

BBAIS-030



City of Ann Arbor 11-19-15  
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: BRIMMER 1-BUILDINGS 1 SPE, LLC

Address of Applicant: 953 HERRICK RD CINCINNATI, OH 45231

Daytime Phone: 513-521-4350 Fax: 513-522-3180

Email: BRAD.CAPPA@BRIMMER.COM

Applicant's Relationship to Property: OWNER

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**Section 2: Property Information**

Address of Property: 215 N. PINE, ANN ARBOR, MI 48103

Zoning Classification: \_\_\_\_\_

Tax ID# (if known): \_\_\_\_\_

\*Name of Property Owner: BRIMMER 1-BUILDINGS 1 SPE, LLC  
 \*If different than applicant, a letter of authorization from the property owner must be provided.

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**Section 3: Request Information**

Variance

Chapter(s) and Section(s) from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
<u>IBC 507.3</u>	<u>UNLIMITED AREA</u>	<u>UNSPRINKLED AREAS</u>
	<u>BUILDINGS MUST BE</u>	<u>WILL BE SPRINKLED</u>
	<u>FULLY SPRINKLED</u>	<u>PER ATTACHED SCHEDULE.</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)

UN-SPRINKLED AREAS WILL BE SPRINKLED AS LEASES RUN OUT. TWO SPACES WILL BE SPRINKLED WHILE OPEN. BUILDINGS WILL MEET ALL OTHER UNLIMITED AREA 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 SHOPPING CENTER EXISTS AS AN UNLIMITED AREA.  
IT WOULD BE GREAT HARDSHIP TO SEPERATE THIS SHOPPING CENTER INTO LIMITED AREA BUILDINGS.

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

THE EXISTING K-MART AND OTHER SPACES WOULD NOT BE ABLE TO BE RE-DEVELOPED.

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?

NONE

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

IT IS UNCLEAR HOW THE CONDITION CAME TO BE.

**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.

513-728-4477  
Phone Number

[Signature]  
Signature

BRAD.COPE@BPIX.MI.GOV.COM  
Email Address

BRAD COPP  
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 11th day of November, 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

March 28, 2019  
Notary Commission Expiration Date

Tamir B Hoffman  
Print Name

**STAFF USE ONLY**

Date Submitted: 11-19-15 Fee Paid: \$500.00

File No.: BBA15-030

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: 2016-00028863**

**Project Number** BBA15-030  
**Receipt Print Date:** 12/03/2015  
**Address** 215 N MAPLE RD  
**Applicant** BRIXMOR HOLDINGS1 SPE, LLC  
**Owner** BRIXMOR HOLDINGS1 SPE, LLC  
**Project Description** UNSPRINKLED AREAS WILL BE SPRINKLED AS LEASES RUN OUT

## FEES PAID

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0026-033-3370-0000-4361

P&D - APPEAL FEES 15/16

BBA - ALL OTHER STRUCTURES

0026-033-3370-0000-4361

500.00

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**Total Fees for Account 0026-033-3370-0000-4361:**

**500.00**

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**TOTAL FEES PAID**

**500.00**

DATE PAID: Thursday, December 3, 2015

PAID BY: LOGOS

PAYMENT METHOD: CREDIT CARD TYPE NOT

Proposed Deadline for Sprinkler Installation

Lease Expiration (inc options)

