



# PLAN SNAPSHOT REPORT BBA25-0009 FOR THE CITY OF ANN ARBOR

<b>Plan Type:</b> Building Board of Appeals	<b>Project:</b>	<b>App Date:</b> 03/03/2025
<b>Work Class:</b> Administrative Appeal	<b>District:</b> Ward 3	<b>Exp Date:</b> NOT AVAILABLE
<b>Status:</b> Fees Paid	<b>Square Feet:</b> 0.00	<b>Completed:</b> NOT COMPLETED
<b>Valuation:</b> \$0.00	<b>Assigned To:</b> Lemieux, Michael	<b>Approval Expire Date:</b>

**Description:** We are asking for a variance from code 405.3.4, 405.3.2 and the code requiring grab bars. These codes are requiring full walls and a door around toilet areas, lavatories to be in the same room as the toilet and grab bars at the toilet. These codes cannot be satisfied when we are serving infants through children age 4. We propose 42" high walls around the toilet areas, the sink to be located immediately outside of these half walls and no grab bars at the toilet. These accommodations allow the teachers in the room to properly supervise the toilet areas for these very young children. Privacy is not relevant for these very young children who still require assistance with toileting. The term "public" in the code can only refer to children of elementary school age and older. There is an ADA restroom in this building for the employees and visiting adults.

<b>Parcel:</b> 09-12-03-213-027	Main	<b>Address:</b> 2015 Manchester Rd Ann Arbor, MI 48104	Main	<b>Zone:</b> O(O) PL(PL)
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Applicant  
Gretchen Preston  
4531 Concourse Dr.  
Ann Arbor, MI 48108  
Home: (734) 260-9027  
Business: (734) 260-9027

**Plan Custom Fields**

Type of Building	Commercial	New Building	No	Addition	No
Building Use	Child Care Center for children under the age of 4 years.	Alteration	Yes	No. of Floors	1
Repair	No	Construction Type	stone	Area/Floor	2700
No. of Occupants	44	BBASatementofFactsa ndReasoningMemo	The code requirements for bathrooms does not take into account child care centers that care for very young children. State of Michigan licensing requirements state that teachers must have 100% visibility and hearing of children at all times. A bathroom with full height walls would not allow a teacher to see a child in the bathroom. Bathrooms also have toilets that are a safety concern for drowning for these very young children. Building codes do not have codes written with these young children in mind.	BBADesiredReliefMemo	We propose building half walls with half height doors or no doors (for preschool) in the toilet rooms within the classrooms. We specifically are requesting relief from the requirement for full height walls and partition walls and doors within all toilet rooms in this center. We are also asking for relief from the requirement of placing the handwash sink within the toilet room. A large sink is provided immediately outside of the toilet rooms where childrens' handwashing can be supervised by a teacher. Relief is also requested for placement of grab bars around a toilet. These bars cannot be reached or used by our very young children. that would better meet the
BBABasisofAppealMe	We are suggesting an	mo	equal form of construction		

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	needs of very young children. The true intent of the code is meant for older children, not those who still require adult supervision when toileting. Many of our children in the infant and toddler rooms are still in diapers.	Basis of Appeal	An equal/better form of construction is proposed	Historic District	None
Floodplain	No				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Preschool bathroom in Gretchen's House child care center in Ann Arbor.jpg	03/03/2025 17:20	Preston, Gretchen		Supporting Materials
preschool bathroom in Washington D.C. built in 2024.jpg	03/03/2025 17:20	Preston, Gretchen		Supporting Materials
toddler bathroom in Washington D.C. built in 2024.jpg	03/03/2025 17:20	Preston, Gretchen		Supporting Materials
Signature_Gretchen_Preston_3/3/2025.jpg	03/03/2025 17:20	Preston, Gretchen		Uploaded via CSS
GH Manchester 8.5x11 VARIANCE REQUEST 3 4 25.pdf	03/04/2025 17:04	Preston, Gretchen		Supporting Materials
BBA25-0009 2015 Manchester.docx	03/14/2025 14:32	Lemieux, Michael	Internal Only (Back Office)	Staff report

