



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

September 17, 2015

618 South Main LLC
20 North Michigan Ave S
Chicago, IL 60602

Re: 618 South Main Street, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-29-415-015

Dear 618 South Michigan LLC:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your variance request in regards to the spiral stairways at 618 South Main.

The meeting will take place on Thursday, September 24, 2015 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers. Please bring materials and interested parties to the meeting for your presentation of the variance request if needed.

Sincerely,

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

BBA15-016



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

9-8-15

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 - BUILDING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: 618 SOUTH MAIN, LLC
Address of Applicant: 20 N MICHIGAN, SUITE 400, CHICAGO, IL 60602
Daytime Phone: 312-456-7067 Fax: 312-456-0054
Email: MICHAEL.TOBIN@CBRE.COM
Applicant's Relationship to Property: OWNER

Section 2: Property Information

Address of Property: 618 SOUTH MAIN, ANN ARBOR, MI 48103
Zoning Classification: D-2 DOWNTOWN
Tax ID# (if known): 09-09-29-4.5-015
*Name of Property Owner: _____
**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 MBC SECTION 1009.4.2(5)</u> | <u>MINIMUM 6" TREAD DEPTH AT WINDER</u> | <u>THICK STAIR STRINGER TO PROVIDE MINIMUM 6" @ WINDER</u> |
| <small>Example: 2003 Building Code, Section 5:26</small> | <small>Example: 7' Ceiling Clearance</small> | <small>Example: 6'5" under landing</small> |

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

MODIFICATION OF EXISTING CONNECTING STAIR WITHIN 6 2-STORY APARTMENT UNITS IN AN EXISTING MULTI-FAMILY BUILDING SO STAIR TREADS MEET MINIMUM WIDTH REQUIREMENTS

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 CODE DOES NOT HAVE A SECTION THAT SPECIFICALLY ADDRESSES THESE STAIRS WHICH WERE CONSTRUCTED ACCORDING TO THE APPROVED PERMIT DRAWINGS. THE STAIR IS A HYBRID COMBINATION OF A STRAIGHT RUN AND A SPIRAL

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

THE EXISTING CONFIGURATION OF THE UNITS AND THE STRUCTURE CANNOT BE MODIFIED TO PROVIDE ROOM FOR A STRAIGHT RUN OR TO REPLACE THE EXISTING STAIR WITH A SPIRAL

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?

SEE ANSWER TO QUESTION 2

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

NO. THE CODE IS SILENT ON THE DESIGN OF THIS HYBRIC STAIR. THE DESIGN WAS APPROVED BY THE CITY ON THE PERMIT SET BUT UPON FIELD INSPECTION FEW MODIFICATIONS

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

312-456-7067
Phone Number

[Signature]
Signature

MICHAEL.TOBIN@CBRE
Email Address

MICHAEL TOBIN
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 1st day of SEPTEMBER 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.

Shelly R. Dechert, Notary Public
Lenawee County, Michigan
Commission Expires: 06/25/2016
Acting in Washtenaw County

[Signature]
Notary Public Signature
SHELLEY R DECHERT
Print Name

Notary Commission Expiration Date

STAFF USE ONLY

Date Submitted: 9-8-15 Fee Paid: _____

File No.: BBA15-016

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: 2016-00018696

Project Number BBA15-016
Receipt Print Date: 09/21/2015
Address 618 S MAIN ST
Applicant 618 SOUTH MAIN, LLC
Owner 618 SOUTH MAIN, LLC
Project Description modification of existing connection stair within (6) 2 story

FEES PAID

0026-033-3370-0000-4361

P&D - APPEAL FEES 15/16

| | | |
|----------------------------|-------------------------|--------|
| BBA - ALL OTHER STRUCTURES | 0026-033-3370-0000-4361 | 500.00 |
|----------------------------|-------------------------|--------|

| | |
|--|---------------|
| Total Fees for Account 0026-033-3370-0000-4361: | 500.00 |
|--|---------------|

