

# ANN ARBOR HOUSING BOARD OF APPEALS

## STAFF REPORT

**Meeting Date: February 11, 2020**

**Type of Request: VARIANCE**

Housing Board of Appeals Request HBA20-001 at 2810 Elmwood Ave., ANN ARBOR, MI 48104.

(Parcel Identification Number: **09-12-02-325-007**)

### DESCRIPTION AND DISCUSSION

#### Property Owners Name and Address:

Jennifer Bishop and Sarah Tanner  
8179 Stonehedge Rd.  
Gregory, MI 48137

### BACKGROUND

The house at 2810 Elmwood Ave. was built in the 1920's and appears to be original construction with 1 bedroom on the first floor and a finished loft space on the second floor.

The owner of the residence located at 2810 Elmwood Ave., Ann Arbor, MI requests one variance:

#### **(1) Second floor loft space ceiling.**

Variance from 8:503(3)(b): At least 50% of the required floor area of every habitable room with a sloping ceiling shall have a ceiling height of at least 7 feet (84 inches). The floor area of that part of any room where the ceiling height is less than 5 feet (60 inches) shall not be considered as part of the floor area in computing the total floor area of the room.

\*Inspection found that the ceiling height is 6' 7" (79 inches).

**Section 8:515 (2) of the Ann Arbor Housing Code:** The City of Ann Arbor Housing Code allows the Housing Board of Appeals to grant variances from the requirements of Chapter 105.

#### **Standards for Approval:**

- 1. Practical difficulties or unnecessary hardship;*
- 2. The variance does not violate the intent of this chapter; and*
- 3. The variance does not jeopardize public health and safety.*

**STAFF RECOMMENDATION**

Staff recommends that the variance should be denied.

**PROPOSED MOTION**

I move to approve/deny the following variance at 2810 Elmwood Ave.:

- (1) Ceiling in the second floor loft space that is 6' 7" (79 inches), which does not comply with section 8:503(3)(b);

The board finds that:

- (1)
- (2)
- (3)