BBA17-005

APPLICATION FOR VARIANCE
BUILDING BOARD OF APPEALS

8-7-17

Section 1: Applicant Information

Name of Applicant: Barton Bryant, Redeemer Curch of Ann Arbor

Address of Applicant: 7500 Brookville Road, Plymouth, MI 48170

Daytime Phone: 734.502-3809

Fax: 734.983.9067

Email: bbryant@ask-services.com

Applicant's Relationship to Property: Owner

Section 2: Property Information

Address of Property: 611 (or 611 1/2) East William Street

Zoning Classification: D1

Tax ID# (if known): Parcel ID # 09-09-29-400-029

Section 3: Request Information

☑ Variance

Chapter(s) and Section(s) from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
Section 403.3.3 Plumbing Code	NA	NA
Example: 2003 Building Code, Sec 5:26	*Example: 7' Ceiling Clearance*	*Example: 6'5" under landing*

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

We are proposing to locate new, barrier-free toilet rooms at the basement level of this three level, historic building. This would locate the toilets 2 floors below the worship space that is located at the second floor, two floors above the basement.

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

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 property compared to other properties in the City?**

   The building consists of a single meeting room at the second floor, entry functions and a single room at the first floor level, and a small partial basement level. We are proposing to excavate and underpin the basement to create a 'full' level. Including the basement level, the two-story structures is a total of 3,148 GSF. Because the building has exceptionally thick masonry wall construction, the total net area is only 2,506 NSF; 875 NSF at the first and second floor levels, and 756 NSF at the basement level.

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

   Please see expanded explanation on the last page of this application.

   In summary, locating the toilet rooms at the basement level will force a reorganization of the uses in the building that is less not desirable nor functional.

(continued)

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

This is an interior building issue that should have no effect on the building's neighbors.

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?

Please see expanded explanation on the last page of this application.

We have tried to explain the impact of the small size of this building, and its minimal available usable area for building function in our description.

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

No, we do not believe the condition requiring a variance is self-imposed. We believe it is due to the configuration of the building and the limited area at each level. It is interesting to note that the building was originally designed to be a 'meeting house' which is very similar in use and function to the proposed 'church/ministry' use. We are therefore not trying to impose an inappropriate use on the existing structure but, rather, to try to work with it.

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 ½" by 11" sheets. If incomplete, you will be scheduled for the NEXT MEETING DATE ON THE FOLLOWING MONTH.**

- ❑ State proposed use of the property, size of lot and size and type of proposed changes.
- ❑ 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.

Section 7: Acknowledgement

SIGNATURES

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the State of Michigan Building Residential/Commercial Code(s) for the stated reasons, in accordance with the materials attached hereto.

Barton Bryant

(734) 502-3809
Phone Number

Signature

bbryant@ask-services.com
Email Address

Print Name

STAFF USE ONLY

Date Submitted: 8-7-17

Fee Paid: $500.00

BBA17-005

File No.: BBA17-005 Date of Public Hearing 8-17-17

Pre-filing Staff Reviewer & Date _____ BBA Action:

Pre-Filing Review: _____

Staff Reviewer & Date: _____

REDEVELOPMENT DESCRIPTION & REQUEST FOR EXCEPTION

The building was built in 1878. It's architect was the famous Chicago architect, William La Baron Jenny who modeled the design on a church in Chicago, It consists of a single meeting room at the second floor, entry functions and a single room at the first floor level, and a small partial basement level. Originally constructed as a meeting house for the Delta Kappa Epsilon fraternity on campus, it will now become the home of Redeemer of Ann Arbor, a campus ministry.

We are proposing to excavate and underpin foundation walls at the basement level to create a 'full' basement level. Including the basement level, the two-story structure is a total of 3,148 GSF. Because the building has exceptionally thick masonry wall construction, the total net usable building area is only 2,506 NSF.

Basement Level	756 NSF
First Floor Level	875 NSF
Second Floor Level	875 NSF

We have been required to add an elevator servicing all three levels and to rebuild the stairs between all floors to meet present rise to run requirements. This is new construction is significantly reducing the limited usable area of the available space, especially at the basement and the first floor levels.

The second floor meeting space will be used as the worship space for the new use. The first floor will be used for fellowship activities: after service dinners, get-togethers, and special events. The basement is intended for use as a children's play area, nursery, possibly with some Sunday school activities.

The available area for use (other than the elevator, stairs, furnace room, etc.) for these levels is:

Basement Level	272 NSF
First Floor	555 NSF

The proposed barrier-free toilet rooms are a total area of 115 SF. This is 15% of the available use space at the basement level and 7.6"% of the first floor level.

If the toilet rooms have to be moved to the first floor level, there will not be enough remaining space at that level for fellowship activities. If the fellowship function is moved to the basement, it will have much less available space due to the configuration of the basement level and it's smaller overall area. In addition, the basement is a much less desirable space for the fellowship functions, which should logically be located on the first floor. Historically the first floor of this building would have been used for functions similar to what the church is proposing.

The building is very small despite its somewhat massive exterior appearance. We believe the length of travel by elevator or stair from the second floor to the basement is minimal (less than 40 LF). We request that the BBA grant an exception to Section 403.3.3 of the Plumbing Code due to the unique construction and configuration of this significant historic structure.

An Aside: William LeBaron Jenney (September 25, 1832 – June 14, 1907) was an American architect and engineer who is known for building the first skyscraper in 1884 and became known as the Father of the American skyscraper. He also taught the first architectural courses at the university of Michigan.

