchen Preston

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 and have received all coversheets with dates, deadlines and instructions. Applicant acknowledges that they are aware of these meeting dates and will not receive further notification of meeting dates and times. All applicants are expected to know when and where the meeting is and to appear to present their appeal in a timely fashion:

Gretchen Preston

Signature

Further, I hereby give City of Ann Arbor Planning and Development Services unit staff and members of the Building Board of Appeals permission to access the subject property for the purpose of reviewing my variance request. As a condition of granting any variance, the property owner is also responsible for reinstating, paying fees for or acquiring new permits to inspect and final out any outstanding work at this property:

Gretchen Preston

Signature

On this 4th day of May, 2015, 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.

Harmony Smargon

Notary Public Signature

September 2, 2021

Notary Commission Expiration Date

Harmony Smargon

Print Name

STAFF USE ONLY

Date Submitted: _____ Fee Paid: _____

File No.: _____

Pre-Filing Review Person & Date: _____

Secondary Staff Review Person & Date: _____

Date of Public Hearing: _____

BBA Action: _____

OUTSTANDING PERMITS: _____

Variance Request for 2625 Traver Blvd.

1. *Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the home compared to other homes in the city?*

This home was built in the 1940's as part of a farm property. The attic had a walk up stairway when built. The roofline has not been changed since it was built. In order to comply with the ceiling height in the code, an entire new roof structure would need to be built. Complying with the enclosed stairway requirement would make the bathroom inaccessible because of the sq.ft. landing requirement and door swing.

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

See above question for hardship and practical difficulties. Gretchen's House receives no financial return on the use of this attic space. It is solely for the convenience of the center staff. It provides them with a space for respite and relaxation during their lunch breaks. It is the only space in this center that is available for staff away from children and the public.

3. *What effect will granting the variance have on the neighboring properties?*
None.
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 Code?*

This request is for interior issues. This question is not relevant. Please question #1 for more information.

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

The attic is the area involved in this variance request. The attic was built as it currently exists. The stairway and the ceiling height have not been changed from the original construction. In 1993, I received permission from the City to build a staff bathroom in the attic and to use that space as a staff retreat. Nothing was said at that time about a stairway enclosure or the ceiling height. This space has been used for staff since that time. The remodel that we have just finished changed only three things in that space – 1) a chimney was removed from the center of the attic 2) a skylight was put in to allow more daylight into the space and 3) we have added another **fire door** to the bottom of the stairs to allow staff to enter the space from two directions which minimizes the disruption to the classroom area during rest time. These changes increased the headroom which has been a great improvement for the staff. We have not changed the use of this space since 1993. We have done everything we can do to increase the head height in the attic. The only other thing we could do is remove the roof and raise it. The cost of doing that is prohibitive for the limited use this space receives.

Again, nothing was said about the stairway or ceiling height during the plan review process this time either. The fact that our occupancy permit has been held up pending this request was a surprise. I would have thought that these concerns would have been addressed before the work was done.

