



CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460

September 17, 2015

Christopher Allen
706 Hiscock Street
Ann Arbor, MI 48103

Re: 706 Hiscock Street, Ann Arbor, Michigan
Parcel Identification Number ("PIN"): 09-09-20-312-023

Dear Mr. Allen:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your variance request in regards to the basement ceiling height and proposed mudroom.

The meeting will take place on Thursday, September 24, 2015 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers. Please bring materials and interested parties to the meeting for your presentation of the variance request if needed.

Sincerely,

Craig Strong, Building Official
City of Ann Arbor Construction Services
cstrong@a2gov.org



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cstrong@a2gov.org

ORDER TO SHOW CAUSE ON SEPTEMBER 17, 2015

August 20, 2015

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Christopher Allen
706 Hiscock St
Ann Arbor, MI 48103

Re: 706 Hiscock Street, Ann Arbor, MI 48103
Parcel Identification Number ("PIN"): 09-09-20-312-0213

Dear Mr. Allen:

An application for a Variance Hearing for 706 Hiscock Street, Ann Arbor, MI has been submitted and accepted for a Building Board of Appeals Hearing.

Therefore, this is your notice that a public hearing, which you are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **September 17, 2015**, at **1:30 p.m.** on the 2nd floor City Council Chambers in the Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you should be granted this variance from the Michigan 2009 Residential Code for the 6' 6" ceiling height for the proposed laundry room in the building at the above-referenced address, which is more specifically described as follows:

W 73.26 FT LOT 24 JAMES B GOTTS 2ND ADDITION

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,

A handwritten signature in black ink that reads "Craig E. Strong". The signature is written in a cursive style with a large initial "C" and a long, sweeping underline.

Craig Strong, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, CStrong@a2gov.org

Enclosures

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

Mailing: 301 E. Huron St. P.O. Box 8647 Ann Arbor, Michigan 48107-8647

734.794.6263 734.994.8460 building@a2gov.org

APPLICATION FOR VARIANCE - BUILDING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: CHRIS ALLEN
 Address of Applicant: 706 HISCOCK ST. ANN ARBOR, MI 48103
 Daytime Phone: (734) 883-3642 Fax: _____
 Email: chris_allen10@JUNO.COM
 Applicant's Relationship to Property: OWNER

Section 2: Property Information

Address of Property: 706 HISCOCK ST.
 Zoning Classification: R1D
 Tax ID# (if known): _____
 *Name of Property Owner: CHRIS ALLEN
**if different than applicant, a letter of authorization from the property owner must be provided.*

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested:	REQUIRED dimension:	PROPOSED dimension:
<u>2009 MICHIGAN RESIDENTIAL CODE SECTION R305.1</u>	<u>7' CEILING HEIGHT</u>	<u>6'-5" IN MUD ROOM.</u> <u>6'-6 1/2" IN ALL OTHER AREAS OF BASEMENT</u>
<i>Example: 2003 Building Code, Section 5:26</i>	<i>Example: 7' Ceiling Clearance</i>	<i>Example: 6'5" under landing</i>

Give a detailed description of the work you would need this variance for (attach additional sheets if necessary)

THE WORK CONSISTS OF A NEW FINISHED MUD ROOM AREA IN A SMALL PORTION OF THE EXISTING BASEMENT. SEE ATTACHED BASEMENT PLAN.

Section 4: Variance Request

The City of Ann Arbor Building Board of Appeals has the powers granted by State law and Building Codes. A variance may be granted by the Building Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is found TRUE.

Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Building Board of Appeals.

1. Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the home compared to other homes in the City?

THE HOME WAS BUILT IN 1922. THE DISTANCE BETWEEN THE EXISTING FLOOR JOISTS AND THE BASEMENT SLAB MAKE IT PRACTICALLY DIFFICULT TO COMPLY WITH THE CURRENT RESIDENTIAL CODE FOR CEILING HEIGHT.

2. Are the hardships or practical difficulties more than mere inconvenience or inability to obtain a higher financial return, or both? (explain)

EITHER a) RAISING THE FIRST FL b.) LOWERING THE BASEMENT SLAB WOULD BE MORE THAN MERE INCONVENIENCE AND WOULD BE PRACTICALLY DIFFICULT.

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

NONE.

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

THE SIZE OF THE FIRST FLOOR OF THE HOME IS TOO BIG TO LIFT THE HOME (ECONOMICALLY). THE SIZE OF THE LOT (66' x 73') IS SMALL.

