



1. Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the home compared to other homes in the City?

There is no space to make the stairs longer + safer. The changes greatly improved the safety of the stairs to the second floor.

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return, or both? more than inconvenience.

3. What effect will granting the variance have on the neighboring properties? \_\_\_\_\_

NONE

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the Code?

The stairs would protrude into the already small living/dining room.

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

Basic structure of house

### Section 5: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Housing Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application. All materials must be provided on **8 1/2" by 11" sheets.**

- State proposed use of property, size of lot and size and type of proposed changes.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.

**Section 6: Acknowledgement**

**SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC**

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Code for the stated reasons, in accordance with the materials attached hereto.

734-426-1427  
Phone Number  
skglow@wccnet.edu  
Email Address

Susan Kathleen Glow  
Signature  
Susan Kathleen Glow  
Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct.

Susan Kathleen Glow  
Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Housing Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Susan Kathleen Glow  
Signature

On this 1 day of May, 2013 before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

Elaine K. Stegg  
Notary Public Signature  
Elaine K. Stegg  
Print Name

Nov. 30, 2018  
Notary Commission Expiration Date

Staff Use Only

Date Submitted: 5/2/13 Fee Paid: \$500 -  
File No.: HBA13-007  
Pre-Filing Review Person & Date: BA 5/2/13  
Secondary Staff Review Person & Date: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
BBA Action: \_\_\_\_\_



## CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104  
(734) 794 6267

**Receipt Number: 2013-00052948**

**Project Number** HBA13-002  
**Receipt Print Date:** 05/02/2013  
**Address** 1801 CHARLTON AVE  
**Applicant**  
**Owner** ULSOY JESSIE  
**Project Description**

