



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES

Mailing: 301 E. Huron St. | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6264 | f. 734.994.8460 | rentalhousing@a2gov.org

HBA16-014

11-8-16

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

Section 1: Applicant Information

Name of Applicant: GEORGE JOSEPH VAS
Address of Applicant: 1129 GRANQUER AVE
Daytime Phone: 734-216-3503 Fax:
Email: JI2EN1129@GMAIL.COM
Applicant's Relationship to Property: OWNER

Section 2: Property Information

Address of Property: 903 DENEY ST., ANN ARBOR, MI
Zoning Classification: R4C
Tax ID# (if known): 09-09-33-215-009
*Name of Property Owner:

*If different than applicant, a letter of authorization from the property owner must be provided.

Section 3: Request Information

Variance

Chapter(s) and Section(s)

from which a variance is requested:

REQUIRED dimension:

PROPOSED dimension:

* 105 8:502(1 & 2)
105 8:503(3)
105 8:504(4b)

* SEE ATTACHED SHEET
6'-8" MIN. CLO. HT.
6'-0" HEADROOM @ STAIR

* SEE ATTACHED SHEET
6'-0" ONLY @ BEAM
5'-6" HEADROOM @ EXISTING STAIR

Example: Chapter 105, Section 5:26

Example: 6', 8" Basement Ceiling Height Clearance

Example: 6', 6" Basement Ceiling Height Clearance

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

* SEE ATTACHED SHEET

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.

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

OTHER PROPERTIES HAVE SIMILAR HARSHIPS - LOW CEILING HEIGHT & STAIR HEADROOM. ALSO OTHER PROPERTIES HAVE SMALL EXISTING WINDOWS

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

YES. EXISTING CONSTRUCTION OF STAIR & ADJACENT ROOMS WOULD NOT ALLOW REBUILDING OF STAIR TO ACHIEVE REQUIRED HEADROOM. SIMILAR EXISTING BEAM IN HOUSE CREATES LOW HEADROOM. A SMALLER BEAM WOULD NOT MEET STRUCTURAL REQUIREMENTS

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

NONE. ALL ITEMS ARE INTERIOR.

TO FLOOR ABOVE. SUPPORT THE

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 ordinance?

THE EXISTING STAIR COULD NOT BE REBUILT IN ANOTHER LOCATION OR AT A NEW EXTERIOR (ADDITION) LOCATION DUE TO CONSTRAINTS OF THE FLOOR PLAN LAYOUT.

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

HOME HAS BEEN OCCUPIED FOR YEARS WITH THE EXISTING STAIR & BEAM. THE CONDITION HAS BEEN IN PLACE WHILE THE SPACE WAS USED AS RECREATION (LIVING) & LAUNDRY SPACES.

Section 5: Time Extension

Current use of the property RENTAL PROPERTY

Explain why you are requesting a time extension:

PROPERTY IS CURRENTLY OCCUPIED

ENCLOSED TENANT INFO

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 Housing 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**.

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

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

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

Phone Number

George Joseph Vas

Signature

Email Address

GEORGE JOSEPH VAS

Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct. I acknowledge that I've received all instructions, time, date and place of meeting and will be present to present the appeal. Staff will not send additional notification of meeting times.

George J Vas

Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Housing Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

George J Vas

Signature

On this 7th day of November, 2016, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

Carrie Ann Seal

Notary Public Signature

Carrie Ann Seal

Print Name

Notary Commission Expiration Date

Aug 25, 2021

STAFF USE ONLY

Date 11-8-16 Submitted: Fee \$500.00 Paid: 11/8/16
 File HBA16-014 No.: Date of Public Hearing
 Pre-filing Staff Reviewer & Date _____ HBA Action: _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____



CITY OF ANN ARBOR

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

Receipt Number: 2017-00025930

Project Number HBA16-014
Receipt Print Date: 11/08/2016
Address 903 DEWEY AVE
Applicant VAS G JOSEPH
Owner VAS G JOSEPH
Project Description light, existing stair, tread width

FEES PAID

0010-033-3370-0000-4362

P&D - APPEAL FEES 15/16

HBA

0010-033-3370-0000-4362

500.00

Total Fees for Account 0010-033-3370-0000-4362:

