

**APPLICATION FOR VARIANCE AND/OR TIME EXTENSION
BUILDING BOARD OF APPEALS**

Section 1: Applicant Information		
Name of Applicant: <u>Jason Hill</u>		
Address of Applicant: <u>725 Oak Ridge Dr, Brighton, MI 48116</u>		
Daytime Phone: <u>734.548.5806</u>		
Fax: _____		
Email: <u>jason@hsquaredent.com</u>		
Applicant's Relationship to Property: <u>Owner</u>		
Section 2: Property Information		
Address of Property: <u>228 Packard</u>		
Zoning Classification: <u>R4C</u>		
Tax ID# (if known): _____		
Section 3: Request Information		
<input checked="" type="checkbox"/> Variance		
Chapter(s) and Section(s) from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
_____	<u>Stair treads nose to nose</u>	<u>Stair treads nose to nose</u>
_____	<u>9"</u>	<u>8.5"</u>
_____	_____	_____
<i>Example: Chapter 105, Section 5:26</i>	<i>Example: 6' 8" Basement Ceiling Clearance</i>	<i>Example: 6'6" Basement Ceiling Height</i>
Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)		

Section 4: Variance Request (If not applying for a variance, skip to section 5)		
The City of Ann Arbor Housing Board of Appeals has the powers granted by City Code Chapter 105. A variance may be granted by the Housing Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is fulfilled. Please provide a complete response to each item below. These responses, together with the required materials in Section 3, will form the basis for evaluation of the request by staff and the Housing Board of Appeals.		
1. Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties exceptional or unique to the property compared to other properties in the City?		
<u>All areas are completely finished. Staircase was existing to the house built over 100 years ago. The property is not unique to others since the building codes were different when constructed. The estimated cost of the modifications is \$10,000 and additional risks of the unknowns are high.</u>		
2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return both? (explain)		
<u>Construction costs to complete this work would exceed \$10,000 and be disruptive to tenants. Without this variance, we are not able to have 2 finished bedrooms and a bathroom on the 3rd story of this house.</u>		

(continued)

3. What effect will granting the variance have on the neighboring properties?

This variance should not have any effect on neighboring properties.

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using a way that is consistent with the Code?

The 3rd story needs to have legal bedrooms and we cannot per code with the staircase in its current state.

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

Not self imposed. There are net new bedrooms and a bathroom in this space which we need in order to rent the house as a 6 bedroom, 3 bathroom house.

Section 5: Time Extension

Current use of the property

Explain why you are requesting a time extension:

Section 6: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application, delay staff review and Building Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on 8 1/2" by 11" sheets. If incomplete, you will be scheduled for the NEXT MEETING DATE FOLLOWING MONTH.

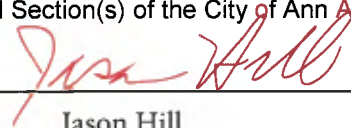
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- A complete List of Tenant Names so that they can be notified that the HBA will do a possible walk through of the property the day of the hearing.

Section 7: Acknowledgement

SIGNATURES

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the City of Ann Arbor Residential House Code for the stated reasons, in accordance with the materials attached hereto.

734.845.9862
Phone Number
jason@hsquaredent.com


Jason Hill
Signature

Email Address
Print Name

STAFF USE ONLY

Date Submitted: <u>10-2-17</u>	Fee Paid: <u>\$250.00</u>
File No.: <u>BBA17-007</u>	Date of Public Hearing <u>10-19-17</u>
Pre-filing Staff Reviewer & Date _____	_____
Pre-Filing Review: _____	
Staff Reviewer & Date: _____	



CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104
(734) 794-6267

Receipt Number: 2018-00023044

Project Number	BBA17-007
Receipt Print Date:	10/10/2017
Address	228 PACKARD ST
Applicant	JASON HILL
Owner	H SQUARED ENTERPRISES LLC
Project Description	3RD FL STAIR TREAD DEPTH

FEES PAID

0026-033-3370-0000-4361

P&D - APPEAL FEES 15/16

BBA 1 & 2 FAMILY

0026-033-3370-0000-4361

250.00

Total Fees for Account 0026-033-3370-0000-4361:

250.00

TOTAL FEES PAID

250.00

DATE PAID: Monday, October 9, 2017

PAID BY: LOGOS

PAYMENT METHOD: CREDIT CARD TYPE NOT



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Building Department Unit
301 E. Huron St, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6264
Fax: (734) 994-8460

October 9, 2017

Jason Hill
725 Oak Ridge Drive
Brighton, MI 48116

Re: 228 Packard Street, Ann Arbor, Michigan, 48104
Parcel Identification Number ("PIN"): 09-09-29-438-0009

Dear Mr. Hill:

Please consider this as an invitation to attend the Ann Arbor Building Board of Appeals meeting for your variance hearing for 228 Packard Street, Ann Arbor, MI.

This meeting will take place on Thursday, October 19, 2017 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers.

If you are planning to support your request with information or evidence not included with your application, please submit your additional information to City Building Department staff either by email at ahoward@a2gov.org or in person no later than the Friday before the meeting to allow time for distribution to the Board members.

Sincerely,

Marc Howell
Deputy Building Official
City of Ann Arbor

ANN ARBOR BUILDING BOARD OF APPEALS

STAFF REPORT

Meeting Date: October 19, 2017

Type of Request: VARIANCE

Building Board of Appeals Request **BBA17-007** at 228 Packard Street, ANN ARBOR, MI 48104.

(Parcel Identification Number: **09-09-29-438-009**)

DESCRIPTION AND DISCUSSION

Property Owners Name and Address:

Jason Hill 725 Oak Ridge Dr.
Brighton, MI 48116

BACKGROUND

The house at 228 Packard Street was built in 1908. The stairs leading from the second to third floor appears to be original construction. On an initial inspection on 7/24/2014, the stairs were cited due to an eight inch tread depth and inadequate ceiling height at the stairs. The third floor was one open space with a bathroom. In 2015 a permit was pulled to remodel the house. Part of that construction was the addition of a dormer that increased the ceiling height at the stairs. Two bedrooms were added on the third floor and the existing bathroom was reconfigured.

The owner of the residence located at 228 Packard Street., Ann Arbor, MI requests a variance:

(1) Stairs to second floor.

Variance from **R311.7.4.2**: The treads shall be not less than 9 inches Deep.

Inspection found that tread depths are only 8 inches.

Section R112 of the 2009 Michigan Residential Code: The City of Ann Arbor allows the Building Board of Appeals to grant variances from the requirements of Chapter 103.

Standards for Approval:

- 1. Practical difficulties or unnecessary hardship;*
- 2. The variance does not violate the intent of this chapter; and*
- 3. The variance does not jeopardize public health and safety.*

STAFF RECOMMENDATION

Staff recommends that the variance should be granted.

PROPOSED MOTION

I move to approve the following variances at 228 Packard st:

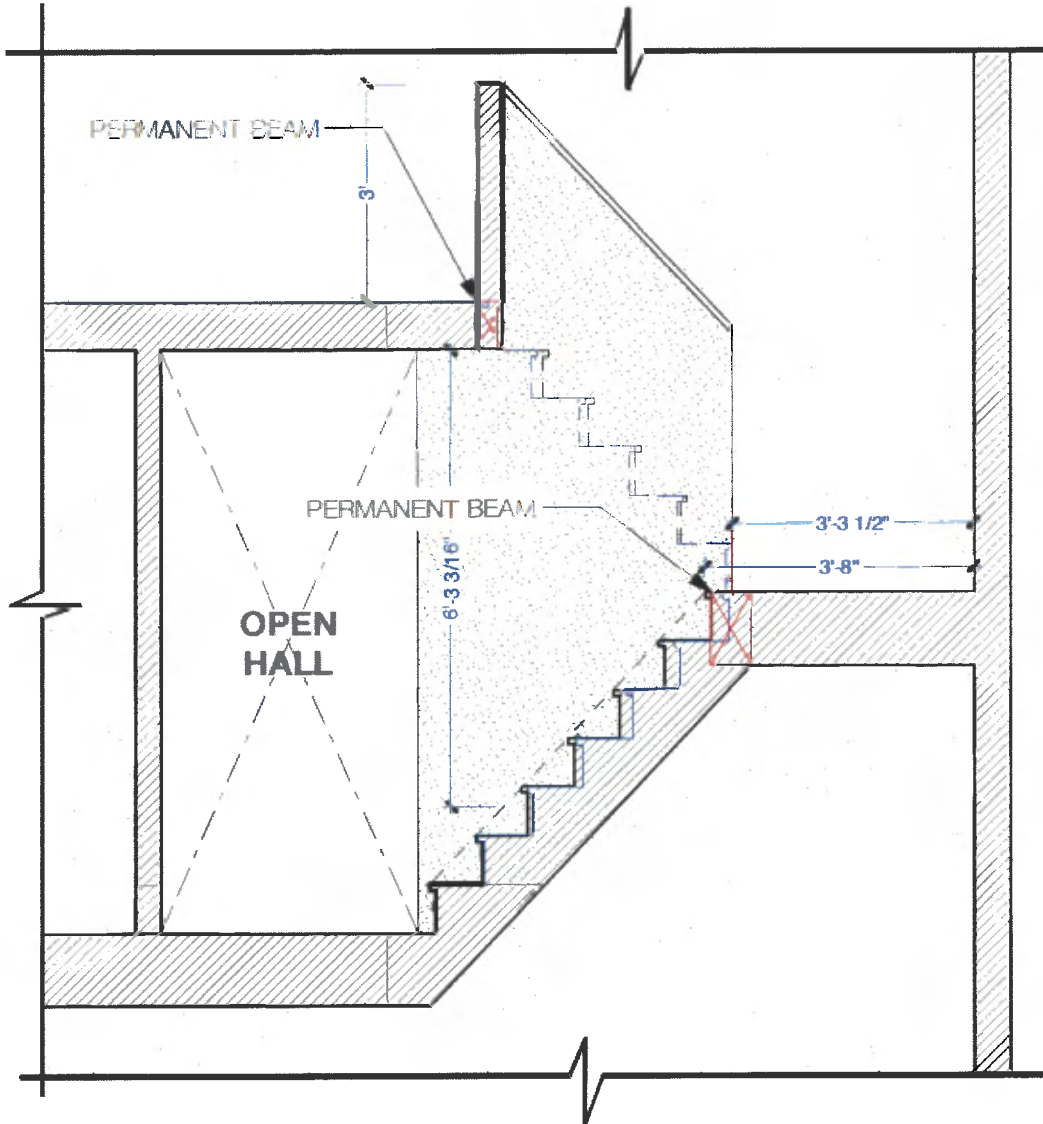
- (1) Stairs to the second floor that have a tread depth of 8 inches, which does not comply with **Section R311.7.4.2.**

The board finds that:

- (1) Practical difficulties or unnecessary hardship exist because the stairs were constructed around 1908, the correction would entail a substantial remodel at significant cost and the health and safety benefit is not proportional to the cost.
- (2) The variances do not violate the intent of the chapter because the deviation from the requirements is not excessive, will not cause deterioration of the building, and saves costs to the owner and renter.
- (3) The variances do not jeopardize public health and safety because the deviations are minimal and are not health- or safety-critical.