### FEES PAID

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0010-033-3370-0000-4362

**APPEAL FEES**

HBA	0010-033-3370-0000-4362	500.00
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<b>Total Fees for Account 0010-033-3370-0000-4362:</b>	<b>500.00</b>
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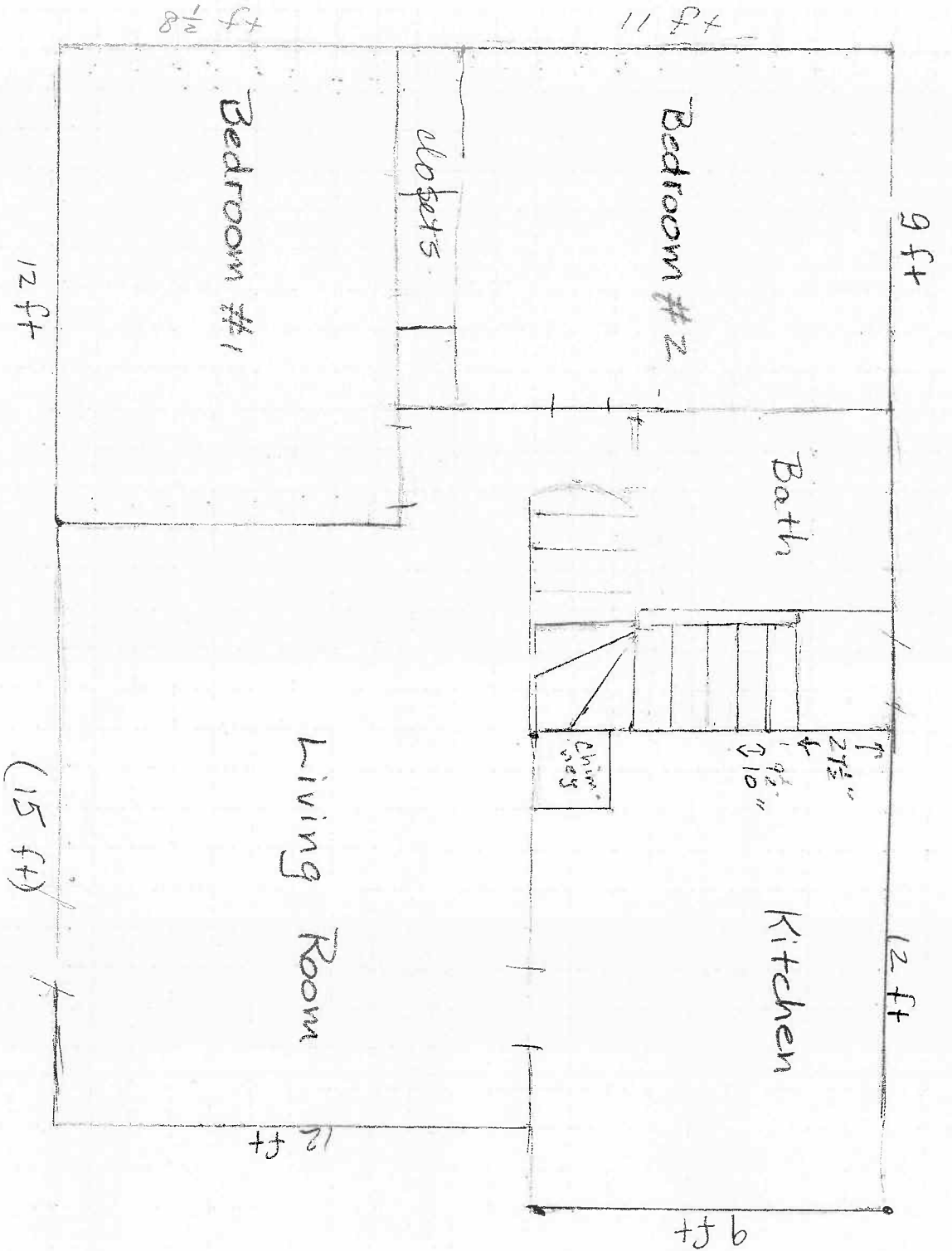
<b>TOTAL FEES PAID</b>	<b>500.00</b>
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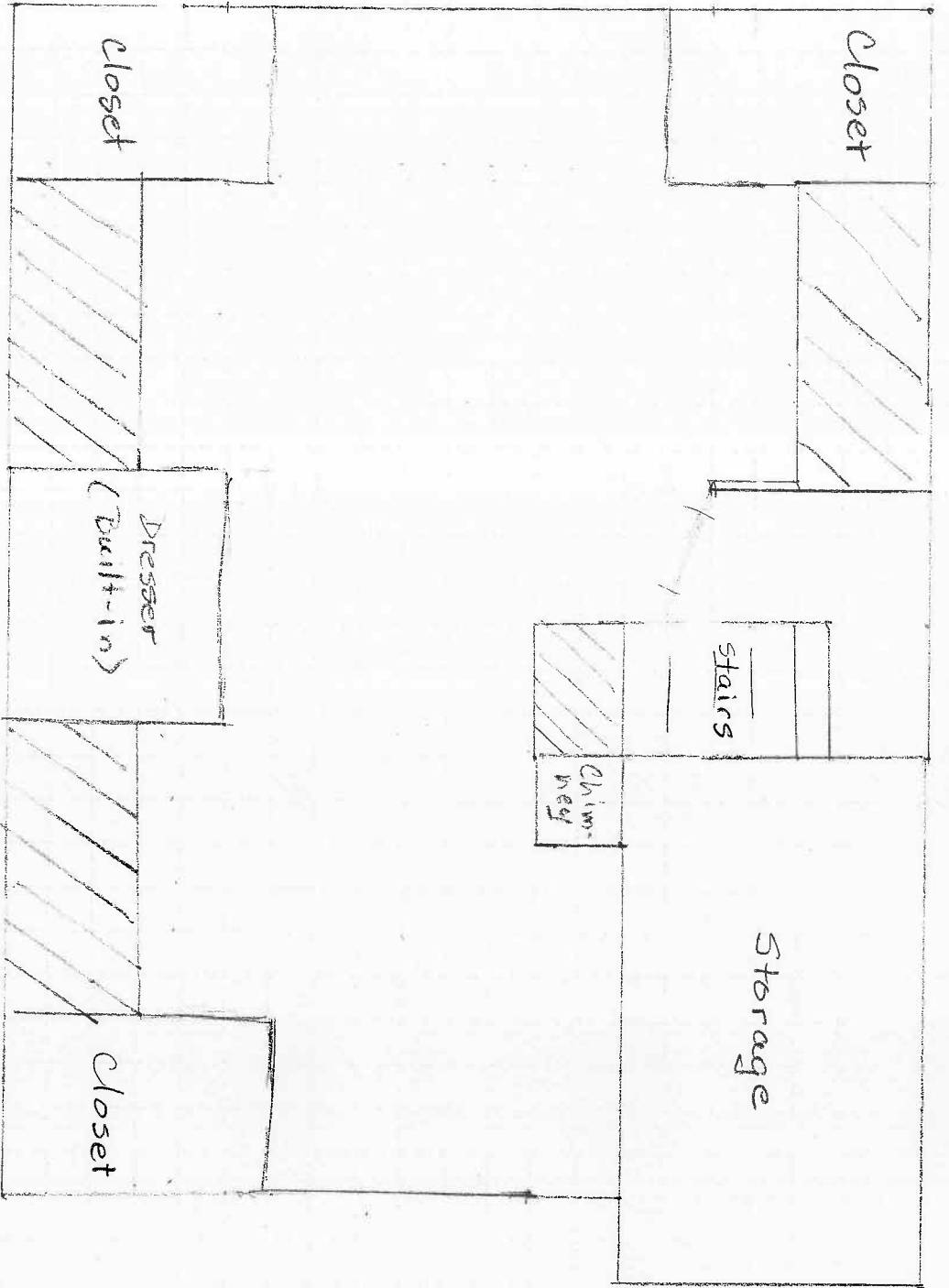
DATE PAID: Thursday, May 2, 2013