500.00

TOTAL FEES PAID

500.00

DATE PAID: Tuesday, November 8, 2016

PAID BY: LOGOS

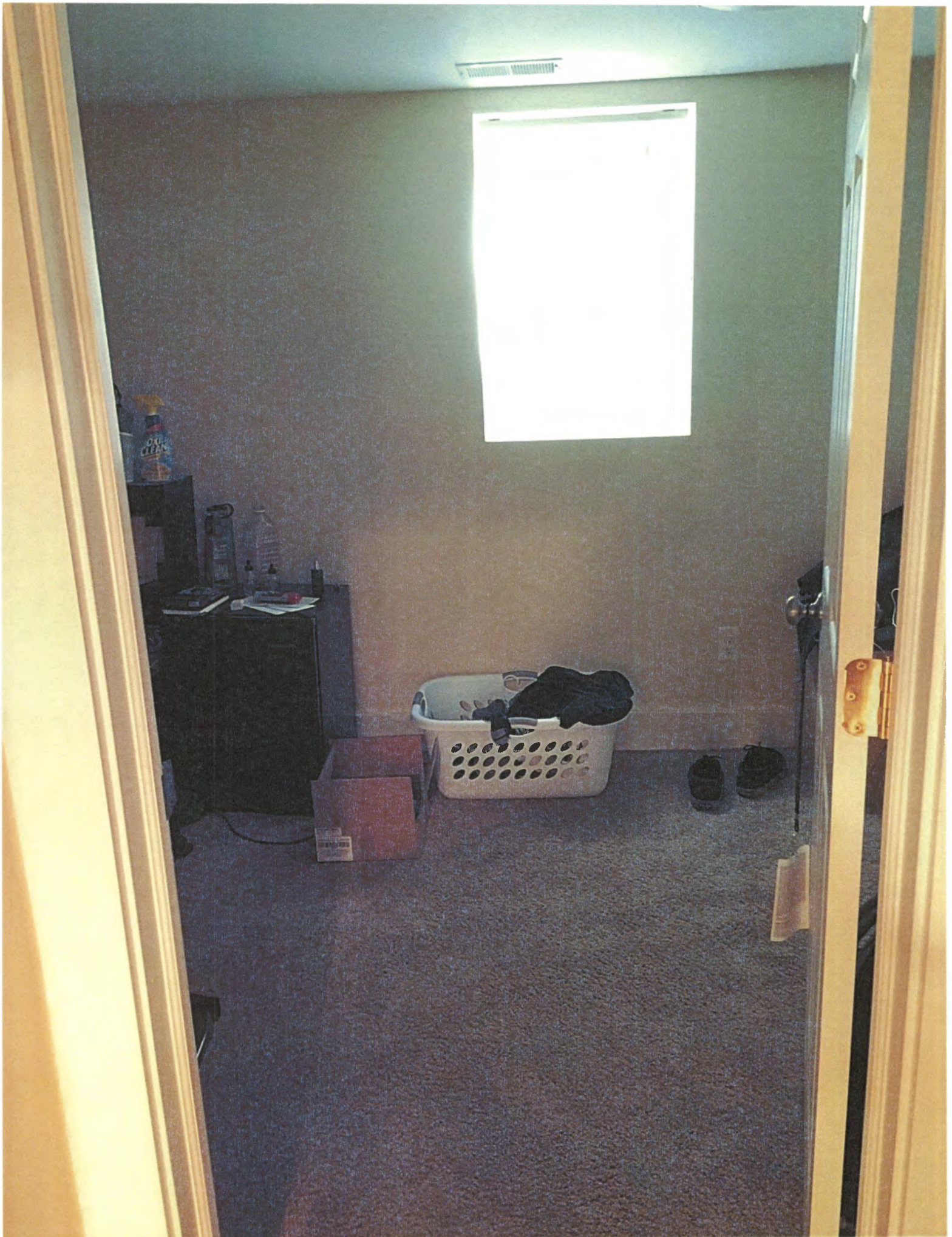
PAYMENT METHOD: CREDIT CARD TYPE NOT



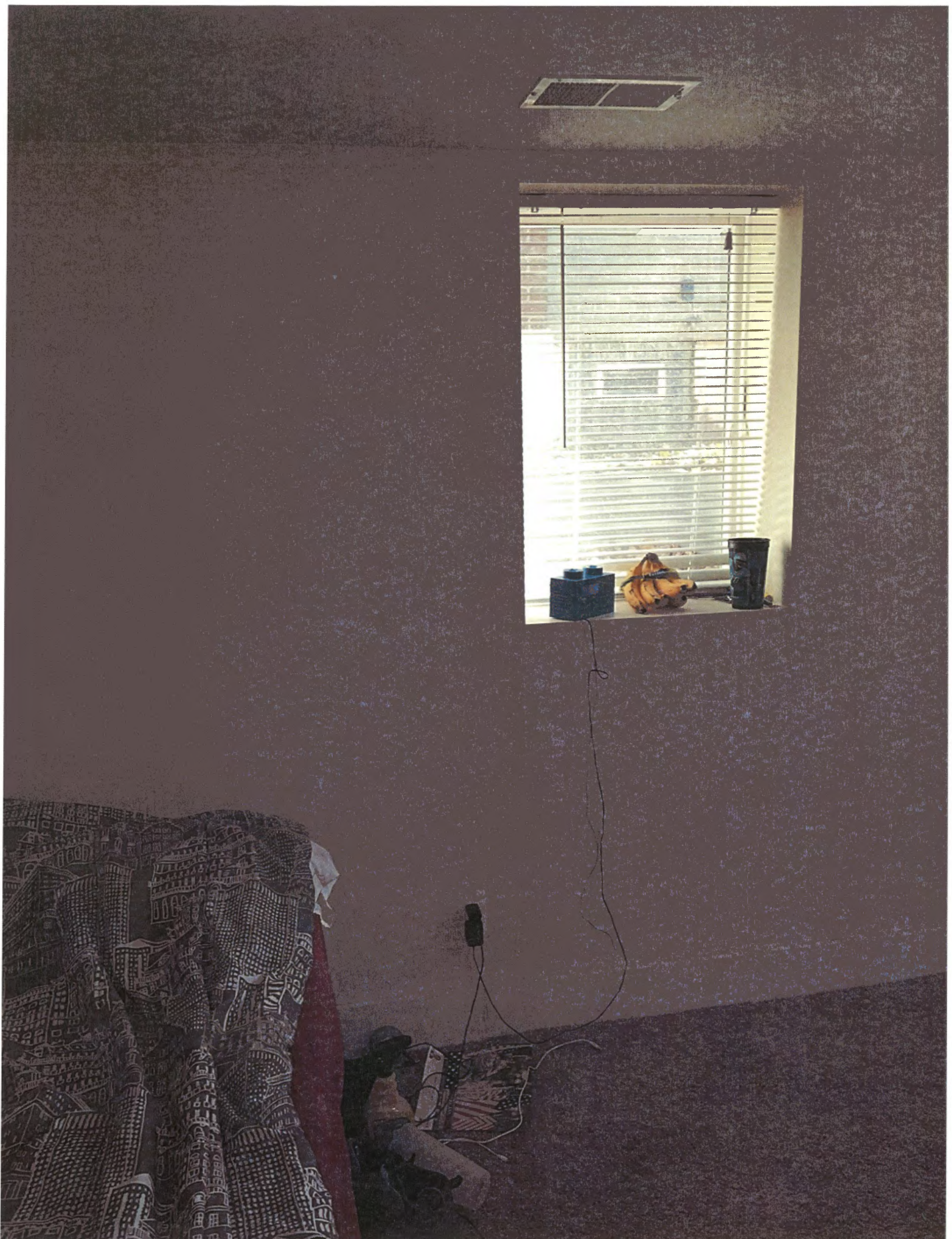


















The Babcock Design Studio

Architecture, Interior and Graphic Design

309 N. Ann Arbor Saline Road • Saline, MI 48176

Phone (734) 429-8551 E-mail Leobabcock@comcast.net



Project: 903 Dewy Avenue, Ann Arbor, MI
BUILDING PERMIT # 16-0261
Date: October 21, 2016

Please consider the following responses to the plan review [Attachment 1] for the project indicated above:

1. Habitable rooms as constructed have slightly more floor area than required such that the area of natural light is less than 8%. This can be rectified in a few ways.
 - a. The living Area has a solid exterior door. The door could be replaced with a full light glass one which would bring the percentage up beyond 8%
 - b. Bedroom 1 and Bedroom have an irregular shape to their floor plan. The room sizes could be diminished by enlarging the closet area and/or the furnace room, thereby reducing the floor area and maintaining a full 8% of natural light.
2. Ventilation requirements of 4% would be met if the alterations were done as indicated in item 1 above.
3. Ceiling heights as indicated on the plan [Attachment 2] were unaltered from the original house construction. While most of the ceiling height is 7'-0", there are places below beams and ductwork that are below 6'-8" but these have been in place and unaltered since the house was constructed.
4. The existing stair does not meet the current codes in terms of headroom and width of the tread at the narrow point. However hardwired smoke detectors are in place and a new egress stair has been built which complies with all current standards.
5. Sanitary sewer cleaning can be performed at any time. Receipt of this service can be provided.
6. Radon test results have been carried out on 10/24/16 and the results have been submitted for review.