228 Packard Addendum

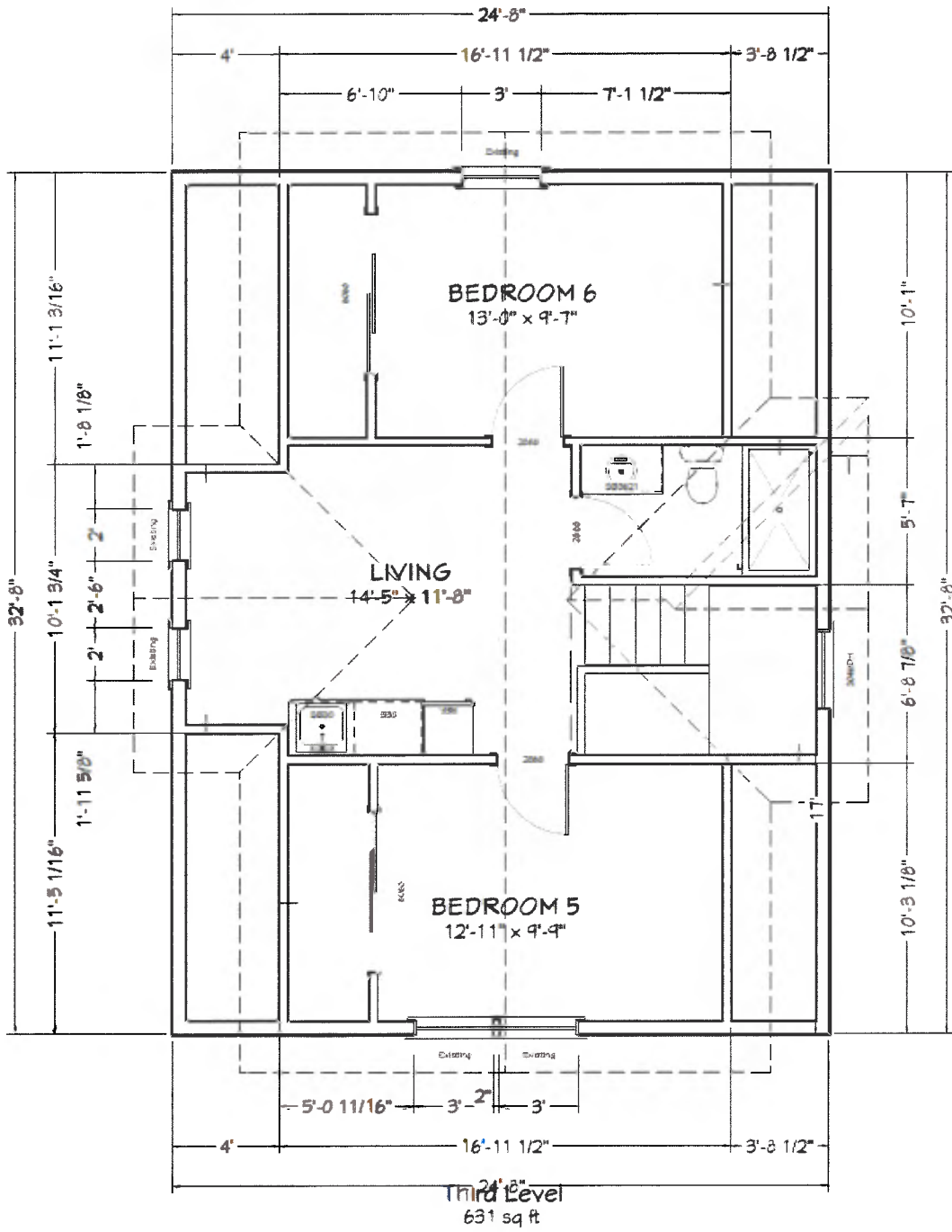
The following is a drawing and note from my Architect:

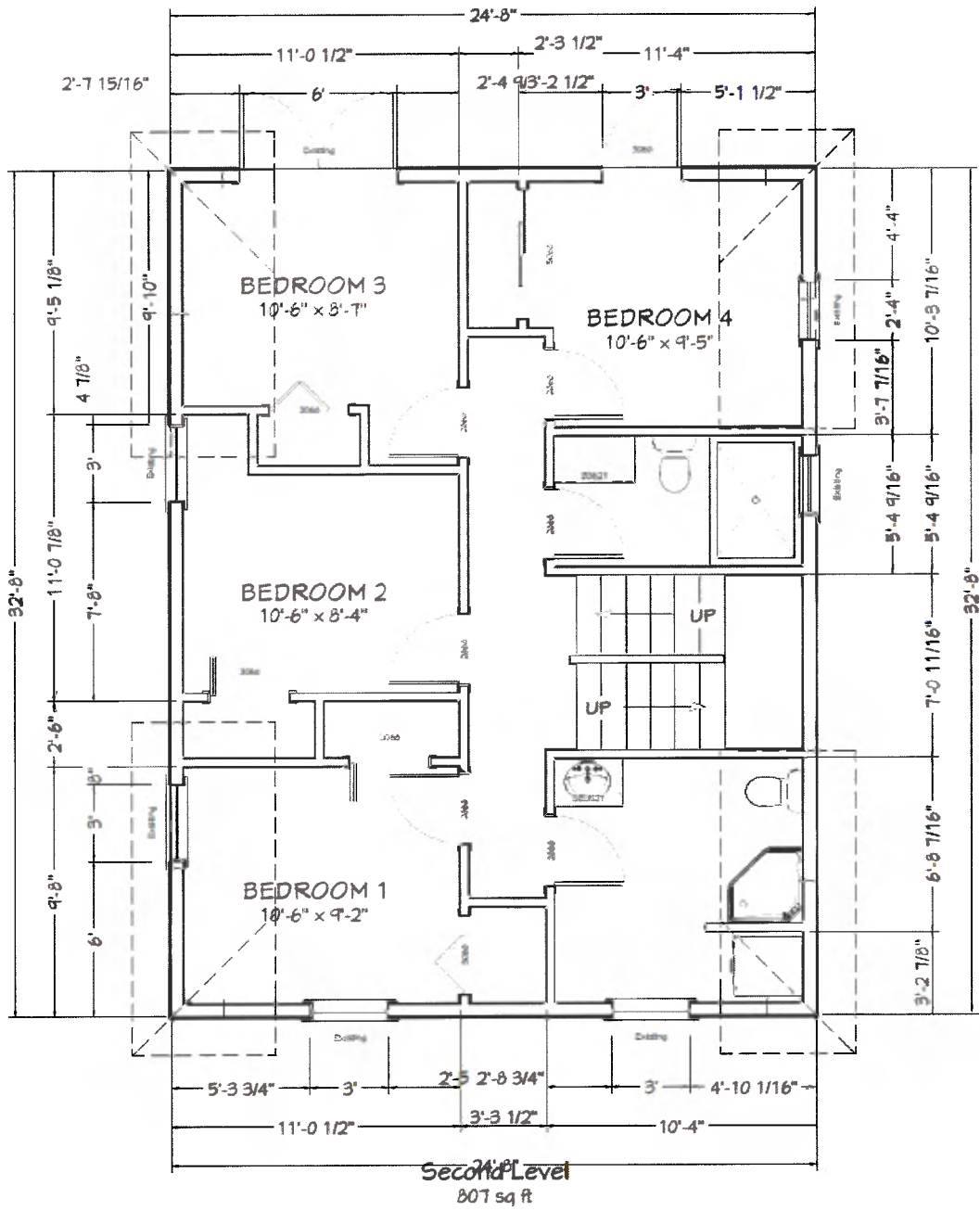


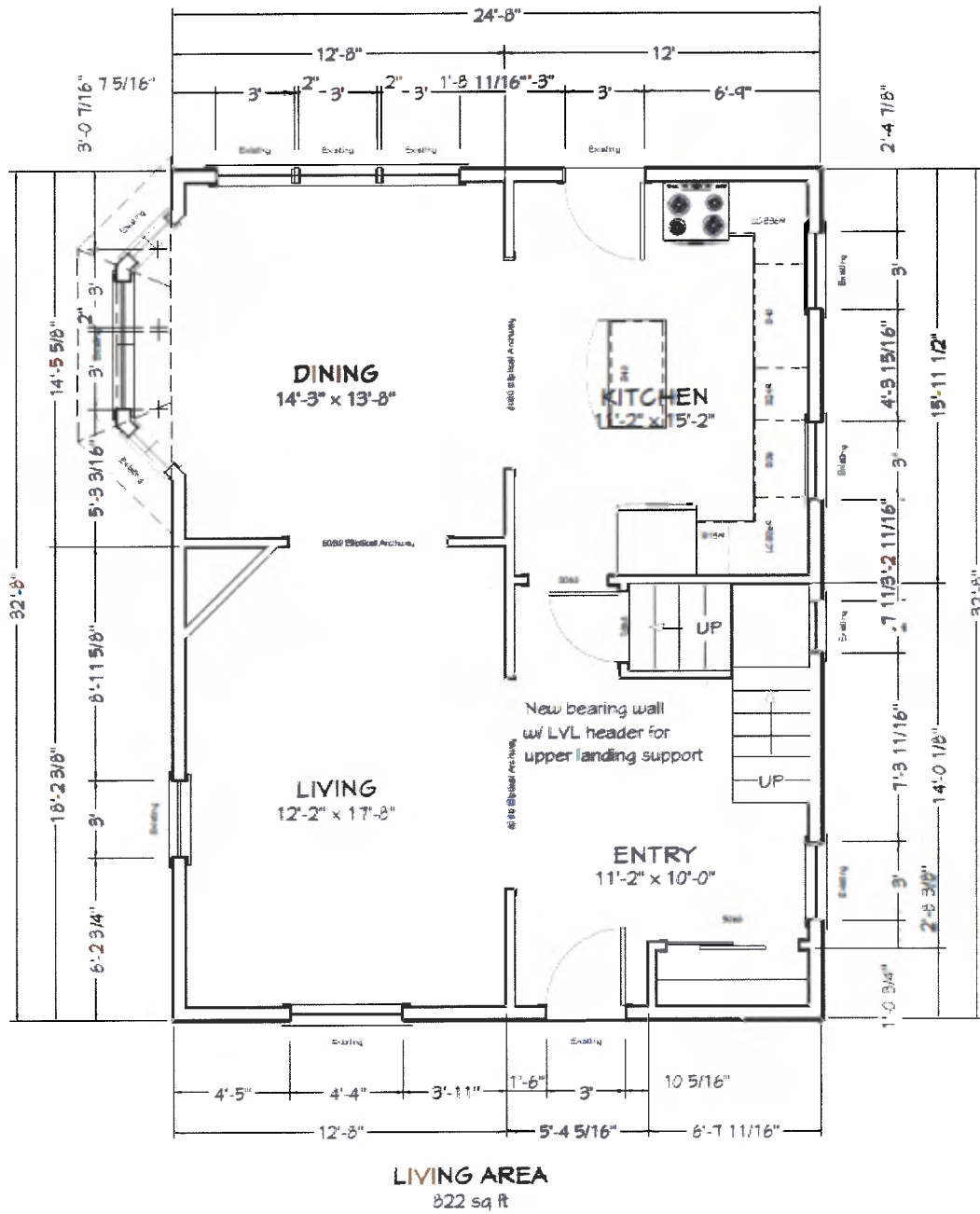
EXISTING RISERS = 8"
EXISTING TREADS = 8 1/2"

