



CITY OF ANN ARBOR, MICHIGAN

301 E. Huron Street, P.O. Box 8647, Ann Arbor, Michigan 48107-8647

Meeting Agenda

REGULAR SESSION OF THE BUILDING BOARD OF APPEALS

Thursday, December 19, 2013

9:30 A.M.

City Hall, 301 E. Huron, 2nd Fl., Council Chambers

- A. MEETING CALLED TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. APPEALS & ACTION - SHOW CAUSE HEARING**

**D-1 BBA13-0005 1620 Waltham Road, Ann Arbor, MI 48103.
LOT 367, VERNON DOWNS NO 4.**

Ann Arbor City Code, Section 8:382 of Chapter 101, specific defects that render the building dangerous. Owner ordered to show cause why the building should not be made safe or demolished.

**D-2 BBA13-0006 2365 Pinecrest Ave, Ann Arbor, MI 48104.
Lot 67, PITTSFIELD PARK NO 4.**

Ann Arbor City Code, Section 8:382 of Chapter 101, specific defects that render the building dangerous. Owner ordered to show cause why the building should not be made safe or demolished.

D-3 BBA13-0007 836 Brookwood Place, Ann Arbor, MI 48104.

LOT 14, ASSESOR'S PLAT NO 13. Ann Arbor City Code, Section 8:382 of Chapter 101, specific defects that render the building dangerous.

Owner ordered to show cause why the building should not be made safe or demolished.

D-4 BBA13-0008 800 North Main, Ann Arbor, MI 48104.

LOT 2 BLK 5 MAP OF ORMSBY AND PAGE ADDITION.

Ann Arbor City Code, Section 8:382 of Chapter 101, specific defects that render the building dangerous. Owner ordered to show cause why the building should not be made safe or demolished.

D-5 BBA13-0009 3680 Platt Road, Ann Arbor, MI 48108.

BEGINNING AT A POINT 42 RODS SOUTH OF THE NORTHEAST CORNER OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 6 EAST AND RUNNING THENCE WEST 80 RODS ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION; THENCE SOUTH 15 RODS PARALLEL WITH THE EAST LINE OF SAID SECTION AND THENCE EAST 80 RODS ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION; THENCE NORTH 15 RODS TO THE PLACE OF BEGINNING. EXCEPT THAT PORTION TAKEN BY COUNTY DRAIN COMMISSION IN LIBER 1692, PAGE 547.

Ann Arbor City Code, Section 8:382 of Chapter 101, specific defects that render the building dangerous. Owner ordered to show cause why the building should not be made safe or demolished.

D-6 BBA13-0010 3802 Platt Road, Ann Arbor, MI 48108.

PARCEL 1: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, TOWN 3 SOUTH, RANGE 6 EAST AND RUNNING THENCE NORTH IN THE EAST LINE OF SECTION 10, 1083.01 FEET, THENCE DEFLECTING 91 DEGREES 14 MINUTES 30 SECONDS TO THE LEFT 176.00 FEET TO AN IRON PIPE FOR A PLACE OF BEGINNING; THENCE ON THE SAME COURSE 180 FEET TO AN IRON PIPE; THENCE DEFLECTING 91 DEGREES 14' 30" TO THE RIGHT 49 FEET TO AN IRON PIPE; THENCE EASTERLY PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID PARCEL OF LAND 180 FEET, THENCE SOUTHERLY 49 FEET TO A PLACE OF BEGINNING, AND BEING IN THE TOWNSHIP OF PITTSFIELD, COUNTY OF WASHTENAW, STATE OF MICHIGAN.

PARCEL 2: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 10, T3S,R6E, PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN; THENCE NORTH 1 DEGREES 46' 30" EAST 1006.80 FEET FOR A PLACE OF BEGINNING THENCE NORTH 89 DEGREES 12' WEST 276.54 FEET, THENCE NORTH 54 DEGREES 27' WEST 95.69 FEET; THENCE NORTH 1 DEGREES 46' 30" EAST 20.00 FEET THENCE SOUTH 89 DEGREES 28' EAST 180.00 FEET; THENCE NORTH 1 DEGREES 46'30" WEST 152.72 FEET ALONG THE

EAST LINE OF SAID SECTION AND THE CENTERLINE OF PLATT ROAD TO THE PLACE OF BEGINNING BEING PART OF THE SOUTHEAST ½ OF SAID SECTION, SUBJECT TO A RIGHT OF WAY 16 FEET WIDE FOR A USE IN COMMON WITH THE OTHERS OVER THE LAND WHICH LIES WITHIN 8 FEET OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10,T3S, R6E, PITTFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, THENCE NORTH 01 DEGREES 46' 30" EAST 1159.562 FEET THENCE SOUTH 89 DEGREES 16' WEST 33.01 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH DEGREES 16' WEST 143.10 FEET TO A PLACE OF BEGINNING.

Ann Arbor City Code, Section 8:382 of Chapter 101, specific defects that render the building dangerous. Owner ordered to show cause why the building should not be made safe or demolished.

D-7 BBA13-0011 3786 Platt Road, Ann Arbor, MI 48108.

The following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit: Commencing 80 rods North of the South corner of Section 10, Town 3 South, Range 6 East; thence South 112 feet for a place of beginning; thence South 72 feet; thence West 178 ½ feet thence; South 22 feet; thence West 175 ½ feet; thence South to the right of Way of Michigan Highway Department; thence Northwesterly along the Highway right of Way to a point directly West of point of beginning; thence East to point of beginning.

Ann Arbor City Code, Section 8:382 of Chapter 101, specific defects that render the building dangerous. Owner ordered to show cause why the building should not be made safe or demolished.

- E. OLD BUSINESS**
- F. NEW BUSINESS**
- G. REPORTS & COMMUNICATIONS**
- H. PUBLIC COMMENTARY - GENERAL**
- I. ADJOURNMENT**

Accommodations, including sign language interpreters, may be arranged by contacting Planning Development Services by telephone at 1-734-794-6000, x42667 or by written request addressed to Planning Development

**Services C/O Board of Appeals, 301 East Huron, Ann Arbor, MI 48104,
at least 24 hours in advance. Email: ahoward@a2gov.org**

Chapter 101

DANGEROUS BUILDINGS

8:380. Definitions.

Occupant means any person who is:

- (a) Lawfully living or sleeping in a building or structure, if its intended purpose is residential; or
- (b) Lawfully inside and lawfully utilizing the building or structure on a basis consistent with the purpose for which it is lawfully intended and designed, if its intended purpose is nonresidential.

Occupied means a building that has an occupant.

Owner means any person who, alone or with others, has legal or equitable title.

Secondary dwelling means a dwelling such as a vacation home, hunting cabin, or summer home, that is occupied by the owner or a member of the owner's family during part of a year.

Unoccupied means a building that is not occupied. Persons solely in the building for the purpose of maintenance, repair, or cleaning of the building do not make the building "occupied."

(Ord. No. 41-05, § 1, 10-17-05)

8:381. Dangerous building, prohibitions.

It is unlawful and deemed a public nuisance for any owner or agent thereof to keep or maintain any dangerous building or part thereof as defined in section 8:382. All such dangerous buildings shall be abated by alteration, repair, rehabilitation, demolition or removal in accordance with the procedures specified in this chapter. In addition to the procedures specified in this chapter, the City Attorney may prosecute violations of this chapter and may file suit in the appropriate court or pursue any other legal remedies to abate any nuisance resulting from a violation of this chapter.

(Ord. No. 41-05, § 2, 10-17-05)

8:382. "Dangerous buildings" defined.