While there are several items that are not in current compliance with the Ann Arbor Housing Code (Ann Arbor, Michigan – Code of Ordinances/ TITLE VIII BUILDING REGULATIONS/ Chapter 105 – Housing Code), in my estimation cutting down the floor area of bedrooms and other means are not in fact an improvement of living space, but rather it would be advisable to keep the plan layout as constructed.

MI ARCHITECTURAL REGISTRATION
35703
Expiration Date: October 31, 2018



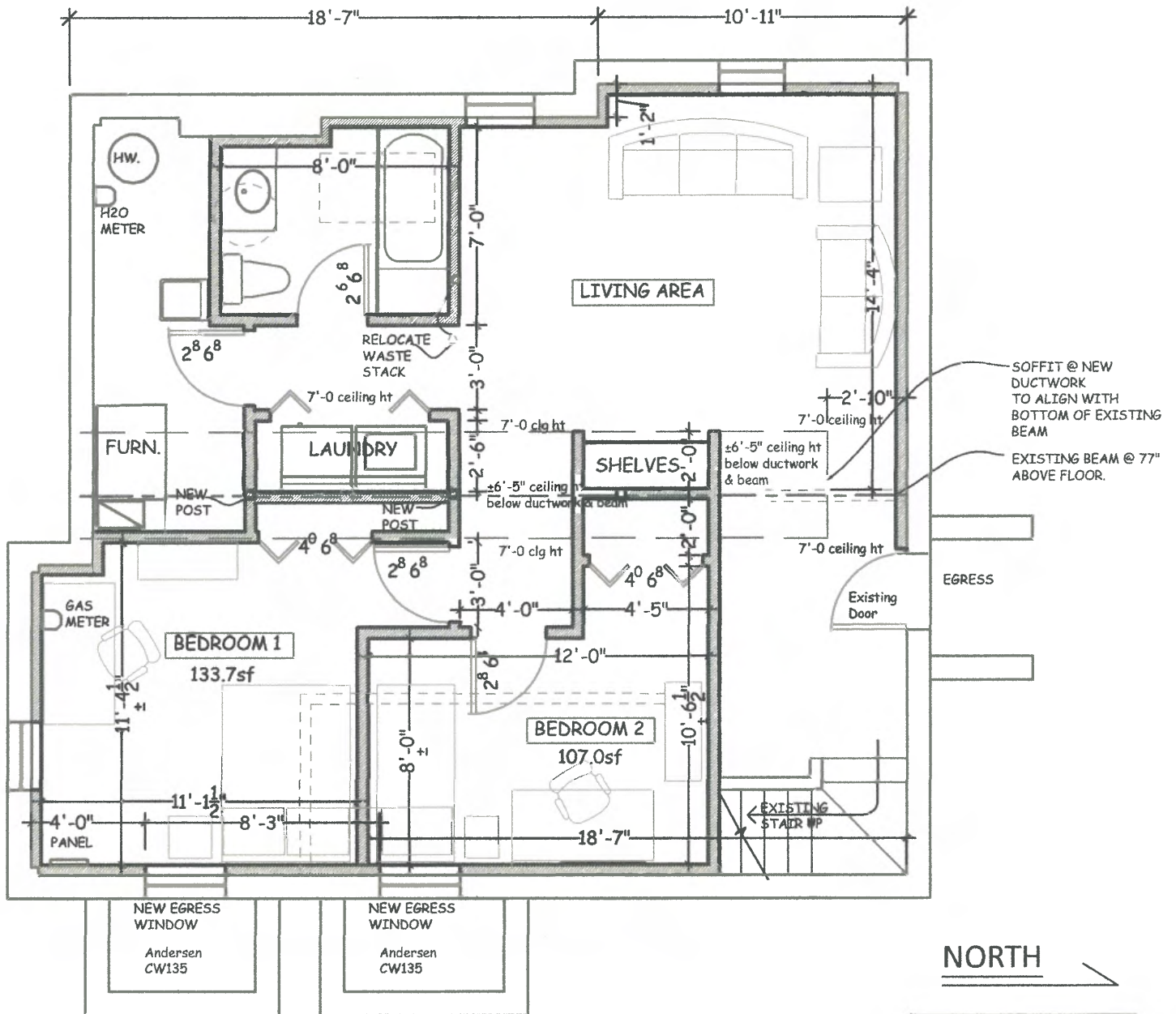
*

The floor area of Bedroom #1 is 133.7SF. This requires natural light area of 10.7sf and ventilation area of 5.35sf. However only 7.7 sf of natural light area is provided and yet 6.7 sf of ventilation area is provided as the room was build and approved by the Ann Arbor Building Department.

The floor area of Bedroom #2 is 107 SF. This requires natural light of 8.56 sf and ventilation area of 4.28 sf. However only 5.7sf of natural light area is provided and yet 5.7sf of ventilation area is provided as this room also was build and approved by the Ann Arbor Building Department

The proposed work to comply with housing code requirements would include downsizing of both Bedrooms #1 and #2. By increasing the size of the closets, the square footage of the bedroom would be reduced such that the natural light and ventilation requirements would be met.

A variance is requested to keep Bedrooms as they were built and approved even though they are not in current compliance with the Ann Arbor Housing Code (Ann Arbor, Michigan – Code of Ordinances/ TITLE VIII BUILDING REGULATIONS/ Chapter 105 – Housing Code). It seems in order to meet the intent of the ordinance it would be a better solution to keep the rooms (as they were constructed) with a slightly larger size rather reducing them to meet the required percentages of daylight and ventilation required.



BASEMENT RENOVATION PLAN

3/16" = 1'-0"

Basement Renovations
 903 Dewey
 Ann Arbor, MICHIGAN