CITY OF ANN ARBOR

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

Receipt Number: 2018-00011908

Project Number	**BBA17-005**
Receipt Print Date:	**08/09/2017**
Address	**611 E WILLIAM ST**
Applicant	**REDEEMER CHURCH OF ANN ARBOR**
Owner	**REDEEMER CHURCH OF ANN ARBOR**
Project Description	

FEES PAID

0026-033-3370-0000-4361
P&D - APPEAL FEES 15/16

BBA - ALL OTHER STRUCTURES	0026-033-3370-0000-4361	500.00
Total Fees for Account 0026-033-3370-0000-4361:		**500.00**

TOTAL FEES PAID **500.00**

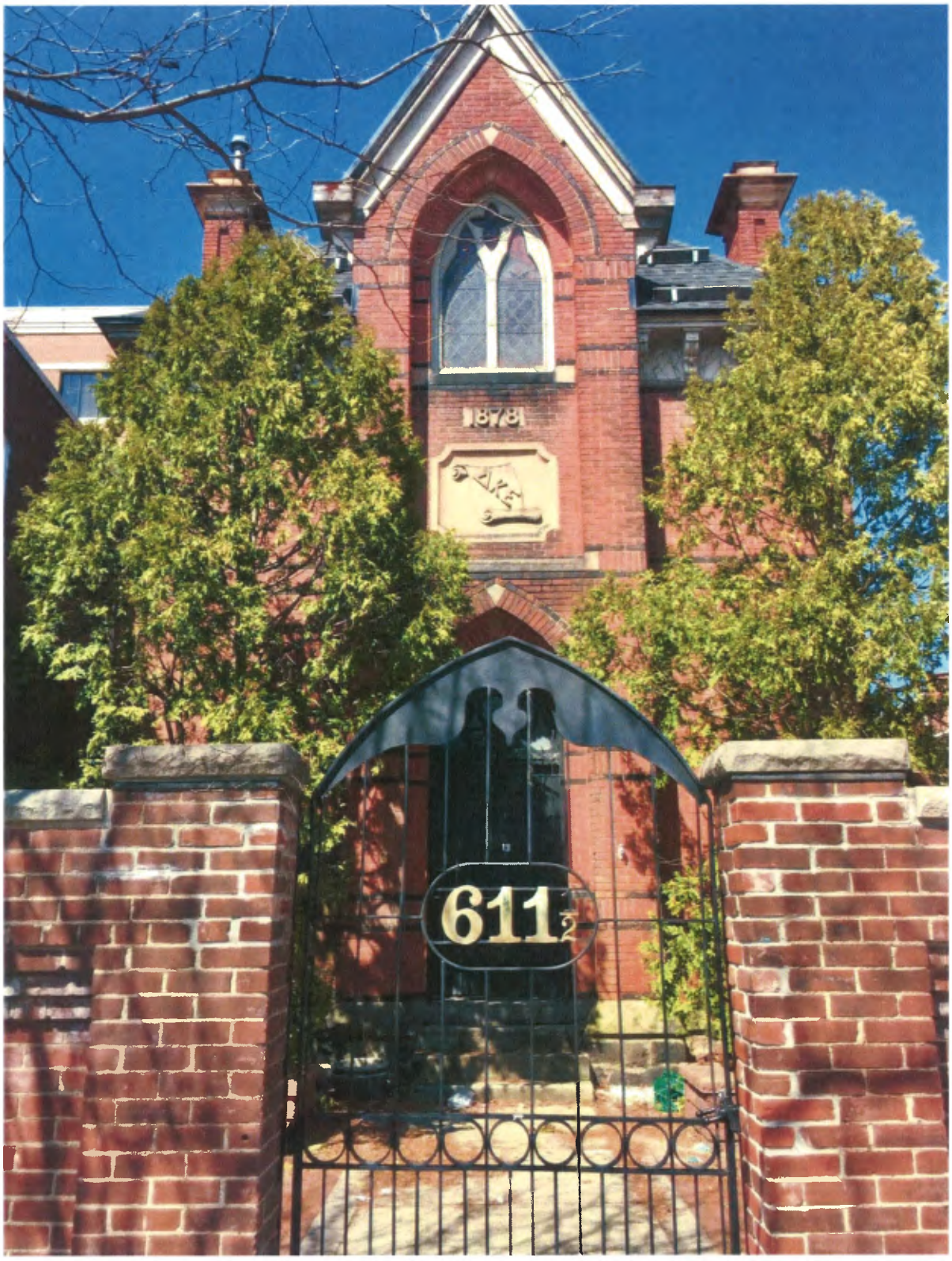
DATE PAID: Wednesday, August 9, 2017
PAID BY: LOGOS
PAYMENT METHOD: CREDIT CARD TYPE NOT

The olderst historic photo of the building.

Hhistoric photo of the building.

