



**City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES**

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: Scott Klaassen
Address of Applicant: 2100 S Main St, Ste G. Ann Arbor MI 48130
Daytime Phone: 734-677-2222 Fax: _____
Email: _____
Applicant's Relationship to Property: Representative for Owner

Section 2: Property Information

Address of Property: 717 McKinley
Zoning Classification: R4C
Tax ID# (if known): _____
*Name of Property Owner: Zaki Alawi
*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>R311.7.1</u>	<u>36" stair width</u>	<u>27" stair width</u>
<u>2009 Michigan Residential Code</u>		

Example: 2003 Building Code, Section 5:26	Example: 7' Ceiling Clearance	Example: 6'5" under landing
---	-------------------------------	-----------------------------

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

Variance to rebuild stairs to basement to make them safer and more compliant with current code.
See attached sheet.

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 home was constructed with a narrow stairway to the basement. There is not enough room ___ to rebuild the stair to the proper width due to the structural constraints of the existing walls. This is common in homes built in this area of this age. _____

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

The practical difficulties are more than a mere inconvenience. The stairs would be allowed to remain as they are but in order to alter them, by code we would be required to meet the current code which is Impractical. We can however improve them greatly by getting the variance for width. _____

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

The variance requested would not effect neighboring properties. _____

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 stacked stairway to second floor and foundation wall make it infeasible to meet current code. _____

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

The condition is not self-imposed. The house was originally built with basement stairs that are only 27" wide. The stairs are constrained by the stairway stacked above and the foundation wall. _____

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.

734 677 2222 _____ [Signature] _____
Phone Number Signature

scott@doneriteco.com _____ Scott Klaassen _____
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 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

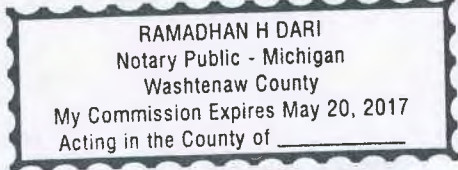
On this 12 day of August, 2015, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

_____ [Signature] _____
Notary Public Signature

May 20, 2017 _____ Ramadhan H Dari _____
Notary Commission Expiration Date 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: _____





CITY OF ANN ARBOR

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

Receipt Number: 2016-00012603

Project Number BBA15-013
Receipt Print Date: 08/13/2015
Address 717 MCKINLEY AVE
Applicant KLAASSEN WILLIAM
Owner 717 MCKINLEY, LLC
Project Description Basement stairs do not meet code

FEES PAID

0026-033-3370-0000-4361

P&D - APPEAL FEES 15/16

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, August 13, 2015

PAID BY: LOGOS

PAYMENT METHOD: CHECK 3439

City of Ann Arbor
Building Board of Appeals
301 E Huron St
PO Box 8647
Ann Arbor MI 48107

August 11, 2015

To whom this may concern;

I, Zaki Alawi, do hereby give Scott Klaassen authorization to appear before the Building Board of Appeals with regard to the variance application for 717 McKinley.

Please contact me with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Zaki Alawi', with a stylized flourish at the end.

Zaki Alawi

Application for Variance – Building Board of Appeals
For 717 McKinley

Give a detailed description of the work.....continued from section 3

The original basement stairs did not meet current code. They were lacking in width 27", head height 6', tread depth 8", rise 8" to 9" and landing size. By removing the intermediate landing we are able to rebuild the basement stairs to meet current code except in width. The head height improves to 6'10", rise 8", run 9 1/4", and width remains at 27".

With regard to the basement we have also added two egress windows and interconnected smoke detector system.

Application for Variance – Building Board of Appeals
For 717 McKinley

Section 5: Required Materials

Property use to remain unchanged. Currently single family rental.

Lot size is 42' x 120' .12 acres

Change is to interior stairway

By having a variance granted for the stairway width, we are able to improve the safety and usability of the stairway. The original basement stairs did not meet current code. They were lacking in width 27", head height 6' at lowest point, tread depth 8", rise varying from 8" to 9", open risers and landing size. By removing the intermediate landing we are able to rebuild the basement stairs to meet current code except in width. The head height improves to 6'10", rise 8", run 9 1/4" (10 1/2" tread with 1 1/4" nosing), and width remains at 27".

With regard to the basement we have also added two egress windows and interconnected smoke detector system.