A dangerous building is any building or structure that has 1 or more of the following defects or is in 1 or more of the following conditions:

- (1) A door, aisle, passageway, stairway or other means of exit does not conform to the approved fire code of the City of Ann Arbor.
- (2) A portion of the building or structure is damaged by fire, wind, flood, deterioration, neglect, abandonment, vandalism or other cause so that the structural strength or stability of the building or structure is appreciably less than it was before the damage and does not meet the minimum requirements of applicable housing or construction codes for a new building or structure, purpose or location.
- (3) A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damage property.
- (4) A portion of the building or structure has settled to an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by applicable housing or construction codes.
- (5) The building or structure or any part, that because of dilapidation, deterioration, decay, faulty construction, the removal or movement of some portion of the ground necessary for the support, or for other reason is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.
- (6) The building or structure or any part is manifestly unsafe for the purpose for which it is used.

such is found to be a dangerous building as defined in section 8:382, the Planning and Development Services Unit shall commence proceedings to cause the repair, rehabilitation, demolition or removal of the building or structure.
(Ord. No. 43-04, § 32, 1-3-05)

8:384. Notice and order.

(1) The Planning and Development Services Unit shall issue a notice and order directed to the owner of record of the building or structure stating the defects thereof. This notice may require the owner of the building or premises, within 48 hours, to recommence either the required alterations, repairs, or improvements, or the demolition and removal of the building and structure or portions thereof, and all such work shall be completed within such period of time as the Planning and Development Services Unit shall determine to be reasonable to accomplish the work, which said period shall be stated in the notice. If necessary, such notice shall also require the building, structure, or portion thereof, to be vacated forthwith and not to be re-occupied until the required repairs and improvements are completed, inspected, and approved by the Planning and Development Services Unit.

(2) Service of the notice and order shall be made upon the owner or agent by:

- (a) Personally delivering a copy to the owner or agent; or
- (b) Mailing a copy by certified mail, postage prepaid, return receipt requested, to the owner as indicated by the records of the City Assessor and posting a copy thereof upon a conspicuous part of the building or structure; or
- (c) When service cannot be made by either of the above methods and when the whereabouts of the owner and his residence are unknown, publishing a copy in a newspaper at least once each week for 4 consecutive weeks and mailing on or before the second publication a copy to the owner at his last known address.

(Ord. No. 43-04, § 32, 1-3-05)

8:385. Posting of signs.

The Planning and Development Services Unit shall cause to be posted at each entrance of such a dangerous building or structure a notice to read: "Do not enter, unsafe to occupy." Such notice shall remain posted until the required repairs, demolition, or removal is completed. Such notice shall not be removed without written permission of the Planning and Development Services Unit and no person shall enter this building except for the purpose of making the repairs required, demolishing the building or inspecting same.

(Ord. No. 43-04, § 32, 1-3-05)

8:386. Failure to comply; order to show cause; notice lis pendens.

If at the expiration of any time limit in the notice provided for in section 8:384(1) the owner has not complied with the requirements thereof, the Planning and Development Services Unit shall issue a notice and order to show cause to the owner of the building. The notice and order to show cause shall specify the conditions making the building or structure dangerous, the action necessary to alleviate the dangerous condition, and the time and place of a hearing on the condition of the building or structure. Notice shall be given to the owner in the same manner as provided in section 8:384(2). At the hearing, to be conducted by the Building Board of Appeals, the owner shall have the opportunity to show cause why the building or structure should not be demolished or otherwise made safe as recommended by the Planning and Development Services Unit. At the same time that the owner is notified of the show cause proceedings, the Planning and Development Services Unit shall file a copy of said notice and order with the Register of Deeds for Washtenaw County.

(Ord. No. 43-04, § 32, 1-3-05)

8:387. Hearing; testimony; order; non-appearance or non-compliance; costs.

(1) The Building Board of Appeals shall conduct a public hearing in order for the owner to show cause why the determination of the Plan-

sible party is unable to be immediately contacted; and where the city determines that it is inappropriate to delay making such buildings secure; the Building Department shall report such facts to the City Administrator who shall cause the immediate repair or demolition of such dangerous building or structure. The costs of such emergency repair or demolition shall then be collected in the manner as provided for in section 8:387 of this chapter.

(Ord. No. 3-99, § 1, 1-19-99)

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT
Building Board of Appeals Show-Cause Hearing of December 19, 2013

Subject: 1620 Waltham, Ann Arbor, MI 48103 PIN#090931308019

Legal Description of Property:

Lot 367, Vernon Downs Subdivision No. 4, as recorded in Liber 15 of Plats, Page(s) 52, Washtenaw County Records

Description and Discussion:

Single Family House with attached garage --

- Subject property vacant more than six months.
- House is unsecured with broken windows and unlocked doorwall.
- Interior water damage from roof penetrations.
- Extreme overgrowth in front and rear yards.
- Envelope penetrations allowing vermin inside attics.

This house is a mortgage foreclosure coming on the heels of a divorce. Attempts to contact the bank have not been successful. The wife called once in 2013 try to gain entrance. She agreed to call back later in the week so I could retrieve a key from the board up company, but did not follow up. Staff recommends demolition.



Front elevation showing
overgrowth, gable vent, addition
roof.

Ralph Welton, Building Official
City of Ann Arbor
Construction Services

A handwritten signature in blue ink, appearing to read "Ralph Welton".



CITY OF ANN ARBOR, MICHIGAN

Planning & Development Services Unit
Construction Services Area
301 E. Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

VIOLATION NOTICE

June 20, 2012

Chase Bank
c/o Orlans Accociates, PC
PO Box 5041
Troy, MI 48007

Re: Unsafe Structure at 1620 Waltham

The above-cited property has been vacant and in extreme disrepair for several months and is in violation of Section 116.1 of the 2009 Michigan Building Code. This section reads as follows:

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary, or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal, improper, occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

In addition, the former owner has been sighted inside the house and is suspected to be occasionally staying there overnight. Immediate action required is for the house to be secured against entry, and overgrowth at the front elevation to be abated. The City also requests an intention of disposition for this property.

Failure to respond by July 14, 2012 will result in condemnation and demolition of this structure by City contractors with all costs being assessed to the property.

Please contact me at your earliest convenience.

Ralph Welton, Building Official
City of Ann Arbor Construction Services



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Coghlan Properties, LLC
c/o Michael T. Coghlan, Resident Agent/Member
2849 Fairway
Saline, MI 48176

Re: 2434 Pinecrest Avenue, Ann Arbor, MI 48104
Parcel Identification Number 09-12-02-403-013

Dear Coghlan Properties, LLC and Mr. Coghlan:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **December 19, 2013, 2013, at 9:30 a.m.** on the **2nd floor City Council Chambers** in the

Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

Lot 54, Pittsfield Park No. 4, as recorded in Liber 11 of Plats, Page(s) 24,
Washtenaw County Records

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,

A handwritten signature in black ink, appearing to read "Ralph Welton", with a long horizontal flourish extending to the right.

Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

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Fax: (734) 994-8460
rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

November 20, 2013

Coghlan Properties, LLC
c/o Michael T. Coghlan, Resident Agent/Member
2849 Fairway
Saline, MI 48176

Re: 2434 Pinecrest Avenue, Ann Arbor, MI 48104
Parcel Identification Number 09-12-02-403-013

Legal Description: Lot 54, Pittsfield Park No. 4, as recorded in Liber 11
of Plats, Page(s) 24, Washtenaw County Records

Dear Coghlan Properties, LLC and Mr. Coghlan:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address, which is described more fully in the Assessor's Records as provided in the cited legal description ("the Property"). The City is sending a copy of this letter to all other interested parties known to the City (if any), by certified and first class mail as indicated below.