7/13/15 GJV

NOTICE: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.

This lease (the Lease) is entered into on July 15th 2016 between G.J. VAS,

Landlord, whose address is 1129 GRANGER AVE ANN ARBOR and HOME OF NEW VISION tenant, whose address is 3115 PROFESSIONAL DRIVE A 2 on the terms and conditions set forth below.

1. Basic lease provisions. The basic lease provisions are stated forth below and further explained in the section referenced to the right of each provision:

- (a) Premises: Address: 903 DEWEY AVE ANN ARBOR MI See §2
- (b) Term: Beginning 7/15/16 and Ending 8/15/17 (13 MONTH) See §3
- (c) Rent: \$ 3100 - per month beginning 8/July 15th 2016 See §4
- (d) Security deposit: \$ 3100 - w CREDIT FOR \$2000 PAID. = 1,100 See §5
- (e) Number of occupants: 6 BEDROOMS PER HOUSING CODE R4C See §6
Names of persons who will occupy the Premises with the Tenant:
HOME OF NEW VISION GROUP HOME CLIENTS.
- (f) Tenant shall be responsible for the utilities checked below: See §17

CONTACT HOUSING MANAGER STACY @ # 734-417-7119

Garbage removal

Water and sewer

Gas

Electricity

Lawn and garden

Snow removal

Telephone

Air Leakage

Property
Joe Vas
903 Dewey
Ann Arbor, MI 48104

Organization
EverGreen Energy Savers
734 358-3909
Nate Munson

HERS
Confirmed
June 17, 2016
Rating No:283-903Dewey
Rater ID:4081975



Weather: Detroit, MI
903 Dewey
903 Dewey Air leakage report.blg

Builder

Whole House Infiltration

	Blower Door Test	
	Heating	Cooling
Natural ACH	0.57	0.43
ACH @ 50 Pascals	8.80	8.80
CFM @ 25 Pascals	1577	1577
CFM @ 50 Pascals	2475	2475
Eff. Leakage Area (sq.in)	135.9	135.9
Specific Leakage Area	0.00038	0.00038
ELA/100 sf shell (sq.in)	2.41	2.41

Duct Leakage

Leakage to Outside Units	<u>main</u>
CFM @ 25 Pascals	N/A
CFM25 / CFMfan	N/A
CFM25 / CFA	N/A
CFM per Std 152	N/A
CFM per Std 152 / CFA	N/A
CFM @ 50 Pascals	N/A
Eff. Leakage Area (sq.in)	N/A
Thermal Efficiency	80.00
Total Duct Leakage Units	N/A
Total Duct Leakage	N/A

