



PLAN SNAPSHOT REPORT BBA25-0011 FOR THE CITY OF ANN ARBOR

Plan Type: Building Board of Appeals
Work Class: Administrative Appeal
Status: In Review
Valuation: \$0.00

Project:
District: Ward 5
Square Feet: 0.00
Assigned To: Lemieux, Michael

App Date: 10/02/2025
Exp Date: NOT AVAILABLE
Completed: NOT COMPLETED
Approval Expire Date:

Description: Project at historic building with no change of Occupancy nor Occupancy Classification. Petitioning for a Motion and Approval to grant relief from IFC 507.5.1.1 requiring installation of fire hydrant within 100' radius of any newly installed FDC, when other existing hydrants exist within proximity.

Parcel: 09-09-29-400-004	Main	Address: 336 S State St Ann Arbor, MI 48104	Main	Zone: D1(Downtown Core)
Other Steve Bokor 777 E. Eisenhower Ann Arbor, MI 48108 Business: (734) 418-3426	Other Akashpreet Kaur 777 E. Eisenhower Pkwy Suite 850 Suite 850 Ann Arbor, MI 48108 Home: (734) 747-6000 Business: (734) 747-6000 Mobile: (734) 307-4756	Applicant Yellowstone Architecture & Design Caleb Marquard 3055 Miller Rd Ann Arbor, MI 48103 Business: (734) 519-0321 Mobile: (989) 370-4581	Co-Applicant Majed A Ghussaini 5711 S ASHFORD WAY None None Ypsilanti, MI 48197 Home: (734) 272-9763 Business: (734) 272-9763 Mobile: (734) 272-9763	
Other Steve Stedman 777 East Eisenhower Place Ste. 850 Ste. 850 Ann Arbor, MI 48108 Home: (310) 926-8986 Business: (734) 934-0904 Mobile: (734) 934-0904	Other Mike Van Patten Home: (734) 548-6944 Business: (734) 548-6944			

Plan Custom Fields

Type of Building	Commercial	New Building	No	Addition	No
Building Use	Existing R-3 Congregate Living facility on third floor and loft of 336 S. State. This use has not changed in 40 years. No change of use now.	Alteration	Yes	No. of Floors	4
Repair	No	Construction Type	IIIB	Area/Floor	2991
No. of Occupants	15	BBASentenceofFactsa ndReasoningMemo	1. IFC 507.5.1.1 allows for an exception: a. The distance shall be permitted to exceed 100 feet where approved by the fire code official. b. Our existing historic building, and our existing R-3 Occupancy Use group already meets radius distance to hydrant. 2. Existing Hydrants in close proximity: a. Multiple existing hydrants within close proximity but outside the IFC required 100' radius provide adequate existing hose connection points. Specifically the existing hydrant 167' north of our		building (northwest intersection of N. University and State Street) would not require any hose crossing a street (or apparatus Fire Lane). 3. Undue Burden of Financial Hardship: a. The cost to provide the new hydrant, water-main tie-ins, valves, associated concrete repairs and City fees (totaling \$441,300 (refer to AppendixB Undue Financial Hardship), a cost of 86% of our total \$515,618 construction budget is an economic limitation. Such a cost is exceedingly high and is not only an undue

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burden based on percentage, but also would halt the entire project, precipitate a breaking of contract and correlated loss of income (an addition of even more financial burden) from lost Tenancies. Similar relief was granted in November 2024 by the State of Michigan BFD Board for this same project for similar percentage burden.

b. Utilizing this existing hydrant would mean much less disruption/disturbance of the State Street right-of-way outside. This minimizes work withing the State Street "Street Cuts" moratorium, and we still are providing our sprinkler system FDC at a historic building that hasn't had one (making it much safer).

4. Existing Historic Building

a. Civil project permit CVLP25-0013 and associated drawings as part of our current historic-suite renovation of 336 S. State, third floor (MESA25-0084 and BLDGC23-0070 respectively). This location, built from 1897-1910 is part of the State Street Historic District. IFC 102.6 and IFC 1103.1.1 provisions are not mandatory.

BBADesiredReliefMemoWe are petitioning for a Motion and Approval to grant relief from IFC 507.5.1.1 requiring installation of fire hydrant within 100' radius of any newly installed FDC, when other existing hydrants are in proximity.

BBABasisofAppealMemo

No change of Occupancy nor Occupancy classification in this historic building. IFC 507.5.1.1 Hydrant for standpipe systems. Buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within 100 feet (30 m) 480 mm) of the fire department connections. Exception: The distance shall be permitted to exceed 100 feet (30 m) 480 mm) where approved by the fire code official. 2 IFC 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m). IFC 102.6 Historic buildings. The provisions of this code relating to the construction, alteration, repair, enlargement, restoration, relocation or moving of buildings or structures shall not be mandatory for existing buildings or structures identified and classified by the state or local jurisdiction as historic buildings when where such buildings or structures do not constitute a distinct hazard to life or property. Fire protection in designated historic buildings and structures shall be provided in accordance with an approved fire protection

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plan. plan as required in Section 1103.1.1.		Basis of Appeal	Provisions do not apply		Historic District (GIS Filled)	State Street Historic District	
Floodplain (GIS Filled) No							
Attachment File Name		Added On	Added By	Attachment Group	Notes		
251001_336SST_LPC303_BoardAppeals_Write-up.pdf		10/02/2025 10:29	Marquard, Caleb		Supporting Materials		
Signature_Caleb_Marquard_10/2/2025.jpg		10/02/2025 10:29	Marquard, Caleb		Uploaded via CSS		
Invoice No.	Fee				Fee Amount	Amount Paid	
INV-00171936	BBA - Commercial Appeal				\$500.00	\$0.00	
Total for Invoice INV-00171936					\$500.00	\$0.00	
Grand Total for Plan					\$500.00	\$0.00	
Submittal Name		Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Application Completeness - BBA Board of Appeals v.1		Approved	10/02/2025	10/03/2025	10/15/2025	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	Approved		10/02/2025	10/02/2025	10/15/2025
Item Review Name	Department	Assigned User	Status		Assigned Date	Due Date	Completed Date
Application Completeness Check - Board of Appeals	Community Services	Williams, Debra	Not Required		10/02/2025	10/03/2025	10/15/2025
Submittal Name		Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Plan Review [Building Board of Appeals] v.1		Approved	10/02/2025	10/17/2025	10/15/2025	No	Yes
Item Review Name	Department	Assigned User	Status		Assigned Date	Due Date	Completed Date
Building Board of Appeal Review	Building	Lemieux, Michael	Complete		10/02/2025	10/17/2025	10/15/2025
Workflow Step / Action Name				Action Type	Start Date		End Date
Application Completeness Check v.1							10/15/2025 14:27
Application Completeness - BBA Board of Appeals v.1				Receive Submittal	10/02/2025 0:00	10/15/2025 14:27	
Plan Review v.1							10/15/2025 14:28
Plan Review [Building Board of Appeals] v.1				Receive Submittal	10/02/2025 0:00	10/15/2025 14:28	
Appeals Approval Process v.1							
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			
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			