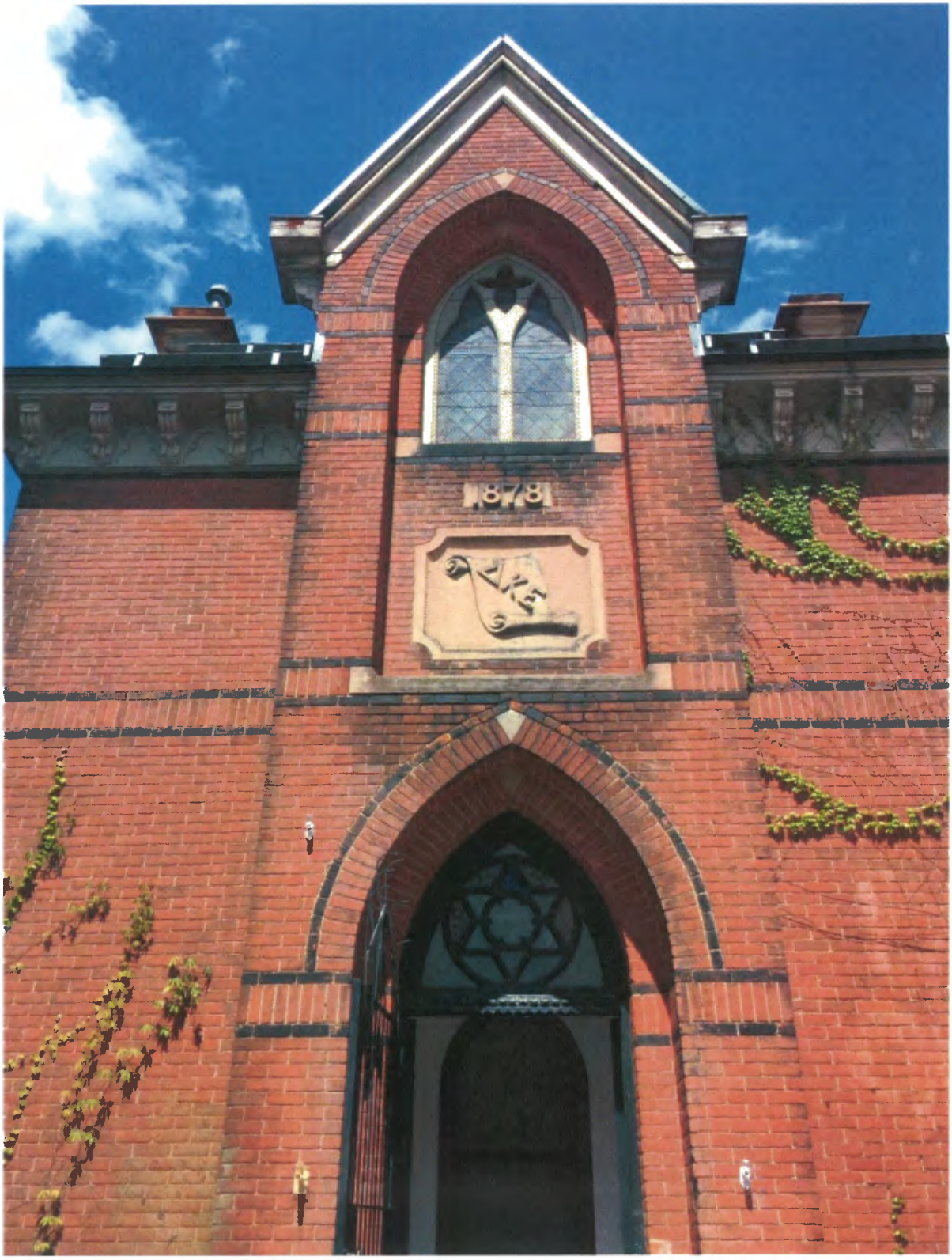
REDEEMER CHURCH OF ANN ARBOR

DKE Shant-Street View



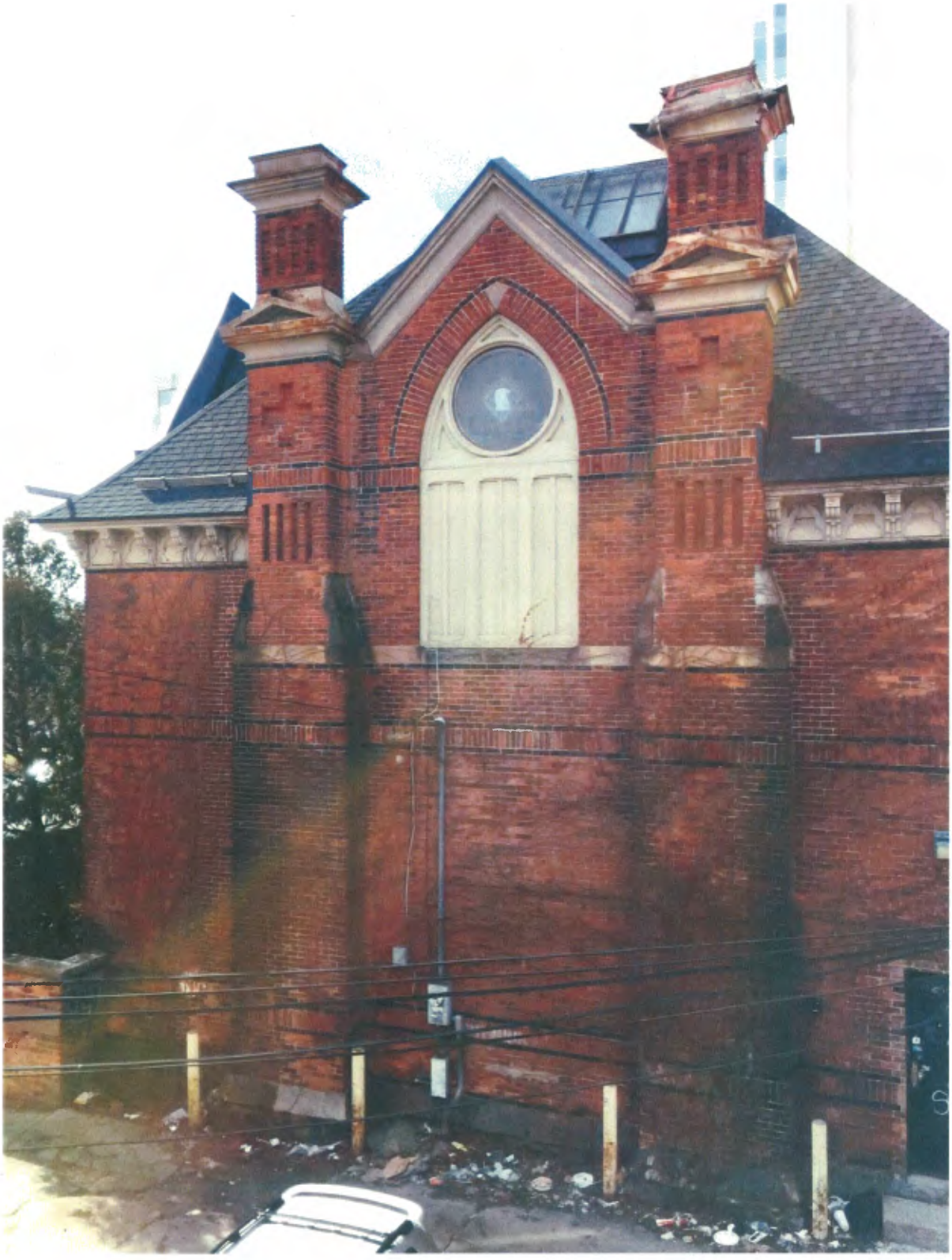
Current Front Facade viewed through gate

