



City of Ann Arbor

1-29-16

PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

Mailing: 301 E. Huron St. P.O. Box 8647 Ann Arbor, Michigan 48107-8647

734.794.6263 734.994.8460 building@a2gov.org

APPLICATION FOR VARIANCE AND/OR TIME EXTENSION HOUSING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: Cabrio Campus Portfolio LLC
Address of Applicant: 2350 S. Huron Pkwy / Ann Arbor, MI 48104
Daytime Phone: 734-994-7374 Fax: 734-994-7380
Email: info@cabrioproperties.com
Applicant's Relationship to Property: owner

Section 2: Property Information

Address of Property: 547 S. Fourth Ave
Zoning Classification:
Tax ID# (if known): 09-09-29-438-024
Name of Property Owner: Cabrio Campus Portfolio LLC

\*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:

8:503 3d
8:503 3d

6'
6'

5'7
5'9

Example: Chapter 105, Section 5:26

Example: 6', 8" Basement Ceiling Height Clearance

Example: 6', 6" Basement Ceiling Height Clearance

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

Blank lines for detailed description of the work proposed.

**Section 4: Variance Request** (If not applying for a variance, skip to section 5)

The City of Ann Arbor Housing Board of Appeals has the powers granted by City Code Chapter 105. A variance may be granted by the Housing 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 Housing Board of Appeals.

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

home was built as a 2 bedroom house and city assessor classifies as such. We feel that 2 people should be able to occupy home without any issues.

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

It is unreasonable to expect that only one person can occupy this home. There is sufficient space for two people and it is safe.

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 ordinance?

The 2nd floor contains 2 bedrooms. We want home to allow for 2 occupants. Unable to increase ceiling height in doorways. This is only an issue at doorways. • Inside the rooms, there is higher clearance.

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

property was built this way. It was previously approved as a 2 bedroom.

**Section 5: Time Extension**

Current use of the property

rental

Explain why you are requesting a time extension:

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**Section 6: 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.

- 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.
- A Complete List of Tenant Names so that they can be notified that the HBA will do a 'walk-through' of the property on the day of the hearing.

**Section 7: 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 Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto

734-994-7374 Bennett Borsok  
Phone Number Signature

info@cabrioproperties.com Bennett Borsok  
Email Address 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. I acknowledge that I've received all instructions, time, date and place of meeting and will be present to present the appeal. Staff will not send additional notification of meeting times.

Bennett Borsok  
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.

Bennett Borsok  
Signature

On this 13 day of January, 2016, 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.



Emily L Steiger  
Notary Public Signature  
Emily L Steiger  
Print Name

245121  
Notary Commission Expires 2/5/21 Date County of Washtenaw

**STAFF USE ONLY**

Date Submitted 1-29-16 Fee Paid: \_\_\_\_\_  
 File No.: ARATG-001 Date of Public Hearing \_\_\_\_\_  
 Pre-filing Staff Reviewer & Date \_\_\_\_\_ HBA Action: \_\_\_\_\_  
 Pre-Filing Review: \_\_\_\_\_  
 Staff Reviewer & Date: \_\_\_\_\_

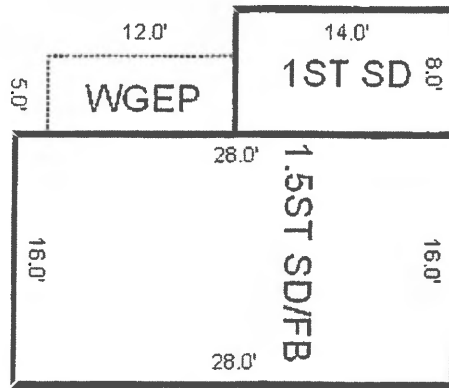
**Image/Sketch for Parcel: 09-09-29-438-024**

**City of Ann Arbor**

[Back to Non-Printer Friendly Version] [Send To Printer](#)

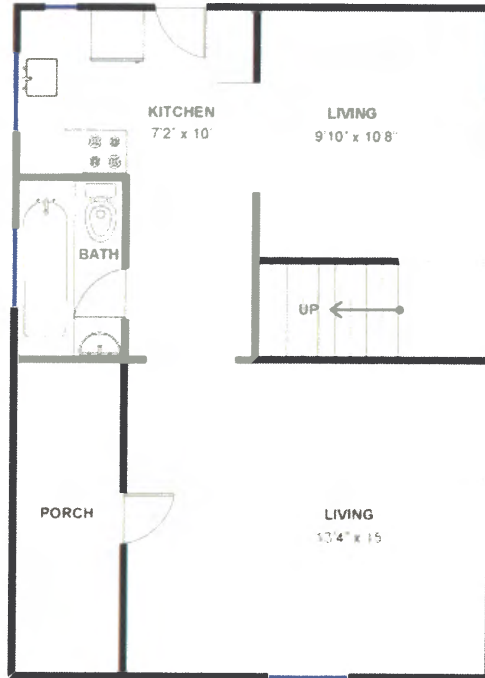
**Caption:** No caption found

Sketch by Apex I/m



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[Privacy Policy](#)