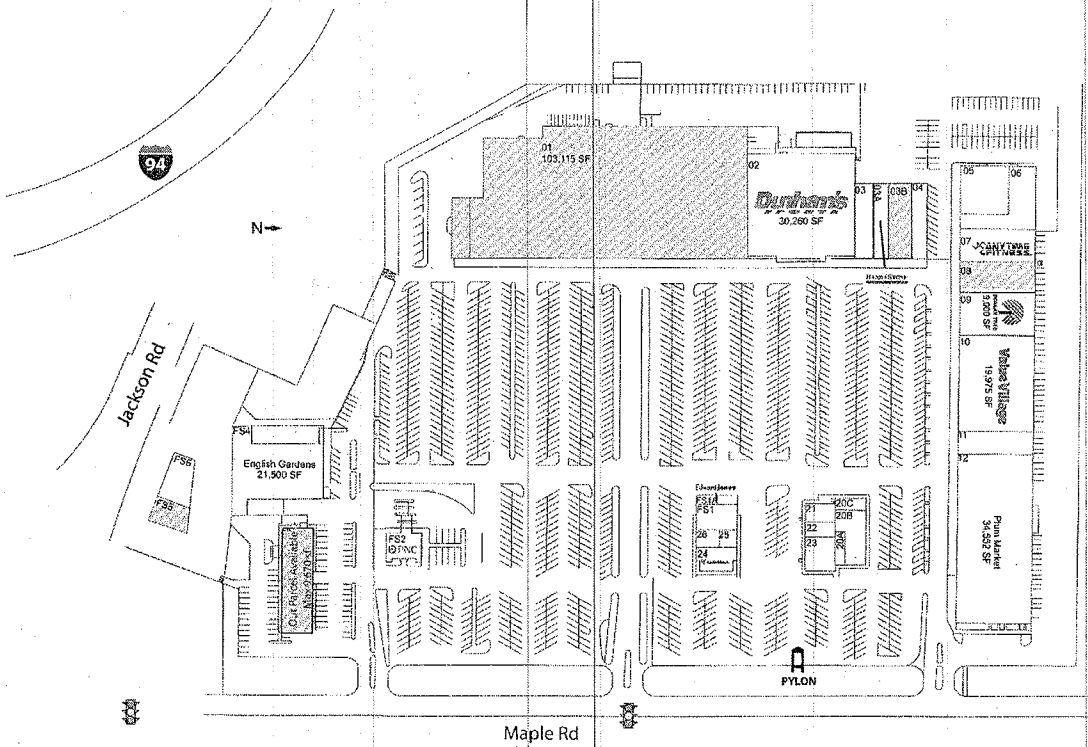
Current Tenant

Space #

Bikram Yoga	3	1/31/2026	9/1/2017
Hand & Stone Massage	3A	12/31/2029	9/1/2017
Vacancy	3B	N/A	7/1/2016
Panda House	4	5/13/2017	9/1/2017
Value World	10	2/29/2016	7/1/2016

Timetable for proposed conformance with unlimited area fully sprinkled buildings:  
Refer to site plan for location of all un-sprinkled spaces. All spaces will be sprinkled by 9/1/2017.