REDEEMER CHURCH OF ANN ARBOR

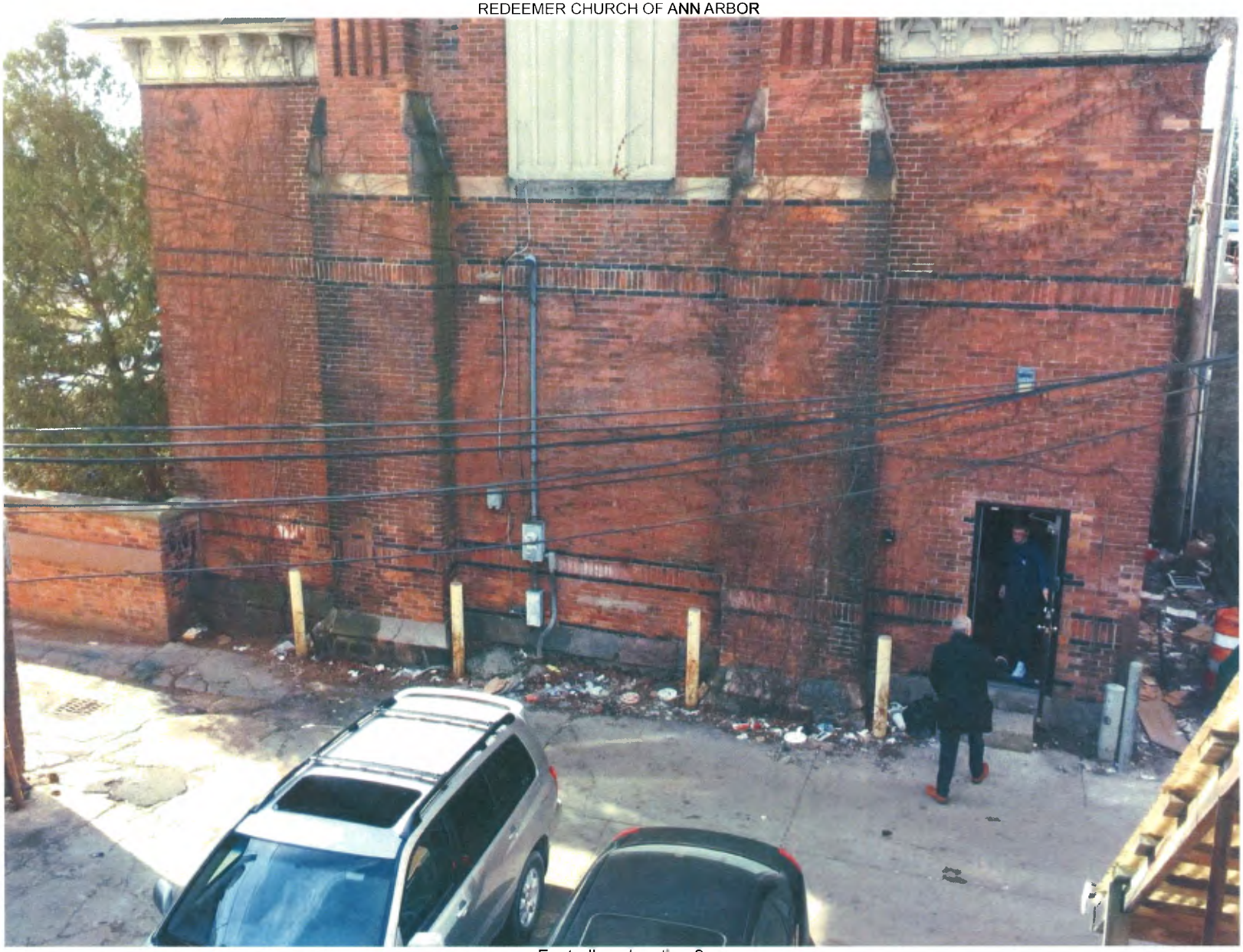


Current Front Entrance

REDEEMER CHURCH OF ANN ARBOR



East-alley elevation



East-alley elevation 2

REDEEMER CHURCH OF ANN ARBOR

North-alley elevation

REDEEMER CHURCH OF ANN ARBOR

East-alley elevation

REDEEMER CHURCH OF ANN ARBOR

Second Floor, Single Space
To be new Santuary

REDEEMER CHURCH OF ANN ARBOR

Second Floor, Single Space
To be new Santuary

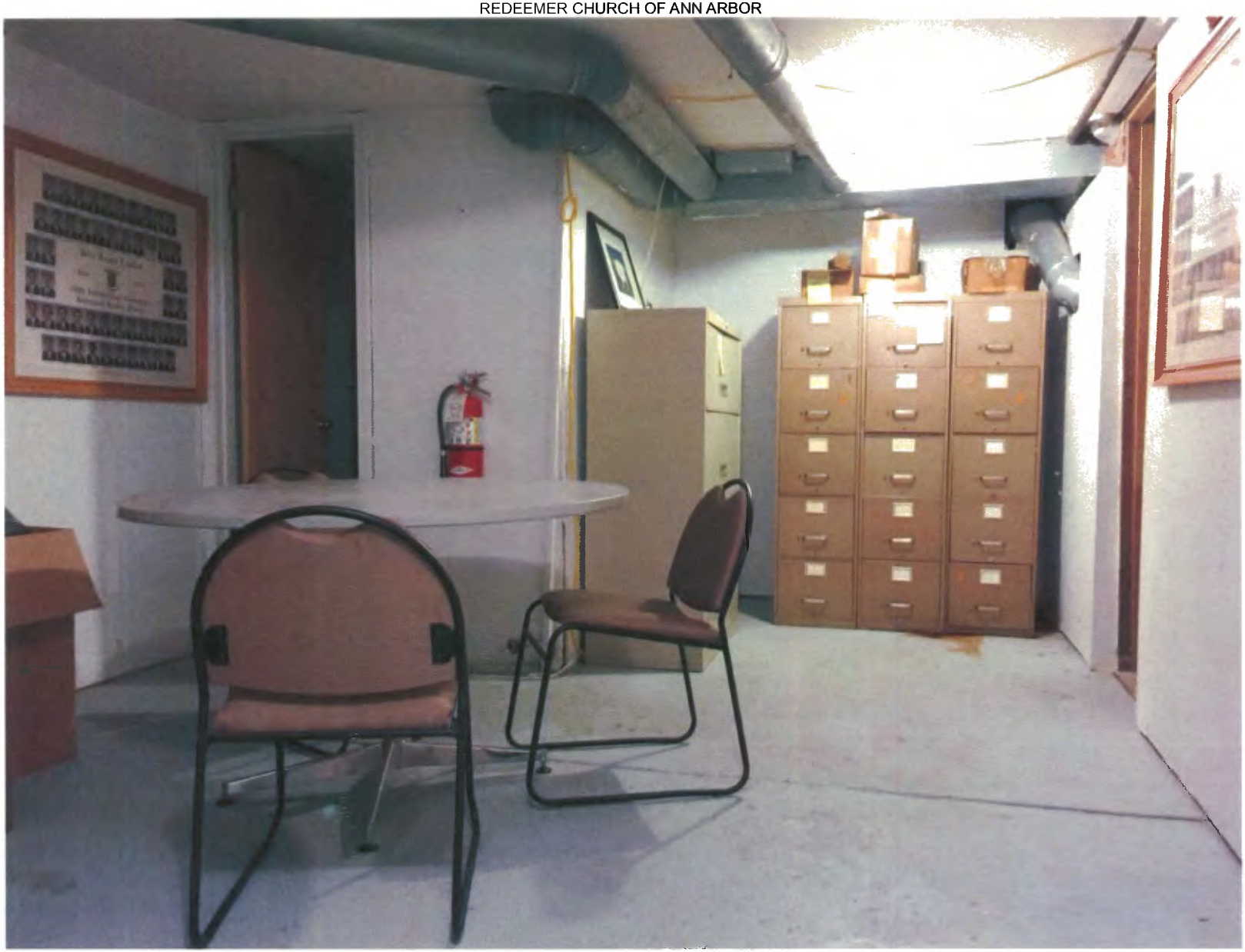
First Floor, Main room

First Floor, Main room

REDEEMER CHURCH OF ANN ARBOR

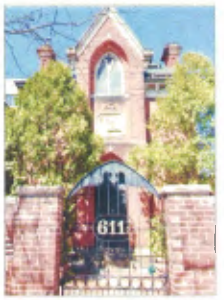
Partial basement Level

REDEEMER CHURCH OF ANN ARBOR



Partial basement Level

ISSUE DATE
29 June 2017
PERMITS & PRICING



Former Delta Kappa Epsilon Meeting House

REDEEMER of ANN ARBOR

BUILDING ADAPTIVE REUSE, REPAIR, AND RESTORATION

611 1/2 EAST WILLIAM STREET, ANN ARBOR, MICHIGAN

PROJECT DESCRIPTION

The Building was originally built for the Delta Kappa Epsilon fraternity as a meeting house in 1878. It has been owned by DKE since it was built

The new Owners, Redeemer of Ann Arbor ministry, is purchased the building with the intent to adapt and restore the building for there use a campus ministry

Exterior improvements to the building will include masonry repair and tuckpointing, masonry cleaning, chimney repair and decorative sheet metal repair, eave and fascia board repair and painting

In addition, the entry to the building will be made barrier-free accessible with the construction of a new entry walk, new extended entry landing and stairs and the addition of a barrier-free lift

