

SOBLE ROWE KRICHBAUM

Limited Liability Partnership



ATTORNEYS AT LAW

RICHARD A. SOBLE
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Paralegal

VIA US MAIL
May 9, 2025

City of Ann Arbor
Building Department
301 E Huron Street
Ann Arbor, MI 48104

Re: Request for Variance at 302 E. Liberty St. — Revised

To whom it may concern,

I am one of the owners of 302 Liberty LLC, which owns the historic building at 302 E. Liberty St here in Ann Arbor. I'm writing in support of a variance to allow a landing between the second and third floors that is 24 inches deep instead of 36 inches.

When we recently began renovating the third floor, the old staircase ended in an awkward step at the very top which had a lower center and a step up/down to either the right or the left. Everyone who saw it and went up there when it was the guitar repair space commented on it being a potential trip hazard. For that reason, we wanted to re-do the stairs to fix that potential hazard at the top. With the old stairs, the door from the second floor to the third floor had only a few inches of space between the door and the stairs.

With the new stairs, we have also tried to move the door back into the hallway to create a landing between the door and the stairs. Because of the position of the stairs and the exterior wall, there is not enough space on both sides of the door for 36 inch landings. If we could have a variance that allows us to have a 24 inch landing between the door and the stairs, it would allow us reasonable use of this historic space. The new design would be much safer than the old one because the trip-hazard at the top was eliminated and a landing of three to four inches would become a landing of 24 inches.

302 East Liberty Street, Ann Arbor, Michigan 48104
(734) 996-5600 Phone (734) 662-0552 Fax srklp.com

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We appreciate your time, attention, and consideration.

Very Truly Yours,

SOBLE ROWE KRICHBAUM

A handwritten signature in blue ink, appearing to read 'Matthew E. Krichbaum', with a stylized, flowing script.

Matthew E. Krichbaum