1<sup>st</sup> Floor layout

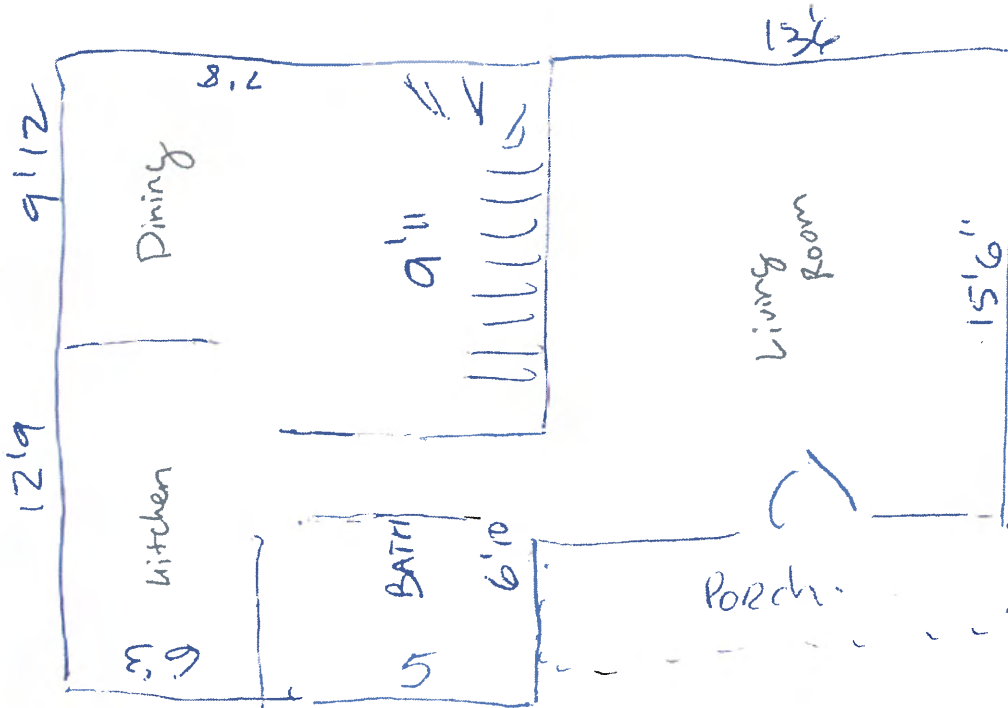


547 S. Fourth Ave.  
First Floor

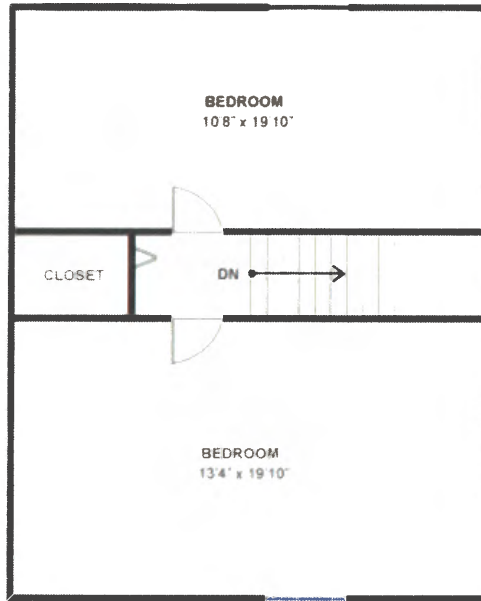


547 4TH AVE

1ST FLOOR,



2<sup>nd</sup> floor layout

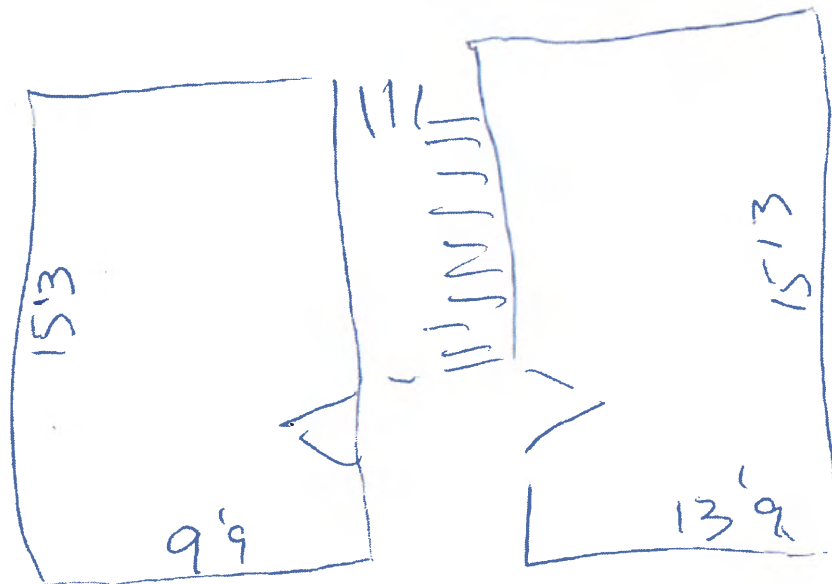


547 S. Fourth Ave.  
Second Floor



547 4TH AVE.