At the interior, the partial basement, with crawl space will be fully excavated and deepened to create an entirely usable basement level

A new fire rated egress stair will be constructed to provide a single means of egress from the basement level. New barrier-free toilets will be located at the basement level along with a furnace-utility room elevator and elevator machine room

The proposed elevator will service all three floors basement, first floor and second floor.

A new second open stair will be constructed to provide access to the second floor meeting (sanctuary) space.

The existing exterior fire escape from the second floor will be reconstructed

PROJECT DATA

PROPOSED BUILDING AREAS	
Gross Areas	
First Floor	1,053 GSF
Second Floor	1,042 GSF
Basement Level	NA
	2,095 NSF
Net Areas	
First Floor	875 NSF
Second Floor	875 NSF
Basement Level	756 NSF
	2,056 NSF

BUILDING CODE INFORMATION

Use Group	A-3
Construction Type	TYPE III-B
Allowable Height & Area	3 STY, 9,900 SF, 55' in Height Without Premiums
Estimated Maximum Occupancy, Second Floor	100 Occupants
Estimated Occupancy Building Item Under during Services	15 Occupants

DRAWING SCHEDULE

ORIGINAL STRUCTURE

CONSTRUCTION MANAGER

THE PERKINS CONSTRUCTION COMPANY
Geoffrey Perkins
5643 Plymouth Road
Ann Arbor, MI 48105
734.769.7760 Office
734.769.4777 Fax
info@pkinsconstruction.net

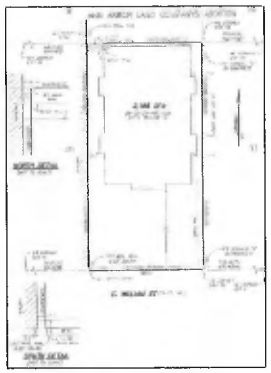
ARCHITECT

COOPER DESIGN INC.
Gary L. Cooper ALSA, AIA
2900 Bruckman Blvd.
Ann Arbor, Michigan 48104
734.698.7007 Office
734.769.9819 Fax
gcooper@coopersdesigninc.com

STRUCTURAL ENGINEER

SDI Structures
275 East Liberty
Ann Arbor, Michigan 48104
734.213.6091 Office
734.213.6087 Fax
andy@sdistructures.com

