



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, December 11, 2014

1:30 PM

Larcom City Hall, 301 E Huron St,
Basement, conference room

A CALL TO ORDER

B ROLL CALL

Staff Present: 5 - K. Larcom, L. Turner-Tolbert, I. Harrison, A. Howard, D. Williams

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

C APPROVAL OF AGENDA

Approved unanimously.

D APPROVAL OF MINUTES

D1 14-1755 Building Board of Appeals Meeting Minutes of November 13, 2014

Attachments: BBA Final Meeting Minutes for November 13, 2014.pdf

Approved unanimously.

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 14-1774 BBA14-0020 - 3rd Show Cause for 143 Hill, Ann Arbor, MI 48104

Attachments: Hamm Property

The Board noted that improvements have been made. There is still concern regarding the basement and the front porch. The house still needs to be made safe and secure and the following motion outlines what is required from the property owner, Mr. Hamm:

R. Hart moved that in the case of the show cause hearing for BBA 14-0020 concerning the building at 143 Hill St., Ann Arbor, MI., the Building Board of Appeals tables this matter until the Board's meeting in January of 2015, at which the owner is hereby notified to appear for a show cause hearing if deemed necessary by the Building Official.

Within the next 30 days, the following will be addressed:

- 1) A three foot clear area around all gas appliances, stove, hot water heater and furnace, shall be created.*
- 2) The building shall be made safe and secure for the exterior. For example, fixing or*

closing up broken windows or doors or other openings.

3) A smoke detector will be added on each floor level including the basement.

4) Cleanup efforts will continue with monthly inspections by the City Housing Authority and/or the Hoarding Authority.

5) A temporary repair of the porch and stair to create a safe egress path between the front door and the sidewalk be made and that the balance of the deteriorated porch be railed off. The work being accomplished by a licensed contractor doing work pulling permits from the City.

6) The work should be done ahead of the meeting in January to allow City staff to inspect.

7) As a result of the sales agreement form and appraisal being produced during our December meeting by the Applicant, a realtor listing will not be required until the January meeting, if so needed.

Motion Seconded by S. Callan and Approved Unanimously

Tabled

E2 14-1775

BBA14-0021 - 3rd Show Cause for 2893 Parkwood, Ann Arbor, MI 48108

Attachments: DeMars Property

The staff gave an update on the property. The property owner, Ms. DeMars gave a status report and notified the board that she has reneged on last month's commitment to let a City approved inspector, engineer or architect inspect the inside of the home.

R. Hart moved that in the case of the show cause hearing for BBA 14-0021 concerning the building at 2893 Parkwood, Ann Arbor, MI. The Building Board of Appeals tables this matter until the Board's meeting in January of 2015, at which the owner is hereby notified to appear for a show cause hearing if deemed necessary by the Building Official.

During that time, the roof, porch, and fascia will be replaced, with the roof decking and structural elements repaired to the extent required, and subject to an open roof inspection by the City.

The Board's requirement that an independent City approved certified inspector, architect, or structural engineer, or City inspector be retained to inspect the house with the scope delineated by the Building Official, with a report produced of their findings shall be maintained as a requirement.

That closes the motion. The essence of the problem has been getting the house up to snuff, that the repairs be allowed to occur, that the requirement that we made last month for the interior inspect to determine that there isn't any damage or other issues inside the house will still be maintained. If it is a matter that has to go to court, so be it.

Motion Seconded by P. Darling and Approved Unanimously

Tabled

F OLD BUSINESS

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

I PUBLIC COMMENTARY - GENERAL

J ADJOURNMENT

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42667 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