



# City of Ann Arbor

## Meeting Minutes - Final

### Building Board of Appeals

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

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Thursday, December 8, 2016

1:30 PM

Larcom City Hall, 301 E Huron St, Second  
floor, City Council Chambers

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**A CALL TO ORDER**

**B ROLL CALL**

**Present:** 4 - Paul Darling, Robert Hart, Chair Kenneth J. Winters, and Gordon Berry

**Absent:** 2 - David Arnsdorf, and Hugh A. Flack Jr.

**C APPROVAL OF AGENDA**

**Approved**

**D APPROVAL OF MINUTES**

**D1 16-1701** Building Board of Appeals Minutes November 10, 2016

**Attachments:** BBA Meeting Minutes 11-10-16

**Approved**

**E PUBLIC COMMENTARY - Agenda Items (3 Minutes per Speaker)**

*None*

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

**F1 16-1702** BBA16-022 - Continuation Hearing for 415 Hamilton Place, Ann Arbor, MI

**Attachments:** 415 Hamilton Place Continuation

*Ms. Mary Madden, owner, speaks on her behalf of her property at 415 Hamilton Place, Ann Arbor, MI.*

*Mr. Robert Hart motions that in regards to the continuation hearing for*

*BBA16-022 for 415 Hamilton Place, Ann Arbor, MI that the board tables the decision and grants a 30 day extension, during which time the owner's electrician will be by to verify that there is no power to the garage and/or disconnect and an application for demolition permit for the garage be filed and that the owner arrange for an inspection of the premises during that time period with the City.*

**Tabled**

**F2      16-1703      BBA16-020 - Continuation Hearing for 2729 Lookout Circle, Ann Arbor, MI**

**Attachments:**      2729 Lookout Circle Continuation

*Ms. Theresa Roth, owner, speaks on her behalf of her property at 2729 Lookout Circle, Ann Arbor, MI.*

*Mr. Robert Hart motions that in the matter of the continuation hearing for BBA16-020 for 2729 Lookout Circle, Ann Arbor, MI that the matter be tabled for another 60 days during which time the owner shall meet on site with the building official to review specific items of concern and that further within those 60 days action will be taken to continue trimming and cleaning up the grounds and make the house more visible and less unoccupied looking and that the owner will offer some written evidence to the City of having spoken to a realtor to list the house within that time.*

**Tabled**

**F3      16-1704      BBA15-026 - 721 South Division Street, Ann Arbor, MI**

**Attachments:**      721 S Division Continuation

*Mr. Scott Munzel, attorney, and Mr. Raymond Williams speak on behalf of 721 South Division, Ann Arbor, MI*

*Mr. Gordon Berry motions that in the matter of the continuation hearing for BBA15-026 for 721 South Division, Ann Arbor, MI that the Board table the matter for 35 days. During which time the owner will secure written contracts for all necessary repairs and include a schedule of construction and commence work.*

**Tabled**

**G      OLD BUSINESS**

G1 BBA16-016 - 706 South Seventh Street, Ann Arbor, MI

G2 BBA16-013 - 132 Hill Street, Ann Arbor, MI

G3 BBA16-015 - 2026 Devonshire Road, Ann Arbor, MI

G4 BBA16-025 - 220 South Main, Ann Arbor, MI

*Mr. Benjamin Curtis speaks on his behalf to ask for an amendment to BBA16-025 for 220 South Main Street, Ann Arbor, MI.*

*Mr. Robert Hart motions that in the matter of an amendment to the variance hearing from November 13, 2016 decision for BBA16-025 for 220 South Main Street, Ann Arbor, MI that the motion be amended so that the motion reads that there are 5 existing operable windows on the 2nd floor and that those 5 be provided with water curtain suppression systems and that this variance only applies to those 5 existing windows and the 4 new windows.*

**Approved with changes**

**H NEW BUSINESS**

*None*

**I REPORTS AND COMMUNICATIONS**

*None*

**J PUBLIC COMMENTARY - GENERAL (3 Minutes per Speaker)**

*None*

**K ADJOURNMENT**