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

THE CONDITION IS NOT SELF-IMPOSED. THE HOME WAS BUILT IN 1922. THE CONDITION CAME ABOUT DUE TO THE ORIGINAL DESIGN AND CONSTRUCTION OF THE HOUSE.

Section 5: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will 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 ON THE FOLLOWING MONTH.*

- State proposed use of property, size of lot and size and type of proposed changes.
- Building floor plans showing interior rooms, including dimensions. (continued...)
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- Letter of Authority if being represented by someone other than the property owner.

→ SINGLE FAMILY RESIDENTIAL. LOT SIZE: 73' x 66'
TYPE OF CHANGE: NEW MUD ROOM IN EXISTING BASEMENT AREA.

Section 6: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Applicable City Code and/or 2006 Michigan Residential Code and/or 2006 Michigan Building Code for the stated reasons, in accordance with the materials attached hereto.

(734) 995-2417 _____
Phone Number Signature
chris.allen10@JUNO.COM _____
Email Address Print Name
CHRIS ALLEN

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith are true and correct and have received all coversheets with dates, deadlines and instructions. Applicant acknowledges that they are aware of these meeting dates and will not receive further notification of meeting dates and times. All applicants are expected to know when and where the meeting is and to appear to present their appeal in a timely fashion.

Signature

Further, I hereby give City of Ann Arbor Planning and Development Services unit staff and members of the Building Board of Appeals permission to access the subject property for the purpose of reviewing my variance request. As a condition of granting any variance, the property owner is also responsible for reinstating, paying fees for or acquiring new permits to inspect and final out any outstanding work at this property:

Signature

On this 11th day of July, 2015, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

Notary Public Signature
ROSE-MARIE E. GALE
Print Name

ROSE-MARIE E. GALE
Notary Public, State of Michigan
County of Lenawee
My Commission Expires Oct. 19, 2017
Acting in Washtenaw County
Notary Commission Expiration Date

STAFF USE ONLY

Date Submitted: 7/14/15 Fee Paid: _____
File No.: BBA15-011
Pre-Filing Review Person & Date: (BA) 7/14/15
Secondary Staff Review Person & Date _____
Date of Public Hearing: _____
BBA Action: _____
OUTSTANDING PERMITS: _____



CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104
(734) 794-6287

Receipt Number: 2016-00002763

Project Number BBA15-011
Receipt Print Date: 07/14/2015
Address 706 HISCOCK ST
Applicant ALLEN CHRISTOPHER TRUST
Owner ALLEN CHRISTOPHER TRUST
Project Description Variance for Ceiling Height for Basement & Proposed Mudroom