This letter is to provide notice that the City finds the above property is a dangerous structure as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 7, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Concrete slab remaining from previous house demolition (#10).
- Slab has become an attractive nuisance (#7).

It is requested that you contact the Building Official by the end of the business day on Wednesday, December 4, 2013 to discuss your intentions for restoring or demolishing the property listed above.

Dangerous Building Notice & Order
Page 2 of 2

Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the City. I can be reached by email or telephone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc:

Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT
Building Board of Appeals Show-Cause Hearing of December 19, 2013

Subject: 2365 Pinecrest, Ann Arbor, MI. 48104 PIN#091202101012

Legal Description of Property:

Lot 67, Pittsfield Park No.4, as recorded in Liber 11 of Plats, Page(s) 24, Washtenaw County Records

Description and Discussion:

Single Family home –

- Two storey bungalow vacant for more than six months.
- Open to intrusion through boarded windows and doors.
- Mold inside and outside of structure.
- Compromised roof allowing water infiltration.

This house has been vacant since at least February 2012. A tarp installed on the roof many years ago has shredded, allowing for water infiltration. This a bank foreclosure and the bank's vacant property management company has not been responsive for at least six months. Staff recommends demolition.



Ralph Welton, Building Official
City of Ann Arbor Construction services



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

LaSalle Bank National Association
3 Ada Second Floor
Irvine, CA 92618-2304

Re: 2365 Pinecrest Avenue, Ann Arbor, MI 48104
Parcel Identification Number 09-12-02-101-012

Dear LaSalle Bank National Association:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **December 19, 2013, 2013**, at **9:30 a.m.** on the **2nd floor City Council Chambers** in the Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

Lot 67, Pittsfield Park No.4, as recorded in Liber 11 of Plats, Page(s) 24,
Washtenaw County Records

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure

cc (w/enclosure) by certified and first class mail to:

Greenwich Investors AddV REO Statutory Trust 2012-1
559 San Ysidro Road, Suite I
Santa Barbara, CA 93108

Internal Revenue Service
Michigan Area Office
Chief Customer Service
Lien Serial Number 837742011
447 Michigan Ave.
Detroit, MI 48226-2597

Carleton Durand Williams and
Jacqueline M. Newsome-Williams
7072 Grass Road
Saline, MI 48176-0000

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN

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Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

November 22, 2013

LaSalle Bank National Association
3 Ada Second Floor
Irvine, CA 92618-2304

Re: 2365 Pinecrest Avenue, Ann Arbor, MI 48104
Parcel Identification Number 09-12-02-101-012

Legal Description: Lot 67, Pittsfield Park No.4, as recorded in Liber 11 of
Plats, Page(s) 24, Washtenaw County Records

Dear LaSalle Bank National Association:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address, which is described more fully in the Assessor's Records as provided in the cited legal description ("the Property"). The City is sending a copy of this letter to all other interested parties known to the City (if any), by certified and first class mail as indicated below.

This letter is to provide notice that the City finds the above property is a dangerous building as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 2, 3, 8, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Two storey bungalow vacant for more than six months(#10).
- Open to intrusion through boarded windows and doors (#9).
- Mold inside and outside of structure (#8).
- Compromised roof allowing water infiltration (#2, #3, #8).

Dangerous Building Notice & Order
Page 2 of 2

It is requested that you contact the Building Official by the end of the business day on Thursday, December 5, 2013 to discuss your intentions for restoring or demolishing the property listed above.

Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the City. I can be reached by email or telephone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc: Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager

cc (w/enclosure) by certified and first class mail to:

Greenwich Investors AddV REO Statutory Trust 2012-1
559 San Ysidro Road, Suite I
Santa Barbara, CA 93108

Internal Revenue Service
Michigan Area Office
Chief Customer Service
Lien Serial Number 837742011
447 Michigan Ave.
Detroit, MI 48226-2597

Carleton Durand Williams and
Jacqueline M. Newsome-Williams
7072 Grass Road
Saline, MI 48176-0000

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT
Building Board of Appeals Show-Cause Hearing of December 19, 2013

Subject: 836 Brookwood Place, Ann Arbor, MI. 48104 PIN#090933216022

Legal Description of Property:

Lot 14, Assessor's Plat No. 13, as recorded in Liber 8 of Plats, Page(s) 51, Washtenaw County Records

Description and Discussion:

Single Family Residence –

- Vacant more than six months (at least three years) without associated permits or realty listing.
- Compromised envelope including: broken window panes, missing and damaged siding.
- Collapsing 3-season room.
- Disintegrated front porch and foundation.
- Roof penetrations leading to water damage.

Owner contacted Construction Services in August of 2012, promising to submit full construction drawings. That has been my last contact with the owner. This house is a neighborhood nuisance that has garnered many complaints from Brookwood Place homeowners. Staff recommendation is to require demolition subsequent to the 20-day appeal period.



Sun Room and Roof Tarp



Front Porch



Elevation Envelope

Ralph Welton, Building Official
City of Ann Arbor Construction Services

A handwritten signature in blue ink, which appears to be "R. Welton".



CITY OF ANN ARBOR, MICHIGAN

Planning & Development Services Unit
Construction Services Area
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Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

VIOLATION NOTICE

Date: July 26, 2012

To: Gordon Otto Larson
836 Brookwood Pl
Ann Arbor, MI 48104

Re: Unsafe Structure at 836 Brookwood Pl

The above-cited property has been vacant and in extreme disrepair for at least 5 years and is in violation of Section 116.1 of the 2009 Michigan Building Code. This section reads as follows:

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary, or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal, improper, occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

Remedy Required:

Construction drawings and permit application, or a demolition application with copies of utility severers, must be submitted to Construction Services. Construction Services is located on the first floor of the Larcom Building at the address cited in the header.

Failure to comply by August 9, 2012 may result in a ticket being issued and other possible legal actions including demolition by City contractors with all costs plus 20% administrative fees being assessed to the property.

Feel free to contact me with any questions.

Ralph Welton, Building Official
rwelton@a2gov.org



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

May 17, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Gordon Otto Larson
836 Brookwood Place
Ann Arbor, MI 48104

Re: 836 Brookwood Place, Ann Arbor, MI 48104
Parcel Identification Number 090933216022

Mr. Larson:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address, which is described more fully in the Assessor's Records as provided in the attached legal description ("the Property"). The City is sending, by certified and first class mail to the address indicated below, a copy of this letter to all other parties known to the City who may have an interest in this Property.

This letter is to provide notice that the City finds the above property is a dangerous building as defined in provisions of **Section 8:382 of Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 2, 6, 7, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Residence – Vacant more than six months without associated permits or realty listing. Compromised envelope including: broken window panes, missing and damaged siding, collapsing 3-season room, disintegrated porch and foundation, roof penetrations.

Dangerous Building Notice & Order

October 24, 2012

Page 2 of 2

It is requested that you contact the Building Official by the end of the business day on Monday, May 27th, 2013 to discuss your intentions for restoring or demolishing the property listed above.

Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the City. I can be reached by email or telephone.