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00141541	BBA - Commercial Appeal	\$500.00	\$500.00
<b>Total for Invoice INV-00141541</b>		<b>\$500.00</b>	<b>\$500.00</b>
<b>Grand Total for Plan</b>		<b>\$500.00</b>	<b>\$500.00</b>

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Application Completeness - BBA Board of Appeals v.1	Approved	03/03/2025	03/04/2025	03/04/2025	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Application Completeness Check - BBA Board of Appeals	Community Services	Harvey, Juliet	Not Required	03/03/2025	03/03/2025	03/04/2025

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Application Completeness Check - Board of Appeals	Community Services	Williams, Debra	Approved	03/03/2025	03/04/2025	03/04/2025

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Plan Review [Building Board of Appeals] v.1	Approved	03/03/2025	03/17/2025	03/14/2025	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building Board of Appeal Review	Building	Lemieux, Michael	Approved	03/03/2025	03/17/2025	03/14/2025

Workflow Step / Action Name	Action Type	Start Date	End Date
<b>Application Completeness Check v.1</b>			03/04/2025 8:12
Application Completeness - BBA Board of Appeals v.1	Receive Submittal	03/03/2025 0:00	03/04/2025 8:13
<b>Plan Review v.1</b>			03/14/2025 14:30
Plan Review [Building Board of Appeals] v.1	Receive Submittal	03/03/2025 0:00	03/14/2025 14:30
<b>Appeals Approval Process v.1</b>			
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		

## PLAN SNAPSHOT REPORT (BBA25-0009)

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



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**PRESCHOOL 108  
 AS SUBMITTED**

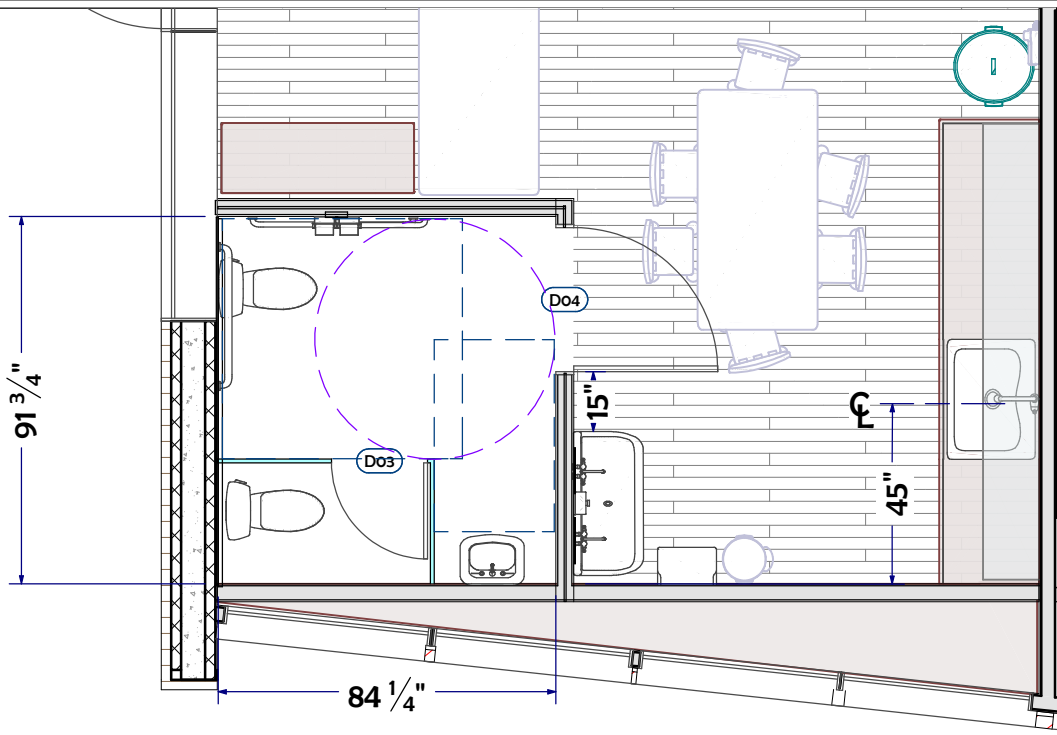
PROJECT DESCRIPTION:  
**GH MANCHESTER**

