



City of Ann Arbor

Meeting Minutes - Final

Building Board of Appeals

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Thursday, August 17, 2023

1:30 PM

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

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and
online at 2gov.org/watchCTN

To speak at public comment call Toll Free 877-853-5247 or 888-788-0099 Enter Webinar
ID: 915 6729 3828 Passcode: 126570

A CALL TO ORDER

B ROLL CALL

Staff: 4 - G. Dempsey, R. Miller, M. Reddmann, D. Williams

Present: 3 - Paul Darling, David Arnsdorf, and Hugh A. Flack Jr.

Absent: 2 - Robert Hart, and Kevin Cox

C PUBLIC COMMENTARY - GENERAL

None

D APPROVAL OF AGENDA

Approved

E APPROVAL OF MINUTES

E-1 [23-1378](#) Building Board of Appeals Meeting Minutes for Thursday, July 20, 2023

Attachments: BBA Meeting Minutes 7-20-23.pdf

Approved by the Board and forwarded to City Council.

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F-1 [23-1379](#) BBA23-0004 - Variance for 2398 Veridian Circle, Unit 10, Ann Arbor, MI

48104

Attachments: BBA23-0004 Staff Report and Application.pdf

G. Dempsey gave the staff report recommending denial. Wendy Carty-Saxon from Avalon Housing and applicant and architect David Esau explained the position of why multiple units within the complex would not be a viable solution. After their presentation, the Board discussed options and benefits and whether an approval would set a precedent.

H. Flack made the following Motion:

That in the Case of BBA23-004, the appeal of the Building Official's decision that the work at 2369, 2383, 2391, 2397, and 2380 Veridian Circle be granted relief from Table 403.1 of the 2018 Michigan Plumbing Code and the Building Board of Appeals REVERSES the Building Official's decision for the reason that the applicant has proposed an equal or better form of construction. Stipulations are that there is potential concern of certain future leaks and damage. No requirement to include washer or dryer equipment. Due to precedents in Ann Arbor and the potential benefits to the residents of the units of these 1- and 2-bedroom units, this motion is considered a one time variance and not to be used as precedent for future projects.

On a Voice Vote the motion passes with a majority vote of 2-1.

Approved by majority vote of 2-1.

Yeas: 2 - Arnsdorf, and Flack Jr.

Nays: 1 - Darling

Absent: 2 - Hart, and Cox

G OLD BUSINESS

Variance from previous meeting is proceeding as outlined.

H NEW BUSINESS

None

I ADJOURNMENT

Meeting adjourned at 2:03 PM

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42663 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