Sincerely,

Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Attachment (legal description)
Enclosure (Dangerous Buildings Ordinance)

cc:

Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney

cc (w/attachment and enclosure) by certified and first class mail to:

Ann Arbor, MI 48107-8645

Courtesy copies (w/attachment and enclosure) by first class mail to:



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Gordon Otto Larson
836 Brookwood Place
Ann Arbor, MI 48104

Re: 836 Brookwood Place, Ann Arbor, MI 48104
Parcel Identification Number: 09-09-33-216-022

Dear Mr. Larson/Larsen:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **December 19, 2013, 2013**, at **9:30 a.m.** on the **2nd floor City Council Chambers** in the Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you

should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

Lot 14, Assessor's Plat No. 13, as recorded in Liber 8 of Plats, Page(s) 51,
Washtenaw County Records

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosures

cc (w/enclosure) by certified and first class mail to:

JPMorgan Chase Bank. N.A .
1111 Polaris Parkway
Columbus, OH 43240

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

November 21, 2013

Gordon Otto Larson
836 Brookwood Place
Ann Arbor, MI 48104

Re: 836 Brookwood Place, Ann Arbor, MI 48104
Parcel Identification Number 09-09-33-216-022
Legal Description: Lot 14, Assessor's Plat No. 13, as recorded in Liber 8 of
Plats, Page(s) 51, Washtenaw County Records

Dear Mr. Larson/Larsen (tax records/deed):

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address, which is described more fully in the Assessor's Records as provided in the cited legal description ("the Property"). The City is sending a copy of this letter to all other interested parties known to the City (if any), by certified and first class mail as indicated below.

This letter is to provide notice that the City finds the above property is a dangerous building as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 2, 6, 7, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Residence – Vacant more than six months without associated permits or realty listing (#10).
- Compromised envelope including: broken window panes, missing and damaged siding, collapsing 3-season room, disintegrated porch and foundation, roof penetrations (#6, #7, #8, #9).

It is requested that you contact the Building Official by the end of the business day on Thursday, December 5, 2013 to discuss your intentions for restoring or demolishing the property listed above.

Dangerous Building Notice & Order
Page 2 of 2

Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the City. I can be reached by email or telephone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc: Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager

cc (w/enclosure) by certified and first class mail to:

JPMorgan Chase Bank. N.A.

1111 Polaris Parkway

Columbus, OH 43240

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Building Board of Appeals Show-Cause Hearing of December 19, 2013

Subject: 800 N. Main Street, Ann Arbor, MI. 48104 PIN#090920411001

Legal Description of Property:

LOT 2 BLK 5 MAP OF ORMSBY AND PAGES ADDITION

Description and discussion:

- Subject property has been vacant and deteriorating since at least 1980.
- Subject property was ordered to be demolished on March 12, 2008 (see attached). Owner claims court overturned decision, but no corroborating documents have been supplied.
- MDEQ ordered five existing fuel tanks removed (see attached) Owner claims court overturned decision, but no corroborating documents supplied.
- Roof is porous and dilapidated. Interior has been open to elements since at least 2005.
- Overhang soffit has disintegrated and is dangerous.
- Chimney mortar is disintegrating and chimney is dangerous.
- Mansard structural elements are rotting, leaving mansard in danger of falling.
- In a floodplain. Any rehabilitation would require compliance with current floodplain requirements.

An attractive nuisance, this property is a source of constant complaints. There is no remaining integrity in this structure. There is no proposed use allowable in this zoning. There has been no recorded attempt at rehabilitation since 1980. It is the staff recommendation that this structure be ordered demolished with action to commence immediately subsequent to the 20 day appeal time frame.



*East side
elevation
wall and
foundation.*



Sections of disintegrating mansard roof and foundation. Also south elevations.

Ralph Welton, Building Official
City of Ann Arbor Construction Services



Community Services Area

CITY OF ANN ARBOR, MICHIGAN

100 North Fifth Avenue, P.O. Box 8647, Ann Arbor, Michigan 48107-8647
<http://www.a2gov.org>

Administration (734) 994-2704
Community Development Services (734) 622-9025
Parks & Recreation Services (734) 994-2780
Planning & Development Services (734) 994-2674

BUILDING BOARD OF APPEALS CITY OF ANN ARBOR, MICHIGAN

DECISION AND ORDER

Site Address: 800 North Main Street

Zoning: C1

Appeal: 2007-DBSC-001

Assessor's Code: 09-09-20-411-001

Description and Discussion:

On Wednesday, December 12, 2007, a show cause hearing was held to determine why the building you own at 800 North Main Street should not be demolished. As owner of the property, you (Mr. Melvin Lewis) spoke on your behalf and had dialogue with the Building Board of Appeals. The Board discussed this matter and proposed the following:

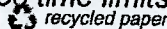
MOTION

Moved by K. Winters, Seconded S. Callan, "In the matter of 2007-DBSC-001, 800 North Main Street, that the owner, Mr. Melvin Lewis obtain a registered, licensed architect or engineer who will provide plans of the complete building (inside and out) and layout of the site and apply for site planning within sixty days from today (12/12/07). Site will be cleaned up and all debris and trash removed within thirty days from today (12/12/07). Submit a schedule or timeline for the clean up, site plan and building plans, finalization of construction and owner/occupancy and use of the building.

In addition, a phase one assessment with documentation or current evaluation be provided regarding the underground fuel storage tanks and plans for remediation of same. The property will be secured by the owner in the interim to prevent unauthorized entry and proof of that will be given to the Fire Marshall within thirty days from today (12/12/07). The owner, Mr. Melvin Lewis will return to the Building Board of Appeals no later than Wednesday, February 12, 2008 for a follow-up hearing regarding this matter."

On a Voice Vote – MOTION PASSED – UNANIMOUS

**The Board discussed with Mr. Lewis that they were granting the previous motion to allow him to have time to establish a plan of action and opportunities to either come up with a viable plan for the site or to determine that the site is undevelopable, which would give him other recourses. The Board stressed that the site must conform to current building and zoning requirements. They also stated that Mr. Lewis does not need permits to secure the building in the interim, and that this should take place as soon as possible. Mr. Lewis promised that the building would be secured from unauthorized entry within the prescribed time limits.*



May 14, 2008

CERTIFIED MAIL

Mr. Melvin Lewis
Mrs. Betty Lewis
4004 Textile Road
Ypsilanti, Michigan 48197-9017

Dear Mr. and Mrs. Lewis:

SUBJECT: Enforcement Notice; Melvin and Betty Lewis Property, 800 North Main Street, Ann Arbor, Michigan; Facility Number 00041930

This correspondence is to advise you of the commencement of an enforcement action against you for alleged violations of Part 211, Underground Storage Tank Regulations, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA), and its promulgated rules, at the above-subject location. Specifically, you have failed to permanently close substandard underground storage tank (UST) systems and pay annual registration fees for USTs at the above-subject property. As of this date, the cited violations remain unresolved.

As a result of this referral, Department of Environmental Quality (DEQ), Waste and Hazardous Materials Division (WHMD), Enforcement Section, staff has reviewed the pertinent statutory requirements of Part 211 and the Michigan Underground Storage Tank Rules (MUSTR), 1998-2000 AACS, R 29.2101 *et seq.*, as amended, and records on file regarding the above-subject property.

Section 21101(f), Underground Storage Tank Regulations, of Part 211, states in part:

“Owner” means a person who holds, or at the time of release who held, a legal, equitable, or possessory interest of any kind in an underground storage tank system or in the property on which an underground storage tank system is located, including, but not limited to, a trust, vendor, vendee, lessor, or lessee. . . .

Section 21102(1) of Part 211 states in part:

A person who is the owner of an underground storage tank system shall register and annually renew the registration on the underground storage tank system with the department. . . .

Section 21102(8) of Part 211 states in part:

. . . the owner of an underground storage tank system shall, upon registration or renewal of registration, pay a registration fee of \$100.00 for each underground storage tank included in that underground storage tank system. . . .

Section 21102(10) of Part 211 states in part:

. . . The owner of an underground storage tank system shall continue to pay registration fees on underground storage tanks that have been closed or removed until notification of the closure or removal is provided on the required form pursuant to these rules.

