



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](http://a2gov.legistar.com/Calendar.aspx)

Thursday, May 17, 2018

1:30 PM

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

A CALL TO ORDER

B ROLL CALL

Staff: 5 - G. Dempsey, M. Howell, K. Summersgill, K. Larcom, D. Williams

Present: 5 - Paul Darling, Robert Hart, Chair Kenneth J. Winters,
Gordon Berry, and David Arnsdorf

Absent: 1 - Hugh A. Flack Jr.

C APPROVAL OF AGENDA

**A motion was made by Berry, seconded by Arnsdorf, that the
Agenda be Approved. Motion carried unanimously.**

Yeas: 5 - Darling, Hart, Chair Winters, Berry, and Arnsdorf

Nays: 0

Absent: 1 - Flack Jr.

D APPROVAL OF MINUTES

D1 [18-0855](#) Building Board of Appeals Minutes April 19, 2018

Attachments: BBA Meeting Minutes for 4-19-18.pdf

Approved by the Board and forwarded to City Council.

E APPEALS, ACTIONS, AND SHOW CAUSE HEARINGS

E1 [18-0856](#) BBA18-004 - 211 W. Davis Avenue, Ann Arbor, MI, Appeal of Granted
Variance BBA17-010

Attachments: Staff Report 211 W Davis 5-17-18.pdf

G. Dempsey delivered staff report; staff does not recommend approval.

Dan Williams with Maven Development described his account of events, which included submittal of building plans to City of Ann Arbor, plan approval by plan reviewers, and ultimately the construction of building. He described challenges of installing a sprinkler system and requested an alternative solution to the problem, such as current layout of existing building. Partner Mark recommended increasing fire-rating of walls instead of installing sprinkler system. The Board asked questions to clarify fire rating feasibility.

P. Darling moves that the Board grant a variance from BBA18-004 at 211 W. Davis to permit an exception to the 2015 Michigan Residential Code section 302.1 where the exterior wall section to permit a projection of 12 inches from the garage roof to the property line and the base of the garage is going to be protected from the interior with a two-hour rated construction on the exterior wall, the ceiling of the garage, and on the garage side of the garage-house wall. And that the 15-foot buffer on the outside of that in the adjacent property, that nothing gets built in that because it's a dedicated green space. We find that it should be equivalent to the performance of the code criteria and that with further stipulation that this condition not establish a precedent for future variances. In addition to all the ratings and requirements that it already includes, that they install a one-hour rating and fire blocking for the projection and soffit as per the previous appeal.

B. Hart supports. Motion passes with a majority.

Approved

Yeas: 4 - Darling, Hart, Chair Winters, and Arnsdorf

Nays: 1 - Berry

Absent: 1 - Flack Jr.

OLD BUSINESS

NEW BUSINESS

REPORTS AND COMMUNICATIONS

PUBLIC COMMENTARY - GENERAL

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