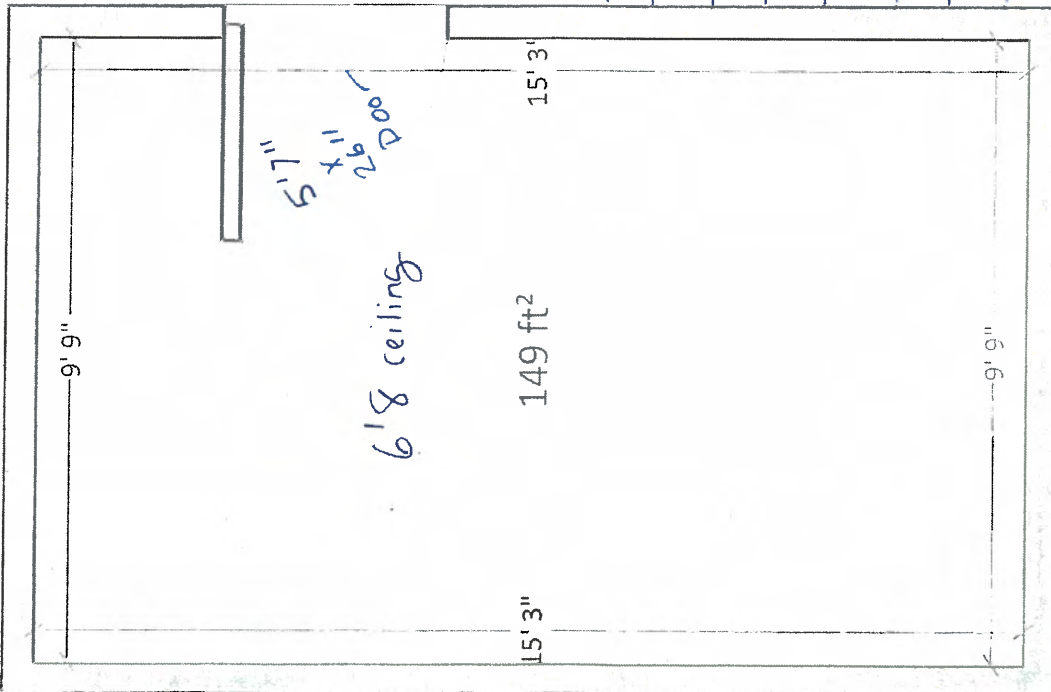
2ND FLOOR



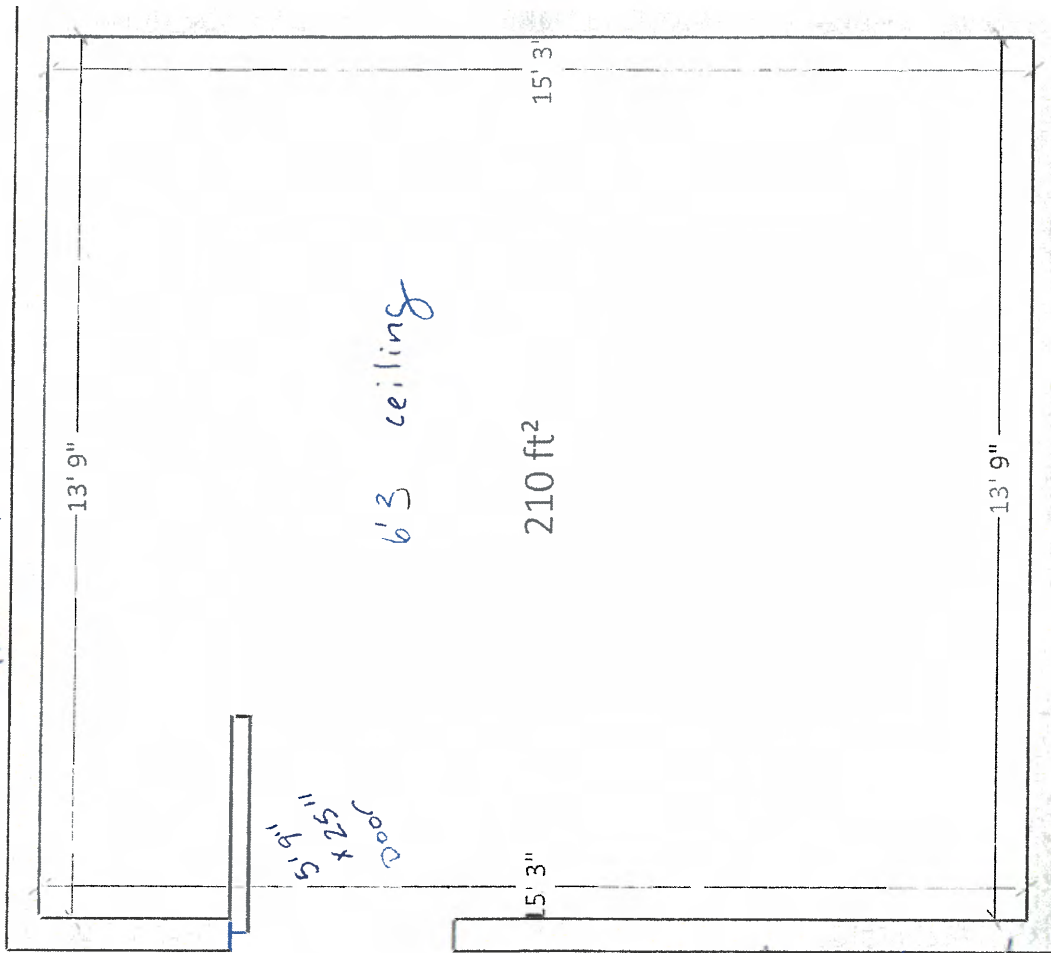


# 2nd floor

rear room



front room



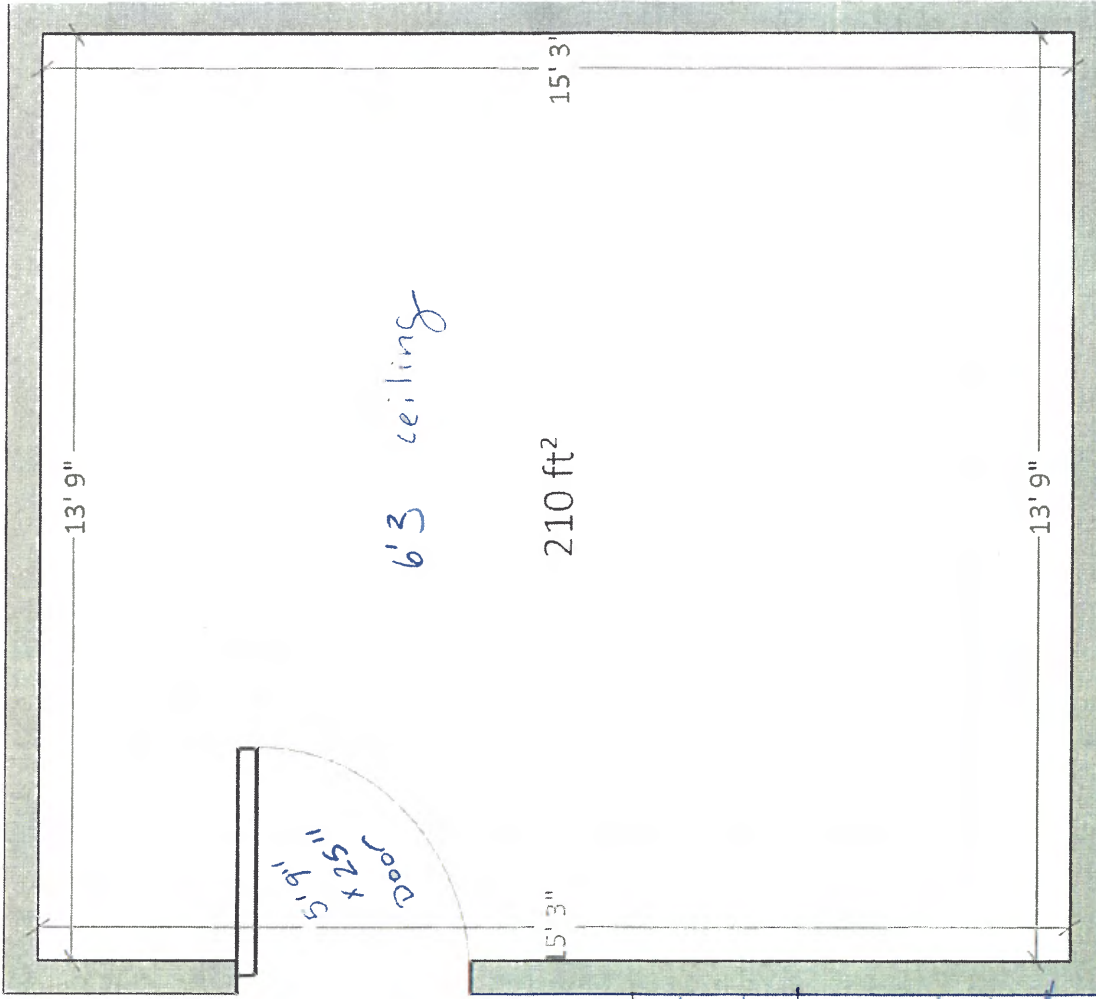
↑  
steps

# 2nd floor

rear room



front room



↑ steps

Steps going upstairs.



Room #1 Upstairs 149 sq feet 6'8" ceiling height



Room #2 Upstairs 210 sq feet 6'3" ceiling height



Front Room



Rear Room





## 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  
Phone: (734) 794-6264  
Fax: (734) 994-8460

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February 28, 2017

Cabrio Campus Portfolio LLC  
2350 South Huron Parkway  
Ann Arbor, MI 48104

Re: 547 South Fourth Ave, Ann Arbor, Michigan, 48104  
Parcel Identification Number ("PIN"): 09-09-29-438-024

Dear Cabrio Campus Portfolio LLC:

Please consider this as a notice to attend the Ann Arbor Housing Board of Appeals meeting for your variance request. You will have the opportunity to address the Board.

This meeting will take place on Tuesday, March 14, 2017 at 1:30 PM on the 2<sup>nd</sup> floor of City Hall in the Council Chambers.

If you are planning to support your request with information or evidence not included with your application, please submit your additional information to City Housing Department staff either by email at [a2rentalhousing@a2gov.org](mailto:a2rentalhousing@a2gov.org) or in person no later than the Friday before the meeting to allow time for distribution to the Board members.

Sincerely,

Lisha Turner-Tolbert  
Rental Housing Services Manager





## City of Ann Arbor

### PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647  
p. 734.794.6264 | f. 734.994.8460 | [rentaldepartment@a2gov.org](mailto:rentaldepartment@a2gov.org)

April 28, 2017

Cabrio Campus Portfolio LLC  
2350 South Huron Parkway  
Ann Arbor, MI 48104

RE: 547 South Fourth Street, Ann Arbor, MI  
Parcel Identification Number (PIN): 09-09-29-438-024

Dear Bennett Borsuk:

Please consider this as an invitation to attend the Ann Arbor Housing Board of Appeals meeting for your Variance Hearing for 547 South Fourth Avenue, Ann Arbor, MI.

The meeting will take place on Tuesday, May 9, 2016 at 1:30 PM on the 2<sup>nd</sup> floor of City Hall in the Council Chambers. Please bring materials and interested parties to the meeting if needed. Please be present for the Board to conduct a site visit of your property between 11:00 am and 1:00 pm before the hearing meeting on May 9<sup>th</sup>, 2017.

Sincerely,

Glen Dempsey  
City of Ann Arbor  
Building Official

# ANN ARBOR HOUSING BOARD OF APPEALS

## STAFF REPORT

**Meeting Date: March 14, 2017**

**Type of Request: VARIANCE**

Housing Board of Appeals Request HBA16-001 at 547 S FOURTH AVE, ANN ARBOR, MI 48104.

(Parcel Identification Number: **09-09-29-438-024**)

### DESCRIPTION AND DISCUSSION

#### Property Owners Name and Address:

Cabrio Campus Portfolio, LLC  
2350 S. Huron Pkwy  
Ann Arbor, MI 48104

### BACKGROUND

The house at 547 S Fourth Ave was built in 1901 and appears to be original construction with 784 square feet. This house is currently listed as an efficiency on the 1<sup>st</sup> floor with a maximum of 2 occupants and has 2 not habitable rooms on the 2<sup>nd</sup> floor.

The requested variance was previously denied by the Housing Board of Appeals under HBA 91-H-88 and the owner at the time was instructed to comply with the code requirement for the minimum openings to a habitable space within 90 days. On August 13, 1991, a permit was issued to "repair/replace opening to comply with minimum headroom requirements per HBA-91-H-88". This permit was cancelled at the request of the owner June 18, 1993.

In the fall of 1991 a followup rental inspection was done on the property. At that time it was noted that the appeal was denied and a copy of the current lease was requested. The lease clearly states that the "tenants agree not to use upstairs rooms as bedrooms" and was signed by 1 tenant. That inspection showed 1 bedroom on the 1<sup>st</sup> floor and 2 not habitable rooms on the 2<sup>nd</sup> floor.

The next rental inspection was in June 1993 and again showed 1 bedroom on the 1<sup>st</sup> floor and 2 not habitable rooms on the 2<sup>nd</sup> floor. At the rental inspection in January 1996 it was incorrectly stated that HBA 91-H-88 was approved. It also showed no bedrooms on the 1<sup>st</sup> floor and the addition of a dining room. It listed the 2 rooms upstairs as bedrooms. This incorrect information was transferred to subsequent inspections although Certificates of Compliance since 2007 that state the number of bedrooms and the maximum number of occupants showed that the property had 1 bedroom and 1 maximum occupant. There are no Certificates of Compliance in the record prior to 2007.

The owner of the residence located at 547 S Fourth Ave., Ann Arbor, MI requests one variance:

**(1) Minimum headroom for openings to habitable space for the 2<sup>nd</sup> floor**

Variance from 8:503 (3)(d):

- (3) Height of ceiling and doors; existing buildings.
- (d) Openings to habitable space. Openings to habitable space shall be at least 6 feet 2 inches high and 22 inches wide. Height of the opening shall be measured at the midpoint. Openings at least 6 feet high are allowable if the height of the opening is limited by structural components of the building. (i.e. beam, rafter, or joist.)

Inspection found that the opening to the 2<sup>nd</sup> floor front room was 5'8" and the opening to the 2<sup>nd</sup> floor rear room was 5'6".