Rule 11, Section 280.21(a), of the MUSTR, states in pertinent part:

. . . not later than December 22, 1998, all existing UST systems shall comply with 1 of the following requirements:
(1) New UST system performance standards under Section 280.20.
(2) The upgrade requirements . . .
(3) Closure requirements under subpart G of these rules, including applicable requirements for corrective action under subpart F of these rules.

In review of this matter, the WHMD finds the following relevant facts:

1. Records available from the Washtenaw County Register of Deeds Office (WCRDO) indicate the following:
 - a. A "Notice of Possible Release of Hazardous Substances" was recorded at Liber 2985, Page 544, by the Michigan Department of Natural Resources (DNR) with the WCRDO on June 7, 1994. This notice informed all parties that the DNR has information in its file indicating that there may have been a release or threatened release of hazardous substances at this location.
 - b. By deed recorded with the WCRDO at Liber 4534, Page 57, Melvin Lewis and Betty Lewis purchased the property at this location from the DNR on March 14, 1995, for \$500. WCRDO records indicate that Melvin Lewis and Betty Lewis remain the owners of the above-subject property.
2. On September 15, 1999, staff of the DEQ conducted a substandard UST inspection at the above-subject property. You were cited for failure to register the five USTs at this location. You were informed that UST systems that did not meet the upgrade requirements and that were not used for more than one year

must be permanently closed. You were also informed of the notification requirements for permanent closure of the USTs. The USTs were tagged and ordered not to be filled.

3. On January 20, 2000, the DEQ sent correspondence to you informing you that the DEQ had not received information that the USTs at this location were either upgraded or permanently closed. This correspondence ordered you to immediately remove all substandard USTs.
4. On March 22, 2000, staff of the DEQ conducted an inspection of the above-subject facility. Once again, you were cited for failure to register the five USTs at this location. You were also cited for failure to upgrade or permanently close the UST system(s) at this location. You were also informed of the notification requirements for permanent closure of the USTs. The USTs remained tagged and ordered not to be filled.
5. On January 28, 2002, the DEQ sent formal notice to you that public funds may be used to permanently close USTs and undertake necessary corrective actions at this facility. In addition, as an owner of USTs, you were informed of your responsibility to permanently close the USTs pursuant to the requirements of Part 211 and your responsibility to perform necessary corrective actions pursuant to the requirements of Part 213, Leaking Underground Storage Tanks, of the NREPA.
6. On July 10, 2006, staff of the DEQ conducted an abandoned facility inspection. At that time, you were cited for failure to register the five USTs at this location. You were cited for failure to upgrade or permanently close the UST system(s) at this location. At this time, you were informed that the UST system(s) must be permanently closed by October 14, 2006. You were also informed of the notification requirements for permanent closure of the USTs. The USTs remained tagged and ordered not to be filled.
7. On September 5, 2006, a records investigation was conducted by the DEQ. This investigation determined, and you were informed, that the violations cited as a result of the July 10, 2006, abandoned facility inspection were not corrected. In addition, you were again informed that the UST system(s) must be permanently closed by October 14, 2006.
8. On or about September 14, 2006, you submitted a "Registration of Underground Storage Tanks" form to the DEQ on which you are identified as the owner of the USTs at this location.
9. On September 27, 2006, another records investigation was conducted, and you were informed that UST registration fees billed in 2006 were not paid. In addition, you were also informed that the USTs were ordered to be permanently

closed by October 14, 2006. These registration fees were paid on December 15, 2006.

10. On April 30, 2007, you were sent an "Underground Storage Tanks Annual Registration Invoice" for your 2007 registration fees in the amount of \$400. DEQ records indicate that this amount is past due.

Based on the foregoing, the DEQ finds that you are an owner of the USTs at the above-subject property, and you are in violation of the following Part 211 and the MUSTR requirements:

1. Pursuant to the requirements of Section 21102(8) of Part 211, you have failed to annually renew the registration on the underground storage tank system with the DEQ. The following action(s) are required to correct this violation:
 - a. Within 30 days of the date of this correspondence, you must pay delinquent 2007 registration fees in the amount of \$400. An invoice is enclosed for your payment. Please send your check, indicating your facility ID number, and made payable to the "State of Michigan," to the DEQ, Revenue Control Unit, P.O. Box 30657, Lansing, Michigan 48909-8157.
2. Pursuant to the requirements of Rule 11, Section 280.21(a), of the MUSTR, you have failed to upgrade the UST systems at this location, and you are required to immediately undertake actions to permanently close these USTs in accordance with the requirement of subpart G of the MUSTR. The following action(s) are required to correct this violation:
 - a. Upon receipt of this letter, you must complete and submit the "Intent of Removal, Closure or Change-In-Service of Underground Storage Tanks" form (EQP3824) herewith. Instructions are included with the form.
 - b. The UST systems at this location must be permanently closed immediately.

Should you have any reason to dispute all or part of these findings, you must submit, and the WHMD must receive, a written statement, together with all documentation in support of your argument, within 30 days of the date of this letter. The information must be sent to my attention at the DEQ, WHMD, P.O. Box 30241, Lansing, Michigan 48909-7741.

In an effort to seek a formal resolution to the cited Part 211 violations, you will be given an opportunity to enter into a voluntary agreement with the WHMD pursuant to Section 21112 of Part 211. I am available to develop with you a voluntary agreement in the form of a consent order, which would contain a compliance program, a schedule for

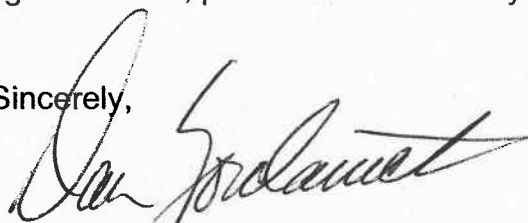
completion of corrective actions, and a provision for monetary sanctions. You may contact me by June 1, 2008, at the telephone number below to schedule a mutually agreeable meeting time to discuss resolution of this matter.

Be advised that failure to timely and adequately resolve or address the violation(s) cited in this Enforcement Notice may result in further enforcement proceedings including, but not limited to, referral of the matter to the Department of Attorney General for commencement of civil litigation and/or the Department of Treasury for collection of delinquent registration fees. Be further advised that this Enforcement Notice does not preclude or limit the DEQ's ability to initiate any other enforcement action under state or federal law as appropriate.

Please be further advised that pursuant to Section 21112 of Part 211, you may be subject to criminal or civil penalties and fines of not more than \$5,000 for each UST system for each day of violation.

If you have any further questions regarding this matter, please contact me at your convenience.

Sincerely,



Dan Yordanich
Environmental Quality Specialist
Enforcement Section
Waste and Hazardous Materials Division
517-241-9540

Enclosures

cc: Ms. Kristen Larcom, City of Ann Arbor Attorney's Office
Mr. John Craig, DEQ
Mr. Lee Carter, DEQ
Ms. Andrea Zajac, DEQ
Mr. Mark Johns, DEQ



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

November 22, 2013

Saint James Church of God in Christ Ypsilanti
c/o Rev. Melvin Lewis, Resident Agent
4004 Textile Road
Ypsilanti, MI 48197

Re: 800 North Main Street, Ann Arbor, MI 48104
Parcel Identification Number 09-09-20-411-001

Legal Description: LOT 2 BLK 5 MAP OF ORMSBY AND PAGES ADDITION

Saint James Church of God in Christ Ypsilanti:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address, which is described more fully in the Assessor's Records as provided in the cited legal description ("the Property"). The City is sending a copy of this letter to all other interested parties known to the City (if any), by certified and first class mail as indicated below.