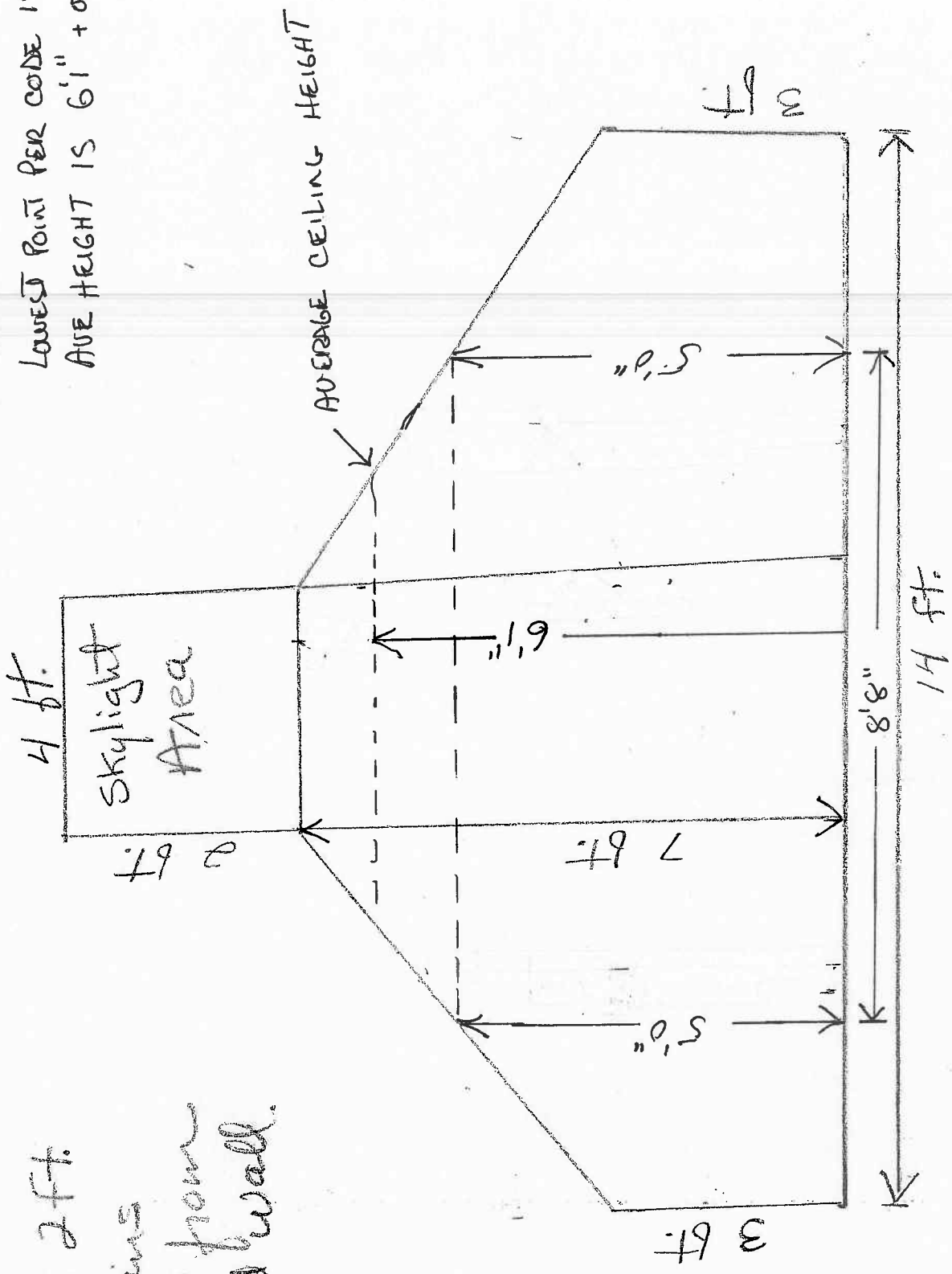
This center has about 12 staff that use this space throughout the day. Usually no more than 2-3 at any given time, as their breaks are staggered to facilitate our child care needs. It is used for about 4 hours/day, M-F. This use is fairly minimal and children are never allowed into this space.

