



# City of Ann Arbor

## Meeting Minutes - Draft

### Building Board of Appeals

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

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Thursday, August 20, 2020

1:30 PM

Electronic Meeting

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call: 877 853 5247 or 888 788 0099

Enter Meeting ID: 997 2549 9951

**A CALL TO ORDER**

**B ROLL CALL**

**Present:** 7 - Paul Darling, Robert Hart, David Arnsdorf, Hugh A. Flack Jr., Bruce Carson, Kathryn Levasseur, and Geoffrey M. Perkins

B1 Introduction of New Board Members: Bruce Carson and Kathryn Levasseur

**C NEW BUSINESS**

C1 Election of Chair for the Building Board of Appeals

*B. Hart nominated P. Darling as Chair. Nominations closed. Motion made to appoint P. Darling as Chair and accepted unanimously.*

**Approved**

**D APPROVAL OF AGENDA**

**Approved**

**E APPROVAL OF MINUTES**

E1 [20-1275](#) Building Board of Appeals Minutes for June 20, 2019

**Attachments:** BBA Meeting Minutes 6-20-19.pdf

**Approved**

**F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS**

**F1**      **20-1269**      BBA20-002 - 1101 South University Avenue, Ann Arbor, MI 48104  
Appeal/Variance

**Attachments:** 1101 S. University Staff Report.pdf, 1101 S. University  
Application.pdf

**In the matter of BBA20-002 at 1101 South University, I move to approve relief from section 705 and table 705.8 allowing an opening in the fire rated wall of 1101 South University for access to garbage collection, bike lockers, electrical transformers and storm water detention. This motion is made within the board's authority to approve and/or deny on the basis that an equal or better form of construction is proposed as follows:**

**A) The provision of a deluge sprinkler system between the buildings connected to the 1101 suppression system;**

**B) A three-hour fire rated door assembly equipped with a local alarm notification;**

**C) This door is not a required means of egress;**

**D) An overhead two-hour rated automatic fire shutter that will be annually tested and inspected; and**

**E) Appropriate signage that will be posted describing operation of the opening protectives.**

**Further to this motion, the specific condition claimed by the applicant and owners that justifies the variance would be considered neither general nor recurrent in nature and not be considered a precedent for future similar appeals.**

**H. Fleck seconds**

**Motion carries unanimously.**

F2      [20-1270](#)      BBA20-003 - 543 Church Street, Ann Arbor, MI 48104 Appeal/Variance

**Attachments:**      543 Church Staff Report.pdf, 543 Church Application.pdf, 543 Church Both units.pdf, 543 Apartment B Stair cross section.pdf, 543 Apartment B Stair cross section - alt A.pdf, 543 Apartment B Stair cross section - alt B.pdf, 543 Apartment C Stair cross section.pdf, 543 Apartment C Stair cross section - other side.pdf, 543 Apartment C Stair cross section - alt A.pdf, 543 Apartment C Stair cross section - alt A other side.pdf, 543 Apartment C Stair cross section - alt B.pdf, 543 Additional Photo 1.pdf, 543 Additional Photo 2.pdf, 543 Additional Photo 3.pdf

**Before making the motion. B. Hart voiced displeasure at items coming to the Board after applicants have completed the work.**

**In the matter of BBA 20-003 at 543 Church Street, I move to approve the following variance at 543 Church Street, Ann Arbor, MI for these stairs located within the dwelling. This motion is made within the board's limitations of authority to approve and/or deny on the basis that an equivalent form of construction or safety provision is proposed as follows:**

**A) The proposed 42-inch wide stairs with handrails on each side with a 9-inch tread and an 8 ¼ riser function primarily as communicating stairs strictly within each of the single apartment units and, as such, meet at least the requirements for stair design under the 2015 Michigan Residential Code;**

**B) The limitations imposed for code compliance are the result of practical/technical difficulties due to structural interferences that are infeasible to correct, even with alternative stair configurations; and**

**C) Two alternative means of egress are provided on each apartment level to existing common building stairs/hallways and through egress windows from each habitable room on each apartment level.**

**Further to this motion, the specific condition claimed by the applicant and owners that justifies the variance would be considered neither general nor recurrent in nature and not be considered a precedent for future similar appeals.**

**B. Carson seconds**

**Motion carries by majority vote as follows:**

P. Darling – No  
G. Perkins – No  
K. Cousin – No  
R. Hart – Yes  
B. Carson – Yes  
H. Flack Yes  
D. Arnsdorf - Yes

**G OLD BUSINESS**

**H PUBLIC COMMENTARY - GENERAL**

**ADJOURNMENT**

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42198 or by written request addressed to Planning Development Services c/o Board of Appeals, 301 East Huron, Ann Arbor, MI 48104. Requests made with less than two business days notice may not be able to be accommodated. Email: [dewilliams@a2gov.org](mailto:dewilliams@a2gov.org)