

[To be published in the March 8, 2023, edition of the City Pulse]

**NOTICE OF PUBLIC HEARING  
EAST LANSING BUILDING BOARD OF APPEALS**

**Notice is hereby given** of the following public hearing to be held by the East Lansing Building Board of Appeals on **Thursday, March 23, 2023, at 7:00 p.m.**, East Lansing City Hall, 410 Abbot Road, Conference Room A, Second Floor, East Lansing, Michigan 48823:

1. A public hearing that was tabled will resume to consider new information for the appeal from **Andrew Kraft of DTN Management Company for the property at 1547 N. Hagadorn Rd., Stone Ridge Apartments**, requesting reconsideration to a code official decision regarding making mechanical ventilation changes throughout the whole complex, that would create a financial hardship.

*2006 International Property Maintenance Code*

*Sec. 604.1. Mechanical Appliances*

*Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.*

*Sec. 110.3 Examination, Identification, Installation, Use, and List-ing (Product Certification) of Equipment.*

*(B) Installation and Use. Listed or labeled equipment shall; be installed and used in accordance with any instructions included in the listing or labeling.*

2. A public hearing will be held to consider an **appeal of Andrew Kraft of DTN Management Company for the property at 1547 N. Hagadorn Rd, Stone Ridge Apartments**, to reconsider a code official decision regarding a change to a significant amount of electrical wiring to effectively meet the code requirement regarding receptacles placed over baseboard heaters.

*2006 International Property Maintenance Code*

*Sec.604.3. Electrical System Hazards*

*Where it is found the electrical systems in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration, or damage, or for similar reason, the code official shall require the defects to be corrects to eliminate the hazard.*

*Sec. 604.1. Mechanical Appliances*

*All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.*

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*Sec. 110.3 Examination, Identification, Installation, Use, and List-ing (Product Certification) of Equipment.*

*(B) Installation and Use. Listed or labeled equipment shall; be installed and used in accordance with any instructions included in the listing or labeling.*

3. A public hearing will be held to consider an appeal from **Gary Dods, owner of the property at 351 Bailey St.** who is requesting a variance on the basement bedroom ceiling height to create another rental unit.

#### *2015 Michigan Residential Code*

*R305.1 Minimum height. Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).*

#### *Exceptions:*

*1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).*

*2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.*

*3. Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.*

*R305.1.1 Basements. Portions of basements that do not contain habitable space or hallways shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).*

*Exception: At beams, girders, ducts or other obstructions, the ceiling height shall be not less than 6 feet 4 inches (1931 mm) from the finished floor.*

For more information on the request please contact Scott Weaver at (517) 319-6810 or [sweaver@cityofeastlansing.com](mailto:sweaver@cityofeastlansing.com). Materials related to the request are available for viewing at the Department of Planning, Building, and Development, East Lansing City Hall, 410 Abbot Road, East Lansing, MI, 48823 between the hours of 8:00 am and 5:00 pm. Written comments may be sent prior to the public hearing to the Building Board of Appeals, City of East Lansing, 410 Abbot Road, East Lansing, Michigan, 48823, or by email to [bba@cityofeastlansing.com](mailto:bba@cityofeastlansing.com).

The City of East Lansing will provide reasonable auxiliary aids and services, such as interpreters

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for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities upon request received by the City seven (7) calendar days prior to the meeting. Individuals with disabilities requiring aids or services must contact the City Manager's Office, 410 Abbot Road, East Lansing, MI, 48823, (517) 319-6920 (TDD Number: 1-800-649-3777) or via email at [nmostel@cityofeastlansing.com](mailto:nmostel@cityofeastlansing.com).

**This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act) and the Americans with Disabilities Act (ADA) and published in compliance with the Michigan Zoning Enabling Act, 2006 P.A. 110.**

Dated: 3/2/2023  
East Lansing, MI 48823

Marie Wicks  
City Clerk