**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 the variance should be denied.

**PROPOSED MOTION**

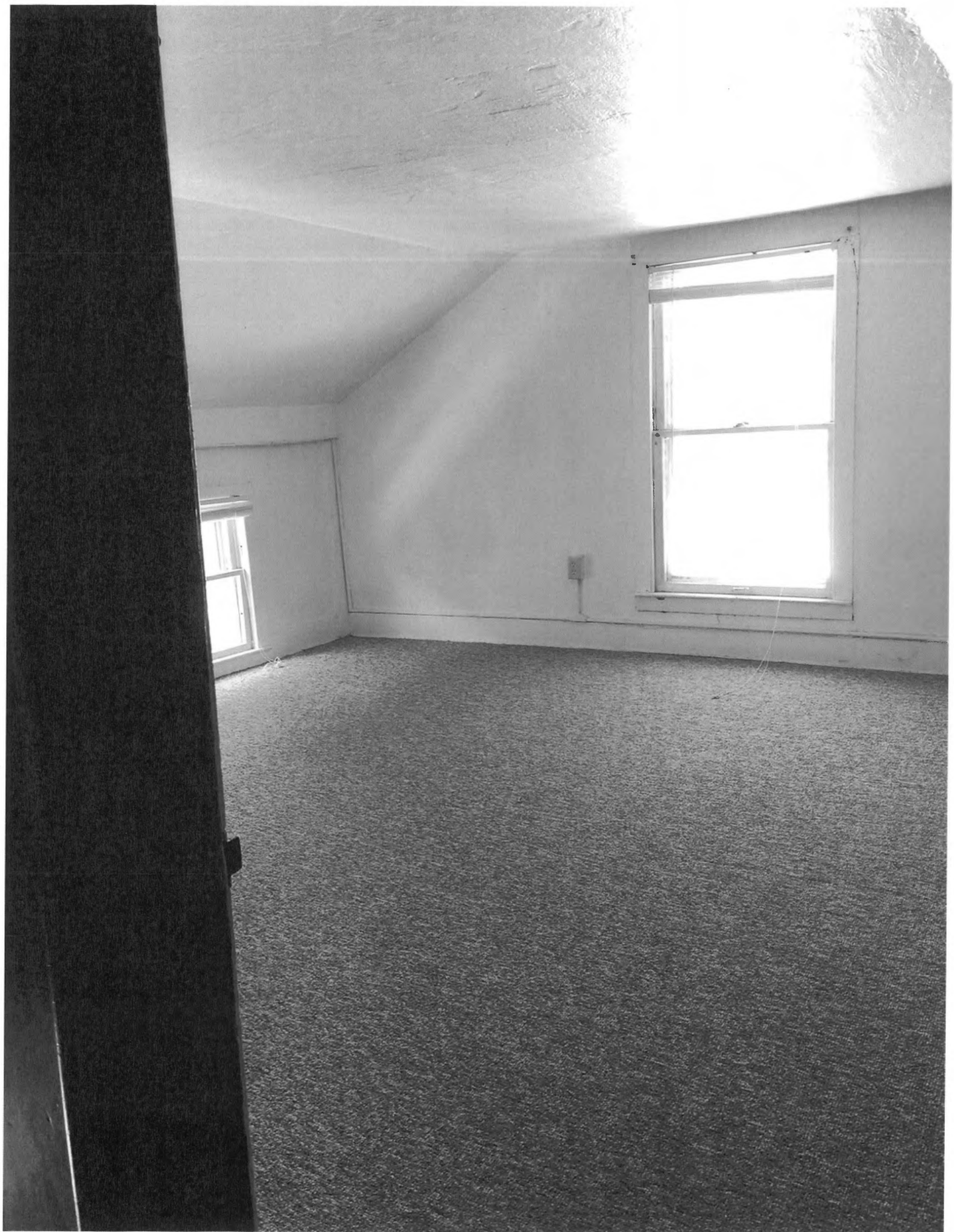
I move to deny the following variance at 547 S Fourth Ave:

- (1) Openings to the two 2<sup>nd</sup> floor rooms that are 5'8" for the front room and 5'6" for the rear room, which does not comply with 8:503 (3)(d)).













8  
3  
0  
0  
0  
0

RECEIVED  
AUG 15 1931  
Building Department

APPLICATION FOR  
PLAN EXAMINATION AND  
BUILDING PERMIT

IMPORTANT - Applicant to complete all items in sections: I, II, III, IV, and IX.

|                         |   |                            |
|-------------------------|---|----------------------------|
| I. LOCATION OF BUILDING | AT (LOCATION) <u>547 S FOURTH AVE</u> (CROSS STREET)                    | ZONING DISTRICT <u>R4C</u> |
|                         | BETWEEN <u>DICKARD</u> (CROSS STREET) AND <u>MADISON</u> (CROSS STREET) |                            |
|                         | SUBDIVISION <u>09-29-438 024</u> LOT _____ BLOCK _____ LOT SIZE _____   |                            |

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D

|  |   |  |  |
|--|---|--|--|
| A. TYPE OF IMPROVEMENT   |   | B. OWNERSHIP   |  |
| <input type="checkbox"/> New building<br><input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 13)<br><input checked="" type="checkbox"/> Alteration (See 2 above)<br><input type="checkbox"/> Repair, replacement<br><input type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D, 13)<br><input type="checkbox"/> Moving (relocation)<br><input type="checkbox"/> Foundation only             | <input checked="" type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.)<br><input type="checkbox"/> Public (Federal, State, or local government) | C. COST<br>10. Cost of improvement, ..... \$ <u>1000.00</u><br>To be installed but not included in the above cost<br>a. Electrical.....<br>b. Plumbing.....<br>c. Heating, air conditioning.....<br>d. Other (elevator, etc.).....<br>11. TOTAL COST OF IMPROVEMENT \$ .....   |  |
| D. PROPOSED USE - For "Wrecking" most recent use<br><b>Residential</b><br><input checked="" type="checkbox"/> One family<br><input type="checkbox"/> Two or more family - Enter number of units - - - - -<br><input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units - - - - -<br><input type="checkbox"/> Garage<br><input type="checkbox"/> Carport<br><input checked="" type="checkbox"/> Other - Specify <u>CITY</u><br><u>CODE VIOLATION -</u><br><u>SEE LETTER</u> |   | <b>Nonresidential</b><br><input type="checkbox"/> Amusement, recreational<br><input type="checkbox"/> Church, other religious<br><input type="checkbox"/> Industrial<br><input type="checkbox"/> Parking garage<br><input type="checkbox"/> Service station, repair garage<br><input type="checkbox"/> Hospital, institutional<br><input type="checkbox"/> Office, bank, professional<br><input type="checkbox"/> Public utility<br><input type="checkbox"/> School, library, other educational<br><input type="checkbox"/> Stores, mercantile<br><input type="checkbox"/> Tanks, towers<br><input type="checkbox"/> Other - Specify ..... |  |

III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E - L; for wrecking, complete only Part J, for all others skip to IV.

|   |   |  |  |  |  |
|---|---|--|--|--|--|
| E. PRINCIPAL TYPE OF FRAME  |   | G. TYPE OF SEWAGE DISPOSAL   |  | J. DIMENSIONS                          |  |
| <input type="checkbox"/> Masonry (wall bearing)<br><input type="checkbox"/> Wood frame<br><input type="checkbox"/> Structural steel<br><input type="checkbox"/> Reinforced concrete<br><input type="checkbox"/> Other - Specify ..... | <input type="checkbox"/> Public or private company<br><input type="checkbox"/> Private (septic tank, etc.)  | <input type="checkbox"/> Public or private company<br><input type="checkbox"/> Private (cell, cistern) | 48. Number of stories.....<br>49. Total square feet of floor area, all floors, based on exterior dimensions.....<br>50. Total land area, sq. ft. ....              |  |  |
| F. PRINCIPAL TYPE OF HEATING FUEL   |   | H. TYPE OF MECHANICAL  |  | K. NUMBER OF OFF-STREET PARKING SPACES |  |
| <input type="checkbox"/> Gas<br><input type="checkbox"/> Oil<br><input type="checkbox"/> Electricity<br><input type="checkbox"/> Coal<br><input type="checkbox"/> Other - Specify .....   | Will there be central air conditioning?<br>44 <input type="checkbox"/> Yes    45 <input type="checkbox"/> No<br><br>Will there be an elevator?<br>46 <input type="checkbox"/> Yes    47 <input type="checkbox"/> No |  | 51. Enclosed.....<br>52. Outdoor.....<br>L. RESIDENTIAL BUILDINGS ONLY<br>53. Number of bedrooms.....<br><br>54. Number of bathrooms } Full.....<br>} Partial..... |  |  |

NO. \_\_\_\_\_  
STREET

NOTES and Data - (For department use)

(08) Repair/Replace opening to comply with  
minimum headroom requirements per  
HBA 91-H-88

000370

000372

CITY OF ANN ARBOR, MICHIGAN  
BUILDING DEPARTMENT  
100 NORTH FIFTH AVENUE 994-2674

FIELD COPY

### BUILDING PERMIT

APPLICANT Steven Welch DATE 8/13/91 ADDRESS 616 Church PERMIT NO. 36649

PERMIT TO Repair (TYPE OF IMPROVEMENT) (NO.) STORY (PROPOSED USE) NUMBER OF DWELLING UNITS (CONTR'S LICENSE)

AT (LOCATION) 577 S. Fourth Ave (NO.) (STREET) ZONING DISTRICT R4C

BETWEEN (CROSS STREET) AND (CROSS STREET) 30047

SUBDIVISION 09 29 438 024 LOT BLOCK LOT SIZE Bl.Dc 20.00  
SH 25.00

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL COMPLY WITH CONSTRUCTION CODES BOBBIE 61690

TO TYPE \_\_\_\_\_ USE GROUP \_\_\_\_\_ BASEMENT WALLS OR FOUNDATION \_\_\_\_\_ (TYPE)

REMARKS: (08) Repair/replace opening to comply with minimum headroom requirements per BEA 91-R-24

AREA OR VOLUME \_\_\_\_\_ (CUBIC/SQUARE FEET) ESTIMATED COST \$ 1,000.00 PERMIT FEE \$ 20.00

OWNER same BUILDING DEPT. BY Jack Donaldson/jk

ADDRESS same

FORM NO. BOCA-SP 1989

INSPECTION RECORD

| DATE    | NOTE PROGRESS - CRITICISMS AND REMARKS                | INSPECTOR |
|---------|---|-----------|
| 6-18-93 | K clay Lette. 6-15-93                                 |           |
|         | permit cancelled per Owner request -<br>work not done | JE        |
|         |   |           |
|         |   |           |
|         |   |           |
|         |   |           |
|         |   |           |
|         |   |           |
|         |   |           |