This letter is to provide notice that the City finds the above property is a dangerous building as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 5, 8, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

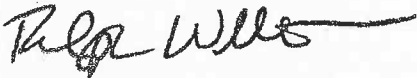
- One-storey structure vacant for more than 6 months (10).
- Open to elements through roof and siding (9).
- Siding, overhang, and roof damage (8).
- Dumping on premises (8).
- Five illegal underground fuel tanks (5).

It is requested that you contact the Building Official by the end of the business day on Thursday, December 5, 2013 to discuss your intentions for restoring or demolishing the property listed above.

Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the City. I can be reached by email or telephone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc: Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager

cc (w/enclosure) by certified and first class mail to:

Catherine McClary, County Treasurer
200 N. Main St. Suite 200
P.O. Box 8645
Ann Arbor, MI 48107

ST. JAMES CHURCH OF GOD IN CHIRST
585 FIRST AVENUE
YPSILANTI, MICHIGAN 48197
PASTOR ELD. MELVIN LEWIS

December 3, 2013

Ralph Welton
Chief Development Official
City of Ann Arbor, Michigan

Re: 800 N. Main St. Ann Arbor Mi. 48104

This letter is in response to the your request on November 22, 2013, and no reply on the permit request, which was denied.

Responding to your Dangerous Building Notice and order.

This is building is a Block building 10'2" X 18'4" which equates to a one car garage 180 Sq.ft. with a total replacement cost of \$5,000.00.

We were included in the Brownfields Economic Development funding in which to all fund were directed in other areas.

I would like to meet with you, the Mayor and City Counsel to discuss compliance.

Sincerely,



Rev. Melvin Lewis Pastor St. James Church
Vice President of Tri - County Church of God in Christ
Ministers Alliance

734-262-5102 cell

received by Nancy Christopher
12/5/13 30



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Saint James Church of God in Christ Ypsilanti
c/o Rev. Melvin Lewis, Resident Agent
4004 Textile Road
Ypsilanti, MI 48197

Re: 800 North Main Street, Ann Arbor, MI 48104
Parcel Identification Number 09-09-20-411-001

Dear Saint James Church of God in Christ Ypsilanti:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **December 19, 2013, 2013, at 9:30 a.m.** on the **2nd floor City Council Chambers** in the

Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

LOT 2 BLK 5 MAP OF ORMSBY AND PAGES ADDITION

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosures

cc (w/enclosure) by certified and first class mail to:

Catherine McClary, County Treasurer
200 N. Main St. Suite 200
P.O. Box 8645
Ann Arbor, MI 48107

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Building Board of Appeals Show-Cause Hearing of December 19, 2013

Subject: 2434 Pinecrest, Ann Arbor, MI. 48104 PIN#091202403013

Legal Description of Property:

Lot 54, Pittsfield Park No. 4, as recorded in Liber 11 of Plats, Page(s) 24, Washtenaw County Records

Description and Discussion:

Concrete slab on grade –

- House was demolished in 2011 without permits or inspections.
- Foundation was left to rebuild on.
- Water and sewer were left in place in anticipation of new house.
- Has become an attractive nuisance for congregating.

Owner was faced with going to BBA for show cause, so agreed to dismantle house. Permits were not obtained. A new house was not built within 12 months, so water & sewer must be disconnected at the main. Slab must be removed.

Staff recommends demolition of slab and disconnecting of water and sewer at City mains. Also disconnection of any live gas & electrical services.



Ralph Welton, Building Official
City of Ann Arbor Construction Services



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Robert J. Palmer & Heather H. Palmer
1620 Waltham Drive
Ann Arbor, MI 48103

Re: 1620 Waltham Drive, Ann Arbor, MI 48103
Parcel Identification Number 09-09-31-308-019

Dear Mr. & Ms. Palmer:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **December 19, 2013, 2013, at 9:30 a.m.** on the 2nd floor City Council Chambers in the Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you

should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:


Lot 367, Vernon Downs Subdivision No. 4, as recorded in Liber 15 of Plats, Page(s) 52, Washtenaw County Records

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure

cc (w/enclosure) by certified and first class mail to:

Chase Home Finance, LLC
10790 Rancho Bernardo Road
San Diego, CA 92127-5705

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

November 20, 2013

Robert J. Palmer & Heather H. Palmer
1620 Waltham Drive
Ann Arbor, MI 48103

Re: 1620 Waltham Drive, Ann Arbor, MI 48103
Parcel Identification Number 09-09-31-308-019
Legal Description: Lot 367, Vernon Downs Subdivision No. 4, as recorded
in Liber 15 of Plats, Page(s) 52, Washtenaw County Records

Dear Mr. & Ms. Palmer:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address, which is described more fully in the Assessor's Records as provided in the cited legal description ("the Property"). The City is sending a copy of this letter to all other interested parties known to the City (if any), by certified and first class mail as indicated below.

This letter is to provide notice that the City finds the above property is a dangerous building as defined in provisions of **Section 8:382 of Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 7, 8, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Tri-level house vacant for more than six months(#10).
- Open to intrusion through broken windows (#7).
- Gable vents open to animal intrusion (#8).
- Extreme vegetation overgrowth in front and rear yards (#8).

Dangerous Building Notice & Order
Page 2 of 2

It is requested that you contact the Building Official by the end of the business day on Wednesday, December 4, 2013 to discuss your intentions for restoring or demolishing the property listed above.

Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the City. I can be reached by email or telephone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc:

Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager

cc (w/enclosure) by certified and first class mail to:

Chase Home Finance, LLC
10790 Rancho Bernardo Road
San Diego, CA 92127-5705

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT
Building Board of Appeals Show-Cause Hearing of December 19, 2013

Subject: 3680 Platt Road, Ann Arbor, MI 48108 PIN#091210400030

Legal Description of Property:

Beginning at a point 42 Rods South of the Northeast corner of the East 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 6 East and running thence West 80 Rods on a line parallel with the North line of said Section; thence South 15 Rods parallel with the East line of said Section and thence East 80 Rods on a line parallel with the North line of said Section; thence North 15 Rods to the Place of Beginning. Except that portion taken by County Drain Commission in Liber 1692, page 547.

Description and Discussion:

- Vacant since at least 2010
- Attractive nuisance
- Disintegrating roof and envelope
- Sporadic dumping
- Overgrowth

Vacant and, according to owner, slated for demolition to allow for condominium project. No corroboration has been produced on this venture. Staff recommends demolition.



Ralph Welton, Building Official
City of Ann Arbor Construction Services



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Rodwan K. Rajjoub and Zokaa K. Rajjoub
1100 Campbell Street
Williamsport, PA 17701

Re: 3680 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-030

Dear Rodwan K. Rajjoub and Zokaa K. Rajjoub:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **December 19, 2013, 2013**, at **9:30 a.m.** on the **2nd floor City Council Chambers** in the Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you

should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

Beginning at a point 42 Rods South of the Northeast corner of the East 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 6 East and running thence West 80 Rods on a line parallel with the North line of said Section; thence South 15 Rods parallel with the East line of said Section and thence East 80 Rods on a line parallel with the North line of said Section; thence North 15 Rods to the Place of Beginning. Except that portion taken by County Drain Commission in Liber 1692, page 547.

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

November 20, 2013

Rodwan K. Rajjoub and Zokaa K. Rajjoub
1100 Campbell Street
Williamsport, PA 17701

Re: 3680 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-030

Legal Description: Beginning at a point 42 Rods South of the Northeast corner of the East 1/2 of the Southeast 1/4 of Section 10, Township 3 South, Range 6 East and running thence West 80 Rods on a line parallel with the North line of said Section; thence South 15 Rods parallel with the East line of said Section and thence East 80 Rods on a line parallel with the North line of said Section; thence North 15 Rods to the Place of Beginning. Except that portion taken by County Drain Commission in Liber 1692, page 547.

