



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

April 12, 2006

The regular meeting of the Building Board of Appeals was held on Wednesday, April 26, 2006 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 1:33 p.m. by Chair Ken Winters.
- II. Roll Call:

Members Present:	(5)	K. Winters P. Darling, S. Callan, R. Hart, D. Darling
Members Absent:	(1)	R. Reik
Staff Present:	(3)	A. Savoni, K. Chamberlain, L. Bowen
- III. Approval of minutes

D. Darling moved, supported by S. Callan to approve the minutes of the regular meeting of February 8, 2006. The minutes were approved unanimously.
- IV. APPEALS & ACTION - UNFINISHED

None.
- V. APPEALS & ACTION - NEW
 1. 2006-B-12, 1712 Barrington Pl.

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.

Amy Seeto was present to speak on behalf of this appeal.

Discussion

A. Seeto explained request.

K. Chamberlain recommended smoke detectors be placed on each side of the ducts.

K. Winters asked the petitioner to explain the activity use of the space.

A. Seeto stated it would be a playroom for children

D. Darling asked what the lowest measurements for a ceiling height allowed.

S. Callan stated 6 feet 6 inches.

K. Winters suggested tabling this request at this time.

After further discussion;

D. Darling moved, supported by, P. Darling to table this request.

The vote to table the request was as follows:

Ayes: (5) K. Winters, S. Callan, P Darling, R. Hart, D. Darling

Nays: (0) None.

Absent: (1) R. Reik

Motion carried. Variance tabled as stated.

2. 2006-B-13, 1400 Creekbend Ct.

Requesting a variance from the Section R310.1 of the 2003 Michigan Residential Code that states: "...Every sleeping room shall have at least one openable emergency escape and rescue opening. Where emergency escape and rescue openings are required, they shall have a sill height of not more than 44 inches above the floor."

THIS REQUEST WAS NOT HEARD, PETITIONER NOT PRESENT

D. Darling moved, supported by, P. Darling to table this request.

Ayes: (5) K. Winters, S. Callan, P Darling, R. Hart, D. Darling

Nays: (0) None.

Absent: (1) R. Reik

Motion carried. Variance tabled as stated.

3. 2006-B-15, 411 Burr Oak 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.

Steve Adder was present to speak on behalf of this appeal.

Discussion

S. Adder explained request.

K. Chamberlain suggested an additional smoke detector be installed beside the ductwork.

Dave Shipley spoke on this request.

After further discussion;

P. Darling moved, supported by, R. Hart to allow a dropped ceiling below the beam and ductwork to a finished height of not less than 6 foot 4 inches with a width of not greater than 4 foot 6 inches wide with the following contingencies:

- 1. Hardwired interconnected smoke detectors be installed throughout the home per Fire Marshal approval.**

The vote to grant the variance was as follows:

Ayes: (4) K. Winters, P Darling, R. Hart, D. Darling

Nays: (1) S. Callan

Absent: (1) R. Reik

Motion carried. Variance granted as stated.

4. 2006-B-16, 1520 Longshore 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.

Richard Lutzeier was present to speak on behalf of this appeal.

Discussion

R. Lutzeier explained request.

A. Savoni stated staff would support this request.

P. Darling stated he would abstain from voting on this request due to the petitioner being his employer.

After further discussion;

D. Darling moved, supported by, **R. Hart** to allow a finished basement with a soffit around the ductwork and the beams, which will limit the height to 6 foot 4 inches and the width to 4 feet 6. To also allow these measurements in the bathroom with the following contingencies:

- 1. Hardwired interconnected smoke detectors will be installed with smoke detectors on both sides of the soffit in the basement per Fire Marshal approval**

The vote to grant the variance was as follows:

Ayes: (3) K. Winters, R. Hart, D. Darling

Nays: (1) S. Callan

Absent: (1) R. Reik

Abstained: (1) P. Darling

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, the meeting was adjourned at 2:15 p.m. by Chair Ken Winters.

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

Kenneth Winters, Chair

Dated -4-1206 BBA Minutes