000374

000376

**APPLICATION FOR ELECTRICAL PERMIT**  
**BUILDING DEPARTMENT**  
 City of Ann Arbor, Michigan

Location Address 547 South Fourth  
 City Az Republic  
 Address 616 Church St  
 Phone \_\_\_\_\_

Date 3-27-91  
 Contractor Hanper Elect.  
 Business Address 1340 Jewett  
 Phone 662-8367 Permit No. 35246 Issued 4/3/91

| NUMBER | ITEM  | FEE      | %d. To |
|--------|---|----------|--------|
| 1      | EACH INSPECTION   | \$10.00  | 10.00  |
|        | SERVICE FEEDERS/AMP   | \$ 0.07  |        |
|        | CIRCUITS & FEEDERS EACH:  |          |        |
|        | 20 AMPS AND UNDER   | \$ 1.00  |        |
|        | OVER 20 TO 40   | \$ 3.00  |        |
|        | OVER 50 TO 100  | \$ 4.00  |        |
|        | OVER 100 TO 200   | \$ 6.00  |        |
|        | OVER 200 TO 400   | \$ 6.00  |        |
|        | OVER 400 AMPS   | \$ 8.00  |        |
|        | OVER 800 AMPS   | \$12.00  |        |
| 1      | MISC WIRING/CODE REPAIRS  | \$15.00  | 15.00  |
|        | TEMPORARY SERVICE   | \$10.00  |        |
|        | MINIMUM PERMIT FEE  | \$20.00  |        |
|        | IF A PERMIT IS NOT OBTAINED<br>BEFORE THE WORK IS STARTED,<br>THE APPLICANT SHALL BE<br>SUBJECTED TO DOUBLE THE<br>PERMIT FEE |          |        |
|        | EXTRA INSPECTION ON JOB<br>WITH PERMIT  | \$20.00  |        |
|        | TOTAL FEE   | \$125.00 |        |

Existing Building  New Building \_\_\_\_\_  
 Residential  Commercial \_\_\_\_\_

Name of Business or Building \_\_\_\_\_

**APPLIANCES**

Dryer \_\_\_\_\_ Dishwasher \_\_\_\_\_  
 Range \_\_\_\_\_ Food Disposal \_\_\_\_\_  
 Water Heater \_\_\_\_\_ Air Cond. Outlet \_\_\_\_\_  
 Washer \_\_\_\_\_ Other (Specify) \_\_\_\_\_

**INSPECTOR'S REPORT**

Rough \_\_\_\_\_

Date Apr. \_\_\_\_\_ Inspector \_\_\_\_\_  
 Final 9-16-91 Jm Smack Trotter  
8-8-91 Jm

Date Apr. \_\_\_\_\_ Inspector \_\_\_\_\_

Remarks No Cert. 4-10-91 Jm

Code better.  
Hanper Elect. wired Amoke Dist. Only License No. 14

000379

MAY 21 1991



BUILDING DEPARTMENT

CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107

|                |          |                  |          |
|----------------|----------|------------------|----------|
| Administration | 994-2712 | Housing Bureau   | 994-2678 |
| Appeals Board  | 994-2696 | Plan Review      | 994-2695 |
| Construction   | 994-2674 | Sign Enforcement | 994-2698 |
| Environmental  | 994-2711 | Zoning           | 994-2697 |

May 20, 1991

Aloys C. Metty  
616 Church Street  
Ann Arbor, MI 48104

RE: 547 S. Fourth Avenue  
Appeal 91-H-88

Dear Mr. Metty:

The Housing Board of Appeals met on Tuesday, May 7, 1991 to hear your appeal for variances from the regulations of the City Code. The decision of the Board was as follows, and they have asked me to notify you of their action:

- 1) Variance granted from the minimum 7' headroom requirement for 50% of habitable space for the two second floor rooms in this single-family dwelling, to allow the existing headroom to remain with the following contingencies:
  - a) Installation of a smoke detector in each second floor room, said installation to be approved by the Building Department and completed within ninety (90) days from date of this hearing (8/7/91), and
  - b) Maintain the existing hardwired smoke detector.
- 2) Variance from the minimum 6'2" headroom requirement for openings to habitable space for the doors to the two second floor rooms, to allow the existing heights to remain is denied, said code requirement shall be met within ninety (90) days from dated of this hearing.

Variance #1 was granted based on the finding of practical difficulty in any increase due to physical constraints of the structure, and the fact the intent of the code and public health and welfare is not violated with the stated contingencies complied with.

Aloys C. Metty - Appeal 91-H-88  
Re: 547 S. Fourth Avenue

May 20, 1991  
Page 2

...iance #2 was denied based on the finding of no showing of practical difficulty or undue hardship in that the requirements of the code can be met within 90 days from date of this Hearing.

None of the above relieves you of the responsibility to obtain the required Building Permit and/or Trade Permits from the Building Department before any work can commence.

If you have any further questions regarding this matter, feel free to contact us.

Very truly yours,

*Lola L. Lacy*  
Lola Lee Lacy, Secretary  
Housing Board of Appeals

LLL

cc: David Turnbull, Housing Supervisor  
L. Winkelman, Inspector  
Fourth Madison, Inc. 616 Church - Ann Arbor, MI 48104  
File & Master Copy

L91H88.wp

000381

5  
8  
3  
0  
0

4/1/280  
±  
73/850

### Housing Inspection Report

547 S Fourth Ave

C.O. Date 1992  
 Building or Complex Name \_\_\_\_\_ Expiration 1993  
 Assessor's Code \_\_\_\_\_ Structure \_\_\_\_\_ Inspector Lew  
 09 29 438 024 1

Owner/Agent (Housing Bureau) \_\_\_\_\_ Owner (Taxroll) \_\_\_\_\_

ANN ARBOR REALTY  
616 CHURCH ST  
ANN ARBOR, MI 48104

Phone (313) 663-7444  
or ( ) -

|  |                         |                 |                   |
|--|-------------------------|-----------------|-------------------|
| Structure Type   | Dwelling Unit Type      | Number of Units | Maximum Occupancy |
| <input checked="" type="checkbox"/> Single Family Detached | Efficiencies            |                 |                   |
| <input type="checkbox"/> Two Family                        | 1 Bedroom               | <u>1</u>        | <u>1</u>          |
| <input type="checkbox"/> Single Family Attached            | 2 Bedroom               | <u>   </u>      | <u>   </u>        |
| <input type="checkbox"/> Multiple Family                   | 3 Bedroom               | <u>   </u>      | <u>   </u>        |
| <input type="checkbox"/> Group Quarters                    | 4 Bedroom               | <u>   </u>      | <u>   </u>        |
| <input type="checkbox"/> Rooming House                     | 5 Bedroom               | <u>   </u>      | <u>   </u>        |
| Owner Occupied <u>No</u>                                   | 6 or More               | <u>   </u>      | <u>   </u>        |
| Year Built <u>1900</u>                                     | Total Dwelling Units    | <u>1</u>        | <u>1</u>          |
| Number of Floors _____                                     | Rooms in Group Quarters | <u>   </u>      | <u>   </u>        |
| Zoning <u>R4C</u>  |                         |                 |                   |

12-5  
2-21-91  
1:30  
REC'D - Lew  
1-23-91  
JAN 2 9 1991  
Housing Bureau  
3-20-91  
3/1  
REC'D  
APP 9 1992  
Housing Bureau  
8-7-91  
9:00 AM  
Lew  
5-30 NBR

RECEIVED  
JAN 9 1992  
Housing Bureau

Action OLB 1/8/92  
 Certificate of Compliance \_\_\_\_\_ Ticket  
 Violation Letter \_\_\_\_\_ Abandoned  
 Posted \_\_\_\_\_ No Snow  
 Insulation OK R- \_\_\_\_\_ Vacant  
 Owner pays heat \_\_\_\_\_ single exit construction  
 Final permit ( \_\_\_ days): \_\_\_\_\_

HBA 91-458 - variance granted on 3RD FLR HEADROOM  
 (Denial down opening headroom for both bedrooms)





0-00390

RE: 547 S. Fourth Ave., Ann Arbor, MI  
Single Family Dwelling

February 15, 1991

Kitchen

- OK* Kitchen stove does not have an AGA approved gas shut off valve. 8:507C
- a. Install an AGA approved gas shut off valve.
- Bedroom (Rear) - 9'8" x 20' = 96 square feet

*ELECT  
Permit  
#35246  
Finalized  
2-8-91*

NOTE: No closet in this room.

