



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

Thursday, September 24, 2015

1:30 PM

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

A CALL TO ORDER

B ROLL CALL

Present: 5 - Paul Darling, Robert Hart, Chair Kenneth J. Winters

C APPROVAL OF AGENDA

D APPROVAL OF MINUTES

D1 15-1189 Building Board of Appeals Minutes July 29, 2015

Attachments: BBA Minutes 7-29-15.pdf

Approved

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 15-1190 BBA15-015 - Dangerous Building Hearing for 111 S. Main, Ann Arbor, MI 48104

Attachments: BBA 9-24-15 111 S Main.pdf

Staff requested this item be tabled.

Tabled until next meeting.

E2 15-1191 BBA14-0763 - Continuation Hearing for 2460 Yost, Ann Arbor, MI 48104

Attachments: BBA 9-24-15 2460 Yost.pdf

James Daniel spoke on the status of the property. The sales process has begun for the house. Locks were placed on the property by the Belfor company who will be contacted to remove said locks. The matter will be tabled for 60 days to allow for time to access the property, repair the broken storm window and complete the legal due diligence.

P. Darling made the following motion:

Move that the Board table BBA14-0763 at 2460 Yost for an additional 60 days for the applicant to make some additional progress in selling the home.

Motion passes unanimously.

Tabled for 60 days.

E3 15-1192 BBA15-0011 - Variance Request for 706 Hiscock, Ann Arbor, MI 48103

Attachments: BBA 9-24-15 706 Hiscock.pdf

C. Strong gave the staff report. Request is made for a 6" variance in ceiling height for a proposed laundry/mud room.

R. Hart moved that in the matter of BBA15-0011 variance request for 706 Hiscock, Ann Arbor, that a variance be granted for the proposed mud room/laundry room, permitting a finished ceiling height of 6' 5" in that space, with further provision that the stairwell connecting that level to the upper level and egress point be reconstructed to conform to the current Residential Building Code, and that any other improvements to the basement area to convert it to habitable space be handled as a separate Building Department filing for further evaluation, with the exception of the new egress window that is being proposed. We find this to be equivalent to the intent of the code. Additionally, the mud room/laundry room area be properly ventilated according to the mechanical requirements of the Residential Code for fresh air and exhaust.

Motion passes unanimously.

Approved

E4 15-1193 BBA15-0008 - Variance Request for 618 South Main, Ann Arbor, MI 48104

Attachments: BBA 9-24-15 618 S Main.pdf

C. Strong gave the staff report for this property. Michael Tobin, one of the owners of 618 S. Main, was introduced and spoke to the board. The stairs in their current form require the variance. Discussion followed regarding handrail placement.

P. Darling moved that the Board grant a variance for BBA15-008 for 618 S. Main Street, Ann Arbor, MI, to allow modification to a pre-constructed stairway to allow the tread width to be not less than 29 1/2 " so that the treadlength of the winder dimensions is the 6" minimum as required by code, provided that this stairway only serves a loft of less than 250 square feet and the Board finds this meets the intent of the code for loft spaces. Additionally, approval of this variance is a one-time only situation that should not be used as a precedent for future hybrid staircases.

Motion passes unanimously.

E5 15-1194 BBA13-0005 - Continuation Hearing for 1614 South Boulevard, Ann Arbor, MI 48104

Attachments: BBA 9-24-15 1614 South Blvd.pdf

L. Turner-Tolbert gave the staff report on this property. The request was presented some time ago. The property owner, Silvana Graf, was present and had asked for more time to determine the ability to make the required modifications. She had been instructed to come back within a year with design plans. Discussion followed regarding the egress window. No action required from the Board as the applicant is

compliant.

Received and Filed

F OLD BUSINESS

F1 15-1195 BBA14-0020 - Status of 143 Hill, Ann Arbor, MI 48104

Attachments: Hamm Sales Agreement.pdf

L. Turner-Tolbert reported that a sales agreement has been obtained for the sale of the property. The new owner is on notice that the previously required repairs for the property are still in place.

G NEW BUSINESS

H REPORTS AND COMMUNICATIONS

I PUBLIC COMMENTARY - GENERAL

Edward Vielmetti asked for an earlier publication of the agenda.

J 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, at least two (2) business days in advance. Email: ahoward@a2gov.org