



**APPROVED MINUTES OF
THE REGULAR MEETING OF
HOUSING BOARD OF APPEALS
CITY OF ANN ARBOR
June 13, 2006**

The regular meeting of the Housing Board of Appeals was held on Tuesday, June 13, 2006 at 1:30 p.m. in the 4th Floor Conference Room-Larcom Municipal Building, 100 N. Fifth Avenue, Ann Arbor, Michigan.

I. The meeting was called to order at 1:30 p.m. by Chair Jean Carlberg.

II. Roll Call:

Members Present: (6) J. Carlberg, A. Stuart, L. Wessinger, M. Goldstein, D. Fleece, C. Christiansen

Members Absent: ~~(1)~~ ~~S. Caya~~ (Resigned)

Staff Present: (3) N. Sylvester, R. Heemstra, L. Bowen

III. Approval of Minutes

A. Stuart moved, supported by C. Christiansen to approve the minutes of January 17, 2006 as presented. The minutes were approved unanimously.

IV. APPEALS & ACTION - UNFINISHED

None.

V. APPEALS & ACTIONS – TIME EXTENSIONS

None.

VI. APPEALS & ACTION – CLARIFICATIONS

None.

VII. APPEALS & ACTION - NEW

1. 2006-H-2, 1513 White St.

Requesting the following two variances from the requirements of the Ann Arbor Housing Code:

1. Section 8:503, which requires that habitable spaces have minimum seven-foot horizontal dimensions.

2. Section 8:528, which requires minimum R-30 insulation in attic floors.

Housing Board of Appeals Minutes

June 13, 2006

57 **Paul Jurgensen was present to speak on behalf of this appeal.**

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59 Discussion

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61 **P. Jurgensen** explained request.

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63 **R. Heemstra** recommended a minimum five-year battery for smoke detectors.

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65 **L. Wessinger** asked if staff could approve this request without a Board meeting.

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67 **N. Sylvester** stated staff does not have the authority.

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69 **L. Wessinger** asked the petitioner if there was storage in the basement.

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71 **P. Jurgensen** stated yes.

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73 After further discussion;

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75 **Motion #1**

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77 **M. Goldstein** moved, supported by, **C. Christiansen** to require a five-year
78 battery for the smoke detectors in all the bedrooms and one in the hallway.

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80 The vote to grant the variance was as follows:

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82 **Ayes: (6) J. Carlberg, A. Stuart, L. Wessinger, M. Goldstein,**
83 **D. Fleece, C. Christiansen**

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85 **Nays: (0) None.**

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87 **Absent: ~~(1) S. Caya~~**

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

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91 After further discussion;

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93 **L. Wessinger** moved, supported by, **C. Christiansen** to deny the variance of
94 **Section 8:528** due to the violation of the intent of the Chapter.

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96 **Ayes: (6) J. Carlberg, A. Stuart, L. Wessinger, M. Goldstein,**
97 **D. Fleece, C. Christiansen**

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99 **Nays: (0) None.**

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101 **Absent: (1) S. Caya**

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

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105 **60 days to comply.**

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108 **VIII. UNFINISHED BUSINESS**

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110 **None.**

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IX. NEW BUSINESS

None.

X. OLD BUSINESS

None.

XI. REPORTS & COMMUNICATIONS

R. Heemstra discussed the new state laws regarding smoke detectors and passed information to the Board, stating these requirements will go in effect February 2007.

XII. AUDIENCE PARTICIPATION - GENERAL

None.

XIII. ADJOURNMENT

There being no further business to come before the Board, M. Goldstein moved that the meeting be adjourned. Chair Jean Carlberg adjourned the meeting at 2:01 p.m.

Lynn Bowen, Secretary
Housing Board of Appeals

Corrected by B. Acquaviva –9/26/06