Ventilation

Mechanical	None	ASHRAE
Sensible Recovery Eff. (%)	0.0	62.2-2010
Total Recovery Eff. (%)	0.0	
Rate (cfm)	0	55
Hours/Day	24.0	24.0
Fan Watts	0.0	
Cooling Ventilation	Natural Ventilation	

ASHRAE 62.2 - Ventilation Requirements

The ASHRAE 62.2 flow rates shown above are the CONTINUOUS mechanical fresh air ventilation which will meet the 'whole-building' requirement under that version of the standard. Both values incorporate any appropriate 'infiltration credit'. Intermittent mechanical ventilation may be used if the flow rate is adjusted accordingly. For example, the runtime can be reduced to 12 hours per day using a doubled flow rate, as long as the system provides ventilation at least once every 3 hours. For more detail, refer to the appropriate standard.



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Phone (734) 429-8551 E-mail Leobabcock@comcast.net



Project: 903 Dewy Avenue, Ann Arbor, MI
BUILDING PERMIT # 16-0261

Date: November 15, 2016

FOOTCANDLE CALCULATIONS FOR LIVING AREA, BEDROOM 1 & BEDROOM 2

DESIGN FORMULA for Calculating Light Level (Footcandles) at a Point

For planes perpendicular to the direction of candlepower (Inverse Square Law):

$$\text{Horizontal Footcandles (FCh)} = (i \div d^2) * h$$

i = Candlepower in candelas or Lumens

d = Direct distance between the lamp and the point where light level is calculated

