



City of Ann Arbor

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

Meeting Minutes - Final Building Board of Appeals

Wednesday, November 18, 2015

1:30 PM

Larcom City Hall, 301 E Huron St,
Sixth floor, conference room

A CALL TO ORDER

B ROLL CALL

Staff: 5 - L. Turner-Tolbert, K. Larcom, C. Strong, R. Farrackand, A. Howard

Present: 3 - Paul Darling, Robert Hart, Chair Kenneth J. Winters

C APPROVAL OF AGENDA

Approved

D APPROVAL OF MINUTES

D1 15-1336 BBA Minutes September 24, 2015

Attachments: BBA Minutes 9-24-15

Approved

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 15-1337 BBA15-013 - Variance Application for 717 McKinley Avenue, Ann Arbor, MI 48104

Attachments: 717 mckinley variance 10 22 15.pdf

C. Strong gave a staff report. Applicant is proposing rebuilt stairway to remain as is. Mr. Strong recommends approval. Scott Clausen, the contractor, spoke about the application. P. Darling made the following motion:

I move that the Board grant a variance for BBA Case No. 15-013 at 717 McKinley Avenue to allow reconstruction of the basement stairs with a 27" minimum tread width. All the other provisions of the stairway requirements, the height, the guardrail, lighting are compliant with the code and that the exterior wall, have the building inspector look at and make sure that it has been pointed upon final inspection. We find that this complies with the intent of the code under Appendix J that fits in with structural limitations on building stairways.

Approved

E2 15-1338 BBA15-021 - Show Cause Hearing for 1125 Wright Street, Ann Arbor, MI

48105

Attachments: 1125 wright staff report 10 23 15.pdf, 1125 wright st 10 22 15.pdf

C. Strong gave a staff report and recommended demolition of the garage. The property owner, Eric Arnold, gave a history of the structure. Blue Star has been contracted by the owner to demolish the structure. The date is yet to be set. R. Hart made the following motion:

I move that in the case of the Show Cause Hearing for BBA Case No. 15-021 concerning the building at 1125 Wright, Ann Arbor, MI, the Building Board of Appeals finds that the building is a dangerous building as defined in Chapter 101 of the Ann Arbor City Ordinance, and that the owner shall cause the building to be demolished or otherwise be made safe. The owner shall commence the necessary work by November 30, 2015 and shall complete the work by December 21, 2015. If the owner fails to comply with this order then the City will cause the building to be demolished and the order is based on the following findings by the City of Ann Arbor Building Department: The garage structure remains unsafe and the structure posts have deteriorated, whereas the back corner has deteriorated where the roof structure has no bearing to the foundation, the temporary steel stanchions have been installed in attempting to support the roof, but due to water damage, the rafters offer no structural support. At this time there is no salvagable structural integrity to the structure, and the roof's rafters have become unattached from supporting even the roof deck, making the structure unsafe, and should not be accessible to anyone. And, in general, there is a significant amount of debris around the structure that is causing unsafe conditions.

Motion approved unanimously.

Approved

E3 15-1339

BBA15-020 - Show Cause Hearing for 1333 Arella, Ann Arbor, MI 48103

Attachments: 1333 arella staff report 10 23 15.pdf, 1333 arella pics 10 22 15.pdf

C. Strong gave the staff report. The garage is dilapidated. The owner has obtained a demolition permit, all items have been removed from the inside, and work has started to dismantle the structure. The owner has indicated that the building would be down by the end of the month. C. Strong recommends tabling this matter and will update the Board at the next meeting.

P. Darling made the motion recommending tabling BBA15-020 at 1333 Arella, Ann Arbor, MI, until next month.

Motion approved unanimously.

Tabled

E4 15-1340

BBA15-019 - Show Cause Hearing for 702 Brooks, Ann Arbor, MI 48103

Attachments: 702 brooks staff report 10 23 15.pdf, 702 brooks pics 10 22 15.pdf

C. Strong gave the staff report on this shed and recommends demolishing due to its poor condition. Discussion followed regarding the structure. L. Turner-Tolbert stated that the owner has made progress in improving the property and this shed is the last item that needs to be addressed. P. Darling made the following motion:

I move that in the Show Cause Hearing on BBA15-019 concerning the building at 720 Brooks Street, Ann Arbor, MI, the Building Board of Appeals finds that the building is a dangerous building as defined by Chapter 101 of the Ann Arbor City Ordinance, and that the owner shall cause the building to be demolished or otherwise be made safe. The owner shall commence the necessary work as notified and complete the work by November 30, 2015. If the owner fails to comply with this order, then the City will cause the building to be demolished. There are derelict items on the property and the shed is delapidated with plywood covering the door with parked, unplated vehicles inside, and heavy overgrowth of vegetation surrounding the structure making it inaccessible and unfit to be used for any purpose, and subject to rodent infestation, as shown in the staff report.