| | |
|------------------------|---------------|
| TOTAL FEES PAID | 500.00 |
|------------------------|---------------|

DATE PAID: Monday, September 21, 2015

PAID BY: LOGOS

PAYMENT METHOD: CREDIT CARD TYPE NOT

VOA

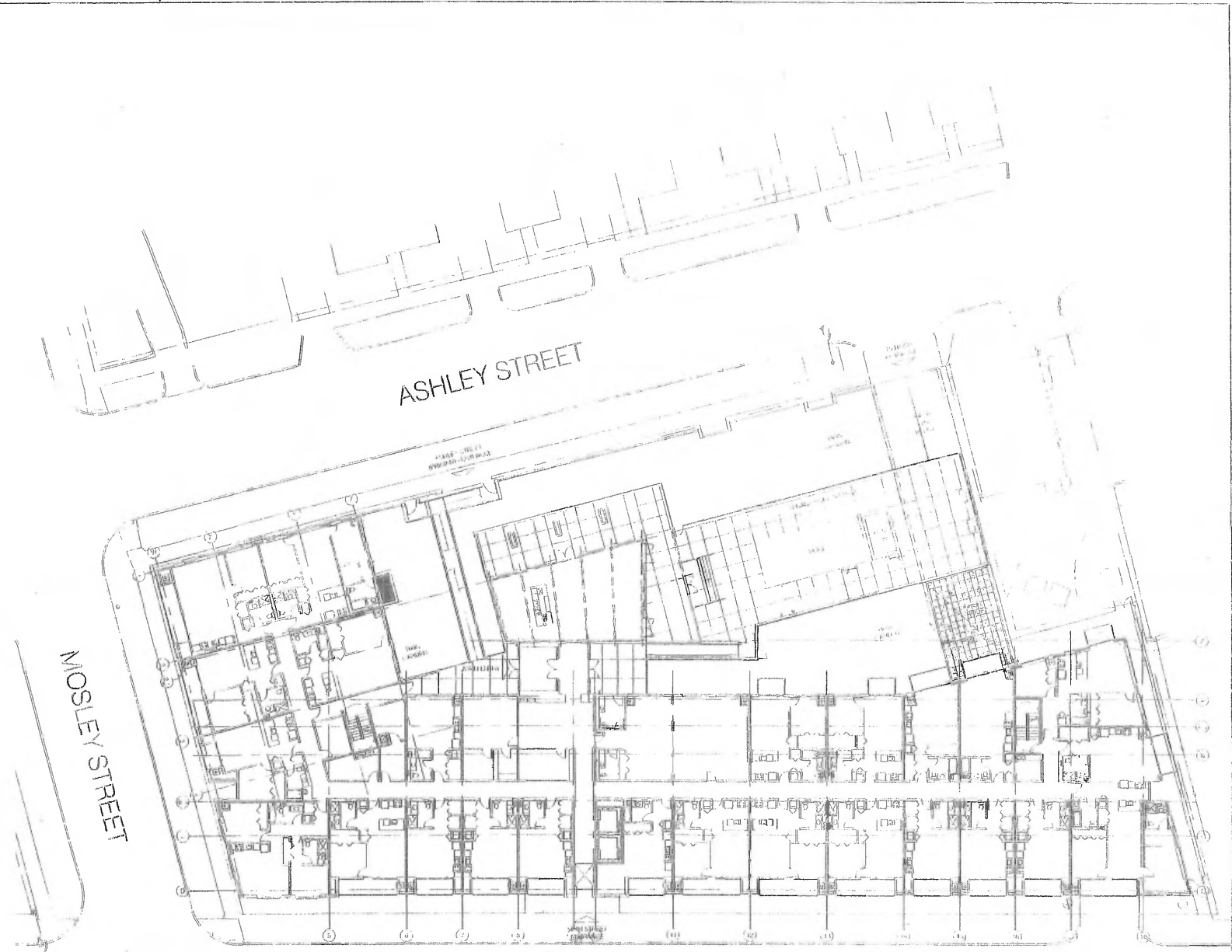
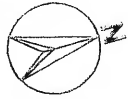
VOA ASSOCIATES INCORPORATED
AN INTERNATIONAL DESIGN FIRM
224 South Michigan Avenue #1400
Chicago, Illinois 60604
PH: (312)554-1400

