



CITY OF ANN ARBOR, MICHIGAN
Community Services Area
Planning & Development Services Unit
301 E. Huron St, P.O. Box 8647, Ann Arbor, Michigan 48107-8647
www.a2gov.org
1-734-794-6263

STAFF REPORT

July 10, 2015

Building Board of Appeals
City of Ann Arbor

Re: Renovation Project
415 W. Jefferson St.
Ann Arbor, MI 48105

Applicant: Meadowlark Builders
3250 W. Liberty St.
Ann Arbor, MI

Dear Board Members:

The City has received an application requesting that the Building Board of Appeals consider an exception to the 2009 Michigan Residential Code described as follows:

1. Section R311.7.1 of the 2009 Michigan Residential Code requires an overall width of 36" for a stairway. The current stairway is non-compliant at 33" but is legal as existing. The applicant is proposing to finish the basement which includes furring out the exterior wall adjacent to the stairway to allow for insulation and drywall. His proposal will decrease the width of the stairway by a 1 ½" for a total finished width of 31 ½".

Based on the 2009 Residential Energy Code requirements for basement walls, and to avoid costly changes to the existing structure as stated in the application, I would recommend approval of this variance.

If you have any questions, please call me at 734 652-6813.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig E. Strong".

Craig E. Strong, Building Official
City of Ann Arbor



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

BBAIS-010

Mailing: 301 E. Huron St. P.O. Box 8647 Ann Arbor, Michigan 48107-8647
p. 734.794.6263 f. 734.994.8460 building@a2gov.org

APPLICATION FOR VARIANCE - BUILDING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: MEADOWLARK BUILDERS (Jimmy Bevilacqua)
Address of Applicant: 3250 W. LIBERTY STREET
Daytime Phone: (917) 822-0108 Fax: _____
Email: jimmy@homewithmeadowlark.com
Applicant's Relationship to Property: designer

Section 2: Property Information

Address of Property: 415 W. JEFFERSON ST.
Zoning Classification: R2A
Tax ID# (if known): 09-09-29-318-014 (parcel #)
*Name of Property Owner: Acar Altinsel
**If different than applicant, a letter of authorization from the property owner must be provided.*

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
<u>2009 Michigan Residential Code, Section R311.7.1</u>	<u>36" wide</u>	<u>31 1/2"</u> 33 1/2"
<u>Means of Egress - Stairways - Width</u>		
<u>Example: 2003 Building Code, Section 5:26</u>	<u>Example: 7' Ceiling Clearance</u>	<u>Example: 6'5" under landing</u>

Give a detailed description of the work you would need this variance for (attach additional sheets if necessary)

The existing basement stair is on an exterior wall under the stair from first floor to second floor and has an effective tread width (w/ required headroom) of ³³35". The proposal to finish the basement and insulate the exterior wall would reduce the stair width to 33 1/2"

STAIRS → CURRENTLY 35" PROP: 33 1/2"
OPENING → CURRENTLY 33 PROP: 31 1/2"

Section 4: Variance Request

The City of Ann Arbor Building Board of Appeals has the powers granted by State law and Building Codes. A variance may be granted by the Building Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is found TRUE.

Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Building Board of Appeals.

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?

The existing basement stair does not comply to code (³³25" wide) and in order to insulate the basement space without changing the primary staircase (1st fl. to 2nd fl.) and living room walls, the stair to the basement would need to be ^{31 1/2}33 1/2" wide.

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

The hardships would be to make unnecessary and costly changes to the original home (walls & staircase)

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 original placement of the basement stair in relation to the exterior CMU wall, the staircase above, and the first floor walls above.

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

No, the condition is original to the 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 Building 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. **If incomplete, you will be scheduled for the NEXT MEETING DATE ON THE FOLLOWING MONTH.**

- State proposed use of property, size of lot and size and type of proposed changes.
- Building floor plans showing interior rooms, including dimensions. (continued...)
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- Letter of Authority if being represented by someone other than the property owner.

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 Applicable City Code and/or 2006 Michigan Residential Code and/or 2006 Michigan Building Code for the stated reasons, in accordance with the materials attached hereto.

