



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, November 16, 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

Meeting called to order at 1:34 PM

B ROLL CALL

Staff: 3 - M. Lemieux, M. Reddmann, D. Williams

Present: 4 - Paul Darling, Robert Hart, Hugh A. Flack Jr., and Kevin
Cox

Absent: 1 - David Arnsdorf

C PUBLIC COMMENTARY - GENERAL

None

D APPROVAL OF AGENDA

E APPROVAL OF MINUTES

E-1 [23-1591](#) Building Board of Appeals Meeting Minutes for August 17, 2023

Attachments: BBA Meeting Minutes 8-17-23.pdf

Approved by the Board and forwarded to City Council.

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F-1 [23-1592](#) BBA23-0005 Variance for 311 East Liberty, Ann Arbor, Michigan 48104

Attachments: Staff Report and Application for BBA23-0005.pdf

M. Lemieux gave the staff report recommending denial of the request for a variance.

Architect C. Heuter spoke on the history of the project and asked for change of use exemption because the one granted in 1987 is now null and void.

Board members asked questions of the presenters and discussed the request.

B. Hart made the following motion:

That in the case of BBA23-0005, the appeal of the Building Official's decision that the work proposed at 311 E. Liberty is granted relief from Section 1027.5 of the 2015 Michigan Building 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 the accessible ramp and means of egress for the first floor be located on the rear or north of the 311 Building with the provision that this condition is acceptable as long as the adjoining adjacent 301 existing building with four-hour exterior wall rating remain and the existing 311 Liberty building adjoining wall to the ramp retain its one-hour rating and that the deck be constructed of non-combustible material. The approval of this appeal shall not be considered as a precedent for future projects incurring similar conditions.

Motion passes unanimously.

Approved

G **OLD BUSINESS**

1100 Broadway is moving forward with original permanent generator plan.

H **NEW BUSINESS**

None.

I ADJOURNMENT

Meeting adjourned at 2:09 PM

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42198 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