



PLAN SNAPSHOT REPORT BBA26-0002 FOR THE CITY OF ANN ARBOR

Plan Type: Building Board of Appeals	Project:	App Date: 02/05/2026
Work Class: Administrative Appeal	District: Ward 5	Exp Date: NOT AVAILABLE
Status: Awaiting Approving Body	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Lemieux, Michael	Approval Expire Date:

Description: Appeal of excessive resubmission requirements for permit #BLDGR25-1845

Parcel: 09-09-19-103-006	Main	Address: 1620 Hillridge Blvd Ann Arbor, MI 48103	Main	Zone: R1C(Single Family Dwelling)
---------------------------------	------	--	------	--

Applicant
Zachary L Adams
1620 Hillridge Blvd
Ann Arbor, MI 48103
Home: (206) 579-2358
Business: (206) 579-2358
Mobile: (206) 579-2358

Plan Custom Fields

Type of Building	Residential	New Building	Yes	Addition	No
Building Use	Play structure	Alteration	No	No. of Floors	1
Repair	No	Construction Type	wood framed	Area/Floor	118
No. of Occupants	0	BBASatementofFactsa -10/30/25 Applicant ndReasoningMemo (Zachary Adams) construction documents submitted for permit -11/06/25 Zoning review completed & approved (grading and engineering not applicable) -11/14/25 Building Coordinator (BC) Review internal deadline lapsed. -11/18/25 BC notified applicant of requirement to submit documents stamped by MI licensed design professional, citing 2015 MRC R106.1 and R301.1.3 -12/12/25 Applicant re-submitted construction documents stamped by David R. Arnsdorf MI Lic #6201029525 -12/19/25 BC Review internal deadline lapsed. -1/12/26 BC notified applicant of additional construction documents required pertaining to "complete structural consideration by PE" and "hardware certification" -1/12/26 Applicant responded to BC with clarifying questions pertaining to specific structural documents required, precedent for		requiring said documents on projects of similar size/scope, and specific questions about how construction documents previously submitted to not adequately address several technical concerns noted by BC. -1/20/26 BC partially responded to 1/12/26 questions with additional list of documents required -1/22/26 Applicant again questioned BC requirement for additional documents based on precedent for requiring similar documents on projects of similar size/scope. Applicant inquired with BC to provide specific code language of previously cited R106.1 supporting BC's assertion that "burden of proof is on the applicant" Applicant inquired with BC to provide specific code language of previously cited R301.1.3 supporting BC's assertion that IAS hardware certification previously submitted does not meet the ICC-ES certification requirement requested by BC	

PLAN SNAPSHOT REPORT (BBA26-0002)

-2-5-2026 Applicant filed for formal hearing with Board of Appeals

BBA Desired Relief Memo: Relief from R106.1 requirements for additional construction documents based on precedent for requiring same documents on projects of similar size/scope.

Exception from ICC-ES hardware certification requirement based previously submitted IAS hardware certification as it satisfies the equivalent or equal language of R301.1.3

BBA Basis of Appeal Memo: Provisions do not apply - Additional construction documents required by Building Coordinator for permit approval are not consistent with precedent of similar documents, permitting, or inspection requirements of numerous other projects of similar size, scope, and zoning ordinances.

Equal or better form of construction is proposed - IAS hardware certification is functionally identical to ICC-ES certification requested by building coordinator. Existing hardware in as-built conditions has been field tested meet the rated working load capacity of the support hardware with a minimum 4:1 safety factor. Applicant has proposed to retrofit existing structure with supplemental steel posts to further increase 4:1 safety factor.

Basis of Appeal	An equal/better form of construction is proposed	Historic District (GIS Filled)	None	Floodplain (GIS Filled)	No
-----------------	--	--------------------------------	------	-------------------------	----

Attachment File Name	Added On	Added By	Attachment Group	Notes
16-018 Nelson TandS Report Final.pdf	02/05/2026 11:15	Adams, Zachary		Supporting Materials
BLDGR25-1845-2026-02-05 1620 Hillridge Blvd_Appeal submission.pdf	02/05/2026 11:15	Adams, Zachary		Supporting Materials
Signature_Zachary_Adams_2/5/2026.jpg	02/05/2026 11:15	Adams, Zachary		Uploaded via CSS
BBA26-0002 1620 Hillridge.docx	03/13/2026 9:35	Lemieux, Michael	Available Online (Contacts Only)	Staff report
BLDGR25-1845-BLDGR25-1845-2025-Nelson TandS Report Final_v2_v2.pdf	03/13/2026 9:35	Lemieux, Michael	Available Online (Contacts Only)	IAS report

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00186807	BBA - Single Family Appeal	\$250.00	\$250.00
Total for Invoice INV-00186807		\$250.00	\$250.00
Grand Total for Plan		\$250.00	\$250.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Application Completeness - BBA Board of Appeals v.1	In Review	02/05/2026	02/06/2026		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Application Completeness Check - BBA Board of Appeals	Community Services	Kokoski, Stephen	In Review	02/05/2026	02/05/2026	

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Application Completeness Check - Board of Appeals	Community Services	Williams, Debra	In Review	02/05/2026	02/06/2026	

PLAN SNAPSHOT REPORT (BBA26-0002)

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Plan Review [Building Board of Appeals] v.1	Approved	02/05/2026	02/20/2026	03/03/2026	No	Yes
Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Board of Appeal Review	Building	Lemieux, Michael	Approved	02/05/2026	02/20/2026	03/03/2026

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Completeness Check v.1			
Application Completeness - BBA Board of Appeals v.1	Receive Submittal	02/05/2026 0:00	
Plan Review v.1			03/03/2026 8:06
Plan Review [Building Board of Appeals] v.1	Receive Submittal	02/05/2026 0:00	03/03/2026 8:06
Appeals Approval Process v.1			
Board of Appeals Case for Processing v.1	Task		
Staff Report Created and Attached v.1	Generic Action		
Notification to Tenants v.1	Generic Action		
Staff Report Submitted to Legistar v.1	Generic Action		
Building Board of Appeals Decision v.1	Generic Action		
Decision Letter Created and Attached v.1	Generic Action		
Minutes Created and Published v.1	Generic Action		