



# 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

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Thursday, April 14, 2016

1:30 PM

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

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#### A CALL TO ORDER

*Meeting was called to order at 1:36 PM*

#### B ROLL CALL

*Staff Present: - 5 - P. Pace, L. Turner- Tolbert, K. Larcom, W. Farrackand, A. Howard.*

**Present:** 5 - Paul Darling, Robert Hart, Chair Kenneth J. Winters, Gordon Berry, and Hugh A. Flack Jr.

**Absent:** 1 - David Arnsdorf

#### C APPROVAL OF AGENDA

**Approved as presented**

#### D APPROVAL OF MINUTES

##### D1 16-0549 Building Board of Appeals Minutes for March 18, 2016

**Attachments:** BBA Minutes for March 18 2016 .pdf

**Approved by the Board and forwarded to the City Council due back on 5/15/2016**

#### E PUBLIC COMMENTARY - (3 Minutes per Speaker)

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

##### F1 16-0550 BBA16-005 - Variance Hearing for 1311 Miller Road, Ann Arbor, MI

**Attachments:** Variance for 1311 Miller Road

*P. Pace stated that a variance be granted for the property at 1311 Miller Road in which the basement landing length is short by 2 1/2 inches. The agent representing the property, architect, James Bevilacqua discussed options for the stair landing and basement remodel.*

*P. Darling motions that the Board grant a variance in the case of BBA16-005 in the variance hearing for 1311 Miller to allow insulation of basement space that will reduce*

*the width of the existing stairway to not less than 2' 8.75 "; to allow insulation of the exterior wall parallel to the stairway to not exceed 1 1/2" finished; to allow 2' 8" length at the landing bottom of stairway. We find that this complies with Appendix J of the Code which will allow the existing stair to stay in place with insulation. That interconnected smoke detectors be provided throughout the house and be compliant with the Code; that an egress window is provided as shown in attached application; and that insulation on the stairway side of the basement wall be removable and panelized; and the north wall, at the bottom landing be removable and panelized, with landing length be 2' 8" minimum from nosing down the length of the stairway. B. Hart seconds the motion. All members are in favor. The variance is passed as described.*

**Approved**

**F2 16-0551**

**BBA16-003 - Continuation Hearing for 1108 Meadowbrook Avenue, Ann Arbor, MI**

**Attachments:** Continuation for 1108 Meadowbrook

*P. Pace says that this is a continuation from the March 18, 2016 BBA meeting. The house as inspected by P. Pace is in rough shape and in the City's opinion the best option at this time is a recommendation for demolition. The cost to repair would exceed the cost to replace. Charles King, an agent for Anne Abrecht also states that they agree that demolition is the best option going forward for the property at this time.*

*B. Hart motions that in the case of the Continuation Hearing for BBA16-003 1108 Meadowbrook, Ann Arbor, Michigan that the Building Board of Appeals finds that this is a dangerous building as defined in Section 8:382 of Chapter 101 of the Ann Arbor City Code of Ordinances and orders that the owners shall cause the building to be demolished. The owners shall obtain by May 1, 2016 a demolition permit and complete work by June 1, 2016, and if not by that date shall keep the building official informed as to the anticipated date of demolition; during the interim the house shall be kept secure; If the owner fails to comply with this order than the City may cause the building to be demolished. This order is based on the following findings: the building has been unoccupied for 180 consecutive days or longer and is not listed as available for sale, lease or rent and that the owner agrees that it should be demolished. 2. That the house appears to be abandoned and deteriorated and is an attractive nuisance to children and to other trespassers who could be injured if they enter the building. 3. Due to water damage and missing subfloors and other areas, the building is structurally weakened and it does not meet minimum code requirements due to deterioration. Finally, in the owners' correspondence to the Building Department, it was expressed to intend to demolish the house on this property. P. Darling seconds motion. All are in favor, motion passes.*

**Approved**

**F3 16-0552**

**BBA16-004 - Continuation Hearing for 2415 Dorchester Road, Ann Arbor, MI**

**Attachments:** Continuation for 2415 Dorchester Road

*P. Pace states the property continues to deteriorate and that the owner has been contacted, but the City has received no response. K. Winters suggests that we table for thirty days and have City staff reach out to the owner to establish contact and the possibility of an outreach program work with the owner.*