Dear Rodwan K. Rajjoub and Zokaa K. Rajjoub:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address, which is described more fully as provided in the cited legal description ("the Property"). The City is sending a copy of this letter to all other interested parties known to the City (if any), by certified and first class mail as indicated below.

This letter is to provide notice that the City finds the above property is a dangerous building as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 5, 8, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- Two story farmhouse w/accessory structure vacant for more than 6 months (10).
- Open to intrusion through windows and doors (9).

Dangerous Building Notice & Order
Page 2 of 2

- Siding, overhang, and roof damage (8).
- Dumping on premises (8).
- Foliage overgrowth (5).

It is requested that you contact the Building Official by the end of the business day on Wednesday, December 4, 2013 to discuss your intentions for restoring or demolishing the property listed above.

Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the City. I can be reached by email or telephone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc:

Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Building Board of Appeals Show-Cause Hearing of December 19, 2013

Subject: 3802 Platt Road, Ann Arbor, MI 48108 PIN#091210400039

Legal Description of Property:

Parcel 1: Commencing at the Southeast corner of Section 10, Town 3 South, Range 6 East and running thence North in the East line of Section 10, 1083.01 feet, thence deflecting 91 degrees 14 minutes 30 seconds to the left 176.00 feet to an iron pipe for a place of beginning; thence on the same course 180 feet to an iron pipe; thence deflecting 91 degrees 14' 30" to the right 49 feet to an iron pipe; thence Easterly parallel with the South boundary line of said parcel of land 180 feet, thence Southerly 49 feet to a place of beginning, and being in the Township of Pittsfield, County of Washtenaw, State of Michigan.

Parcel 2: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township Washtenaw County, Michigan; thence North 1 degrees 46' 30" East 1006.80 feet for a place of beginning thence North 89 degrees 12' West 276.54 feet, thence North 54 degrees 27' West 95.69 feet; thence North 1 degrees 46' 30" East 20.00 feet thence South 89 degrees 28' East 180.00 feet; thence North 1 degrees 46' 30" East 72.61 feet, thence North 89 degrees 16' East 176.12; thence South 1 degrees 46' 30" West 152.72 feet along the East line of said Section and the centerline of Platt Road to the place of beginning being part of the Southeast 1/2 of said Section, subject to a right of way 16 feet wide for use in common with others over that land which lies within 8 feet of the following described centerline: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, thence North 01 degrees 46' 30" East 1159.52 feet thence South 89 degrees 16' West 33.01 feet for a place of beginning; thence continuing South 89 degrees 16' West 143.10 feet to a place of beginning.

Description and Discussion:

- Vacant at least three years
- Open to vagrants, possibly occupied
- Foundation crumbling
- Attached garage in disrepair
- Existing oil tank
- Envelope penetrations

Just like 3786 Platt, this has been sitting three years. It was rented for a time, perhaps as a duplex. A fairly new roof, but siding issues may be allowing water in. there are low hanging utility lines and a dangerous out building. Staff recommends demolition.

Ralph Welton, Building Official
City of Ann Arbor Construction services





Open doors & siding issues



tank, garage & out building



Overgrowth visible from street



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Ehab Samaha
216 Nura Ct.
Ypsilanti, MI 48197

Re: 3802 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-039

Dear Ehab Samaha:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **December 19, 2013, 2013**, at **9:30 a.m.** on the **2nd floor City Council Chambers** in the Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

Parcel 1: Commencing at the Southeast corner of Section 10, Town 3 South, Range 6 East and running thence North in the East line of Section 10, 1083.01 feet, thence deflecting 91 degrees 14 minutes 30 seconds to the left 176.00 feet to an iron pipe for a place of beginning; thence on the

same course 180 feet to an iron pipe; thence deflecting 91 degrees 14' 30" to the right 49 feet to an iron pipe; thence Easterly parallel with the South boundary line of said parcel of land 180 feet, thence Southerly 49 feet to a place of beginning, and being in the Township of Pittsfield, County of Washtenaw, State of Michigan.

Parcel 2: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township Washtenaw County, Michigan; thence North 1 degrees 46' 30" East 1006.80 feet for a place of beginning thence North 89 degrees 12' West 276.54 feet, thence North 54 degrees 27' West 95.69 feet; thence North 1 degrees 46' 30" East 20.00 feet thence South 89 degrees 28' East 180.00 feet; thence North 1 degrees 46' 30" East 72.61 feet, thence North 89 degrees 16' East 176.12; thence South 1 degrees 46' 30" West 152.72 feet along the East line of said Section and the centerline of Platt Road to the place of beginning being part of the Southeast 1/2 of said Section, subject to a right of way 16 feet wide for use in common with others over that land which lies within 8 feet of the following described centerline: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, thence North 01 degrees 46' 30" East 1159.52 feet thence South 89 degrees 16' West 33.01 feet for a place of beginning; thence continuing South 89 degrees 16' West 143.10 feet to a place of beginning.


Commonly known as: 3802 Platt Rd, Ann Arbor, MI 48108.

The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

November 20, 2013

Ehab Samaha
216 Nura Ct.
Ypsilanti, MI 48197

Re: 3802 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-039

Dear Ehab Samaha:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address, which is described more fully in the Assessor's Records as provided in the cited legal description on the second page of this letter ("the Property"). The City is sending a copy of this letter to all other interested parties known to the City (if any), by certified and first class mail as indicated below.

This letter is to provide notice that the City finds the above property is a dangerous building as defined in provisions of **Section 8:382 of Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 5, 8, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- One story house vacant for more than six months(#10).
- Open to intrusion through windows and doors (#9).
- Envelope is compromised, allowing water penetration (#8).
- Foliage overgrowth (#8).

It is requested that you contact the Building Official by the end of the business day on Wednesday, December 4, 2013 to discuss your intentions for restoring or demolishing the property listed above.

Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the City. I can be reached by email or telephone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc: Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager

Legal Description:

Parcel 1: Commencing at the Southeast corner of Section 10, Town 3 South, Range 6 East and running thence North in the East line of Section 10, 1083.01 feet, thence deflecting 91 degrees 14 minutes 30 seconds to the left 176.00 feet to an iron pipe for a place of beginning; thence on the same course 180 feet to an iron pipe; thence deflecting 91 degrees 14' 30" to the right 49 feet to an iron pipe; thence Easterly parallel with the South boundary line of said parcel of land 180 feet, thence Southerly 49 feet to a place of beginning, and being in the Township of Pittsfield, County of Washtenaw, State of Michigan.

Parcel 2: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township Washtenaw County, Michigan; thence North 1 degrees 46' 30" East 1006.80 feet for a place of beginning thence North 89 degrees 12' West 276.54 feet, thence North 54 degrees 27' West 95.69 feet; thence North 1 degrees 46' 30" East 20.00 feet thence South 89 degrees 28' East 180.00 feet; thence North 1 degrees 46' 30" East 72.61 feet, thence North 89 degrees 16' East 176.12; thence South 1 degrees 46' 30" West 152.72 feet along the East line of said Section and the centerline of Platt Road to the place of beginning being part of the Southeast 1/2 of said Section, subject to a right of way 16 feet wide for use in common with others over that land which lies within 8 feet of the following described centerline: Commencing at the Southeast corner of Section 10, T3S, R6E, Pittsfield Township, Washtenaw County, Michigan, thence North 01 degrees 46' 30" East 1159.52 feet thence South 89 degrees 16' West 33.01 feet for a place of beginning; thence continuing South 89 degrees 16' West 143.10 feet to a place of beginning.

Commonly known as: 3802 Platt Rd, Ann Arbor, MI 48108.