- 1. Inadequate outlets for habitable space. 8:505C P/E\*\*
- a. Provide additional outlets per code, electrical permit required.

Bathroom

- OK* Bathroom sink loose. 8:509C
- a. Repair.

Stairs (First to Second Floor)

- OK* No smoke detector. 8:527C
- a. Provide smoke detector.
- OK* 2. Unapproved light fixture for stairway illumination. 8:505C
- a. Provide approved wall activating switches to provide adequate illumination.

SECOND FLOOR (Not Habitable Space)

Rear Room

- 1. Inadequate door opening; opening measures 5'7". 8:503C P/B\*\*
- a. Provide adequate door opening per code, building permit required or
- b. Obtain a variance from the Housing Board of Appeals.
- 2. Inadequate ceiling height; no 7' height (sloped ceiling; ceiling height measures 6'8" at highest point, room measures 12'6" x 9'6" = 118 square feet at 5' level). 8:503C P/B\*\*
- a. Provide adequate ceiling height per code, building permit required or
- b. Obtain a variance from the Housing Board of Appeals.
- 3. Inadequate outlets for habitable space. 8:505C
- a. Provide adequate outlets per code, electrical permit required.

*HBA  
91-4-88  
denied  
(see copy  
of above)*

Front Room

- 1. Inadequate door opening; opening measures 5'8". 8:503C P/B\*\*
- a. Provide an adequate door opening per code, building permit required or
- b. Obtain a variance from the Housing Board of Appeals.

*denied*

0-00390

RE: 547 S. Fourth Ave., Ann Arbor, MI  
Single Family Dwelling

February 15, 1991

- denied*
2. Inadequate ceiling height, no 7' height (sloped ceiling; ceiling height measures 6'4" at highest point, room measures 12'5" x 13'11" = 172 square feet at 5' level and no closet). 8:503C P/B\*\*
    - a. Provide adequate ceiling height per code, building permit required or
    - b. Obtain a variance from the Housing Board of Appeals.
  3. Inadequate outlets for habitable space. 8:505C P/E\*\*
    - a. Provide adequate outlets per code, electrical permit required.

EXTERIOR

- OK*
- a. Inadequate weatherization for windows. 8:528C
    - a. Properly caulk all exterior doors and windows at frame including cellar.
  - OK* Downspouts in disrepair. 8:509C
    - a. Repair or replace.
  - OK* Cistern not properly secured. 8:509C
    - a. Secure.

ATTIC AND/OR KNEE WALL AREA

- Unit still vacant*
1. No access provided to check insulation. 8:528C
    - a. Provide access.
    - b. Provide a ladder, in necessary, to check this area during the reinspection. R-19 insulation installed prior to December 1, 1985 is acceptable. If there is less than R-19, the insulation must be increased to an R-30 value and a BUILDING PERMIT AND FINAL APPROVAL BY A BUILDING INSPECTOR MUST BE OBTAINED.

If you have any questions regarding this report, you may call the Housing Inspection Bureau at 994-2678.

Sincerely,

*Len Winkelman*  
Len Winkelman  
Housing Inspector

LW:kg  
1/23/91

000392

ANN ARBOR REALTY, INC.  
618 Church Street  
Ann Arbor, Michigan 48104  
(313) 663-1444



AGREEMENT OF LEASE made this 15 day of March, 19 91 between ANN ARBOR REALTY INC., AGENT hereinafter referred to as Landlord, and John M. Ross and Daniel Burns

hereinafter referred to as Tenant(s) JOINTLY AND SEVERALLY: WITNESS: that the Landlord, for and in consideration of the covenants and agreements hereinafter mentioned and to be kept and performed by the Tenant(s) have demised and leased to the Tenant(s) the premises at 547 S. Fourth Avenue Apartment No. House City/Township of Ann Arbor, State of Michigan, for a term to commence at 12:00 noon on the 12 day of April, 19 91, and to end at 12:00 noon on the 30 day of March, 19 92 unless sooner terminated as hereinafter provided, for a term of approximately 12 months.

AMOUNT OF RENT. Tenant(s) agrees to pay Landlord the total sum of \$ 5750.00 dollars, in periodic installments as follows: \$ 500.00 upon execution of this lease, with \$ 250.00 on May 1, 19 91, and \$ 500.00 on or before the FIRST DAY of each month thereafter for the term of the lease. Each installment of rent shall be made by single check or money order payable to ANN ARBOR REALTY, INC. DO NOT SEND CASH.

LATE PAYMENTS. A TWENTY DOLLAR late charge shall be imposed on all rental payments not received when due and a TWENTY DOLLAR service charge shall be imposed for each check returned by Tenant's bank. Aforementioned unpaid charges shall be considered as unpaid rent. If Tenant is chronically late with rent payments, the Landlord may also terminate tenancy. Collection of Fee does not constitute liquidate damages. Chronic late payment is defined as paying the rent after the due date on three or more occasions during this lease.

SECURITY DEPOSIT. Prior to taking occupancy, Tenant(s) shall deposit with Landlord the sum of (\$ 750.00 ) Dollars as security deposit. Landlord is not obligated to apply this deposit to rent or other charges in arrears, but he may do so at his option. All communications with Landlord regarding the Security Deposit hereunder shall be directed to the Landlord at the same address indicated at the top of this lease. The Security Deposit will be deposited at Society Bank, Ann Arbor, MI.

**TENANTS AGREE NOT TO USE BATHROOMS AS BEDROOMS.**

PARKING/FURNITURE. Tenant shall be entitled to 2 parking spaces. Availability not guaranteed. Apartment is Furnished Unfurnished. ADMINISTRATIVE FEE. Tenant(s) to pay a non-refundable one-time administrative fee of \$ 65.00. Said fee is due prior to taking possession of the premises.

UTILITIES. Tenant agrees to pay the following utilities connected with the rental premises (telephone, (electric), (cooking gas), (water), (gas), and (oil) (strike out those not applicable), including any deposits required.

MODIFICATIONS. It is agreed that both parties will abide by modifications to the Rental Agreement that are in writing and affixed by their signature. No oral modifications shall be binding on Landlord or Tenant(s).

OCCUPANCY LEVEL. Occupancy shall be limited to Residential use by the signers of this lease at the above rental rate. If any guests or persons other than those specified in the lease shall occupy the demised premises or any portion thereof for a period of more than ninety-six (96) hours within any month of the term of the lease or any renewals or extensions thereof, without the prior written consent of the Landlord, the rent shall be increased \$250 per month per unauthorized person. Collection of additional rent does not bar Landlord from pursuing eviction proceedings.

PETS OR ANIMALS. Tenant(s) or their guests may not bring or keep dogs, cats, or any other animals on the premises. Violation of this particular agreement will result in an automatic rental increase of \$40 per month for the balance of the lease. Collection of fees does not bar Landlord from pursuing eviction proceedings against Tenant(s).

JOINT AND SEVERAL OBLIGATION. If said premises are let as a rental unit to more than one Tenant, each of said Tenants is jointly and severally (individually) responsible for the total rent agreed to in this lease.

**RIGHTS AND DUTIES OF TENANTS. City ordinance requires Landlord to furnish to Tenant(s), Prior to executing lease, a copy of "Rights And Duties of Tenants". Tenant(s) initials acknowledge receipt of booklet**

RULES AND REGULATIONS for Tenant(s) attached hereto are hereby incorporated into this lease by reference. TENANT(S) SHALL INDICATE RECEIPT OF SAME BY HIS INITIAL JMR

MOVE-IN & FURNITURE CHECKLIST. An inspection by Tenant(s), using the Move-In & Furniture Checklists provided by Landlord, shall be performed at the beginning of the Rental Agreement. It is Tenant(s) responsibility to make these inspections to secure Tenant(s) rights. These forms shall be completed and returned within 3 days of move-in. These forms shall not be construed as requests for repair. Initial for receipt of Check List JMR

INSURANCE/SUBROGATION. Absent negligence by Landlord or its agents, the Landlord shall not be liable to the Tenant(s) for any theft or destruction of personal property of Tenant(s) or guests caused by fire, water, or any other risks which may be enumerated in standard renters insurance. Each party releases the other party from any liability for loss, damage or injury caused by fire or other casualty for which insurance is carried by the insured party to the extent of any recovery by the insured party under such insurance policy. TENANT(S) AGREE TO PURCHASE INSURANCE FOR THEIR PERSONAL PROPERTY AND THEIR PREMISES.

NOTICE. All notices shall be in writing and delivered to the Landlord at its offices.

NOTICE OF INJURIES. In the event of any injuries to the Tenant(s) or to his/her family or guests or to any property of the Tenant(s) or his/her family or guests through the negligence of the Landlord, its agents, and/or employees, Tenant(s) shall provide Landlord with notice of the occurrence of said injury within five days of the happening thereof. Said notice must be in writing and delivered to the Landlord at its offices.

