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

Thursday, August 15, 2024 | **1:30 PM** | **Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers**

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at 2gov.org/watchCTN

To speak at public comment call Toll Free 877-853-5247 or 888-788-0099 Enter Webinar ID: 976 7373 7203 Passcode: 647646

A CALL TO ORDER

Meeting called to order at 1:33 PM

B ROLL CALL

Staff - 5: M. Lemieux, M. Reddmann, J. Reiser, D. Williams, J. Harvey

Present: 4 - Paul Darling, Robert Hart, David Arnsdorf, and Kevin Cox

Absent: 1 - Hugh A. Flack Jr.

C PUBLIC COMMENTARY - GENERAL

None

D APPROVAL OF AGENDA

Moved to switch order of the two appeals. By unanimous vote, agenda is approved as amended.

Yeas: 4 - Darling, Hart, Arnsdorf, and Cox

Nays: 0

Absent: 1 - Flack Jr.

E APPROVAL OF MINUTES

E-1 24-1534 Building Board of Appeals Meeting Minutes for March 21, 2024

Attachments: BBA Meeting Minutes 3-21-24.pdf

Approved by the Board and forwarded to City Council.

Yeas: 4 - Darling, Hart, Arnsdorf, and Cox

Nays: 0

Absent: 1 - Flack Jr.

F APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

F-1 24-1536 BBA24-0002 - Appeal for 1435 Catalina Drive, Ann Arbor, MI 48103

Attachments: BBA24-0002 Staff Report.pdf, BBA24-0002 Application.pdf

M. Lemieux gave staff report and recommended denial because standards of code have not been met, nor misinterpreted. No mechanical permit was pulled or issued as was required. Applicant explained that what does not meet the code was previous work that had been finalized and the basis of the appeal was the thought that they had been grandfathered in. Discussion followed with applicant and Board as to current conditions and possible ways to correct. Consensus is that applicant will need to get with Contractor to bring the situation compliant to the Code.

B. Hart made the following motion:

That in the case of BBA24-0002 the appeal of the Building Official's decision that the gas line installed at 1435 Catalina Drive is denied and the Building Board of Appeals affirms that the Building Official's decision for the reason(s) that:

1) The true intent of the 2015 Michigan Residential Code and section G2415.6 for the gas line installed at 1435 Catalina Drive has been correctly interpreted by the Building Official;

2) The provision so the 2015 Michigan Residential Code section G2415.6 does apply to the construction at 1435 Catalina Drive; and

3) The applicant has not proposed an equal or better form of construction.

Seconded by K. Cox

Motion carries by unanimous vote.

Yeas: 4 - Darling, Hart, Arnsdorf, and Cox

Nays: 0

Absent: 1 - Flack Jr.

F-2 **24-1704** BBA24-0005 - Appeal for 2227 Medford Drive, Ann Arbor, MI 48104

Attachments: BBA24-0005 Staff Report.pdf, BBA24-0005 Application.pdf

M. Lemieux gave the staff report and recommended denial as the codes do apply and have not been misinterpreted. The homeowners stated contractor was not aware of the height requirement and would need to reduct the entire home to bring to code, making it cost prohibitive. Board members asked questions of Staff and applicant and discussed what provisions could be made.

B. Hart made the following motion:

That in the case of BBA24-0005, the appeal of the Building Official's decision that the ceiling height must be at minimum 6'4" under obstructions at 2227 Medford is granted relief from the 2015 Michigan Residential Code and the Building Board of Appeals reverses the Building Official's decisions for the following reason:

#3 - The applicant will not increase the existing non-compliant condition. Stipulations include:

1) That there be smoke detection systems on both sides of the duct bank;
2) That the two the ducts will not be finished on their undersides;
3) That the height of the existing ducts will not be considered an impediment over the bathroom lavatory and water closet;
4) and, That there be a protective, cushioned corner edge to both ducts.

Seconded by Kevin Cox.

Motion carries by unanimous vote.

Yeas: 4 - Darling, Hart, Arnsdorf, and Cox

Nays: 0

Absent: 1 - Flack Jr.

G OLD BUSINESS

None

H NEW BUSINESS

None

ADJOURNMENT

Meeting adjourned at 2:28 PM

Accommodations, including sign language interpreters, may be arranged by contacting Community Services by telephone at 1-734-794-6000, x42677 or by written request addressed to Community 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: JHarvey@a2gov.org