



CITY OF ANN ARBOR, MICHIGAN
Community Services Area
Planning & Development Services Unit
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Housing Board of Appeals Staff Report

Subject HBA 13-001 - CONTINUED
2915 Kimberley Rd., Zoning R1C

Description and Discussion:

The owners, the residence located at 2915 Kimberley Rd request a variance from the requirement of a min. 6'-0" ceiling height at the bottom of the stairs to the second floor, as required by section 8:504 (4) (B) 2. Also request a variance of the requirement of a min. 9" tread depth on the flight of stairs to the second floor as required by section, 8:504 (4) (B) 4.

This property had never had a rental housing inspection previously. Therefore, on a first time rental inspection conducted on October 04, 2012 by Terry Root, it was found that the ceiling height at the bottom of the stairs to the second floor had a ceiling height of 5'-7". The tread depth of the same stairs was 8" with a riser height of 7-3/4".

The house was built in 1940 and appears to be original construction with 2 bedrooms and a bath on the second floor.

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.

Standards for Approval:

Practical difficulties or unnecessary hardship

Per the applicant:

1. *The variance does not jeopardize the public health and safety.*
2. *At this time there does not appear to be an immediate health and safety issue, nor does it affect neighboring dwellings/properties.*
3. *The variance does not violate the intent of this chapter.*
4. *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 make a motion to approve a variance for the 8" tread depth as it exists, and approve the existing 5'-7" ceiling height at the bottom of the stairs, provided that hardwired interconnected smoke detectors are installed at the top of each flight of stairs, per section 8:504 (B) (7)

Respectfully submitted,
Terry Root
Development Services Inspector

Lisha Turner-Tolbert
Inspection Supervisor