



**DRAFT MINUTES OF THE REGULAR SESSION OF THE
HOUSING BOARD OF APPEALS OF THE CITY OF ANN ARBOR
April 5, 2011 - 1:30 P.M. – 2000 SOUTH INDUSTRIAL HWY,
CONFERENCE ROOM**

MEETING CALLED TO ORDER at 1:33 p.m. by Chair Sandy Smith.

ROLL CALL

Members Present: (4) D. Fleece, C. Christiansen, S. Smith & K. Busch

Members Absent: (3) M. Goldstein

Staff Present: (3) P. Boan, W. Farrackand, & K. Johnson

A - APPROVAL OF AGENDA

A-1 Approved without objection.

B - APPROVAL OF MINUTES

B-1 Draft Minutes of the October 28, 2010 Regular Session

Moved by C. Christiansen, Seconded by K. Busch, **“That the draft minutes of the July 6, 2010 Regular Session be approved as presented.”**

On a VOICE VOTE – MOTION TO APPROVE – *PASSED (UNANIMOUS)*

C - APPEALS & ACTION

C-1 HBA11-001 – 718 ARBOR ST

Description and Petitioner Presentation

The petitioner, Sara Beatenhead, requests a variance from the following requirements of Chapter 105, section 8:504 of the Ann Arbor Housing Code:

1. *Interior stairways are required to be a minimum of 26” in width.*
2. *Interior stairways are required to have minimum 6’0 headroom unless there are hardwired interconnected smoke alarms present at the top of each flight of stairs, in which case the headroom can be as low as 5’6”.*
3. *Interior stairway treads are required to be a minimum of 9” deep.*

Recommendation:

Staff recommends the following motions:

MOTION

Comments and Questions from the Board

The Board discussed the appeal and put forth the following motion:

52 **Discussion:**

53 P. Boan presented the history of this property in relation to the bedroom area being cited as
54 habitable on some inspections and not habitable on others. It was agreed that the area will be
55 used as living space as soon as the inspector leaves, thus the need for a variance.
56

57 **MOTION #1**

58
59 *Moved by D. Fleece, Seconded by K. Busch: “I make a motion to deny a variance from the*
60 *stairway headroom requirements of section 8:504 of the Ann Arbor Housing Code*
61 *because by installing interconnected smoke alarms at the top of each flight of stairs, the*
62 *stairway will be code compliant. I make a motion to grant a variance from the stairway*
63 *width and tread depth requirements of section 8:504 of the Ann Arbor Housing Code with*
64 *the following contingency:*

65 *Have a licensed electrical contractor install interconnected smoke alarms meeting*
66 *the approval of the Planning and Development Services Unit in the following locations:*

- 67 1. *At the top of each flight of stairs and inside each bedroom on the second floor and*
68 *first floor; electrical permit required to be obtained and finalized by an electrical*
69 *contractor.*
70

71 **On a Voice Vote – MOTION TO APPROVE – PASSED – UNANIMOUS**

72
73 **E - NEW BUSINESS - None**

74
75 **F - REPORTS & COMMUNICATIONS**

- 76 1. K. Johnson notified members that they will be getting notified from the Clerk’s office
77 and/or the Mayor’s office regarding reappointment.
78 a. Followed up – Notified Chris Heaton with Campus Management will be one of the
79 two new members.
80 b. Notified that there is another person interested in taking the vacant board member
81 position and S. Smith reminded everyone to put the word out we were looking for a
82 new member.
83

84 **G - AUDIENCE PARTICIPATION – GENERAL - None.**

85
86 **ADJOURNMENT**

87
88 The meeting was adjourned without opposition at 1:53 pm.

89
90 ***Minutes prepared by K. Johnson***

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