2012 MBC

Sec 1208.2 SLOPED CEILINGS
5' MIN ON SLOPED CEILING

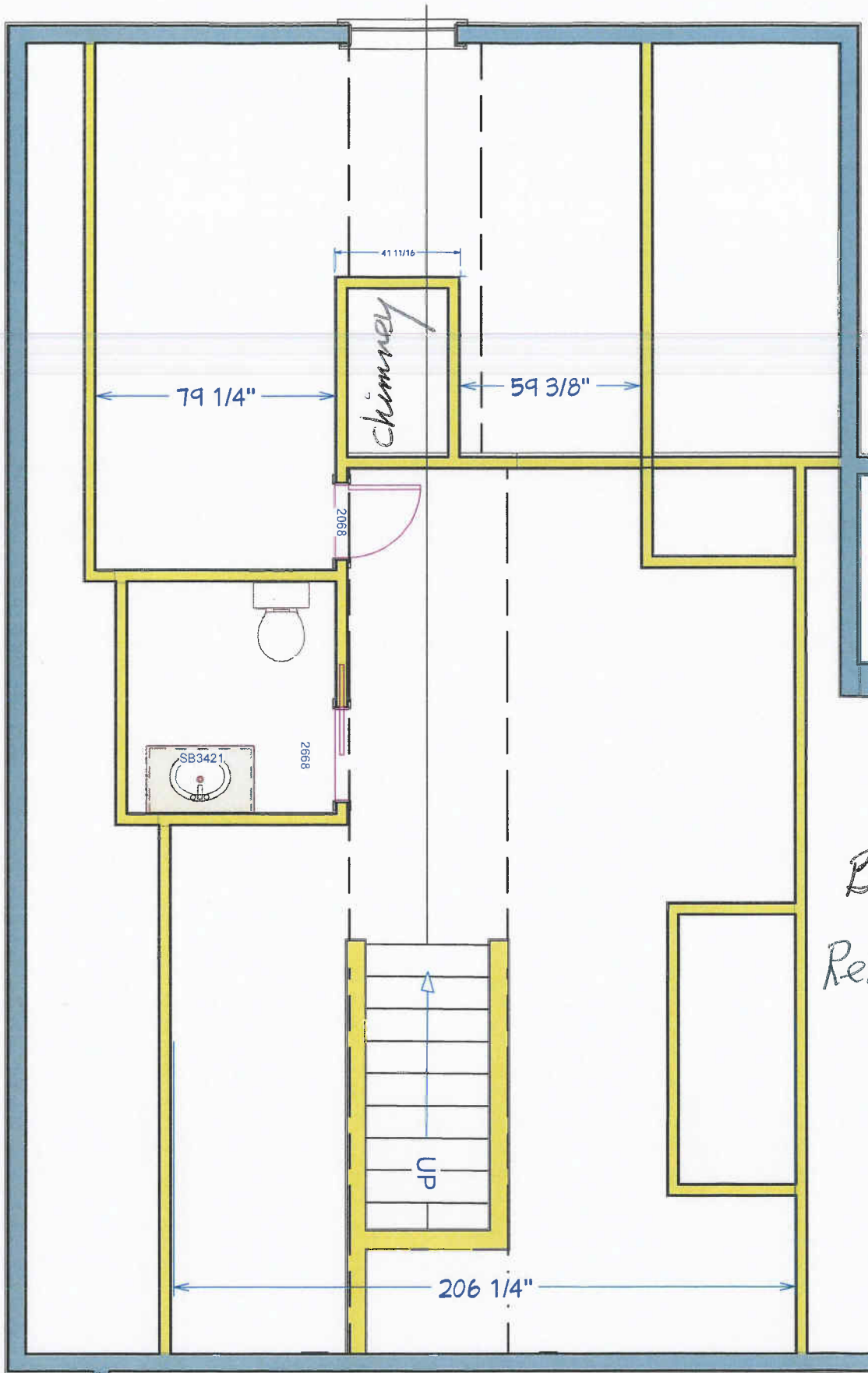
Skylight is
6 ft. x 2 ft.
and begins
12 feet from
the end wall.

MAX CURRENT HEIGHT IS 7'0"
LOWEST POINT PER CODE IS 5'0"
AVE HEIGHT IS 6'1" + or -



1/8" = 1' SCALE

Gretchen's House - 2625 Traver - ceiling Height
& 2nd Floor (SEE ATTACHED)



