

c) What effect will granting the variance have on the neighboring properties? None.

d) 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?

The large and extremely heavy storage cabinet, 244 cu. ft. in volume, covering 70% of the wall at issue.

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

Condition is not self-imposed. The cabinet was installed by a previous property owner and existed at the time of my purchase of the property in 1989.

Section 5: Time Extension

Current use of the property

Temporary rental while I am away, completing a research project. I plan to resume residence no later than 9-1-2022.

Explain why you are requesting a time extension:

This is normally an owner-occupied home, not a commercial rental.

Completion of this variance application.

Section 6: 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.

Building floor plans showing interior rooms, including dimensions. See attachment.

Photographs of the property and any existing buildings involved in the request. See attachments.

Any other graphic or written materials that support the request.

A complete List of Tenant Names so that they can be notified that the HBA will do a possible walk through of the property on the day of the hearing.

Section 7: Acknowledgement

SIGNATURES

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the City of Ann Arbor Residential Housing Code for the stated reasons, in accordance with the materials attached hereto.

831-688-1716

Phone Number

spw1616@gmail.com/

Email Address

spwright@umich.edu

Susan Wright

Signature

Susan P. Wright

Print Name

APPLICATION FOR VARIANCE AND/OR TIME EXTENSION
HOUSING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: Susan Wright
Address of Applicant: 631 Bayview Dr. Apts CA 95003-2303
Daytime Phone: 831-688-1716
Fax: —
Email: spw1616@gmail.com
Applicant's Relationship to Property: Owner; (Temporary) landlord

Section 2: Property Information

Address of Property: 1616 Traver Rd. Ann Arbor MI 48105
Zoning Classification: R1C
Tax ID# (if known): 09-09-21-208-025

Section 3: Request Information

☒ Variance

Chapter(s) and Section(s) from which a variance is requested:

105 Sec. 8: 509

REQUIRED dimension:

1/2"

Drywall in garage adjoining house

PROPOSED dimension:

Existing dry wall: 3/8" **

Example: Chapter 105, Section 5:26

Example: 6' 8" Basement Ceiling Clearance

Example: 6'6" Basement Ceiling Height

** Width, measured at inspection was 1/4", but incorrect, corrected width, measured by licensed builder, is 3/8."

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

See attached.

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

The City of Ann Arbor Housing Board of Appeals has the powers granted by City Code Chapter 105. A variance may be granted by the Housing 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 Housing Board of Appeals.

a) 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?

See attached

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

See attached

APPLICANT: Susan Wright

SECTION 3: DETAILED DESCRIPTION OF PROPOSED WORK AND REASONS FOR VARIANCE

It is proposed that the drywall in garage wall adjoining the habitable area of the house is kept at its present width, 3/8",** (1/8" less than the code) with the following additional restrictions (which also is the present use by the tenant) to be included in a lease modification:

[**Width, measured at inspection, 1/4", was incorrect. Correct width, measured by a licensed builder, is 3/8".]

- (1) The garage is locked and used exclusively for storage of non-combustible materials.
- (2) The garage cannot be used for parking a car or storage of combustible materials.

Reasons for the requested variance:

1. 70% of the wall in question is covered by a large storage cabinet [8'H x 3'4"D x 9'2"L] containing 244 cu ft of the owner's personal materials [see photos and floor plan]. The cabinet is enclosed independently of the wall and is extremely heavy. The difficulty of moving it to install the additional width of drywall (1/8") is substantial. There is considerable risk that the cabinet will be damaged in the process of the attempt to move it.
2. Because the garage is used exclusively for storage of non-combustible materials, the risk of fire spreading from within the space is very low. In addition, the large storage cabinet covering 70% of the wall in question itself provides an additional firebreak. Given this present use of the garage for storage only and a lease modification to ensure that the restrictions on use are observed during the rental period, the proposed variance will conform with the intent of the requirement—provision of a sufficient firebreak between the garage and the habitable space of the house to provide a safe habitable environment.
3. The benefit of the proposed addition of drywall is very low since the existing drywall is only 1/8" less than the requirement. The costs of unpacking and moving the cabinet, possible repairs to the cabinet if it is damaged, repacking the cabinet, and installing sufficient further drywall to add at least 1/8" to conform to the code are very high. Furthermore, the two long walls of the cabinet and the space between them constitute a further firebreak.

SECTION 4: VARIANCE REQUEST

a) 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 hardship involved in moving the large storage cabinet is high: the cabinet is large, covering most (70%) of the wall, heavy, and unwieldy.

This hardship is unique to the property compared to other properties in Ann Arbor.

b)Are hardships or practical difficulties more than mere inconveniences, inability to obtain a higher financial return, or both?

As explained in section 3, the hardship is far more than an inconvenience. Moving the storage cabinet poses a difficult and costly problem. Because it is very heavy, moving it risks damage and further costs.

This is not a commercial rental. Financial return is not a significant issue: my primary interest as the home owner is good maintenance of my home.

c)Effect of granting variance on neighboring properties? –None.

d)Physical characteristics of property...that prevent you from using it in a way that is consistent with the Code?

The large and extremely heavy storage cabinet: 244 cu ft in volume, covering 70% of the wall at issue.

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

Condition is not self-imposed. The cabinet was installed by a previous property owner and existed at the time of my purchase of the property in 1989.

SECTION 5: TIME EXTENSION

Current use of the property: Temporary rental of my home while I am away, completing a research project. I plan to resume residence no later than 9-1-2022. This is normally an owner-occupied home, not a commercial rental.

Reason for time extension: Completion of this variance.

SECTION 6: REQUIRED MATERIALS

Please see attached floor plan and photographs.

Tenant: Tobin Ehrlich, tehrlich@paloaltou.edu

1616 TRAVER RD
ANN ARBOR, MI

GARAGE MEASURING 19'4" X 13'2"

CABINET
3'4" DEEP X 9'2" WIDE X 8' TALL

8' wide garage door

WINDOW

WINDOW

DOOR

HOUSE