FEES PAID

0026-033-3370-000-4361

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

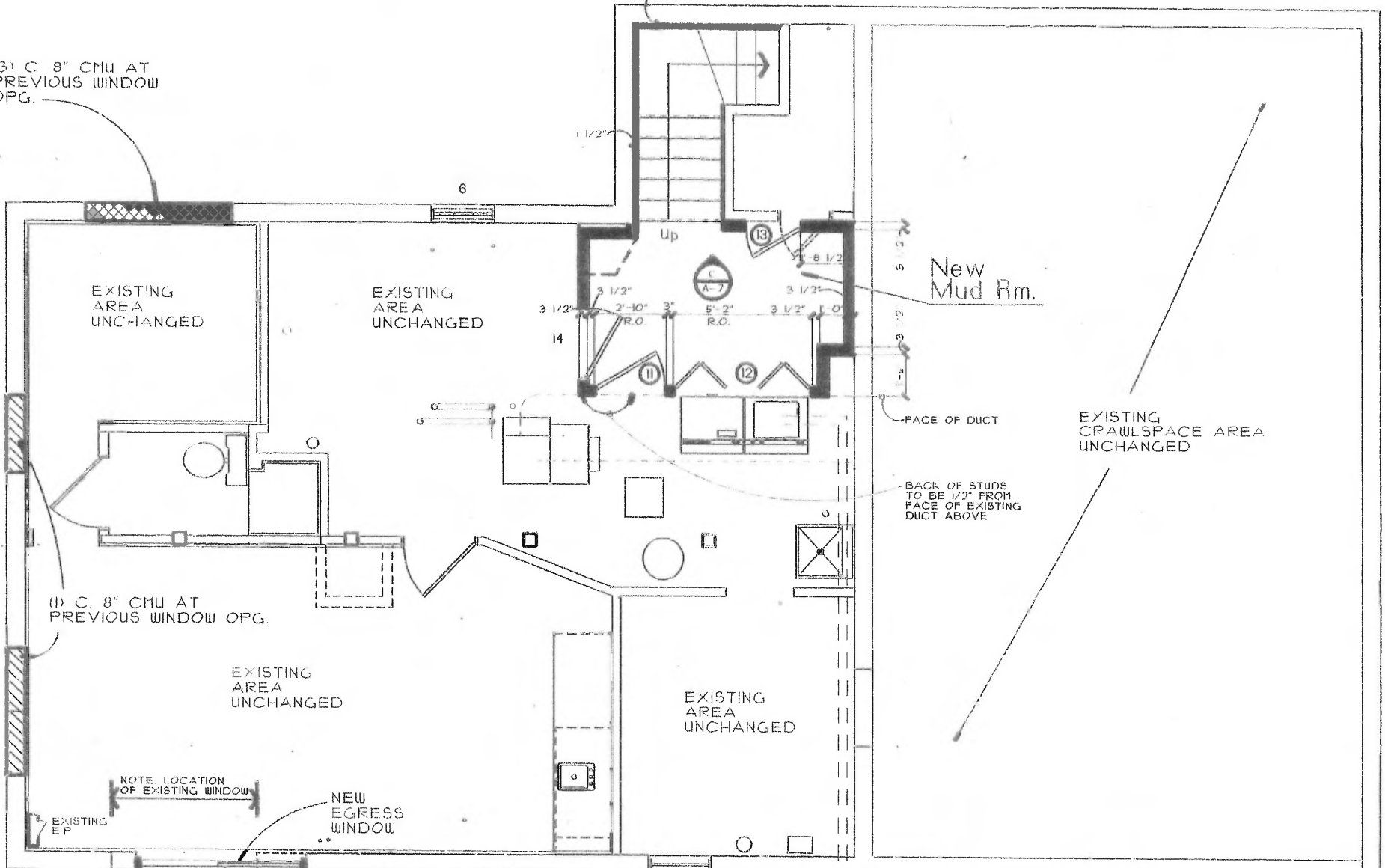
250.00

DATE PAID: Tuesday, July 14, 2015

PAID BY: LOGOS

PAYMENT METHOD: CREDIT CARD TYPE NOT

(3) C. 8" CMU AT PREVIOUS WINDOW OPG.



(1) C. 8" CMU AT PREVIOUS WINDOW OPG.

EXISTING AREA UNCHANGED

EXISTING AREA UNCHANGED

EXISTING CRAWLSPACE AREA UNCHANGED

New Mud Rm.