*Before
Remodel*

A-9
SHEET:
SCALE: 1/4"
DATE: 11/21/2014

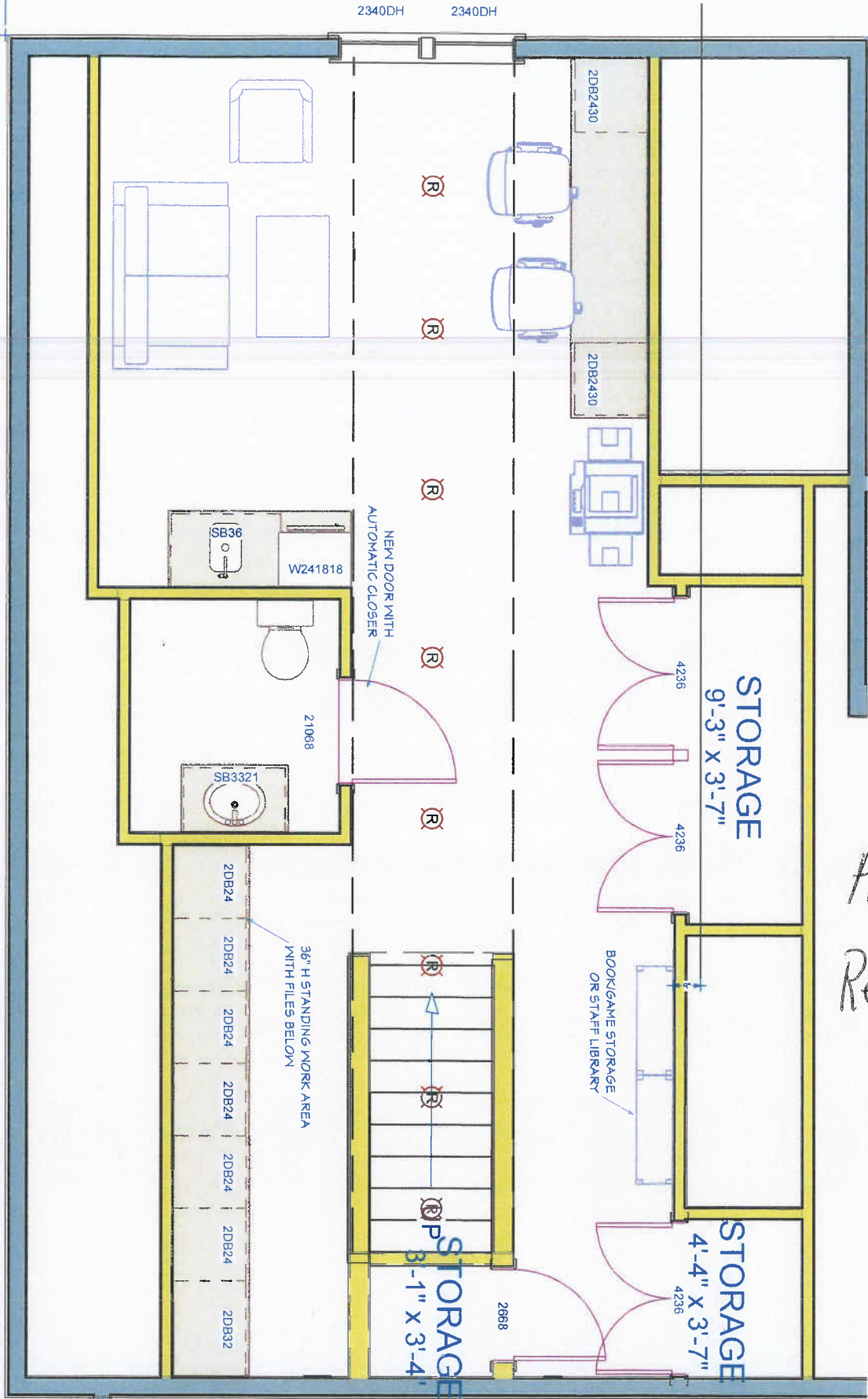
DRAWINGS PROVIDED BY:
Plumtree Interiors
203 RIVER STREET, SUITE B
BOYNE CITY, MI 49712
231.622.4463