DRAWINGS PROVIDED BY:  
*plan tree interiors*  
 LAURA GRAY  
 231.622.4463

DATE:  
 3/4/2025

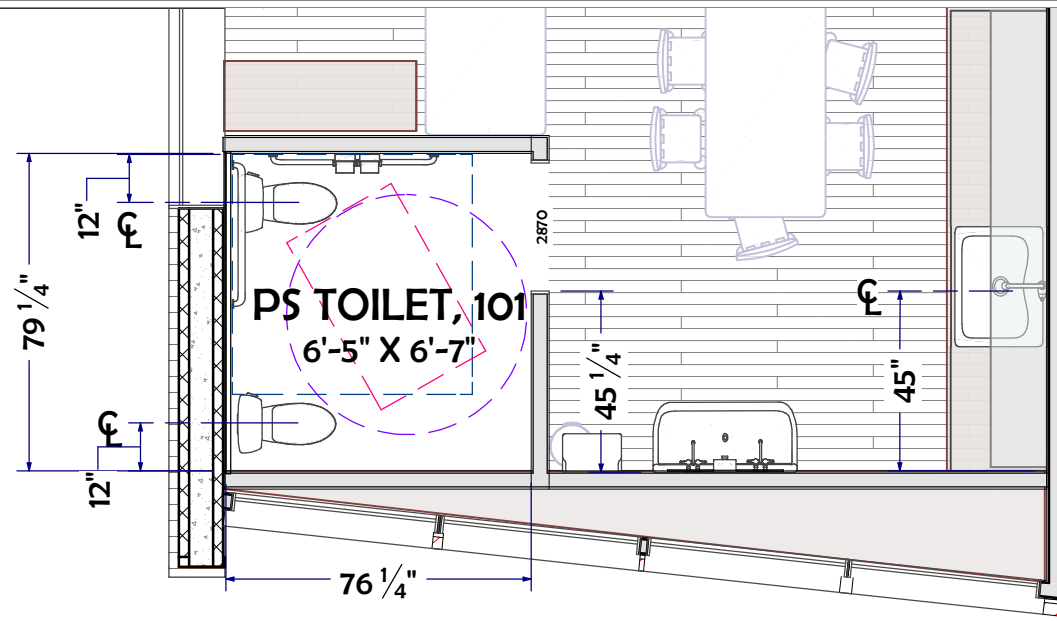
SCALE:

SHEET:  
**A-13**



FLOOR PLAN  
 1/4 in = 1 ft





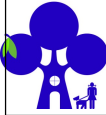
○ FLOOR PLAN  
1/4 in = 1 ft

PROVIDES ADA CLEARANCES

HAND WASHING SINK ADJACENT TO RESTROOM SPACE

PRIVACY FOR CHILDREN WHILE STILL BEING ABLE TO BE SUPERVISED

ALLOWS FOR GREATER USABLE SPACE IN CLASSROOM



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
PRESCHOOL 108  
VARIANCE REQ.

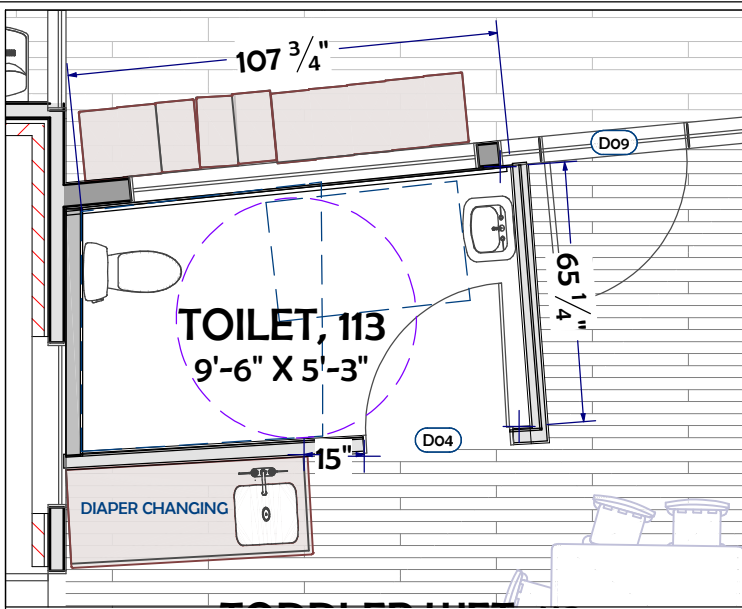
PROJECT DESCRIPTION:  
GH MANCHESTER

DRAWINGS PROVIDED BY:  
*plan tree interiors*  
LAURA GRAY  
231.622.4463

DATE:  
3/4/2025

SCALE:

