



City of Ann Arbor

Meeting Minutes - Draft

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, April 16, 2026

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 a2gov.org/watchCTN

To speak at public comment call Toll Free 877-853-5247 or 888-788-0099 Enter
Webinar ID: 916 9923 5911
Passcode: 385615

A CALL TO ORDER

P. Darling called meeting to order at 1:31pm

B ROLL CALL

Present: 3 - Paul Darling, Robert Hart, and Hugh A. Flack Jr.

Absent: 2 - David Arnsdorf, and Kevin Cox

Others present:

Building Official Michael Lemieux

Deputy Building Official Barry Penix

Fire Marshall Michael Reddmann

Administrative Assistant Juliet Harvey

Administrative Assistant Stephen Kokoski

C PUBLIC COMMENTARY - GENERAL

Seeing no speakers, Chair Darling closed public commentary

D APPROVAL OF AGENDA

E APPROVAL OF MINUTES

E-a [26-0471](#) BBA Meeting Minutes Thursday October 16th, 2025

Moved by Flack, seconded by Hart to approve the October 16, 2025 Building Board of Appeals Meeting Minutes. Minutes were approved unanimously and forwarded to City Council.

F **APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS**

F-a [26-0474](#) BBA26-0002 - Appeal for 1620 Hillridge Blvd, Ann Arbor, MI 48105

STAFF PRESENTATION:

Building Official Mike Lemieux presented the staff report. Staff recommends this application be denied as it does not meet the standards for approval, the code has not been misinterpreted, the provisions of the code do apply, and the building department is unable to confirm an equal or better form of construction has been provided.

The Building Official's determination is based on the following sections of the 2015 MRC:

- *Section R301.1.3 (Engineered Design): "Where a building or portion thereof utilizes elements not conforming to the prescriptive provisions of this code, those elements shall be designed in accordance with accepted engineering practice."*

Note: There are no prescriptive tables in the MRC for attaching structures to living trees.

- *Section R104.11 (Alternative materials, design and methods of construction): This section allows the Building Official to approve alternatives, provided they are found to be "satisfactory and comply with the intent of the provisions of this code." However, it explicitly states the Building Official shall require supporting data to assist in the approval.*

- *Section R106.1 (Submittal Documents): Authorizes the Building Official to require construction documents prepared by a registered design professional when the complexity of the work warrants it.*

APPLICANT/REPRESENTATIVE:

Zachary Adams, property owner, presented the proposed request.

BOARD DISCUSSION:

The Board took into consideration the presented petition and discussed the matter.

[For a complete record of the discussion, please see available video format].

Moved by Hart, Seconded by Flack.

In the case of BBA26-00002, the appeal of the building official's decision to 1620 Hill Boulevard is granted relief from section R104.11, R 106.1, and R301.1.3 of the 2015 Michigan residential code. The building board of appeal reverses the building official's decision for the reasons that the building board of appeals accepts what is proposed as an equal or better form of construction with the following provisions. The applicant has provided additional supportive data on the plans, including providing additional tree/timber. Two, the applicant will extend secondary grade beams with additional supports to alleviate the load on the western tree adjacent to the curved stair. Three, the applicant will demonstrate flexibility of electrical conduit connection to structure to handle movement. And four, the applicant will provide anchorage of stair to platform to ensure its stability. And finally, in granting this appeal, the board understands that the applicant and its engineer of record have performed due diligence in the design and engineering of the accessory structure.

On a voice vote, the motion passed unanimously. Vote 3-0.

G OLD BUSINESS

None at this time

H NEW BUSINESS

None at this time

I ADJOURNMENT

Chair Darling adjourned meeting

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: SKokoski@a2gov.org