



City of Ann Arbor

Meeting Minutes - Final

Housing Board of Appeals

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

Tuesday, December 13, 2016

1:30 PM

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

A CALL TO ORDER

B ROLL CALL

Present: 4 - Kristen Schweighoefer, Nickolas Buonodono, Jerry Schulte, and Robin Grosshuesch

Absent: 3 - Angela Rasmussen, Lisa Stelter, and Timothy Durham

C APPROVAL OF AGENDA

Approved as presented

D APPROVAL OF MINUTES

D1 16-1672 HBA Draft Minutes November 2016

Attachments: HBA Draft Minutes November 9 2016.pdf

Approved

E PUBLIC COMMENTARY - (3 Minutes per Speaker)

None

F PUBLIC HEARINGS

F1 16-1661 HBA16-014 HEARING FOR 903 DEWEY STREET, ANN ARBOR, MI

Attachments: 903 Dewey staff report.pdf, 903 dewey additional information.pdf

Mr. George Vas owner, and architect Mr. Leo Babcock speak on behalf of 903 Dewey Street, Ann Arbor, MI for a variance from basement ceiling height and stair headroom.

Mr. Jerry Schulte motions that in regards to the variance hearing for HBA16-014 for 903 Dewey Street, that the Board approves Variance #1 requirements for minimum light of 8% of habitable floor area in bedrooms 1 and 2 as required by 8:502(1); we grant the Variance for #3 for stairs from the cellar to the 1st floor that have a variable tread depth less than 9 inches, which does not comply with section 8:504(b)(4); we deny the Variance for #2 for requirements for minimum light of 8% and minimum ventilation of 4% of habitable floor area in the recreation room as required by 8:502(1) and (2); we deny Variance #4 for stairs from the cellar to the 1st floor that has headroom less than 6' and less than 5'6" with hardwired interconnected smoke detectors at the top of each flight of stairs which does not comply with 8:504(4)(b)(2 and 7).

Approved

F2 **16-1660** HBA16-013 HEARING FOR 907 SOUTH MAIN STREET, ANN ARBOR, MI

Attachments: 907 S Main Staff Report.pdf, 907 s main additional information.pdf

Mr. Jon Kellar speaks on behalf of his property at 907 South Main, Ann Arbor, MI for a variance from ceiling height in bedrooms, hallways and stairways.

Mr. Robin Grosshuesch moves that in the matter of the variance hearing for HBA16-013 for 907 South Main Street, Ann Arbor, MI that the Board finds that we deny Variance #1, the requirements of Section 8:504(4)(b)(2) can be met by Section 8:504(4)(b)(7) which allows for the ceiling height of stairways in 1 and 2 family dwellings to be 5'6" provided that hardwired interconnected smoke detectors be installed at the top of each flight of stairs. (Electrical permit is required).

I move that Variance #2 be approved with contingencies. The ceiling in the second floor corridor that is 6'3", which does not comply with Section 8:504(4)(a)(2), provided there are interconnected smoke detectors in all 4 bedrooms and hardwired interconnected smoke detectors at the top of each flight of stairs. (Electrical permit is required)

I move to approve Variance #3 with contingencies. Ceilings in Room 1 on the 2nd floor that are 6'10", which does not comply with Section 8:503(3)(c) and ceilings in Room 2 on the 2nd floor that are 6'10" for at least 50% of the required floor area for sloped ceiling rooms, which does not comply with Section 8:503(3)(b), provided there are interconnected smoke

detectors in all 4 bedrooms and hardwired interconnected smoke detectors at the top of each flight of stairs. (Electrical permit is required)

Approved

F3 16-1659 HBA16-009 HEARING FOR 335 CATHERINE STREET, ANN ARBOR, MI

Attachments: 335 Catherine Variance.pdf, 335 catherine additional information.pdf

Mr. Louis Breskman speaks on behalf of his property at 335 Catherine Street, Ann Arbor, MI in regards to a variance for a spiral stair case to the third floor.

Ms. Kristen Schweighoefer moves that in the variance hearing for HBA16-009 for 335 Catherine Street, Ann Arbor, MI that the Board grants the variance for the spiral stairs to the third floor. The stairs must have a clear width of 21 inches, which does not comply with section 8:504(4)(b) (1); contingent upon:(1) Maintaining interconnected smoke alarms at the top of each flight of stairs and (2) Limiting the occupancy of the third floor to one person.

Approved

G UNFINISHED BUSINESS

Meeting dates were discussed for the second Tuesday of the month for 2017. Calenders will be set and emailed out.

H NEW BUSINESS

None

I COMMUNICATIONS

None

J ADJOURNMENT

Adjourn