SHEET:  
**A-14**



FLOOR PLAN  
1/4 in = 1 ft



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**TODDLER, 113  
AS SUBMITTED**

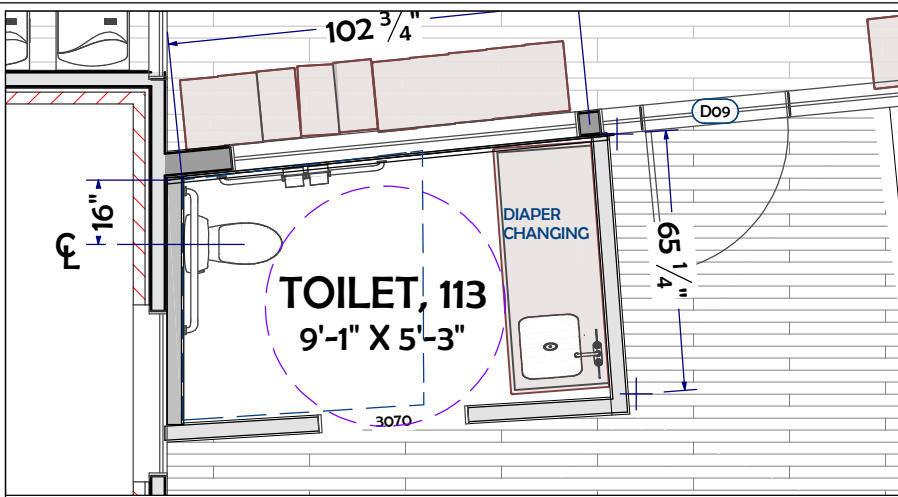
PROJECT DESCRIPTION:  
**GH MANCHESTER**

DRAWINGS PROVIDED BY:  
*sun tree interiors*  
LAURA GRAY  
231.622.4463

DATE:  
3/4/2025

SCALE:

SHEET:  
**A-15**



FLOOR PLAN  
1/4 in = 1 ft



PROVIDES ADA CLEARANCES

HAND WASHING SINK ADJACENT TO RESTROOM SPACE

PRIVACY FOR CHILDREN WHILE STILL BEING ABLE TO BE SUPERVISED

DIAPER CHANGING STATION CAN FACE INTO THE ROOM- CRITICAL FOR SUPERVISION

ALLOWS FOR GREATER USABLE SPACE IN CLASSROOM



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
TODDLER, 113  
VARIANCE REQ.

PROJECT DESCRIPTION:  
GH MANCHESTER

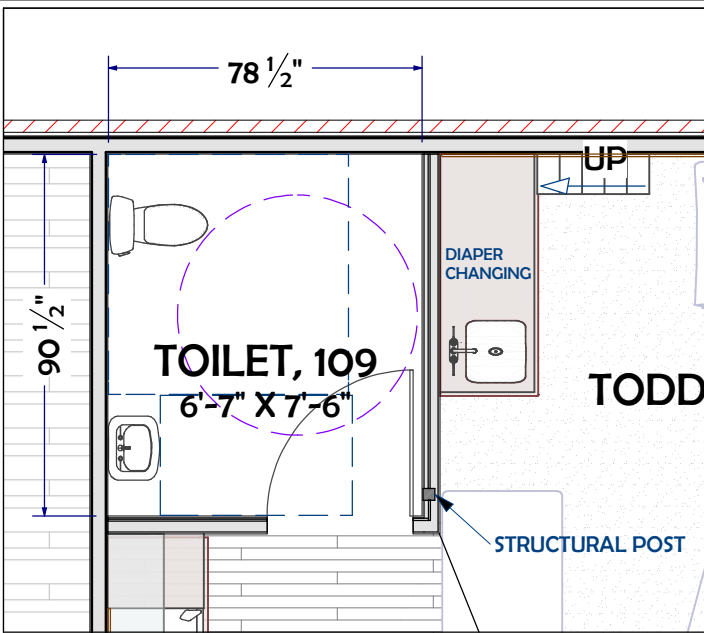
DRAWINGS PROVIDED BY:  
*Sun Tree Interiors*  
LAURA GRAY  
231.622.4463

