



City of Ann Arbor

Meeting Minutes - Final

Housing Board of Appeals

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

Tuesday, May 12, 2020

1:30 PM

Electronic Meeting

This meeting is audio only.
To listen or speak at public comment, call: 888-788-0099
Enter Meeting ID: 922 4538 5903

A **CALL TO ORDER**

B **ROLL CALL**

*Staff: M. Howell, L. Turner-Tolbert, G. Dempsey, M. Lemieux, B. Lewis,
K. Summersgill, M. Reddmann, D. Williams*

Present: 6 - Angela Rasmussen, Lisa Stelter, Kristen Schweighoefer,
Jerry Schulte, Robin Grosshuesch, and Timothy Durham

C **APPROVAL OF AGENDA**

Approved

D **PUBLIC COMMENTARY - (3 Minutes per Speaker)**

E **APPROVAL OF MINUTES**

E-1 **20-0630** Housing Board of Appeals Minutes, February 11, 2020

Attachments: HBA Meeting Minutes 2-11-2020.pdf

Approved by the Board and forwarded to the City Council

F **APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS**

F-1 **20-0631** HBA20-001 - 2810 Elmwood Ave, Ann Arbor, MI 48104 Variance

Attachments: 2810 Elmwood Site Visit.pdf, 2810 Elmwood
Application.pdf, HBA 20-001 Staff Report (2810 Elmwood

Ave.).pdf

M. Howell gave staff report. Staff recommends denial due to Housing Code, life/safety, health and general welfare minimums and standards are not being met. Site visit made on March 10 by A. Rasmussen and K. Schweighoefer. Measurements and pictures of the space taken. Smoke alarms are hardwired and working. Site visit found that minimum height standards were met at stair landing.

A. Rasmussen moves to override the height requirement and approve the variance in the case of 2810 Elmwood Avenue only based on:

1) Ceiling height minimum requirement is overridden because the site visit found, in this 2nd floor space, in this particular property only, we feel, does not and will not harm the life/safety, health and general welfare of the future occupants and because the minimum Code standards for light, ventilation, egress window, rise/run of stairs as well as guard and handrail requirements have been met;

2) The applicant is required to keep smoke/CO2 detectors hard-wired, interconnected and fully operational into perpetuity as long as the 2nd fl. space is used as a habitable space; and

3) If any future major construction project occurs in this 2nd fl. space, all minimum Code standards must then be met per the Codes in place at the time of the future construction project.

A motion was made by Rasmussen, seconded by Stelter, that the Variance be Approved. On a voice vote, Chair Schweighoefer declared the motion carried.

Yeas: 5 - Rasmussen, Stelter, Schweighoefer, Grosshuesch, and Durham

Nays: 1 - Schulte

G OLD BUSINESS

Discussion regarding pending rule changes for furnace cleans and checklists. L. Turner-Tolbert reported that this has been put on hold as there are a number of changes that need to be made and it is preferred to do them all at once. Housing Code changes as well as IPMC implementation will be a part of the review.

H NEW BUSINESS

R. Grosshuesch is willing to serve again. His term expires on 5/31/2020.

ADJOURNMENT