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

Building Board of Appeals Show-Cause Hearing of December 19, 2013

Subject: 3786 Platt Road, Ann Arbor, MI 48108 PIN#091210400038

Legal Description of Property: the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit: Commencing 80 rods North of the South corner of Section 10, Town 3 South, Range 6 East; thence South 112 feet for a place of beginning; thence South 72 feet; thence West 178 1/2 feet thence; South 22 feet; thence West 175 1/2 feet; thence South to the right of Way of Michigan Highway Department; thence Northwesterly along the Highway right of Way to a point directly West of point of beginning; thence East to point of beginning.

Tax Assessed Legal: Commencing Southeast corner Section 10, Town 3 South, Range 6 East, thence North 01 degrees 46 minutes 30 seconds East 1159.52 feet in East Line of Section for a point of beginning; thence South 89 degrees 16 minutes West 176.12 feet, thence South 01 degree 46 minutes 30 seconds West 23.61 feet, thence North 89 degrees 28 minutes West 180.0 feet, thence South 01 degrees 46 minutes 30 seconds West 69.0 feet, thence North 54 degrees 27 minutes West 255.65 feet in Northeasterly line 1-94, thence South 89 degrees 17 minutes 30 seconds East 568.64 feet, thence South 01 degrees 46 minutes 30 seconds West 48.49 feet to point of beginning, being part of Southeast quarter Section 10, Town 3 South, Range 6 East. Commonly known as: 3786 Platt Rd, Ann Arbor, MI 48108.

Description and Discussion:

- Vacant since 2010.
- Open to transients
- Attractive nuisance
- Dumping
- Overgrowth

There have been some short-term efforts at rehab. Owner would like to rehab and rent. There is a big problem with floral overgrowth in summer. Staff recommends demolition or very tight deadlines for allowing rehab.



Incorrect address

Ralph Welton, Building official



overgrowth



**RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN**

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

**DANGEROUS BUILDING
ORDER TO SHOW CAUSE ON DECEMBER 19, 2013**

December 5, 2013

BY CERTIFIED MAIL, FIRST CLASS MAIL, & POSTING

Ehab A. Samaha
216 Nura Ct.
Ypsilanti, MI 48197

Re: 3786 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-038

Dear Ehab A. Samaha:

A Dangerous Building Notice and Order, a copy of which is enclosed and made part of this Order to Show Cause, was served on you on the date indicated informing you that the building that you own and/or have an interest in at the above-referenced address is a dangerous building, as defined in Section 8:382 of the Ann Arbor City Code. Your building was deemed dangerous pursuant to the provisions listed in the enclosed Notice and Order due to the conditions listed therein.

Inspection reveals that you have not undertaken the work necessary to demolish the building or to otherwise make it safe.

Therefore, this is your notice that a public hearing, which you and/or your attorney are ordered to attend, will be conducted by the Ann Arbor Building Board of Appeals on **December 19, 2013, 2013, at 9:30 a.m.** on the 2nd floor City Council Chambers in the Ann Arbor City Hall. At the hearing you will have an opportunity to show cause why you should not be required to demolish or otherwise make safe the building at the above-referenced address, which is more specifically described as follows:

The following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit :Commencing 80 rods North of the South corner of Section 10, Town 3 South, Range 6 East; thence South 112feet for a place of beginning; thence South 72 feet; thence West 178 1/2 feet thence; South 22 feet; thence West 175 1/2 feet; thence South to the right of Way of Michigan Highway Department; thence Northwesterly along the Highway right of Way to a point directly West of point of beginning; thence East to point of beginning.

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The Building Board of Appeals will take your testimony and the testimony of any other interested persons. Please bring any evidence you wish to submit to the Board. A copy of this Dangerous Building Order to Show Cause is being filed with the Washtenaw County Register of Deeds.

The Ann Arbor City Hall is located at 301 East Huron, Ann Arbor Michigan.

If you have any questions please contact me by e-mail or phone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure

cc: Sumedh Bahl, Community Services Area Administrator
Kristen D. Larcom, Senior Asst. City Attorney



RALPH WELTON
CHIEF DEVELOPMENT OFFICIAL
CITY OF ANN ARBOR, MICHIGAN

Community Services Area
Planning & Development Services Unit
301 East Huron, P.O. Box 8647,
Ann Arbor, Michigan 48107-8647
Phone: (734) 794-6261
Fax: (734) 994-8460
rwelton@a2gov.org

DANGEROUS BUILDING NOTICE AND ORDER

November 20, 2013

Ehab A. Samaha
216 Nura Ct.
Ypsilanti, MI 48197

Re: 3786 Platt Road, Ann Arbor, MI 48108
Parcel Identification Number 09-12-10-400-038

Dear Ehab A. Samaha:

Records of the Ann Arbor City Assessor and the Washtenaw County Register of Deeds indicate that you are the owner of the property located within the City of Ann Arbor at the above-referenced address, which is described more fully in the Assessor's Records as provided in the cited legal description on the second page of this letter ("the Property"). The City is sending a copy of this letter to all other interested parties known to the City (if any), by certified and first class mail as indicated below.

This letter is to provide notice that the City finds the above property is a dangerous building as defined in provisions of **Section 8:382** of **Chapter 101** of the Ann Arbor City Code, including but not limited to subsections 5, 8, 9, and 10. A copy of Chapter 101 is enclosed. Specific defects that render this property dangerous, include but are not limited to, the following:

- One story house vacant for more than six months(#10).
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- Envelope is compromised, allowing water penetration (#8).
- Foliage overgrowth (#8).

It is requested that you contact the Building Official by the end of the business day on Wednesday, December 4, 2013 to discuss your intentions for restoring or demolishing the property listed above.

Failure to respond will result in recommendation for demolition to the Building Board of Appeals, and other possible legal action.

Dangerous Building Notice & Order
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Because of the immediacy of these health and safety concerns, it is highly recommended that a dialogue be initiated at the earliest instance between the property owner/parties in interest and the City. I can be reached by email or telephone.

Sincerely,



Ralph Welton, Building Official
City of Ann Arbor Construction Services
(734) 794-6261, rwelton@a2gov.org

Enclosure (Dangerous Buildings Ordinance)

cc:

Sumedh Bahl, Community Services Area Administrator
Kristen Larcom, Sr. Assistant City Attorney
Lisha Turner-Tolbert, Programs & Projects Manager

Legal Description of Property: the following described premises situated in the City of Ann Arbor, County of Washtenaw, State of Michigan, to wit: Commencing 80 rods North of the South corner of Section 10, Town 3 South, Range 6 East; thence South 112 feet for a place of beginning; thence South 72 feet; thence West 178 1/2 feet thence; South 22 feet; thence West 175 1/2 feet; thence South to the right of Way of Michigan Highway Department; thence Northwesterly along the Highway right of Way to a point directly West of point of beginning; thence East to point of beginning.

Tax Assessed Legal: Commencing Southeast corner Section 10, Town 3 South, Range 6 East, thence North 01 degrees 46 minutes 30 seconds East 1159.52 feet in East Line of Section for a point of beginning; thence South 89 degrees 16 minutes West 176.12 feet, thence South 01 degree 46 minutes 30 seconds West 23.61 feet, thence North 89 degrees 28 minutes West 180.0 feet, thence South 01 degrees 46 minutes 30 seconds West 69.0 feet, thence North 54 degrees 27 minutes West 255.65 feet in Northeasterly line 1-94, thence South 89 degrees 17 minutes 30 seconds East 568.64 feet, thence South 01 degrees 46 minutes 30 seconds West 48.49 feet to point of beginning, being part of Southeast quarter Section 10, Town 3 South, Range 6 East. Commonly known as: 3786 Platt Rd, Ann Arbor, MI 48108.