618 SOUTH MAIN
DUPLIX UNIT STAIR VARIANCE
NOT TO SCALE

DATE ISSUED: 29/01/15

SKETCH #:
ASK-016A
SHEET REF

SITE PLAN



ASHLEY STREET

MOSLEY STREET

MAIN STREET

VOA

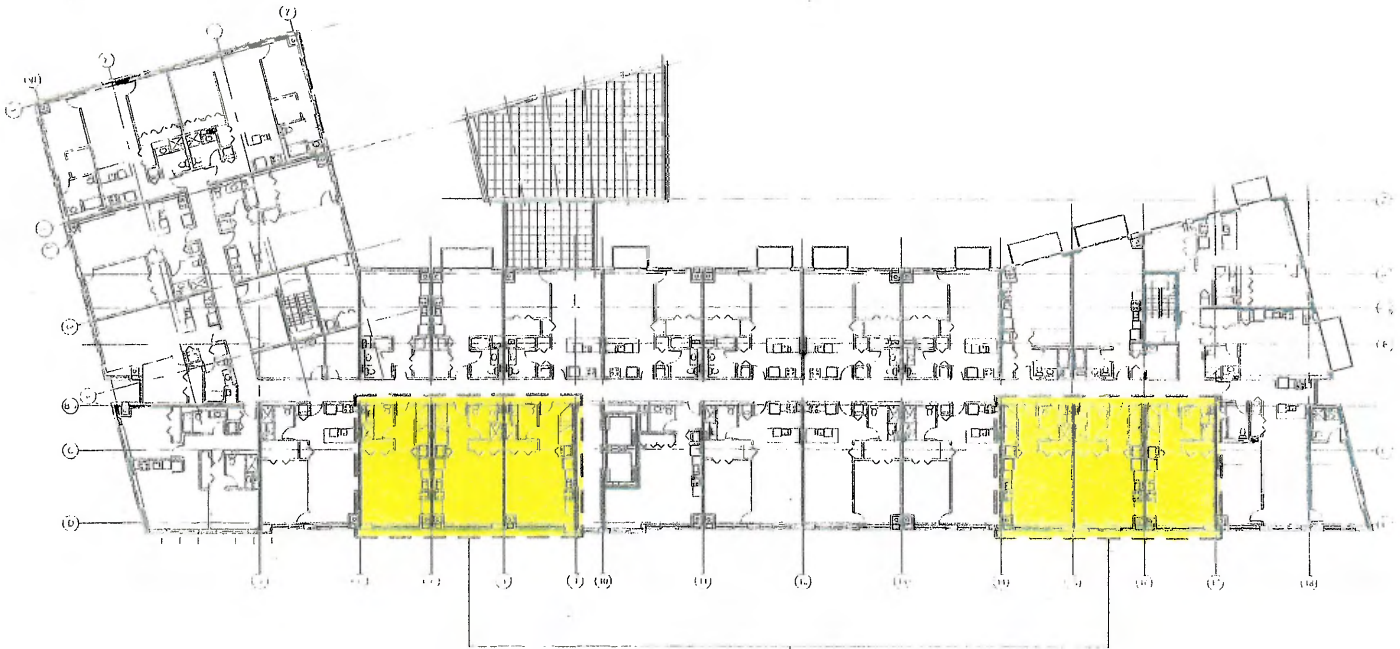
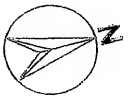
VOA ASSOCIATES INCORPORATED
AN INTERNATIONAL DESIGN FIRM
224 South Michigan Avenue #1400
Chicago Illinois 60604
PH: (312)554-1400

618 SOUTH MAIN
DUPEX UNIT STAIR VARIANCE
NOT TO SCALE

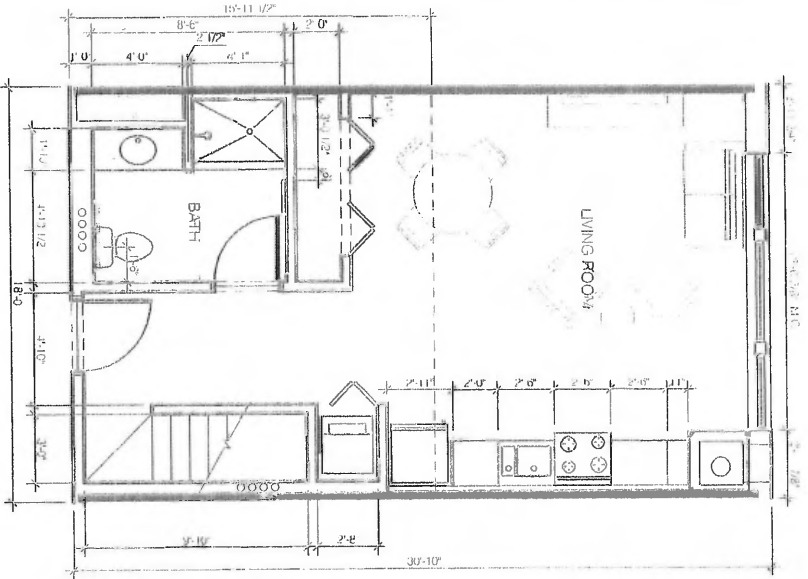
DATE ISSUED: 09/01/15

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ASK-016B
SHEET REF:

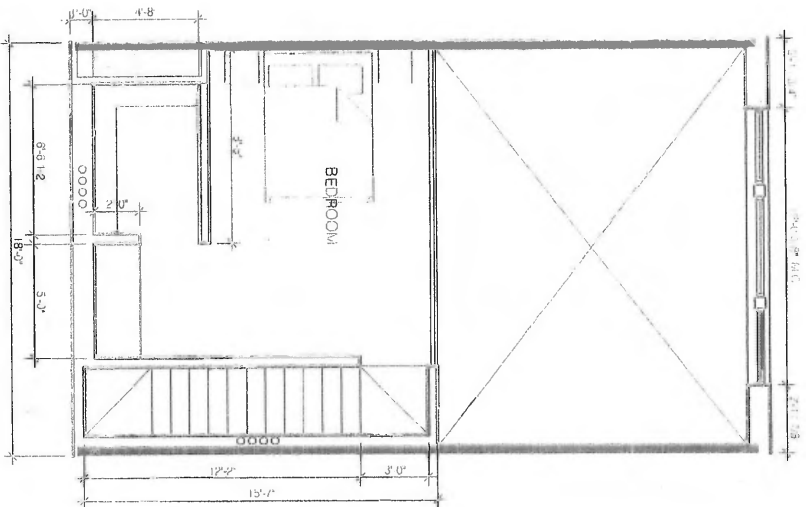
SECOND FLOOR PLAN



AFFECTED DWELLING
UNITS



LOWER LEVEL



UPPER LEVEL

DWELLING UNIT PLAN - CURRENT

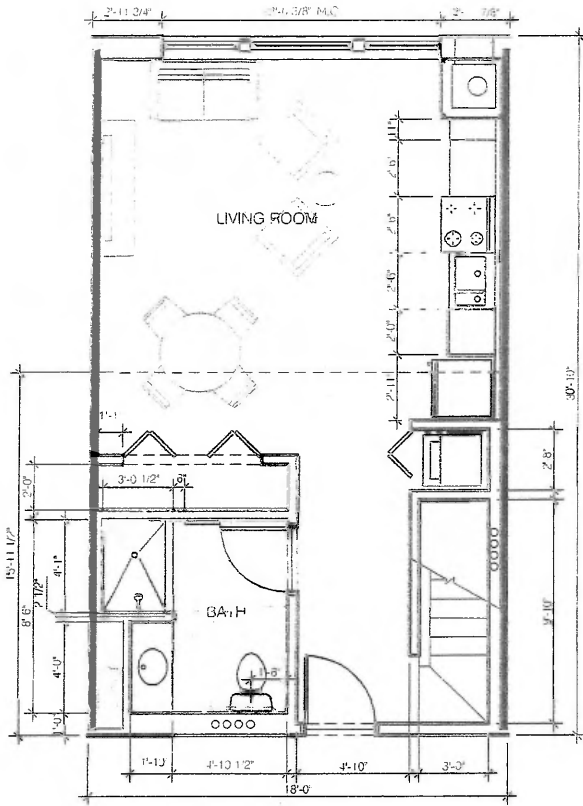
VOA ASSOCIATES INCORPORATED
 AN INTERNATIONAL DESIGN FIRM
 224 South Michigan Avenue # 1400
 Chicago Illinois 60604
 PH: (312) 554-1400

618 SOUTH MAIN
 DUPLEX UNIT STAIR VARIANCE

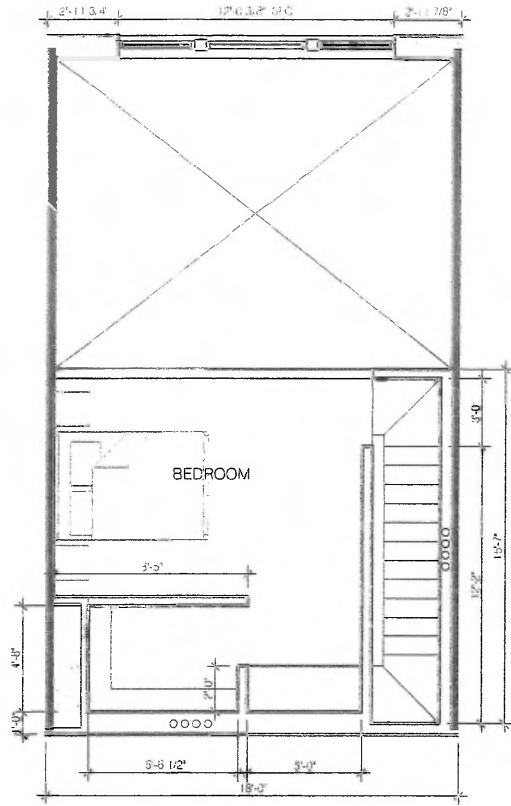
SCALE 1/8" = 1'-0" DATE ISSUED: 09/01/15

SKETCH #
 ASK-016C
 SHEET REF.