REDEEMER of ANN ARBOR



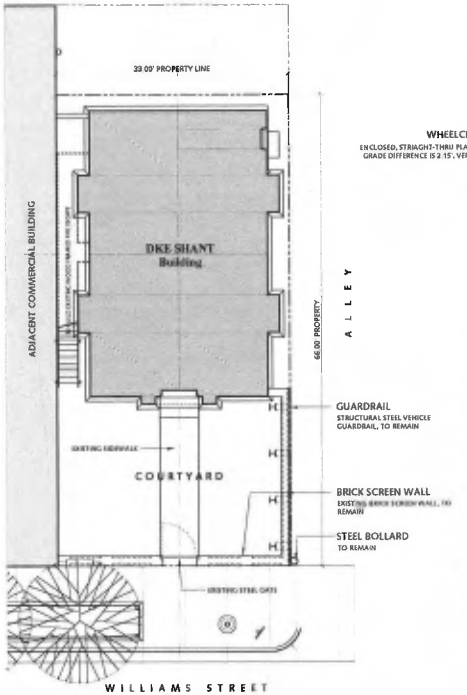
SITE SURVEY

NOT TO SCALE

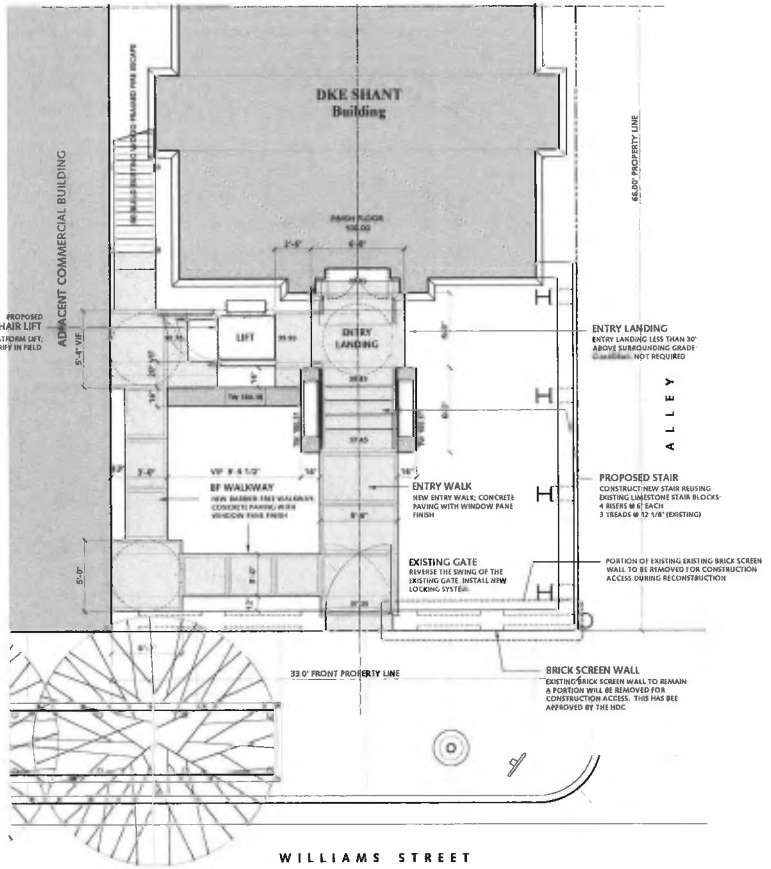
PROPERTY DESCRIPTION

ORIGINAL DESCRIPTION (L2030, P489)
The East 33 feet of Lot 18, Ann Arbor Land Company's Addition, City of Ann Arbor, County of WASHTENAW, State of Michigan.

DESCRIPTION AS SURVEYED
BEGINNING at the Southeast corner of Lot 18, Block 3 South, Range 9 East, Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor as recorded in Liber H, Page 486, WASHTENAW County Records; thence WEST 33.11 feet along the Northerly right-of-way line of East William Street; thence N69°02'46"E 69.11 feet; thence S48° 59'21"E 33.1 0 feet along the Northerly line of said Lot 1 O, thence S69°02'27"W 66.16 feet along the Easterly line of said Lot 1 O to the Point of Beginning. Being a part of Lot 18, Block 3 South, Range 9 East, Ann Arbor Land Company's Addition to the Village (now City) of Ann Arbor, Section 28, T2S, R9E, City of Ann Arbor, WASHTENAW County, Michigan as recorded in Liber H, Page 486, WASHTENAW County Records and containing 2,198 square feet of land, more or less. Being subject to easements and restrictions of record, if any.
CERTIFICATE OF



Existing
SITE PLAN
SCALE 1/8" = 1' - 0"



Proposed
COURTYARD PLAN
SCALE 1/4" = 1' - 0"

COOPER DESIGN

DKE Building
611 1/2 E Williams, Ann Arbor, Michigan

ADAPTIVE REUSE
RESTORATION & RECONSTRUCTION

REDEEMER OF ANN ARBOR
Burton Bryant
PASTOR
734 963 0962

The Perkins Construciton Company
310 Depot Street
Ann Arbor, MI 48104-1022
734.769.7760