CODE COMPLIANT TREADS
SHOWN IN BLUE

APPLICATION FOR VARIANCE DIAGRAM







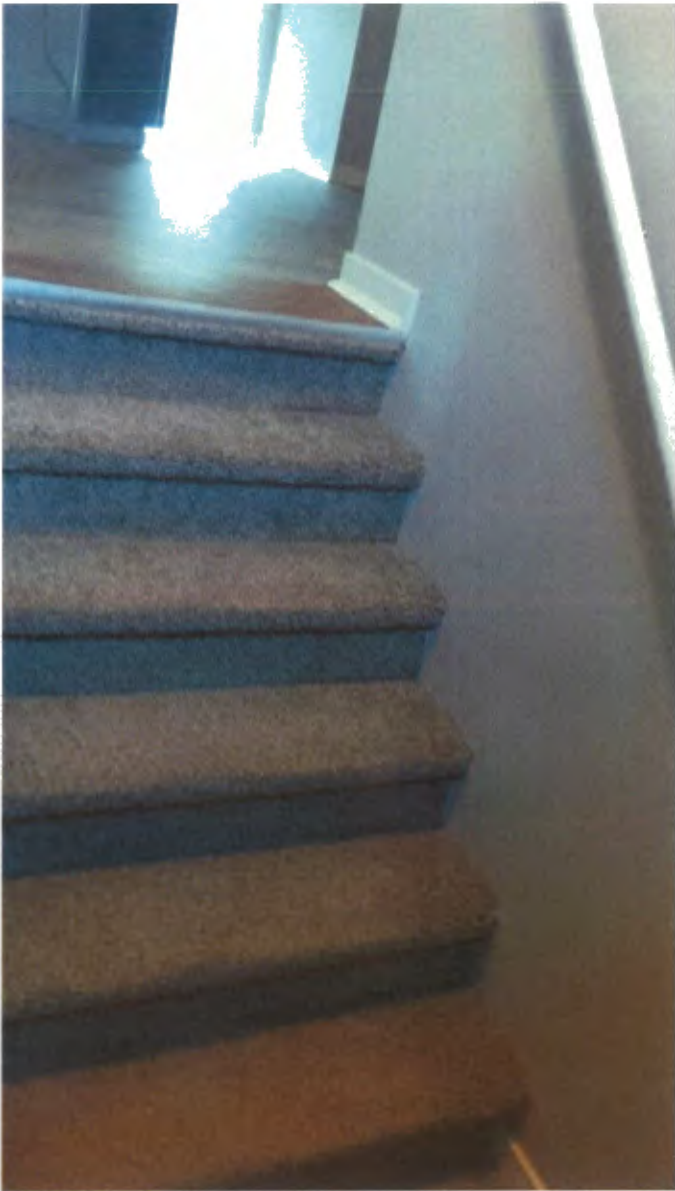
Tenants:

Gagan Gupta: 904.252.7271

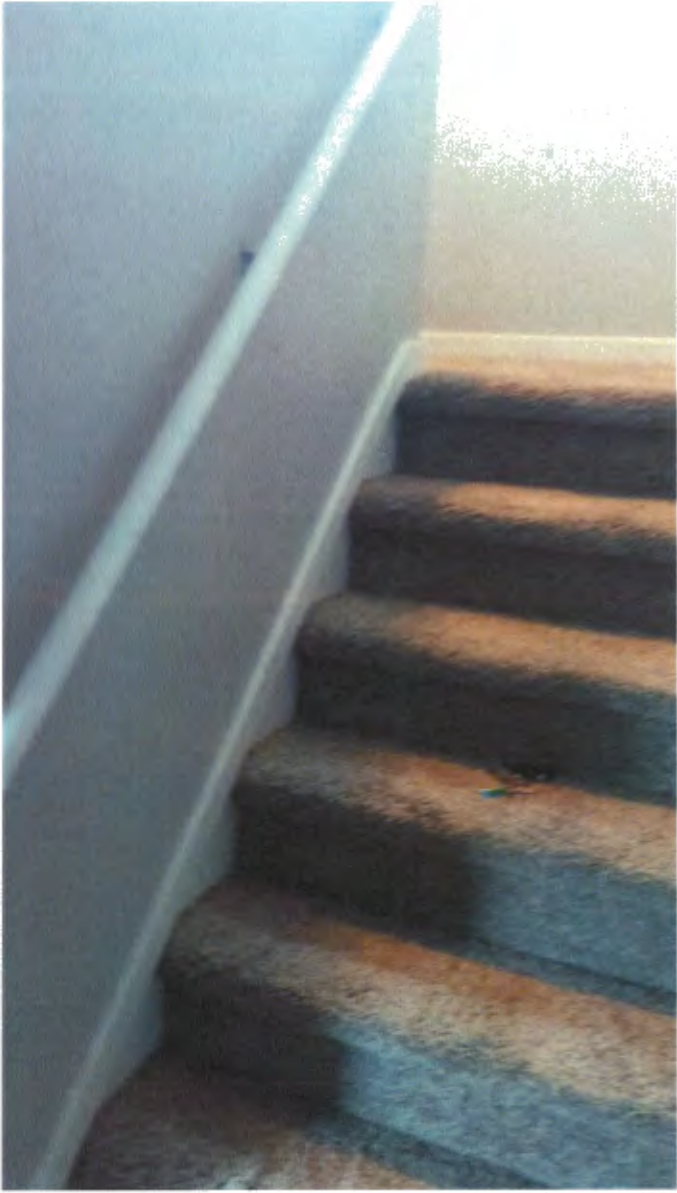
Layne McElroy: 740.751.7809

Pratush Kulwal: 315.751.4507

Andrew Norwich: 570.205.3892











Stair seams adequate for two small bedrooms, however does not meet code. Stair could be altered to meet code however not without extreme structural modifications to meet code.

Kreg Norgaard, AIA

cell: 734-646-6165

Huron Building Company

www.HuronBuilding.com

