



**MINUTES  
OF  
THE REGULAR MEETING OF  
BUILDING BOARD OF APPEALS  
OF  
CITY OF ANN ARBOR**

**July 13, 2005**

The regular meeting of the Building Board of Appeals was held on Wednesday, July 13 2005 at 1:30 p.m. in the Council Chambers located in City Hall, 100 N. Fifth Ave., Ann Arbor, Michigan.

I. The meeting was called to order at 1:43 p.m. by Ken Winters, Chair.

II. Roll Call:

Members Present: (4) K. Winters P. Darling, S. Callan,  
D. Darling

Members Absent: (0) R. Reik

Staff Present: (3) A. Savoni, R. Heemstra, L. Bowen

III. Approval of minutes

No minutes available

IV. APPEALS & ACTION - UNFINISHED

1. 2005-B-23, 1028 Packard St.

**Requesting a variance from Section R305.1 of the 2003 Michigan Residential Code which requires a 7 foot 0 (zero) inch ceiling height in a basement with habitable space, and allows beams/girders not less than 4 feet on center to project below, a maximum of 6 inches.**

**The applicant is also requesting a variance from section R311.5.1 requiring a minimum stairway width of 36 inches and Section R311.5.2 requiring the minimum headroom on all parts of the stairs be 6 feet 8 inches.**

**Dhruva Screenivasan was present to speak on behalf of this appeal.**

Discussion

**D. Sreenivasan** explained request.

**A. Savoni** stated staff not supportive of this request. The headroom is still low.

**K. Winters** stated the headroom on the stairs are still very low.

**R. Heemstra** suggested a sprinkler system in the basement be installed.

After further discussion;

**Motion #1:**

**P. Darling moved, supported by, D. Darling to grant variance from Section R305.1 to allow a ceiling height of 6 ft. 4 inches with the following contingencies:**

- 1. Hardwired interconnected smoke detectors be installed per Fire Marshal approval.**
- 2. No finished ceiling, per revised plans.**

The vote to grant the variance was as follows:

**Ayes: (3) K. Winters, P. Darling, D. Darling**

**Nays: (1) S. Callan**

**Absent: (1) R. Reik**

**Motion carried. Variance granted as stated.**

After further discussion;

**Motion #2:**

**P. Darling moved, supported by, D. Darling to allow the stairway not less than 6 ft. 2 inches at the beam with the following contingencies:**

- 1. Hardwired interconnected smoke detectors be installed throughout the home.**

2. **Additional lighting shall be installed in the stairway.**

The vote to grant the variance was as follows:

**Ayes: (3) K. Winters, P. Darling, D. Darling**

**Nays: (1) S. Callan**

**Absent: (1) R. Reik**

**Motion carried. Variance granted as stated.**

V. APPEALS & ACTION - NEW

1. **2005-B-25, 1907 Arborview Blvd.**

**Requesting a variance from Section R305.1 of the 2003 Michigan Residential Code which requires a 7 foot 0 (zero) inch ceiling height in a basement with habitable space, and allows beams/girders not less than 4 feet on center to project below, a maximum of 6 inches.**

**THIS APPEAL WAS NOT HEARD. THE BOARD AGREED THIS REQUEST WOULD BE TABLED.**

2. **2005-B-26, 1516 Jewett Ave.**

**Requesting a variance from Section R305.1 of the 2003 Michigan Residential Code which requires a 7 foot 0 (zero) inch ceiling height in a basement with habitable space, and allows beams/girders not less than 4 feet on the center to project below, a maximum of 6 inches.**

**Jeremy Langenderfer was present to speak on behalf of this appeal.**

Discussion

**J. Langenderfer** explained request.

**R. Heemstra** stated he is supportive of this request providing Hardwired interconnected smoke detectors are installed.

After further discussion;

**P. Darling moved, supported by, S. Callan to allow a 6 ft. 7 inch clear space with the following contingencies:**

- 1. Hardwired interconnected smoke detectors shall be installed per Fire Marshal approval.**
- 2. There shall not be a finished ceiling installed.**

The vote to grant the variance was as follows:

**Ayes: (4) K. Winters, P. Darling, D. Darling, S. Callan**

**Nays: (0) None.**

**Absent: (1) R. Reik**

**Motion carried. Variance granted as stated.**

- 3. 2005-B-28, 201 Depot St.**

**Requesting a variance from Table 602 that contains the fire-resistance rating requirements for exterior walls based on the fire separation distance to adjacent structures**

**Requesting a variance from Table 704.8 of the 2003 Michigan Building Code that lists the maximum area of unprotected or protected openings permitted in an exterior wall in any story.**

**Mike West was present to speak on behalf of this appeal.**

Discussion

**M. West** explained request

**A. Savoni** stated staff is in support of this request with contingencies.

**R. Heemstra** agreed with A. Savoni regarding support and contingencies.

**K. Winters** stated concern for the Fire trucks to gain access.

M. West stated there is ample room on the east side of the building.

After further discussion;

**D. Darling moved, supported by, S. Callan to grant a variance from Table 602 and Table 704.8 to allow this building to be built close to the property line with openings that are shown on the drawings with the following contingencies:**

- 1. An automatic fire suppression system shall be installed throughout the building.**
- 2. Additional sprinkler heads shall be provided above and on the interior and exterior of each opening.**
- 3. The openings on the wall shall not exceed those shown on the submitted plans.**
- 4. If there is an adjacent building constructed and impacts these windows, the windows shall be closed to comply with the fire rating of the code. The applicant shall return to the Building Board of Appeals.**

The vote to grant the variance was as follows:

**Ayes: (3) P. Darling, D. Darling, S. Callan**

**Nays: (0) None.**

**Absent: (1) R. Reik**

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**Abstained from voting (1) K. Winters**  
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**Motion carried. Variance granted as stated.**

**4. 2005-B-29, 1635 Meadowside Dr.**

**Requesting a variance from Section R305.1 of the 2003 Michigan Residential Code which requires a 7 foot 0 (zero) inch ceiling height in a basement with habitable space, and allows beams/girders not less than 4 feet on center to project below, a maximum of 6 inches.**

**Anusha Ramganathan was present to speak on behalf of this appeal.**

Discussion

**A. Raganathan** explained request.

**R. Heemstra** recommended Hardwired interconnected smoke detectors

After further discussion;

**D. Darling moved, supported by, P. Darling to grant a variance from Section R305.1 to allow a finished ceiling over the ductwork that is 5 ft. 1 inches wide and the height underneath will be 80 inches with the following contingencies:**

- 1. Hardwired interconnected smoke detectors shall be installed per Fire Marshal approval**

The vote to grant the variance was as follows:

**Ayes: (4) K. Winters, P. Darling, D. Darling, S. Callan**

**Nays: (0) None.**

**Absent: (1) R. Reik**

**Motion carried. Variance granted as stated.**

**VI. UNFINISHED BUSINESS**

None.

**VII. NEW BUSINESS**

None.

**VIII. REPORTS & COMMUNICATIONS**

None.

**IX. AUDIENCE PARTICIPATION - GENERAL**

None.

X. ADJOURNMENT

There being no further business to come before the Board, K. Winters moved that the meeting be adjourned. Chair K. Winters, adjourned the meeting at 2:40 p.m.

Respectfully submitted,  
*Lynn Bowen*  
Lynn Bowen, Secretary  
Building Board of Appeals

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Kenneth Winters, Chair

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Dated 7-13-05 BBA Minutes