

HBA16-008

7-12-16



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

Mailing: 301 E. Huron St. | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6263 | f. 734.994.8460 | building@a2gov.org

Appeal of order by building office
APPLICATION FOR VARIANCE AND/OR TIME EXTENSION
HOUSING BOARD OF APPEALS ch 105 8:515(1) Power to Correct Errors

Section 1: Applicant Information

Name of Applicant: Sam Capi
Address of Applicant: 1207 Packard St
Daytime Phone: 734-663-5609 Fax: _____
Email: Capiprop@gmail.com
Applicant's Relationship to Property: General Manager

Section 2: Property Information

Address of Property: 1120 S. Forest
Zoning Classification: R4C
Tax ID# (if known): _____
*Name of Property Owner: Barbara Cap. Trust

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

Section 3: Request Information

Variance ch 105 8:515 Power to correct errors

Chapter(s) and Section(s) from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
_____	_____	_____
_____	_____	_____
_____	_____	_____

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)

Administrative Decision! Inspection of Meeting Facilities
(5)

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.

734-663-5609
Phone Number

[Signature]
Signature

Copiprop@gmail.com
Email Address

Amoel M Cool
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.

[Signature]
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.

[Signature]
Signature

On this 15 day of July, 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.

Tamar Jones
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 7/26/21
Acting in the County of Washtenaw

[Signature]
Notary Public Signature
Tamar Jones
Print Name

Notary Commission Expiration Date

STAFF USE ONLY

Date Submitted: _____ Fee Paid: _____
File 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: 2017-00002019

Project Number HBA16-008
Receipt Print Date: 07/12/2016
Address 1120 S FOREST AVE
Applicant
Owner COPI BARBARA TRUST
Project Description

FEES PAID

0010-033-3370-0000-4362
P&D - APPEAL FEES 15/16

HBA	0010-033-3370-0000-4362	500.00
-----	-------------------------	--------

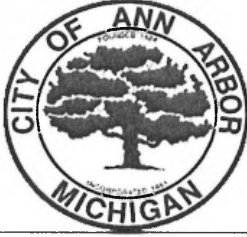
Total Fees for Account 0010-033-3370-0000-4362:	500.00
--	---------------

TOTAL FEES PAID	500.00
------------------------	---------------

DATE PAID: Tuesday, July 12, 2016

PAID BY: LOGOS

PAYMENT METHOD: CHECK 9091



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Rental Housing Services
301 E Huron St, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6264
Fax: (734) 994-8460
rentalhousing@a2gov.org

****RECORD CHECK NOTICE****

3/4/2016

COPI PROPERTIES
1207 PACKARD ST
ANN ARBOR, MI 48104

RE: 1120 S FOREST AVE
Property Record Number: CR02-1702

INSPECTOR: RW1
SCHEDULED DATE: 4/7/2016

Dear Owner/Agent:

In order to complete the certificate of compliance process for the above mentioned property, the following violations must be corrected:

Have furnace cleaned and checked by a licensed mechanical contractor and provide copy of invoice within 30 days, 8:506.

A Record Check has been scheduled and noted above, if the violations are not corrected by the above date, the property is subject to posting at a fee of \$100.00. If the corrections are not completed within the time allowed you have the right to appeal the time granted with the Housing Board of Appeals.

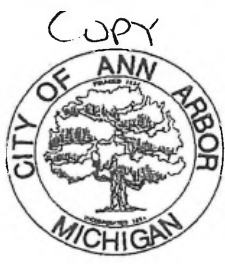
Housing Board of Appeals Application for 1-2 Family (\$250.00) / 3 units or more (\$500.00)

If you have any questions regarding this notice, please contact:

Development Service Inspector – Rental Housing

Thank you for your cooperation.

CITY OF ANN ARBOR RENTAL HOUSING SERVICES



City of Ann Arbor
301 E Huron St, P.O. Box 8647
Ann Arbor, Michigan 48107-8647
rentalhousing@a2gov.org

Rental License
CR02-1702

Housing Bureau 734-794-6264 Administration 734-994-4950
Construction 734-794-6267 Appeals Board 734-994-2696

CERTIFICATE OF COMPLIANCE AND OCCUPANCY

THIS IS TO CERTIFY THAT THE BUILDING KNOWN AS: **1120 S FOREST AVE**

SUBSTANTIALLY COMPLIES WITH ALL THE REQUIREMENTS OF THE ANN ARBOR CITY CODE AND
MAY BE OCCUPIED AND USED FOR THE FOLLOWING PURPOSE:

MULTIPLE FAMILY

STIPULATIONS:

- 2 - 1 bedroom units with 4 occupants max
- 1 - 3 bedroom unit with 6 occupants max

DWELLING TYPE: 1 - 5 Bedroom unit with 6 occupants max

OWNER:

COPI BARBARA TRUST
1601 CAMBRIDGE RD
Ann Arbor, MI, 48104

MAILING ADDRESS:

COPI PROPERTIES
1207 PACKARD ST
Ann Arbor, MI, 48104

*Thank you for your co-operation during the inspection of this property under the Ann Arbor Housing Code.
Please notify us at 734-794-6264 if you change your mailing address or the property is sold.*

Authorized by

Ralph Welton

DATE ISSUED: 04/16/2013

DATE OF APPLICATION: 02/14/2002

EXPIRATION DATE: 03/01/2015

NOT TRANSFERABLE TO ANY OTHER PROPERTY

From: Copi Properties [mailto:copiprop@gmail.com]
Sent: Monday, April 18, 2016 3:41 PM
To: Turner-Tolbert, Lisha; rwilliams@a2gov.org
Cc: Crawford, Tom
Subject: 1120 S. Forest is in compliance

Hello Ms Turner-Tolbert,

At 1120 S. Forest the current furnace was installed on or about June 14, 2010.

