

<p style="text-align: center;">CITY OF ANNARBOR BUILDING BOARD OF APPEALS</p>	<p style="text-align: center;">DECISION AND ORDER TO LASALLE BANK NATIONAL ASSOCIATION REGARDING DANGEROUS BUILDING</p>	<p>SHOW CAUSE NO: BBA13-0006</p>
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TO LASALLE BANK NATIONAL ASSOCIATION:

THIS ORDER IS ISSUED IN THE MATTER OF THE SHOW CAUSE HEARING HELD ON DECEMBER 19, 2013 CONCERNING THE BUILDING ON THE PROPERTY AT 2365 PINECREST AVENUE, ANN ARBOR, MICHIGAN, ("THE BUILDING") OWNED BY YOU, TO DETERMINE WHY THE BUILDING SHOULD NOT BE DEMOLISHED.

Hearing Officers present at the Show Cause Hearing were Building Board of Appeals members Kenneth J. Winters (Chairperson), Samuel Callan, Robert Hart, and Paul Darling.

Presenting evidence and testimony on behalf of City staff was Ralph Welton, Building Official.

No one appeared at the hearing to speak on behalf of LaSalle Bank National Association, but two e-mails from Carleton and Jacqueline Williams were accepted into evidence.

Having held the Show Cause Hearing in this matter, based on the evidence and testimony presented at the hearing, the Building Board of Appeals finds that the Building is a dangerous building as defined in Chapter 101 of the Ann Arbor Code of Ordinances and orders it be demolished or otherwise be made safe, pursuant to the following motion and findings adopted by the Building Board of Appeals at the hearing:

Moved by P. Darling, That in the case of the Show Cause hearing for BBA 13-0006, concerning the Building at 2365 Pinecrest Avenue, Ann Arbor, Michigan, the Building Board of Appeals finds that the Building is a dangerous building as defined in Chapter 101 of the Ann Arbor City Ordinance and that the owner shall cause the Building to be demolished or be otherwise made safe. The owner shall commence the necessary work by contacting the Building Official by January 10, 2014, regarding requirements for obtaining necessary permits and shall complete the work by 60th calendar day after the date of this decision and order. If the owner fails to comply with this Order then the City will cause the Building to be demolished.

THIS ORDER IS BASED ON THE FOLLOWING FINDINGS:

**The roof is open allowing water infiltration.
There is mold inside and outside of structure.
There is drywall damage.
There are numerous building code problems.**

The motion was seconded by S. Callan.

On a Voice Vote – MOTION PASSED – UNANIMOUS.

FOR THIS REASON, THE BUILDING BOARD OF APPEALS ORDERS THAT you (LaSalle Bank National Association) shall **DEMOLISH OR OTHERWISE MAKE SAFE** the Building on the property at 2365 Pinecrest Avenue, Ann Arbor, Michigan.

THE BUILDING BOARD OF APPEALS FURTHER ORDERS THAT the work necessary to satisfy the requirements of this Order shall be **commenced by January 10, 2014**, by making contact with the Building Official, and shall be **completed by February 21, 2014**, and if you fail to comply with this Order, the City will cause the necessary work to be completed.

23 DECEMBER 2013
Date

Kenneth Winters
Kenneth Winters, Chairperson
Building Board of Appeals

You have limited rights to appeal the decision and order of the Building Board of Appeals. See Ann Arbor Code Sections 8:388, 8:387(6).

PLANNING AND DEVELOPMENT SERVICES STAFF REPORT

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