



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

**June 8, 2005**

The regular meeting of the Building Board of Appeals was held on Wednesday, June 8, 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 1:45 p.m. by Chair Kenneth Winters.

II. Roll Call:

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

Members Absent: (0) None

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

III. Approval of Minutes

P. Darling moved, supported by R. Reik to approve the minutes of March 9, 2005 with corrections. The minutes were approved unanimously.

IV. APPEALS & ACTION - UNFINISHED

None.

V. APPEALS & ACTION - NEW

1. 2005-B-22, 903 Miner St. (no variance needed; refunded)

Requesting a variance from Section R311.5.2 of the 2003 Michigan Residential Code, which states:

*“The minimum headroom in all parts of the stairway shall not be less than 6-feet 8-inches (2032 mm) measured vertically from the sloped plan adjoining the tread nosing or from the floor surface of the landing or platform.”*

**Mike Kessler, owner, was present to speak on behalf of this appeal.**

Discussion

**It was discovered that a variance was not needed for this appeal. The petitioner will be refunded the cost of the requested variance.**

2. 2005-B-23, 1028 Packard St.

Requesting a variance from Section R305.1 of the 2003 Michigan Residential Code, which required 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.

**Dhruva Sreenivasen, owner, was present to speak on behalf of this appeal.**

Discussion

**D. Sreenivasen** explained the request.

**A. Savoni** said that he was not in support of the variance. Based on the low ductwork in the basement, combined with the stair not being to could would not allow this space to be safely inhabited.

**R. Heemstra** expressed concern with the low ductwork.

After further discussion;

**S. Callan moved, supported by R. Reik to table the request until next month.**

The vote to table the variance was as follows:

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

**Nays: (0) None.**

Absent: (0) None.

Motion carried. Variance tabled.

3. 2005-B-24, 2294 Canyon Ct.

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.

**Nora Ballario, owner was present to speak on behalf of this appeal.**

Discussion

**N. Ballario** explained the request.

**A. Savoni** said that he was in support of the request with the condition that a fully automatic building wide smoke detection system be a condition of the variance.

After further discussion;

**D. Darling moved, supported by P. Darling to grant a variance from Section R305.1 of the 2003 Michigan Residential Code to permit a 6'9" ceiling height under a soffit that would be 6'0½" wide, provided that a building wide interconnected smoke detection system be installed, per the approval of the Fire Marshall. The board finds this to be equivalent to what the code requires.**

The vote to grant the variance was as follows:

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

**Nays: (0) None.**

**Absent: (0) None.**

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 Kenneth Winters adjourned the meeting at 2:30 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 6-8-05 Minutes

Drafted by:  
Anissa R. King  
Admin. Support Specialist V  
Board and Support