



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

Wednesday, February 10, 2016

1:30 PM

Larcom City Hall, 301 E Huron St,
Second floor, City Council Chambers

A CALL TO ORDER

B ROLL CALL

Staff: 6 - A. Howard, C. Strong, P. Pace, C. Frost, J. Pelzel, D. Williams

Present: 3 - Paul Darling, Robert Hart, and Chair Kenneth J. Winters

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D1 [15-1537](#) Building Board of Appeals Minutes November 18, 2015

Attachments: BBA Meeting Minutes 11-18-15.pdf

Approved as Amended

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 [15-1538](#) BBA15-028 - Variance Application for 325 West Liberty Street, Ann Arbor, MI 48103

Attachments: 325 W Liberty Variance Application w/Staff Rpt.pdf

C. Strong gave a staff report for the property. Argus Farm Stop is applying for a variance for a green house to be erected at the north east side of the existing building. There is a need for a four season addition room for customers to gather. The property owner described the need and benefit of the structure. The Board wants the property owner to commit to fire rating compliance for any future structures adjacent to the property.

P. Darling moves that in the variance hearing for BBA15-0028, concerning the building at 325 W Liberty, Ann Arbor, Michigan, the Building Board of Appeals finds that the Building Board allows a variance from Chapter 6, Section 6.02 that requires a 30 ft set back from a property line. That this would be an alternative means of construction to allow the glass and masonry wall allotted that if the adjacent property owner decides to build within the 30 ft then this building will have to comply with the code at that time. Then the owner must supply a letter to County and the City that he agrees to the

terms. With an amendment of in future such lot line cases that this not be considered a policy or a precedent.

R. Hart seconds.

Motion passes unanimously.

E2 [15-1539](#)

BBA15-030 - Variance Application for 215 N. Maple Road, Ann Arbor, MI 48103

Attachments: 215 N Maple Variance Application.pdf, 215 N Maple Staff Report.pdf

C. Strong gave a staff report for the property. Property owners came before the Board to discuss a complete redevelopment of the site at Maple Village (K- Mart Building). Discussion followed re all the retail spaces must have fire suppression.

R. Hart motions in the variance application for BBA15-030 for 215 N Maple, Ann Arbor, MI that the Building Board of Appeals grants a variance in respect to the existing assembly of buildings. This is to be classified as an unlimited unstructured area with also that a future stipulation, that any C of O to be issued must work with new tenants for the code requirements for any unlimited building be satisfied with the vision of being fully sprinkled. This needs to be completed in it's entirety by November 1, 2016 and to sprinkle as tenants move in. The entire array will be fully sprinkled by November 1, 2016.

P. Darling seconds.

Motion passes unanimously.

E3 [15-1541](#)

BBA15-032 - Show Cause Hearing for 2001 Commerce, Ann Arbor, MI 48104

Attachments: Show Cause 2001 Commerce.pdf, 2001 commerce updated staff report 2 9 16.pdf

P. Pace gave the staff report and states that the owner has been cooperating with the City's request to prepare the car wash for demolition.

P. Darling moves that in the Show Cause hearing for BBA15-032, concerning the Building at 2001 Commerce, Ann Arbor, Michigan, the Building Board of Appeals tables the Show Cause motion until the next Building Board of Appeals meeting 30 days from now and will be expecting a report.

R. Hart seconds.

Motion passes unanimously.

E4 [15-1542](#)

BBA15-015 - Show Cause Hearing for 111 South Main Street, Ann Arbor, MI 48104

Attachments: 111 S Main Notice and Order.pdf, 111 s main staff report update 2 9 16.pdf

C. Strong gives a staff report as to the condition of the property. David Nacht, attorney for the owner, Mr. Louis Feigelson, states at this time the owner has signed an agreement of sale with the adjacent property owner. C. Strong says that if he does

not see progress within the 30 days, he will recommend that the Board order demolition.

R. Hart moves that in the matter of BBA15-015, the Show Cause hearing for 111 South Main Street, Ann Arbor, Michigan that the Board advises to table for 30 days and in such time the present owner will produce a mold remediation action plan and a structural engineer report will be made available. The City will also be gained access for the City inspectors for another inspection and that this will be completed within 30 days.

P. Darling seconds.

Motion passes unanimously.

OLD BUSINESS

F1 BBA15-019 - Status on 702 Brooks Street

Demolition has taken place for the small garage on site. Three un-plated vehicles have been removed. The owner is currently working on the last few items on site. The City feels that the owner is in compliance with the Board and the City's request.

F2 BBA15-020 - Status on 1333 Arella

The owner has obtained a permit and has proceeded to demolish the carport. All debris has been removed. The owner has complied.

F3 BBA15-021 - Status on 1125 Wright Street

The owner showed nothing but full cooperation. The garage has been demolished, debris and contents removed. The site needs to be stabilized, but the owner is currently looking for contractors to build a new garage.

F4 BBA15-022 - Status on 3045 Springbrook

The City is soliciting bids at this time for the demolition of the garage/sunporch. The City intends to move forward with this quickly.

F5 BBA15-025 - Status on 2915 Shady Lane

The owner has stated that they have been working on the garage/barn and they feel that they are 70% compliant at this time. P. Pace would like to have a walk through inspection by the end of February to check up on the progress and to report to back to the Board for the March meeting.

NEW BUSINESS

A special meeting will be held on February 24, 2016 to discuss an appeal by the Honda Corporation. The Board feels that at this time that a site visit is not necessary.

REPORTS AND COMMUNICATIONS

PUBLIC COMMENTARY - GENERAL

Ed Vilemetti spoke in regards to the problems with having a quorum. He suggested having public commentary at the beginning of the meeting so the public can have input on items on the agenda. Postings on 111 South Main have been altered and defaced.

ADJOURNMENT

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