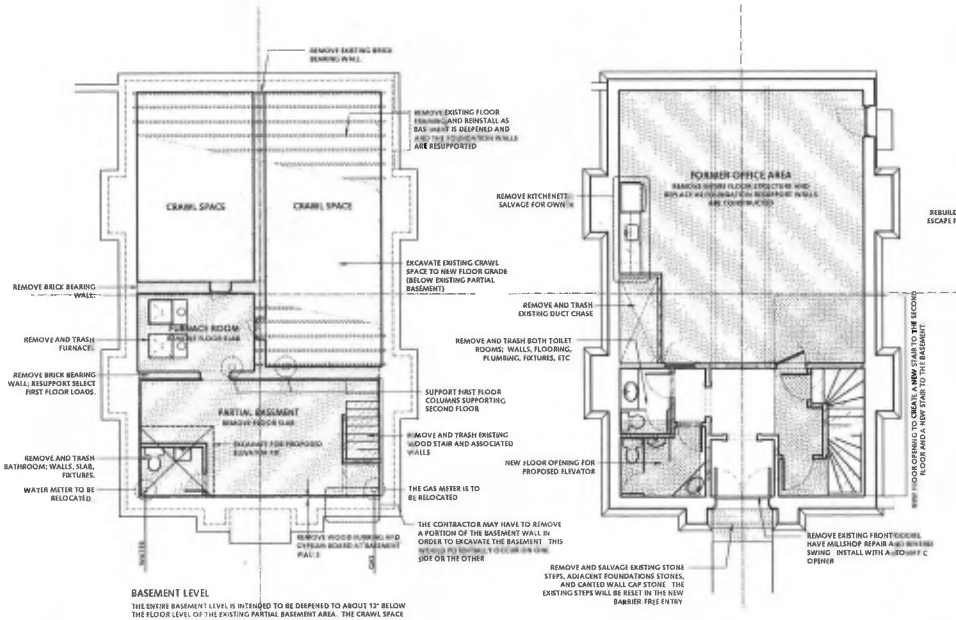
Project Number: 07012

Sheet Title:
EXISTING SITE PLAN
SITE SURVEY
PROPOSED COURTYARD PLAN

Scale: As Shown
Drawn By: GLC
Issued For:
PERMITS & PRICING

Revisions:
06.12.2017 DEMOLITION PERMIT
06.29.2017 BUILDING PERMIT

Sheet No:
S.1



BASEMENT LEVEL

THE ENTIRE BASEMENT LEVEL IS INTENDED TO BE DEEPENED TO ABOUT 12" BELOW THE FLOOR LEVEL OF THE EXISTING PARTIAL BASEMENT AREA. THE CRAWL SPACE WILL BE EXCAVATED IN SECTIONS AND RE-SUPPORTED BY A NEW REINFORCED, 10" CMU WALL. THE WALL WILL EXTEND CLOSE TO THE BOTTOM OF THE PRESENT JOISTS ALLOWING NEW, DEEPER JOISTS TO BE INSTALLED TO SUPPORT THE TOP OF THE WALL AND TO SPAN THE ENTIRE WIDTH OF THE FIRST FLOOR

1/A1 Existing
BASEMENT LEVEL DEMOLITION PLAN
SCALE 3/16" = 1' - 0"

2/A1 Existing
FIRST FLOOR DEMOLITION PLAN
SCALE 3/16" = 1' - 0"

3/A1 Existing
SECOND FLOOR DEMOLITION PLAN
SCALE 3/16" = 1' - 0"

DEMOLITION NOTES

1 The contractor is solely responsible for the protection of the existing structure and the historic features of the building during all demolition and construction operations. As more recent construction is removed, to expose original features of the facade (most notably at the storefront), the contractor must make sure that the original structure of the facade is intact and self supporting

2 Shoring, vertical supports, and lateral supports, etc., necessary to maintain the structural integrity of the facade (the building) are the sole responsibility of the contractor

3 If the contractor uncovers a questionable structural condition, he-she is to notify the owner and an agreed-upon course of action taken. This could involve having a structural engineer inspect the work condition and make a recommendation on how to proceed.

4 The contractor is to provide a secure and weather tight enclosure out in front of the storefront during demolition and construction operations. A temporary air and dust barrier is to be provided between the storefront and the remainder of the first floor to allow the owner to maintain the heating and cooling in the remainder of the first floor and the occupied second floor.

5 Salvage wood doors, jamb and head framing, wood wainscot, wood base, etc. for potential reuse

Demolition LEGEND

- REMOVE EXISTING WALLS
- REMOVE EXISTING FLOOR; RECONSTRUCT
- REMOVE EXISTING FLOOR
- EXCAVATE CRAWL SPACE

COOPER DESIGN

DKE Building
611 1/2 E. Williams, Ann Arbor, Michigan

ADAPTIVE REUSE
RESTORATION & RECONSTRUCTION

REDEEMER OF ANN ARBOR
Barton Bryant
PASTOR

The Perkins Construciton Company
350 Depot Street
Ann Arbor, MI 48104-1022
734.769-7760