h = Distance between the lamp and the point directly below on the workplane

- **LIVING AREA (Refer to attached Plan and Section)**

Horizontal Footcandles at a work plane of 30" (2'-6") off the floor

$$\text{HCf} = (\text{FCh}) = (i \div d^2) * h$$

$$i = 850$$

$$d = 6'-4'' \text{ or } 6.33'$$

$$h = 4'-6'' \text{ or } 4.5'$$

$$\text{FCh} = (850/6.33^2) * 4.5 = \mathbf{95 \text{ footcandles}}$$

- **BED ROOM 1 (Refer to attached Plan and Section)**

Horizontal Footcandles at a work plane of 30" (2'-6") off the floor

$$\text{HCf} = (\text{FCh}) = (i \div d^2) * h$$

$$i = 1400$$

$$d = 11'-5'' \text{ or } 11.42'$$

$$h = 4'-6'' \text{ or } 4.5'$$

$$\text{FCh} = (1400/11.42^2) * 4.5 = \mathbf{48 \text{ footcandles}}$$

- **BED ROOM 2 (Refer to attached Plan and Section)**

Horizontal Footcandles at a work plane of 30" (2'-6") off the floor

$$\text{HCf} = (\text{FCh}) = (i \div d^2) * h$$

$$i = 1400$$

$$d = 8'-0'' \text{ or } 8.0'$$

$$h = 4'-6'' \text{ or } 4.5'$$

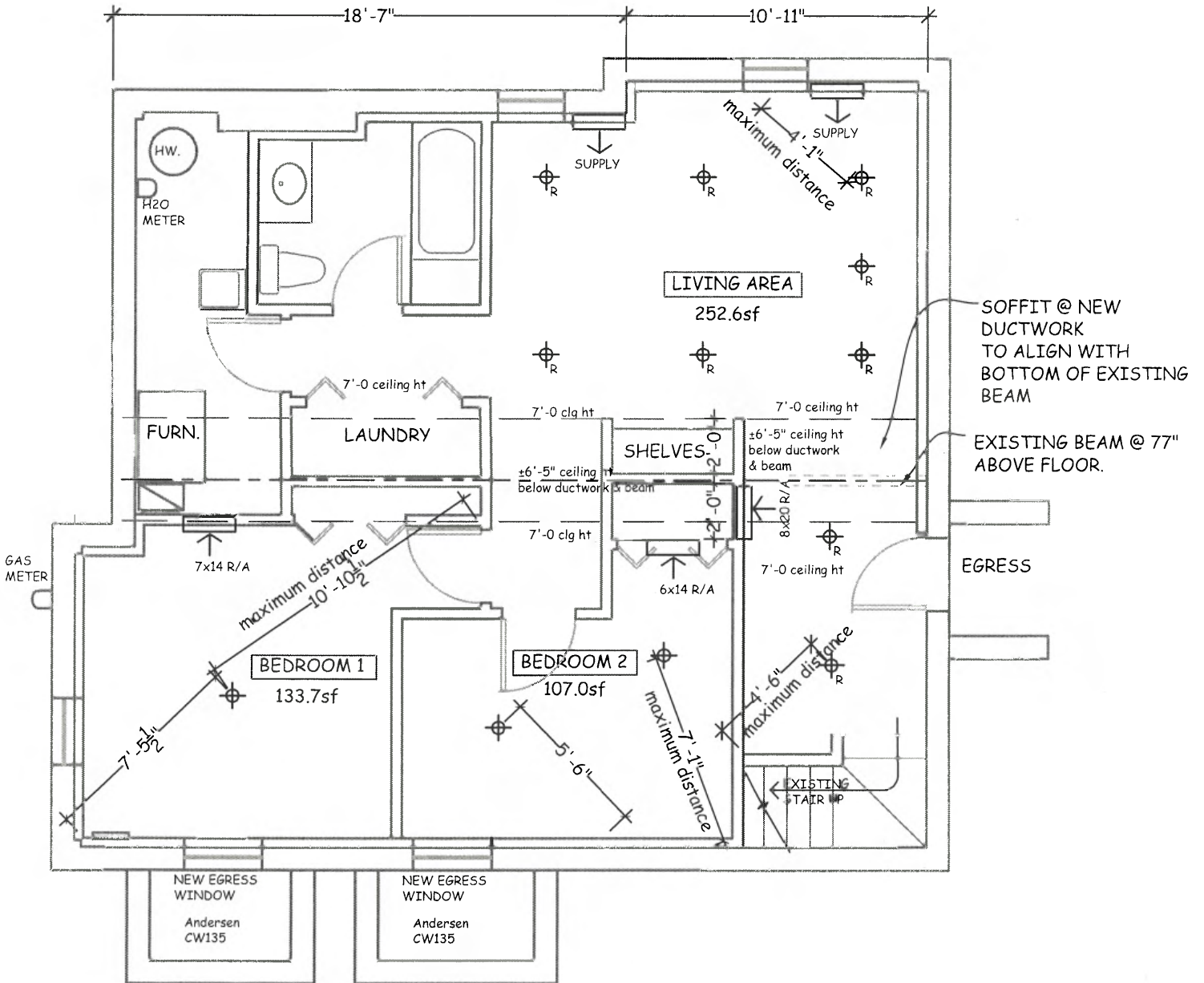
$$\text{FCh} = (1400/8.0^2) * 4.5 = \mathbf{98 \text{ footcandles}}$$