FILE: P:\2854a-00 Fox Property - Ann Arbor MI\3.0 Graphics\3.6 CAD\3.6.2 Sheets\3.6.2.2 ASKASK 016ASK 016D.dwg



LOWER LEVEL



UPPER LEVEL

DWELLING UNIT PLAN - PROPOSED

VOA ASSOCIATES INCORPORATED
 AN INTERNATIONAL DESIGN FIRM
 224 South Michigan Avenue # 1400
 Chicago Illinois 60604
 PH: (312)554-1400

618 SOUTH MAIN
 DUPLEX UNIT STAIR VARIANCE

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

DATE ISSUED: 09/01/15

SKETCH #:

ASK-016D

SHEET REF.



VOA

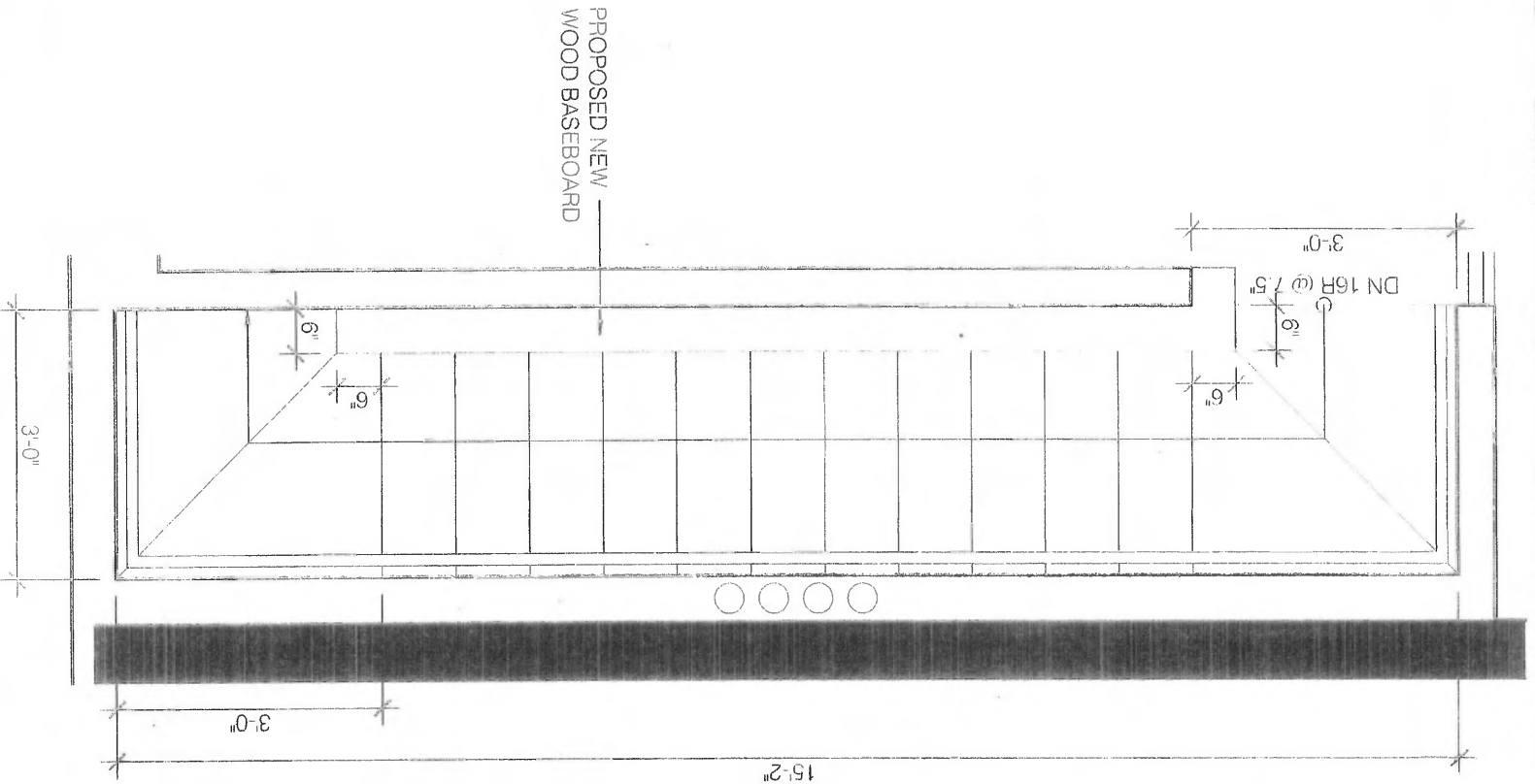
VOA ASSOCIATES INCORPORATED
AN INTERNATIONAL DESIGN FIRM
224 South Michigan Avenue # 1400
Chicago Illinois 60604
PH: (312)554-1400

