



City of Ann Arbor

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Meeting Minutes - Final Building Board of Appeals

Wednesday, July 29, 2015

1:30 PM

Larcom City Hall, 301 E Huron St,
Second Floor, City Council chambers

A CALL TO ORDER

B ROLL CALL

Staff: 6 - C. Strong, L. Turner-Tobert, K. Larcom, W. Farrackand, A. Howard and D. Williams

Present: 4 - Paul Darling, Robert Hart, Chair Kenneth J. Winters, and VACANT POSITION 1

Absent: 1 - Samuel Callan

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D1 [15-0949](#) Building Board of Appeals Meeting Minutes - June 11, 2015

Attachments: BBA Minutes June 11 2015.pdf

Approved by the Board and forwarded to City Council.

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 [15-0957](#) BBA 14-0020 - Continuation Hearing for 143 Hill Street, Ann Arbor, MI 48104

Attachments: Continuation Hearing 143 Hill.pdf, BBA Meeting Minutes 1-8-15.pdf

L. Turner-Tolbert gave a staff report for the property. The property owner, Ivan Hamm, spoke on the status of the property. Bob Millan, a prospective buyer was present, as well as Jayna Eckler, a potential realtor. Both expressed interest in buying and listing the property, respectively. After further discussion, the following motion was made with the understanding that further leniency will not be granted:

In the matter of BBA14-0020 Continuation Hearing for 143 Hill Street, Ann Arbor, a motion is made to table the matter for 30 days or until the next BBA meeting with the provision that a listing or sales agreement be produced for the property, which would enable it to be taken off the delcaration of dangerous buildings list, and that at such time at the next meeting, the Board will evaluate the success of that endeavor. Mr. Hamm is to report back to staff within 30 days.

Motion passes unanimously.

Tabled

E2 [15-0958](#) BBA14-0763 - 2nd Show Cause Hearing for 2460 Yost, Ann Arbor, MI 48103

Attachments: 2nd Show Cause 2460 Yost.pdf, 2460 Yost Pics.pdf

C. Strong gave a staff report for this property. He recommends that the building be deemed dangerous and be demolished or otherwise made safe by September 11, 2015. Work should commence by at least August 14, 2015. James Daniel, attorney and brother of the deceased property owner, addressed the Board. He is requesting time for demolition, repair, or sale of the property.

P. Darling moves that in the Show Cause Hearing of BBA14-0763 at 2460 Yost, Ann Arbor, MI, the Building Board of Appeals finds that the building is a dangerous building as defined by Chapter 101 of the City of Ann Arbor Ordinance, and that the owner shall cause the building to be demolished or otherwise made safe. The owner shall commence the necessary work by contacting the building official by August 14, 2015, regarding requirements for obtaining necessary permits, and to complete the work by September 11, 2015, unless otherwise extended by the building official for purposes of compliance. If the owner fails to comply with this order the City will cause the building to be demolished.

Motion passes unanimously.

Tabled

E3 [15-0959](#) BBA15-0010 - Variance Request for 415 West Jefferson Street, Ann Arbor, MI 48105

Attachments: Variance Request 415 W Jefferson.pdf

C. Strong gave the staff report on this property. The current stairway requires a variance. Jimmy Bevilacqua appeared as a designer on behalf of the homeowners. Further discussion was held regarding details regarding the basement.

B. Hart moved that in the matter of BBA15-0010, 415 West Jefferson Street, Ann Arbor, MI, that a variance be permitted to allow an existing non-compliant stair at 33 inches be reduced to a finished egress with 31 inches to allow for insulation and drywall to be placed on an existing concrete block foundation wall. We find this to be equivalent and acceptable under the Code as an egress window is provided and an interconnected smoke detector system will be provided and that the method of construction will allow a significant and consistent energy improvement without further compromising egress from the basement. And as part of this motion that during the rough inspection, the inspector will verify the condition of the wall adjacent to the stair, prior to it being covered up. We find this an equivalent and acceptable exception to the Code.

Plans to be submitted to C. Strong.

Variance granted unanimously.

Approved

F NEW BUSINESS

G OLD BUSINESS

K. Larcom reported that 410 Miller continues in litigation. Counter-suit filed by the City asking the court to affirm the Board's order for demolition.

H REPORTS AND COMMUNICATIONS

I PUBLIC COMMENTARY - GENERAL

J ADJOURNMENT

Adjourn

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, at least two (2) business days in advance. Email: ahoward@a2gov.org