



City of Ann Arbor

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

Meeting Minutes - Draft Building Board of Appeals

Thursday, June 12, 2014

1:30 PM

301 E. Huron Street, 2nd Floor, Council Chambers

A CALL TO ORDER

B ROLL CALL

Staff present:

5 - R. Welton, L. Turner-Tolbert, R. Farrackand, T. Root, D. Williams

Present: 4 - Samuel Callan, Paul Darling, Robert Hart, and Chair Kenneth J. Winters

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D1 14-0740 Building Board of Appeals Meeting Minutes for April 10, 2014

Attachments: BBA Final Meeting Minutes for 4-10-14.pdf

Approved by the Board and forwarded to the City Council for 7/21/2014 meeting.

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F OLD BUSINESS

F1 14-0607 BBA14-0015 - Variance Request for 114 West Summit, Ann Arbor, MI 48103

Attachments: Staff Report 114 West Summit.pdf, 114 W Summit Report for BBA.pdf

Johnnie and Kathy Dew were present to request approval of the variance for the upper loft (attic) area of their house to be used as a habitable bedroom. T. Root gave the staff report. Discussion followed regarding what changes are necessary to meet the safety standards. Based upon the discussion, the following motion was made:

In the matter of BBA14-0015 at 114 West Summit in Ann Arbor, R. Hart makes this motion to permit a one-year variance from the applicable building and housing codes for the ceiling height in the 3rd floor attic room, with an additional non-timed variance for the existing stair riser and tread conditions and the 5'10" stair ceiling height, both of which are pre-existing conditions, with the further provision that the ceiling headroom be alleviated via a dormer or similar provision within one year from this motion. And we find this to be equivalent to the intent of the code on the basis that

the applicant is having heat and air conditioning installed in the 3rd floor room; that the stair landing window is an acceptable egress window; that the attic window with the air conditioner will be made into a compliant window for light and air; that the house already has a hard wired smoke detection system which will be supplemented to meet code requirements required for the stair ceiling height provision; that an interior handrail be added on the full length of the existing stair and that the top nosing be trimmed back to make it as even as possible with the rest of the staircase.

Approved

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

I PUBLIC COMMENTARY - GENERAL

Brian Zabura at 2191 Pinecrest, Ann Arbor, spoke on 2365 Pinecrest and asked what actions are being taken regarding the demolition of the property. R. Welton stated that City is prepared to demo. R. Welton will discuss with Legal regarding moving forward on the demolition on this property.

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