618 SOUTH MAIN
DUPELX UNIT STAIR VARIANCE

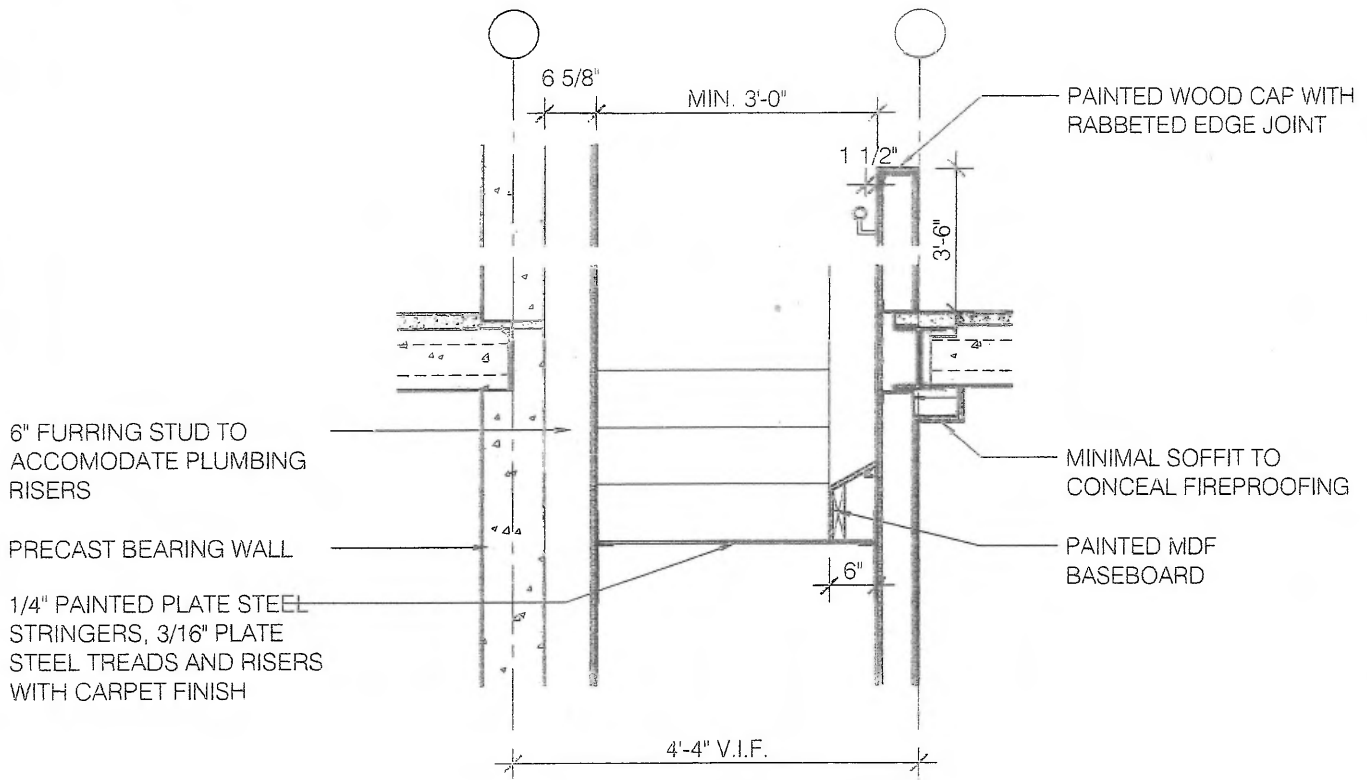
SCALE AS NOTED DATE ISSUED: 09/07/15

SKETCH #:
ASK-016E
SHEET REF.

1
DUPELX UNIT STAIR PLAN - PROPOSED
SCALE: 1/2" = 1'-0"



FILE: P:\2854a-00 Fox Property - Ann Arbor MI\3.0 Graphics\3.6 CAD\3.6.2 ASKASK 016\ASK 016F.dwg



3

DUPLEX UNIT STAIR SECTION - PROPOSED

SCALE: 1/2" = 1'-0"



VOA ASSOCIATES INCORPORATED
 AN INTERNATIONAL DESIGN FIRM
 224 South Michigan Avenue #1400
 Chicago Illinois 60604
 PH: (312)554-1400