(917) 822-0108
Phone Number

[Signature]
Signature

Jimmy@hshnewwithmeadowlark.com
Email Address

JAMES BEVILACQUA
Print Name

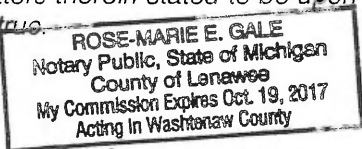
I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith are true and correct and have received all coversheets with dates, deadlines and instructions. Applicant acknowledges that they are aware of these meeting dates and will not receive further notification of meeting dates and times. All applicants are expected to know when and where the meeting is and to appear to present their appeal in a timely fashion:

[Signature]
Signature

Further, I hereby give City of Ann Arbor Planning and Development Services unit staff and members of the Building Board of Appeals permission to access the subject property for the purpose of reviewing my variance request. As a condition of granting any variance, the property owner is also responsible for reinstating, paying fees for or acquiring new permits to inspect and final out any outstanding work at this property:

[Signature]
Signature

On this 11 day of JUNE, 2015, 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.



[Signature]
Notary Public Signature

October 19, 2017
Notary Commission Expiration Date

ROSE-MARIE E. GALE
Print Name

STAFF USE ONLY

Date Submitted: _____ Fee Paid: _____

File No.: _____

Pre-Filing Review Person & Date: _____

Secondary Staff Review Person & Date _____

Date of Public Hearing: _____

BBA Action: _____

OUTSTANDING PERMITS: _____

ALTINSEL RESIDENCE

REMODEL & SMALL MUDROOM ADDITION
415 W JEFFERSON STREET
ANN ARBOR, MI 48103

ANN ARBOR BUILDING BOARD OF APPEALS
REVISED APPLICATION



SHEET INDEX

A0.01	COVER SHEET
A0.02	PHOTOS
A0.08	BASEMENT PLANS

DESCRIPTION OF VARIANCE REQUEST FOR PROPOSED PROJECT:

The proposed project includes finishing the existing basement, including the exterior CMU wall which would be furred out, insulated, and drywall applied. The existing stair to the basement is on the exterior wall and the effective width of the stair from the CMU exterior wall to the interior wall defining the head clearance is currently 33". The proposed change would add 1" furring strips and 1/2" drywall to the CMU wall to reduce the width of the stair treads to 31 1/2". There is an exterior door at the stair landing and an egress window will be added to the basement living space per the proposal.

A0.01

PRINT DATE
7/2/19
PROJ. STATUS
95A
PROJ. #
14TR077

COVER SHEET

ACAR AND KELLY ALTINSEL
415 W JEFFERSON STREET
ANN ARBOR, MI 48103

MEADOWLARK
3250 W. LIBERTY RD, ANN ARBOR, MI 48103
OFFICE: 734.332.1500





EXISTING STAIR LANDING & EXTERIOR DOOR @ BASEMENT STAIR



EXISTING BASEMENT STAIR (EXTERIOR WALL TO BE FURRED OUT 1 1/2"