DATE:  
3/4/2025

SCALE:

SHEET:

**A-16**



FLOOR PLAN  
1/4 in = 1 ft



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
TODDLER, 109  
AS SUBMITTED

PROJECT DESCRIPTION:  
GH MANCHESTER

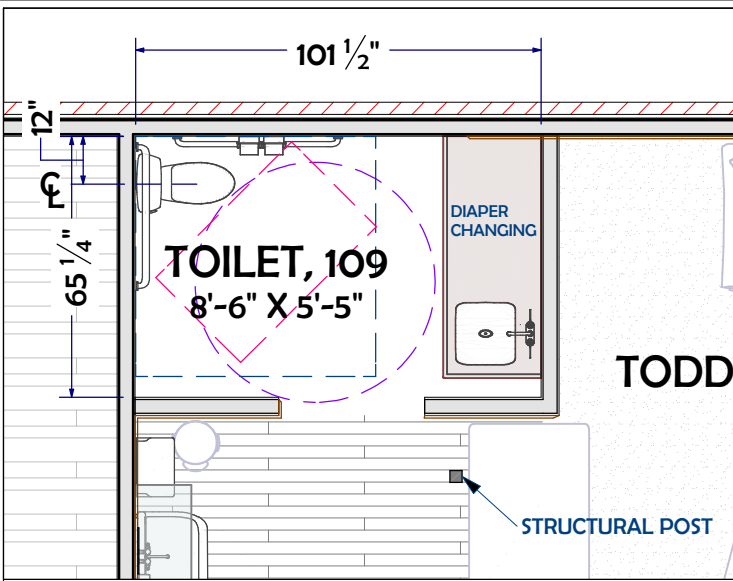
DRAWINGS PROVIDED BY:  
*Sun Tree Interiors*  
LAURA GRAY  
231.622.4463

DATE:  
3/4/2025

SCALE:

SHEET:  
**A-17**





○ FLOOR PLAN  
1/4 in = 1 ft



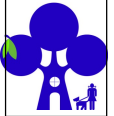
**PROVIDES ADA CLEARANCES**

**HAND WASHING SINK ADJACENT TO RESTROOM SPACE**

**PRIVACY FOR CHILDREN WHILE STILL BEING ABLE TO BE SUPERVISED**

**DIAPER CHANGING STATION CAN FACE INTO THE ROOM-CRITICAL FOR SUPERVISION**

**ALLOWS FOR GREATER USABLE SPACE IN CLASSROOM**



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**TODDLER, 109  
VARIANCE REQ.**