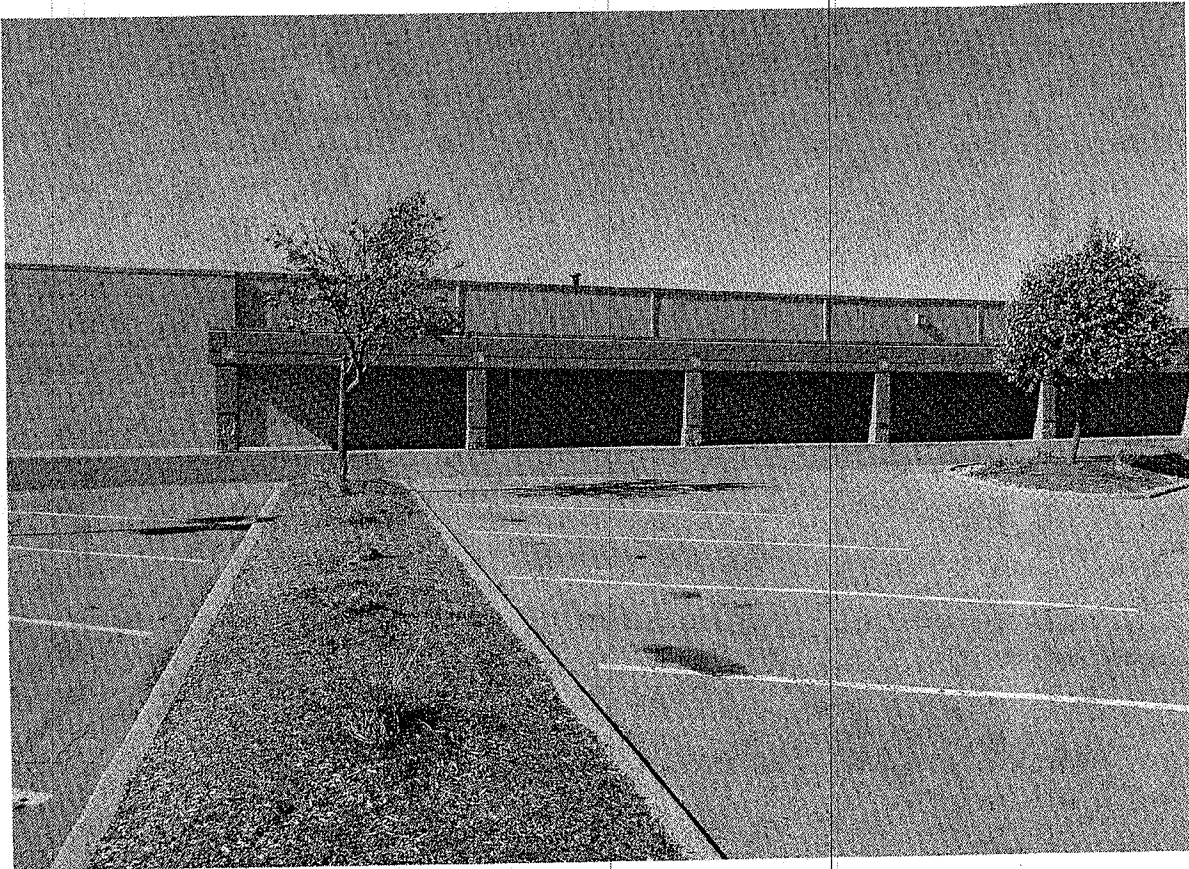
# Maple Village



FS1 Green Pawz	2,512 SF	05 Secretary of State	6,400 SF
FS1A Edward Jones	1,114 SF	06 Robert Adams	6,690 SF
FS2 PNC Bank	2,615 SF	07 Anytime Fitness	6,893 SF
<b>FS3 AVAILABLE</b>	9,670 SF	<b>08 AVAILABLE</b>	6,250 SF
FS4 English Gardens	21,500 SF	09 Dollar Tree	9,000 SF
<b>FS5 AVAILABLE</b>	2,600 SF	10 Value Village	19,975 SF
FS6 Pure Sleep	4,600 SF	11 Diva Nail Spa	4,947 SF
<b>OTL AVAILABLE</b>	9,670 SF	12 Plum Market	34,552 SF
<b>01 AVAILABLE</b>	103,115 SF	20A Great Clips	952 SF
02 Dunham's Sports	30,260 SF	20B Frames Unlimited	3,498 SF
03 Bikram Yoga	4,000 SF	20C Miracle Ear	1,036 SF
03A Hand & Stone Massage & Facial Spa	3,000 SF	21 GNC	1,550 SF
<b>03B AVAILABLE</b>	5,000 SF	22 Advance America	1,250 SF
04 Panda House	3,250 SF	23 Village Kitchen Restaurant	2,500 SF