PAID BY: LOGOS

PAYMENT METHOD: CASH

1<sup>st</sup> FLOOR





2<sup>ND</sup> FLOOR



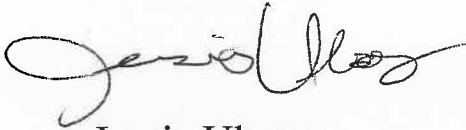
May 1, 2013

City of Ann Arbor Housing Board of Appeals

Dear Board Members,

I, Jessie Ulsoy, hereby appoint Susan Glowski as my representative to the Housing Board of Appeals in regards to the application for a variance to the housing code for the property at 1801 Charlton, Ann Arbor, MI 48103. If you have any questions I can be reached at 347-237-1270.

Best Regards,

A handwritten signature in black ink, appearing to read "Jessie Ulsoy". The signature is fluid and cursive, with the first name "Jessie" written in a larger, more prominent script than the last name "Ulsoy".

Jessie Ulsoy



CITY OF ANN ARBOR, MICHIGAN  
Community Services Area

Planning & Development Services Unit  
301 E Huron St, Ann Arbor, MI 48107-8647  
www.a2gov.org

**Housing Board of Appeals Staff Report**

Subject: HBA 13-002  
1801 Charlton Ave

**Description and Discussion:**

The owners of the residence located at 1801 Charlton request a variance from the requirement of a minimum 9" tread depth as required by section 8:504 (B)4, for the stairs to the second floor.

On a first time rental inspection conducted on October 04, 2012 by Terry Root, it was found that the stairs appear to have been rebuilt and do not meet code. The risers vary from 4-1/2" on the top rise averaging 7-3/4" throughout to the first rise which is 6-3/8". There are also winder treads that do not meet code, the treads are required to have the minimum tread depth of 9" when measured in from the narrow side. The measurements vary from 7-1/2" to 8-1/2". Additionally, the top landing has been reduced to 24-1/2" deep. The tread depths also vary from 10-1/4" at the top tread to 8" on the bottom tread

The house was built in 1942 and does not appear to be original construction with 1 bedroom on the second floor.

It does not appear that the stairs can be improved upon in a logical manner as there is not room to do so.

**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 on existing structural elements of a building.

**Standards for Approval:**

*Practical difficulties or unnecessary hardship*

*Per the applicant:*

*The variance does not jeopardize the public health and safety.*

At this time there does not appear to be an immediate health and safety issue.

*The variance does not violate the intent of this chapter*

The first purpose of the Ann Arbor Housing Code is to protect the health, safety and welfare of residents. Granting this variance as requested by the petitioner **will not** violate this purpose.



Subject: HBA 13-002 - CONTINUED  
1801 Charlton Ave., Zoning R1D

**Recommendation:**

Staff recommends the following motion:

**MOTION**

Wording for motion will need to be determined by board after they make a site visit to determine if any contingencies should be put in place.

1. In my opinion, it doesn't look like there is room to make the stairs meet code due to the structural elements of the home. I do believe they could have been constructed better (with rise and run continuity) but they still would not meet the building code for replacing the stairs. I think all of the board members should make a site visit before forming an opinion on the stairs.

Respectfully submitted,

Terry Root  
Development Services Inspector

Lisha Turner-Tolbert  
Inspection Supervisor