PROJECT DESCRIPTION:  
**GH MANCHESTER**

DRAWINGS PROVIDED BY:  
*Sun Tree Interiors*  
LAURA GRAY  
231.622.4463

DATE:  
3/4/2025

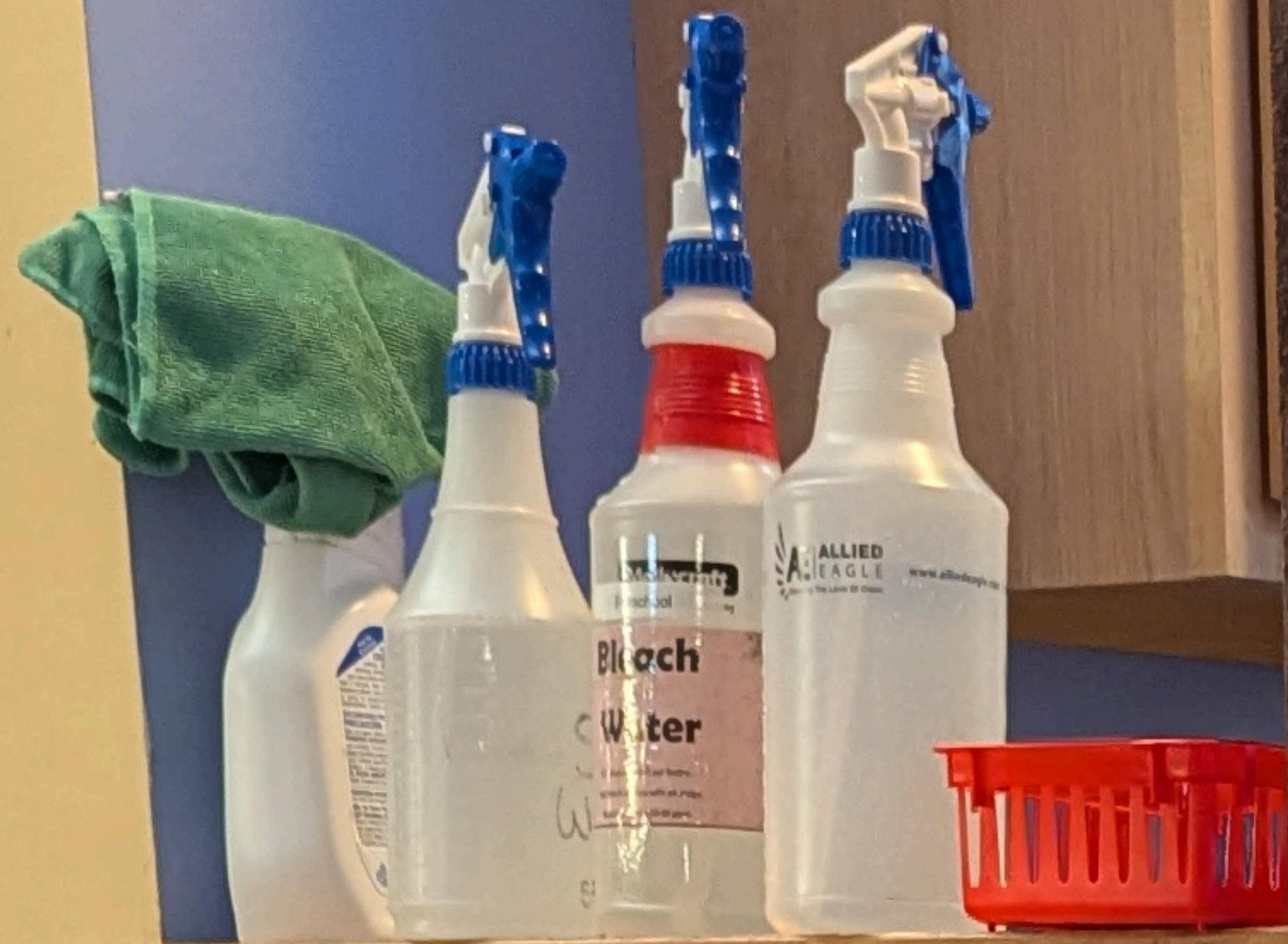
SCALE:

SHEET:  
**A-18**



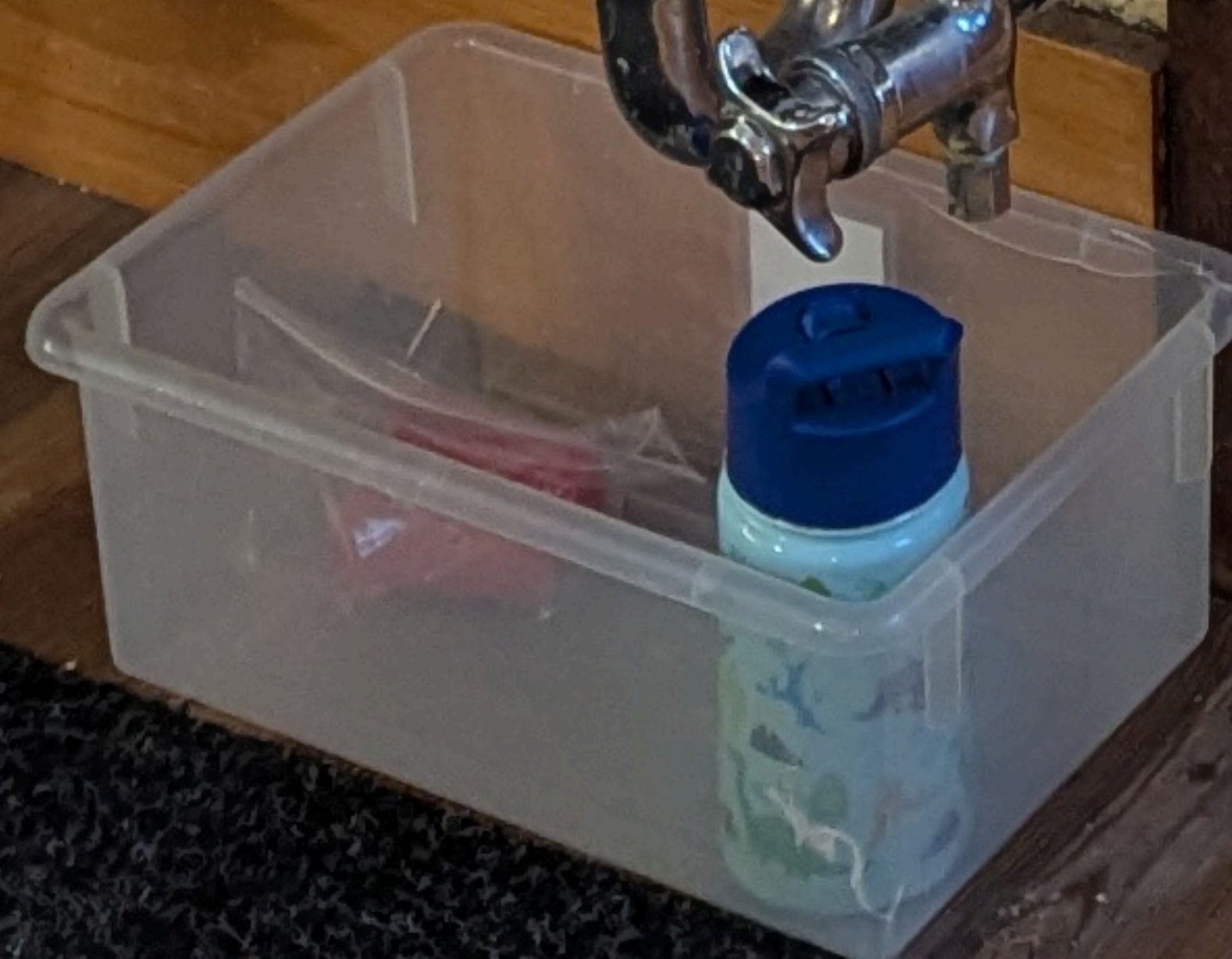
CLEANING JOBS

Handwashing instructions



- A dam
- Austin
- Beck
- Cecilia
- Charlotte
- Charlie
- Dashiell
- Georgia
- Gabriella
- Jameson
- Juliet

Don't forget to wash your hands



Gabriella dry after nap??  
2/17?  
2/16  
2/19  
2/20  
2/21

Diapering Procedure

- Lane
- Lillian
- Linden
- Luca
- Kaylee
- Mia
- Mina
- Miles
- Sia
- Zack





Brynmor  
Community Center  
1000 1st St. N. Brynmor, PA 15009  
717-338-1234

Clear Vinyl Exam Gloves  
Hand sanitizer  
Sinks  
Toilets

Songs  
The Wheels on the Bus  
The Hokey Pokey  
The Alphabet Song  
The ABC Song  
The 123 Song  
The Counting Song  
The Number Song  
The Shape Song  
The Color Song  
The Day and Night Song  
The Weather Song  
The Seasons Song  
The Months Song  
The Days of the Week Song  
The Months of the Year Song  
The Days of the Year Song  
The Months of the Year Song  
The Days of the Year Song

Songs  
The Wheels on the Bus  
The Hokey Pokey  
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The Days of the Week Song  
The Months of the Year Song  
The Days of the Year Song  
The Months of the Year Song  
The Days of the Year Song

WASH YOUR HANDS!  
1. Wet  
2. Lather  
3. Scrub  
4. Rinse  
5. Dry

Art Area  
Área de arte

