



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>

Tuesday, December 19, 2017

1:30 PM

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

Changed from 12/21

A CALL TO ORDER

B ROLL CALL

Staff: 4 - G. Dempsey, K. Summersgill, M. Howell, D. Williams

Present: 6 - Paul Darling, Robert Hart, Chair Kenneth J. Winters, Gordon Berry, David Arnsdorf, and Hugh A. Flack Jr.

C APPROVAL OF AGENDA

Approved unanimously.

D APPROVAL OF MINUTES

D1 17-2091 Building Board of Appeals Meeting Minutes October 19, 2017

Attachments: BBA Meeting Minutes 10-19-17.pdf

Approved by the Board and forwarded to City Council.

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 [17-2095](#) BBA17-009 Variance for 218 W. Kingsley, Ann Arbor, MI 48104

Attachments: 218 W. Kingsley.pdf

G. Dempsey gave the Staff Report for the property. Brad Moore and John Bagasarian explained the property fingerprint and why it should be exempt from being considered a high-rise. K. Summersgill said the building is accessible for fire trucks.

P. Darling moves that the Board grant a variance for BBA17-009 at 218

W. Kingsley to make the interpretation that the plans as submitted are not considered a high-rise under section 403 of the Michigan Building Code 2012 and finds that the height to the partially occupied portion of the roof is less than 55 feet and that the footprint of the deck and patio elevation will not be increased in the future, that additional safeguards are in place, that the City of Ann Arbor has a 70 foot ladder truck will reach the 54 feet high occupied floor level and the Board finds that it meets the intent of the code. This interpretation is not to be construed as a precedent for future applications.

R. Hart supports.

Approved unanimously.

Approved

E2 [17-2099](#) BBA17-010 Variance for 211 W. Davis, Ann Arbor, MI 48104

Attachments: 211 W. Davis.pdf

G. Dempsey gave the Staff Report for this property. Dan Williams and Marc Reuter described the history of the property and expressed the need for a variance of the projection over the property line, stating that at the time of build, the projection was allowed.

R. Hart moves that BBA17-010 at 211 W. Davis, Ann Arbor, to permit an exception to 2015 MRC section R302.1 for the exterior wall section of Residential Building Code to permit a projection of 12 inches from garage roof to the property line on the basis that the garage is going to be equipped with a limited sprinkler system, that the garage has a one hour rated wall, that the projection is fire rated and fire blocked and that the entire assembly is facing 15 foot no build buffer area on the adjacent property. Finds this to be equivalent performance criteria to the code and with the further stipulation that this specific condition shall be neither so general nor recurrent in nature as to make an amendment of the code with respect to the condition reasonably practical or desirable.

B. Gordan seconds.

Approved unanimously.

Approved

F **OLD BUSINESS**

None

G NEW BUSINESS

None

H REPORTS AND COMMUNICATIONS

None

I PUBLIC COMMENTARY - GENERAL

N/A

J ADJOURNMENT

Adjourn

Accommodations, including sign language interpreters, may be arranged by contacting Planning and Development Services by telephone at 1-734-794-6000, x42663 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: ahoward@a2gov.org