PROJECT DESCRIPTION:
GRETCHEN'S HOUSE
TRAVER RD, ANN ARBOR

SHEET TITLE:
EXISTING ATTIC SPACE

NO.	DESCRIPTION	BY	DATE





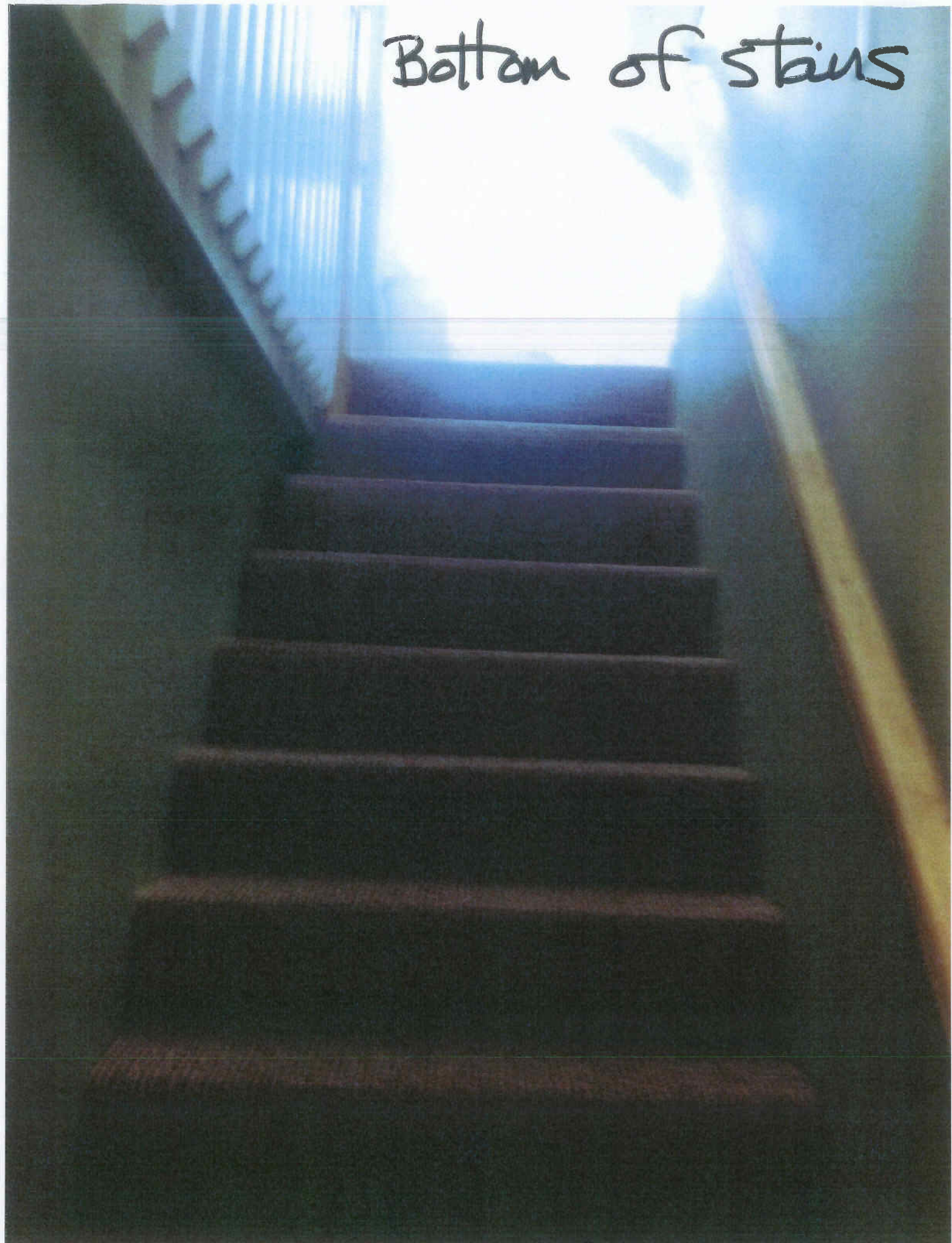
After Remodel

<p>A-10</p>	<p>SHEET:</p>	<p>SCALE: 1/4"</p>	<p>DATE: 11/21/2014</p>	<p>DRAWINGS PROVIDED BY: <i>Michael J. Wilentz</i> 203 RIVER STREET, SUITE 8 BOYNE CITY, MI 49712 231.622.4463</p>	<p>PROJECT DESCRIPTION: GRETCHEN'S HOUSE TRAVER RD, ANN ARBOR</p>	<p>SHEET TITLE: PROPOSED ATTIC SPACE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="font-size: 8px;">NO.</th> <th style="font-size: 8px;">DESCRIPTION</th> <th style="font-size: 8px;">BY</th> <th style="font-size: 8px;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	BY	DATE																	
NO.	DESCRIPTION	BY	DATE																									

Top of stairs



Bottom of stairs



In attic - looking
toward window



In attic - looking toward stairway.



Side of building

attic window



Rear of building





Front of building