



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

**November 10, 2004**

The regular meeting of the Building Board of Appeals was held on Wednesday, November 10, 2004 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 Chairman Ken Winters.

II. Roll Call:

Members Present: (5) K. Winters P. Darling, S. Callan,  
R. Reik, D. Darling

Members Absent: (0) None.

Staff Present: (3) A. Savoni, M. Lloyd, L. Bowen

III. Approval of minutes

R. Reik moved, supported by S. Callan to approve the minutes of, October 13, 2004 with corrections. The minutes were approved unanimously.

IV. APPEALS & ACTION - UNFINISHED

None.

V. APPEALS & ACTION - NEW

1. 2004-B-24, 919 Woodlawn Ave.

**Petitioner is requesting an exception from Section R-305.1 of the 2000 Michigan Residential Code which requires a 7 foot 0 (zero) inch ceiling height in rooms with habitable space, and allows beams/girders not less than 4 feet on center to project below a maximum of 6 inches.**

Also, not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet in height with no portion of the required floor area less than 5 feet in height.

In the attic space, Petitioner also needs to request a variance from Section R311.5.2 that states that the minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches.

John Zissis was present to speak on behalf of this appeal.

Staff Report

Petitioner is requesting an exception from Section R-305.1 of the 2000 Michigan Residential Code which requires a 7 foot 0 (zero) inch ceiling height in rooms with habitable space, and allows beams/girders not less than 4 feet on center to project below a maximum of 6 inches. Also, not more than 50 percent of the required floor area of a room or space is permitted to have a sloped ceiling less than 7 feet in height with no portion of the required floor area less than 5 feet in height.

In the attic space, Petitioner also needs to request a variance from Section R311.5.2 that states that the minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches.

Discussion

**J. Zissis** explained request.

**A. Savoni** asked J. Zissis if the height was 6 ft. 8 inches to the top of the stairs.

**J. Zissis** stated yes.

**K. Winters** stated the code requires 7 ft. 0 inches.

After further discussion;

**Motion #1:**

**R. Reik** moved, supported by, **P. Darling** to grant a variance from Section R-305.1 of the 2000 Michigan Residential Code to allow a basement ceiling height of 6 ft. 3 inches clearance in the basement between the floor and the bottom of a beam shown on the plans. Also, to allow a soffit width of 48 inches with the following contingencies:

- 1. A building wide automatic smoke detector system is installed per Fire Marshal approval.**

The vote to grant the variance was as follows:

**Ayes: (5) K. Winters, S. Callan, P. Darling, R. Reik**

**Nays: (0) None**

**Absent: (0) None.**

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

After further discussion;

**Motion #2:**

**R. Reik moved, supported by, P. Darling to grant a variance from Section R-305.1 of the 2000 Michigan Residential Code to allow a habitable space in the attic with a maximum ceiling height 6 ft. 5 inches with the following contingencies:**

- 1. A building wide automatic smoke detector system is installed per Fire Marshal approval.**

The vote to grant the variance was as follows:

**Ayes: (0) None.**

**Nays: (5) K. Winters, S. Callan, P. Darling, R. Reik, D. Darling**

**Absent: (0) None.**

**Motion failed. Variance denied 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. The meeting was adjourned at 1:54 p.m. by Chairman Ken Winters.

Respectfully submitted,

**Lynn Bowen**

Lynn Bowen, Secretary  
Building Board of Appeals

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Kenneth Winters, Chairman

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Dated -11-10-04 BBA Minutes