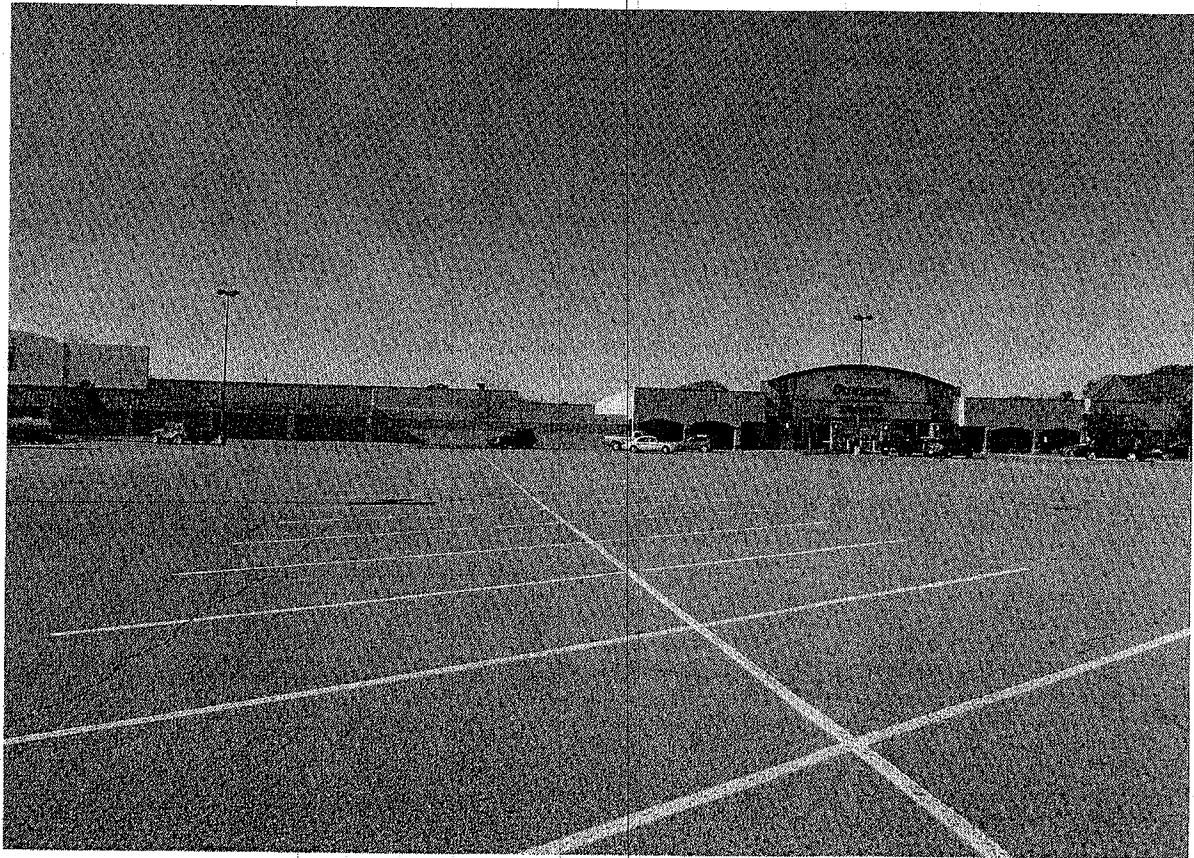
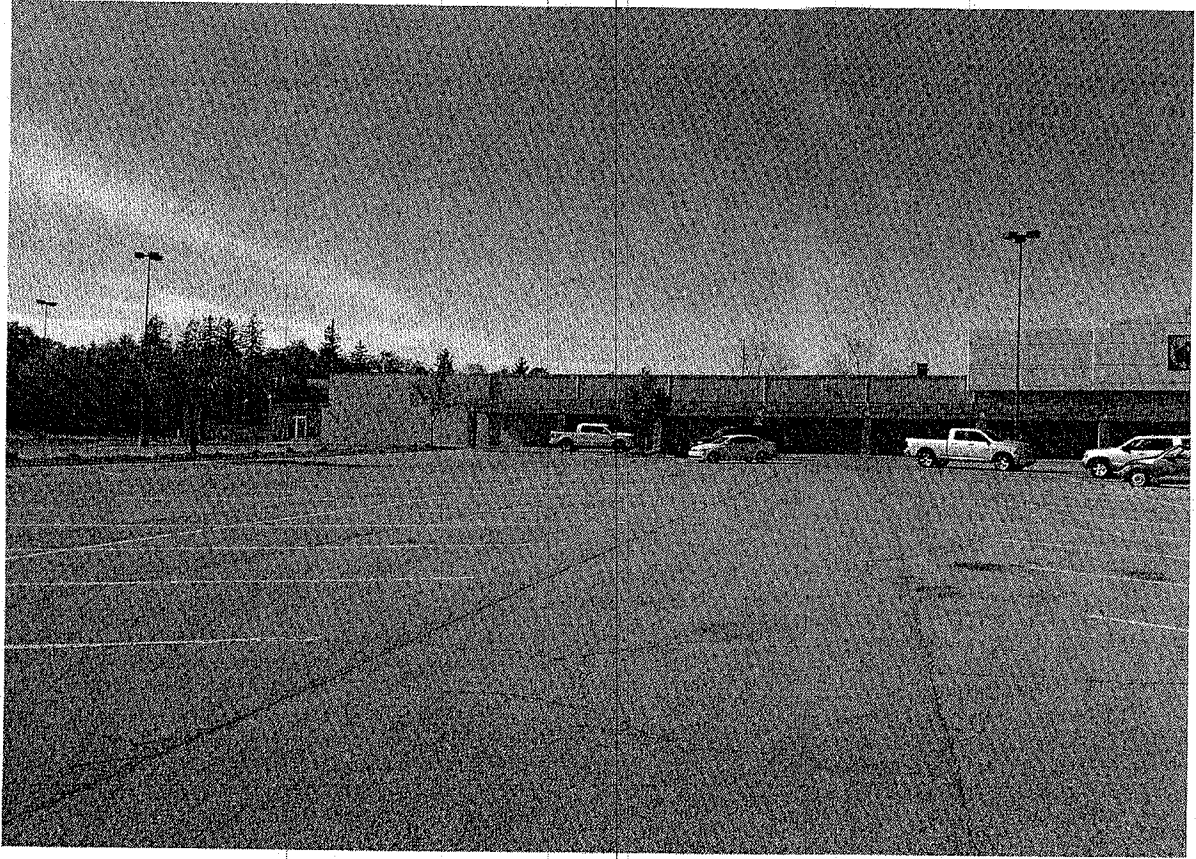
# Maple Village