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

August 31, 2015

Building Board of Appeals
City of Ann Arbor

Re: Renovation Project
717 McKinley St.
Ann Arbor, MI 48105

Applicant: Scott Klaassen
2100 S. Main Suite G
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:

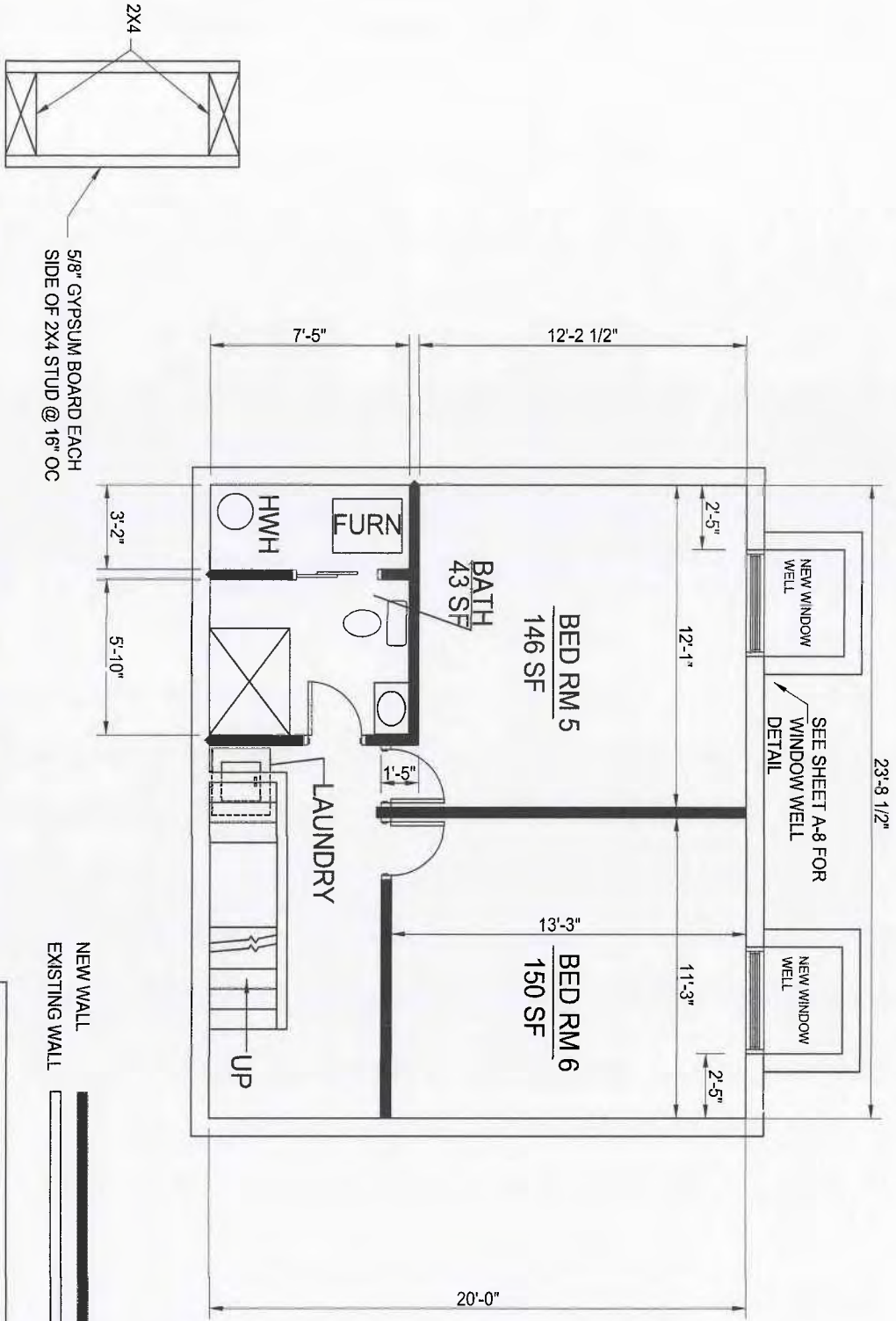
1. Section R311.7.1 of the 2009 Michigan Residential Code requires an overall width of 36" for a stairway. The current stairway is non-compliant at 27" wide but was legal as existing. The applicant is proposing to allow the rebuilt stairway to remain as it meets all current codes except for the width which will remain at 27".