PESTS/RODENTS/FLEAS. Whenever infestation of insects, rodents or other pests exist in two or more of the dwelling units in any building or in the shared or public parts of any dwelling containing two or more dwelling units, extermination shall be the responsibility of the Landlord. Occupants of single unit private dwellings shall exterminate any insects, rodents, or other pests (except wood eating insects such as termites, post beetles, or carpenter ants) infesting that portion of the premises to be occupied. Tenant responsibility for extermination shall begin 30 days after occupancy commences, providing the unit is free of infestation upon occupancy.

ASSIGNMENT AND SUBLETTING. It is expressly understood and agreed by Tenant(s) that the Tenants leasehold interest MAY NOT ever be sublet in whole or in part. It is, however, expressly agreed and understood that Tenant(s) may assign, in whole or in part, Tenants leasehold interest subject to all of the following conditions: 1. All payments due as of the date of the assignment are paid in full. 2. Written approval of assignee by Landlord. 3. Payment of the current assignment fee. 4. Execution of an assignment of all leasehold interests by Tenant(s) and an acceptance by assignee. Failure to comply with any of these conditions renders the proposed assignment void. The right of Assignment may not be unreasonably withheld. Acceptance of rent from a person or entity other than a prime tenant, does not create an assignment or tenancy.

RETURN OF UNIT AND FURNISHINGS. At the termination of this Lease, for whatever reason, Tenant(s) agree to return unit and all furnishings to Landlord in same condition as when taken, cleanliness included, less reasonable wear and tear.

THE RENTAL APPLICATION, RULES AND REGULATIONS AND THE TERMS AND CONDITIONS PRINTED ON THE REVERSE SIDE OF THIS PAGE ARE PART OF THIS LEASE. DO NOT SIGN BELOW UNTIL YOU HAVE READ AND UNDERSTAND THEIR PROVISIONS.

THIS AGREEMENT DOES NOT CONSTITUTE A RECEIPT, NOR IMPLY THAT MONIES REFERENCED HEREIN HAVE BEEN PAID. BY MY SIGNATURE BELOW I AM INDICATING THAT I HAVE READ AND UNDERSTAND THE APPLICATION, RULES AND REGULATIONS AND THE TERMS AND CONDITIONS PRINTED ON THIS LEASE.

TENANT(S) CO-TENANTS DATE 4-11-91  
Daniel Burns  
John M. Ross

BY ANN ARBOR REALTY, INC., AGENT DATE 4/11/91  
Karen A. Perry/Vice President

STAFF REPORT

547 S. Fourth

May 7, 1991

Appeal 91-H-88  
(1-unit)

Building Department

Aloys C. Metty  
Fourth Madison, Inc.  
616 Church  
Ann Arbor, Michigan 48104

- Requesting:
- 1) Variance from the requirement that habitable spaces have a minimum 7' headroom for 50% of the habitable area, for the two 2nd floor rooms. (8:503)
  - 2) Variance from the requirement that openings to habitable areas have minimum 6'2" headroom, for the two 2nd floor rooms. (Chapter 105, 8:503) Zone R4C. Inspector Winkelman.

HISTORY

- 1) Currently, the two 2nd floor rooms have no 7' ceiling headroom (rear room 6'8" with 118 sq. ft. @ 5' level; front room 6'4" with 172 sq. ft. @ 5' level). This item has not been cited previously.
- 2) Currently, the two 2nd floor rooms have doorway headroom of: rear- 5'7", front- 5'8". This item has not been cited previously.

RECOMMENDATION

- 1) No recommendation, pending site visit.
- 2) No recommendation, pending site visit.

SR91H88.wp



# CERTIFICATE OF COMPLIANCE AND OCCUPANCY CITY OF ANN ARBOR

HOUSING SERVICES: 301 E. Huron St. Ann Arbor, MI 48104 Phone: (734) 794-6264

|  |                                  |                                       |
|--|----------------------------------|---------------------------------------|
| <b>RENTAL LICENSE NUMBER:</b><br>CR04-2955 | <b>ISSUE DATE:</b><br>Jul 5 2016 | <b>EXPIRATION DATE:</b><br>Dec 1 2018 |
|--|----------------------------------|---------------------------------------|

| <b>OWNER ADDRESS:</b>   | <b>CERTIFIED ADDRESS:</b>  |
|---|--|
| CABRIO PROPERTIES LLC<br>2350 SOUTH HURON PKWY<br>ANN ARBOR, MI 48104 | CABRIO PROPERTIES LLC<br>547 S FOURTH AVE<br>Ann Arbor, MI 48104 |

THIS IS TO CERTIFY THAT THE BUILDING KNOWN AS: 547 S FOURTH AVE SUBSTANTIALLY COMPLIES WITH ALL THE REQUIREMENTS OF THE ANN ARBOR CITY CODE AND MAY BE OCCUPIED AND USED FOR THE FOLLOWING PURPOSE: SF DETACHED

**DWELLING TYPE:** Efficiency unit with 2 occupants max      **ZONING:** R4C      **OWNER OCCUPIED:** NO  
**NUMBER OF BUILDINGS:** 1.00      **NUMBER OF FLOORS:** 0.00  
**NUMBER OF UNITS:** 1      **BILLABLE UNITS:** 1.00  
**STIPULATIONS:** STIPULATION: Efficiency with 2 occupants maximum  
**FURNACE CLEAN/BOIL:** 5/5/2014 12:00:00AM      **FIRE ALARM:**      **CHIMNEY CLEANING:**  
**SMALL GROUP KITCHEN CERTI:**  
**UNIT 1:** Efficiency      **UNIT 1 UNITS:** 1.00      **UNIT 1 MAX OCC:** 2.00

AUTHORIZED BY:

*Lisha Turner-Tolbert*

Rental Housing Manager

*Craig Strong*

Chief Development Official

*Thank you for your co-operation during the inspection of this property under the Ann Arbor Housing Code.  
Please notify us at 734-794-6264 if you change your mailing address or the property is sold.*

**NOT TRANSFERABLE TO ANY OTHER PROPERTY**



City of Ann Arbor  
Housing Information

734-794-6264  
rentalhousing@a2gov.org

Address: 547 S FOURTH AVE

Expiration Date: 7/1/2013

| AGENT  | OWNER   | MAILING ADDRESS   |
|--|---|---|
| ASHLEY LAMAGAN<br>425 S. FIFTH AVE SUITE 2A<br>Ann Arbor, MI 48104<br>Phone: | PRESTIGE PROPERTIES<br>919 W UNIVERSITY DR, STE #700<br>Rochester, MI 48307<br>Phone: | PRESTIGE PROPERTIES<br>919 W UNIVERSITY DR, STE #700<br>Rochester, MI 48307<br>Phone: |

Type of Dwelling: SF DETACHED

Zoning: R4C

Billable Units: 1

Number of Floors: 0

Unit/Occupancy Information:

Dwell Unit 1: 1 Bedroom

No Units 1: 1

Max Occ 1: 1

*Aspirant*

Furnace/Boiler: Jan 30 2009 12:00AM

Notes: 5-7-91 - HBA 91-H-88 - Granted headroom for 2nd floor with hardwired smoke detector required. DENIED headroom on stairs to 2nd floor. DENIED door headroom requirements. 9-8-93 - Insulation exempt.

Violation Letter       No Show       Vacant       Certificate

Dates: \_\_\_\_\_

| Inspection Dates: | 12-18-13                         | 1-17-14                           | 4-18-14                    | 4-28-14                    | 5-13-14                    | 5-21-14                          | 5-21-14                                | 9-8-14  | 9-17-14 |
|-------------------|----------------------------------|-----------------------------------|----------------------------|----------------------------|----------------------------|----------------------------------|--|---|---------|
|                   | <i>Agent cancel</i><br>Int<br>AN | <i>Office cancel</i><br>Int<br>RW | <i>Office cancel</i><br>RE | <i>Office cancel</i><br>RE | <i>Office cancel</i><br>RE | <i>Not shown</i><br>1:00pm<br>RE | <i>Not shown</i><br>3:00pm<br>AN<br>RE | <i>9-17-14 - RW done by</i><br>12:00<br>RE: AN 14 |         |

Notes:



**City of Ann Arbor**  
100 North Fifth Avenue  
Ann Arbor, Michigan 48107-8647  
rentalhousing@a2gov.org

Rental License  
**CR04-2955**

Housing Bureau 734-794-6264    Administration 734-994-4950  
Construction 734-794-6267    Appeals Board 734-994-2696

---

**CERTIFICATE OF COMPLIANCE AND OCCUPANCY**

THIS IS TO CERTIFY THAT THE BUILDING KNOWN AS: **547 S FOURTH AV**

SUBSTANTIALLY COMPLIES WITH ALL THE REQUIREMENTS OF THE ANN ARBOR CITY CODE AND  
MAY BE OCCUPIED AND USED FOR THE FOLLOWING PURPOSE:

**SF DETACHED**

STIPULATIONS:

DWELLING TYPE: **1 - 1 bedroom unit with 1 occupant max**

OWNER:  
**PRESTIGE PROPERTIES ANN ARBOR,  
200 E LONG LAKE ROAD, STE 110  
Bloomfield Hills, MI, 48304**

MAILING ADDRESS:  
**CAMPUS VILLAGE  
1151 MICHIGAN AVE  
East Lansing, MI, 48823**

*Thank you for your co-operation during the inspection of this property under the Ann Arbor Housing Code.  
Please notify us at 734-794-6264 if you change your mailing address or the property is sold.*

Authorized by

Ralph Welton

DATE ISSUED: **11/07/2011**

DATE OF APPLICATION: 03/10/2004

EXPIRATION DATE: **07/01/2013**

---

**NOT TRANSFERABLE TO ANY OTHER PROPERTY**





City of Ann Arbor  
Housing Information

(734) 794-6264  
rentalhousing@a2gov.org

5/16/2011  
4:57:39PM  
CR04-2955

Address: 547 S FOURTH AV

Expiration Date: 1/1/2011

| AGENT   | OWNER  | MAILING ADDRESS   |
|---|--|---|
| CAMPUS VILLAGE<br>1151 MICHIGAN AVE<br>East Lansing, MI 48823<br>Phone: | PRESTIGE PROPERTIES ANN<br>ARBOR,<br>200 E LONG LAKE ROAD, STE 110<br>Bloomfield Hills, MI 48304 | CAMPUS VILLAGE<br>1151 MICHIGAN AVE<br>East Lansing, MI 48823<br>Phone: |

Type of Dwelling: SF DETACHED

Zoning: R4C

Billable Units: 1

Number of Floors: 0

Furnace/Boiler: Jan 30 2009 12:00AM

Notes: 5-7-91 - HBA 91-H-88 - Granted headroom for 2nd floor with hardwired smoke detector required DENIED headroom on stairs to 2nd floor. DENIED door headroom requirements.

9-8-93 - Insulation exempt.

Unit/Occupancy Information:

Dwell Unit 1: 1 Bedroom

No Units 1: 1

Max Occ 1: 1

Dwell Unit 5: 4 BEDROOM

No Units 5: 0

Max Occ 5: 0

Dwell Unit 6: 5 BEDROOM

No Units 6: 0

Max Occ 6: 0

Dwell Unit 7: 6 BEDROOM

No Units 7: 0

Max Occ 7: 0

INCW  
6-28-11

\_\_\_\_ Violation Letter      \_\_\_\_ No Show      \_\_\_\_ Vacant      X Certificate

Dates: \_\_\_\_\_

Inspection: 6/28/11  
Dates: 3:00 PM  
JOHN CALVERT

Notes:

# Inspection Route Sheet

**547 S Fourth Ave**

C.O. Date Oct 2007  
 Expiration Jul 2008  
 Inspector pw

2-5-09  
 10:00 AM  
 INT: PAM  
 w/ Karen  
 9.3.09  
 driveby  
 RE: PAM  
 WLV.L.  
 12-3-09  
 Drive By  
 V.P. w/letter

09 29 438 024 1

**Mail Address:**

Owner

Agent

ANN ARBOR REALTY  
 616 CHURCH ST  
 ANN ARBOR MI 48104

Wilson White Mgt.  
 PO Box 3739  
 Ann Arbor, MI 48106

Phone  
 or ( ) -

|  | Dwelling Unit Type | Number of Units | Maximum Occupancy |
|--|--------------------|-----------------|-------------------|
| <input checked="" type="checkbox"/> Single Family Detached | 1 Bedroom          | 1               | 1                 |
| <input type="checkbox"/> Two Family                        | 2 Bedroom          |                 |                   |
| <input type="checkbox"/> Single Family Attached            | 3 Bedroom          |                 |                   |
| <input type="checkbox"/> Multiple Family                   | 4 Bedroom          |                 |                   |
| <input type="checkbox"/> Group Quarters                    | 5 Bedroom          |                 |                   |
| <input type="checkbox"/> Rooming House                     | 6 or More          |                 |                   |
| Owner Occupied <u>No</u>                                   | <b>Total</b>       | <b>1</b>        |                   |
| Year Built <u>1900</u>                                     | Grp Quarters       |                 |                   |
| Number of Floors <u>2</u>                                  |                    |                 |                   |
| Zoning <u>R4C</u>  |                    |                 |                   |

|   |   |               |
|---|---|---------------|
| <input type="checkbox"/> Violation Letter   | <input checked="" type="checkbox"/> Certificate | 12-17-09 J.C. |
| <input type="checkbox"/> Single Exit Const  | <input type="checkbox"/> Posted                 | In CRW        |
| <input type="checkbox"/> Insulation R-_____ | <input type="checkbox"/> Vacant                 |               |
| <input type="checkbox"/> Owner Pays Heat    | <input type="checkbox"/> No Show                |               |

- 03/02/2004 Precision Climate Services cleaned/checked furnace
- 12/16/1991ew 91-H-88 door headroom requirements (denied)
- 09/08/1993 Insulation exempt
- 05/30/1991 HBA 91-H-88 granted hdrm 2nd fl (hardwired smk det)
- 05/07/1991 HBA 91-H-88 denied headroom on stairs to 2nd fl

9/8/09 - DRIVE-BY - WORK NOT DONE ~~WV~~ 30 DAYS



property services without limit.

To: City of Ann Arbor Housing Dept

From: Cabrio Campus Portfolio LLC

Re: 547 S. Fourth Ave

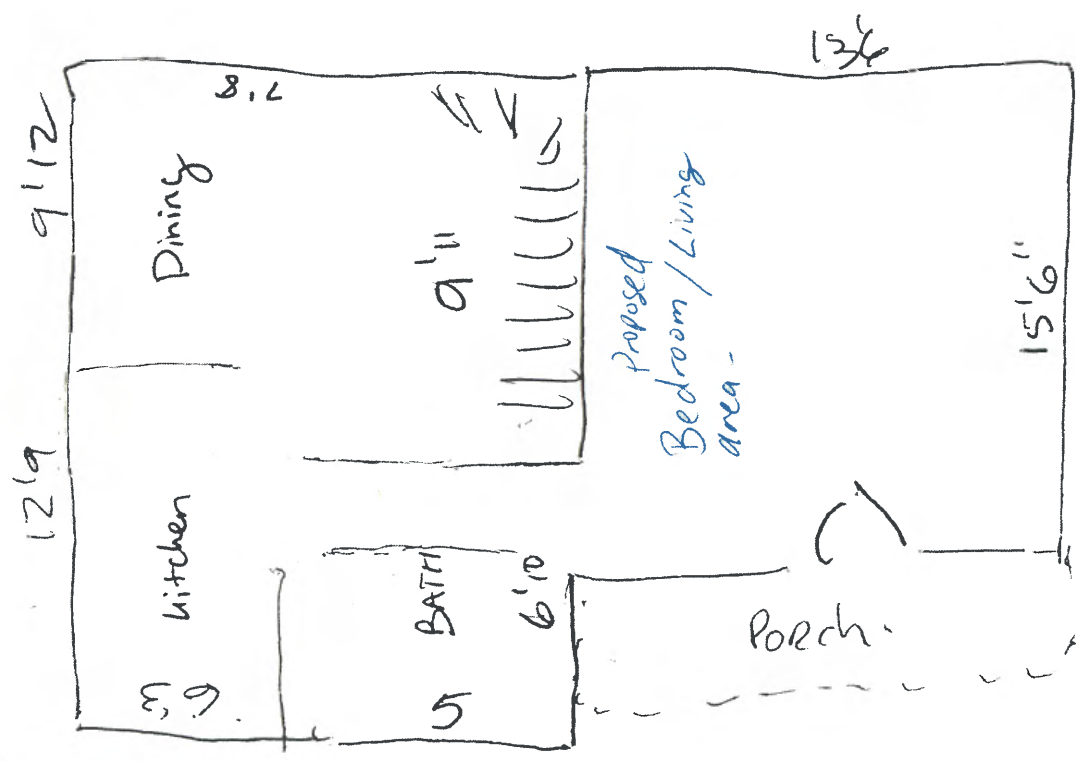
At this time we are requesting that the property be considered as an efficiency for up to 2 occupants. The basement and the 2 rooms on the 2<sup>nd</sup> floor are not for sleeping. We currently have an appeal submitted to the housing board of appeals and are awaiting to be heard for further discussion regarding the 2<sup>nd</sup> floor bedrooms.

Thank You,

A handwritten signature in black ink that reads "Bennett Borsuk". The signature is written in a cursive style.

Bennett Borsuk

547 4TH AVE  
1ST FLOOR



# 2nd floor