PHOTOS

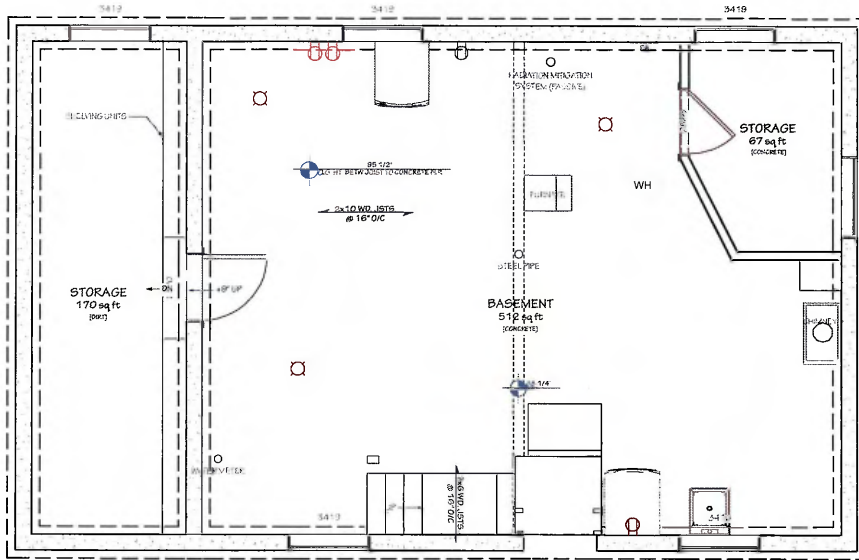
ACAR AND KELLY ALTINSEL
 415 W JEFFERSON STREET
 ANN ARBOR, MI 48103

MEADOWLARK
 3250 W. LIBERTY RD, ANN ARBOR, MI 48103
 OFFICE: 734.332.1500



AO.02

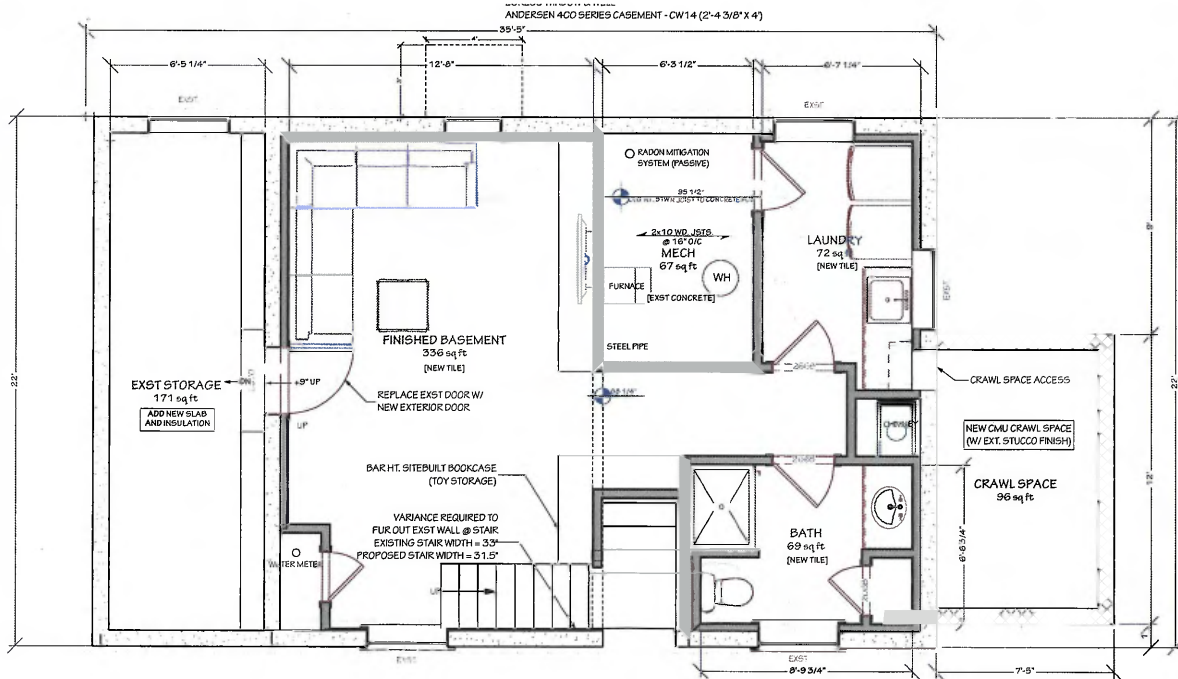
PRINT DATE
 7/27/13
 PROJ. STATUS
 BBA
 PROJ. #
 141P01077



BASEMENT EXISTING PLAN

SCALE: 1/8" = 1'-0"

2



BASEMENT PROPOSED PLAN

SCALE: 1/8" = 1'-0"

1

GENERAL NOTES:
 + ADD SLAB @ SPACE UNDER FRONT PORCH
 + BASEMENT HAS EXISTING WATER SEEPAGE ISSUES

AO.08
 PRINT DATE: 7/27/15
 PROJ. STATUS: BBA
 PROJ. #: 144TR0777

BASEMENT PLANS

ACAR AND KELLY ALTINSEL
 415 W JEFFERSON STREET
 ANN ARBOR, MI 48103

MEADOWLARK
 3250 W. LIBERTY RD, ANN ARBOR, MI 48103
 OFFICE: 734.332.1500



CITY OF ANN ARBOR

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

Receipt Number: 2015-00060771

Project Number BBA15-010
Receipt Print Date: 06/11/2015
Address 415 W JEFFERSON ST
Applicant Meadowlark Builders LLC
Owner ACAR ALTINSEL
Project Description Existing basement stairs does not comply to code 35" wide

FEES PAID

0026-033-3370-0000-4361

P&D - APPEAL FEES 14/15

BBA 1 & 2 FAMILY

0026-033-3370-0000-4361

250.00

Total Fees for Account 0026-033-3370-0000-4361:

250.00

TOTAL FEES PAID

250.00

DATE PAID: Thursday, June 11, 2015

PAID BY: LOGOS

PAYMENT METHOD: CHECK 13672

06/09/2015

Re: Authorization of Designated Agent

To Whom It May Concern:

I have designated Meadowlark Builders as my agent for all matters relating to obtaining/
securing permits and inspections, as required, for the project at:

415 W. Jefferson St.
Ann Arbor, MI 48103

Thank you,


Acar Altinsel

6-9-15
Date