*B. Hart moves that in the Continuation Hearing for BBA16-004 2415 Dorchester Road, Ann Arbor, Michigan that the matter be tabled for a period of 30 days during which time the City makes an administrative and or an enforcement effort to contact the owner to gain entry for inspection to determine condition of the house and inform the Board during the next scheduled meeting. P. Darling seconds the motion. All are in favor, motion passes with 30 days to improve the conditions.*

**Tabled**

**F4 16-0553** BBA16-002 - Continuation Hearing for 827 East University, Ann Arbor, MI

**Attachments:** Continuation for 826 E University

*Owner Andrew Fanta discusses the history of his property and his plans for repair and advertising as a rental property in the immediate near future. P. Pace states that the garage was unsecure, and that the house is in good shape, just unoccupied for more than 180 consecutive days. Owner A. Fanta is working towards compliance with getting the property ready for occupancy.*

*B. Hart moves that in the Show Cause Hearing for 827 East University that the matter be tabled for 30 days with a provision that a rental housing inspection be conducted within that time. P. Darling seconds. All are in favor. Matter tabled for 30 days.*

**Tabled**

**F5 16-0554** BBA15-032 - Continuation Hearing for 2001 Commerce Drive, Ann Arbor, MI

**Attachments:** Continuation for 2001 Commerce Drive

*Agent for the property Mr. Paul Girard states that the owner is working towards getting all of the shut offs and taxes paid for the demolition of 2001 Commerce. The City is asking for a final date of completion of demolition by May 27, 2016. P. Pace agrees that the owner has been working towards compliance with the shutoffs. The City asks that the property to be demolished and grass seed sown by June 1, 2016.*

*P. Darling motions that the Board table the Continuation Hearing for 2001 Commerce for 30 days to allow progress to occur on the demolition and restoration of the site. B. Hart seconds the motion. All are in favor and motion has passed and is tabled for 30 days with expected progress reports.*

**Tabled**

**F6 16-0555** BBA15-005 - Continuation Hearing for 2460 Yost Boulevard, Ann Arbor, MI

**Attachments:** Continuation for 2460 Yost

*L. Turner-Tolbert asks that this hearing be moved to Old Business. The owner has done what the Board has asked. The property is secure and has been listed for sale, although all bids must go through approval of Probate Court first. The City will keep the Board informed of all updates in regards to the sale and condition of this property.*

*P. Darling motions that the Board close the Continuation Hearing for 2460 Yost Boulevard and move it to Old Business for further updates from the City.*

*B. Hart seconds. All are in favor. This item is closed pending further updates from the*

City.

Approved

**G OLD BUSINESS**

G1 BBA16-006 - Update on 2995 Packard Road, Ann Arbor, MI

*P. Pace states that the property is secured and that construction did indeed start a few days from the March 18, 2016 meeting and progress is being made.*

G2 BBA15-015 - Update on 111 South Main Street

*P. Pace states that the prospective buyer has contacted the City with mitigation reports. The buyer is having a hard time obtaining the financing because of the condition of the property and has asked for an extension until June 5, 2016 to seek additional financing. The City's concern is that the owner will still be held accountable of engineering and mitigation reports to hold in compliance with the Board's request if the sales agreement does not take place. P. Pace asked for this item to be brought onto the agenda for the May meeting.*

G3 BBA15-022 - Update on 3045 Springbrook

*The garage has been demolished.*

**H NEW BUSINESS**

**I REPORTS AND COMMUNICATIONS**

*Special Meeting, Friday May 6th for Honda Corporation. The City had a meeting with Honda on March 28, 2016 and most of the issues, 5 out of 6 have been resolved.*

**J PUBLIC COMMENTARY - GENERAL**

**K ADJOURNMENT**

**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. Requests made with less than two business days notice may not be able to be accommodated. Email: [ahoward@a2gov.org](mailto:ahoward@a2gov.org)**

Approved as presented