Based on the limited occupant load for the space, I would recommend approval of this variance.

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

Sincerely,

Craig E. Strong, Building Official
City of Ann Arbor



TYPICAL NEW WALL
NO SCALE

717 MCKINLEY NEW (BASEMENT)
SCALE: 1/4"=1'-0"
SINGLE FAMILY 6 BED ROOM

NOTE: ALL WALLS AND CEILINGS
ARE 5/8" GYPSUM BOARD

NEW WALL
EXISTING WALL

James Dudzinski ARCHITECT 12306 Volpe Sterling Heights, MI. PH: (586) 864-6930	
ARCHITECTURE PLANNING CONSULTING	
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE REPRODUCED, DISCLOSED OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT	
PROJECT LOCATION: 717 MCKINLEY	
PROJECT TITLE: RENOVATION	
SHEET TITLE: NEW BASEMENT	
DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.	
REVISIONS	
MARK DATE:	ISSUED FOR:
3/19/15	REVIEW
DATE	DRAWN JD
CHECKED	
PROJECT NO:	
SEAL	
SHEET NO: 6 OF 8	A-6

James Dudzinski
 ARCHITECT
 12306 Volpe
 Sterling Heights, Mi.
 Ph. (586) 864-6930

ARCHITECTURE PLANNING CONSULTING

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT

PROJECT LOCATION:
717 MCKINLEY

PROJECT TITLE:
RENOVATION

SHEET TITLE:
NEW SECOND FLOOR

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

REVISIONS

MARK	DATE	ISSUED FOR:
	3/19/15	REVIEW

DATE
 DRAWN JD

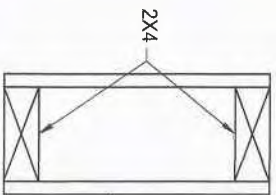
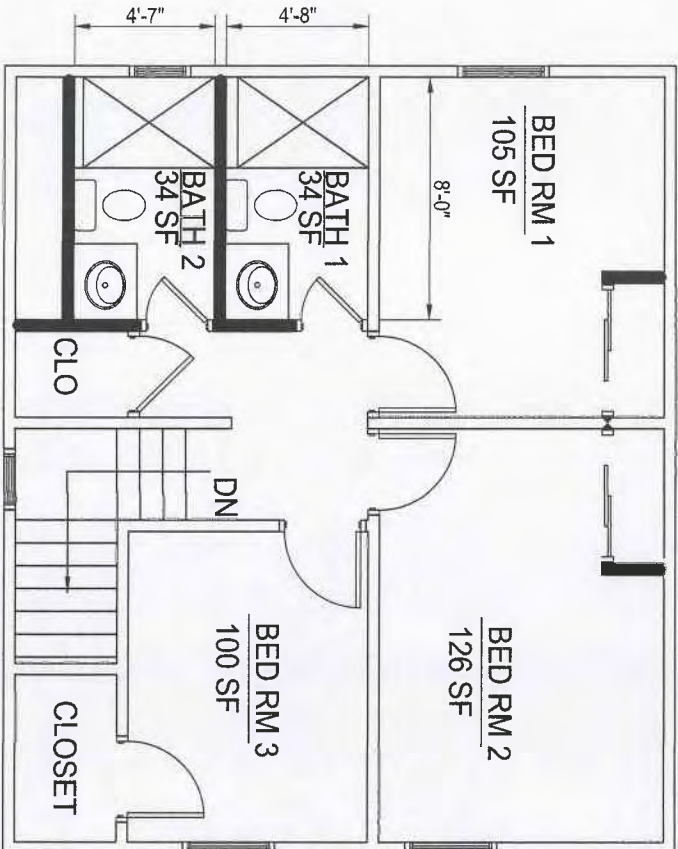
CHECKED

PROJECT NO:

SEAL

SHEET NO:
 7 OF 8

A-7

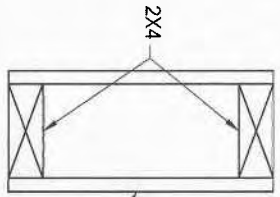


5/8" GYPSUM BOARD EACH SIDE OF 2X4 STUD @ 16" OC

TYPICAL NEW WALL
 NO SCALE

717 MCKINLEY NEW (SECOND FLOOR)
 SCALE: 1/4"=1'-0"
 SINGLE FAMILY 6 BEDROOM

NOTE: ALL WALLS AND CEILINGS ARE 5/8" GYPSUM BOARD

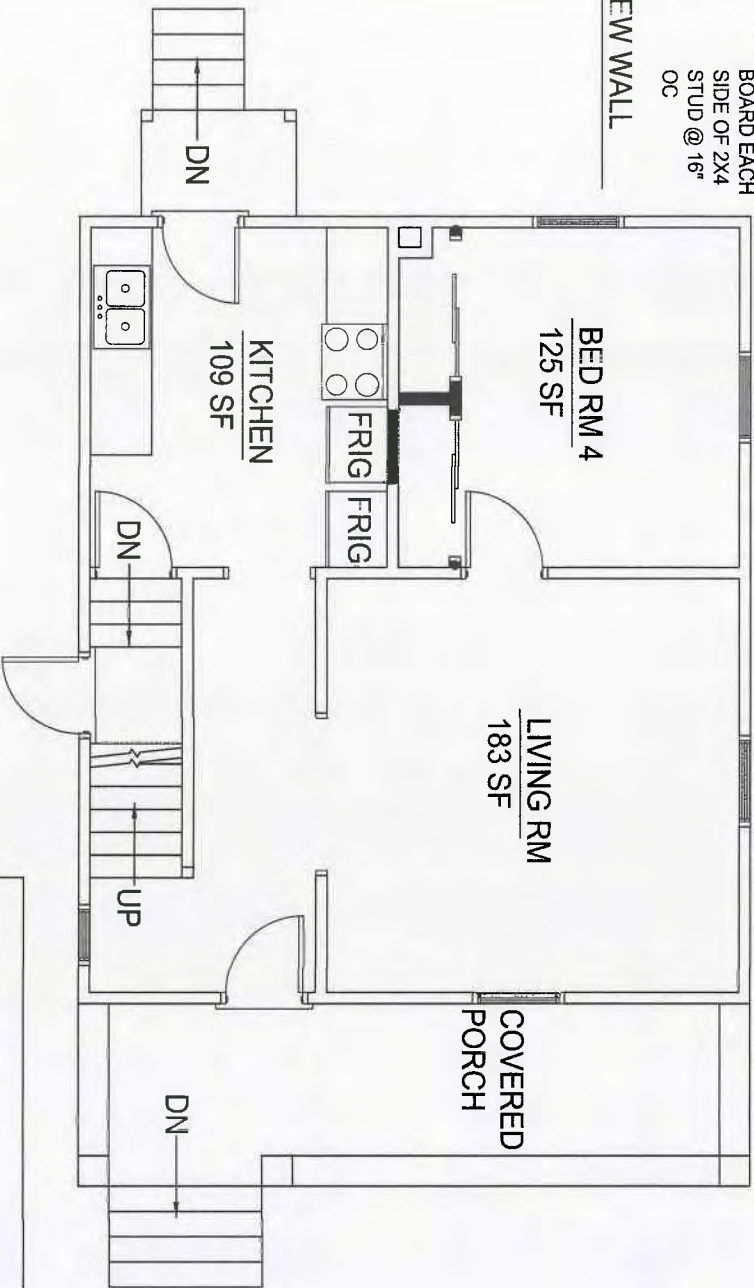


5/8" GYPSUM BOARD EACH SIDE OF 2X4 STUD @ 16" OC

TYPICAL NEW WALL

NO SCALE

NEW WALL
EXISTING WALL



NOTE: ALL WALLS AND CEILING ARE 5/8" GYPSUM BOARD

717 MCKINLEY NEW (FIRST FLOOR)
SCALE: 1/4"=1'-0"
SINGLE FAMILY 6 BEDROOM

James Dudzinski
ARCHITECT
12306 Volpe
Sterling Heights, MI.
PH. (586) 864-6930

ARCHITECTURE PLANNING CONSULTING

ALL DRAWING AND WRITTEN INFORMATION CONTAINED HEREON SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF JAMES DUDZINSKI ARCHITECT

PROJECT LOCATION:

717 MCKINLEY

PROJECT TITLE:
RENOVATION

SHEET TITLE:
NEW FIRST FLOOR

DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

REVISIONS

MARK	DATE	ISSUED FOR:
	3/19/15	REVIEW

DATE

DRAWN JD

CHECKED

PROJECT NO:

SEAL

SHEET NO: 3 OF 8
A-3



