



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
CStrong@a2gov.org

**BUILDING BOARD OF APPEALS MEETING SEPTEMBER 24, 2015
NOTICE OF CONTINUATION**

September 1, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL

Trantor, Inc
3680 Highlander Way
Ann Arbor, MI 48108

RE: 1614 South Boulevard, Ann Arbor, Michigan 48104
Parcel Identification Number ("PIN"): **09-09-33-407-034**

Dear Ms. Graf:

This letter serves as a Notice of Continuation for variance **BBA14-005** reviewed on August 14, 2014. Per the motion at the time of the BBA meeting, the final decision and order was tabled to allow the applicant time to explore design options. The applicant will be allowed the opportunity to present the determined design decision. The meeting will take place on **September 24, 2015** at 1:30 p.m. on the 2nd floor City Council Chambers in the Ann Arbor City Hall. The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan.

If you have any questions please contact me by email.

Sincerely,

OCraig Strong, Building Official
City of Ann Arbor Construction Services
CStrong@a2gov.org



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**BUILDING BOARD OF APPEALS MEETING SEPTEMBER 24, 2015
NOTICE OF CONTINUATION OF HEARING**

August 20, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Trantor, Inc
3680 Highlander Way
Ann Arbor, MI 48108

RE: 1614 South Boulevard, Ann Arbor, Michigan 48104
Parcel Identification Number ("PIN"): 09-09-33-407-034

Dear Ms. Graf:

This letter is to inform you of a Notice of Continuation meeting of the Ann Arbor Building Board of Appeals. The meeting will take place on **September 24, 2015 at 1:30 p.m.** on the 2nd flr City Council Chambers in the Ann Arbor City Hall. At the hearing you will have the opportunity to present your evidence and testimony for an appeal and/or to present your design solutions to the Building Board of Appeals. This meeting is a continuation of the Variance request meeting from August 14, 2014. At that time the board motioned to agree to table your variance to give you time to explore further design options.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan.
If you have any questions please contact me by email.

Sincerely,

Craig Strong, Building Official
City of Ann Arbor Construction Services
CStrong@a2gov.org



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street P.O. Box 8647 Ann Arbor, Michigan 48107-8647

734.794.6263 734.994.8460 building@a2gov.org

BUILDING BOARD OF APPEALS MEETING AUGUST 14, 2014

July 31, 2014

BY CERTIFIED MAIL, FIRST CLASS MAIL & POSTING

Trantor Inc.
3680 Highlander Way E
Ann Arbor, MI 48108

RE: 1614 South Boulevard, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-33-407-034

Dear Ms. Graf:

This letter is to inform you of a public hearing meeting of the Ann Arbor Building Board of Appeals. The meeting will take place on **August 14, 2014 at 1:30 p.m.** on the 2nd flr City Council Chambers in the Ann Arbor City Hall. At the hearing you will have the opportunity to present your appeal for a variance to the Building Board of Appeals. Please bring any evidence that you wish to submit to the board.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor, Michigan.

If you have any questions please contact me by phone or email.

Sincerely,

Ralph Welton, Building Official
City of Ann Arbor Construction Services
97340794-6261, rwelton@a2gov.org



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: BBA 14-005
1614 South Blvd

Description and Discussion:

The owner of the residence located at 1614 South Blvd request a variance from the requirement for natural light and ventilation in the finished room in the cellar for use as a sleeping room. Natural light requires glazing area equal to 8% of the room's floor area and natural ventilation equal to 4% of that same area as required by section 8:502 (1) and (2).

The homeowner had the egress window installed in 2012 to create a bedroom after the initial housing inspection had cited the cellar as not habitable. Installation of an egress window is only one of the many requirements for a cellar bedroom.

I completed a cellar requirements worksheet, which is required by code for cellar occupancy. The proposed bedroom lacked adequate light and ventilation.

There are 2 windows in the intended bedroom. The new egress window glazing area measures 39" high by 21-1/2" wide or 5.8 square feet. The second window, (existing) has a glazing area that measures 27" by 13-1/2" or 2.5 square feet. Total glazing area is 8.3 square feet.

The room measures 11' by 16' or 176 square feet. The code requires natural light to equal 8% of the total floor area in this case 14 square feet. This falls short by 5.7 square feet. The code also requires natural ventilation equal to 4% of the total floor area, in this case, 7 square feet. The ventilation area of the egress window measures 21-1/2 "by 17-1/2" or 2.6 square feet. The second windows ventilation area measures 30" by 16-1/2" or 3.4 square feet, (this window at the time of the inspection did not have a screen or the hardware to open the window but per the owner has since been repaired to open and has a screen) Total ventilation area measures 6 square feet. This falls short by 1 square foot.

The house was built in 1968. There are 3 bedrooms on the first floor and one bath. At some time the cellar has been finished with 2 rooms and a bath. With no egress windows, the cellar has never been habitable.

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.

Subject: BBA 14-005 CONTINUED
1614 South Blvd St Zoning R1D

Standards for Approval:

Practical difficulties or unnecessary hardship

Per the applicant:

Insert applicant's plea here

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.