618 SOUTH MAIN
 DUPLEX UNIT STAIR VARIANCE

SCALE: AS NOTED

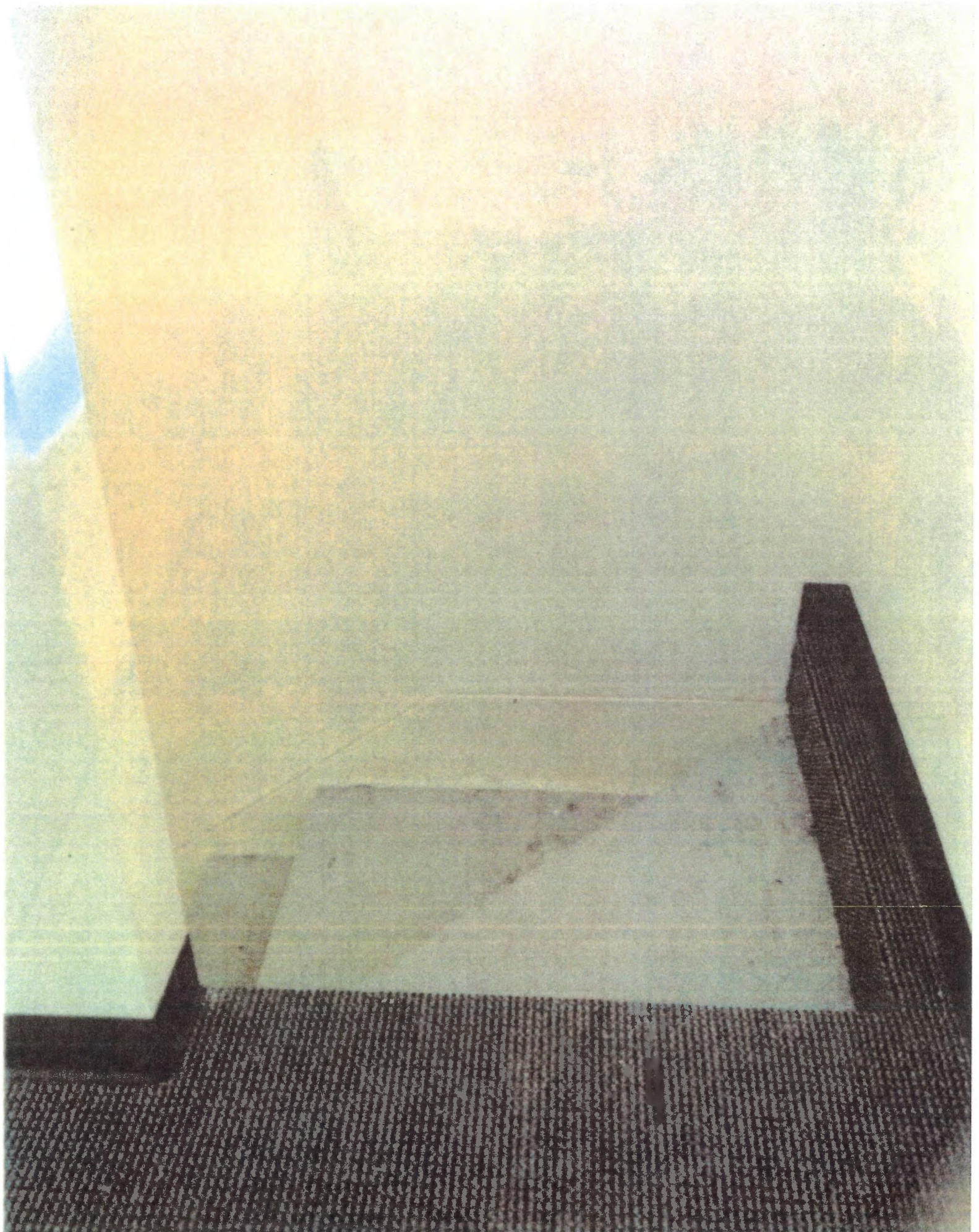
DATE ISSUED: 09/01/15

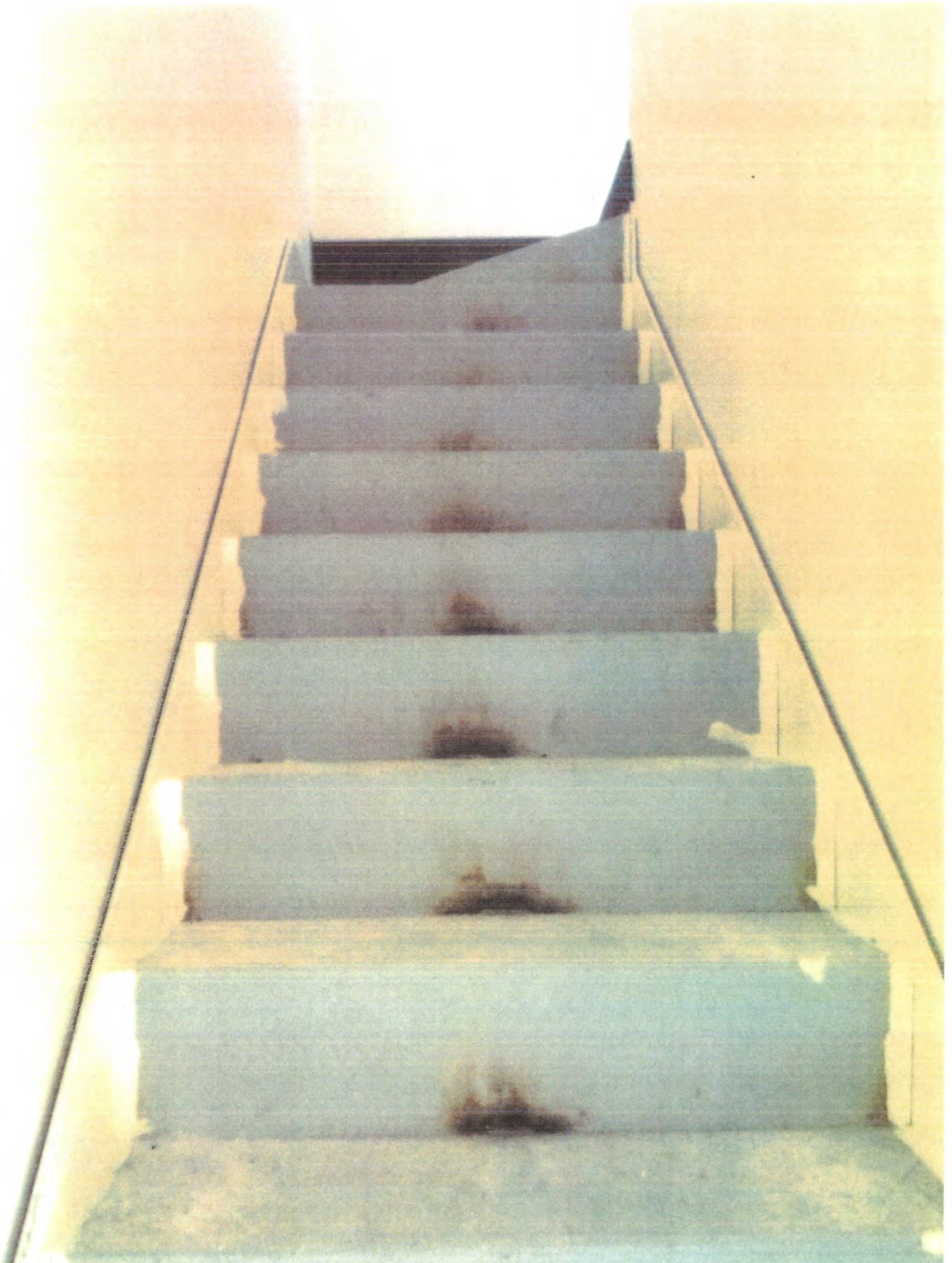
SKETCH #:

ASK-016F

SHEET REF:











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

September 2, 2015

Building Board of Appeals
City of Ann Arbor

Re: 618 S. Main Street Apartments (6) Duplex Stairways

Applicant: 618 S. Main, LLC
20 N. Michigan, Suite 400
Chicago, IL 60602

Dear Board Members:

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

1. Section 1009.4.2 (5) of the MBC requires a minimum tread depth of 6" at the narrow part of the winder tread. The current stair design depth is 0". In order to achieve the correct winder tread depth the stairway would need to be narrowed by 6" at the inside part of the stairway. The stair would then be 30" wide instead of the required 36" specified in section 1009.1. The proposed design is attached for your review.

In 2013 the City approved plans for the construction of a 6 story apartment complex at the above address. At that time the plan reviewer failed to identify these 6 stairways as non-compliant and the applicant constructed three of the six stairways before the building inspector caught the mistake. Construction of the other three halted until the issue could be resolved.

Section 1009.9 allows a spiral stairway to serve a space not more than 250 square feet and the width of the stairway can be 26". These loft spaces are well under that limit and I would submit that these proposed stairs could be considered a "hybrid" due to the winders at the top and bottom. I would recommend that the board grant a variance to allow these stairways (6 total) to be 30" wide to accommodate the minimum tread depth. The 3 remaining stairways will need the modification as well due to the fact that the space is already built out and the required stair geometry will not work in the existing stairwells.

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

Sincerely,

Craig E. Strong, Building Official
City of Ann Arbor