



# City of Ann Arbor

## Meeting Minutes - Final

### Building Board of Appeals

301 E. Huron St.  
Ann Arbor, MI 48104  
<http://a2gov.legistar.com/Calendar.aspx>

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Thursday, June 16, 2022

1:30 PM

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

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [2gov.org/watchCTN](http://2gov.org/watchCTN)

To speak at public comment call Toll Free 877-853-5247 or 888-788-0099 Enter Webinar ID: 915 6729 3828

#### CALL TO ORDER

*Chair P. Darling called the meeting to order at 1:35 PM*

#### ROLL CALL

*5 - Staff: M. Lemieux, J. Reiser, C. MacFarland, G. Dempsey, D. Williams*

**Present:** 3 - Paul Darling, Robert Hart, and Kevin Cox

**Absent:** 2 - David Arnsdorf, and Hugh A. Flack Jr.

#### PUBLIC COMMENTARY

*None*

#### APPROVAL OF AGENDA

**Approved**

#### APPROVAL OF MINUTES

*Meeting minutes were not included in the packet. They will be presented at the next meeting.*

**Tabled until next meeting.**

#### APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

**Attachments:** BBA22-2000 Staff Report and Application.pdf

*Applicants gave a description of the project regarding the spiral staircase that has been removed from the property. M. Lemieux gave the staff report. Noted when the violations were reported. Staff recommends denial. Board members presented questions to the Applicant and to City Staff re the stair tread, riser and run.*

*R. Hart moves that in case BBA22-2000 the appeal of the building official's decision that the work to be performed at 322 E. Liberty Unit 13 is granted relief from Section 1011.5.2 and the Building Board of Appeals reverses the Building Official's decision for the reasons as follows:*

*That the applicant has proposed an equivalent alternative on the following basis: that the circumstances of this construction concern the owner's inability to use the original, approved spiral stair. That the proposed replacement stair is a supplemental communicating stair and not a primary egress stair. That the proposed stair meets safety provisions of the 2015 Michigan Residential Code for a single dwelling unit; and with further consideration, that the building is sprinklered and has a direct path to a primary second means of egress and that this appeal approval is not to be used as a precedent.*

*K. Cox seconded. Motion passes unanimously.*

### **Approved**

**Attachments:** BBA22-2001 Staff Report and Application 1299 Harpst.pdf

*Applicant gave a background of the house. The home is currently being used as a rental. M. Lemieux gave the Staff Report. Discussion followed with Board members and questions to applicant and City staff. Alternate window options were discussed. This matter came to the BBA because of unpermitted work. Alternate methods to correct were further discussed.*

*B. Hart moves that in the Case of BBA22-2001 to appeal the Building Official's decision that the work to be performed at 1299 Harpst is being denied and the Building Board of Appeals affirms the Building Official's decision for the following reasons:*

*1) the true intent of the 2015 residential code in sections 310.1, R311.2.1 and R311.6, governing the construction at 1299 Harpst has been correctly interpreted by the Building Official; 2) the provisions of the 2015 Michigan Residential Code sections 310.1, R311.2.1 and R311.6, applies to the construction at 1299 Harpst; and 3) the applicant has not*

*proposed an equal or better form of construction.*

*Motion seconded by K. Cox. Motion passes unanimously.*

**Approved**

**OLD BUSINESS**

*None*

**NEW BUSINESS**

*None*

**ADJOURNMENT**

*Meeting adjourns at 3:05 PM*

**Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42504 or by written request addressed to Planning Development Services c/o Board of Appeals, 301 East Huron, Ann Arbor, MI 48104. Requests made with less than two business days notice may not be able to be accommodated. Email: [blewis@a2gov.org](mailto:blewis@a2gov.org)**