Recommendation:

Staff recommends the following motion:

MOTION

1. I recommend that the board deny this variance. I see no reason that an additional window cannot be installed to make up the 5.7 square foot deficit for the natural light. This would also take care of the ventilation. This window can be installed on the same wall as the egress window was installed.

Respectfully submitted,

Terry Root
Development Services Inspector

Lisha Turner-Tolbert
Inspection Supervisor

LIGHT AND VENTILATION MEASUREMENTS FOR BASEMENT

SQ FT 11' X 16' = 176 SQ FT

X 8% = 14 (light) x 4% = 7 (ventilation)

-8.3

-2.6

Short 5.7

short 4.4

VENT 21 ½" X 17 ½" = 2.6 SQ FT

LIGHT 39" X 21 ½" = 5.8 SQ FT

5.8 + 2.5 = 8.3

LIGHT 22" X 13" = 2.5 SQ FT

Small window

VENT 30" X 16 1/2" = 3.4 SQ FT

small window needs screens & hardware to count



D & D Radon Tech

1552 Barrington Place • Ann Arbor, MI 48103 • 734.255.0427

Radon Test Results Report

Client: TEANTOR INC
Client Address:
City:
Phone:

State: MI Zip:
Fax:

Test Address: 1614 SOUTH BLVD. Average radon level during the test:
City: ANN ARBOR State: MI Zip: 48104
Test Device Location: FINISHED LOWER LEVEL BEDROOM WITH EGRESS WINDOW Unit Serial # CRM510 2322
Weather Conditions: COLD 20-35F
Start time: 1:50PM 1.16.13
Stop time: 1:00PM 1.18.13

PURPOSE OF THIS INSPECTION REPORT

To provide a professional opinion of a structure's radon levels at the time of the test period, limited to the conditions identified in this report.

EPA EXPLANATION OF TEST RESULTS

Radon is the second leading cause of lung cancer after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/l (picocuries per liter of air) or greater. Radon levels less than 4.0 pCi/l still pose some risk and in many cases may be reduced. The national average indoor radon level is about 1.3 pCi/l while outdoor radon levels average 0.4 pCi/l. The higher a home's radon level, the greater the health risk to you and your family. Smokers and former smokers are at especially high risk. EPA recommends that you use an EPA or State-approved contractor trained to fix radon problems. You can call your state radon office to obtain information, including a list of EPA or State-approved radon contractors who can fix or can help you develop a plan for fixing the radon problem. Many questions you may have can be found in EPA's publication "Home Buyer's and Seller's Guide to Radon".

LIMITATIONS OF LIABILITY

D & D Radon Tech cannot guarantee the necessary conditions were maintained during the test period. There can be uncertainty with any radon measurement due to statistical variations and other factors such as changes in the weather and operation of the dwelling. While our agents and we make every effort to maintain the highest possible quality control and include checks and verification steps in our procedures, we make NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, for the consequences of erroneous test results. D & D Radon Tech nor its employees or agents shall not be liable under any claim, charge or demand, whether in contract, tort, or otherwise, for any and all loss, cost, charge, claim, demand, fee, or expense of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any radon test.

RADON TEST DATA

This test was performed with a *femto*-TECH CRM-510, an EPA and Industry approved testing device. The test was performed in accordance with the current Standards and Guidelines accepted for radon testing.

Test Technician: Daniel Heilmann
D & D Radon Tech
1552 Barrington PL
Ann Arbor, MI 48103
Mobile: 734.255.0427
Email: accurateradon@aol.com

License/Certification number:
NEHA NRPP ID 100219RT

BBA 14-005



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

7-11-14

Section 1: Applicant Information

Name of Applicant: Trantor Inc. Represented by Silvana Graf

Address of Applicant: 3680 Highlander Way E Ann Arbor, MI 48108

Daytime Phone: (734) 276-6502 Fax: (734) 761-9221

Email: silvanagraf@comcast.net

Applicant's Relationship to Property: Vice-President of Trantor Inc. & Property Manager

Section 2: Property Information

Address of Property: 1614 South Blvd

Zoning Classification: _____

Tax ID# (if known): Parcel ID 09-09-33-407-034

*Name of Property Owner: Trantor Inc.
**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:
Light and Ventilation Code is 8:502 and 8:503		
	Light 8% of area	short 5.7 sqft
	Ventilation 4% of area	short 1.0 sqft
<i>Example: 2003 Building Code, Section 5:26</i>	<i>Example: 7' Ceiling Clearance</i>	<i>Example: 6'5" under landing</i>

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

I need to leave the house the way it is now

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 additional window (2x3 sqft) that would need to be opened in the cellar at 1614 South to comply with the code involves cutting a piece of the cement driveway to create a window well, opening a hole in a brick wall and part of the basement wall. The weight of that side of the house rests on that side (supporting beams run perpendicular).

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

The weight of that side of the house rests on that side (supporting beams run perpendicular). There is already an egress window (new \$3,300) and a small additional window. Opening another window may open possibilities of water problems and structural problems that are non-existent now. The cost of this is approximately \$1000.