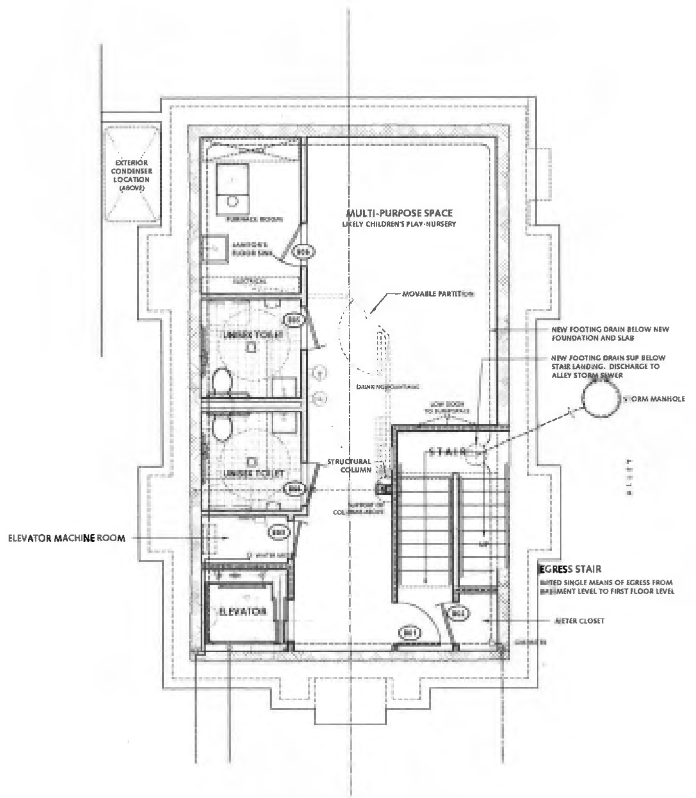
Project Number: 07012

Sheet Title: DEMOLITION PLANS

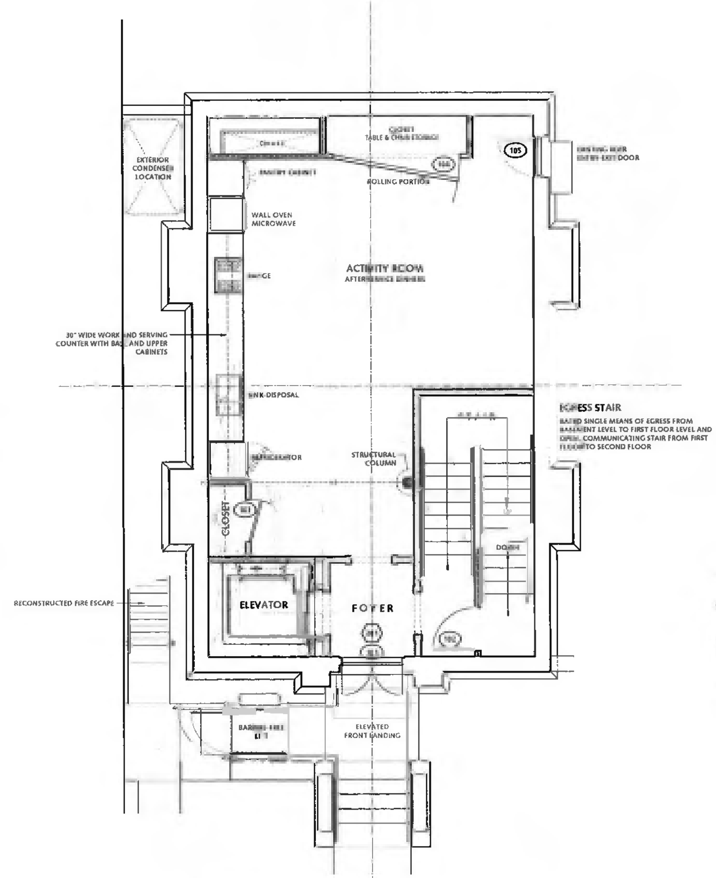
Scale: As Shown
Drawn by: GLC
Issued For: PERMITS & PRICING

Revisions
06.12.2017 DEMOLITION PERMIT
06.29.2017 BUILDING PERMIT

Sheet No: **A.1**



Proposed
BASEMENT LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"



Proposed
FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

FLOOR PLAN LEGEND

- NEW WOOD STUD WALL
- NEW WOOD STUD WALL WITH 1 HOUR FIRE RESISTANCE RATING
- FOUNDATION RE-SUPPORT WALL REINFORCED CMU
- TILE FINISH FLOOR

COOPER DESIGN

DKE Building
611 1/2 E. Williams, Ann Arbor, Michigan

ADAPTIVE REUSE
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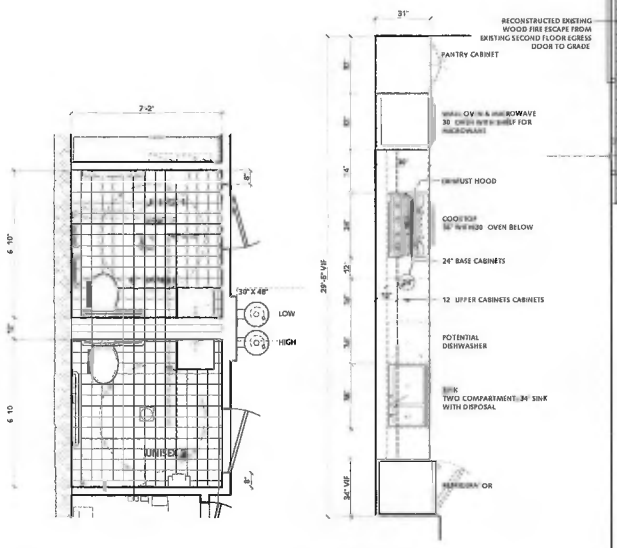
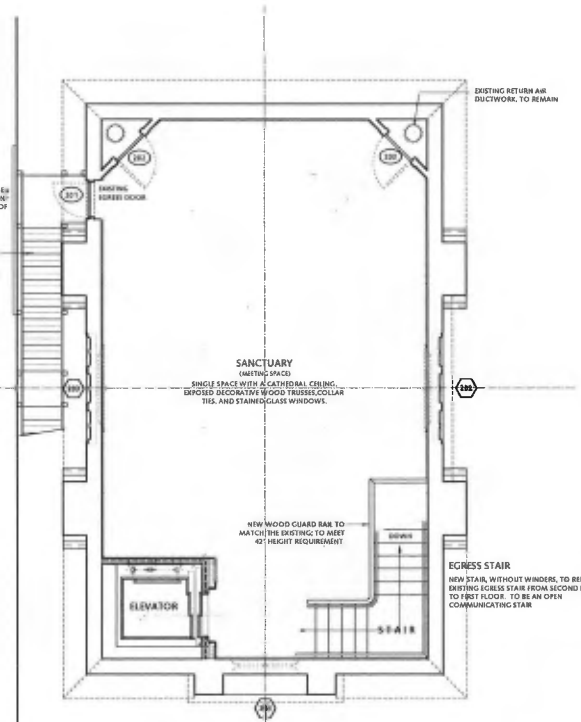
734.769.7760

Project Number	07012
Sheet Title	FIRST FLOOR PLAN BASEMENT LEVEL PLAN
Scale	As Shown
Drawn by	GLC
Issued For	PERMITS & PRICING
Revisions	06.12.2017 DEMOLITION PERMIT 06.29.2017 BUILDING PERMIT
Sheet No.	**A.2**



Proposed
DETAILED TOILET ROOM PLANS
SCALE 3/8" = 1' - 0"

Proposed
FOOD SERVICE COUNTER
SCALE 3/8" = 1' - 0"



Proposed
SECOND FLOOR PLAN
SCALE 1/4" = 1' - 0"

NORTH

FLOOR PLAN LEGEND

- [illegible] WOOD STUD WALL
- [illegible] WOOD STUD WALL WITH 1 HOUR FIRE RESISTANCE RATING
- FOUNDATION RE SUPPORT WALL, REINFORCED CMU
- TILE FINISH FLOOR

COOPER DESIGN

[illegible]

DKE Building
611 1/2 E. Williams, Ann Arbor, Michigan

ADAPTIVE REUSE
RESTORATION & RECONSTRUCTION

REDEEMER OF ANN ARBOR
Barton Bryant
PASTOR
734.913.9042

The Perkins Construciton Company
350 Depot Street
Ann Arbor, MI 48104-1022
734.769-7760

Project
Project Number 07012
Sheet Title
SECOND FLOOR PLAN

Scale As Shown
Drawn By GLC
Issued For

Revisions
06.12.2017 DEMOLITION PERMIT
06.29.2017 BUILDING PERMIT

Sheet No
A.3