⊕ RECESSED LED LIGHT
FIXTURE - 850 LUMENS

⊕_R 14" LED LIGHT FIXTURE
- 1400 LUMENS

▭ RETURN AIR
6x14 R/A

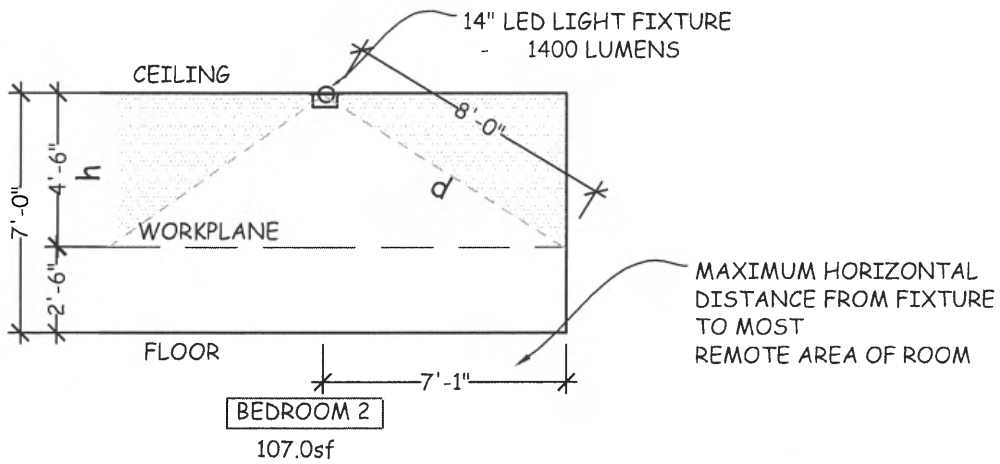
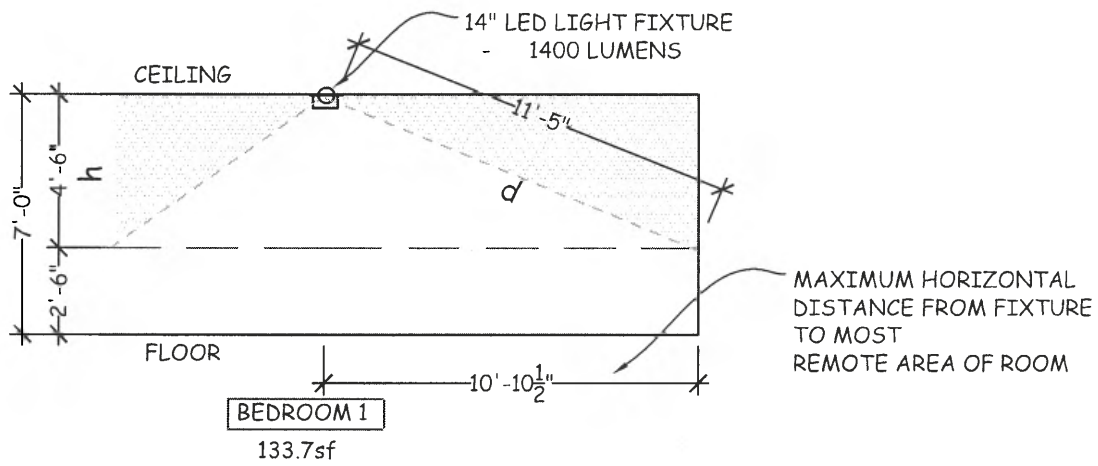
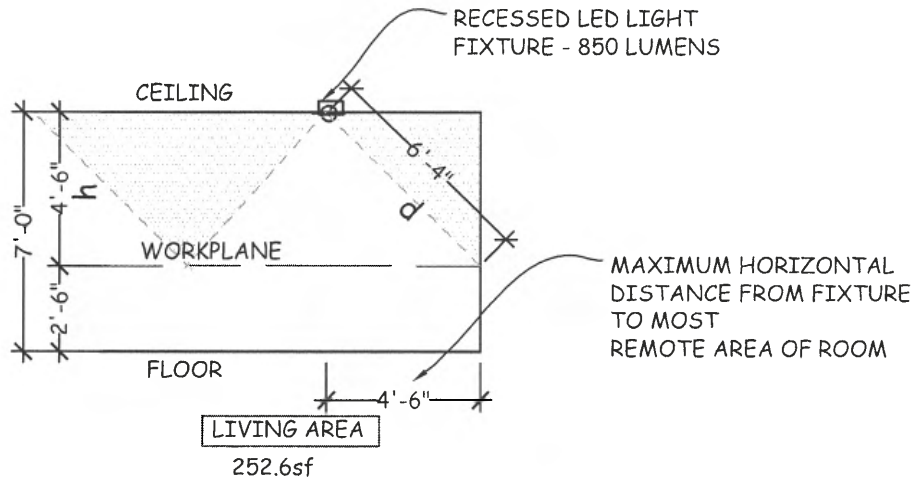
▭ HVAC SUPPLY
SUPPLY



NORTH ↘

BASEMENT LIGHTING & HVAC LAYOUT

Basement Renovations
903 Dewey



LIGHTING OUTPUT SECTIONS

3/16" = 1'-0"

Basement Renovations
903 Dewey
Ann Arbor, MICHIGAN



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 E. Huron St, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6264
Fax: (734) 994-8460

November 23, 2016

George Vas
1129 Granger Avenue
Ann Arbor, MI 48104

Re: 903 Dewey Avenue, Ann Arbor, Michigan, 48104
Parcel Identification Number ("PIN"): 09-09-33-215-009

Dear Mr. Vas:

Please consider this as a notice to attend the Ann Arbor Housing Board of Appeals meeting for your variance request. You will have the opportunity to address the Board.

This meeting will take place on Tuesday, December 13, 2016 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers.

If you are planning to support your request with information or evidence not included with your application, please submit your additional information to City Housing Department staff either by email at a2rentalhousing@a2gov.org or in person no later than the Friday before the meeting to allow time for distribution to the Board members. If you bring additional materials to the meeting, please bring 10 hard copies for the Board members and City staff.

Sincerely,

Lisha Turner-Tolbert
Rental Housing Services Manager