FACE OF DUCT

BACK OF STUDS TO BE 1/2" FROM FACE OF EXISTING DUCT ABOVE

NOTE LOCATION OF EXISTING WINDOW

NEW EGRESS WINDOW



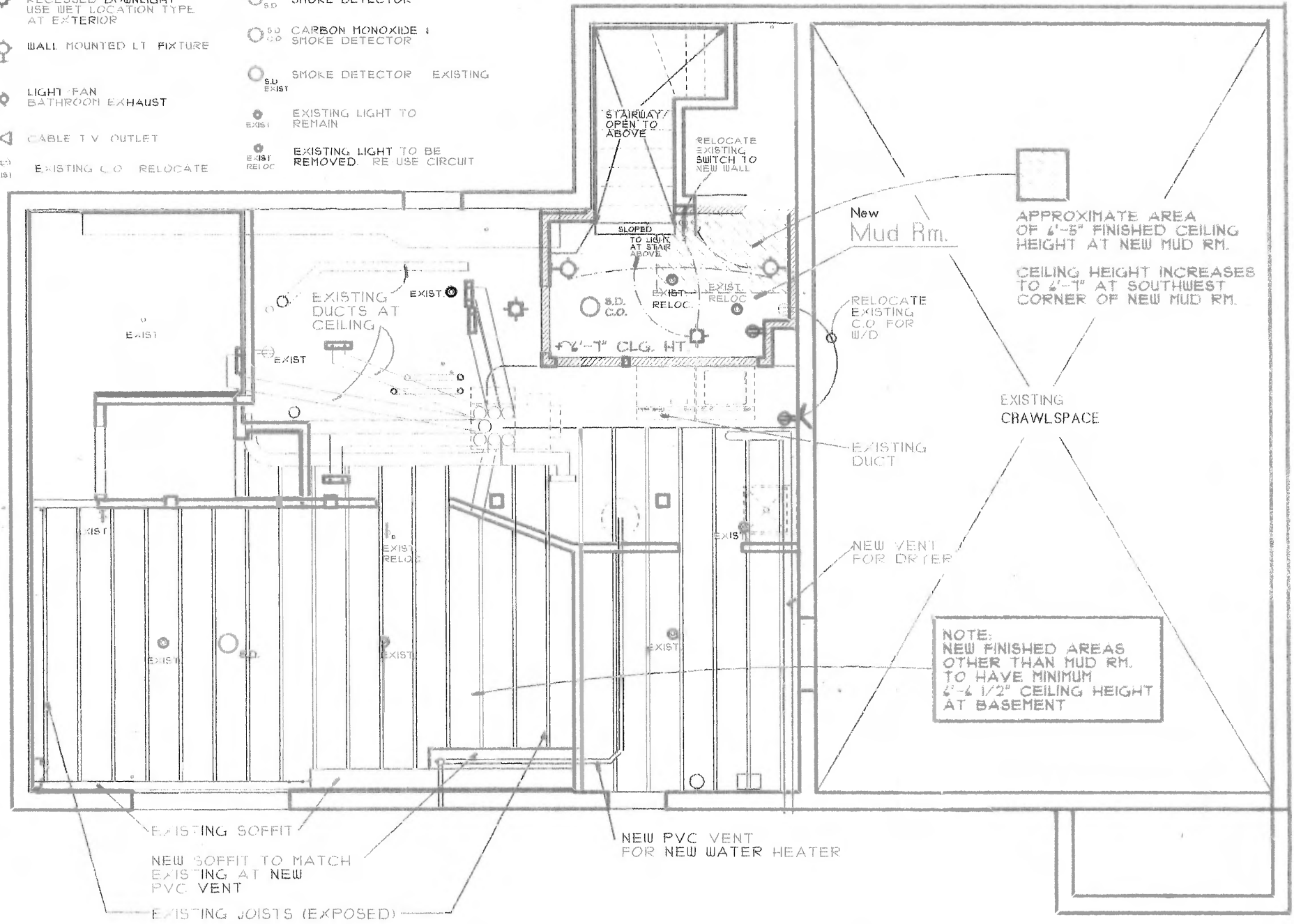
Basement Plan

Scale: 3/16" = 1'-0"

NOTE: ALL WALL DIMENSIONS ARE TO FACE OF STUD. TYP.

ELECTRICAL LEGEND

- ⊛ RECESSED DOWNLIGHT
USE WET LOCATION TYPE
AT EXTERIOR
- ⊙ S.D. SMOKE DETECTOR
- ⊙ S.D. CARBON MONOXIDE &
SMOKE DETECTOR
- ⊙ WALL MOUNTED LT. FIXTURE
- ⊙ S.D. SMOKE DETECTOR EXISTING
- ⊙ LIGHT FAN
BATHROOM EXHAUST
- ⊙ S.D. EXIST
- ⊙ EXISTING LIGHT TO
REMAIN
- ⊙ CABLE TV OUTLET
- ⊙ EXIST RELOC
- ⊙ EXISTING LIGHT TO BE
REMOVED. RE USE CIRCUIT
- ⊙ EXIST RELOC
- ⊙ EXISTING C.O. RELOCATE