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

It will make the house desirable to nice quiet families and add value to the neighborhood. In the past this house had 2 illegal bedrooms in the basement crowded with as many as 12 people with no egress.

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?

This house is a ranch. There is no room to add a fourth bedroom on the first level

We already invested \$3,300 to open a safe Egress Window for the purpose of creating an official bedroom in the basement

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

We intended to create a legal bedroom in the basement and hired a professional "Emergency Egress"

He acted like he knew the code and proceeded to execute the project. I clearly told the owner of the company

that the purpose of the investment was a "legal" bedroom. He claimed to have ample experience with the city.

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) 276-6502
Phone Number

Silvana Graf
Signature

silvanagraf@comcast.net
Email Address

Silvana Graf Trantor Inc.
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.

Silvana Graf
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.

Silvana Graf
Signature

On this 11th day of July, 2014, 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

DIXIE J. CURRY
Notary Public - Michigan
Washtenaw County
My Commission Expires Feb 25, 2020
Acting in the County of Washtenaw

Dianne J. Curry
Notary Public Signature

Notary Commission Expiration Date

Dianne J. Curry
Print Name

STAFF USE ONLY

Date Submitted: 7-11-14 Fee Paid: \$250.00
File No.: BBA14-005
Pre-Filing Review Person & Date: A. Howard 7-11-14
Secondary Staff Review Person & Date: _____
Date of Public Hearing: _____
BBA Action: _____
OUTSTANDING PERMITS: _____

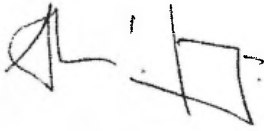
To: Building Board of Appeals of the City of Ann Arbor

2nd of July, 2014

Dear Sirs,

I hereby authorize Silvana Graf to represent Trantor Inc and myself, Paul Flavio Graf, the President and owner of Trantor Inc which in turn owns 1614 South Blvd. to act on my behalf during the process of Application for Variance in front of the Building Board of Appeals of the City of Ann Arbor and any other necessary procedures related to my properties belonging to Trantor Inc.

Thank you very much, best regards,

A handwritten signature in black ink, appearing to be 'Paul Flavio Graf', written over a horizontal line.

Paul Flavio Graf



CITY OF ANN ARBOR
 Planning & Development Services
 Mailing Address: 301 E. Huron Street, PO Box 8647
 Ann Arbor, MI 48107-8647
 Phone - (734) 794-6264 Fax - (734) 994-8460
 rentalhousing@a2gov.org

For Inspections Results go to:
www.a2gov.org/permits
 Select "Permits"

HOUSING INSPECTION CODE VIOLATION NOTICE

Address 1614 South Apt # _____ Initial Inspection Date 2-6-13
 Reinspection Date/Time _____

YOU HAVE THE RIGHT TO APPEAL VIOLATIONS OR DEADLINES TO THE BOARD OF APPEALS

The following code violations have been cited during this inspection.

		LIGHT	VENT
SQ FEET	11' x 16' = 176	x 89% = 14	x 49% = 7
		- 8.3	- 2.6
		SMALL 5.7	SMALL 4.4
VENT	21 1/2" x 17 1/2" = 2.6		
LIGHT	39" x 21 1/2" = 5.8		5.8 + 2.5 = 8.3
LIGHT	27" x 13 1/2" = 2.5		- SMALL WINDOW
VENT	30" x 16 1/2" = 3.4		- SMALL WINDOW NEEDS SCREEN AND HARDWARE TO COUNT.
	LIGHT AND VENTILATION CALCULATION FROM CELLAR OCCUPANCY CHECKLIST.		

Omission of reference to any item during this inspection shall not nullify any requirement of the housing code nor exempt the owner/agent from meeting such requirements.

Your signature confirms that you have read and understand all violations and notes cited on this document. If you cannot read the handwriting or do not understand why a violation was cited, please discuss this with the inspector before signing this form.

Inspector Signature/Date _____ Authorized Agent Signature/Date _____



Almost no grass, holes in the ground, debris, no AC





No Egress window, rusted heating baseboard



Damaged floors, missing closet door, broken walls and ceiling tiles



See new electrical box. Plenty of light for sewing room. This is the room we would like to rent as an official bedroom.



Notice small side window providing plenty of light. It opens for ventilation and has a screen in the outside. New closet doors.



Same room before without furniture. Showing New Egress Window, new electrical box, new flooring, baseboard heating system sanded and painted.

The light issue can be corrected with the addition artificial lighting producing an average illumination of 6 foot candles 30 inches off the floor. This can be accomplished by installing two 60 watt incandescent light fixtures greater than six feet apart or the installation of one fluorescent two bulb fixture located in the center of the room.

Thank you,

John Swantek

City of Ann Arbor
Development Services Inspector
Planning & Development Services
301 E. Huron Street
Ann Arbor, MI 48107-8647
Office (734) 794-6000
Ext. 42659
jswantek@A2gov.org

Clarification: The screen suggested by Terri during cellar inspection was installed in the small window and it opens fine. So the only ventilation problem remaining is **1 sqft.**

Silvana Graf
(734) 276-6502