

# **City of Ann Arbor**

*301 E. Huron St.*

*Ann Arbor, MI 48104*

*<http://a2gov.legistar.com/Calendar.aspx>*



## **Meeting Minutes - Final**

**Tuesday, February 13, 2018**

**1:30 PM**

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

### **Housing Board of Appeals**

A CALL TO ORDER

B ROLL CALL

**Present:** 4 - Angela Rasmussen, Kristen Schweighoefer, Robin Grosshuesch, and Timothy Durham

**Absent:** 2 - Lisa Stelter, and Jerry Schulte

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D-1 [18-0274](#) Housing Board of Appeals Meeting Minutes of October 10, 2017

**Approved by the Board unanimously and forwarded to City Council.**

E PUBLIC COMMENTARY - (3 Minutes per Speaker)

F PUBLIC HEARINGS

F-1 18-0272 Enactment No: **Approved by the Commission**

**Approved by the Board unanimously.**

**Yeas:** 5 - Rasmussen, Washtenaw County Rep. Schweighoefer, Grosshuesch, Durham, and POSITION 1

**Nays:** 0

**Absent:** 2 - Stelter, and Schulte

HBA17-014 1351 WASHTENAW AVENUE VARIANCE HEARING  
FEBRUARY 13, 2018

*M. Howell gave the staff report on the property. Staff recommends that variances be granted. Allan Lutes of Alpha Management Group spoke on behalf of the owners. He commented that making the required changes would require a complete remodel which would impose a significant financial hardship on the property owners. He also stated precedent for approval of similar variance requests.*

*A. Rasmussen moved that in the matter of HBA17-014 that the Board*

approve the following variances at 1351 Washtenaw Avenue:

1) Stairs from the second to third floor that have a tread depth of 7 1/2 inches, which does not comply with section 8:504(b)(4); and

2) Sleeping room size of 73-74 sq ft, which does not comply with section 8:503(1)(d);

This approval is contingent upon installation of emergency lighting in the hallway.

Supported by T. Durham.

F-2      18-0273      Enactment No:      Approved by the Commission

Approved by the Board unanimously.

HBA17-015 3510 PHEASANT RUN CIRCLE VARIANCE HEARING  
FEBRUARY 13, 2018

M. Howell gave the staff report for the property. Staff recommends that the variance request be denied. Kathy Kudgin and Chrstine Allen spoke represented the property and spoke to the request. Discussion followed regarding the length of time that has passed since the issues with the furnaces and doorwalls were cited as violations. Many of the furnaces have been installed, but there remains more work to be done. Applicants request a six-month extension to complete the permitting and fixes to all of the violations. L. Turner-Tolbert clarified that a plan for moving forward is required and that all of the required permits are pulled.

K. Schweighoefer moves that a six-month extension is denied. Instead, the Board recommends an extension be granted for a period not exceeding 60 days contingent upon furnace cleans and checks take place in the next seven business days and that the applicant prioritize, address and act on all safety concerns before the end of 60 days.

A. Rasmussen supports.

G      NEW BUSINESS

**H UNFINISHED BUSINESS**

*L. Turner-Tolbert gave an update on the possibility of changing the cycle of furnace checks.*

**I ADJOURNMENT**