



**MINUTES OF THE REGULAR SESSION OF THE
HOUSING BOARD OF APPEALS OF THE CITY OF ANN ARBOR
October 28, 2010- 1:30 P.M. – 2000 SOUTH INDUSTRIAL HWY,
CONFERENCE ROOM**

MEETING CALLED TO ORDER at 1:37 p.m. by Chair Sandy Smith.

ROLL CALL

Members Present: (4) L. Wessinger, C. Christiansen, S. Smith & K. Busch

Members Absent: (3) M. Goldstein, D. Fleece & S. Smith

Staff Present: (3) T. Root, K. Chamberlain, & K. Johnson

A - APPROVAL OF AGENDA

A-1 Approved without objection.

B - APPROVAL OF MINUTES

B-1 Draft Minutes of the July 6, 2010 Regular Session

Moved by C. Christiansen, Seconded by K. Busch, **“That the draft minutes of the July 6, 2010 Regular Session be approved as presented.”**

On a VOICE VOTE – MOTION TO APPROVE – *PASSED (UNANIMOUS)*

C - APPEALS & ACTION

C-1 HBA 2010-H-004 -548 S State Street

Description and Petitioner Presentation

The applicant is requesting a variance from the owners, Ann Arbor Sigma Chi Residence, Inc., request a time extension on the following requirements of Chapter 105, the Ann Arbor Housing Code:

1. Repair weight room walls to a sound condition.
2. Repair the first floor windows to open and remain open without props.
3. Install pin locks on all grade level windows.
4. Scrape and paint all exterior wood.
5. Replace all rotted wood.
6. Replace missing bricks in veneer.
7. Tuck point brick as needed.
8. Repair the deteriorating concrete steps at the Northwest porch.

The existing Sigma Chi Chapter House was built in 1912. Now 98 years old, it has served the entire time as a fraternity house. A major house renovation and upgrading (phase I) was

undertaken and completed in 2000. In 2008, Peters Group Architects, P.L.C. completed a renovation feasibility study which focuses on renovating the first floor and the exterior of the building which were not able to be undertaken in the 2000 renovation, but were planned to be implemented as soon as funding became available to the House Corporation. The feasibility study appears to cover the outstanding violations that are listed above.

Section 8:514 of the Ann Arbor Housing Code:

The City of Ann Arbor Housing Code allows the Housing Board of Appeals to grant additional extensions, not to exceed 3 months, if the required time to complete repairs is beyond a reasonable time that the Planning and Development Services Unit has authority to grant. A bond may be required to be posted to guarantee the completion of the repairs. The certificate of compliance for this property expired on July 1, 2009, with an initial inspection conducted on December 3, 2009. A reinspection was conducted on May 26, 2010. The remaining outstanding violations are listed above.

Recommendation:

Staff recommends the following motions:

MOTION

Comments and Questions from the Board

The Board discussed the appeal and put forth the following motions:

Discussion:

The board review list of items to be corrected. They examined the feasibility of completing the repairs. Notified petitioner that all of the requests seemed to be doable and did not require a large amount of funding to do so.

MOTION #1

1. *Moved by K. Busch, Seconded by L. Wessinger: "I make a motion to grant a time extension of 90 days from section 8:514 for 548 S State to make the repairs from Terry's most recent inspection."*
 - a. **The inspector will work together to determine the extent of the necessary repairs.**

On a Voice Vote – MOTION TO APPROVE – PASSED – UNANIMOUS

E - NEW BUSINESS - None

F - REPORTS & COMMUNICATIONS

1. K. Johnson notified members that they will be getting notified from the Clerk's office and/or the Mayor's office regarding reappointment.

G - AUDIENCE PARTICIPATION – GENERAL - None.

ADJOURNMENT

The meeting was adjourned without opposition at 2:27 pm.

Minutes prepared by K. Johnson