The current CO expired March 1, 2015.

As the furnace was less than five years old as of the expiration of the CO, the clean and check is not required as per the administrative decision.

Please provide me a copy of the administrative decision.

Please also let me know how I may appeal your decision to the Housing Board of Appeals.

-Sam Copi

--

Copi Properties

734-663-5609

www.copiproperties.com



Sam Copi <copiprop@gmail.com>

RE: 1120 S. Forest is in compliance

1 message

Delacourt, Derek <DDelacourt@a2gov.org>
To: Copi Properties <copiprop@gmail.com>

Wed, May 18, 2016 at 10:00 AM

Mr. Copi

I agree with Ms. Turner-Tolbert's interpretation of the situation. The intent of the administrative decision is to require an inspection and certification every five years. Please provide the required documentation.

Best Regards,

Derek L. Delacourt,

Community Services Administrator

City of Ann Arbor ~ 301 E. Huron St ~ Ann Arbor, Michigan 48104 ~ 734-794-6000, ext 43902



From: Copi Properties [mailto:copiprop@gmail.com]

Sent: Friday, May 13, 2016 2:59 PM

To: Delacourt, Derek

Subject: Fwd: 1120 S. Forest is in compliance

Hello Mr Delacourt,

I am emailing you in regard to 1120 S. Forest.

There is an administrative decision on Inspection of Heating facilities.

B. (5) The inspection requirement shall not be required if the forced air furnace, boiler or other central heating device was new and installed within five years of the expiration of the existing Certificate of Compliance. The installation of new equipment requires permits, inspection, and approval by the city.

The current (existing) Certificate of Compliance and Occupancy for 1120 S. Forest expired 3/1/15.

The furnace was installed on or about 6/14/10.

So the furnace was new and installed within 5 years of the expiration of the existing CO.

Thank You and I look forward to your response.

~~Sam Copi~~
734-663-5609

----- Forwarded message -----

From: **Turner-Tolbert, Lisha** <LTurner-Tolbert@a2gov.org>

Date: Wed, Apr 27, 2016 at 10:59 AM

Subject: RE: 1120 S. Forest is in compliance

To: Copi Properties <copiprop@gmail.com>, "rwiliams@a2gov.org" <rwiliams@a2gov.org>

Cc: "Delacourt, Derek" <DDelacourt@a2gov.org>

Mr. Copi,

I have been in review of your file and made a determination that Ruby's request for a furnace clean and check for this inspection cycle is valid and currently overdue. Ruby has set up a third record check for 5/16/2016 at which time we need you to submit documentation from a licensed professional contractor stating the furnace installed 6/14/2010 has been properly cleaned and checked.

The permit for your furnace install was pulled on 5/27/2010, if the actual install was 6/14/2010, a furnace clean and check was due on or about 6/14/2015.

Your initial housing inspection was performed on 8/20/2015 two months after the furnace clean and check was due, the information should have been made available at the time of the initial inspection or at the time of the re-inspection dated 01/15/2016.

Please submit your furnace clean and check by the 5/16/2016 to ensure your certificate of compliance is issued without further delay.

Thanks,

Lisha Turner-Tolbert

City of Ann Arbor

Planning & Development

Project/Program Manager

Rental Housing & General Permits Desk

City Hall 1st Floor

From: Copi Properties [<mailto:copiprop@gmail.com>]

Sent: Monday, April 18, 2016 3:41 PM

To: Turner-Tolbert, Lisha; rwiliams@a2gov.org

Cc: Crawford, Tom

Subject: 1120 S. Forest is in compliance

Hello Ms Turner-Tolbert,

At 1120 S. Forest the current furnace was installed on or about June 14, 2010.

The current CO expired March 1, 2015.

As the furnace was less than five years old as of the expiration of the CO, the clean and check is not required as per the administrative decision.

Please provide me a copy of the administrative decision.

Please also let me know how I may appeal your decision to the Housing Board of Appeals.

-Sam Copi

--

Copi Properties

[734-663-5609](tel:734-663-5609)

www.copiproperties.com

--

Copi Properties

[734-663-5609](tel:734-663-5609)

www.copiproperties.com



CITY OF ANN ARBOR, MICHIGAN

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

September 8, 2016

Sam Copi
Copi Properties
1207 Packard
Ann Arbor, MI 48104

Re: 1120 S. Forest, Ann Arbor, Michigan 48104
Property Record Number CR02-1702

Dear Mr. Copi:

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

The meeting will take place on Tuesday, September 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 them to City Housing Department staff either by email at a2rentalhousing@a2gov.org or in person no later than the Monday 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