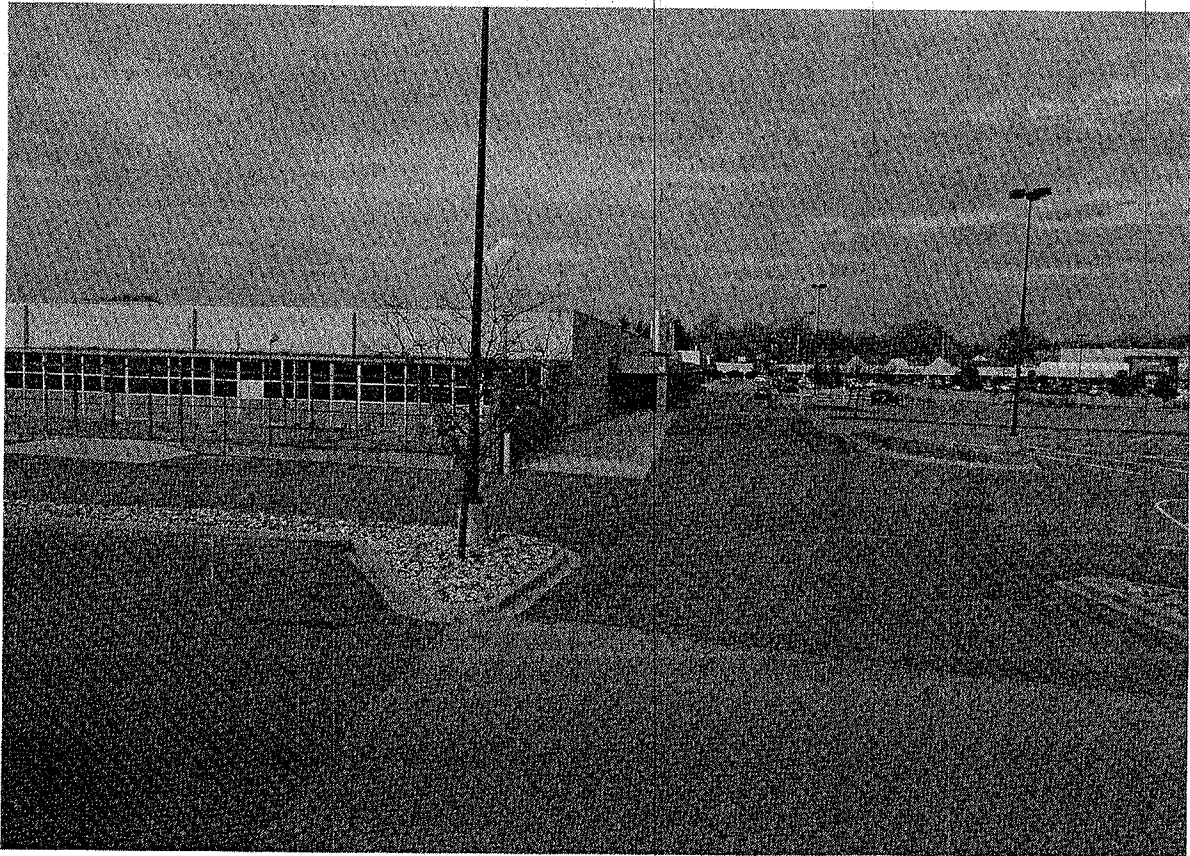
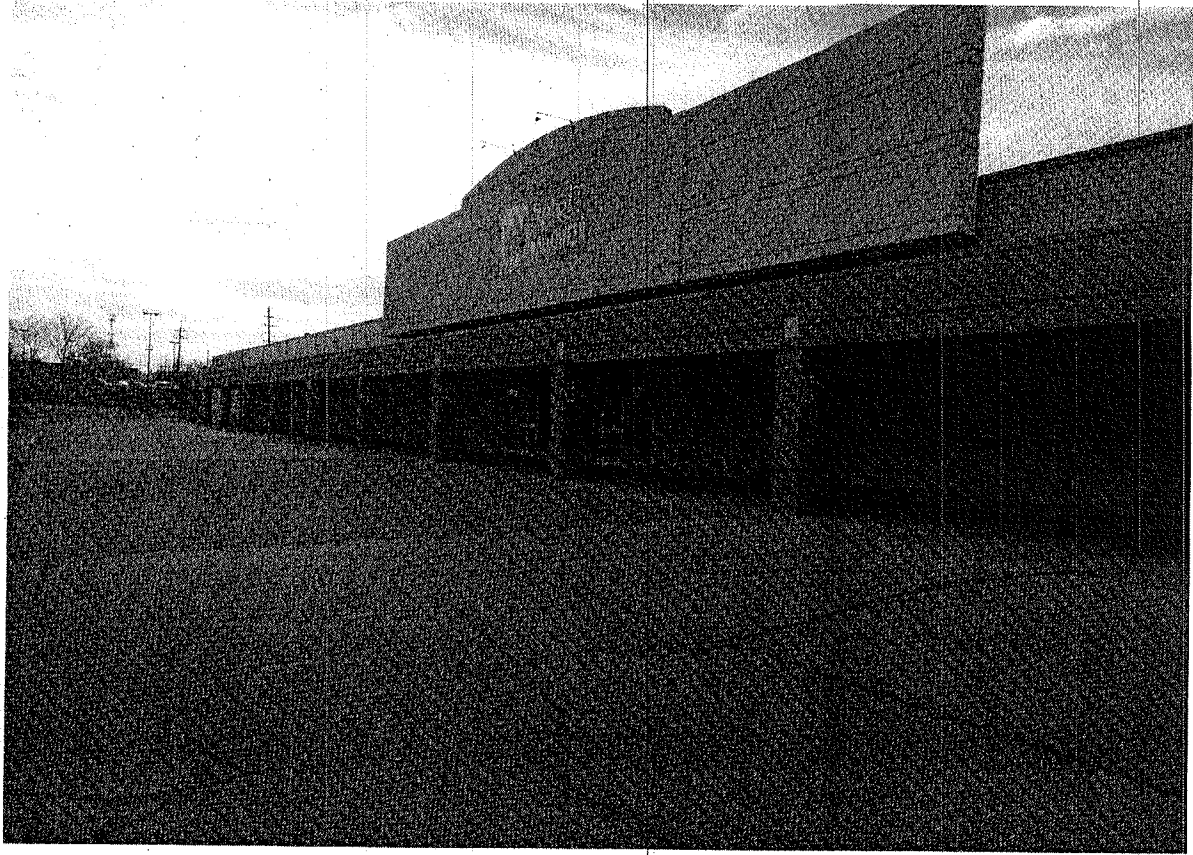
24 RadioShack	2,400 SF	26 Michigan Insurance Group	1,207 SF
25 Sofia's Tailoring	900 SF		