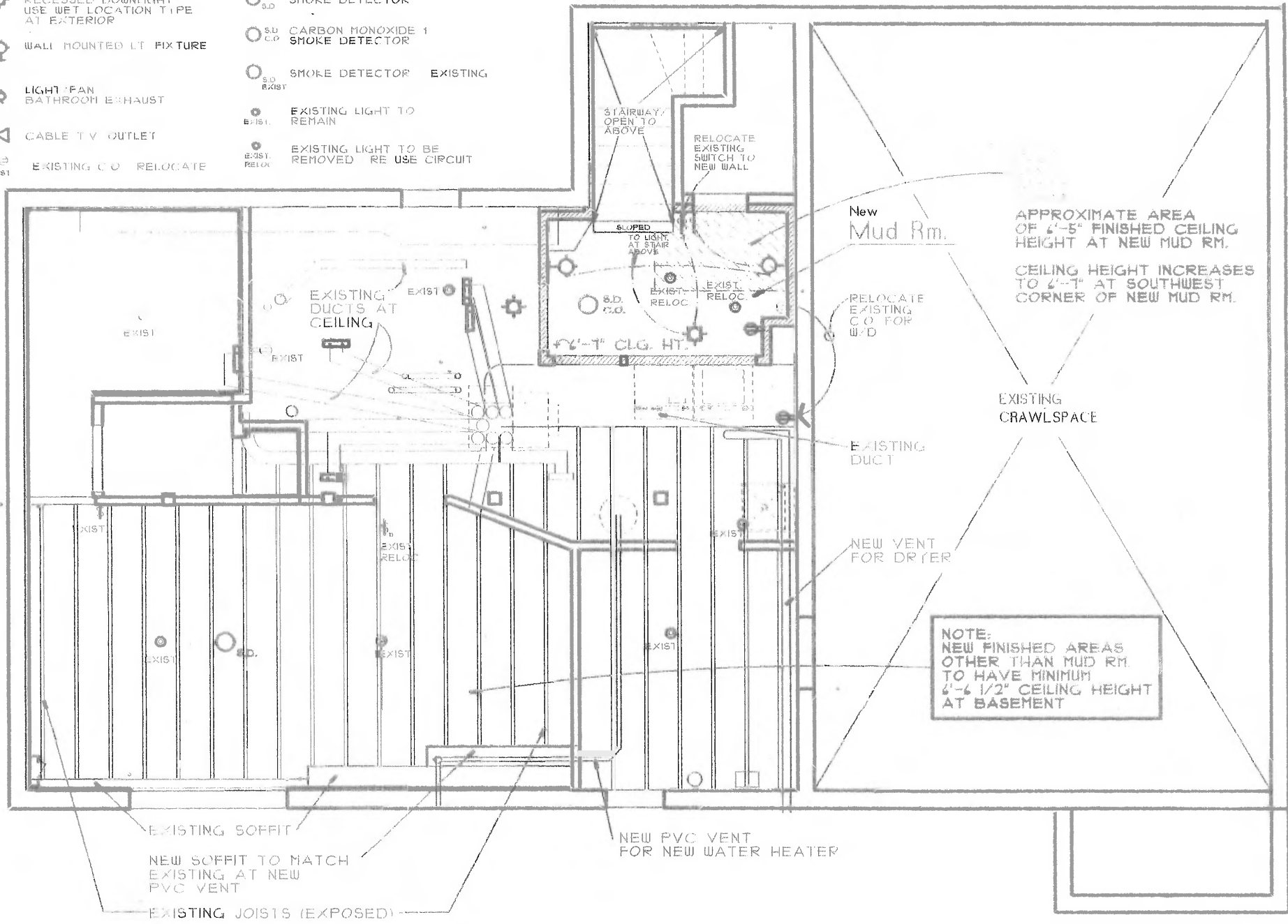


Basement
Reflected Ceiling/Electrical Plan

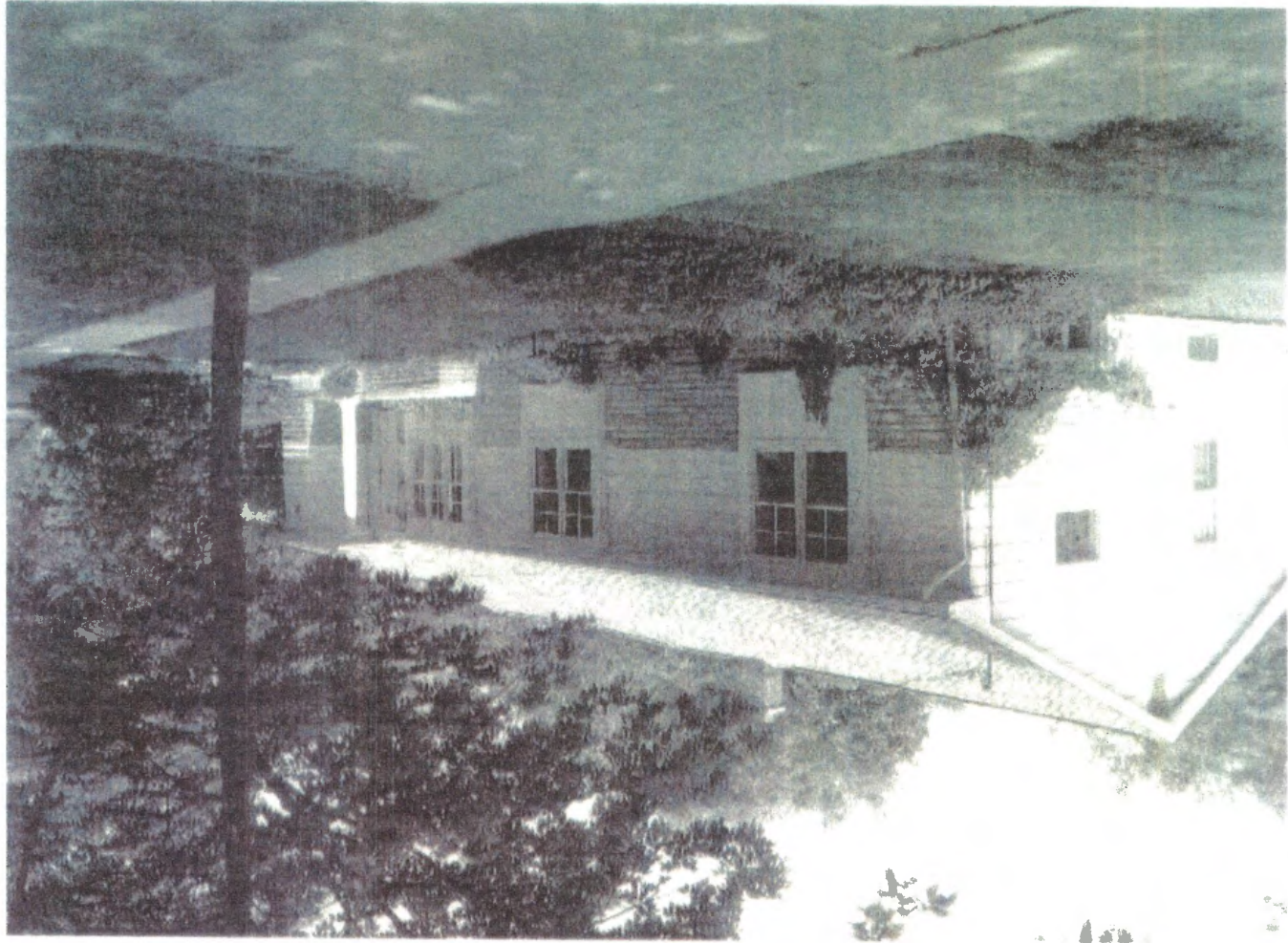
Scale: 3/16" = 1'-0"

ELECTRICAL LEGEND

- ⊗ RECESSED DOWNLIGHT--
USE WET LOCATION TYPE
AT EXTERIOR
- ⊗ WALL MOUNTED LT. FIXTURE
- ⊗ LIGHT FAN
BATHROOM EXHAUST
- ◁ CABLE TV OUTLET
- ⊗ EXIST. EXISTING C.O. RELOCATE
- ⊙ S.D. SMOKE DETECTOR
- ⊙ S.D. C.O. CARBON MONOXIDE 1
SMOKE DETECTOR
- ⊙ S.D. EXIST. SMOKE DETECTOR EXISTING
- ⊙ EXIST. EXISTING LIGHT TO
REMAIN
- ⊙ EXIST. RELOC. EXISTING LIGHT TO BE
REMOVED RE USE CIRCUIT




**Basement
Reflected Ceiling/Electrical Plan**
 Scale: 3/16" = 1'-0"





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August 10, 2015

Building Board of Appeals
City of Ann Arbor

Re: Renovation Project
706 Hiscock St.
Ann Arbor, MI 48105

Applicant: Chris Allen
706 Hiscock St.
Ann Arbor, MI 48105

Dear Board Members:

The City has received an application requesting that the Building Board of Appeals consider an exception to the 2009 Michigan Residential Code described as follows:

1. The applicant is proposing to construct a laundry room in his existing basement which has an average ceiling height of 6'6". Section R315.1 of the 2009 Michigan Residential Code requires an overall ceiling height of 7' for laundry rooms. A 6" variance to this section will be required.

Based on the existing ceiling height of the basement I would recommend approval of this variance.

If you have any questions, please call me at 734 652-6813.

Sincerely,

Craig E. Strong, Building Official
City of Ann Arbor