Motion passed unanimously.

E5 15-1341

BBA15-025 - Show Cause Hearing for 2915 Shady Lane, Ann Arbor, MI 48104

Attachments: 2915 shady lane staff report 10 23 15.pdf, 2915 shady lane pics.pdf

C. Strong gave a staff report. The structure is unsafe in certain respects, particularly fire, because the property is not kept secured and there are various items inside the structure. Staff orders that the property be made immediately secure, keep structure secure from entry, remove all items by January 1, 2015 and keep the property maintained in compliance with City code. Also, allow City staff entry to perform an inspection. The property owner, David DeVee, spoke regarding the property. R. Hart made the following motion:

I move that in the Show Cause Hearing for BBA15-025 concerning the building at 2915 Shady Lane, Ann Arbor, MI, that the Building Board of Appeals has determined that a clean-up of the contents of the structure needs to be completed by the owner/applicant, with an inspection to be permitted by November 30, 2015, to determine the status of the structure with a clean up by the owner by January 1, 2016, the result of which will determine if the building is a dangerous building or not, to be reported at the next BBA meeting in December.

E6 15-1342

BBA15-022 - Show Cause for 3045 Springbrook Avenue, Ann Arbor, MI 48108

Attachments: 3045 springbrook staff report 10 23 15.pdf, 3045 springbrook pics 10 22 15.pdf

C. Strong gave the staff report. The Board had recommended demolishing the garage on this lot. An attached, screened in porch is structurally unsound, which is felt to be a fire hazard. Recommends a demolition of the screened in porch be removed by November 30 and then remove all the items from the garage itself by January 1, 2016. The attorney for two of the siblings of the deceased property owner have a hearing set to remove the current sibling from their appointment as personal representative of the property owner. R. Hart made the following motion:

I move that in the case of the Show Cause hearing of BBA Case 15-022 concerning the building at 3045 Springbrook, Ann Arbor, MI, the Building Board of Appeals finds the building is a dangerous building as defined in Chapter 101 of the Ann Arbor City Ordinance and that the owner shall cause the building to be demolished or be otherwise made safe. The owner shall commence the necessary work by December 30, 2015 and shall complete the work by January 30, 2016. If the owner fails to

comply with this order then the City will cause the building to be demolished. The order is based on the following findings: that the structure, both the garage and screened in porch have been unoccupied and unused for more than 180 days; that the portion of the porch structure is unsecured and is exhibiting signs of deterioration; that the adjoining garage structure is overgrown and there is an overabundance of debris filling the screen porch which makes the porch both inaccessible to inspection and an attractive nuisance.

Motion approved unanimously.

Approved

F OLD BUSINESS

F1 BBA14-0020 - Status of 143 Hill, Ann Arbor, MI 48104

The property has been sold and the current owner has an agreement with the new owner to vacate and remove all of his property, after which the new owner will begin repair work. Bob Miller, the new owner of the property has an agreement with Ivan Hamm to vacate the property by November 30. Mr. Miller plans to renovate and add an addition to the home.

F2 BBA14-0763 - Status of 2460 Yost, Ann Arbor, MI 48104

The Chair asked that the number for this case be checked. (The case number should be BBA15-005.) L. Turner-Tolbert stated that the brother of the deceased property owner has started clean-up activities and is putting it on the market, as the house itself is salvageable. The house is boarded and secured. The property is being monitored. C. Strong will do an interior inspection of the property and report at the next meeting.

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

I PUBLIC COMMENTARY - GENERAL

J ADJOURNMENT

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42667 or by written request addressed to Planning Development Services c/o Board of Appeals, 301 East Huron, Ann Arbor, MI 48104, at least two (2) business days in advance. Email: ahoward@a2gov.org