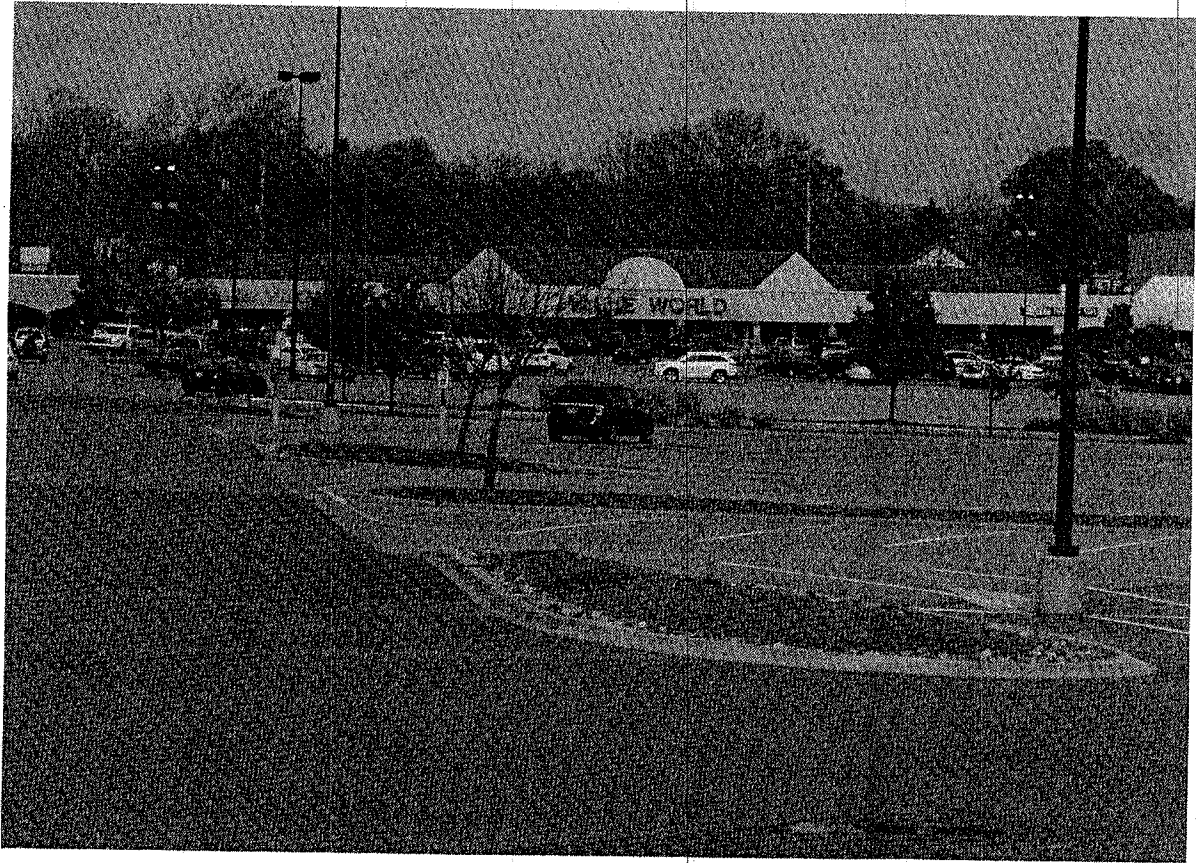




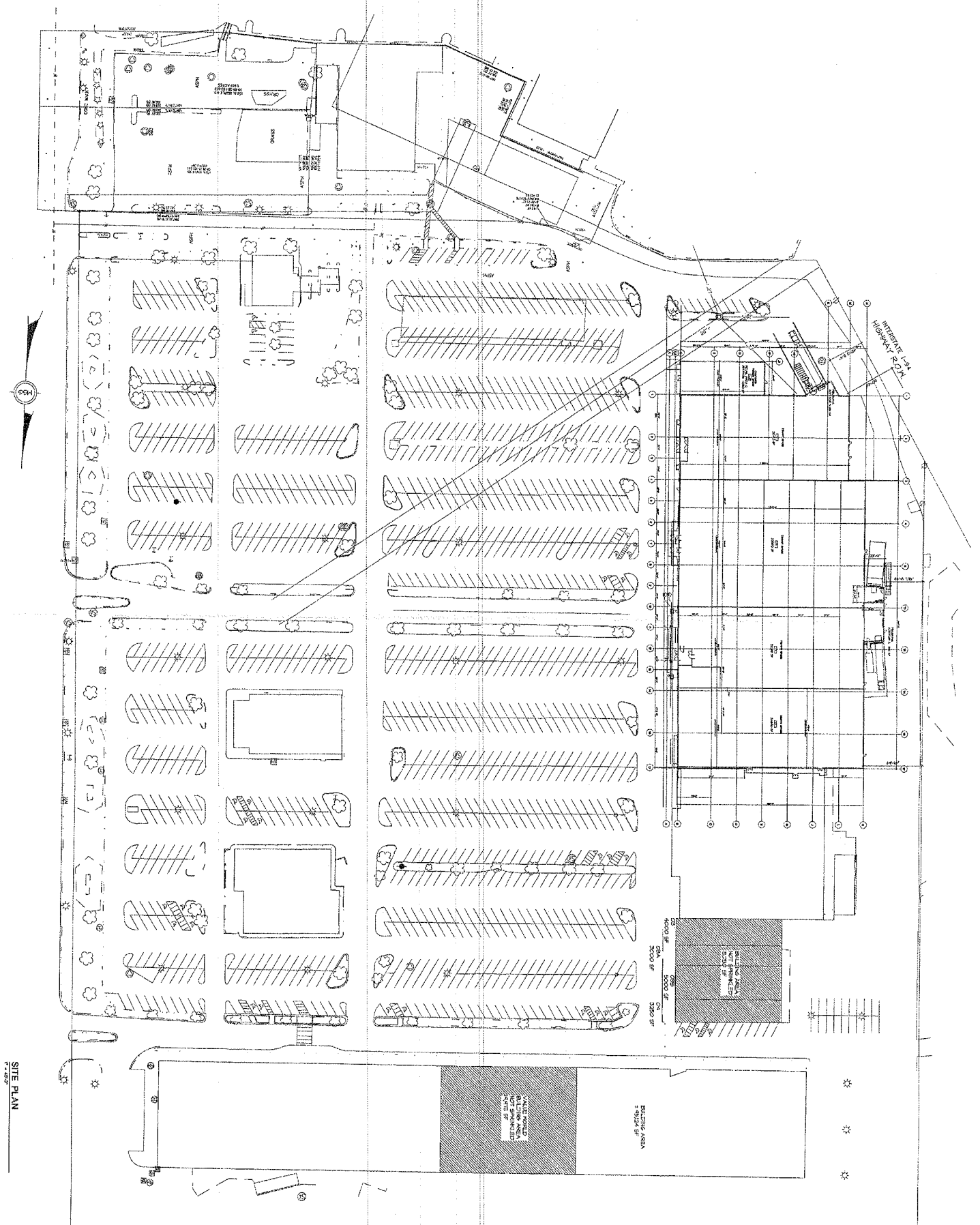












SITE PLAN  
7-1000

# MAPLE VILLAGE SHOPPING CENTER

STONE #  
215 N MAPLE ROAD  
ANN ARBOR, MI



A-2

DATE: 11-12-2009  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NO.: 00000

SITE PLAN  
P. 1 OF 2

